

CITY OF CHESTERMERE

PROVINCE OF ALBERTA

BYLAW # 011-22

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 the Land Use Bylaw (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 and replacing the following in Section 10.23.4:

Delete the following section:

e) DC(R-2) District – Original Bylaw 2006-600/5 (Parcel A, Plan 3713FJ & Pt Plan IRR62)

The Direct Control Semi-Detached Residential District (DC(R-2)) shall be developed for multi-unit purposes in general conformance with the following guidelines:

- i. The Permitted and Discretionary Uses of the R-2 District shall be the Permitted and Discretionary Uses respectively.
- ii. The General Regulations for all Districts contained in Section 7.0, the Parking Regulations under Section 8.0, the Signage Regulations under Section 9.0 and the Use Rules of Section 10.8 (Residential Semi-Detached (R-2) District) shall apply unless noted below.
- iii. Special Requirements: Adherence to architectural controls and guidelines shall be demonstrated during the development permit stage. Architectural style must reflect a uniform style or theme.

Replace with the following section:

e) DC(R-2) District – Original Bylaw 2006-600/5 (PLAN 0914743, BLOCK 1, LOT 1)

i. **Purpose**

The purpose of this District is to provide for residential neighbourhoods which have a high standard of design and appearance in which semi-detached dwellings are the predominant housing form for lots indicated on Schedule A.

ii. The Permitted and Discretionary Uses of the R-2 District shall be the Permitted and Discretionary Uses respectively.

iii. **General Requirements**

The General Regulations for all Districts contained in Section 7.0, the Parking Regulations under Section 8.0, the Signage Regulations under Section 9.0 shall apply unless noted below

Site Standard	Rear Lane	No Rear Lane
Lot Area (minimum):	<ul style="list-style-type: none"> • 454 m² for single detached dwellings and duplexes • 301 m² per unit for semi-detached dwellings 	
Lot Width Setback (minimum):	<ul style="list-style-type: none"> • 13.75 m for single detached dwellings and duplexes • 11.0 m per unit for semi-detached dwellings on a corner lot • 9.14 m per unit for all other semi-detached dwellings 	
Front Yard Setback (minimum):	<ul style="list-style-type: none"> • 6.0 m 	
Side Yard Setback (minimum) (Principal Building):	<ul style="list-style-type: none"> • 3.0 m on street side of a corner lot • 1.2 m on all other lots 	<ul style="list-style-type: none"> • 1.2 m on all other lots • 3.0 m on street side of a corner lot
Side Yard Setback (minimum) (Accessory Building):	<ul style="list-style-type: none"> • 3.0 m on street side of a corner lot • 0.6 m including eaves on all other lots 	
Rear Yard Setback (minimum):	<ul style="list-style-type: none"> • 6.0 m for principal building • 1.5 m for accessory building 	
Lot Coverage (maximum):	<ul style="list-style-type: none"> • 50% for all buildings • 10% for accessory buildings 	
Building Height (maximum):	<ul style="list-style-type: none"> • 2 storeys not exceeding 12.0 m for the principal building • 4.5 m for accessory buildings 	

EXHIBIT A - Bylaw 011-22

iv. Special Requirements

Adherence to architectural controls and guidelines shall be demonstrated during the development permit stage. Architectural style must reflect a uniform style or theme.

- v.** Decisions on all Development Permit applications in the Direct Control Semi-Detached Residential District DC(R-2) may be made by the Development Officer.

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__of March__2022.

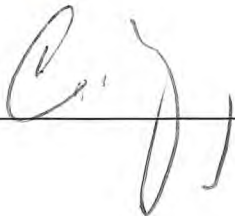
READ A SECOND TIME this 5___of April 2022.

READ A THIRD TIME this 5 of April 2022.

Resolution Numbers –



MAYOR



CAO

Schedule A – Lands Affected by Bylaw 011-22

