

EXHIBIT C - Bylaw 023-20

CITY OF CHESTERMERE

PROVINCE OF ALBERTA

BYLAW #023-20

A Bylaw of the City of Chestermere, in the Province of Alberta, to amend the Kinniburgh North Outline Plan/Land Use Redesignation Bylaw 2006-600/2 (Bylaw 2006-600/2) 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 Bylaw 2006-600/2, as amended;

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

1. That Schedule "A – Figure 4, Area Structure Plan" of Bylaw 2006-600/2 be amended by redesignating a portion of Lot 87, Block 1, Plan 0813311 from Special Recreation District to Residential as shown on Schedule 'A' attached to and forming part of this Bylaw.
2. That Schedule "B – Figure 5, Outline Plan/Land Use" of Bylaw 2006-600/2 be amended by redesignating a portion of Lot 87, Block 1, Plan 0813311 from Special Recreation District to Retirement Living Campus as shown on Schedule 'B' attached to and forming part of this Bylaw.
3. That Schedule "C – Figure 6, Open Space and Sidewalk Plan" of Bylaw 2006-600/2 be amended by redesignating a portion of Lot 87, Block 1, Plan 0813311 from Special Recreation District to Residential as shown on Schedule 'C' attached to and forming part of this Bylaw.
4. That the following Sections of the Kinniburgh North Outline Plan to be amended as follows:

- i. 3.10 Land Use Densities and Statistics, Table 1- Land Use Statistics

Delete:

		Acres	Hectares	Percent
Other Land Uses	SPR	12.0	4.8	8.2

Replace with:

		Acres	Hectares	Percent
Residential	RLC	9.44	3.82	6.4
Other Land Uses	SPR	2	0.81	1.4

ii. 4 Land Use Redesignation, Proposed Land Uses

Delete:

Special Recreation District (SPR) District 4.8 ha 12.0 ac

Replace with:

Special Recreation District (SPR) District 0.81 ha 2.0 ac

Retirement Living Campus 3.82 ha 9.44 ac

iii. 4.9 SPECIAL RECREATION (SPR) DISTRICT

Delete:

“The 4.8 ha (12.0 ac) site is situated just south of the future school site and will be provided with pathway linkages to the north and east.”

Replace with:

“The 0.81 ha (2.0 ac) site is situated just south of the future school site and will be provided with pathway linkages.”

5. Addition of Appendix I Retirement Living Campus District (RLC) to the Kinniburg North Outline Plan

1 Retirement Living Campus District (RLC)

1.1 Purpose

The purpose of this district is to create an "aging in place" community with a variety of residential dwelling forms at a range of price points, with a high standard of design and appearance. Communities within this District will be developed under condominium structures where residency is generally restricted to those who have reached the age of 55.

2.0 Permitted Uses

First Accessory Buildings 10 m² and under

Accessory Uses

Dwellings, Semi Detached

Multi-Attached Dwelling

Show Homes / Sales Centres

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3.0 Discretionary Uses

Apartment Building
 Residential Care Facilities
 Second and Additional Accessory Buildings 10.0 m² and under
 Convenience Stores
 Health Care Services
 Minor Home Businesses
 Personal Service Businesses
 Private Club or Organization
 Private Swimming Pool/ Hot Tub
 Restaurant
 Signs

4.0 General Requirements

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

5.0 Site Requirements:

Site Standard	Dwellings, Semi Detached and Multi-Attached	Apartment Buildings and Residential Care Facilities
Lot Area (minimum):	300 m ² per unit	1,400 m ² for apartment buildings At the discretion of the Development Authority for all other uses
Lot Width (minimum):	11.0 m per semi-attached units and corner lots 10.0 m per unit	30.0 m for apartment buildings At the discretion of the Development Authority for all other uses
Front Yard Setback (minimum):	3.5 m	
Side Yard Setback (minimum):	3.0 m on street side of a corner lot 1.5 m on all other lots No side yard is required for a semi-detached dwelling where a common wall is on a side lot line.	3 m or 1/2 the height of the principal building(s), whichever is greater, for apartment buildings At the discretion of the Development Authority for all other uses
Building Separation (minimum):	3.0 m or compliance with any other Alberta regulation, whichever is greater	6.0 m where more than one building is located on the site
Rear Yard Setback (minimum):	3.0 m for principal building 6.0 m for principal building when the Rear Yard borders another Land Use District 1.5 m for accessory building	6.0 m for principal building 1.5 m for accessory building

Density (maximum):		50 units per building. This may be increased at the Discretion of the Development Authority, if architectural design interventions are effectively utilized to reduce the impacts of massing and shadowing on surrounding neighbors.
Amenity Space (minimum):	6.0 m ² per unit for at grade units plus	6.0 m ² per unit for at grade units plus 4.0 m ² per unit for above grade units or 10% of the lot, whichever is greater
Building Height (maximum):	1 storey not exceeding 6.0 m for principal building 4.5 m for accessory building	3 storeys or 12.0 m to the top of the parapet of the principal building 4 storeys or 15.0 m if building incorporates barrier free design 4.5 m for accessory buildings

6.0 Additional Requirements

- a) Adherence to architectural controls and guidelines shall be demonstrated during the development permit stage. Architectural style must reflect a uniform architectural style or theme.
- b) The combined area of the condominium (or all adjacent condominiums under the same District) will be no less than 2 hectares including common area units.
- c) A minimum of 30% of the condominium area, plus all adjoining boulevards, shall be landscaped.
- d) A Master Site Plan shall be submitted along with any Development Permit application for a listed non-residential use, to ensure the cumulative impacts and interface between residential and non-residential uses are appropriately managed.

6. 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 28th day of July, 2020.

READ A SECOND TIME this 3rd day of November, 2020.

READ A THIRD TIME this 3rd day of November, 2020.

Resolution Numbers –


MAYOR


CAO

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SCHEDULE "A"

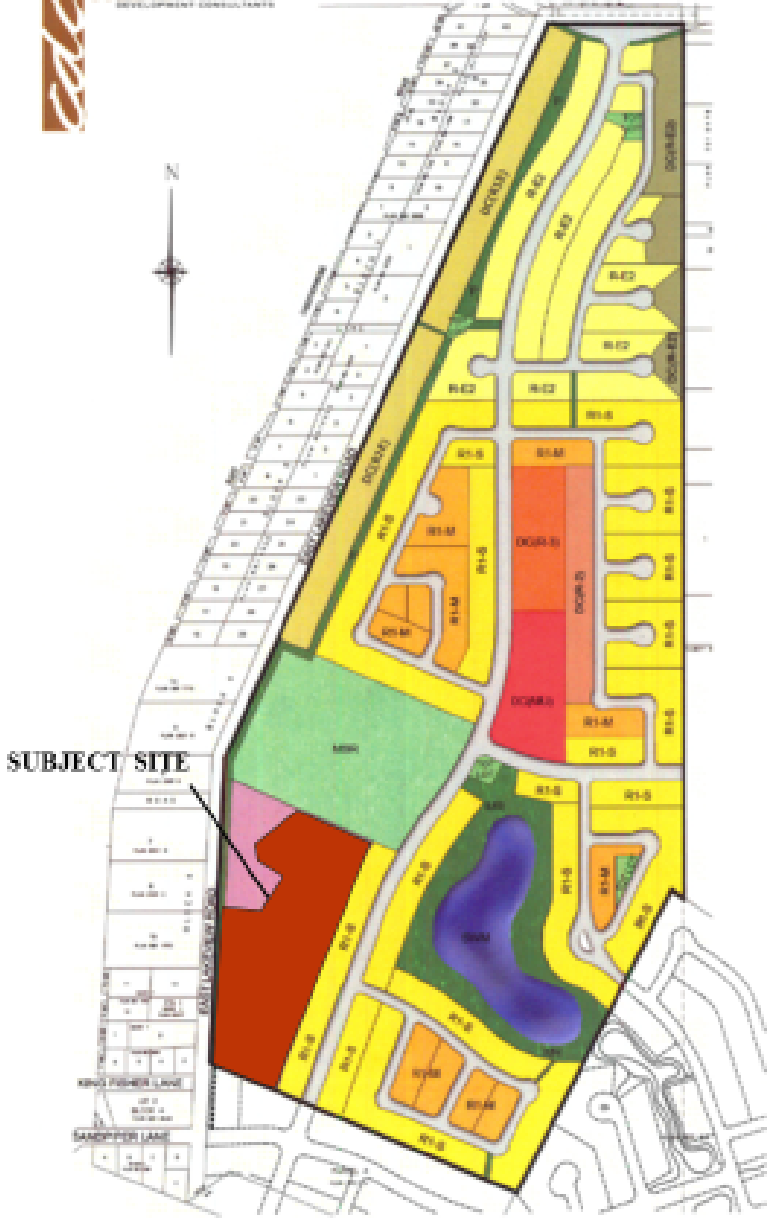
CITY OF CHESTERMERE



BYLAW 023-20
Kinniburgh North Outline Plan/ Land Use Redesignation
Amendment
Schedule "A"

SCHEDULE "B"

CITY OF CHESTERMERE



Kinniburgh Outline Plan

Chestermere Lake
Development Corp.

Legend			
	Area (ha)	Area (ac)	Percent (%)
DC(R1C)	3.2	7.9	5.3%
R1C2	0.0	14.8	10.0%
DC(R42)	1.5	3.9	2.5%
R1-S	15.0	37.0	25.2%
R1-M	4.0	9.9	6.7%
DC(R-2)	1.0	2.5	1.8%
DC(R-3)	1.2	3.0	2.0%
DC(C-1)	1.4	3.5	2.4%
RC	4.14	10.23	6.96%
MR	6.5	16.0	10.9%
MNR	4.8	12.0	8.2%
SPB	0.49	1.2	0.8%
Non Developable	10.1	24.8	16.8%
Total Area	59.5	146.9	100%

Notes:

OUTLINE PLAN /
LAND USE

FIGURE# 5

SCALE: NTS

BYLAW 023-20 Kinniburgh North Outline Plan/ Land Use Redesignation Amendment Schedule "B"

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SCHEDULE "C"

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