

**BYLAW #1034**  
**TOWN OF BEAVERLODGE**

A BYLAW TO AMEND LAND USE BY-LAW #1004 OF THE TOWN OF BEAVERLODGE, IN THE PROVINCE OF ALBERTA.

WHEREAS, Council of the Town of Beaverlodge, in the Province of Alberta had adopted the Land Use By-Law; and

WHEREAS, the Council has the authority under the provisions of the Municipal Government Act, Chapter M-26 and amendments thereto, to amend the Land Use By-Law;

NOW THEREFORE, the Council of the Town of Beaverlodge, duly assembled, enacts as follows:

- 1) THAT the Land Use ByLaw #1004 is hereby amended as follows:

**Addition to "Definitions"**

**2.1**

"ACCESSORY DWELLING" can mean a "Backyard Suite", "Garden Suite or "Coach House" and is an independent suite and is a self-contained dwelling unit that is detached from and is accessory to the principal dwelling unit.

"GARAGE SUITE" can mean a "Carriage Suite" and is an independent suite above the garage and is separate from the main house.

"SELF- STORAGE FACILITY" Means a commercial development where multiple individual storage units, lockers, or containers are rented or leased to the public for the temporary storage of personal or business goods, vehicles, or equipment. These facilities are typically accessed directly by customers and may be located in a single building or multiple structures. Outdoor storage of vehicles, trailers, or recreational equipment may be permitted as an accessory use, subject to specific regulations.

**Addition to Section 9 General Regulations**

**9.23 Accessory Dwelling**

9.23.1 An accessory dwelling may only be developed on a parcel where a single detached dwelling is the principal use.

9.23.2 A maximum of one accessory dwelling per parcel shall be allowed.

9.23.3 An accessory dwelling shall have an entrance independent of the principal dwelling unit.

9.23.4 An accessory dwelling shall utilize the same water and sewer system as the principal dwelling unit.

9.23.5 Shared mechanical rooms and common areas shall be excluded from the floor area calculation of an accessory dwelling unit.

9.23.6 An accessory dwelling shall not be subject to separation from the principal dwelling unit through a condominium conversion or subdivision.

9.23.7 An accessory dwelling shall not exceed 45% of the floor area, including basement, of the principal dwelling unit.

9.23.8 An accessory dwelling shall have a separate entrance that is at the side or rear of the principal dwelling, or through a separate entrance from a common landing.

9.23.9 An accessory dwelling shall have a residential character and shall be finished in a manner compatible with the character and appearance of the principal building.

9.23.10 An accessory dwelling shall require one additional on-site parking stall. Additional parking stalls shall not be accommodated on the street and shall not be at the expense of the landscaping requirement of this Bylaw. Parking may be allowed in tandem, provided that the parking for the principal residence does not block the parking for the Accessory dwelling and vice versa.

9.23.11 An additional driveway for an accessory dwelling may be allowed where a property has access from the front street and a rear lane, or where a parcel is double fronting or has a frontage width in excess of 150 feet, subject to traffic safety considerations.

## **9.24 Garage Suite**

9.24.1 A garage suite shall not exceed a maximum of 65.0 m<sup>2</sup> (700.0 ft<sup>2</sup>) or the floor area of the garage, whichever is less.

9.24.2 A garage suite shall comply with the setback requirements for accessory buildings in the applicable district.

9.24.3 A garage suite shall only be located within a detached garage and in the rear yard of a parcel.

9.24.4 A garage suite shall not exceed the height of the principal dwelling unit.

9.24.5 Windows contained within a garage suite shall be sized and placed such that they minimize overlook into yards and windows of abutting properties.

9.24.6 A garage suite shall have a residential character and shall be finished in a manner compatible with the character and appearance of the principal building.

9.26.7 A garage suite shall require one additional on-site parking stall. Additional parking stalls shall not be accommodated on the street and shall not be at the expense of the landscaping requirement of this Bylaw. Parking may be allowed in tandem, provided that the parking for the principal residence does not block the parking for the Accessory dwelling and vice versa.

9.26.8 An additional driveway for a Garage Suite may be allowed where a property has access from the front street and a rear lane, or where a parcel is double fronting or has a frontage width in excess of 150 feet, subject to traffic safety considerations.

#### **Addition to Discretionary Uses**

11.1.2 (b) Discretionary Uses to include:

- Accessory Dwelling
- Garage Suite
- Basement Suite

11.3.2 (b) Discretionary Uses to include:

- Accessory Dwelling
- Garage Suite
- Basement Suite

11.4.2 (b) Discretionary Uses to include:

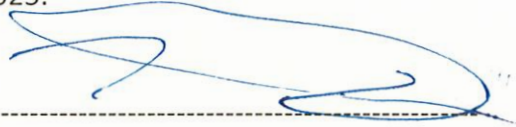
- Accessory Dwelling
- Garage Suite
- Basement Suite

11.7.2 (b) Discretionary Uses to include:

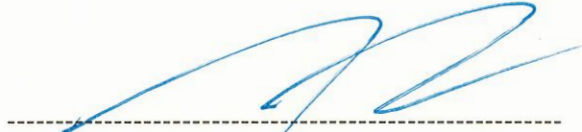
- Self-Storage Facility
- Child Care Facility

2) THIS bylaw comes into effect upon the date of it finally being passed.

READ A FIRST TIME on this 10<sup>th</sup> day of March 2025.



Mayor Gary Rycroft



CAO Jeff Johnston

READ A SECOND TIME on this 12<sup>th</sup> day of May 2025.



Mayor Gary Rycroft




CAO Jeff Johnston



READ a third and final time on this 12<sup>th</sup> day of May 2025.

Signed this 29<sup>th</sup> day of May 2025.

  
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Mayor Gary Rycroft  
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CAO Jeff Johnston

If any portion of this bylaw is declared invalid by a court of competent jurisdiction, then the invalid portion must be severed, and the remainder of the bylaw is deemed valid.