

**BYLAW NO. B-30/2024
CITY OF AIRDRIE
PROVINCE OF ALBERTA**

BEING A BYLAW of the City of Airdrie, in the Province of Alberta to amend Bylaw No. B-01/2016, being the City of Airdrie Land Use Bylaw.

WHEREAS the *Municipal Government Act*, RSA, 2000, c. M-26, authorizes a municipality to adopt and amend a land use bylaw to establish districts, land uses and standards for each district, and a system for issuing development permits;

AND WHEREAS Council wishes to amend said Land Use Bylaw No. B-01/2016 in the manner outlined below;

NOW THEREFORE the Municipal Council of the City of Airdrie in Council duly assembled enacts that Bylaw No. B-01/2016 be amended as follows:

1. That Section 1.13(5) is amended by inserting “Dwelling, Semi-Detached” in the definition for Dwelling, Secondary Suite:

Dwelling, Secondary Suite means:

A secondary dwelling unit that is located within and accessory to a Dwelling, Single Detached or Dwelling, Semi-Detached. A Secondary Suite has an entrance separate from the entrance for the principal dwelling and contains living, cooking, sleeping, and sanitation facilities which are separate from those of the principal dwelling located on the site. This Land Use does not include a Dwelling, Garage Suite or a Dwelling, Garden Suite. This land use may also be referred to in this Bylaw as “Secondary Suite.”

2. That Section 1.13(5) is amended as follows:

Tandem means:

In reference to parking configurations, to have two parking stalls required for the same land use arranged with one in front of another and facing the same direction.

3. That Section 1.13(5) is amended by inserting “Cul-de-sac” in the definitions as follows:

Cul-de-sac means:

A street or passage that is closed at one end.

4. That Section 4.4(1) Table 5 is amended by deleting the Minimum Parking Required for Accessory Uses and replacing with the following:

Section 4.4(1) Table 5

Use Classification	Minimum Parking Required
Accessory Uses	
Dwelling, Garage Suite Dwelling, Garden Suite Dwelling, Secondary Suite	1.0 stall per suite PLUS Parking as required for any other land uses provided on the site.

5. That the land use “Dwelling, Garage Suite” is deleted as a Discretionary Use and added as a Permitted Use in the following districts:
 - 5.1. Section 8.5.1 R1, Single Detached Residential District
 - 5.2. Section 8.5.3 R1-V, Village Residential District
 - 5.3. Section 8.5.6 R1-L, Narrow Lot Laned Residential District
 - 5.4. Section 8.5.35 F, Rural Farmstead District
 - 5.5. Section 8.5.36 RR-4, Rural Residential Four-Acre District
 - 5.6. Section 8.5.37 RR-2, Rural Residential Two-Acre District

6. That the land use “Dwelling, Garage Suite” is added as a Discretionary Use in the following districts:
 - 6.1. Section 8.5.2 R1-E, Estate Residential District
 - 6.2. Section 8.5.4 R1-W, Single Detached Wide Shallow District

7. That the land use “Dwelling, Garage Suite” is added as a Discretionary Use in the following districts:
 - 7.1. Section 8.5.5 R1-U, Urban Standard Residential District

8. That Section 8.5.6 is amended by deleting subsection 5 through 8

9. That Section 8.5.8 is amended by inserting the following as subsection (5) under the heading **Exceptions for Garage Suites** and renumbering the remaining provisions accordingly.

Section 8.5.8 (5)

Notwithstanding the list of Permitted and Discretionary Uses described above, a Garage Suite shall be considered a Permitted Use where it is accessory to a Dwelling, Single Detached.

10. That Section 6.22 is amended by formatting the existing text as subsection (1) and adding the following text as subsection (2):

“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.”

11. That Section 6.22.1 (1) is deleted in its entirety.

12. That Section 6.22.1 (2)(a) is amended by deleting “Secondary Suite” and “Garden Suite”, and inserting subsection 6.22.1 (2)(a)(i)::

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, Secondary Suite, Garden Suite, 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.

13. That Section 6.22.1 (2)(l) is amended by reducing the Minimum Dimensions for Area and Width as follows:

6.22.1 (2)(l)

A site allowing the development of a Garage Suite shall meet the following Minimum Dimension requirements:

Minimum Dimensions	Area	Width
Site accommodating a Garage Suite	260m ² OR the minimum Area listed for the applicable Land Use District, whichever is greater	11.0m OR the minimum Width listed for the applicable Land Use District, whichever is greater

14. That Section 6.22.1 is amended by inserting the following as subsection (2)(m)

6.22.1 (2)(m)

Where a Garage Suite is developed on the same site as a zero lot line development, the entrance to the suite shall not be allowed on the same side yard where the private maintenance easement is provided.

15. That the land use “Dwelling, Garden Suite” is deleted as a Discretionary Use and added as a Permitted Use in the following districts:
 - 15.1. Section 8.5.2 R1-E, Estate Residential District
 - 15.2. Section 8.5.35 F, Rural Farmstead District

- 15.3. Section 8.5.36 RR-4, Rural Residential Four-Acre District
- 15.4. Section 8.5.37 RR-2, Rural Residential Two-Acre District

16. That the land use “Dwelling, Garden Suite” is added as a Discretionary Use in the following districts:

- 16.1. Section 8.5.1 R1, Single Detached Residential District
- 16.2. Section 8.5.3 R1-V, Village Residential District
- 16.3. Section 8.5.4 R1-W, Single Detached Wide Shallow District

17. That Section 6.22.2 (1) is deleted in its entirety.

18. That Section 6.22.2 (2)(a) is deleted and replaced with the following:

6.22.2 (2)(a)

A site allowing the development of a Garden Suite shall meet the following Minimum Dimension requirements:

Minimum Dimensions	Area	Width
Site accommodating a Garden Suite	360m ² OR the minimum Area listed for the applicable Land Use District, whichever is greater	11.0m OR the minimum Width listed for the applicable Land Use District, whichever is greater

19. That Section 6.22.2 (2)(c) is amended by deleting “Secondary Suite” and “Garage Suite”, and inserting subsection 6.22.2 (2)(c)(ii):

Section 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, Secondary Suite, Garage Suite, 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.

20. That Section 6.22.2 (2)(e) is deleted and replaced with the following::

Section 6.22.2 (2)(e)

A Garden Suite shall not be located in a front yard;

21. That Section 6.22.2 is amended by inserting the following as subsection (2)(l)

Section 6.22.2 (2)(l)

Where a Garden Suite is developed on the same site as a zero lot line development, the entrance to the suite shall not be allowed on the same side yard where the private maintenance easement is provided.

22. 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

23. That the land use “Dwelling, Secondary Suite” is deleted as a Discretionary Use and added as a Permitted Use in the following districts:

- 23.1. Section 8.5.1 R1, Single Detached Residential District
- 23.2. Section 8.5.2 R1-E, Estate Residential District
- 23.3. Section 8.5.3 R1-V, Village Residential District
- 23.4. Section 8.5.4 R1-W, Single Detached Wide Shallow District
- 23.5. Section 8.5.5 R1-U, Urban Standard Residential District

- 23.6. Section 8.5.6 R1-L, Narrow Lot Laned Residential District
- 23.7. Section 8.5.8 R2, Low Density Residential District
- 23.8. Section 8.5.16 M1, Neighbourhood Mixed Use District
- 23.9. Section 8.5.35 F, Rural Farmstead District
- 23.10. Section 8.5.36 RR-4, Rural Residential Four-Acre District
- 23.11. Section 8.5.37 RR-2, Rural Residential Two-Acre District

24. That the land use “Dwelling, Secondary Suite” is added as a Discretionary Use in the following districts:

- 24.1. Section 8.5.9 R2-T, Townhouse Residential District
- 24.2. Section 8.5.10 R2-A, Front-Attached Garage Townhouse District
- 24.3. Section 8.5.13 R3, Low-Rise Multifamily Residential District
- 24.4. Section 8.5.14 R4, Mid-Rise Multifamily Residential District

25. That Section 8.5.8 is amended as follows:

Permitted Land Uses	Discretionary Land Uses
Dwelling, Duplex	Dwelling, Garage Suite
Dwelling, Secondary Suite ²	Dwelling, Single Detached
Dwelling, Semi-Detached	Home Business, General
Accessory Building	Supportive Housing, Limited
Home Business, Limited	Urban Agriculture
Child Care, Limited	Bylaw B-08/2021

Note 1: All land uses are subject to general and use-specific regulations and standards provided in Parts 6 and 7 of this Bylaw.

Note 2: Dwelling, Secondary Suite shall be subject to the special requirements outlined in Sections 8.5.8(5).

26. That Section 8.5.8 is amended by inserting the following as subsection (5)

Exceptions for Secondary Suites

Section 8.5.8(5)

Notwithstanding the list of Permitted and Discretionary Uses above, a Secondary Suite shall be considered a Discretionary Use where it is accessory to a Dwelling, Semi-Detached.

27. That Section 8.5.16 is amended as follows:

Permitted Land Uses	Discretionary Land Uses
Accessory Building	Bed & Breakfast
Animal Service, Limited	Cannabis Retail
Artist Studio	Bylaw B-62/2021
Bylaw B-25/3023	Child Care, General
Business Support Service	Bylaw B-31/2023
Child Care, Limited	Dwelling, Duplex
Dwelling, Live-Work Unit	Dwelling, Semi-Detached
Dwelling, Secondary Suite ²	Dwelling, Single Detached
Financial Service	Home Business, General
Government Service	Home Business, Major
Health Care, Limited	Residential Sales Centre
Home Business, Limited	Bylaw B-26/2021
Bylaw B-26/3023	Residential Show Home
Indoor Recreation, Limited	Retail Store, Liquor
Mixed Use Development, Limited	Supportive Housing, General
Bylaw B-13/2021	Temporary Event
Office	Urban Agriculture
Personal Service	Bylaw B-08/2021

Restaurant Retail Store, Convenience Retail Store, General Supportive Housing, Limited	
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Note 1: All land uses are subject to general and use-specific regulations and standards provided in Parts 6 and 7 of this Bylaw.

Note 2: Dwelling, Secondary Suite shall be subject to the special requirements outlined in Sections 8.5.16(4).

28. That Section 8.5.16 is amended by inserting the following as subsection (4)

Exceptions for Secondary Suites

Section 8.5.16(4)

Notwithstanding the list of Permitted and Discretionary Uses above, a Secondary Suite shall be considered a Discretionary Use where it is accessory to a Dwelling, Semi-Detached.

29. That Section 6.22.3 (1) is deleted in its entirety.

30. That Section 6.22.3 (2)(b) is amended by deleting “Garage Suite” and “Garden Suite”, and inserting subsection 6.22.3 (2)(b)(i):

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, Garage Suite, Garden Suite, 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.

31. That Section 6.22.3 (2)(c) is deleted and replaced with the following:

6.22.3 (2)(c)

A Secondary Suite floor area shall not exceed the floor area of the principal building;

32. 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;

33. That Section 6.22.3 (2)(f) is deleted in its entirety:

34. That Section 6.22.3 is amended by inserting the following as subsection (2)(g)

6.22.3 (2)(g)

Where a Secondary Suite is developed on the same site as a zero lot line development, the entrance to the suite shall not be allowed on the same side yard where the private maintenance easement is provided.

35. That Section 6.22 is deleted in its entirety.

6.22

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.

36. That Section 7.15 (1) is amended as follows:

7.15 (1)

Where an attached or detached garage is provided to allow for two contiguous (side-by-side) parking stalls, the minimum exterior width of the garage shall be at least 5.70 metres. A garage with a

minimum exterior width between 3.0 and 5.69 metres shall only be counted as one (1) parking space for the purposes of calculating parking requirements under this Bylaw. A garage with an exterior width of less than 3.0 metres shall not be counted as providing a parking space.

37. That Section 9.1 (2) is deleted and replaced with the following:

9.1 (2)

The following standards shall apply to Accessory Suites:

- (a) A Secondary Suite shall be considered a Permitted Use in any Direct Control Bylaw where a Dwelling, Single Detached is listed as either a Permitted or Discretionary Use. Any proposed Secondary Suites in a Direct Control Bylaw shall be subject to a Development Permit application and shall meet all requirements and standards provided in Section 6.22.3 (Secondary Suites), and other applicable standards, unless otherwise stated in the Direct Control Bylaw.
 - i. Notwithstanding the above, a Secondary Suite shall be considered a Discretionary Use where it is developed on the same site as a zero lot line development.
 - ii. Notwithstanding the above, a Secondary Suite shall be considered a Discretionary Use where it is listed as a Discretionary Use in a Direct Control Bylaw.
- (b) A Secondary Suite shall be considered a Discretionary Use in any Direct Control Bylaw where a Dwelling, Semi Detached is listed as either a Permitted or Discretionary Use.
- (c) A Garage Suite or Garden Suite shall be considered a Discretionary Use in any Direct Control Bylaw where a Dwelling, Single Detached is listed as either a Permitted or Discretionary Use. Any proposed Garage Suite or Garden Suite in a Direct Control Bylaw shall be subject to a Development Permit application and shall meet all requirements and standards provided in **Section 6.22.1 (Garage Suite) and Section 6.22.2 (Garden Suite)**, and other applicable standards, unless otherwise stated in the Direct Control Bylaw.
- (d) Where an Accessory Suite is developed on the same site as a zero lot line development, the entrance to the suite shall not be allowed on the same side yard where the private maintenance easement is provided.

READ a first time this 17th day of December 2024.

READ a second time this 17th day of December 2024.

READ a third time this 17th day of December 2024.

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

12/19/2024

Mayor Brown

dSign powered by Signority

MAYOR

12/19/2024

Charlotte Satink

dSign powered by Signority

CITY CLERK