



City of Chestermere
PROVINCE OF ALBERTA

Bylaw #031-26

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Housekeeping 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. Subsection 10.9.4. General Requirements under 10.9 Residential Multi-Unit District (R-3) is amended by removing the following:**

Building Height (maximum):	• 2 storeys plus loft not to exceed 12.0 m for principal building • 4.5m for accessory building
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and replaced with the following:

Building Height (maximum):	• 3 storeys – up to 12.0 m for principal building • 4.5m for accessory building
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- 2. Subsection 10.7.4. General Requirements under 10.7 Residential Planned Lot Front-Drive District (R-1PFD) is amended by removing the following:**

Lot Width (minimum):	10.97 m
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and replaced with the following:

Lot Width (minimum):	11 m
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- 3. Section 2.2 Definitions are amended by removing the following:**

“Frontage” means the width of a lot or a site where it abuts a street.

and replaced with the following:

“Frontage” means the width of a lot or site where it abuts the street as defined in the lot line, front.

- 4. Amending subsection 10.12.3 Discretionary Uses under section 10.12 Eastern Town Centre Commercial District (ETC) by adding the use “Health Care Facility”.**

5. **Amending subsection 10.16.3 Discretionary Use under section 10.16 Public Services District (PS) by adding the use “Health Care Facility”.**
6. **Amending subsection 10.11.3 Discretionary Uses under Section 10.11 Local Commercial District (C) by adding the use “Health Care Facility (Minimum Lot Size Required - 1.5 Ha.)”**

7. **SEVERABILITY AND GENERAL PROVISIONS**

- 7.1 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.
- 7.2 Words in the singular include the plural and words in the plural include the singular.
- 7.3 This Bylaw is gender-neutral and, accordingly, any reference to one gender includes all others.
- 7.4 This Bylaw comes into force on the date of third and final reading.

READ A FIRST TIME: July, 28 2026
READ A SECOND TIME _____
READ A THIRD TIME _____

RESOLUTION NUMBERS:

DRAFT

Mayor, Shannon Dean

Chief Administrative Officer, Kent Edney