



# City of Chestermere

PROVINCE OF ALBERTA

Exhibit A – Bylaw #015-24

A Bylaw of the City of Chestermere, in the Province of Alberta, to amend the Land Use Bylaw 022-10, as amended.

**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:

## **Amend Land Use Bylaw 022-10, as amended; as attached in Schedule A.**

### **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 \_\_\_\_\_ day of \_\_\_\_\_.

**READ A SECOND TIME** this \_\_\_\_\_ day of \_\_\_\_\_.

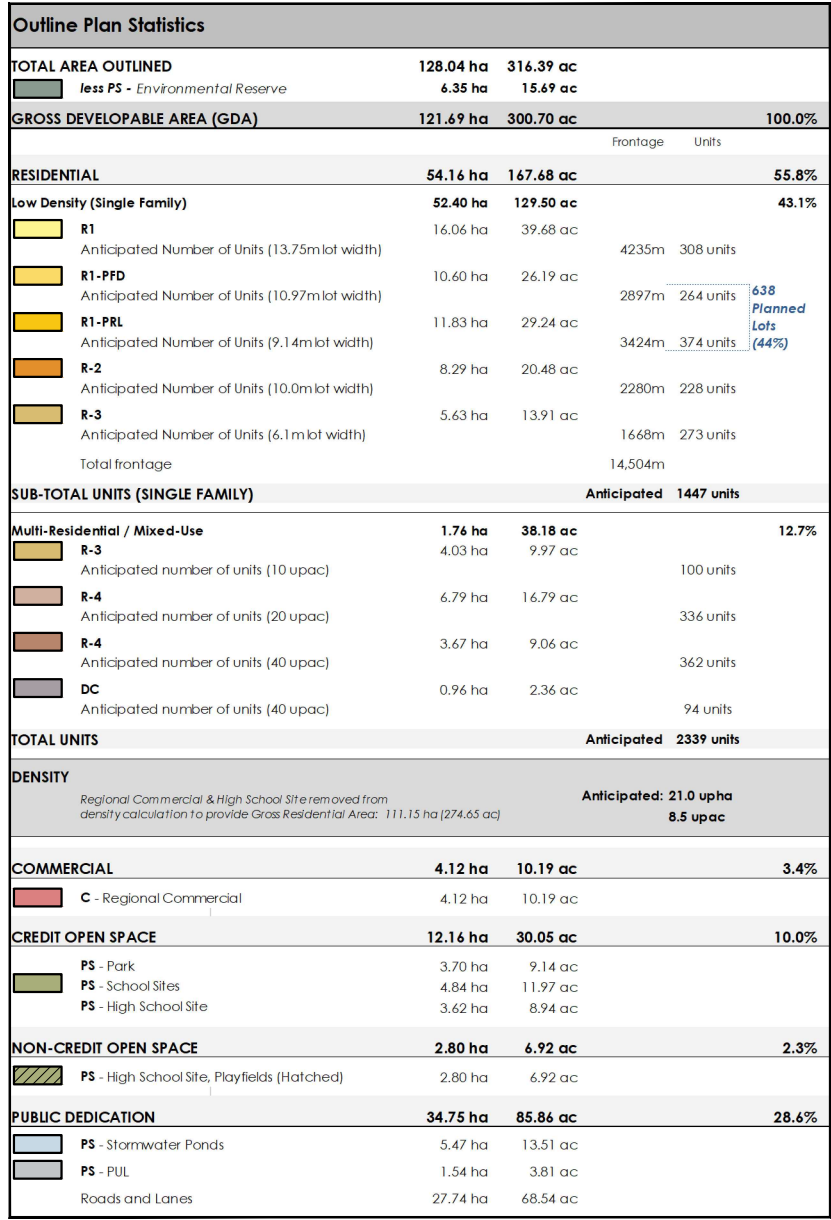
**READ A THIRD TIME** this \_\_\_\_\_ day of \_\_\_\_\_.

X

MAYOR

X

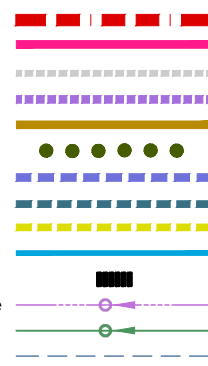
CAO



|                            |                  |                  |
|----------------------------|------------------|------------------|
| UT to R-1                  | 20.94 ha         | 51.74 ac         |
| UT to R-1PFD               | 14.42 ha         | 35.63 ac         |
| UT to R-1PRL               | 17.21 ha         | 43.76 ac         |
| UT to R-2                  | 11.48 ha         | 28.36 ac         |
| UT to R-3                  | 13.53 ha         | 33.43 ac         |
| UT to R-4                  | 13.30 ha         | 32.86 ac         |
| UT to DC                   | 1.24 ha          | 3.06 ac          |
| UT to C                    | 4.80 ha          | 11.86 ac         |
| UT to P3                   | 30.63 ha         | 75.69 ac         |
| <b>Total Redesignation</b> | <b>128.04 ha</b> | <b>316.39 ac</b> |

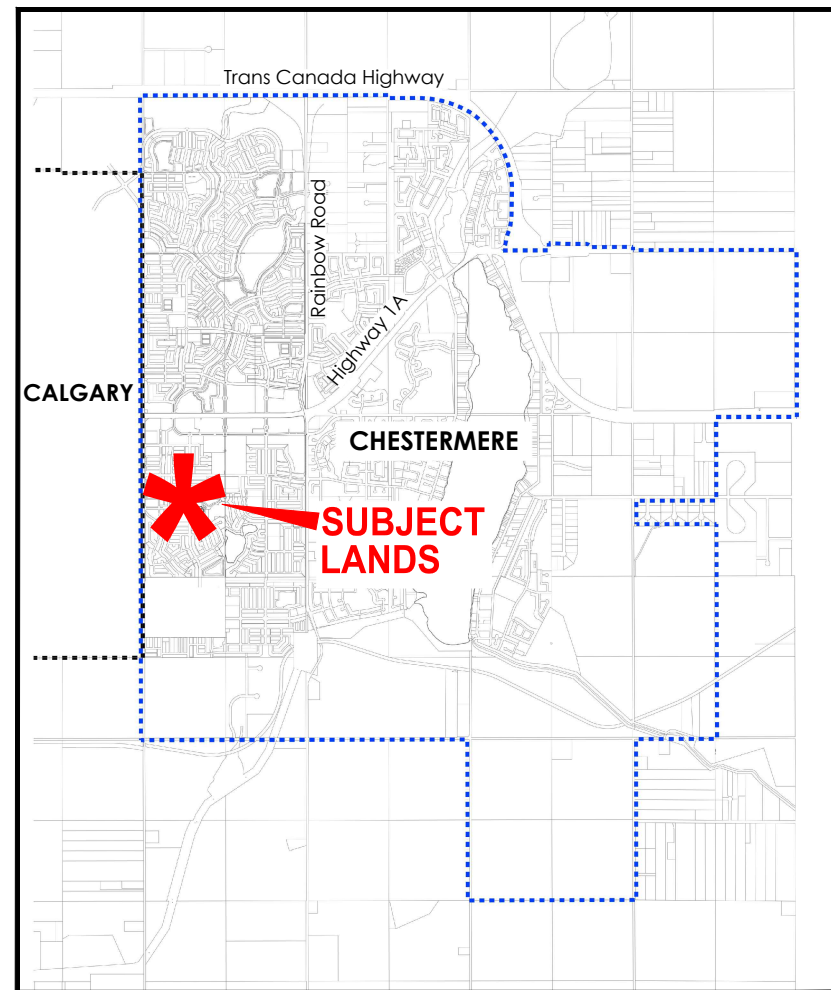
Legend

- Outline Plan Boundary
- Neighbourhood Node Boundary
- 1.5m Mono Sidewalk
- 2.0m Mono Sidewalk
- 2.0m Separate Sidewalk
- 3.0m Regional Pathway
- 2.0m Local Pathway
- 4.0m Maintenance Pathway
- Trail
- 1.5m Bike Lane
- Bus Zone
- Proposed Sanitary Sewer/Manho
- Proposed Storm Sewer/Manhole
- Proposed Water Main



## Notes

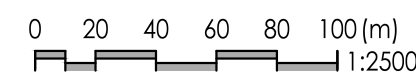
1. All residential roads are intended to be 16.0m Residential standards unless otherwise noted.
2. All walkways are intended to be 3.0m in width.
3. All lanes are 7m unless otherwise noted.
4. All lone cornercuts are to be 3m x 3m.
5. All road cornercuts are to be 4.5m x 4.5m.



## Location Plan

Portion of W  $\frac{1}{2}$  Section 9, Twp 24, Rge 28, W4

|                                                        |             |                    |
|--------------------------------------------------------|-------------|--------------------|
| <h2 style="margin: 0;"><u>Project Information</u></h2> |             |                    |
|                                                        |             |                    |
| <h2 style="margin: 0;"><u>Revision</u></h2>            |             |                    |
| <b>NO</b>                                              | <b>DATE</b> | <b>DESCRIPTION</b> |
| 1                                                      | 18-03-2024  | Submission         |
| 2                                                      |             |                    |
| 3                                                      |             |                    |
| 4                                                      |             |                    |



## Consultants



**Stantec Consulting Ltd.**  
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Client/Project

ANTHEM PROPERTIES LTD.

**CHELSEA**  
Chestermere, Alberta

Title  
Outline Plan and  
Land Use Redesignation

Project No.  
116500889

Date  
March 2024