

CITY OF CHESTERMERE

PROVINCE OF ALBERTA

BYLAW #007-20

A Bylaw of the City of Chestermere, in the Province of Alberta, to amend the Land Use Bylaw 022-10, as amended to facilitate development in the Waterford Stage 1 Outline Plan area.

WHEREAS The Municipal Government Act, RSA 2000, C. M-26 and amendments thereto provides that a Municipal Council must pass a Land Use Bylaw amendment;

AND WHEREAS Council deems it desirable to amend the Land Use Bylaw 022-10 to allow the development of land on Lot 1, Block 1, as shown on Waterford City of Chestermere – Alberta Plan of Survey showing subdivision affecting the N. 1/2 SEC. 4 TWP. 24 RGE. 28 W.4M.

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

1. That Schedule "A – Land Use District Map" of the Land Use Bylaw 022-10 be amended by designating lands identified as Area A and described as Lot 1, Block 1, on Waterford City of Chestermere – Alberta Plan of Survey showing subdivision affecting the N. 1/2 SEC. 4 TWP. 24 RGE. 28 W.4M from Public Services District (PS) to Local Commercial District (C) as shown on Schedule 'B' attached to and forming part of this Bylaw.
2. This Bylaw comes into full force and takes effect on the date of third and final reading.

READ A FIRST TIME this 21st of April 2020

READ A SECOND TIME this 21st of April 2020

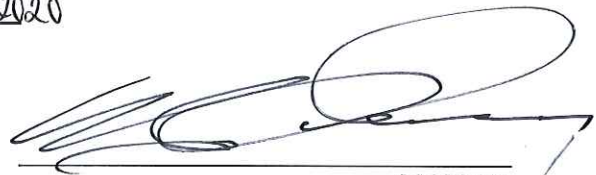
READ A THIRD TIME this 21st of April 2020

Resolution Numbers –

150-20

151-20

153-20

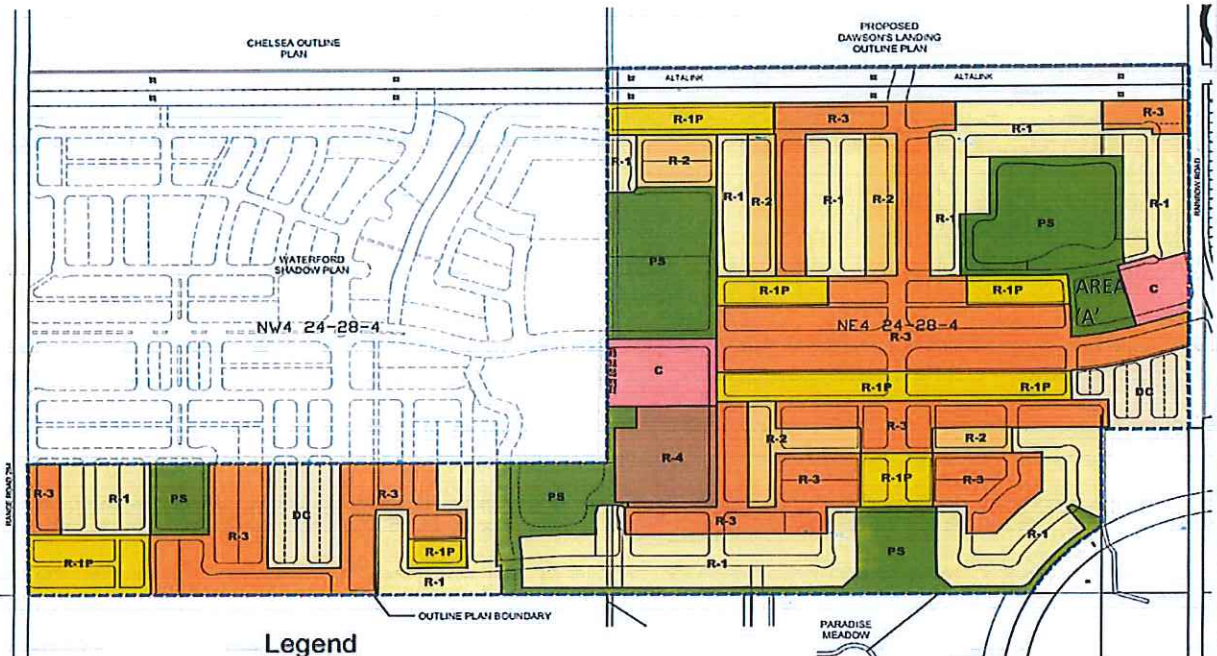


MAYOR

CAO

CAO

CITY OF CHESTERMERE



Legend

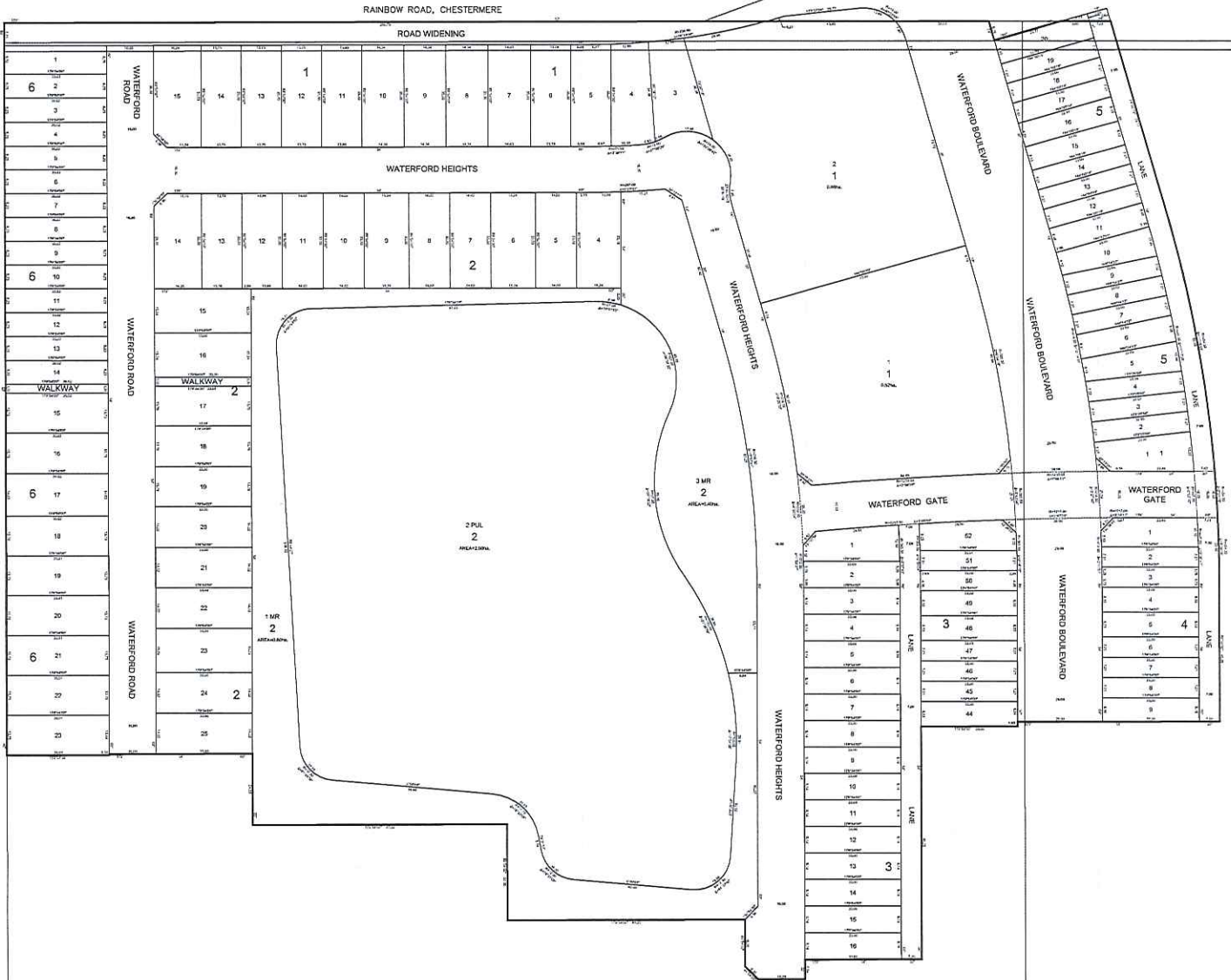
- Waterford OP Boundary
- R-1
- R-1P
- R-2
- R-3
- C
- PS



BYLAW 008-17
LAND USE BYLAW AMENDMENT
Schedule "A"

81

TENTATIVE



SOUTH ALBERTA LAND REGISTRATION DISTRICT

PLAN NO. _____
 EXTENDED AND REGISTERED
 INSTRUMENT NO. _____
 AS REGISTERED
 SHEET 1 OF 1

**WATERFORD
 CITY OF CHESTERMERE - ALBERTA**
 PLAN OF SURVEY SHOWING SUBDIVISION
 AFFECTING
 THE
 N. 1/2 SEC. 4 TWP. 24 RGE. 28 W.4M.

LEGEND & INSTRUCTIONS

BOUNDARY POINTS OF THE LAND SHOWN THIS PLAN
 ARE SHOWN BY POINTS PLACED SHOWING THE
 LOCATION AND IDENTIFYING BEARING
 THE DISTANCE BETWEEN POINTS ARE TO BE PLACED NEARBY TO
 EACH OF THE POINTS, AND MARKED THIS
 DISTANCE IS TO BE THE
 CORNER MARKERS SHOWN THIS
 MADE OF CONCRETE IS TO BE PLACED IN THE
 PROPERTY LINES AND IN THE
 MIDDLE OF EACH ROAD (SHOW THIS)
 MARKERS SHALL BE CONCRETE MARKERS THIS
 IN THE PLANNED STREETS SHALL BE THE SAME.
 ALL DISTANCES ARE TO BE IN METERS, AND
 ALL CORNERS ARE TO BE RIGHT ANGLES.
 ALL DISTANCES ARE TO BE IN METERS AND
 ALL CORNERS ARE TO BE RIGHT ANGLES.
 ALL CORNERS ARE TO BE RIGHT ANGLES.

ABBREVIATIONS

AREA	AREA	AREA
BANK	BANK	BANK
BRIDGE	BRIDGE	BRIDGE
CORNER	CORNER	CORNER
DRIVE	DRIVE	DRIVE
EASEMENT	EASEMENT	EASEMENT
ENCLOSURE	ENCLOSURE	ENCLOSURE
EXPANDED	EXPANDED	EXPANDED
EXTENSION	EXTENSION	EXTENSION
FENCE	FENCE	FENCE
GATE	GATE	GATE
HIGHWAY	HIGHWAY	HIGHWAY
INDUSTRIAL	INDUSTRIAL	INDUSTRIAL
LANE	LANE	LANE
LAKE	LAKE	LAKE
LOT	LOT	LOT
NEIGHBORHOOD	NEIGHBORHOOD	NEIGHBORHOOD
ONCE	ONCE	ONCE
OPEN SPACE	OPEN SPACE	OPEN SPACE
PLANTATION	PLANTATION	PLANTATION
RAILROAD	RAILROAD	RAILROAD
ROAD	ROAD	ROAD
SEWER	SEWER	SEWER
SHED	SHED	SHED
SURFACE	SURFACE	SURFACE
TERRACE	TERRACE	TERRACE
TORONTO	TORONTO	TORONTO
TOWNSHIP	TOWNSHIP	TOWNSHIP
TRACT	TRACT	TRACT
WATER	WATER	WATER
WATERFORD	WATERFORD	WATERFORD
WATERFORD GATE	WATERFORD GATE	WATERFORD GATE
WATERFORD HEIGHTS	WATERFORD HEIGHTS	WATERFORD HEIGHTS
WATERFORD BOULEVARD	WATERFORD BOULEVARD	WATERFORD BOULEVARD
WATERFORD ROAD	WATERFORD ROAD	WATERFORD ROAD
WATERFORD WALKWAY	WATERFORD WALKWAY	WATERFORD WALKWAY
WATERFORD DRIVE	WATERFORD DRIVE	WATERFORD DRIVE
WATERFORD LANE	WATERFORD LANE	WATERFORD LANE
WATERFORD PLACE	WATERFORD PLACE	WATERFORD PLACE
WATERFORD STREET	WATERFORD STREET	WATERFORD STREET
WATERFORD TERRACE	WATERFORD TERRACE	WATERFORD TERRACE
WATERFORD TRAIL	WATERFORD TRAIL	WATERFORD TRAIL
WATERFORD DRIVEWAY	WATERFORD DRIVEWAY	WATERFORD DRIVEWAY
WATERFORD WALKWAY	WATERFORD WALKWAY	WATERFORD WALKWAY

The columns to the left of the abbreviations of points in this survey have been marked and the columns to the right of the abbreviations of points in this survey have been marked and the columns to the right of the abbreviations of points in this survey have been marked.

SURVEYOR
 NAME: CHARLES CHESTNUT
 Entered between the dates of
 1998 and 1999
 In accordance with the provisions
 of the Survey Act

SUBDIVISION AUTHORITY
 NAME: THE CITY OF CHESTERMERE
 FILE NO: 2005-001

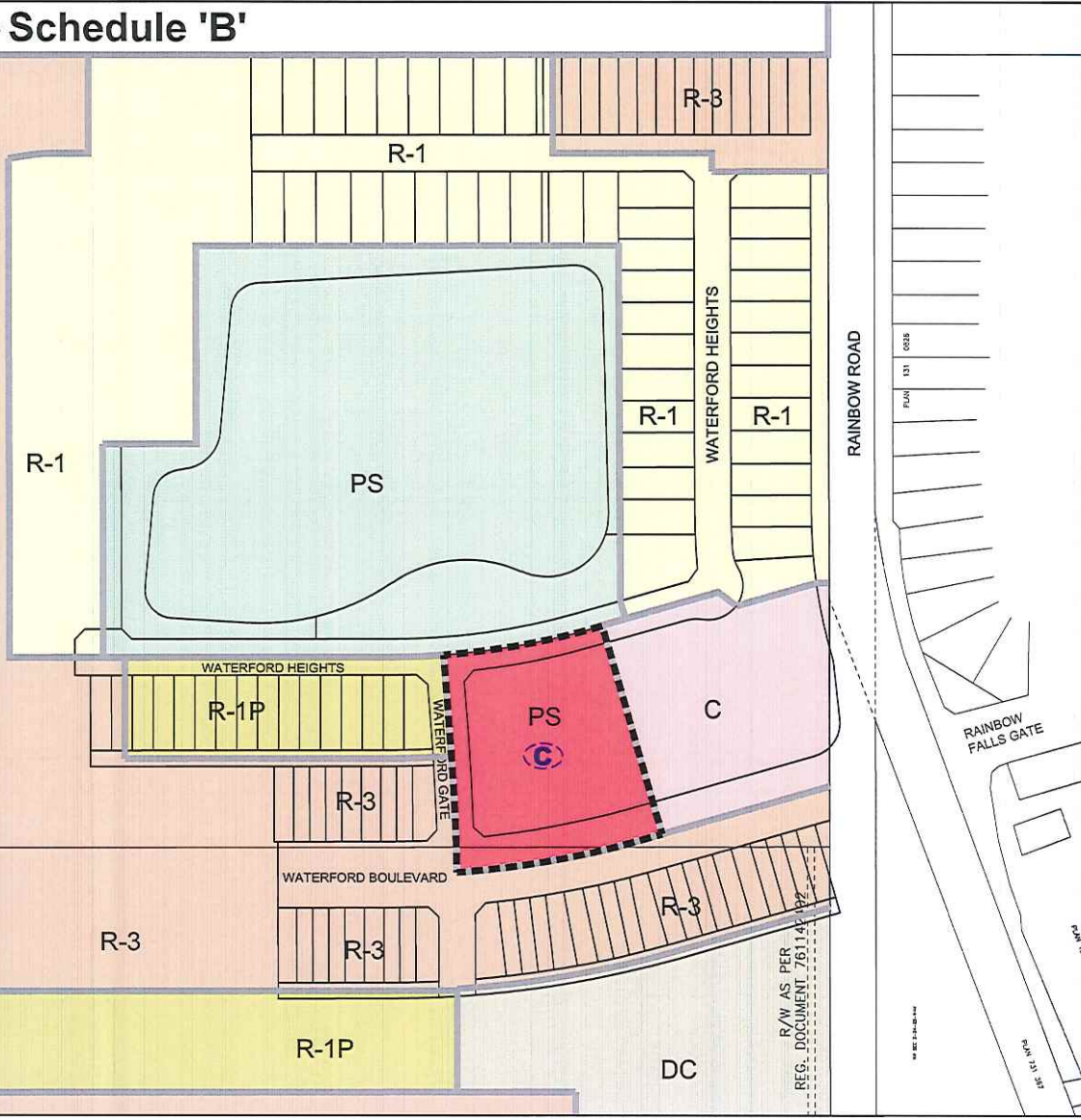
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DATE: 2005-01-11
 DRAWING FILE: WTRF-01

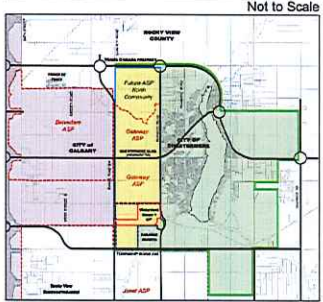
CLIENT
 DOUGLAS HOMES DEVELOPMENTS

LOVSE SURVEYS LTD.
 242 WEST GLENVIEW AVENUE
 CALGARY, ALBERTA T2C 2G2
 PHONE: (403) 275-2222
 FAX: (403) 275-2223

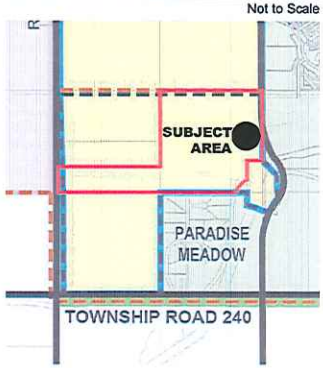
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CONTEXT PLAN



LOCATION PLAN



LAND USE LEGEND

	LAND USE BOUNDARY
	PROPOSED LAND USE BOUNDARY
	LAND USE IN CURRENT BYLAW NO.022-10
	PROPOSED LAND USE IN BYLAW NO. 022-10
	EXISTING (C) LOCAL COMMERCIAL DISTRICT
	EXISTING (R-1) RESIDENTIAL SINGLE DETACHED DISTRICT
	EXISTING (R-1P) SINGLE DETACHED LANED DISTRICT
	EXISTING (R-3) RESIDENTIAL MULTI-UNIT DISTRICT
	EXISTING (PS) PUBLIC SERVICE DISTRICT
	EXISTING (DC) DIRECT CONTROL

LAND USE STATISTICS

	ha.	ac.	%
PROPOSED LAND USE (PS) PUBLIC SERVICE to (C) COMMERCIAL	0.77	1.90	100

- Notes**
- Information outside of the Outline Plan boundary is provided for information purposes only.
 - All distances shown in meters
 - Plan subject to charge without notice

No.	D	M	Y	ISSUE/REVISION DESCRIPTION	DRN	DES	CHK	ENG
1	5	03	20	Land Use Redesignation	CM	BS		

City of Chestermere
**SUBJECT TO REVIEW AND APPROVAL BY
 CPC AND CITY COUNCIL**

URBAN
 systems

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 T 403.291.1190 | F 403.291.1374
 urban@urbansystems.ca



SCALE 1:2000

Job # 3849.0002.04
 2020-03-16
 LAND USE AMENDMENT

PLN-LU-01

DOUGLAS DEVELOPMENTS LTD.

City of Chestermere

WATERFORD STAGE 1 LAND USE AMENDMENT

Portion of Section 4, TWP 24, RANGE 28, W4M