

CITY OF CHESTERMERE

PROVINCE OF ALBERTA

BYLAW #003-24

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 amend planned lot development standards for future growth 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 3.2 LAND USE GOALS is amended as follows:

a) Add **Residential Neighbourhood Section 3.2.9** to read:

“9. New residential areas should accommodate comprehensively designed communities that provide a mix of dwelling units form single-detached, planned lot, duplex/semi-detached, and multiple unit dwellings.”

2. SECTION 3.4.4 PLANNING NEW COMMUNITIES is amended as follows:

a) Amend **Section 3.4.4.4** to read:

“3.4.4.4 To provide a range of housing choices and meet various housing needs, the City shall support “Planned Lot” development offering smaller lot, single-detached housing within Residential Neighbourhood. Planned Lots shall adhere to the following conditions:

- Shall not comprise more than ~~35%~~ 50% of the single-family housing within an Outline Plan.
- Should be dispersed throughout an Outline Plan, where appropriate, to avoid concentrations of such housing in any one area, and promote integration of these developments throughout the community.
- Design Guidelines for Planned Lots shall be established at the Outline Plan stage.”

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 _____ of _____ 2024.

READ A SECOND TIME this _____ of _____ 2024.

READ A THIRD TIME this _____ of _____ 2024.

Resolution Numbers –

MAYOR

CAO