

CITY OF GRANDE PRAIRIE

BYLAW C-1260-215

A Bylaw to amend Bylaw C-1260

Being the Land Use Bylaw

THE MUNICIPAL COUNCIL OF THE CITY OF GRANDE PRAIRIE, IN THE PROVINCE OF ALBERTA, DULY ASSEMBLED, ENACTS AS FOLLOWS:

1. Bylaw C-1260 is hereby amended as follows:

1.1 In section 88A.3 add "Secondary Suite" above "Single Detached Dwelling".

1.2 In section 88A.4 add "Backyard Suite" below "Agricultural Pursuit, Minor".

1.3 Delete section 88A.5.h. in its entirety.

1.4 In section 88A.7.b delete "dwelling" and replace it with "property".

1.5 Add section 88A.11 as follows:

"88A.11 Special Requirements for Secondary Suites

a. The following standards under Section 57 Secondary Suites do not apply in this district:

- i) 57.3 – Neighbourhood distribution limits
- ii) 57.6 – Bedroom limit based on lot width
- iii) 57.13 through 57.16 – Parking requirements
- iv) 57.17 – Outline Plan location restrictions

b. The following additional provisions shall apply:

- i) A Secondary Suite shall be smaller than the habitable floor area of the principal dwelling and shall not exceed 1,400 sq. ft. (130 m²).
- ii) The maximum number of bedrooms in a Secondary Suite shall be three (3)."

1.6 Add section 88A.12 as follows:

"88A.12 Special Requirements for Backyard Suites

a. The following standards under Section 46 Backyard Suites do not apply in this district:

- i) 46.1 – Minimum lot width requirements
- ii) 46.2 – Neighbourhood distribution limits
- iii) 46.3 – Maximum bedroom limit
- iv) 46.4 through 46.6 – Parking requirements
- v) 46.7 – Site coverage
- vi) 46.8 – Maximum floor area
- vii) 46.18 – Outline Plan location restrictions

- b. The following additional provisions shall apply:
 - i) A Manufactured Home / Mobile Home may be permitted as a Backyard Suite.
 - ii) The maximum number of bedrooms in a Backyard Suite shall be three (3).
 - iii) The landowner shall be responsible for ensuring that adequate potable water supply and sanitary sewage disposal capacity are available to support the proposed Backyard Suite, in accordance with all applicable municipal and provincial requirements. The Development Authority may, as a condition of approval, require information, documentation or acknowledgements satisfactory to the Development Authority to address servicing requirements.
 - iv) The landowner shall provide proof, to the satisfaction of the Development Authority, that the proposed Backyard Suite has adequate legal and physical access for emergency vehicles, which may include a site plan demonstrating driveway width, turning radius, vertical clearance, access configuration or written confirmation from the fire authority."
- 1.7 In section 102A.4 add "Backyard Suite" after "Auctioneering Facility" and "Secondary Suite" after "Retail Store, Convenience".
- 1.8 Add section 102A.13 as follows:

"102A.13 Special Requirements for Secondary Suites

 - a. The following standards under Section 57 Secondary Suites do not apply in this district:
 - i) 57.3 – Neighbourhood distribution limits
 - ii) 57.6 – Bedroom limits based on lot width
 - iii) 57.13 through 57.16 – Parking requirements
 - iv) 57.17 – Outline Plan location restrictions
 - b. The following additional provisions shall apply:
 - i) A Secondary Suite shall be smaller than the habitable floor area of the principal dwelling and shall not exceed 1,400 sq. ft. (130 m²).
 - ii) The maximum number of bedrooms in a Secondary Suite shall be three (3)."
- 1.9 Add section 102A.14 as follows:

"102A.14 Special Requirements for Backyard Suites

 - a. The following standards under Section 46 Backyard Suites do not apply in this district:
 - ii) 46.1 – Minimum lot width requirements
 - iii) 46.2 – Neighbourhood distribution limits

- iv) 46.3 – Maximum bedroom limit
 - v) 46.4 through 46.6 – Parking requirements
 - vi) 46.7 – Site coverage
 - vii) 46.8 – Maximum floor area
 - viii) 46.18 – Outline Plan location restrictions
- b. The following additional provisions shall apply:
- i) A Manufactured Home / Mobile Home may be permitted as a Backyard Suite.
 - ii) The maximum number of bedrooms in a Backyard Suite shall be three (3).
 - iii) The landowner shall be responsible for ensuring that adequate potable water supply and sanitary sewage disposal capacity are available to support the proposed Backyard Suite, in accordance with all applicable municipal and provincial requirements. The Development Authority may, as a condition of approval, require information, documentation or acknowledgements satisfactory to the Development Authority to address servicing requirements.
 - iv) The landowner shall provide proof, to the satisfaction of the Development Authority, that the proposed Backyard Suite has adequate legal and physical access for emergency vehicles, which may include a site plan demonstrating driveway width, turning radius, vertical clearance, access configuration or written confirmation from the fire authority."

EFFECTIVE DATE

2. This Bylaw shall come into force and effect when it receives third reading and is duly signed.

READ a first time this _____ day of _____, 2026.

READ a second time this _____ day of _____, 2026.

READ a third time and finally passed this _____ day of _____, 2026.

Mayor

City Manager