

BYLAW 46-2024
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 Land Use Bylaw 24-2024 to expand opportunities for secondary suites within townhouses and to update parking requirements related to townhouses.

Council enacts:

Amendments 1 Bylaw 24-2024 is amended as follows:

- (a) 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, semi-detached dwelling or townhouse dwelling.”;

- (b) in part 1, section 1.16, delete the definition for Townhouse dwelling and replace it with the following definition:

“Townhouse dwelling” means a dwelling unit within a townhouse building, not including a secondary suite.”;

- (c) in part 1, section 1.16, delete the definition for “Townhouse suite*”;

- (d) in part 4, delete the text of section 4.4(7) and replace it with the following text:

“Tandem parking may be considered for residential development.”;

- (e) in part 4, delete the text of section 4.4(8) and replace it with the following text:

“Where tandem parking is proposed for an apartment dwelling or a townhouse dwelling within a planned site, the following shall apply:

- (i) Tandem parking shall only be assigned to the same dwelling unit; and

- (ii) Tandem parking shall not be considered for visitor parking requirements.”;
- (f) in part 4, section 4.5, table 4.5(A), subsection (t), under the Minimum parking space requirement column, delete the following text:

“plus 1 per four dwelling units as designated visitor parking for condominium units”;
- (g) in part 6, section 6.2, delete the text of subsection 6.2(1)(e), and replace it with the following text:

“temporary care dwelling; and”;
- (h) in part 6, section 6.2, delete the text of subsection 6.2(1)(f), and replace it with the following text:

“temporary dwelling (construction).”;
- (i) in part 6, section 6.2, delete subsection 6.2(1)(g);
- (j) in part 6, section 6.2, delete the text of subsection 6.2(7)(a) and replace it with the following text:

“a secondary suite is a permitted use in any zone where single dwelling, semi-detached dwelling or townhouse dwelling is a listed use”;
- (k) in part 6, section 6.2, delete the text of subsection 6.2(7)(b) and replace it with the following text:

“only one secondary suite shall be considered per single dwelling, semi-detached dwelling or townhouse dwelling;”;
- (l) in part 6, section 6.2, subsection 6.2(7), after 6.2(7)(e), and before the “Temporary dwelling (construction)” heading add the following text as 6.2(7)(f):

“secondary suites shall only be considered within townhouse buildings where located:
 - (i) within a planned site; or
 - (ii) on an end lot with a minimum setback from a side lot line of 1.2 m.”;
- (m) in part 6, section 6.2, after subsection 6.2(11)(e), and before subsection 6.2(12), delete the heading “Townhouse suite”;

- (n) in part 6, section 6.2, delete subsection 6.2(12);
- (o) in part 12, section 12.3, table 12.3(A), under the Permitted uses column, delete the text "Townhouse suite*";
- (p) in part 12, section 12.3, delete the text of subsection 12.3(3)(b) and replace it with the following text:

"Despite anything else in this bylaw, secondary suites within townhouse buildings are not restricted to end lots.";
- (q) in part 12, section 12.5, table 12.5(A), under the Permitted uses column, delete the text "Townhouse suite*";
- (r) in part 12, section 12.5, delete the text of subsection 12.5(3)(b) and replace it with the following text:

"Despite anything else in this bylaw, secondary suites within townhouse buildings are not restricted to end lots.";
- (s) in part 12, section 12.17, delete subsection 12.17(6);
- (t) in part 12, section 12.18, delete subsection 12.18(5);
- (u) in part 12, section 12.26, delete subsection 12.26(7); and
- (v) in part 12, section 12.26, delete subsection 12.26(8).

FIRST READING: _____

SECOND READING: _____

THIRD READING: _____

SIGNED THIS ____ day of _____, 20____.

MAYOR

DIRECTOR, LEGISLATIVE AND LEGAL SERVICES