

**CITY OF AIRDRIE  
PROVINCE OF ALBERTA  
BYLAW NO. B-06/2025**

A bylaw to revise Bylaw B-30/2024

**WHEREAS** on December 17, 2024, City of Airdrie Council adopted Bylaw B-30/2024 to amend Accessory Suite regulations of *Land Use Bylaw*, B-01/2016;

**AND WHEREAS** the *Municipal Government Act*, RSA 2000, c M-26, authorizes a municipality to, by bylaw, revise a bylaw to correct clerical errors or better express the law without materially affecting the bylaw in principle or substance.

The City of Airdrie Council enacts as follows:

**Part 1 – Bylaw Revisions**

**Revises Bylaw B-30/2024**

1. That section 10 is revised by striking out “formatting the existing text as subsection (1) and adding the following text as subsection (2)” and substituting with the following:

striking out “Unless otherwise provided in a land use district, a principal dwelling on a lot may be developed with only one of a Garage Suite, Garden Suite, or Secondary Suite.” and substituting the following:

Notwithstanding the lists of Permitted and Discretionary Uses, Accessory Suites shall be considered a Discretionary Use on a property which is accessed only by a cul-de-sac.

2. That section 12 is revised by striking out “Secondary Suite” and “Garden Suite” to create the following:

**6.22.1 (2)(a)**

A Garage Suite shall not be developed on the same site as a General or Major Home Business, Bed and Breakfast, Child Care Facility, or Supportive Housing Facility;

- i. Notwithstanding the above, the Development Authority may approve a General Home Business on the same site as a Garage Suite where the application provides the parking required for the home business.

3. That section 19 is revised by striking out “Secondary Suite” and “Garage Suite” to create the following:

**6.22.2 (2)(c)**

A Garden Suite shall not be developed on the same site as a General or Major Home Business, Bed and Breakfast, Child Care Facility, or Supportive Housing Facility;

- i. Notwithstanding the above, a Garden Suite may be developed or used as a Bed and Breakfast at the discretion of the Development Authority.
- ii. Notwithstanding the above, the Development Authority may approve a General Home Business on the same site as a Garden Suite where the application provides the parking required for the home business.

4. That section 26 is revised by striking out the “(5)” and substituting “(6)” in both occurrences.

5. That Section 8.5.8, under the heading, "Parking, Access, and Connectivity", strike out "(5)" and substitute with "(7)", and strike "(6)" and substitute with "(8)".

6. That section 30 is revised by striking out “Garage Suite” and “Garden Suite” to create the following:

**6.22.3 (2)(b)**

A Secondary Suite shall not be developed on the same site as a General or Major Home Business, Bed and Breakfast, Child Care Facility, or Supportive Housing Facility;

- i. Notwithstanding the above, the Development Authority may approve a General Home Business on the same site as a Secondary Suite where the application provides the parking required for the home business.

7. That section 32 is deleted in its entirety.

8. That section 35 is deleted in its entirety.

**Part 2 – Administrative**

**Severability**

9. In any provision or part of this bylaw is declared invalid by a court of competent jurisdiction, all other provisions of this bylaw remain valid and enforceable.

**Transitional**

10. This bylaw comes into force and effect on December 19, 2024.

READ a first time this 4th day of February 2025.

READ a second time this 4th day of February 2025.

READ a third time this 4th day of February 2025.

This bylaw was executed as of the latest date evidenced by digital signature below.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK