



## **Bylaw #004-26**

# **Residential Multi-Unit District (R-3) and Clearwater Park Land Use Bylaw Amendment**

**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 Bylaw #020-24, being the Land Use Bylaw, as amended;

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

1. Amend ‘Building Height’ under Section 10.9.4 of ‘Residential Multi-Unit District (R-3)’ as follows:

Building Height (maximum):	<ul style="list-style-type: none"><li>• 3 storeys – up to 12.0 m for principal building</li><li>• 4.5 m for accessory building</li></ul>
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2. That Schedule “A” ‘Land Use District Map’ of Land Use Bylaw #020-24, being the Land Use Bylaw, as amended: Land Use Map is amended by redesignating the northern portion of Lot 1, Block 2, Plan 241 2540 containing approximately 0.36 ha (0.88 ac) from Direct Control Residential Multi-Unit District (DC (R-3)) to Residential Multi-Unit District (R-3), as shown in Schedule “A” of this Bylaw.

**3. 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. PROVISIONS**

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

**READ A FIRST TIME:** January 27, 2026

**READ A SECOND TIME:** \_\_\_\_\_

**READ A THIRD TIME:** \_\_\_\_\_

**RESOLUTIONS NUMBERS:**

260127-12

DRAFT

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Mayor, Shannon Dean

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Chief Administrative Officer, Kent Edney

**SCHEDEULE "A"**