

BYLAW 39-2024
A BYLAW TO AMEND BYLAW 24-2024 THE LAND USE BYLAW

The *Municipal Government Act*, RSA 2000, c M-26, as amended, provides that a land use bylaw must divide the municipality into districts of the number and area the council considers appropriate, and that a bylaw may be amended; and

The purpose of this bylaw is to amend the text of Strathcona County's Land Use Bylaw 24-2024 to update regulations related to secondary suites and expand opportunities for this housing form to be considered within any single dwelling or semi-detached dwelling.

Council enacts:

Amendments 1 Bylaw 24-2024 is amended as follows:

(a) in part 1, section 1.16, within the definition Single dwelling, delete the text ",except where a secondary suite may be considered in accordance with this bylaw";

(b) in part 1, section 1.16, delete the definition for secondary suite and replace it with the following definition:

"Secondary suite* means an additional dwelling unit that is located within a single dwelling or semi-detached dwelling.";

(c) in part 4, section 4.5, after table 4.5(A) and before section 4.6, add the following text as subsection 4.5(2):

"Despite Table 4.5(A) Residential Parking Requirements, an on-site parking space for a secondary suite is not required where:

(a) there are a minimum of two (2) on-site parking spaces on the lot;

(b) access to the principal dwelling is provided from a lane; and

(c) on-street parking is authorized on a road that is adjacent to the lot.";

(d) in part 6, section 6.2, delete the text of subsection 6.2(7), and replace it with the following:

"The following regulations shall apply to a secondary suite:

(a) a secondary suite is a permitted use in any zone where single dwelling or semi-detached dwelling is a listed use;

- (b) only one secondary suite may be considered per single dwelling or semi-detached dwelling;
- (c) a secondary suite shall not be developed within a dwelling containing a group home minor or group home major, or bed and breakfast;
- (d) a secondary suite shall have less floor area than the remaining principal dwelling; and
- (e) when located on a lot less than 0.4 hectares, a secondary suite shall not be developed if there is an existing garden suite on the same lot.”;

- (e) in part 6, section 6.2, delete the text of subsection 6.2(6)(b), and replace it with the following:

“(b) when located on a lot less than 0.4 hectares, a garden suite shall not be developed if there is an existing secondary suite on the same lot.”;

- (f) in part 7, delete the text “Secondary suite*” from the Discretionary uses column in the following sections:
 - (a) section 7.1, table 7.1(A)
 - (b) section 7.3, table 7.3(A);

- (g) in part 7, delete the text “Secondary suite*” from the Permitted uses column in the following sections:
 - (a) section 7.2, table 7.2(A)
 - (b) section 7.5, table 7.5(A)
 - (c) section 7.6, table 7.6(A);

- (h) in part 12, delete the text “Secondary suite*” from the Permitted uses column in the following sections and tables:
 - (a) section 12.1, table 12.1(A)
 - (b) section 12.5, table 12.5(A)
 - (c) section 12.6, table 12.6(A)
 - (d) section 12.7, table 12.7(A)
 - (e) section 12.10, table 12.10(A)
 - (f) section 12.17, table 12.17(A)
 - (g) section 12.19, table 12.19(A)
 - (h) section 12.20, table 12.20(A)
 - (i) section 12.22, table 12.22(A); and

- (i) in part 12, delete the text “Secondary suite” from the Permitted uses column in the following sections and tables:
 - (a) section 12.2, table 12.2(A)
 - (b) section 12.3, table 12.3(A)
 - (c) section 12.21, table 12.21(A)
 - (d) section 12.23, table 12.23(A)
 - (e) section 12.24, table 12.24(A)

(f) section 12.26, table 12.26(A).

FIRST READING: _____

SECOND READING: _____

THIRD READING: _____

SIGNED THIS ____ day of _____, 20__.

MAYOR

DIRECTOR, LEGISLATIVE AND LEGAL
SERVICES