



City of Chestermere
PROVINCE OF ALBERTA

Bylaw #005-26

Bylaw #005-26

Country Residential District 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 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, DULY ASSEMBLED, HEREBY ENACTS AS FOLLOWS:

1. Amend Section 2.2 to add a definition for Building Area:

“**Building Area**” means the area of land covered by a building(s) at grade level, measured from the outside surface of the exterior walls, including cantilevers.

2. Subsection Y under Part 4.2 When a Development Permit Is Not Required is amended as follows:

y) The construction of:

i) A single detached dwelling or semi-detached dwelling on a lot, in a district in which such a dwelling is listed as a Permitted Use **and is connected to municipal water, sanitary, and stormwater servicing**, when it complies with all other provisions of this bylaw and has been the subject of a Plot Plan and Building Grade Form review. This includes deck/stairs and landings.

3. Part 10 Land Use Districts is amended to add the following and renumber subsequent districts:

10.22 Country Residential District (CR)

10.22.1 Purpose

The purpose of this District is to provide for residential development in a Country Residential setting generally without the provision of the full range of urban utility services. This District is intended to regulate residential development that will retain a semi-urban character within the City.

10.22.2 Permitted Uses	10.22.3 Discretionary Uses
<ul style="list-style-type: none">• Accessory Building• Accessory Building, Garage• Accessory Use• Dwelling, Single Detached	<ul style="list-style-type: none">• Accessory Building, Other• Bed and Breakfast Accommodation• Child Care Facility• Dwelling, Moved-In

<ul style="list-style-type: none"> • Home Business, Minor • Park • Private Swimming Pool / Hot Tub 	<ul style="list-style-type: none"> • Fill Placement • Home Business, Major • Public Utility • Secondary Suite • Short-Term Rentals • Solar Collector (not in conformance with Section 7.37) • Wind Energy System, Small (SWES)
-------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

10.22.4 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	Site Standard (If site abuts highway, arterial, or liveable/collector road)
Lot Area (minimum):	<ul style="list-style-type: none"> • 0.4047 ha (1.0 ac) 	<ul style="list-style-type: none"> • 0.8094 ha (2.0 ac)
Lot Width (minimum):	<ul style="list-style-type: none"> • 50.0 m 	<ul style="list-style-type: none"> • 80.0 m
Lot Frontage (minimum):	<ul style="list-style-type: none"> • 50.0 m 	<ul style="list-style-type: none"> • 80.0 m
Front Yard Setback (minimum):	<ul style="list-style-type: none"> • 15.0 m from any local residential or service road 	<ul style="list-style-type: none"> • 60.0 m from a highway or arterial road • 45.0 m from a collector road • 15.0 m from any local residential or service road
Side Yard Setback (minimum):	<ul style="list-style-type: none"> • 7.0 m 	<ul style="list-style-type: none"> • 60.0 m from a highway or arterial road • 45.0 m from a collector road • 15.0 m from any local residential or service road • 7.0 m from all other
Rear Yard Setback (minimum):	<ul style="list-style-type: none"> • 10.0 m for Principal Building • 8.0 m for Accessory Buildings 	<ul style="list-style-type: none"> • 30.0 m from any road • 15.0 m from all other
Building Height	<ul style="list-style-type: none"> • 12.0 m for Principal Building 	<ul style="list-style-type: none"> • 12.0 m for Principal Building

(maximum):	<ul style="list-style-type: none">• 5.5 m for Accessory Buildings	<ul style="list-style-type: none">• 5.5 m for Accessory Buildings
Building Area (maximum):	<ul style="list-style-type: none">• 120 m² for all Accessory Buildings	<ul style="list-style-type: none">• 225 m² for all Accessory Buildings
Lot Coverage (maximum):	<ul style="list-style-type: none">• 30% for Principal Building• 10% for Accessory Buildings	<ul style="list-style-type: none">• 30% for Principal Building• 10% for Accessory Buildings

10.22.5 Additional Requirements

- a) Once the minimum lot size for the district has been achieved, no further subdivision will be permitted, and a restrictive covenant to the satisfaction of the Subdivision and/or Development Authority shall be registered on title that includes, but is not limited to, provisions for servicing, offsite levies, and to restrict future subdivision.
- b) All development shall provide and meet the requirements of a site-specific geotechnical study with building site information prepared by a qualified professional, to the satisfaction of the Subdivision and/or Development Authority.
- c) At the discretion of the Subdivision and/or Development Authority, other studies related to environmental assessment or the suitability of land may be required. These may include but are not limited to:
 - a. Biophysical Impact Assessment
 - b. Environmental Impact Assessment
 - c. Environmental Site Assessment
 - d. Historical Resources Assessment
 - e. Stormwater Management Plan
 - f. Transportation Impact Assessment or Transportation Study
- d) In the absence of municipal servicing, every lot must have an independent water cistern, sanitary and stormwater pump-out tank.
- e) In 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 Subdivision and/or Development Authority.

f) The maximum number of dwelling units permitted on any lot in this district is one principal building and one secondary suite.

4. SEVERABILITY AND GENERAL PROVISIONS

4.1 If any part of this Bylaw is found in any court of law to be illegal or beyond the power of Council to enact, such parts shall be deemed to be severable and all other sections or parts of this Bylaw shall be deemed separate and independent there from and to be enacted as such.

4.2 Words in the singular include the plural and words in the plural include the singular.

4.3 This Bylaw is gender-neutral and, accordingly, any reference to one gender includes all others.

4.4 This Bylaw comes into force on the date of third and final reading.

READ A FIRST TIME: January 27, 2026

READ A SECOND TIME _____

READ A THIRD TIME _____

RESOLUTION NUMBERS:

260127-19

Mayor, Shannon Dean

Chief Administrative Officer, Kent Edney