

# EXHIBIT D - Bylaw 024-20

## CITY OF CHESTERMERE

## PROVINCE OF ALBERTA

### BYLAW #024-20

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 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 LUB 022-10, as amended;

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

1. That Schedule "A – Land Use District Map" of the Land Use Bylaw 022-10 be amended by redesignating a portion of Lot 87, Block 1, Plan 0813311 from Special Recreation District (SPR) to Retirement Living Campus (RLC) as shown on Schedule 'A' attached to and forming part of this Bylaw.
2. **Addition of Section 10.22 Retirement Living Campus District (RLC)**

#### 10.22 Retirement Living Campus District (RLC)

##### 10.22.1 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.

10.22.2 Permitted Uses	10.22.3 Discretionary Uses
First Accessory Buildings 10 m <sup>2</sup> and under Accessory Uses Apartment Building Dwellings, Semi Detached Multi-Attached Dwelling Residential Care Facilities Show Homes / Sales Centres	Second and Additional Accessory Buildings 10.0 m <sup>2</sup> and under Convenience Stores Health Care Services Minor Home Businesses Personal Service Businesses Private Club or Organization Private Swimming Pool/ Hot Tub Restaurant Signs

#### 10.22.4 General Requirements

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

Site Standard	Dwellings, Semi Detached and Multi-Attached	Apartment Buildings and Residential Care Facilities
Lot Area (minimum):	300 m <sup>2</sup> per unit	1,400 m <sup>2</sup> 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 <sup>2</sup> per unit for at grade units plus	6.0 m <sup>2</sup> per unit for at grade units plus 4.0 m <sup>2</sup> per unit for above grade units or 10% of the lot, whichever is greater

## EXHIBIT D - Bylaw 024-20

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
----------------------------	---	--

### 10.22.5 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.

### 3. 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.

### 4. 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

# SCHEDULE "A"

## CITY OF CHESTERMERE



TOWNSHIP OF CHESTERMERE - Land Use Bylaw No. 022-10  
Schedule "A"  
Land Use District Map

- |                                       |                           |   |
|---------------------------------------|---------------------------|---|
| RL - Residential Single Detached      | ML - Low Rise Multi-Unit  | SP-1 - Business Park / Light Industrial |
| RE - Residential Estate               | CC - Local Commercial     | PS - Public Service                     |
| REN - Residential Estate Attached     | TC - Town Centre          | SPR - Special Recreation                |
| RL-2 - Residential Large Detached     | ETC - Eastern Town Centre | UT - Urban Transition                   |
| RL-3 - Residential Semi-Detached      | IC - In-town Commercial   | LUR - Large Lot Rural Residential       |
| ML-2 - Residential Multi-Unit         | MU - Mixed Use            | RR - Rural Residential                  |
|                                       |                           | DC - Direct Control                     |
| <b>RLC - Retirement Living Campus</b> |                           |   |



### BYLAW 024-20 LAND USE BYLAW AMENDMENT Schedule "A"