



City of Chestermere

PROVINCE OF ALBERTA

Exhibit A – Bylaw #013-24

A Bylaw of the City of Chestermere, in the Province of Alberta, to 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

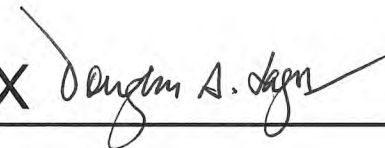
This Bylaw shall take effect on the day which it is finally passed.

READ A FIRST TIME this 23RD day of APRIL 2024

READ A SECOND TIME this 28TH day of MAY 2024.

READ A THIRD TIME this 28TH day of MAY 2024

Res:240423-19 / 240528-07 / 240528-08

X 

MAYOR

X 

CAO

WATERFORD ESTATES STAGE 2 - (OUTLINE PLAN)

SCALE 1:1500



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

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

Waterford Stage 2 Outline Plan Statistics

	Ha	Ac	%
GROSS DEVELOPABLE AREA	64.80	160.06	
PS (ER) Environmental Reserve	0.68	1.68	
TWP 240 Road Widening	0.68	1.68	
NET DEVELOPABLE AREA	63.44	156.70	100.0
RESIDENTIAL	37.92	93.66	59.8
R-1 (Residential Single Detached District)	11.88	29.34	
R-1P (Residential Planned Lot District)	3.06	7.56	
R-2 (Residential Semi Detached District)	10.00	24.70	
R-3 (Residential Multi-Unit District - Semi Detached)	4.71	11.63	
R-4 (Low Rise Multi-Unit Residential District)	3.50	8.65	
DC (Direct Control)	4.77	11.78	
OPEN SPACE	7.59	18.73	12.0
PS (MSR) School Site & Playfields	3.66	9.04	
PS (MR) Parks, Linear Pathways (50% credit)	1.28	3.15	
PS (MR) Parks, Linear Pathways (100% credit)	2.65	6.55	
PUBLIC UTILITY LOT	2.63	6.50	4.1
PS (PUL) Stormwater Pond	2.55	6.30	
PS (PUL) Possible Road/Utility	0.08	0.20	
ROADS	15.29	37.77	24.1
Road - Primary Collector (29.5m)	0.65	1.61	
Road - Primary Collector (29.0m)	1.58	3.90	
Road - Collector (25.7m)	0.64	1.57	
Road - Collector (25.2m)	1.18	2.91	
Road - Residential (16.0m)	9.98	24.65	
Road - Lane (7.0m)	1.27	3.14	

