

CITY OF CHESTERMERE

PROVINCE OF ALBERTA

BYLAW # 016-14

A Bylaw of the City of Chestermere, in the Province of Alberta, to amend the Land Use Bylaw (Bylaw 022-10) of the City of Chestermere

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 Land Use Bylaw 022-10.

NOW THEREFORE, The Council of the City of Chestermere, duly assembled, enacts as follows:

1. PART 2 INTERPRETATION is amended by the following:

- (1) Section 2.2 Definition of "Live Work Unit" shall be added with the following definition:

"Live Work Unit" means a single family, semi-detached or townhouse unit that contains dedicated floor space for the purpose of conducting work by the resident of the dwelling unit and non-resident employees, but does not include a Home Occupation.

2. PART 10 LAND USE DISTRICTS is amended by the following:

- (1) The addition of Section 10.20 Live Work District (LW)
- (2) The addition of Section 10.20.1 Purpose
"The purpose of this District is to provide an opportunity for a range of commercial uses within a single family, semi-detached or townhouse residential dwelling where occupants can reside and work."
- (3) The addition of Section 10.20.2 Permitted Uses
"Dwellings, Single Detached; Dwellings, Semi Detached; Parks; Townhouse; Offices"
- (4) The addition of Section 10.20.3 Discretionary Uses
"Accessory Uses; Second and Additional Accessory Building 10.0 m² and under; Accessory Buildings greater than 10m²; Bed and Breakfast Accommodation; Child Care Facility; Convenience Store; Health Care Services; Medical Clinic; Personal Service Establishment; Pet Care Services; Places of Worship; Public Utilities; Restaurants; Retail Stores;

*Signs; Small Wind Energy Conversion Systems; Solar Collectors;
Specialty Food Stores; Take-Out Food Service*

(5) The addition of Section 10.20.4 General Requirements

“Site Standard:

Lot Area (minimum):

- *454 m² for single detached dwellings*
- *305 m² per unit for semi-detached dwellings*
- *204 m² per townhouse unit that fronts onto a public road*

Lot Width (minimum):

- *13.75 m for single detached dwellings*
- *11.0 m per unit for semi-detached dwellings on a corner lot*
- *10.0 m per unit for all other semi-detached dwellings*
- *6.0 m per lot for townhouses that front onto a public road*

Front Yard Setback (minimum):

- *3.5 m, provided all eaves and cantilevers do not encroach into the required front yard setback*

Side Yard Setback (minimum) (Principal Building):

- *1.5 m*
- *A higher setback may be necessary based on the use or at the discretion of the Development Officer*

Side Yard Setback (minimum) (Accessory Building):

- *3.0 m on street side of a corner lot*
- *0.6 m including eaves on all other lots*

Building Separation (minimum for townhouse development within a private site):

- *2.4 m for elevations with no living room and/or bedroom windows facing each other*
- *10.0 m for elevations with living rooms and/or bedroom windows facing each other, or compliance with any other Alberta regulation, whichever is greater*

Rear Yard Setback (minimum):

- *6.0 m for principal building*
- *1.5 m for accessory building*

Density (maximum):

- *6 units per grouping*
- *44 units/ha*

Lot Coverage (maximum):

- *40% for all buildings*
- *10% for accessory buildings*

Building Height (maximum):

- *2 storeys not exceeding 12.0 m for principal building*
- *4.5 m for accessory building*

Commercial Area Distribution (Principle Building):

- *40-60% of gross floor area*

- (6) The addition of Section 10.20.5 Additional Requirements
- *“A variety of housing forms within a proposed development project shall be encouraged by the Development Authority;*
 - *There shall be internal access between the dwelling and the work components of the live work unit;*
 - *The exterior character of the building shall maintain a residential character;*
 - *Front yards shall be landscaped according to Section 7.21 and have a minimum 1.5 m wide walkway which connects the residential dwellings;*
 - *There shall be no exterior storage on the site in relation to the live/work unit;*
 - *Restaurants may have a fenced outdoor patio which encroaches 2.0 m within the front yard setback;*
 - *Hours of operations for businesses may be between 7 am to 10 pm;*
 - *Fire rating within the principle building shall comply with the current Alberta Building Code. The commercial component of the building may be required to be upgraded depending on the type of commercial use;*
 - *The work space shall not produce vibration, smoke, dust, foul odours or other disturbances beyond the dwelling unit; and*
 - *A business license shall be required for all commercial uses.”*
- (7) Renumbering of PART 10 LAND USE DISTRICTS as required.

4. PART 8, Parking and Loading Facilities is amended by the following:

- (1) The addition of Section 8.2.10 Live Work Unit Parking Requirements
- a) *“Residential parking shall either be provided to the side or the rear of the principal building;*
 - b) *Commercial parking requirements shall be at the discretion of the Development Authority;*
 - c) *One (1) bicycle stall shall be provided per live work unit;*
 - d) *Approaches or driveways shall accommodate on street parking;*
and
 - e) *All parking areas shall comply with the Parking Standards found within section 8.2.”*

5. GENERAL

- (1) This Bylaw comes into full force and takes effect on the date of third and final reading.

READ A FIRST TIME this seventeenth day of November 2014.

READ A SECOND TIME this nineteenth day of January 2015.

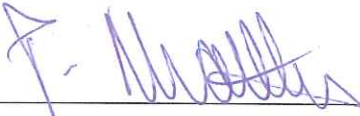
READ A THIRD TIME this nineteenth day of January 2015.

Resolution Numbers –


3.19.111714 331-14

3.19.011915 017.15

3.19.011915 018.15



MAYOR



CAO