

# EXHIBIT B - Bylaw 018-23

## CITY OF CHESTERMERE

## PROVINCE OF ALBERTA

### BYLAW # 018-23

A Bylaw of the City of Chestermere, in the Province of Alberta, to amend the Land Use Bylaw (022-10), as amended, of the City of Chestermere to include a new Land Use District.

**WHEREAS** The Municipal Government Act, RSA 2000, C. M-26 and amendments thereto provides that a Municipal Council must pass a Land Use Bylaw;

**AND WHEREAS** Council deems it desirable to amend the Land Use Bylaw (022-10), as amended;

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

#### 1. Addition of Section 10.20 Transitional Rural Residential District (TRR)

##### 10.20 Transitional Rural Residential (TRR)

##### 10.20.1 Purpose

The purpose of this District is to provide for additional residential subdivision to occur in a phased manner in the East Acreages, North Acreages and Paradise Meadows areas identified in Figure 4 of the MDP. This District is intended to regulate the transition from rural residential to higher density residential development, including the provision of urban utility services.

10.20.2 Permitted Uses	10.20.3 Discretionary Uses
<ul style="list-style-type: none"><li>• Accessory Building, Shed</li><li>• Accessory Building, Garage</li><li>• Accessory Uses</li><li>• Dwellings, Single Detached</li><li>• Parks</li><li>• Minor Home Businesses</li></ul>	<ul style="list-style-type: none"><li>• Accessory Building, Other</li><li>• Bed and Breakfast Accommodations</li><li>• Child Care Facilities</li><li>• Dwellings, Moved-In</li><li>• Fill Placement</li><li>• Major Home Business</li><li>• Places of Worship</li><li>• Public Utilities</li><li>• Private Swimming Pool / Hot Tub</li><li>• Secondary Suites</li><li>• Signs</li><li>• Small Wind Energy Conversion Systems</li></ul>

#### 10.20.4 General Requirements

In addition to the Regulations contained in Part 7 of this Bylaw, the following provisions shall apply to every development in this District.

	Site Standard
Lot Area (minimum):	<ul style="list-style-type: none"><li>• 0.4 ha (1 ac)</li></ul>
Front Yard Setback (minimum):	<ul style="list-style-type: none"><li>• 6.0 m for Principal Building</li></ul>
Side Yard Setback (minimum)	<ul style="list-style-type: none"><li>• 3.0 m for Principal Building</li><li>• 3.0 m for Accessory Buildings</li></ul>
Rear Yard Setback (minimum):	<ul style="list-style-type: none"><li>• 10.0 m for Principal Building from any public road</li><li>• 3.0 m for Accessory Buildings</li></ul>
Building Height (maximum):	<ul style="list-style-type: none"><li>• 2 storeys, not exceeding 12.0m for Principal Building</li><li>• 5.5 m for Accessory Buildings</li></ul>
Building Area (maximum)	<ul style="list-style-type: none"><li>• 120 m<sup>2</sup> for all Accessory Buildings</li></ul>
Lot Coverage (Maximum)	<ul style="list-style-type: none"><li>• 30% for Principal Building</li><li>• 10% for Accessory Buildings</li></ul>
Density	<ul style="list-style-type: none"><li>• At the discretion of the Development Authority</li></ul>

#### 10.20.5 Additional Requirements

- a) This land use district shall only apply to the lands known as the East Acreages, North Acreages and Paradise Meadows as identified in Figure 4: Chestermere Planning Areas in the Municipal Development Plan.
- b) All development permit applications shall identify placement of proposed residential dwelling and provide a shadow-plan identifying location of future additional residential dwellings, property lines and necessary rights-of-way for future utilities and roads in accordance with the MDP requirements.
- c) Screening between residential densities and uses shall be provided to the satisfaction of the Development Authority. A screening plan may be required.
- d) With the exception of a secondary suite, no person may erect a residential building on a lot in this District on which another residential building is already located.

In the absence of a stormwater management facility for the development, 50% of the lot area must be allocated for stormwater management and stormwater must be directed to these lands. Stormwater must not discharge off the lot. A caveat shall be registered on title identifying the lands. This may be reduced with the development of a stormwater facility and corresponding stormwater management report to the satisfaction of the Development Authority.

### 1. 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.

### 2. 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 – 230725-14

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MAYOR

\_\_\_\_\_  
City Director of Community Growth and Infrastructure