



# City of Chestermere

PROVINCE OF ALBERTA

Exhibit A – Bylaw #014-24

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 Municipal Council must pass a Land Use Bylaw;

**AND WHEREAS** Council deems it desirable to amend the Land Use Bylaw (020-24), as amended;

**NOW THEREFORE**, The Municipal Council of the City of Chestermere, Alberta duly assembled, hereby enacts as follows:

## Amend the Land Use Bylaw 020-24, as amended, as attached in Schedule A.

### 1. SEVERABILITY

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

### 2. GENERAL

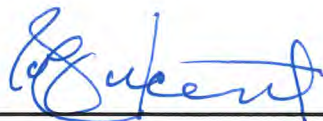
This Bylaw shall take effect on the day which it is finally passed.

READ A FIRST TIME this 23<sup>RD</sup> day of APRIL 2024

READ A SECOND TIME this 25<sup>TH</sup> day of MAY 2024

READ A THIRD TIME this 28<sup>TH</sup> day of MAY 2024

X   
MAYOR

X   
CAO

# SCHEDULE A

## WATERFORD STAGE 1 - (OUTLINE PLAN)

SCALE 1:2000

- OUTLINE PLAN BOUNDARY
- R-1 PROPOSED LAND USE
- PROPOSED SEPARATE SIDEWALKS
- PROPOSED MONO SIDEWALKS
- PROPOSED REGIONAL PATHWAY
- PROPOSED LOCAL PATHWAY

Category	Ha	Ac	%
<b>R-1 (RESIDENTIAL SINGLE DETACHED DISTRICT)</b>			
<b>R-1P (RESIDENTIAL PLANNED LOT DISTRICT)</b>			
<b>R-2 (RESIDENTIAL SEMI- DETACHED DISTRICT)</b>			
<b>R-3 (RESIDENTIAL MULTI- UNIT DISTRICT - SEMI-DETACHED)</b>			
<b>R-4 (LOW RISE MULTI-UNIT RESIDENTIAL DISTRICT)</b>			
<b>DC (DIRECT CONTROL)</b>			
<b>C (LOCAL COMMERCIAL DISTRICT)</b>			
<b>PS (PUBLIC SERVICES DISTRICT) MSR (SCHOOL SITE &amp; PLAYFIELDS)</b>			
<b>PS (PUBLIC SERVICES DISTRICT) MR (50% DEDICATION) PARKS, LINEAR PATHWAYS</b>			
<b>PS (PUBLIC SERVICES DISTRICT) MR (100% DEDICATED) PARKS, LINEAR PATHWAYS</b>			
<b>PS (PUBLIC SERVICES DISTRICT) (PUL) STORM WATER POND</b>			
<b>PS (PUBLIC SERVICES DISTRICT) (PUL) AltaLink</b>			
<b>PS (PUBLIC SERVICES DISTRICT) (PUL) POSSIBLE ROAD/UTILITY</b>			
<b>PS (PUBLIC SERVICES DISTRICT) (ER)</b>			

WATERFORD STAGE 1 OUTLINE PLAN STATISTICS			
	Ha	Ac	%
<b>GROSS DEVELOPABLE AREA</b>	77.50	191.43	
PS (PUL) AltaLink	4.36	10.77	
PS (ER) Environmental Reserve	0.35	0.87	
Rainbow Road Widening	0.19	0.46	
<b>NET DEVELOPABLE AREA</b>	72.07	178.00	100.0
<b>RESIDENTIAL</b>	39.79	98.28	55.2
R-1 (Residential Single Detached District)	13.85	34.20	
R-1P (Residential Planned Lot District)	4.75	11.74	
R-2 (Residential Semi Detached District)	2.90	7.17	
R-3 (Residential Multi-Unit District)	14.73	36.38	
R-4 (Low Rise Multi-Unit Residential District)	1.84	4.54	
DC (Direct Control)	1.72	4.24	
<b>OPEN SPACE</b>	7.28	17.97	10.1
PS (MSR) School Site & Playfields	3.03	7.48	
PS (MR) Parks, Linear Pathways (50% credit)	0.54	1.32	
PS (MR) Parks, Linear Pathways (100% credit)	3.71	9.16	
<b>COMMERCIAL</b>	2.47	6.09	3.4
C (Local Commercial)	2.47	6.09	
<b>PUBLIC UTILITY LOT</b>	3.55	8.94	4.9
PS (PUL) Possible Road/Utility	0.07	0.17	
PS (PUL) Stormwater Pond	3.48	8.54	
<b>ROADS</b>	18.99	46.90	26.3
Road - Primary Collector (29.00m)	1.17	2.88	
Road - Collector (25.20m)	3.08	7.60	
Road - Collector (23.50m)	0.19	0.46	
Road - Collector (21.00m)	0.99	2.45	
Road - Residential (16.00m)	11.86	29.30	
Road - Residential (12.50m)	0.13	0.31	
Road - Lane (7.0m)	1.58	3.89	

