



City of Chestermere  
PROVINCE OF ALBERTA

Bylaw #025-26

# **Bylaw #025-26**

## **Clearwater Park Land Use 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 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. That Schedule A of Bylaw #020-24, being the Land Use Bylaw, as amended: Land Use Map is amended by redesignating a portion of the Clearwater Park community from; Direct Control Residential Multi-Unit District DC(R-3) to Residential Multi-Unit (R-3), to Residential Planned Lot Rear Lane (R-1PRL), and Residential Planned Lot Front Drive (R-1PFD), as shown in Schedule “A” of this Bylaw.
  
2. The following text, in subsection 10.9.4 “General Requirements” under section 10.9 ‘Residential Multi-Unit District (R-3) is amended:

Site Standard	Rear Lane	No Rear Lane
Lot Area (minimum):	<ul style="list-style-type: none"> <li>• 520 m<sup>2</sup> per building for semi-detached dwellings, 204 m<sup>2</sup> for one of the two dwelling units</li> <li>• 204 m<sup>2</sup> per townhouse unit that fronts onto a public road</li> <li>• At the discretion of the Development Authority for all other uses</li> </ul>	
Lot Width (minimum):	<ul style="list-style-type: none"> <li>• 6.0 m per lot for townhouses that front onto a <span style="color: red;">public</span> road</li> <li>• 15.0 m per building for semi-detached dwellings, 6.0m for one of the two dwellings</li> <li>• At the discretion of the Development Authority</li> </ul>	
Front Yard Setback (minimum):	<ul style="list-style-type: none"> <li>• 6.0 m for lots with an attached front drive garage</li> <li>• 3.5 m for lots with frontage onto a public road without an attached front yard garage, provided all eaves and cantilevers do not encroach into the required front yard setback</li> </ul>	

Side Yard Setback (minimum) Principal Building:	<ul style="list-style-type: none"> <li>• 3.0 m on street side of a corner lot</li> <li>• 1.5 m on all other lots</li> <li>• No side yard required for a semi-detached dwelling or townhouse where a common wall is on a side lot line</li> </ul>	<ul style="list-style-type: none"> <li>• 1.5 m</li> <li>• 3.0 m on street side of a corner lot</li> </ul>
Side Yard Setback (minimum) Accessory Building:	<ul style="list-style-type: none"> <li>• 3.0 m on street side of a corner lot</li> <li>• 0.6 m including eaves on all other lots</li> <li>• No side yard required for accessory building, garage where a common wall is on a side lot line</li> </ul>	
Building Separation (minimum):	<ul style="list-style-type: none"> <li>• 2.4 for elevations with no living room and/or bedroom windows facing each other</li> <li>• <del>10.0 m for elevations with living rooms and/or bedroom windows facing each other, or compliance with any other Alberta regulations, whichever is greater</del></li> </ul>	
Rear Yard Setback (minimum):	<ul style="list-style-type: none"> <li>• 6.0 m for principal building</li> <li>• 1.0 m for accessory building</li> </ul>	
Density (maximum):	<ul style="list-style-type: none"> <li>• 6.0 units per grouping</li> <li>• 44 units/ha</li> </ul>	
Amenity Space (minimum):	<ul style="list-style-type: none"> <li>• 10% of site to be used for communal space for complexes of 10 or more units</li> <li>• 16m<sup>2</sup> of private fenced outdoor amenity space for each attached housing unit</li> <li>• Minimum 1.5m-high opaque wall required to separate adjoining decks</li> </ul>	
Lot Coverage (maximum):	<p><del>60%</del>55% for all buildings excluding lake front lot area</p> <ul style="list-style-type: none"> <li>• Maximum 40% for Principal Buildings</li> <li>• Maximum <del>20%</del>15% for Accessory Buildings</li> </ul>	
Building Height (maximum):	<ul style="list-style-type: none"> <li>• 2 stories plus loft not to exceed 12.0 m for principal building</li> <li>• 4.5 m for accessory building</li> </ul>	



Figure 10.9.5: R-3 Site Specific Amendments

4. The following text, in subsection 10.7.3 “Discretionary Uses” under section 10.7 ‘Residential Planned Lot Front Drive (R-1PFD)’ is amended:

10.7.3 Discretionary Uses
<ul style="list-style-type: none"><li>• Accessory Building, Other</li><li>• <del>Community Buildings and Facilities</del></li><li>• Bed and Breakfast Accommodation</li><li>• Child Care Facilities</li><li>• Community Buildings and Facilities</li><li>• Major Home Businesses</li><li>• Public Uses</li><li>• Places of Worship</li><li>• Public Utilities</li><li>• Signs</li><li>• Small Wind Energy Conversion Systems</li><li>• Sollar Collectors not in conformance with Section 7.37</li></ul>

5. The following text, in subsection 10.7.5 “Additional Requirements” under section 10.7 ‘Residential Planned Lot Front Drive (R-1PFD)’ is amended:

- a) Adherence to Architectural Controls, approved by the Development Authority, shall be demonstrated at the building permit application stage.
- b) The density of the property and/or the habitable floor area shall not be increased beyond the maximum habitable floor area identified in this district.
- c) Minimum setback requirements shall only be eligible for variance provided there is no increase to density, and provided the variance is necessary due to physical site constraints.
- d) **Notwithstanding section 10.7.4, the following requirements apply to portions of N14-24-28W4 Plan 8910976 Block 1, NE14-24-28-W4, PT NW13-24-28-W4 as illustrated in Figure 10.7.4, at the discretion of the Development Authority:**
  - a. **Lot Area (minimum):**
    - i. **306 m<sup>2</sup>**
  - b. **Lot Width (minimum):**
    - i. **9.14 m**

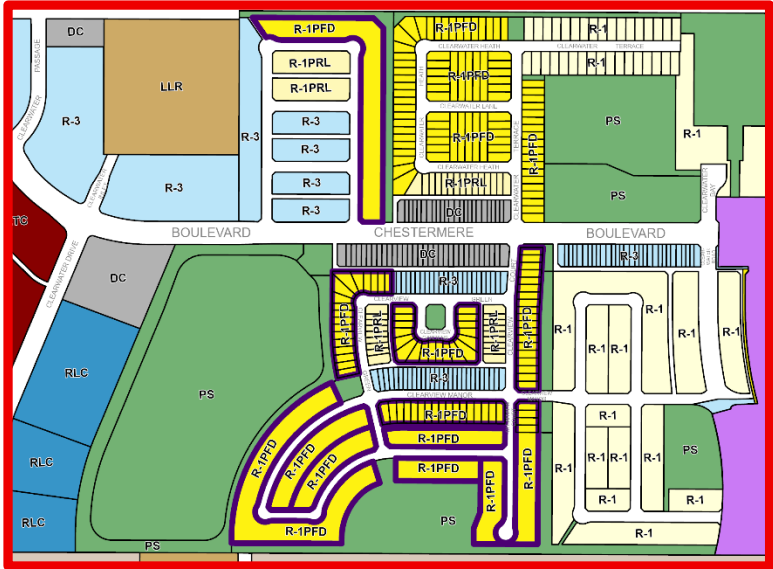


Figure 10.7.4: R-1PFD Site Specific Amendments

**6. SEVERABILITY AND GENERAL PROVISIONS**

- 6.1** 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.
- 6.2** Words in the singular include the plural and words in the plural include the singular.
- 6.3** This Bylaw is gender-neutral and, accordingly, any reference to one gender includes all others.
- 6.4** This Bylaw comes into force on the date of third and final reading.

**READ A FIRST TIME:** May 26, 2026  
**READ A SECOND TIME** \_\_\_\_\_  
**READ A THIRD TIME** \_\_\_\_\_

**RESOLUTION NUMBERS:**  
260526-07

DRAFT

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Mayor, Shannon Dean

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Chief Administrative Officer, Kent Edney

Schedule "A"

