

EXHIBIT A – Bylaw 017-23

CITY OF CHESTERMERE

PROVINCE OF ALBERTA

BYLAW #017-23

A Bylaw of the City of Chestermere, in the Province of Alberta, to amend the Municipal Development Plan (Bylaw 015-15) of the City of Chestermere to provide infill residential development standards for the East Acreage, North Acreages, and Paradise Meadows areas.

WHEREAS The Municipal Government Act, RSA 2000, C. M-26 and amendments thereto provides that a Municipal Council must pass a Municipal Development Plan;

AND WHEREAS Council deems it desirable to amend the Municipal Development Plan Bylaw 015-15;

NOW THEREFORE, The Municipal Council of the City of Chestermere, Alberta duly assembled, hereby enacts as follows:

1. SECTION 3.4.3 RE-INVESTMENT IN EXISTING COMMUNITIES is amended as follows:

a) Add **Section 3.4.3.6** to read:

“3.4.3.6 In the absence of an Area Structure Plan providing long term development vision within the lands known as the East Acreages, North Acreages, and Paradise Meadows as identified in Figure 4: Chestermere Planning Areas, the following shall apply to all proposed residential subdivisions and developments:

- All proposed development must be in compliance with Figure 8: Land Use Concept
- All proposed developments shall be designed to consider future development plans including cohesion with adjacent properties. Locations of future utility servicing connections, transportation routes and parks and open space with adjacent properties must be identified.
- All residential development in this area is not considered an interim use and therefore shall be comprehensively designed and located with future growth in mind. To this end, any subdivision and/or development permit application must include the following:
 - Current and future lot layout and property lines
 - Current and future building layout
 - Current and future utility design and required right-of-ways
 - Current and future transportation network
 - Current and future park and open space design including pathways
 - Adequate fire protection for the proposed future density
 - Screening between residential densities and uses

- Staging plan identifying the process and estimated timelines for development of required infrastructure.
- Any other requirements as deemed necessary by the Development Authority
- Landowners/developers are encouraged to develop innovative stormwater, waste water, potable water and fire protection strategies to the satisfaction of the Development Authority.
 - Potable water must be supplied by an approved municipal system being either connection to the municipal water system or cistern.
 - Waste water must be disposed of at an approved municipal system being either connection to the municipal sewer system or pump-out tank.
- Landowners/developers must provide all required support documents throughout the development process to the satisfaction of the Development Authority.”

b) Add **Section 3.4.3.7** to read:

“3.4.3.7 The Transitional Rural Residential District (TRR) in the Land Use Bylaw 022-10, as amended, is intended to provide an opportunity for landowners to initiate residential development in a phased manner in order to accommodate residential densification and intensification over time.”

c) Add **Section 3.4.3.8** to read:

“3.4.3.8 Landowners within the East Acreages, North Acreages, and Paradise Meadows areas who wish to pursue additional residential subdivision and development shall apply for a land use redesignation to the appropriate land use prior to a subdivision and/or development permit application.”

d) Add **Section 3.4.3.9** to read:

“3.4.3.9 Comprehensively designed infill residential development that are in compliance with the Calgary Metropolitan Region Growth Plan and 4.2(c)(iii) CMRB Regional Evaluation Framework shall not require an Area Structure Plan prior to subdivision and/or development permits.”

2. **Figure 4 CHESTERMERE PLANNING AREAS is amended as follows:**

- a) Replace **Figure 4** with Schedule A of this bylaw.

3. **PART SEVERABILITY**

If any Section or parts of this Bylaw are found in any court of law to be illegal or beyond the power of Council to enact, such Sections or parts shall be deemed to be severable and all other Sections or parts of this Bylaw shall be deemed to be separate and independent there from and to be enacted as such.

4. **GENERAL**

This Bylaw shall take effect on the day which it is finally passed.

READ A FIRST TIME this 25 of July 2023.

READ A SECOND TIME this _____ of _____ 2023.

READ A THIRD TIME this _____ of _____ 2023.

Resolution Numbers – 230725-12

MAYOR

City Director of Community Growth and
Infrastructure

Schedule A – Figure 4 Chestermere Planning Areas

