



# Request for Bylaw Reading

**TO:** Mayor and Council  
**FROM:** Karl Mielke, Senior Planner  
Community Growth and Infrastructure  
**DATE:** July 17, 2020  
**RE:** **Bylaw 020-20 – Proposed Amendment to the Municipal Development Plan – Planned Lot Development**

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## REPORT SUMMARY:

Stantec Consulting, on behalf of Waterbridge Developments Inc. has applied to amend the Municipal Development Plan by removing the cap on “planned lot development” from MDP Section 3.4.4 Planning New Communities, as shown below:

**MDP 3.4.4.4** To provide a range of housing choices and meet various housing needs, the City shall support “Planned Lot” development offering smaller lot, single-detached housing within Residential Neighborhood. Planned Lots shall adhere to the following conditions:

- ~~Shall not comprise more than 35% of the single family housing within an Outline Plan.~~
- Should be dispersed throughout an Outline Plan, where appropriate, to avoid concentrations of such housing in any one area, and promote integration of these developments throughout the community.
- Design Guidelines for Planned Lots shall be established at the Outline Plan stage.

Section 6.2 outlines the policy framework for amendment of the MDP:

### **6.2 AMENDING THE MDP**

**6.2.1** Changes to the intent of the MDP shall be carried out through an amendment process in accordance with the MGA.

**6.2.2** Opportunities for broader public and stakeholder engagement may be necessary, depending upon the nature of the proposed MDP amendment, potential impacts, and/or anticipated level of public interest generated by the change. The administration will assess and determine the appropriate engagement processes for each future MDP amendment.

**6.2.3** The City or a landowner may initiate an amendment to the MDP. Within the application to amend the MDP, the following shall be addressed:

- The rationale for the proposed amendment;
- The impact of the proposed change on the achievement of the goals and polices of the MDP;
- The effect of the proposed amendment on adjacent land uses;
- The effect of the proposed amendment on city infrastructure and services; and
- A proposal for public and stakeholder consultation, if necessary.



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**Date:** Click or tap to enter a date.

**6.2.4** In cases where the amendment may result in significant impacts, the City may require the submission of additional information to assess the suitability of the proposed change, such as the assessment: of fiscal impacts, environmental impacts, servicing and infrastructure impacts, and/or impacts on the local economy. The scope of the required information shall be determined through consultation with City staff and the applicant.

The subject application falls under the provisions of Section 6.2.3, whereby the applicant, on behalf of a landowner, has initiated the request for amendment of the MDP. In support of this application, the applicant has provided a statement of rationale, which is attached to this report as Exhibit A.

Staff has been directed to bring this application forward to Council for First Reading on July 28, 2020. No provisions have been made at this time for public engagement.

**PUBLIC HEARING SUMMARY:**

Staff requests that Council schedule a Public Hearing for Bylaw 020-20, to begin at 6:30 pm September 1, 2020.

**ACTION REQUIRED:**

Council is asked to give First Reading of Bylaw 020-20 and to schedule a public hearing for September 1, 2020.

**PUBLIC NOTICE/COMMUNICATIONS:**

The public hearing for this bylaw will be advertised in the *Chestermere Anchor*, posted on the City website, and shared on Facebook in line with MGA requirements and standard City processes.

The proposed bylaw will also be circulated for comment to the *Chestermere* development industry and BILD Calgary.

<b>RELATED COUNCIL POLICIES/BYLAWS &amp; STRATEGIC VISION:</b>
<ul style="list-style-type: none"><li>N/A</li></ul>
<b>PREVIOUS REPORTS/COUNCIL DECISIONS (if any):</b>
<ul style="list-style-type: none"><li>N/A</li></ul>
<b>ATTACHMENTS (including all In Camera items):</b>
<ul style="list-style-type: none"><li>Exhibit A – Statement of Rationale, submitted by Stantec Consulting on behalf of Waterbridge Developments, 2 pages</li></ul>

- Exhibit B – MDP Section 3.4.4.4 Planning New Communities, 1 page
- Exhibit C – Tax Assessment Impact of Side Yard Setbacks (applicant submitted), 5 pages

**CHIEF ADMINISTRATIVE OFFICER’S COMMENTS (if any):**

**RECOMMENDED ACTION:**

**That Council accept Bylaw 020-20 for First Reading; and**

**That Council schedule a public hearing for Bylaw 020-20 for September 1, 2020, to begin at 6:30 pm.**

Approved by:  
John Popoff  
Director, Community Growth and Infrastructure

Approved by:  
Bernie Morton  
Chief Administrative Officer