



Bylaw #018-25
West Waterford Land Use
Amendment

DRAFT

**A BYLAW OF THE CITY OF CHESTERMERE, IN THE PROVINCE OF ALBERTA, TO
AMEND THE LAND USE BYLAW 020-24, 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 Bylaw #020-24, being the Land Use Bylaw, as amended;

**NOW THEREFORE, THE COUNCIL OF THE CITY OF CHESTERMERE ENACTS AS
FOLLOWS:**

1. Amend Section 10.24.4. Individual Direct Control Districts n) Direct Control Back-to-Back Townhouse Residential District (DC(R-3B))
 - a. Discretionary Uses
 - i. Remove **Supportive Housing**
 - ii. Add **Residential Care Facility**
2. That Schedule A of the Bylaw #020-24, being the Land Use Bylaw, as amended: Land Use Map is amended by redesignating portions of the N.W. ¼ Sec. 4-24-28-W4M containing approximately 46.15 hectares (114.04 acres) from Urban Transition (UT) to Residential Single Detached (R-1); Residential Planned Lot Rear-Lane (R-1PRL); Residential Planned Lot Front-Drive (R-1PFD); Residential Multi-Unit (R-3); Residential Low Rise Multi-Unit Residential (R-4); Direct Control Residential Back-to-Back Townhouse (DC(R-3B)); and Public Service (PS) as shown in Schedule A of this Bylaw.

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 _____

READ A SECOND TIME _____

READ A THIRD TIME _____

RESOLUTION NUMBERS:

DRAFT

Mayor, Shannon Dean

Chief Administrative Officer, Kent Edney

Schedule A

West Waterford Outline Plan

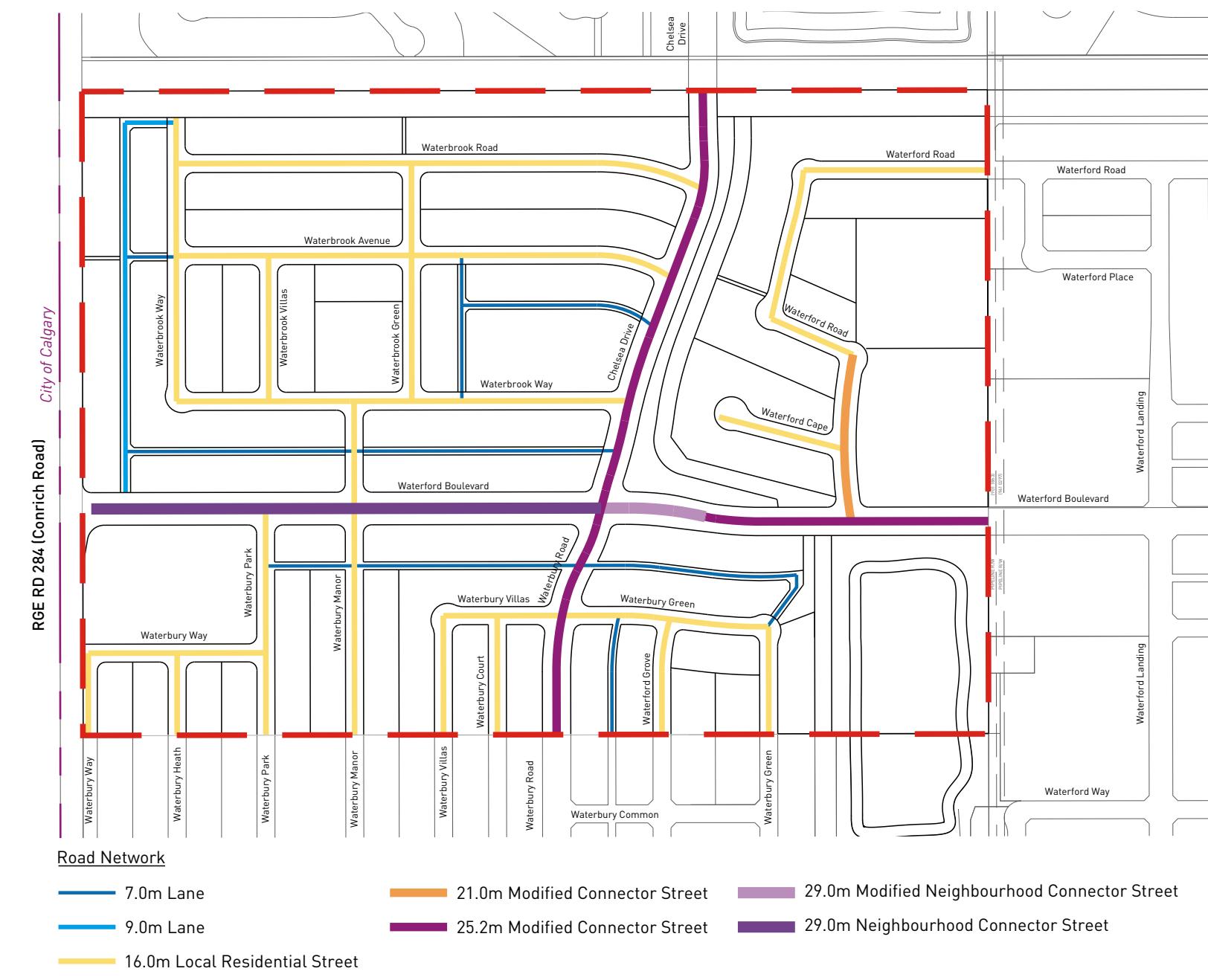
DRAFT

City of Calgary

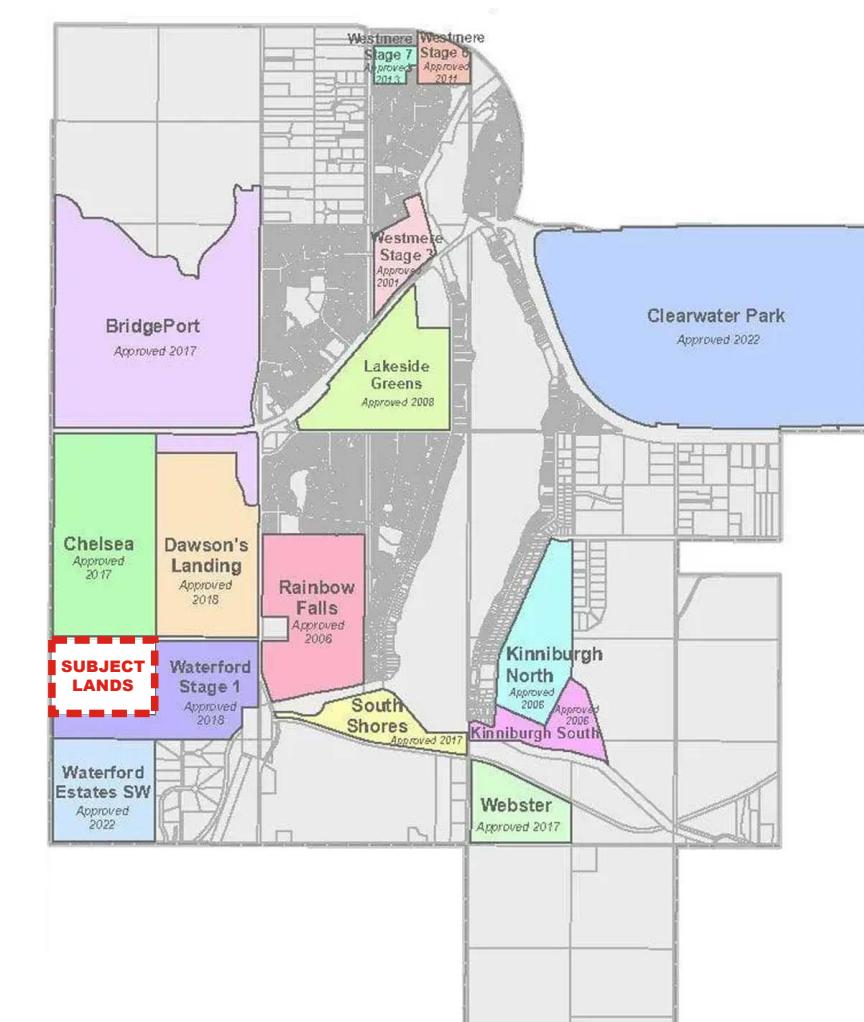
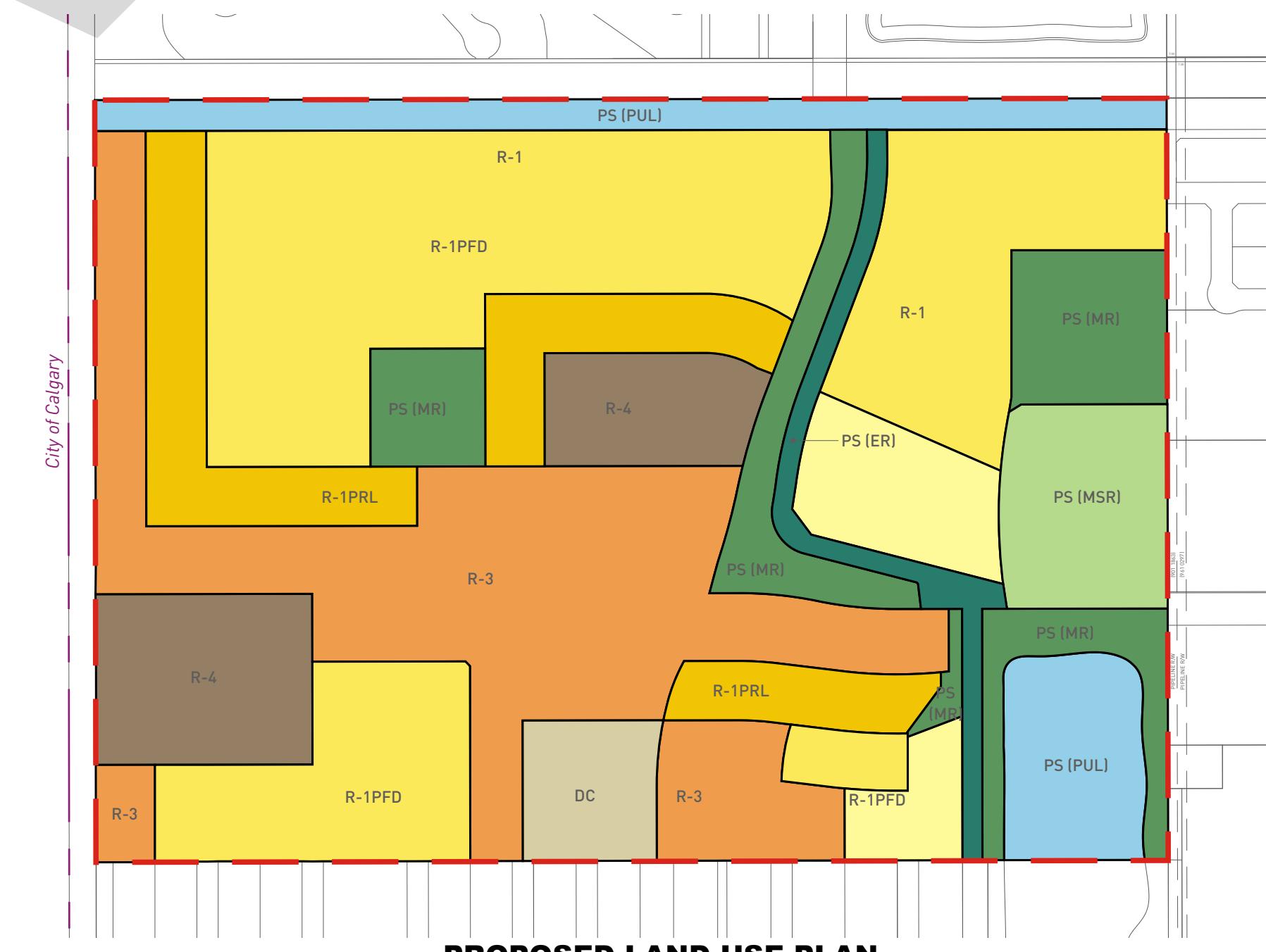
RGE RD 284 (Conrich Road)



Outline Plan Statistics					
	Frontage (m)	lot with/ Density	ha	ac	%
Total Ownership Area	46.15	114.04			
PS (ER)	0.98	2.42			
Developable Area	45.17	111.62	100.00%		
Residential	25.23	62.35	55.86%		
R-1	419.81 m	13.75 m	1.69	4.17	3.74%
R-1PFD	3127.01 m	10.97 m	10.91	26.96	24.15%
R-1PRL	861.77 m	9.14 m	2.92	7.22	6.47%
DC	195.18 m	7.02 m	0.63	1.55	1.39%
R-3	1912.69 m	6.50 m	6.41	15.84	14.19%
R-4 (Townhouses)	25 upa	1.05 m	2.61	2.34%	65 units
R-4	35 upa	1.62 m	4.00	3.58%	140 units
Residential Total	6516.46 m		937 units		
Density	8.4 upa		20.7 upha		
Open Space	5.21	12.88	10.23%		
PS (MSR)	1.62	4.00	3.58%		
PS (MR)	2.41	5.96	5.34%		
Subtotal	4.03	9.96	8.92%		
PS (MR) (near pond and drainage)	1.18	2.92	2.62%		
Subtotal (assumes 50% credit)	0.59	1.46	1.31%		
PUL	3.44	8.49	7.61%		
PS (PUL) Storm Pond	1.60	3.96	3.55%		
PS (PUL) Easement	1.83	4.53	4.06%		
Roads	11.29	27.90	25.00%		



LAND USE STATISTICS		
FROM	TO	AREA
		ha (±) ac (±)
UT	R-1	2.11 5.21
UT	R-1PFD	14.41 35.62
UT	R-1PRL	4.30 10.62
UT	DC	1.07 2.64
UT	R-3	9.68 23.93
UT	R-4	3.43 8.47
UT	PS (PUL)	3.48 8.59
UT	PS (MR)	4.60 11.36
UT	PS (MSR)	1.91 4.71
UT	PS (ER)	1.09 2.70
Total		46.15 114.04



LOCATION MAP

PROJECT NAME	FILE INFO	LEGAL DESCRIPTION	SHEET TITLE
Waterford		NW 1/4 of Section 4-24-28W4M	OUTLINE PLAN AND LAND USE REDESIGNATION

TEAM	PRE-APP NUMBER:	FILE INFO	LEGAL DESCRIPTION
B&A Studios 2700, 605 - 5th Ave SW Calgary, Alberta, T2P 4H5 bastudios.ca t: 403 269 4733	--		
LOC:	--		
PROJECT NUMBER:	2022-109		
DRAWN BY:	bdillon		
START DATE:	June 16, 2025		
CURRENT DATE:	June 16, 2025		