



# 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

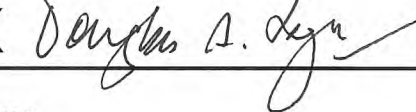
This Bylaw shall take effect on the day which it is finally passed.

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


READ A SECOND TIME this 24<sup>TH</sup> day of MAY 2024

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

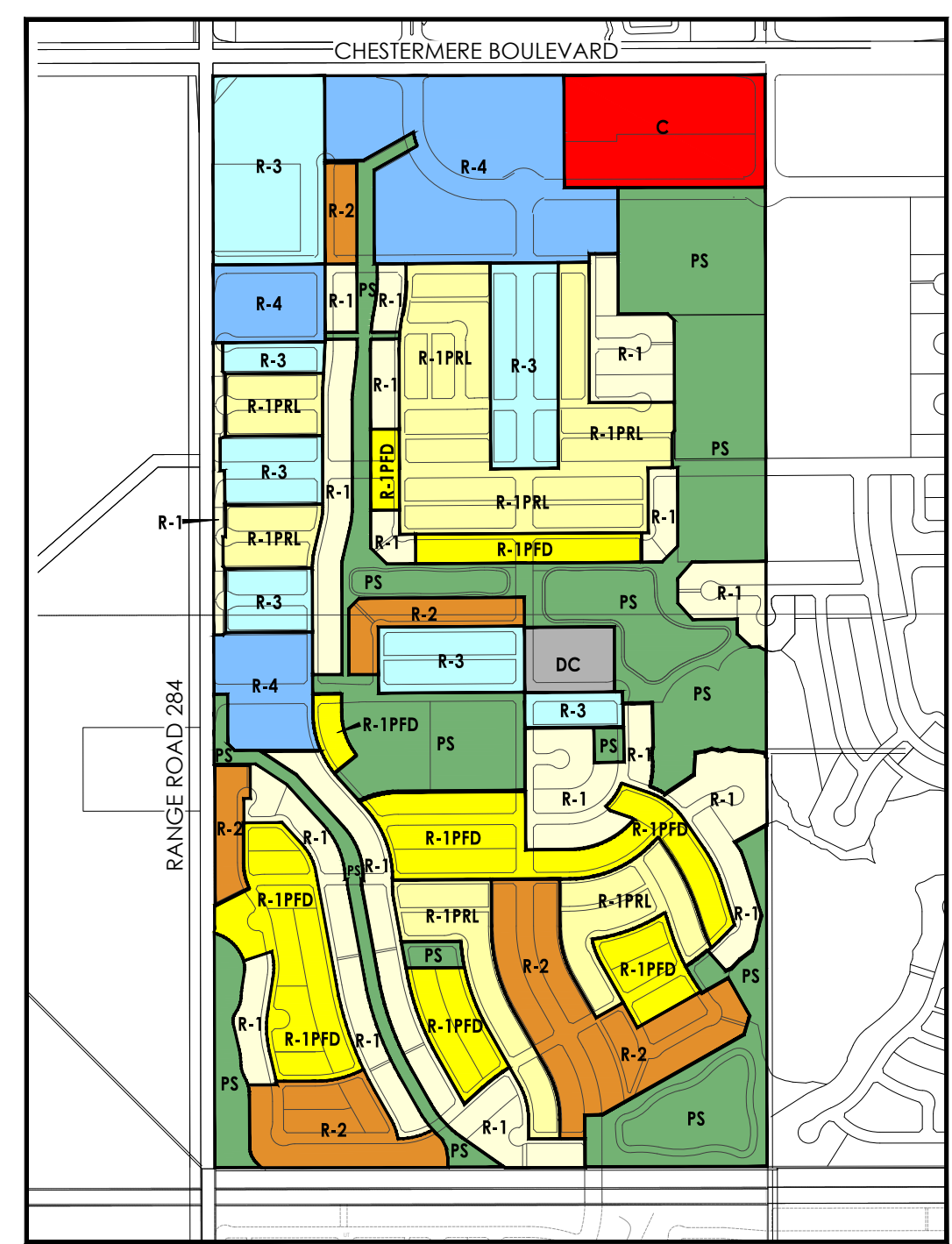
Res: 240423-23 / 240528-34 / 240528-35

X 

MAYOR

X 

CAO



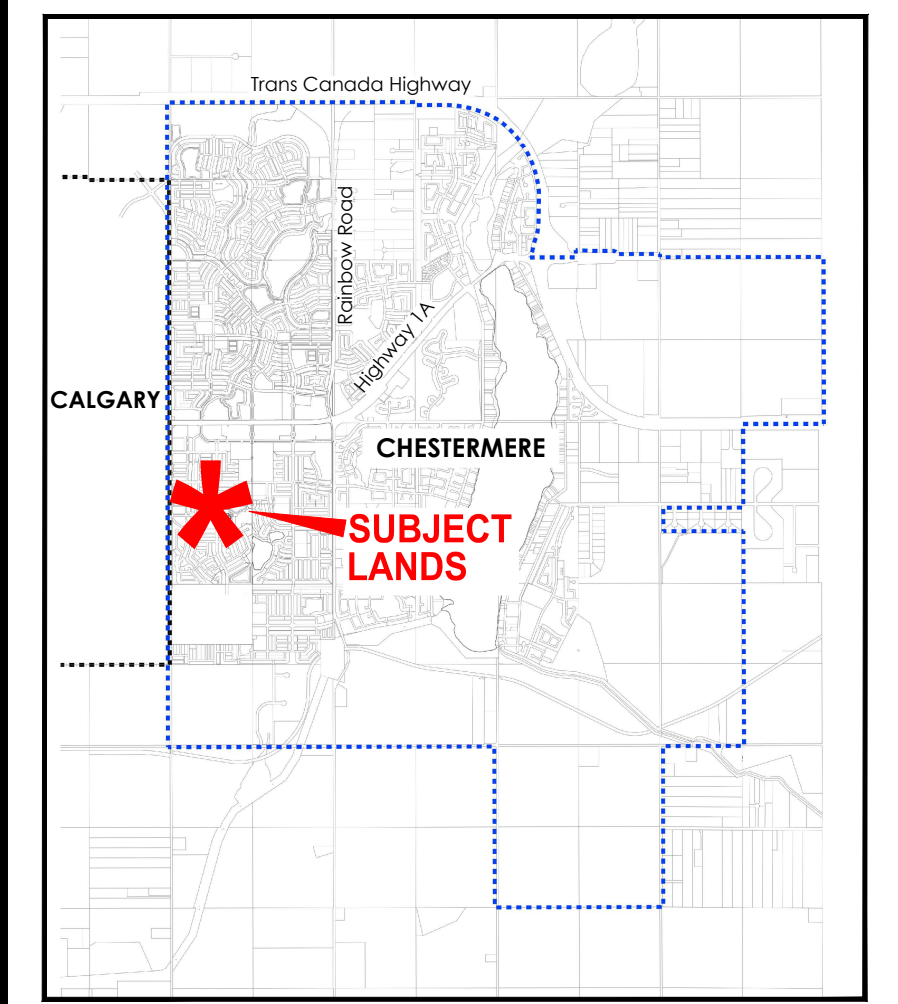
Proposed Land Use NTS

Outline Plan Statistics			
TOTAL AREA OUTLINED	128.04 ha	314.37 ac	
Net PS - Environmental Reserve	4.38 ha	10.81 ac	
<b>STREET DEVELOPABLE AREA (SDA)</b>	<b>123.66 ha</b>	<b>303.56 ac</b>	100.0%
<b>RESIDENTIAL</b>			
R-1	54.16 ha	134.68 ac	55.8%
Anticipated Number of Units (13.75m lot width)	1626	2948	4235
R-1-PFD	10.60 ha	26.19 ac	8.5%
Anticipated Number of Units (10.9m lot width)	1183	2124	2897
R-2	8.29 ha	20.45 ac	6.5%
Anticipated Number of Units (10.0m lot width)	629	1166	1564
R-3	5.63 ha	13.91 ac	4.4%
Anticipated Number of Units (6.7m lot width)	563	1031	1400
<b>SUB-TOTAL UNITS (SINGLE FAMILY)</b>			<b>Anticipated 1447 units</b>
<b>MULTI-RESIDENTIAL / MIXED-USE</b>			
R-4	1.74 ha	4.31 ac	1.4%
Anticipated number of units (10-spaces)	430	797	100
R-4	4.79 ha	11.97 ac	3.7%
Anticipated number of units (20-spaces)	367	684	90
R-4	3.67 ha	9.06 ac	2.8%
Anticipated number of units (40-spaces)	0	0	0
DC	0.96 ha	2.36 ac	0.7%
Anticipated number of units (40-spaces)	0	0	0
<b>TOTAL UNITS</b>			<b>Anticipated 2337 units</b>
<b>DENSITY</b>			
Regional Commercial & High School (Shaded from Density Allocation to provide One Residential Acre = 11.11 ha (27.46 ac))			<b>Anticipated 21.0 upha</b>
Regional Commercial	4.12 ha	10.19 ac	3.2%
C - Regional Commercial	4.12 ha	10.19 ac	3.2%
<b>CREDIT OPEN SPACE</b>			
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%
<b>NON-CREDIT OPEN SPACE</b>			
PS - High School Site, Playfields (atched)	2.80 ha	6.92 ac	2.2%
<b>PUBLIC DEDICATION</b>			
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 (51.14 ac)
UT to R-1PFD	14.42 ha (35.63 ac)
UT to R-1PRL	17.71 ha (43.92 ac)
UT to R-2	11.48 ha (28.36 ac)
UT to R-3	13.30 ha (32.86 ac)
UT to R-4	1.24 ha (3.08 ac)
UT to C	4.02 ha (9.94 ac)
UT to PS	30.63 ha (75.69 ac)
<b>Total Redesignation</b>	<b>128.04 ha (314.37 ac)</b>

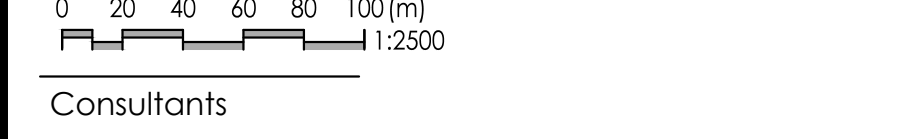
Legend	
Outline Plan Boundary	Red dashed line
Neighbourhood Node Boundary	Red dashed line
1.5m Mono Sidewalk	Blue dashed line
2.0m Mono Sidewalk	Blue dashed line
2.0m Separate Sidewalk	Blue dashed line
3.0m Regional Pathway	Blue dashed line
2.0m Local Pathway	Blue dashed line
4.0m Maintenance Pathway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

- 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.



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

Project Information		
<b>Revision</b>		
NO	DATE	DESCRIPTION
1	18-03-2024	Submission
2		
3		
4		



Consultants

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T2A 7H8 www.stantec.com

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Client/Project  
**ANTHEM PROPERTIES LTD.**  
**CHELSEA**  
Chestermere, Alberta

Title  
**Outline Plan and Land Use Redesignation**

Project No. 116500889 Date March 2024