

# Bylaw 012-21

## CITY OF CHESTERMERE

## PROVINCE OF ALBERTA

### BYLAW #012-21

A Bylaw of the City of Chestermere, in the Province of Alberta, to amend the Land Use Bylaw (LUB 022-10, as amended) of the City of Chestermere to amend a Direct Control 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 LUB 022-10, as amended;

**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 deleting the current Direct Control Residential Cottage Housing Cluster District DC(R-2C) and replacing it as follows:**

**1.1 Purpose**

The Residential Cottage Housing District is intended to accommodate innovative development, in the form of a comprehensively designed Cottage Housing Cluster, which is characterized by:

- a) the provision of Cottage Buildings which are smaller in scale to other low density residential building forms;
- b) a high quality of aesthetics, building design, function, landscaping, materials and site design;
- c) Cottage Buildings located around a common open space with at least one façade exposed to the common open space; and
- d) site and building design that integrates and interfaces with the surrounding land use districts.

**1.2 Permitted Uses**

- First Accessory Buildings 10.0m<sup>2</sup> and under
- Accessory Uses
- Cottage Housing Cluster [defined in A1.5(a)]

- Cottage Building [defined in A1.5(b)]
- Minor Home Businesses
- Parks
- Show Homes / Sales Centres

### 1.3 Discretionary Uses

- Second and Additional Accessory Buildings 10.0m<sup>2</sup> and under
- Accessory Buildings greater than 10 m<sup>2</sup>
- Community Buildings and Facilities
- Private Swimming Pool/ Hot Tub 012-14
- Public Uses
- Public Utilities
- Residential Care Facilities
- Signs
- Small Wind Energy Conversion Systems
- Solar Collectors not in conformance with Section 7.34

### 1.4 General Requirements

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

#### **Building Setbacks from a Property Line**

- (1) The minimum building setback from a property line shared with common amenity space is 4.0 metres.
- (2) The minimum building setback from a property line shared with another parcel is 1.5 metres.
- (3) The minimum building setback from a property line shared with a private lane or internal roadway is:
  - a) 1.5 metres for a Cottage Building; and
  - b) 0.6 metres for a Cottage Building containing a private garage.
- (4) The minimum building setback from a property line shared with a public road is 3.0 metres.

**Building Separation (minimum)** - 3.0 m for cottage buildings

**Building Height (maximum)** - 12.0 m for principal building  
 - 4.5 m for accessory building

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### 1.5 Rules Applying to a Cottage Housing Cluster

- a) Cottage Housing Cluster means a use:
  - i. that is a grouping of Cottage Buildings around a common outdoor amenity space;
  - ii. where no Dwelling Unit is located wholly or partially above another Dwelling Unit;
  - iii. that may have a minimum of two Cottage Buildings;
  - iv. that the maximum number of buildings be limited to that number which maintains direct access from the unit to the common outdoor amenity space.
  
- b) Cottage Building means:
  - i. A residential building located within a Cottage Housing Cluster that is restricted in size and contains one Dwelling Unit.
  - ii. The maximum gross floor area of any individual storey is 100.0 square metres.
  - iii. The maximum gross floor area is 150.0 square metres.
  
- c) Common outdoor amenity space required for each Cottage Housing Cluster must be provided at grade, and
  - i. must contain a soft surfaced landscaped area and/or hard surfaced landscaped area;
  - ii. must include a sidewalk to a public street;
  - iii. must not be used for vehicular access; and
  - iv. may be located in a building setback from a property line shared with a public road.
  
- d) Each Cottage Building must be adjacent to the common open space.
  
- e) For Cottage Building, a private amenity space must be provided outdoors in the form of a patio, porch or deck.
  
- f) Motor vehicle stalls may be attached to the cottage building or provided in a private garage detached from the cottage building, as approved by the Development Authority.
  
- g) Adherence to architectural controls and guidelines shall be demonstrated during the development permit stage.
  
- h) The Development Authority may approve Cottage Housing Clusters with less than the minimum Cottage Buildings, as stated in section A1.5(a)(iii), when design limitations exist due to irregular parcel dimensions.

**1. 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.

**2. GENERAL**

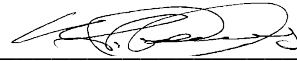
This Bylaw shall take effect on the day which it is finally passed.

READ A FIRST TIME this 15<sup>th</sup> day of June, 2021.

READ A SECOND TIME this 6<sup>th</sup> day of July, 2021.

READ A THIRD TIME this 6<sup>th</sup> day of July, 2021.

Resolution Numbers –



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MAYOR



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CAO