



City of Chestermere

PROVINCE OF ALBERTA

Exhibit A - Bylaw #015-24

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 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.

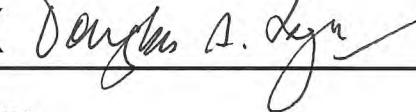
2. GENERAL

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


READ A FIRST TIME this 23RD day of APRIL 2024

READ A SECOND TIME this 24TH day of MAY 2024

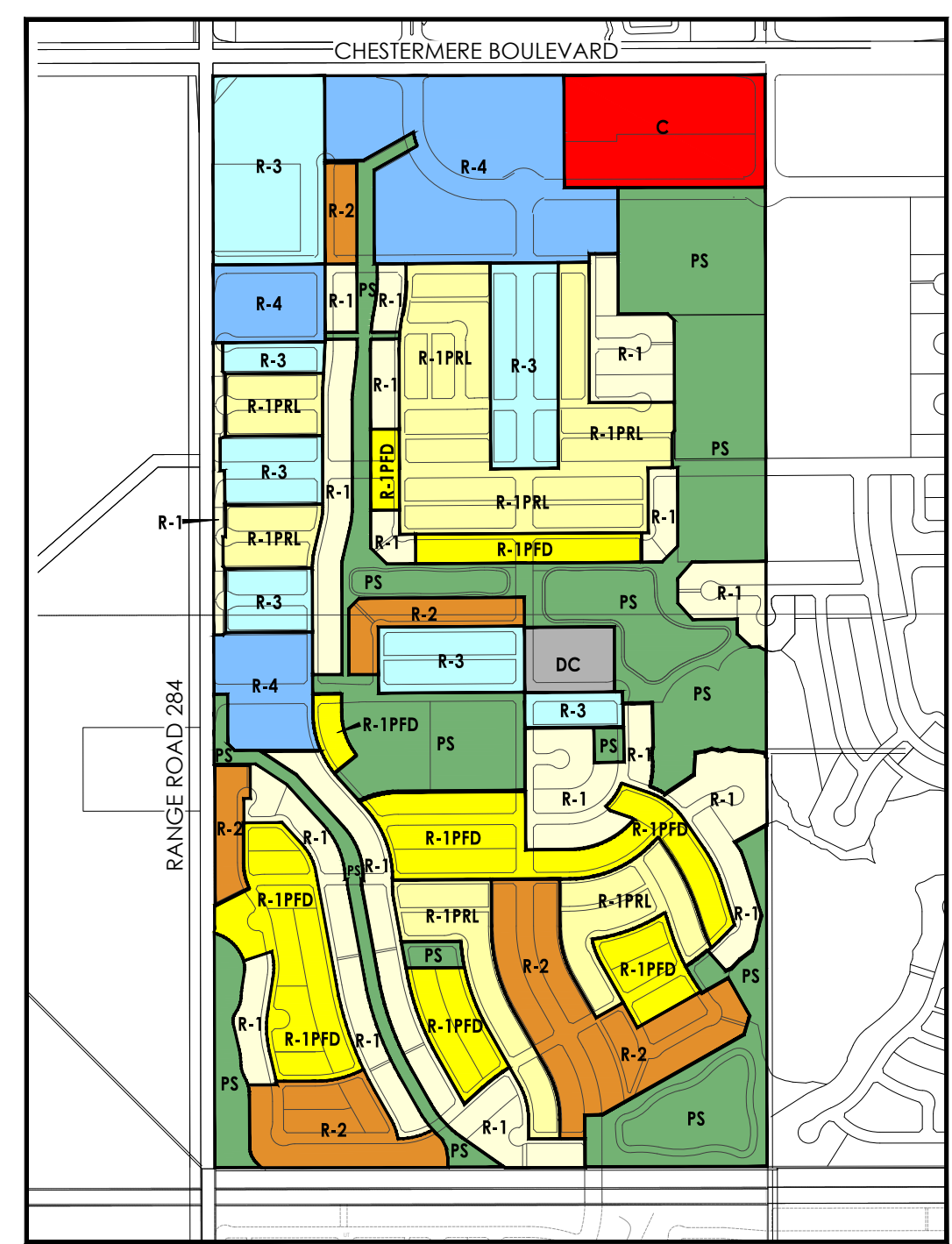
READ A THIRD TIME this 28TH day of MAY 2024

X 

MAYOR

X 

CAO



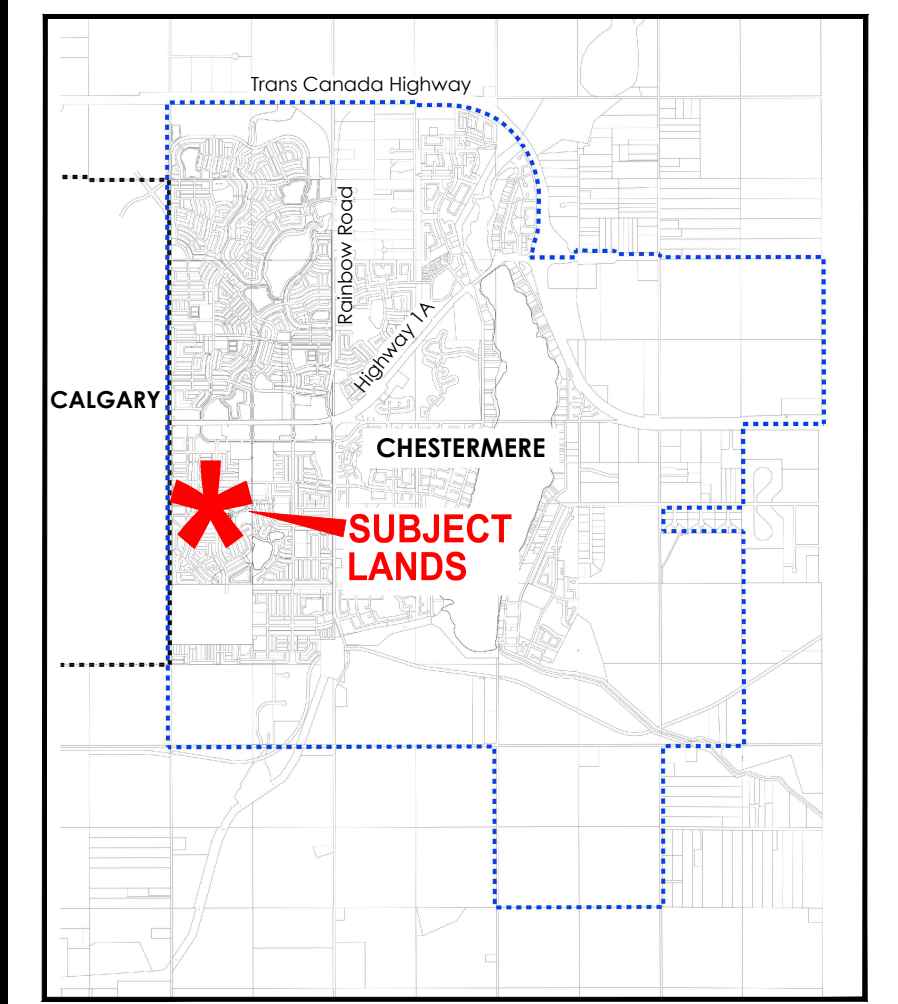
Outline Plan Statistics			
TOTAL AREA OUTLINED	128.04 ha	314.37 ac	
Net PS - Environmental Reserve	4.38 ha	10.87 ac	
STREET DEVELOPABLE AREA (SDA)	123.66 ha	303.50 ac	100.0%
RESIDENTIAL			
R-1	54.16 ha	134.68 ac	55.8%
Anticipated Number of Units (13.75m lot width)	16,036	29,438	42,356
R-1-PFD	10.60 ha	26.19 ac	8.5%
Anticipated Number of Units (10.97m lot width)	11,803	21,244	28,979
R-2	8.29 ha	20.46 ac	6.4%
Anticipated Number of Units (10.0m lot width)	6,299	12,046	16,284
R-3	5.63 ha	13.91 ac	4.4%
Anticipated Number of Units (6.1m lot width)	5,639	10,911	14,686
Total Residential	76,377	145,644	198,305
SUB-TOTAL UNITS (SINGLE FAMILY)			
Multi-Residential / Mixed-Use	1.74 ha	4.31 ac	1.3%
Anticipated number of units (10-spaces)	4,070	7,937	10,507
R-4	4.79 ha	11.79 ac	3.7%
Anticipated number of units (20-spaces)	3,670	7,056	9,326
DC	0.96 ha	2.36 ac	0.7%
Anticipated number of units (40-spaces)	363	726	944
TOTAL UNITS	86,144	164,603	220,142
DENSITY			
Regional Commercial & High School (Streamlined from density calculation to provide One Residential Acre = 11.11 ha (27.46 ac))	Anticipated: 21.0 upha	8.8 upha	
COMMERCIAL			
C - Regional Commercial	4.12 ha	10.19 ac	3.2%
CREDIT OPEN SPACE			
PS - Park	3.70 ha	9.14 ac	2.9%
PS - School Site	4.84 ha	11.97 ac	3.8%
PS - High School Site	3.42 ha	8.44 ac	2.7%
NON-CREDIT OPEN SPACE			
PS - High School Site, Playfields (atched)	2.80 ha	6.92 ac	2.2%
PUBLIC DEDICATION			
PS - Stormwater Ponds	5.47 ha	13.51 ac	4.2%
PS - Sid	1.54 ha	3.81 ac	1.2%
Roads and Lanes	27.74 ha	68.54 ac	21.5%

Land Use Redesignation Statistics	
UT to R-1	20.08 ha
UT to R-1-PFD	14.42 ha
UT to R-1PRL	17.71 ha
UT to R-2	11.48 ha
UT to R-3	13.30 ha
UT to R-4	1.24 ha
UT to C	4.02 ha
UT to PS	30.63 ha
Total Redesignation	128.04 ha

Legend

- Outline Plan Boundary
- Neighbourhood Node Boundary
- 1.5m Mono Sidewalk
- 2.0m Mono Sidewalk
- 2.0m Separate Sidewalk
- 3.0m Regional Pathway
- 2.0m Local Pathway
- 4.0m Maintenance Pathway
- Trial
- 1.5m Bike Lane
- Bus Zone
- Proposed Sanitary Sewer/Manhole
- Proposed Storm Sewer/Manhole
- Proposed Water Main

- Notes**
- All residential roads are intended to be 16.0m Residential standards unless otherwise noted.
 - All walkways are intended to be 3.0m in width.
 - All lanes are 7m unless otherwise noted.
 - All lane concretis are to be 3m x 3m.
 - All road concretis are to be 4.5m x 4.5m.



Portion of W 1/2 Section 9, Twp 24, Rge 28, W4

Project Information		
Revision		
NO	DATE	DESCRIPTION
1	18-03-2024	Submission
2		
3		
4		

Consultants

Stantec Consulting Ltd.
 325-25th Street SE Tel. 403.716.8000
 Calgary AB Canada Fax. 403.716.8059
 T2A 7H8 www.stantec.com

Copyright Reserved
 The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors and/or omissions shall be reported to Stantec without delay.
 The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

Client/Project
ANTHEM PROPERTIES LTD.
CHELSEA
 Chestermere, Alberta

Title
Outline Plan and Land Use Redesignation

Project No. 116500889 Date March 2024