



COUNCIL – AGENDA REPORT

Meeting Date: 4 February 2025

Subject: Bylaw No. B-06/2025 – Revise Bylaw No. B-30/2024 Accessory Suite Regulations

Directorate: Strategic Growth and Investment

Issue:

Council is being asked to give three readings to Bylaw B-06/2025, being a bylaw to revise the Accessory Suite regulations of Bylaw B-30/2024 to correct clerical and technical, errors.

Policy / Council Direction:

Revisions to a Bylaw

The *Municipal Government Act* (MGA) authorizes a municipality to, by bylaw, revise a bylaw to correct minor administrative issues, clarify regulations, and/or improve the intent of the bylaw. Specifically, section 63(2)(g) of the MGA states that a bylaw may make changes without materially affecting the bylaw in principle or substance to:

- (i) Correct clerical, technical, grammatical or typographical errors;
- (ii) Bring out more clearly what is considered to be the meaning of a bylaw; or
- (iii) Improve the expression of the bylaw.

According to MGA Section 66(1), provisions of a revising bylaw that replace provisions of a previous bylaw, when having the same effect, operate both retrospectively as well as prospectively and are deemed to come into force on the day(s) in which the corresponding previous bylaw came into force. Essentially, Bylaw B-06/2025 is revising clerical and technical errors in order to improve the meaning of the Accessory Suites Regulation Update, and would be effective as of same date as Bylaw B-30/2024, being December 18, 2024.

Also, as required by MGA section 63(4), the proposed revisions have been certified by the Chief Administrative Officer to have been prepared in accordance with section 63 of the *Municipal Government Act*. This certification has been included as Attachment #4.

Background:

Bylaw No. B-30/2024 was adopted by City Council at the December 17, 2024 Council Meeting and Public Hearing. This bylaw updated the *Land Use Bylaw's* (LUB) regulations on Accessory Suites to make them more broadly permitted across Airdrie. In the consolidation of these new regulations with the LUB, several technical and clerical revisions were identified and must be corrected to better achieve the desired outcome of the adopted bylaw. An overview of how these revisions work is shown in Attachment #3 in which Bylaw B-30/2024, Bylaw B-06/2025, and the final result in the Land Use Bylaw are compared.

Revision 1 – Conflicting Subsection Numbers

In Bylaw No. B-30/2024, sections 9 and 26 inserted new subsections under the headings of “Exceptions for Garage Suites” and “Exceptions for Secondary Suites”, respectively. However, these new subsections were amended under the exact same conflicting subsection number of “8.5.8(5)” which was not the intent of the bylaw. Administration asks that section 26 be revised to read as “8.5.8(6)” to resolve this correction and renumber the remainder of 8.5.8 accordingly. Bylaw No. B-06/2025 address this in Attachment #1 as sections 4 and 5.

Revision 2 – Duplicate Amendments

Bylaw No. B-30/2024 unintentionally created two amendments which amend the exact same item. Sections 22 and 32 both read as:

“That Section 6.22.3 (2)(d) is deleted and replaced with the following:

6.22.3 (2)(d)

A secondary suite shall have a separate entryway; and”

Administration requests that section 32 is deleted in its entirety to correct this issue. This revision can be viewed in Attachment #1 as section 7.

Revision 3 – Section 6.22 Preamble

Sections 10 and 35 of Bylaw No. B-30/2024 impact each other. Section 10 adds a new, renumbered subsection as part of the preamble for Section 6.22 Suites. Section 35 then, as it reads, deletes Section 6.22 “in its entirety”, which is not the intent of the amendment. To correct this by deleting the existing preamble only, Administration proposes sections 1 and 8 of Bylaw No. B-06/2025. Essentially, section 1 strikes out and replaces the original preamble with a new one and then the preamble is numbered as subsection (1). Then section 35 of Bylaw No. B-30/2024 is deleted entirely. This revision can be viewed in Attachment #1 as sections 1 and 8.

Revision 4 – Suite Type Deletions from Multiple Uses Not Allowed

Finally, sections 12, 19, and 30 all require minor revisions to align with the intent of Bylaw No. B-30/2024 in that more than one suite type could be developed on the same site. These three sections all require deletions to the suite types listed in the preamble to improve clarification of the same following subsection found in all three sections (12, 19, and 30). This revision can

be viewed in Attachment #1 as sections 2, 3 and 7. These deletions were listed in Bylaw No. B-30/2024 but the accompanying text did not reflect this intent.

Council Committee Routed Through:

No Standing Committees are involved with this proposed bylaw. According to the *Committees Bylaw*, the Community Infrastructure and Strategic Growth Standing Committee is not responsible for policy matters related to revising bylaws for the purpose of administrative and/or technical corrections.

Administration Recommendation:

That Council gives three readings to Bylaw No. B-06/2025, being a bylaw to amend Bylaw No. B-30/2024 by revising the Accessory Suite regulations to correct clerical and technical errors, as presented.

Alternatives/Implications:

If this bylaw is not approved with the proposed revisions then the desired effect of Bylaw No. B-30/2024 would not be achieved. Contradictions and unintended development standards would remain in the LUB and the goal of more broadly allowing Accessory Suites in Airdrie would be more challenging to administrate.

Budget Implications:

No budget implications are anticipated as a result of adopting Bylaw No. B-06/2025.

Communications and Engagement:

Pursuant to MGA Section 66(1), public notification is not required as the proposed revisions are not materially affecting the principle and/or substance of adopted Bylaw No. B-30/2024. Previous public engagement occurred in association with the Public Hearing held for Bylaw No. B-30/2024. Should Council adopt the proposed bylaw, Land Use Bylaw No. B-01/2016 would be consolidated and updated with these revisions.

Recommendation:

That Council gives three readings to Bylaw No. B-06/2025, being a bylaw to amend Bylaw No. B-34/2024 by .revising the Accessory Suite regulations to correct clerical and technical errors.

Jeff Brunen, Senior Planner

Staff Presenter:	Jeff Brunen
External Presenter:	N/A
Department:	Current Planning
Reviewed by:	Stephen Utz, Director, Strategic Growth & Investment
Attachments:	#1: Proposed Bylaw No. B-06/2025
	#2: Signed Bylaw No. B-30/2024
	#3: Existing Regulations & Proposed Revisions
	#4: Bylaw Revision Certification