



Welcome to the
Acreage Information Session



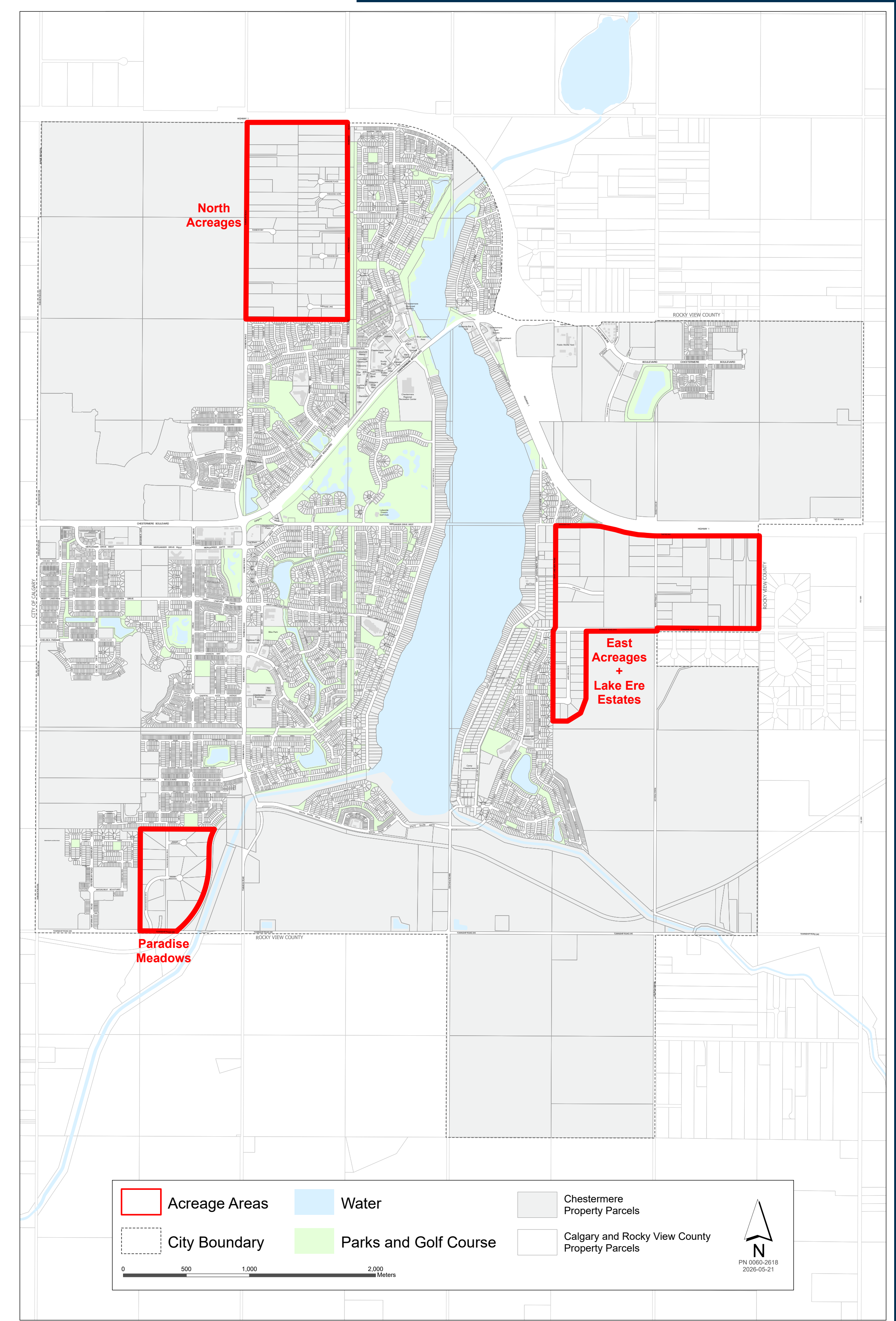
Where are Chestermere's acreage communities located?

The Municipal Development plan (MDP) identifies two acreage communities:

- North Acreages
- East Acreages

Paradise Meadows and Lake Ere Estates can be considered acreage communities, though not included in the Municipal Development Plan (MDP) designation.

Please refer to the map for their locations.



Does the City of Chestermere have water and sanitary system capacity to support development within the existing municipal boundary?

Yes. The City's approved infrastructure master plans identify water and sanitary (wastewater) capacity to service lands within the current municipal boundary. Individual developments must still meet servicing requirements, approvals, and engineering standards.

Who pays for and builds water and wastewater services needed for development?

The landowner or developer is responsible for funding and constructing the infrastructure needed to service a proposed development. This is a standard requirement for all development within the city.



Does the 2008 Annexation Agreement guarantee municipal water and wastewater services for acreage properties?

No. The 2008 Annexation Agreement does not promise to provide water and sanitary (wastewater) services to acreage properties. The City has ensured there is capacity to service these lands if they are developed in the future.



Can I develop my property without water and sanitary?

No. Each parcel must provide a potable water source and sanitary disposal system.

In urban areas, properties are connected to municipal water distribution systems and sanitary collection systems. In areas where no pipes exist, the City may allow for pump-in/pump-out sanitary systems and cisterns for potable water.

There are currently two land use districts that allow these systems as an option for development; the Country Residential District (CR) and Transitional Rural Residential (TRR) District.

Why are new private wells and septic systems generally not permitted in Chestermere?

The Municipal Development Plan does not allow for new development with septic and wells in most situations.

The City has no engineering studies that address the overall impact of water wells and septic systems within the City of Chestermere. Without these studies, new wells and septic systems may have an adverse impact on the environment, including wetlands, Chestermere Lake, and adjacent properties.

What is the Country Residential District (CR)?

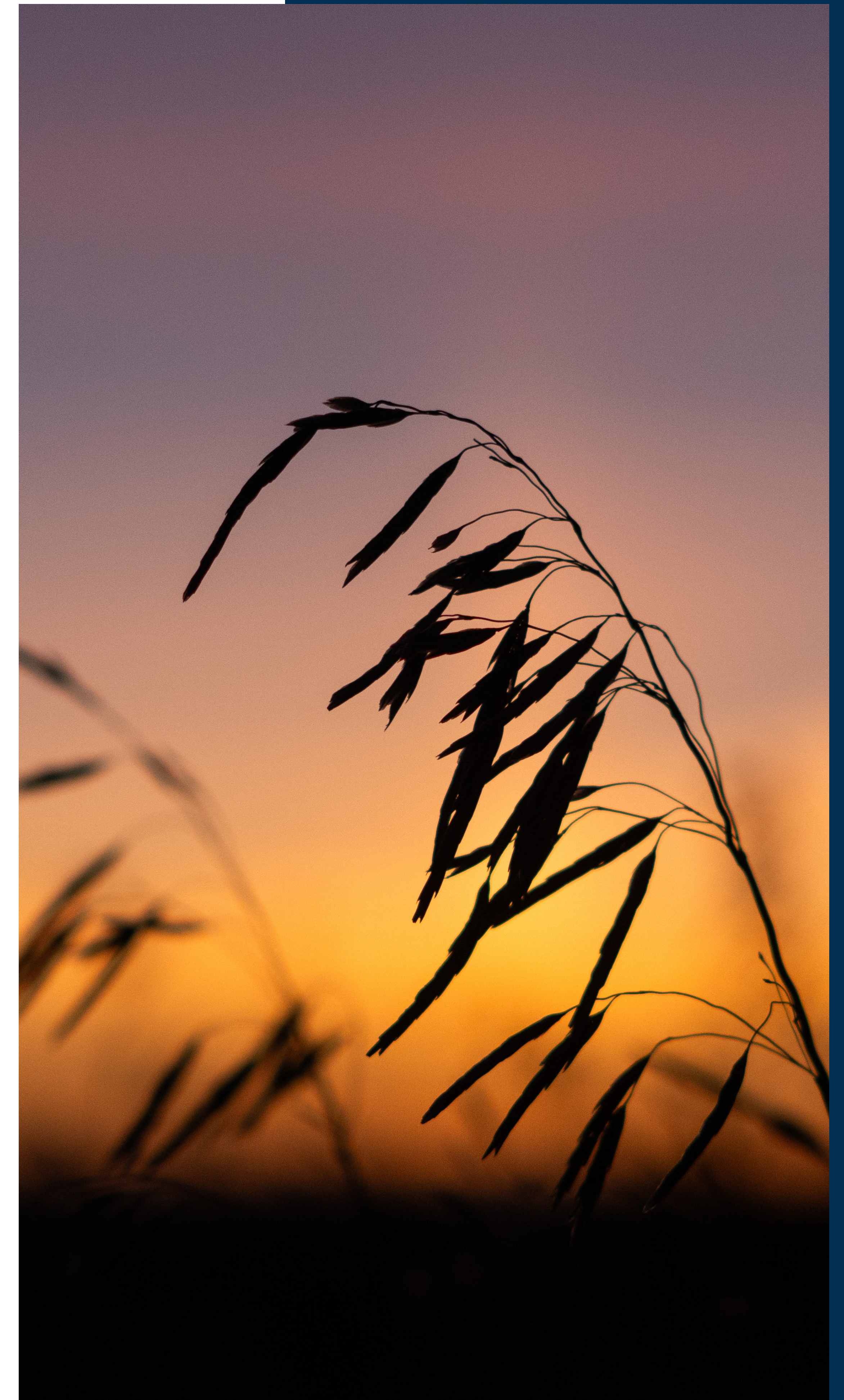
The purpose of the Country Residential District (CR) is to provide for residential development in a country residential setting, generally without the full range of urban utility services.

This district is intended to regulate residential development that retains a semi-urban character within the City.

As of March 2026, the subdivision authority may choose to defer the water, sanitary, and stormwater components of the City of Chestermere Off-Site Levy Bylaw within this district.

The offsite levies for library, recreation, fire, and transportation will apply.

A restrictive covenant is required as part of the subdivision process that will not allow future subdivision of these lands.



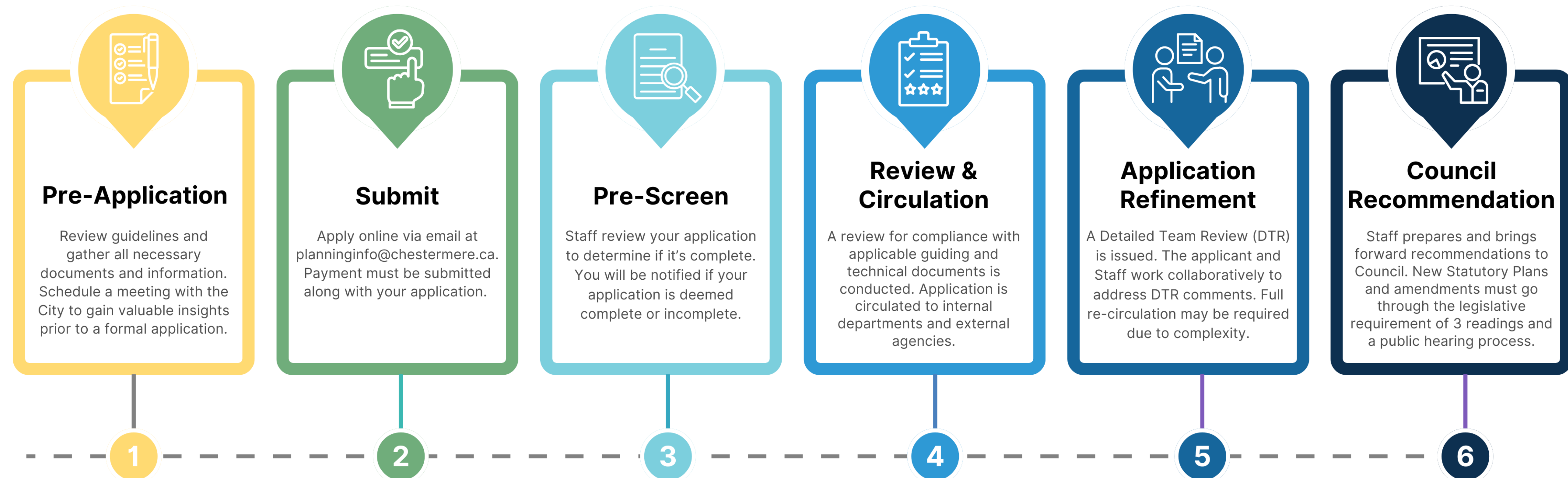
How do I redesignate my property to the Country Residential Land Use District?

After a pre-application meeting with the City, an application is submitted. Staff first check that the application is has all required reports and drawings.

Next, the application is sent to different departments and outside agencies for review and comments.

The applicant then responds to any concerns or required changes. Once everything has been reviewed and addressed, the application moves forward to Council.

Council then considers the proposal through three readings and a public hearing before making a decision.

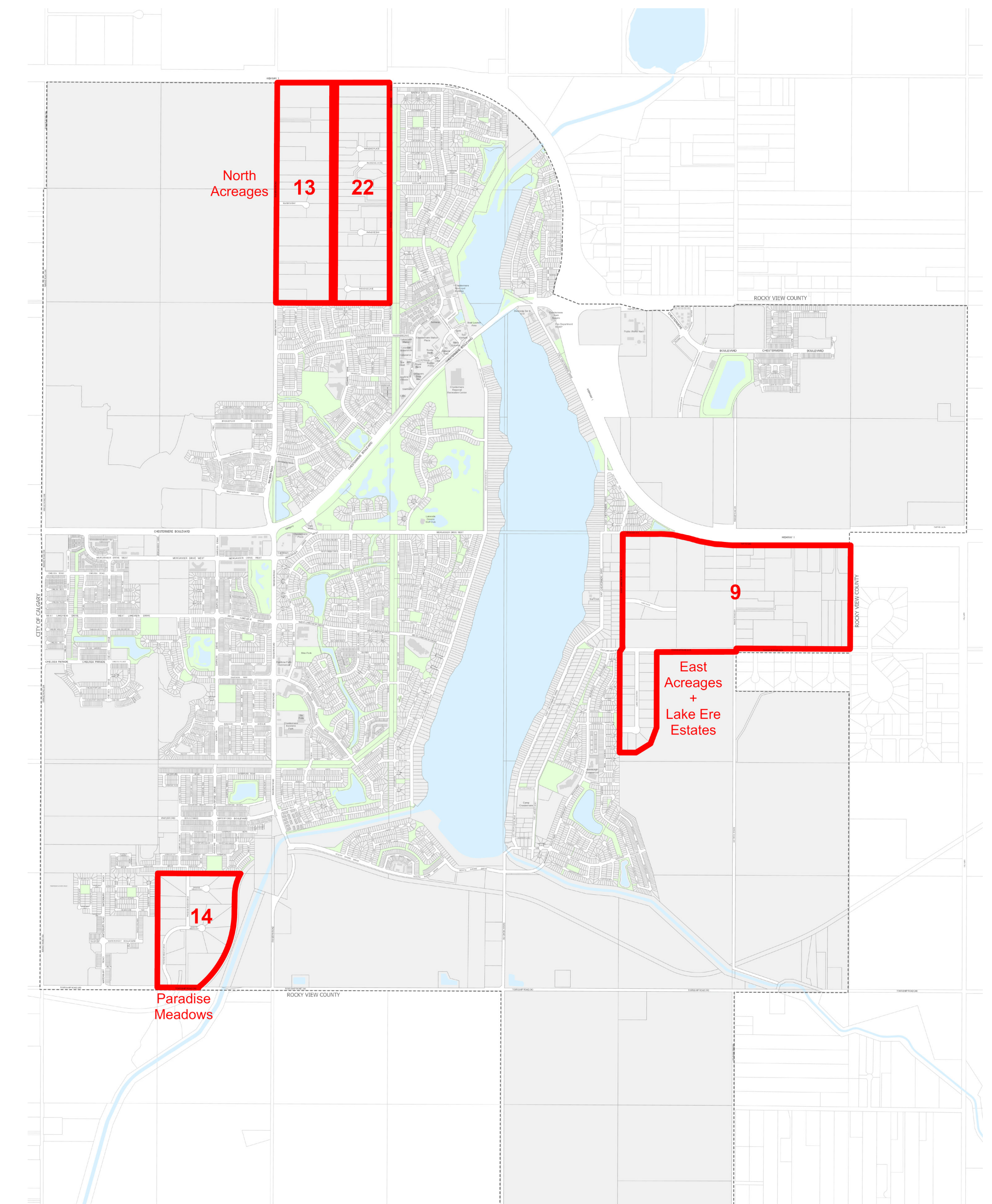


Do off-site levy bylaws apply to Acreage Communities?

Yes. Off-site levies currently apply to lands within the city under the City of Chestermere Off-Site Levy Bylaw #013-25.

Off-site levies are collected at the time of development and are based on the area of the development.

For lands within the Country Residential District (CR), payment of water, sanitary, and stormwater levy components may be deferred.



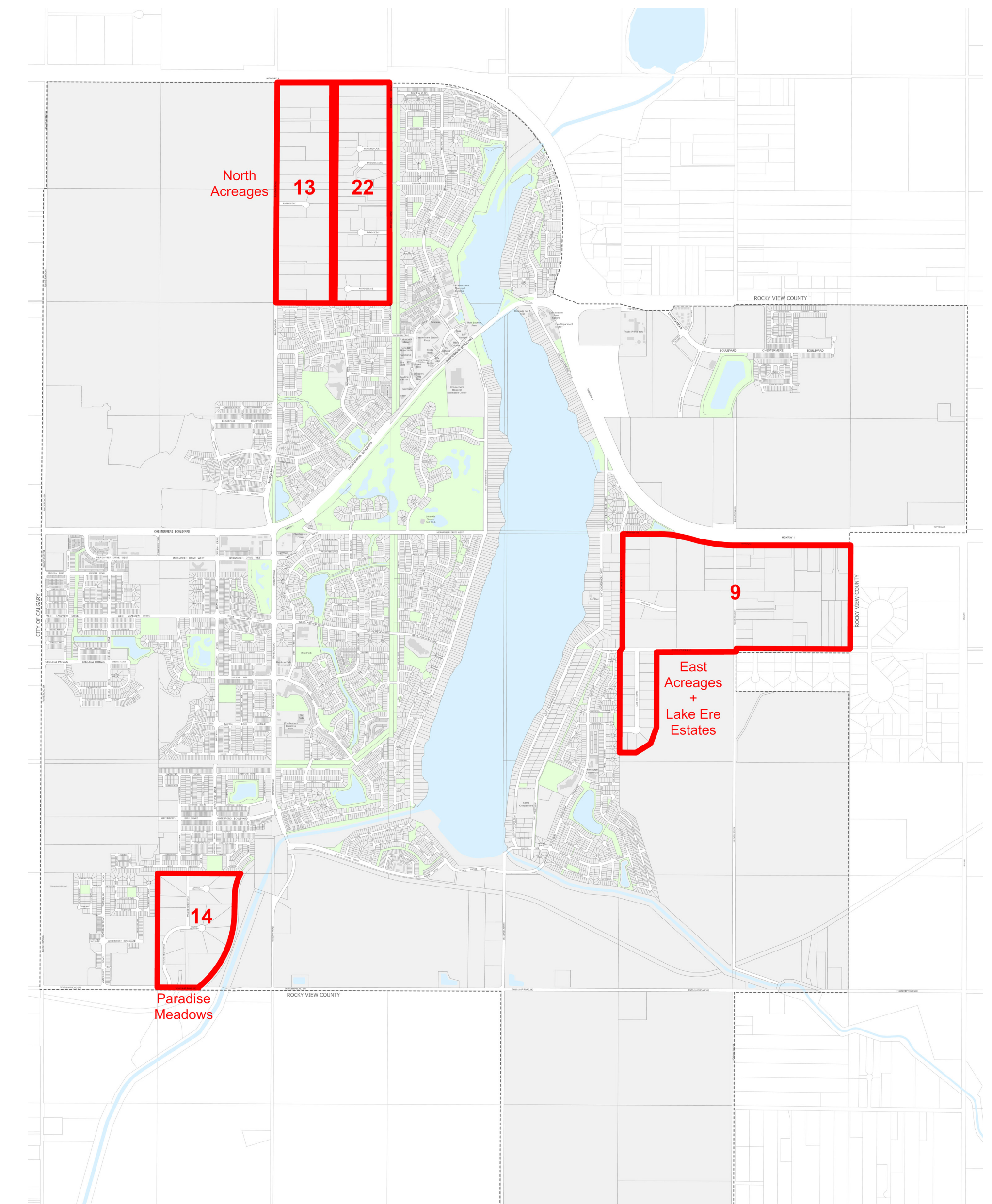
Area	Utilities			Transportation	Recreation	Fire	Library	Total per ha	Total Excl. Utilities
	Water	Sanitary	Storm						
9	\$60,605	\$133,056	\$103,399	\$113,408	\$35,764	\$19,046	\$13,335	\$478,607	\$181,553
13	\$60,605	\$98,471	\$83,327	\$113,408	\$35,764	\$19,046	\$13,335	\$423,955	\$181,554
14	\$60,605	\$41,047	\$77,262	\$113,408	\$35,764	\$19,046	\$13,335	\$360,466	\$181,555
22	\$60,605	\$88,308	\$83,327	\$113,408	\$35,764	\$19,046	\$13,335	\$413,792	\$181,556

Do off-site levy bylaws apply to Acreage Communities?

Yes. Off-site levies currently apply to lands within the city under the City of Chestermere Off-Site Levy Bylaw #020-26.

Off-site levies are collected at the time of development and are based on the area of the development.

For lands within the Country Residential District (CR), payment of water, sanitary, and stormwater levy components may be deferred.



Area	Utilities			Transportation	Recreation	Fire	Library	Total per ha	Total Excl. Utilities
	Water	Sanitary	Storm						
9	\$63,055	\$132,566	\$102,331	\$115,907	\$45,190	\$19,930	\$14,300	\$493,278	\$195,327
13	\$63,055	\$111,461	\$68,905	\$115,907	\$45,190	\$19,930	\$14,300	\$438,747	\$195,327
14	\$63,055	\$41,427	\$102,674	\$115,907	\$45,190	\$19,930	\$14,300	\$402,483	\$195,327
22	\$63,055	\$93,857	\$68,905	\$115,907	\$45,190	\$19,930	\$14,300	\$421,143	\$195,327



How do these off-site levies help fund infrastructure for the acreage communities and the City?

Off-site levies help fund all or part of the capital cost of major infrastructure needed to support growth.

This may include municipal services, fire services, recreation facilities, and libraries that benefit developing areas and the broader community.

Off-site levies help ensure benefitting areas contribute toward the infrastructure needed to support development.

Who pays off-site levies?

Landowners or developers of benefitting lands pay off-site levies at the time of subdivision and/or development.

What happened to the East Acreages Area Structure Plan (ASP) prepared in 2013?

The East Acreages ASP was defeated by Council on June 15, 2015, and therefore not approved.

Do I need technical studies before I can subdivide?

Will I need to hire professionals?

Yes. Professional studies are a requirement of your Land Use Amendment and Subdivision applications to determine whether land is suitable for development.

Required studies vary depending on the property and proposal, but may include:

- **Geotechnical Reports** (soil and ground conditions)
- **Biophysical Reports** (wetlands, vegetation, and environmental features)
- **Transportation Impact Assessments** (traffic impacts and road access)

What is the difference between the Country Residential District (CR) and Transitional Rural Residential District (TRR)

	Transitional Rural Residential District (TRR)	Country Residential District (CR)*
Purpose	Support subdivision but intended to transition to higher urban density with provisions of full urban servicing.	Support subdivision without the provision of full urban servicing but restricts further subdivision.
Lot Area (minimum)	<ul style="list-style-type: none"> • 0.4 ha / 1.0 ac 	<ul style="list-style-type: none"> • 0.4047 ha / 1.0 ac (abutting local residential road) • 0.8094 ha / 2.0 ac (abutting highway, arterial, or liveable/collector road)
Lot Width (minimum)	<ul style="list-style-type: none"> • Not Applicable 	<ul style="list-style-type: none"> • 50 m (abutting local residential road) • 80 m abutting highway, arterial, or liveable/collector road)
Servicing	<ul style="list-style-type: none"> • Independent Servicing with Plan for Municipal Servicing 	<ul style="list-style-type: none"> • Independent Servicing
Offsite Levies	<ul style="list-style-type: none"> • All Required 	<ul style="list-style-type: none"> • All Required (Water, Sanitary, and Storm May Be Deferred at the discretion of the Subdivision and/or Development Authority subject to OSL Policy Framework 320 approved by Council)
Reserve Dedication	<ul style="list-style-type: none"> • Required 	<ul style="list-style-type: none"> • Required
Planning	<ul style="list-style-type: none"> • Shadow Planning Required 	<ul style="list-style-type: none"> • Shadow Planning May Not Be Required
Technical Studies	<ul style="list-style-type: none"> • May Be Required 	<ul style="list-style-type: none"> • May Be Required

*Site standards are contingent on the road classification as defined in the City's Transportation Master Plan (TMP) abutting the site, as a highway, arterial, or livable collector road will have greater minimum requirements.

Why is the minimum parcel size one (1) acre in the Country Residential District (CR) and the Transitional Rural Residential District (TRR)?

The one (1) acre minimum parcel size ensures that stormwater can be managed on site and have no negative impact on adjacent lands.





Do acreage subdivisions require new roads to be constructed?

In some cases, upgraded or new paved roads are required to subdivide a property.

This can occur when additional lots need road access, or when minimum frontage requirements cannot be met using the existing road network.

New roads must be built to City standards by the landowner/developer and are dedicated to the City.

Are there any approved Area Structure Plans within the acreage areas?

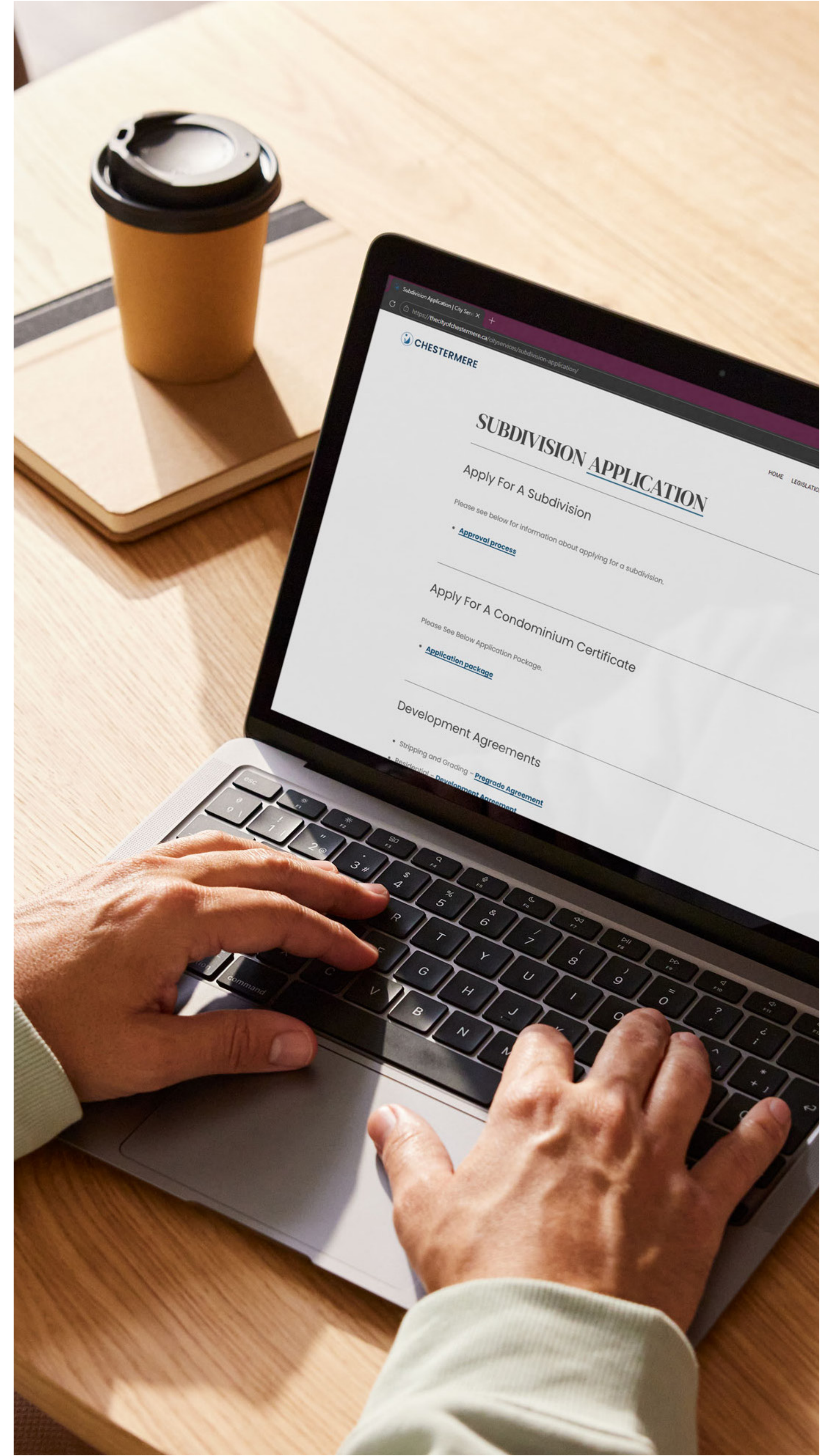
No. There are currently no approved Areas Structure Plans (ASP) or Outline Plans (OP) within the acreage communities.

What is the difference between a Land Use Amendment Application and a Subdivision Application?

A **Land Use Amendment Application** changes the land use district of a property. The land use district determines what types of development and site standards apply.

A **Subdivision Application** creates new parcels (lots) from an existing parcel or property.

Most proposals will require both processes.



What fees or securities may be required for the approval of a Land Use Amendment or Subdivision Application?

As part of the municipal approval process, fees or securities may be required depending on the application. These may include:

- Application Fees
- Subdivision Administration Fees
- Offsite Levies
- Securities (financial deposits to ensure required works are completed)



What are land dedication requirements, and why are they necessary?

Depending on the application, land may be required for public purposes in accordance with the Municipal Government Act (MGA).

- Road widenings (land needed for future road improvements)
- Municipal Reserve (land or cash for parks and recreation uses)
- Public Utility Lots (land for utilities or drainage infrastructure)
- Environmental Reserve (land to protect environmentally sensitive areas)
- Conservation Reserve (land to support conservation purposes where applicable)

Land dedication requirements help to support infrastructure, public services, and long-term community planning.

Who makes the decision on Land Use Amendment Applications?

Various departments within Administration review Land Use Amendment Applications to ensure that they align with City policy and engineering standards.

Administration then brings the application forward to Council for three readings and a public hearing.

Council makes the final decision on Land Use Amendment Applications.

Who makes the decision on Subdivision Applications?

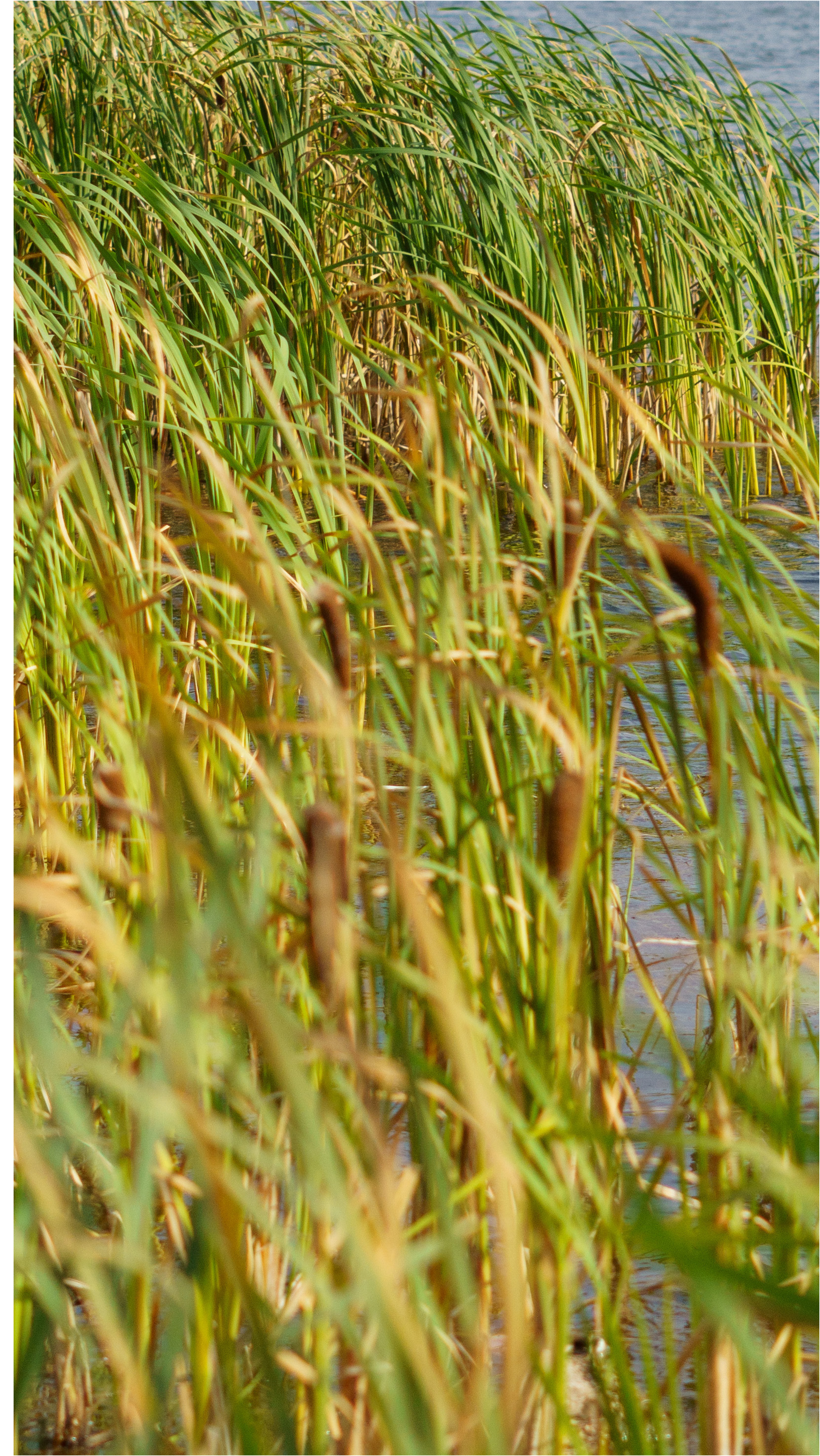
The Subdivision Authority, delegated by Council, makes decisions on Subdivision Applications based on compliance with City policies, standards and applicable regulations.



What if there is a wetland on my property?

If there is a wetland on your property, a professional biologist will need to be hired to determine the size and class of the wetland.

The results of the study will be reviewed by the Province. The provincial government may require compensation before a wetland can be altered or removed, in accordance with their requirements.



What is the Transitional Rural Residential (TRR) District?

The purpose of the District is to provide for additional residential subdivision to occur in a phased manner in the East Acreages and North Acreage areas identified in Figure 4 of the MDP. This District is intended to regulate the transition from rural residential to higher density residential development, including the provision of urban utility services.

Each of the offsite levy payments are required when development occurs within this district.



Why is Administration proposing the rescindment of the Transitional Rural Residential (TRR) District?

With the addition of the Country Residential District (CR) to the Land Use Bylaw, acreage owners will continue to have a land use district to redesignate their properties to that can facilitate subdivision without:

- The provision of urban services
- The need for a shadow plan which may not be developed in the future,
- Providing the offsite levy payments for water, sanitary, and stormwater

As there is a more financially feasible district with reduced technical requirements which still provides the same level of development opportunity, Administration is recommending that Council rescind the Transitional Rural Residential (TRR) District from the land use bylaw.



What is Municipal Reserve, and how can it affect subdivision applications?

Municipal Reserve is a requirement that may apply when land is subdivided into new lots.

When a subdivision is approved, the municipality may receive land, or cash instead of land, to help support parks, pathways, recreation areas, schools, or other public purposes.

Under Section 666(2) of the Municipal Government Act (MGA), up to 10% of developable land value may be required, depending on the application.

Municipal Reserve requirements are reviewed as part of the subdivision approval process and may affect the layout, land area, or costs of a proposed subdivision.

What tax changes occurred for acreage owners after December 31, 2023?

In Part 3 of the Annexation Agreement and subsequently included in Board Order No. MGB 018/09, lands and improvements within the annexation territory were taxed by the City at the lowest of either the City of Chestermere or Rocky View County rates for 15 years (30 years for Farm Property) or until the occurrence of a specified triggering event.

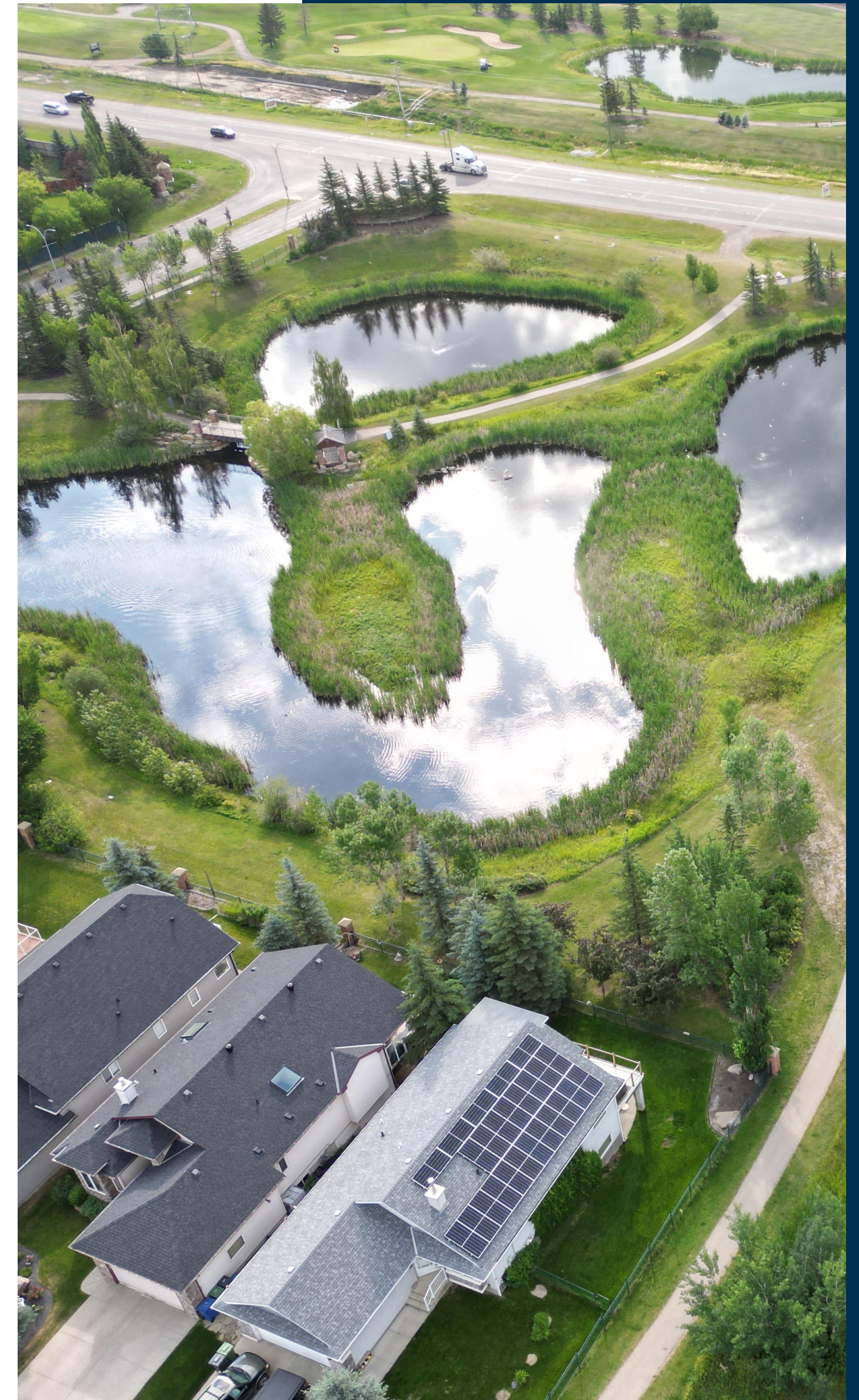
This 15 years period ended December 31, 2023.

What is included in your utility bill?

Services like curbside collection, natural gas and electricity utilities, The City of Chestermere Eco Centre, Stormwater and Storm Pond maintenance are included in utility bills

What is included in your property tax?

Property taxes pay for items including Provincial Education Taxes, Emergency Services, Parks, and Roads.



How is my property assessed for taxes?

An assessment is a value placed on your land and buildings to determine the fair distribution of property taxes.

The assessed value on your notice is based on the previous year's market conditions (not the current market conditions) and the physical condition and characteristics of the home as of the previous December.

Your assessment notice is not a bill but the assessment value will be used to determine your property tax levy (assessed value x tax rate = property tax levy).

The tax rate for Annexed Residential, including the Acreage communities, is +-2.97. This is a lower tax rate than other residential areas within the City, which have a tax rate of +-3.57.



Why is the City holding today's Acreage Open House?

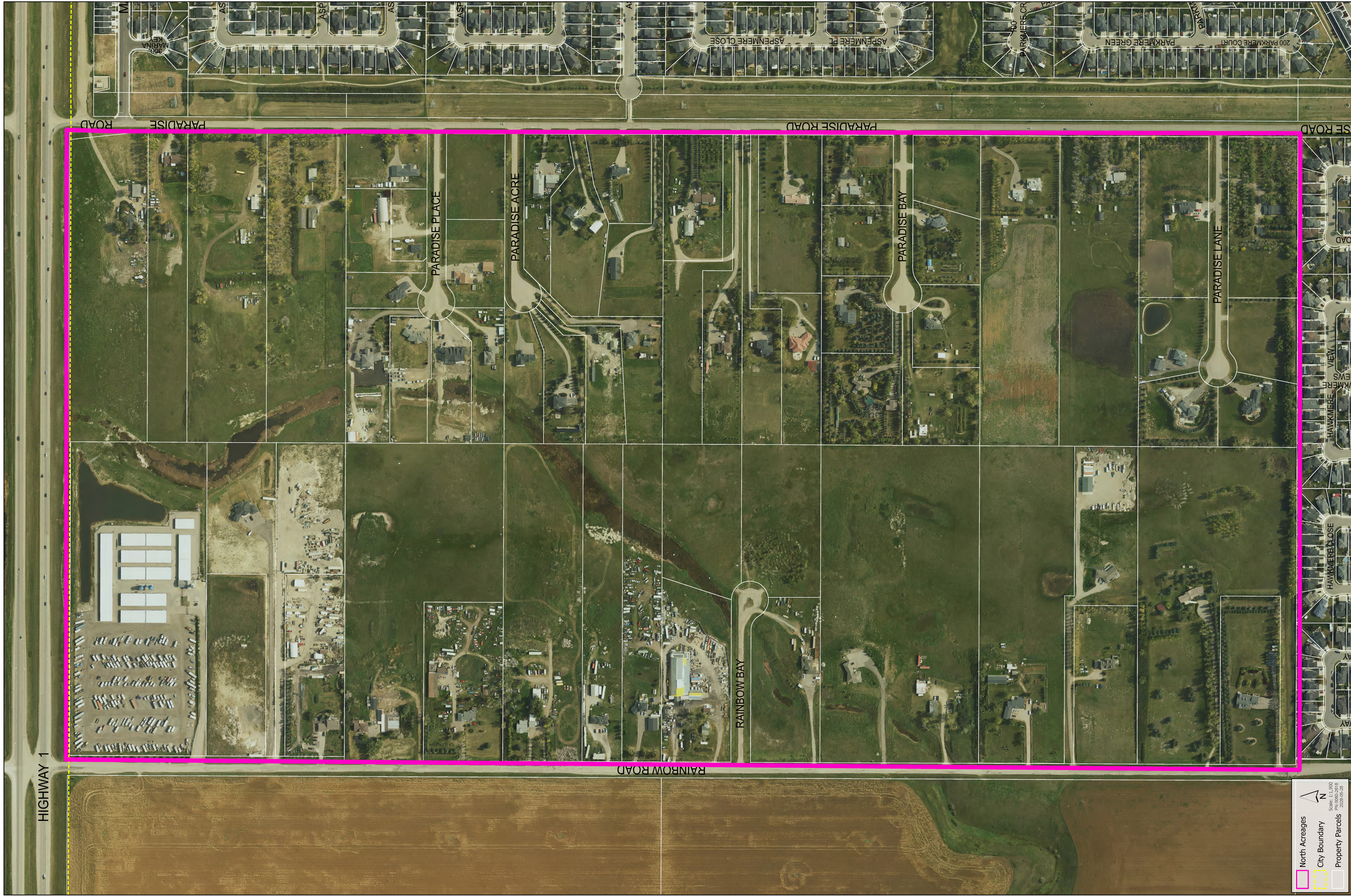
On February 24, Council approved the following motion:

260224-19

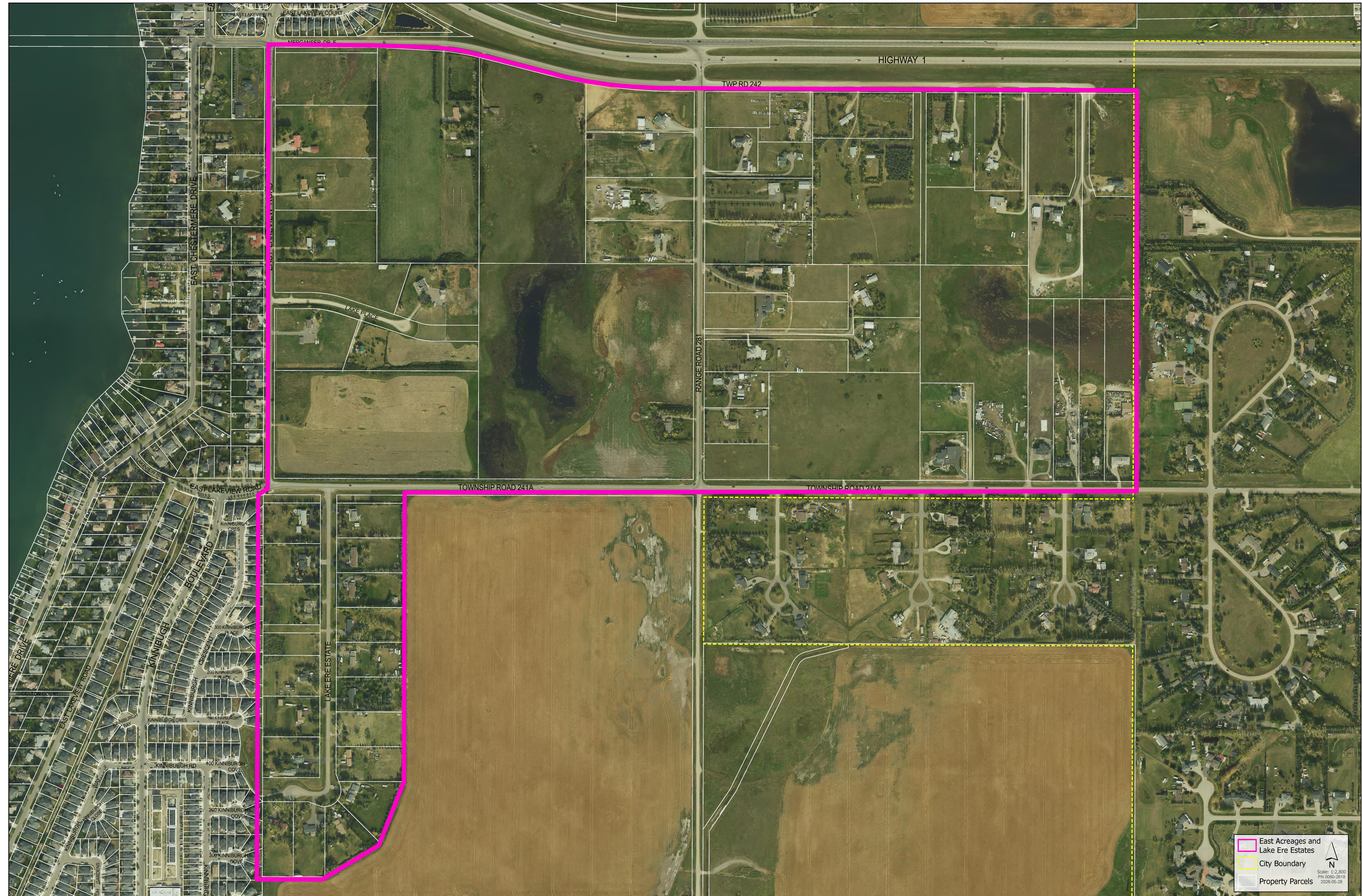
Council direct Administration to book an informational open house for acreage owners located at East Acreages, Lake Ere Estates, North Acreages, and Paradise Meadows related to acreage development before the end of June 2026.



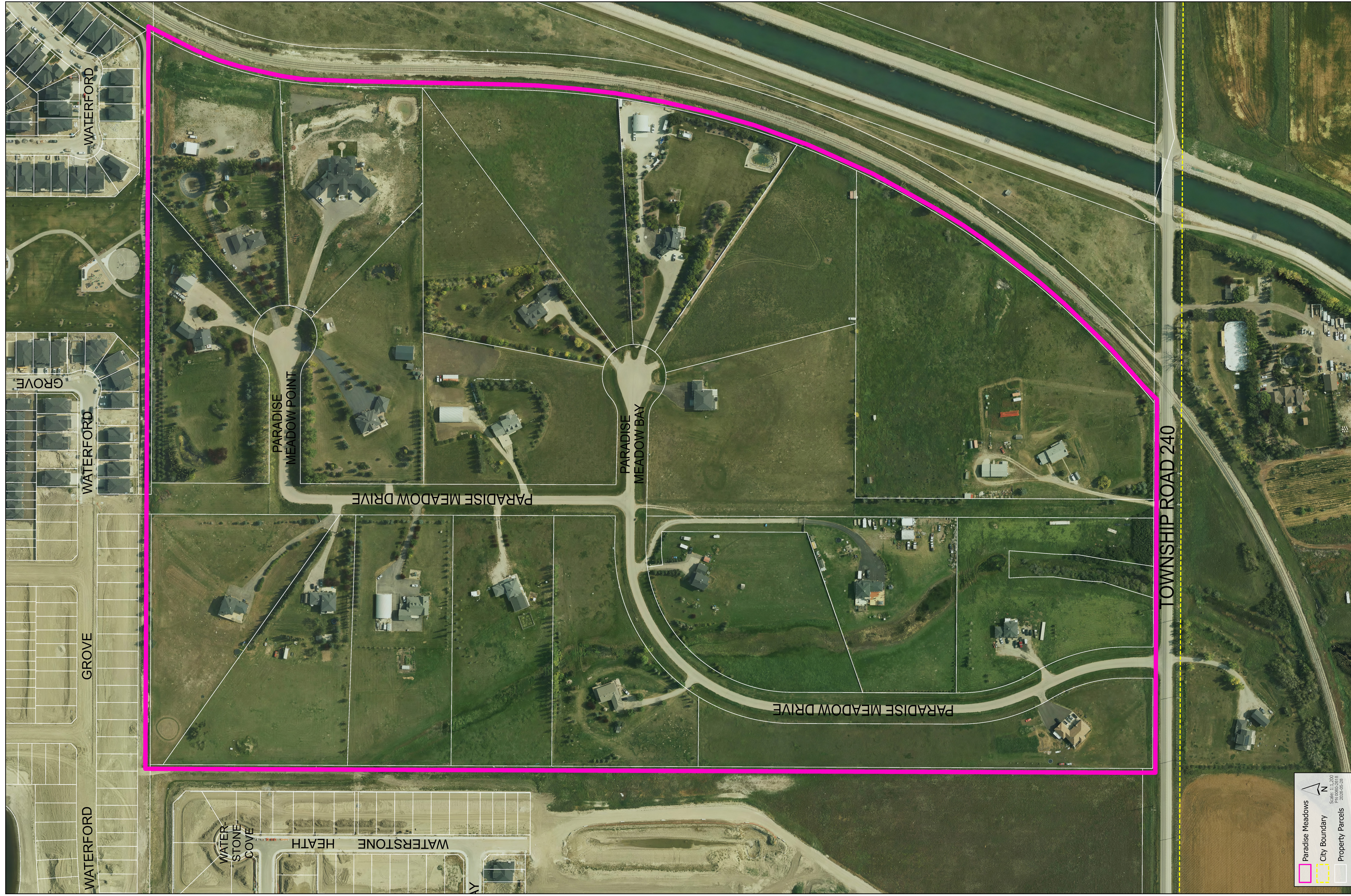
North Acreages



East Acreages & Lake Ere Estates

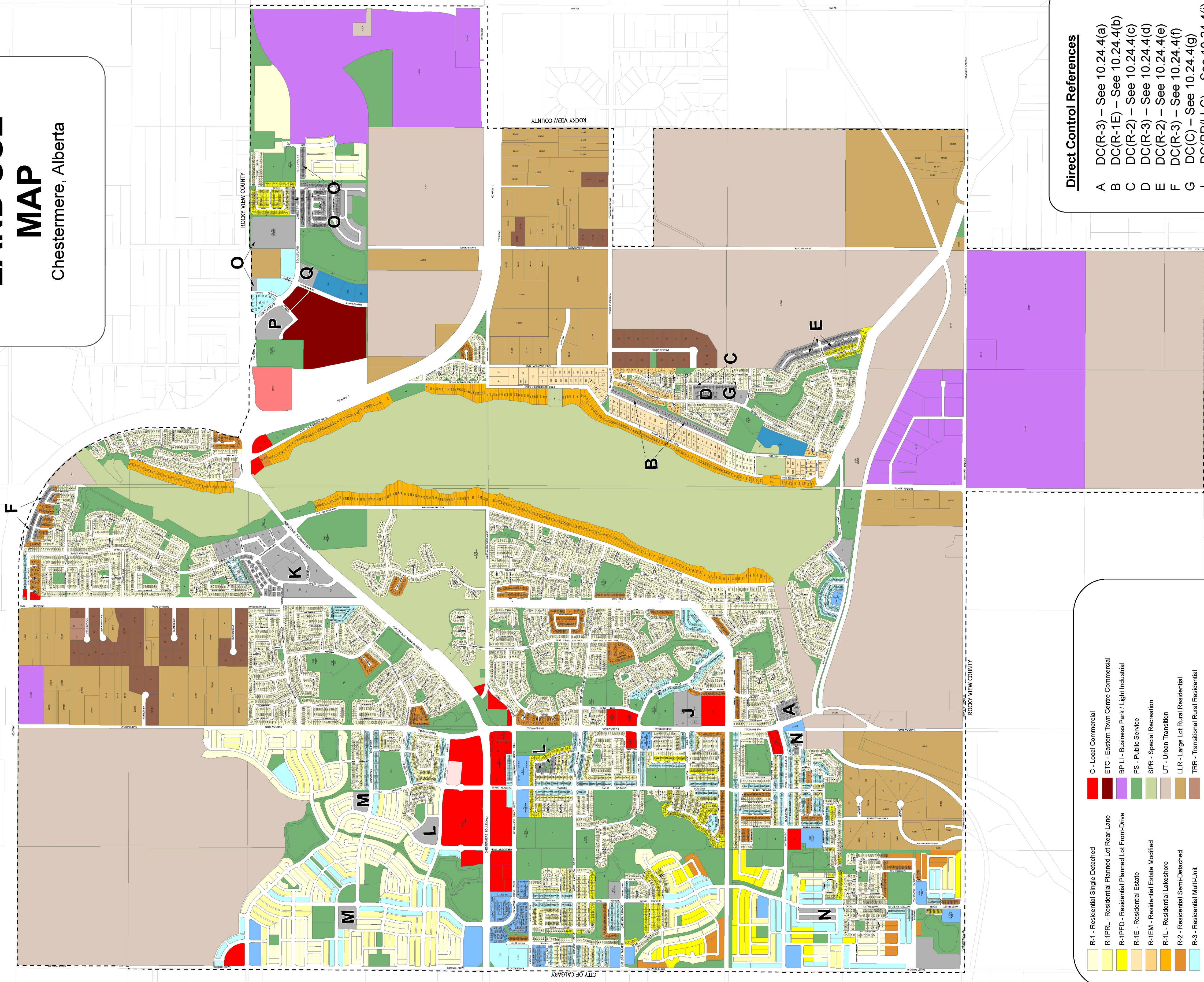


Paradise Meadows



LAND USE MAP

Chestermere, Alberta



Direct Control References

A	DC(R-3) – See 10.24.4(a)
B	DC(R-1E) – See 10.24.4(b)
C	DC(R-2) – See 10.24.4(c)
D	DC(R-3) – See 10.24.4(d)
E	DC(R-2) – See 10.24.4(e)
F	DC(R-3) – See 10.24.4(f)
G	DC(C) – See 10.24.4(g)
J	DC(BP/LI-C) – See 10.24.4(j)
K	DC(TCC) – See 10.24.4(k)
L	DC(R-2C) – See 10.24.4(l)
M	DC(R-4C) – See 10.24.4(m)
N	DC(R-3B) – See 10.24.4(n)
O	DC(R3) – See 10.24.4(o)
P	DC(ETC) – See 10.24.4(p)
Q	DC(SPR) – See 10.24.4(q)

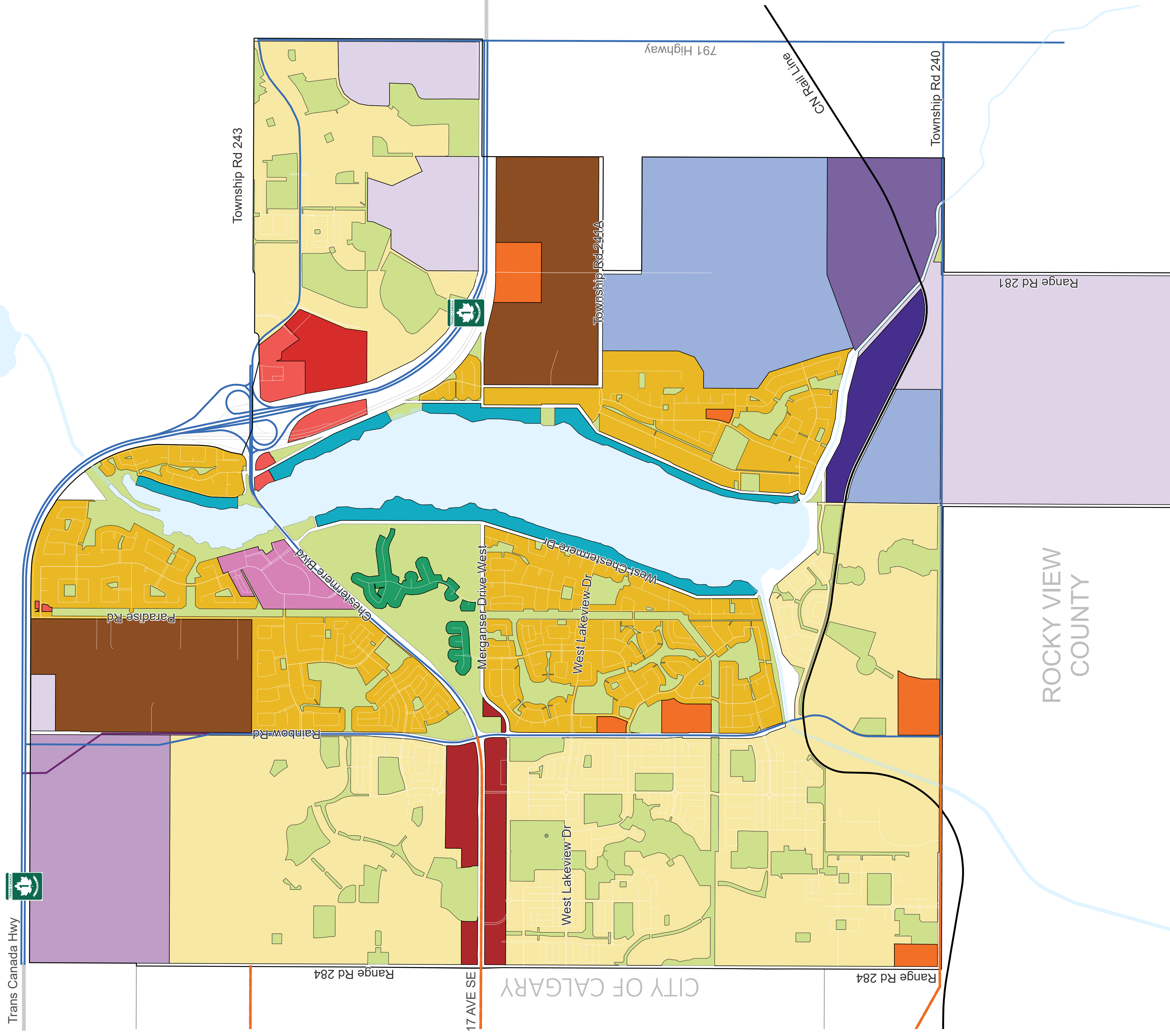
	R-1 - Residential Single Detached		C - Local Commercial
	R-1PRL - Residential Planned Lot Rear-Lane		ETC - Eastern Town Centre Commercial
	R-1PFD - Residential Planned Lot Front-Drive		BP LI - Business Park / Light Industrial
	R-1E - Residential Estate		PS - Public Service
	R-1EM - Residential Estate Modified		SPR - Special Recreation
	R-1L - Residential Lakeshore		UT - Urban Transition
	R-2 - Residential Semi-Detached		LLR - Large Lot Rural Residential
	R-3 - Residential Multi-Unit		TRR - Transitional Rural Residential
	R-4 - Low Rise Multi-Unit		RR - Rural Residential
	RUC - Retirement Living Campus		DC - Direct Control
	LW - Live Work		City Boundary
	MU - Mixed Use		Calgary and Rocky View County Property Parcels
	IC - Interim Commercial		

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Updated: May 28, 2026

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























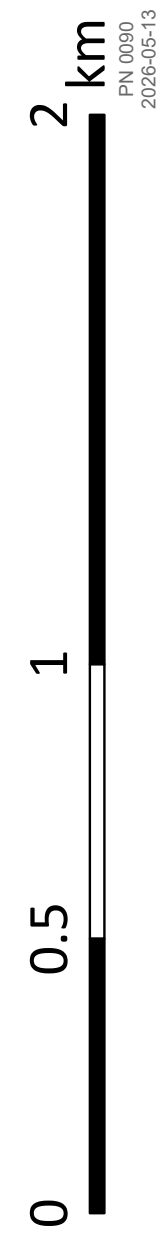
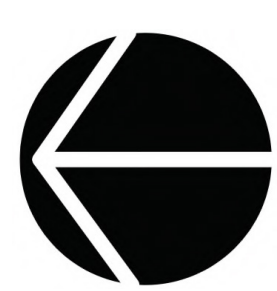
CHESTERMERE

MUNICIPAL DEVELOPMENT PLAN

LAND USE DESIGNATION

(July 2025)

-  CITY OF CHESTERMERE BOUNDARY
-  WATER BODY
-  FUTURE REC CENTRE
-  FUTURE GOODS MOVEMENT (TMP 2023)
-  FUTURE REGIONAL CONNECTOR (TMP 2023)
-  FUTURE 4-LANE ARTERIAL ROAD
-  AI - ACREAGES INFILL
-  EN - ESTABLISHED NEIGHBOURHOOD
-  GN - GROWING NEIGHBOURHOOD
-  LN - LAKEFRONT NEIGHBOURHOOD
-  POS - PARKS AND OPEN SPACE
-  GCR - GOLF COURSE RESIDENTIAL
-  CC - CITY CENTRE
-  NC - NEIGHBOURHOOD COMMERCIAL
-  CBC - CHESTERMERE BOULEVARD CORRIDOR
-  COC - COMMERCIAL CENTRE
-  CPV - CLEARWATER PARK VILLAGE
-  CPA - COMPREHENSIVE PLANNING AREA
-  LI - LIGHT INDUSTRIAL
-  FA1 - FLEX AREA 1
-  FA2 - FLEX AREA 2
-  FA3 - FLEX AREA 3



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1

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1

2

km

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