



City of Chestermere
PROVINCE OF ALBERTA

Bylaw #018-25

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West Waterford

Land Use Amendment

**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, R.S.A. 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 Bylaw #020-24, being the Land Use Bylaw, as amended;

**NOW THEREFORE, THE COUNCIL OF THE CITY OF CHESTERMERE ENACTS AS
FOLLOWS:**

1. Amend Section 10.24.4. Individual Direct Control Districts n) Direct Control Back-to-Back Townhouse Residential District (DC(R-3B))
 - a. Discretionary Uses
 - i. Remove **Supportive Housing; and**
 - ii. Add **Residential Care Facility.**
2. That Schedule A of Bylaw #020-24, being the Land Use Bylaw, as amended: Land Use Map is amended by redesignating portions of the N.W. ¼ Sec. 4-24-28-W4M containing approximately 48.57 hectares (120.03 acres) from Urban Transition (UT) to Residential Single Detached (R-1); Residential Planned Lot Rear-Lane (R-1PRL); Residential Planned Lot Front-Drive (R-1PFD); Residential Multi-Unit (R-3); Residential Low Rise Multi-Unit Residential (R-4); Direct Control Residential Back-to-Back Townhouse (DC(R-3B)); and Public Service (PS) as shown in Schedule "A" of this Bylaw.

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: July 22, 2025

READ A SECOND TIME: September 9, 2025

READ A THIRD TIME: September 9, 2025

RESOLUTION NUMBERS:

250722-45

250909-19

250909-20



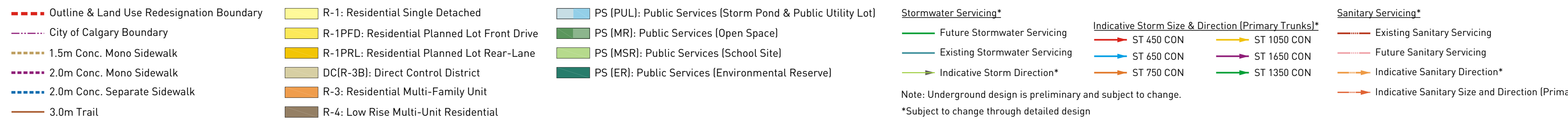
Mayor, Shannon Dean



Chief Administrative Officer, Kent Edney

Schedule “A”

West Waterford Outline Plan



The map displays the following land use zones and features:

- Altalink ROW**: Right-of-Way boundary at the top.
- PS (PUL)**: Public Use Land zone at the top.
- R-1**: Residential Single-Family zone (yellow).
- R-1PFD**: Residential Single-Family with Private Front Driveway zone (yellow).
- R-4**: Residential Single-Family with Attached Dwellings zone (brown).
- R-3**: Residential Medium-Density zone (orange).
- R-1PRL**: Residential Single-Family with Private Rear Landscaping zone (yellow).
- DC**: District Commercial zone (light grey).
- PS (MR)**: Public Space Medium-Density Residential zone (green).
- PS (MSR)**: Public Space Medium-Density Residential zone (light green).
- PS (MRS)**: Public Space Medium-Density Residential zone (light green).
- PS (PUL)**: Public Use Land zone (blue).
- PS (ER)**: Public Space Entertainment Residential zone (light green).
- PS (MR)**: Public Space Medium-Density Residential zone (green).
- PS (PUL)**: Public Use Land zone (blue).
- City of Calgary**: Boundary line on the left.
- North Arrow**: Located in the bottom right corner.

