

Bylaw 001-22

CITY OF CHESTERMERE

PROVINCE OF ALBERTA

BYLAW #001-22

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 as follows:

a) Section 10.21(m)(2)(e) is deleted and replaced with the following:

- (e) Decisions on the following types of Development Permit applications in the Direct Control Town Centre District DC(TCC) shall be made by the Development Officer, and do not require Council approval
 - i) Sign permits
 - ii) Development Permits of limited scope proposing changes to landscaping, fencing, garbage enclosures, accessory buildings and structures, **which do not propose any new buildings or Uses;**
 - iii) Change of Use permits (Permitted and Discretionary) on **Sites 1, 2, 3, 4, 5, and 8.**

b) Section 10.21(m)(3) a) and b) of the Land Use Bylaw 022-10 are amended by separating Sites 1 and 2 and amending Site 1 uses and regulations and renumbering accordingly, as follows:

(3) Site 1

(a) **Purpose**

Bylaw 001-22

Development on these sites should provide for a variety of entertainment, restaurant, and retail uses to promote a pedestrian-friendly environment with linkages to Chestermere Lake, and to strengthen the Town Centre as a destination point for the City. The area should have a high architectural design standard of building that reflects a unified theme to foster a strong sense of place within the Town Centre.

b) Permitted Uses	c) Discretionary Uses
<ul style="list-style-type: none"> • Arts and Cultural Centre • Drinking Establishment • Entertainment Establishment • Indoor/Outdoor Sporting Activities • Indoor Participation Recreation • Outdoor Cafe • Personal Service Establishment • Public Market • Restaurant (<i>no drive-throughs</i>) • Retail Store • Signs, Fascia • Signs, Portable • Specialty Food Store • Take-out Food Service 	<ul style="list-style-type: none"> • Accessory buildings and uses • Apartment Building • Community Buildings and Facilities • Commercial School (<i>above a main floor</i>) • Convenience Store • Dwelling Units • Gaming Establishment, Bingo • Gaming Establishment, Casino • Hotel • Health Care Service (<i>above a main floor</i>) • Liquor Store • Medical Clinic (<i>above a main floor</i>) • Mixed Use Building • Motel • Office (<i>above a main floor</i>) • Place of Worship • Public Use • Public Utilities • Retail Garden Centre • Signs • Tourist Information Services and Facilities

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

Bylaw 001-22

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

READ A FIRST TIME this 18th of January, 2022.

READ A SECOND TIME this 18th of January, 2022.

READ A THIRD TIME this 15th of February, 2022.



MAYOR



CAO