

CITY OF CHESTERMERE

PROVINCE OF ALBERTA

BYLAW #028-16

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 to include a new Land Use District.

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 022-10;

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

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

- (1) The addition of Section 10.6 Residential Planned Lot District (R-1P)
- (2) The addition of Section 10.6.1 Purpose
"The purpose of this District is to provide for a narrower single family residential development with rear lane access and specific requirements for high standards of design."
- (3) The addition of Section 10.6.2 Permitted Uses
"First Accessory Buildings 10 m² and under; Accessory Uses; Dwellings, Single Detached; Minor Home Businesses; Parks; Private Swimming Pool/Hot Tub; Show Homes/Sales Centre"
- (4) The addition of Section 10.20.3 Discretionary Uses
"Second and Additional Accessory Buildings 10 m² and under; Accessory Buildings greater than 10 m²; Bed and Breakfast Accommodations; Child Care Facilities; Community Buildings and Facilities; Major Home Businesses; Public Uses; Places of Worship; Secondary Suites; Signs; Small Wind Energy Conversion Systems; Solar Collectors not in conformance with Section 7.34; Public Utilities"
- (5) The addition of Section 10.20.4 General Requirements
"In addition to the Regulations contained in Part 7 of this Bylaw, the following provisions shall apply to every development in this District.
Site Standard:
Access and Garage:
 - *Rear Lane Access**Lot Area (minimum):*

- 301.62 m²
- Lot Width (minimum):**
- 9.14 m
- Front Yard Setback (minimum):**
- 3.0 m
- Side Yard Setback (minimum) (Principal Building):**
- 3.0 m on a street side of a corner lot
 - 1.5 m on all other lots
- 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
- Rear Yard Setback (minimum):**
- 6.0 m for Principle Buildings
 - 1.0 m for Accessory Buildings
- Lot Coverage (maximum):**
- 45% for all buildings
 - Maximum 30% for principal building
 - Maximum 15% for accessory buildings
- Building Height (maximum):**
- 2 storeys not exceeding 12.0 m for Principal Buildings
 - 4.5 m for Accessory Buildings"

- (6) The addition of Section 10.6.5 Additional Requirements
- (a) "Rear Lane access is required.
 - (b) Lots shall provide a garage or concrete parking pad accessed from rear lane.
 - (c) Front-facing attached garages are not permitted.
 - (d) Individual Development Permit applications shall be evaluated in terms of compatibility with the City of Chestermere Residential Planned Lot Design Guidelines.
 - (e) Adherence to architectural controls and guidelines shall be demonstrated during the development permit stage.
 - (f) The density of the property shall not be varied. The habitable floor area shall not be increased beyond the maximum habitable floor area identified in the Land Use Bylaw or the original development permit, whichever is less.
 - a. Maximum lot coverage regulations shall not be eligible for variance.
 - b. Minimum setback requirements shall only be eligible for variance provided there is no increase to density, and is necessary due to physical constraints including lot configuration.

c. *The Development Authority shall not grant a variance from the regulations prescribing height that would result in any change to density, floor area, lot coverage, or floor area ratio (FAR).*

(7) Renumbering of PART 10 LAND USE DISTRICTS as required.

2. PART 4 DEVELOPMENT APPLICATIONS is amended by the following:

(1) The amendment of Section 4.2 When a Development Permit is Not Required

y) *“The erection or construction of:
(i) a single detached dwelling or semi-detached dwelling on a lot, in a district in which such a dwelling is listed as a Permitted Use, when it complies with all other provisions of this bylaw and has been the subject of a Plot Plan review. This includes decks/stairs and landings. This excludes the Residential Planned Lot District (R-1P).”*

3. General

(1) This bylaw shall take effect on the date of third and final reading.

READ A FIRST TIME this 5th day of December 2016.

READ A SECOND TIME this 20th day of March 2017.

READ A THIRD TIME this 1st day of May 2017.

Resolution Numbers –

3.019.120516

462-16

3.019.032017

114-17

3.019.050117

167-17



MAYOR



Interim CAO