

CITY OF CHESTERMERE

PROVINCE OF ALBERTA

BYLAW #019-20

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 compact development standards for future growth areas.

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 4 DEVELOPMENT APPLICATIONS is amended as follows:

a) Add:

“4.2(y)

- ii) a freehold street-oriented townhouse development, in a district in which such dwellings are listed as a Permitted Use, when they comply with all other provisions of this bylaw and the Plot Plans are reviewed by a Development Officer. This includes decks/stairs and landings.”

2. PART 7 GENERAL REGULATIONS is amended as follows:

a) Revise the title of Section 7.14 to read: “Driveways, Access and Parking Pads”

b) Add the following to Section 7.14 Driveways, Access and Parking Pads, and renumber accordingly:

“7.14.3

- a) Where a parking pad is provided with the construction of a new dwelling unit, the pad shall be designed to meet the requirements of Section 7.2 Accessory Buildings and Uses, the requirements of the Land Use District in which the site is located, and Alberta Building Code requirements, to accommodate future construction of a garage on the pad.”

- c) Add the following to Section 7.27 Permitted Encroachments, and renumber accordingly:

“7.27.3 Notwithstanding 7.27.2 above, eaves for Accessory Buildings shall be permitted to encroach into side yards by 0.15 m.”

- d) Revise Section 7.31 Secondary Suites as follows:

“7.31.8 Secondary Suites are a Discretionary Use in Land Use Districts associated with Single-Family and Semi-detached Dwellings only and require a Development Permit.”

- e) Add Section 7.37 Townhouse Developments as follows, and renumber Part 7 accordingly:

7.37 Townhouse Developments

7.37.1 Freehold Street-Oriented Townhouse Developments:

- a) Performance securities shall be provided at the time of Building Permit application submission in accordance with the Service Fee Schedule, as amended from time to time, for protection of adjacent sidewalks, laneways and boulevard landscaping.
- b) Site Design:
 - i) Locations for storage and curbside placement of waste and recycling bins shall be identified on the Site Plan, to the satisfaction of the Development Authority.
 - ii) In front-drive townhouse developments, access shall be provided to interior townhouse units for rear yard maintenance, to the satisfaction of the Development Authority. Such access shall not be provided through the interior of a dwelling unit.

3. PART 8 PARKING AND LOADING FACILITIES is amended as follows:

- a) Amend Section 8.1.1(a) of Section 8.1 Number of Parking Stalls Required, as follows:

	Minimum Parking Spaces Required
Single-Detached Dwellings	2 per unit
Semi-Detached Dwellings	1.5 per unit, averaged across both sides
Bare Land Condo Townhouses	2 per unit
Freehold Street-oriented Townhouses	
Interior units	1 per unit
Exterior units	2 per unit

- b) Amend Section 8.1.2 as follows, retaining all subsections within:
“Notwithstanding 8.1.1(a), the minimum number of residential parking spaces can be reduced for Bare Land Condo Townhouses and Apartment developments in the following cases:”

4. PART 10 LAND USE DISTRICTS is amended as follows:

- a) Delete Section 10.2 Residential Single Detached District (R-1), and replace with Section 10.2 Residential Single Detached District (R-1), as shown in Schedule ‘A’ attached.
- b) Delete Section 10.6 Residential Planned Lot Rear-Lane District (R-1PRL), and replace with Section 10.6 Residential Planned Lot Rear-Lane District (R-1PRL), as shown in Schedule ‘A’ attached.
- c) Delete Section 10.7 Residential Planned Lot Front-drive District (R-1PFD), and replace with Section 10.7 Residential Planned Lot Front-drive District (R-1PFD), as shown in Schedule ‘A’ attached.
- d) Delete Section 10.8 Residential Semi-Detached District (R-2), and replace with Section 10.8 Residential Semi-Detached District (R-2), as shown in Schedule ‘A’ attached.
- e) Delete Section 10.9 Residential Multi-Unit District (R-3), and replace with Section 10.9 Residential Multi-Unit District (R-3), as shown in Schedule ‘A’ attached.

5. The TABLE OF CONTENTS is revised accordingly

6. PART 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.

7. GENERAL

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

READ A FIRST TIME this _____ of _____ 2020.

READ A SECOND TIME this _____ of _____ 2020.

READ A THIRD TIME this _____ of _____ 2020.

Resolution Numbers –

MAYOR

CAO

**Bylaw 019-20
Schedule 'A'**

PART 10 LAND USE DISTRICTS

10.1 Establishment of Districts

10.1.1 For the purposes of this Bylaw, the land within the City shall be divided into the following Land Use Districts.

a) Residential Single Detached District	R-1	
b) Residential Estate District		R-1E
c) Residential Estate Modified District	R-1EM	
d) Residential Lakeshore District	R-1L	
e) Residential Planned Lot Rear-Laned District		R-1PRL
f) Residential Planned Lot Front-Drive District		R-1PFD
g) Residential Semi-Detached District	R-2	
h) Residential Multi-Unit District	R-3	
i) Low Rise Multi-Unit Residential District	R-4	
j) Local Commercial District		C
k) Town Centre Commercial District		TC
l) Eastern Town Centre District	ETC	
m) Interim Commercial District	IC	
n) Mixed Use District		MU
o) Business Park/Light Industrial District	BP/LI	
p) Public Service District	PS	
q) Special Recreation District		SPR
r) Urban Transition District		UT
s) Large Lot Rural Residential District	LLR	
t) Rural Residential District		RR
u) Live Work District		LW
v) Direct Control District	DC	

10.1.2 Throughout this Bylaw and amendments thereto, a District may be referred to either by its full name or its abbreviation.

10.1.3 The boundaries of the Districts listed in Section 10.1.1 are delineated on Schedule A, "the Land Use Map", as amended or replaced from time to time by bylaw.

10.1.4 Where uncertainty exists regarding the location of boundaries on the Land Use Map, the boundaries shall be determined using the following criteria:

- a) Where a boundary is shown following a street, lane, stream or canal, it shall be deemed to be following the centre line thereof;
- b) Where a boundary is shown as approximately following a lot line, it shall be deemed to be following the lot line; and
- c) Notwithstanding (a) and (b), the adjacent land use district shall extend to the location of the established corporate limits.

10.1.5 Where a boundary cannot be determined by the preceding criteria, the exact location of the boundary shall be decided by Council either on its own motion or upon written application being made to it by any person requesting the determination of the exact location of the boundary.

10.2 Residential Single Detached District (R-1)

10.2.1 Purpose

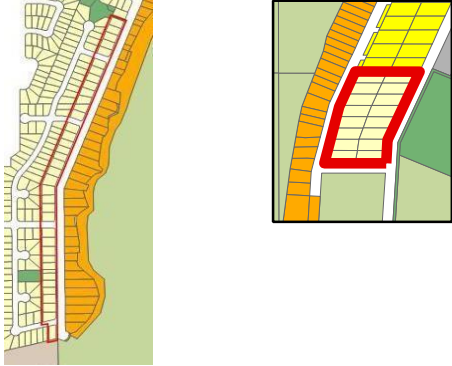
The purpose of this District is to provide for low density residential development having high standards of design and appearance.

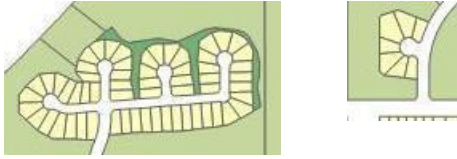
10.2.2 Permitted Uses		10.2.3 Discretionary Uses	
Accessory Building, Garage	008-20	Accessory Building, Other	008-20
Accessory Building, Shed	008-20	Bed and Breakfast Accommodations	
Accessory Uses		Child Care Facilities	
Dwellings, Single Detached		Community Buildings and Facilities	
Minor Home Businesses		Fill Placement	010-16
Parks		Major Home Businesses	
Private Swimming Pool/ Hot Tub	012-14	Public Uses	
Show Homes / Sales Centres		Public Utilities	
		Places of Worship	
		Secondary Suites	
		Signs	
		Small Wind Energy Conversion Systems	
		Solar Collectors not in conformance with Section 7.34	012-14

022-11

10.2.4 General Requirements

In addition to the Regulations contained in Part 7 the following provisions shall apply to every development in this District.

Site Standard	Development Area	Requirement
Lot Area (minimum):	Lots abutting East or West Chestermere Drive or East Lake View Road, as illustrated in Figure 10.2.1	700 m ²
	<p><i>Figure 10.2.1</i></p> 	
	Existing Development Area	454 m ²
	Future Growth Areas	428 m ²

Site Standard	Development Area	Requirement
Lot Width (minimum):	Lots abutting East or West Chestermere Drive as illustrated in Figure 10.2.1	22.0 m
	Existing Development Area	13.75 m ²
	Future Growth Area	13.4 m ²
Front Yard Setback (minimum):	Lots abutting East or West Chestermere Drive as illustrated in Figure 10.2.1	6.0 m
	Existing Development Area	
	Future Growth Area	
Side Yard Setbacks (minimum):	Existing Development Area	<p>Principal Building: 3.0 m for street side of a corner lot 1.5 m for all other side yards</p> <p>Accessory Buildings: 3.0 m for street side of a corner lot 1.5 m for all other side yards</p> <p>Infill Lots The side yard setbacks of principal and accessory buildings on infill lots shall be varied where possible in order to maximize the visual amenity of the district and facilitate sunlight and ventilation to individual dwellings to be determined at the discretion of the Development Authority.</p>
	Future Growth Area	<p>Principal Building: 3.0 m for street side of a corner lot 1.2 m for all other side yards</p> <p>Accessory Buildings: 1.0 m for street side of a corner lot, subject to the Requirements of Section 7.9 Corner Lot Restrictions 0.6 m for all other side yards</p>
Rear Yard Setback (minimum):	Lots 1-60, Block 9, Plan 9311609 and Lots 13-19, Block 8, Plan 9112616 as illustrated in Figure 10.2.2	8.0 m
	<p><i>Figure 10.2.2</i></p> 	
	Existing Development Area	<p>Principal Building: 6.0 m</p> <p>Accessory Buildings: 1.5 m</p>

	Future Growth Area	Principal Building: 6.0 m Accessory Buildings: 0.6 m
Lot Coverage (maximum):	Existing Development Area	45% for all buildings
	Future Growth Area	43% Principal Building 55% Combined Total
Building Height (maximum):	Existing Development Area	Principal Building: 2 storeys, not exceeding 12.0 m
	Future Growth Area	Accessory Buildings: 4.5 m

022-11

Bylaw 019-20

Land Use Bylaw Amendments for Compact Development in Future Growth Areas

10.6 Residential Planned Lot Rear-Lane District (R-1PRL)

10.6.1 Purpose

The purpose of this District is to provide for compact single-detached residential development with modified lot width and side yard standards, on lots with rear lane access. **008-20**

10.6.2 Permitted Uses	10.6.3 Discretionary Uses
Accessory Building, Shed 008-20 Accessory Building, Garage 008-20 Accessory Uses Dwellings, Single Detached Minor Home Businesses Parks Private Swimming Pool/ Hot Tub Show Homes / Sales Centre	Accessory Building, Other 008-20 Bed and Breakfast Accommodations Child Care Facilities Community Buildings and Facilities Major Home Businesses Public Uses Places of Worship Public Utilities Secondary Suites Signs Small Wind Energy Conversion Systems Solar Collectors not in conformance with Section 7.34

022-11

10.6.4 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.

022-11

Site Standard	Development Area	Requirement
Lot Area (minimum):	Existing Development Area	272 m ²
	Future Growth Areas	
Lot Width (minimum):	Existing Development Area	10.8 m for corner lots where a URW is required along the exterior side yard
	Future Growth Area	8.5 m for all other side yards
Front Yard Setback (minimum):	Existing Development Area	3.0 m or outside any required front URW, which ever is greater.
	Future Growth Area	
Side Yard Setbacks (minimum):	Existing Development Area	Principal Building: 3.0 m for street side of a corner lot. 1.2 m for all other side yards
	Future Growth Area	Accessory Buildings: 1.0 m for street side of a corner lot, subject to the requirements of Section 7.9 Corner Lot Restrictions 0.6 m for all other side yards

Bylaw 019-20

Land Use Bylaw Amendments for Compact Development in Future Growth Areas

Rear Yard Setback (minimum):	Existing Development Area	Principal Building: 6.0 m
	Future Growth Area	Accessory Buildings: 0.6 m
Lot Coverage (maximum):	Existing Development Area	45% Principal Building
	Future Growth Area	60% Combined Total
Building Height (maximum):	Existing Development Area	Principal Building: 2 storeys, not exceeding 12.0 m
	Future Growth Area	Accessory Buildings: 4.5 m

10.6.5 Additional Requirements

- a) The width of the non-garage façade of the front elevation shall be a minimum of 2.40 metres (8 feet) wide.
- b) The maximum a garage shall protrude from a façade is 4m.
- c) Lots shall provide a garage or concrete parking pad accessed from a rear lane.
- 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.

Bylaw 019-20

Land Use Bylaw Amendments for Compact Development in Future Growth Areas

10.7 Residential Planned Lot Front-drive District (R-1PFD)

10.7.1 Purpose

The purpose of this District is to provide for compact single-detached residential development with modified lot width and side yards standards, in a front-drive format with no lane access.

10.7.2 Permitted Uses	10.7.3 Discretionary Uses
Accessory Building, Shed Accessory Building, Garage Accessory Uses Dwellings, Single Detached Home Business, Minor Parks Private Swimming Pool/Hot Tub Show Homes/Sales Centre	Accessory Building, Other Bed and Breakfast Accommodations Child Care Facilities Community Buildings and Facilities Home Business, Major Public Uses Places of Worship Public Utilities Signs Small Wind Energy Conversion Systems Secondary Suites Solar Collectors not in conformance with Section 7.34

10.7.4 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	Development Area	Requirement
Lot Area (minimum):	Existing Development Area	351 m ²
	Future Growth Areas	
Lot Width (minimum):	Existing Development Area	10.97 m
	Future Growth Area	
Front Yard Setback (minimum):	Existing Development Area	6.0 m
	Future Growth Area	
Side Yard Setbacks (minimum):	Existing Development Area	Principal Building: 3.0 m for street side of a corner lot 1.2 m for all other side yards Accessory Buildings: 1.0 m for street side of a corner lot, subject to the requirements of Section 7.9 Corner Lot Restrictions 0.6 m for all other side yards
	Future Growth Area	
Rear Yard Setback	Existing Development Area	Principal Building: 6.0 m

Bylaw 019-20

Land Use Bylaw Amendments for Compact Development in Future Growth Areas

(minimum):	Future Growth Area	Accessory Buildings: 0.6 m
Lot Coverage (maximum):	Existing Development Area	55% Combined for all buildings
	Future Growth Area	
Building Height (maximum):	Existing Development Area	Principal Building: 2 storeys, not exceeding 12.0 m
	Future Growth Area	Accessory Buildings: 4.5 m

10.7.5 Other Requirements

- a) The width of the non-garage façade of the front elevation shall be a minimum of 2.4m (7.87ft) wide.
- b) The maximum a garage shall protrude from a front façade is 3.0m (9.8ft), measured from the garage door to the principal entrance on the front façade.
- c) Adherence to Architectural Controls, approved by the Development Authority, shall be demonstrated at the building permit application stage.
- d) The density of the property shall not be varied, and the habitable floor area shall not be increased beyond the maximum habitable floor area identified in this district:
- e) Minimum setback requirements shall only be eligible for variance provided there is no increase to density, and provided the variance is necessary due to physical site constraints.

Bylaw 019-20

Land Use Bylaw Amendments for Compact Development in Future Growth Areas

10.8 Residential Semi-Detached District (R-2)

10.8.1 Purpose

The purpose of this District is to provide for residential neighbourhoods which have a high standard of design and appearance in which semi-detached dwellings are the predominant housing form.

10.8.2 Permitted Uses		10.8.3 Discretionary Uses	
Accessory Building, Shed	008-20	Accessory Building, Other	008-20
Accessory Building, Garage	008-20	Community Buildings and Facilities	
Accessory Uses		Dwellings, Single Detached	
Dwellings, Duplex		Fill Placement	010-16
Dwellings, Semi Detached		Major Home Businesses	
Minor Home Businesses		Public Uses	
Parks		Public Utilities	
Private Swimming Pool/ Hot Tub	012-14	Places of Worship	
Show Homes / Sales Centres		Residential Care Facilities	
		Secondary Suites	
		Signs	
		Small Wind Energy Conversion Systems	
		Solar Collectors not in conformance with Section 7.34	012-14

022-11

10.8.4 General Requirements

In addition to the Regulations contained in Part 7 the following provisions shall apply to every development in this District.

Site Standard	Development Area	Requirement
Lot Area (minimum):	Existing Development Area	Single-Detached Dwellings and Duplexes 428 m ²
	Future Growth Areas	Semi-Detached Dwellings 250 m ²
Lot Width (minimum):	Existing Development Area	Single-Detached Dwellings and Duplexes 13.4 m
	Future Growth Area	Semi-Detached Dwellings 8.9 m on corner lots 7.9 m on all other lots
Front Yard Setback (minimum):	Existing Development Area	With Lane Access 3.0 m or outside of any required front URW, which ever is greater
	Future Growth Area	With No Lane Access 6.0 m
Side Yard Setbacks	Existing Development Area	Principal Building: 3.0 m for street side of a corner lot 1.2 m for all other side yards

Bylaw 019-20

Land Use Bylaw Amendments for Compact Development in Future Growth Areas

(minimum):	Future Growth Area	Accessory Buildings: 1.0 m for street side of a corner lot, subject to the requirements of Section 7.9 Corner Lot Restrictions 0.6 m for all other side yards
Rear Yard Setback (minimum):	Existing Development Area	Principal Building: 6.0 m
	Future Growth Area	Accessory Buildings: 0.6 m
Lot Coverage (maximum):	Existing Development Area	60% combined for all buildings
	Future Growth Area	
Building Height (maximum):	Existing Development Area	Principal Building: 2 storeys, not exceeding 12.0 m
	Future Growth Area	Accessory Buildings: 4.5 m

022-11

10.8.5 Additional Requirements

a) Notwithstanding 9.9.4, the site standards for Lots 68-70, Block 3, Plan 3883JK as illustrated in Figure 10.8.1 shall be at the discretion of the Development Authority.

Figure 10.8.1



Bylaw 019-20

Land Use Bylaw Amendments for Compact Development in Future Growth Areas

10.9 Residential Multi-Unit District (R-3)

10.9.1 Purpose

The purpose of this District is to provide for multi-unit residential development, along with Semi-Detached development in order to increase the variety of dwelling types available in the community.

10.9.2 Permitted Uses		10.9.3 Discretionary Uses	
Accessory Building, Shed	008-20	Accessory Building, Other	008-20
Accessory Building, Garage	008-20	Child Care Facilities	
Accessory Uses		Fill Placement	010-16
Community Buildings and Facilities		Major Home Businesses	
Dwellings, Duplex		Public Uses	
Dwellings, Semi-Detached		Public Utilities	
Minor Home Businesses		Places of Worship	
Parks		Residential Care Facilities	
Private Swimming Pool/ Hot Tub	012-14	Signs	
Show Homes / Sales Centres		Small Wind Energy Conversion Systems	
Townhouse, Stacked		Solar Collectors not in conformance with	
Townhouse		Section 7.34	012-14

022-11

10.9.4 General Requirements

In addition to the Regulations contained in Part 7 the following provisions shall apply to every development in this District.

Site Standard	Development Area	Requirement
Lot Area (minimum):	Existing Development Area	Semi-Detached Dwellings 468 m ² combined for both sides Townhouse Dwellings 175 m ² for interior townhouse units 195 m ² for exterior townhouse units All Other Uses At the discretion of the Development Authority
	Future Growth Areas	
Lot Width (minimum):	Existing Development Area	Semi-Detached Dwellings 14.63 m combined for both sides 6.0 m per side Townhouse Dwellings 5.48 m for interior townhouse units 6.09 m for exterior townhouse units All Other Uses At the discretion of the Development Authority
	Future Growth Area	
Front Yard Setback	Existing Development Area	Rear Lane

Bylaw 019-20

Land Use Bylaw Amendments for Compact Development in Future Growth Areas

(minimum):	Future Growth Area	3.0 m or outside any required front URW, which ever is greater No Rear Lane 6.0 m
Side Yard Setbacks (minimum):	Existing Development Area	Principal Building: 3.0 m for street side of a corner lot 1.2 m for all other side yards None for interior common wall sides Accessory Buildings: 1.0 m for street side of a corner lot, subject to the Requirements of Section 7.9 Corner Lot Restrictions 0.6 m for all other side yards Decks 1.2 m
	Future Growth Area	1.0 m for street side of a corner lot, subject to the Requirements of Section 7.9 Corner Lot Restrictions 0.6 m for all other side yards
Building Separation (minimum):	Existing Development Area	2.4 m for elevations with no living room and/or bedroom windows facing each other
	Future Growth Area	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):	Existing Development Area	Principal Building: 6.0 m
	Future Growth Area	Accessory Buildings: 0.6 m
Density (maximum):	Existing Development Area	6 units per building
	Future Growth Area	44 units/ha
Lot Coverage (maximum):	Existing Development Area	40% combined for all buildings, excluding lake lot area 10% for Accessory Buildings, excluding lake lot area
	Future Growth Area	50% for principal building 70% combined for all buildings
Building Height (maximum):	Existing Development Area	Principal Building: 2 storeys, not exceeding 12.0 m
	Future Growth Area	Accessory Buildings: 4.5 m
Amenity Space (minimum):	Condominium Sites	10% of site to be used for communal space for complexes of 10 or more units 16 m ² of private fenced outdoor amenity space for each attached housing unit Minimum 1.5 m-high opaque wall required to separate adjoining decks
	Freehold Street-Oriented Units	N/A

Bylaw 019-20

Land Use Bylaw Amendments for Compact Development in Future Growth Areas

10.9.5 Additional Requirements

- a) Where units front onto a public road, they shall be compatible in terms of mass and character with existing buildings on neighbouring sites.
- b) Notwithstanding Section 7.21.7, a minimum of 40% of the lot area, plus all adjoining boulevards, shall be landscaped. **022-11**
- c) Identical front elevations must be separated by a minimum of three (3) dwelling units, except where buildings are separated by roadways.