



City of Chestermere  
PROVINCE OF ALBERTA

Bylaw #016-26

## **Bylaw #016-26**

# **Waterford Estates 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 IN THE CITY OF CHESTERMERE.**

**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 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. That Schedule A of Bylaw #020-24, being the Land Use Bylaw, as amended: Land Use Map is amended by redesignating a portion of S.W. ¼ Sec. 4-24-28-W4M as shown in Schedule “A” of this Bylaw.

**2. SEVERABILITY AND GENERAL PROVISIONS**

**2.1** 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.

**2.2** Words in the singular include the plural and words in the plural include the singular.

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

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

**READ A FIRST TIME:** April 28, 2026  
**READ A SECOND TIME** \_\_\_\_\_  
**READ A THIRD TIME** \_\_\_\_\_

**RESOLUTION NUMBERS:**  
260428-06

DRAFT

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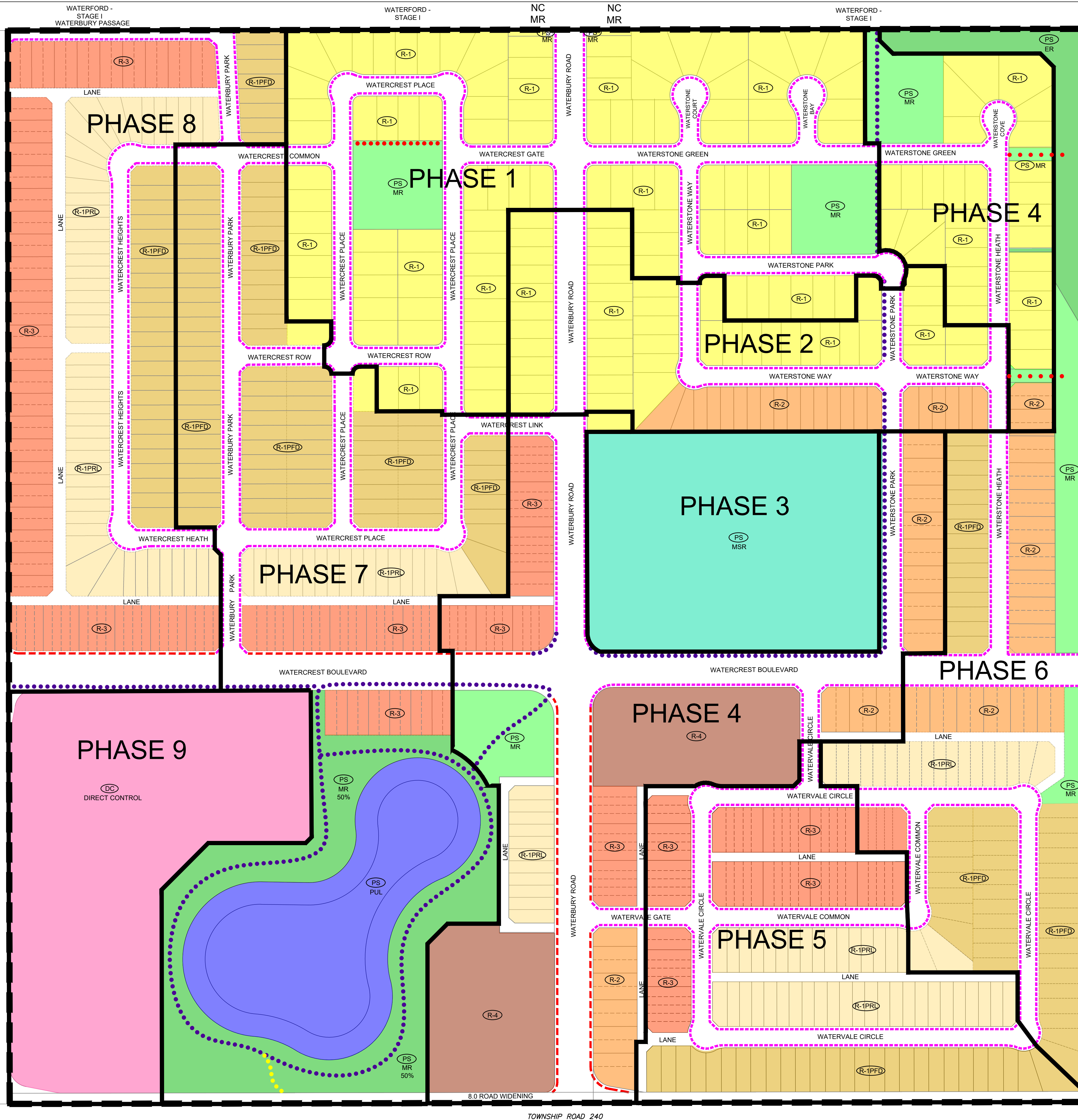
Mayor, Shannon Dean

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Chief Administrative Officer, Kent Edney

# WATERFORD ESTATES STAGE 2 - (OUTLINE PLAN)

SCALE 1:1500



- OUTLINE PLAN BOUNDARY
- PROPOSED LAND USE
- PROPOSED SEPARATE SIDEWALKS
- PROPOSED MONO SIDEWALKS
- PROPOSED REGIONAL PATHWAY
- PROPOSED FUTURE REGIONAL PATHWAY
- PROPOSED LOCAL PATHWAY

- R-1 (RESIDENTIAL SINGLE DETACHED DISTRICT)
- R-1PRL (RESIDENTIAL PLANNED LOT DISTRICT w/LANES)
- R-1PFD (RESIDENTIAL PLANNED LOT DISTRICT w/FRONT DRIVE)
- R-2 (RESIDENTIAL SEMI- DETACHED DISTRICT)
- R-3 (RESIDENTIAL MULTI- UNIT DISTRICT - SEMI-DETACHED)
- R-4 (LOW RISE MULTI-UNIT RESIDENTIAL DISTRICT)
- DC (DIRECT CONTROL)
- PS (PUBLIC SERVICES DISTRICT) MSR (SCHOOL SITE & PLAYFIELDS)
- PS (PUBLIC SERVICES DISTRICT) MR (50% DEDICATION) PARKS, LINEAR PATHWAYS
- PS (PUBLIC SERVICES DISTRICT) MR (100% DEDICATED) PARKS, LINEAR PATHWAYS
- PS (PUBLIC SERVICES DISTRICT) (PUL) STORM WATER POND
- PS (PUBLIC SERVICES DISTRICT) (ER)

Waterford Stage 2 Outline Plan Statistics

	Ha	Ac	%
<b>GROSS DEVELOPABLE AREA</b>	64.80	160.06	
PS (ER) Environmental Reserve	0.68	1.68	
TWP 240 Road Widening	0.68	1.68	
<b>NET DEVELOPABLE AREA</b>	63.44	156.70	100.0
<b>RESIDENTIAL</b>	37.96	93.75	59.8
R-1 (Residential Single Detached District)	10.22	25.24	
R-1PRL (Residential Planned Lot District w/ Lane)	4.72	11.66	
R-1PFD (Residential Planned Lot District w/ Front Drive)	7.34	18.12	
R-2 (Residential Semi Detached District)	3.00	7.41	
R-3 (Residential Multi-Unit District - Semi Detached)	5.60	13.83	
R-4 (Low Rise Multi-Unit Residential District)	2.30	5.68	
DC (Direct Control)	4.78	11.81	
<b>OPEN SPACE</b>	8.72	21.54	13.7
PS (MSR) School Site & Playfields	3.66	9.04	
PS (MR) Parks, Linear Pathways (50% credit)	2.55	6.30	
PS (MR) Parks, Linear Pathways (100% credit)	2.51	6.20	
<b>PUBLIC UTILITY LOT</b>	2.55	6.30	4.0
PS (PUL) Stormwater Pond	2.55	6.30	
<b>ROADS</b>	14.23	35.15	22.4
Road - Collector (29.5m)	0.75	1.85	
Road - Primary Collector (29.0m)	0.67	1.65	
Road - Collector (25.7m)	1.72	4.25	
Road - Collector (25.2m)	1.14	2.82	
Road - Residential (16.0m)	8.41	20.77	
Road - Lane (10.0m)	0.03	0.07	
Road - Lane (7.0m)	1.51	3.73	