August 12, 2020

Dear Chestermere Development Community,

Pursuant to the provisions of Section 692 of the Municipal Government Act, Chapter M-26 of the Revised Statutes of Alberta, 2000, and amendments thereto, the Council of the City of Chestermere is considering two Bylaws for adoption:

1) Bylaw 019-20: Land Use Bylaw Amendments for Compact Development in Future Development Areas

Public Hearing Start Time: 6:00p.m. Tuesday September 1, 2020

Scope Summary of proposed Bylaw 019-20:
- Creation of a Development Areas Overlay, differentiating between the Existing Development Areas and Future Development Areas of Chestermere;
- Application of more compact development standards for new residential development in the Future Development Areas;
- Protection of the lower-density development standards in the Existing Development Areas.

Detailed Scope of proposed Bylaw 019-20:
- Development Permit exemption and new design requirements for freehold street-oriented townhouses
- New construction standards for parking pads provided with a new home
- Addition of secondary suites as a discretionary use in the R-2 and R-1PFD districts
- Reduction to required on-site parking for semi-detached and townhouse developments
- Allowance for accessory building eaves to encroach into side yards
- Reduced setback requirements for principal buildings in several districts
- Reduced setback requirements for accessory buildings in several districts
- Reduced minimum lot areas in several districts, as a result of reduced setback requirements
- Reduced minimum lot width in several districts, as a result of reduced setback requirements
- Increased allowable lot coverages in several districts

These proposed Land Use Bylaw amendments have been submitted at the request of the development industry, in an effort to reduce housing prices and enable developers to better respond to market demand in the Future Development Areas. The intent of the amendments is to allow for more compact development in Future Development Areas, to compete with similar housing products that are available in nearby municipalities. The majority of the amendments are not proposed to apply to the Existing Development Areas, where residents already live, and therefore would not significantly affect the character of existing neighbourhoods.
2) **Bylaw 020-20: Municipal Development Plan Amendment for Planned Lot Development**

**Public Hearing Start Time:** 6:30 p.m. Tuesday September 1, 2020

**Scope of proposed Bylaw 020-20:**
- Removal of the limit to the amount of Planned Lot development that can be included within an Outline Plan area.

Municipal Development Plan (MDP) Section 3.4.4 Planning New Communities, contains policy direction for the design and land use composition of new residential neighbourhoods. Policy 3.4.4.4 enables developers to include relatively compact “Planned Lot” development in new neighbourhoods, but also limits the percentage of such development relative to the total amount of single-family housing. The applicant, on behalf of the broader development industry, has submitted a request for amendment of the MDP to remove this limit on Planned Lot development. This would allow developers to better respond to the high market demand for smaller, narrow lot single-detached housing in new communities.

**Proposed Amendment to MDP Policy 3.4.4.4**

3.4.4.4 To provide a range of housing choices and meet various housing needs, the City shall support “Planned Lot” development offering smaller lot, single-detached housing within Residential Neighborhood. Planned Lots shall adhere to the following conditions:

- Shall not comprise more than 35% of the single-family housing within an Outline Plan.
- Should be dispersed throughout an Outline Plan, where appropriate, to avoid concentrations of such housing in any one area, and promote integration of these developments throughout the community.
- Design Guidelines for Planned Lots shall be established at the Outline Plan stage.

Public Hearings will be held on **TUESDAY September 1st, 2020; at 6:00 p.m. for Bylaw 019-20, and 6:30 p.m. for Bylaw 020-20**, for the purpose of considering verbal and/or (preferably) written representations from interested individuals or groups affected by the proposed Land Use Bylaw Amendments.

Please note that Public Hearing proceedings have been changed due to COVID-19. We request participants to make written submissions prior to the Council meeting. Participation during the meeting will also be accommodated electronically. Please review the Council agenda, which will be published at [www.chestermere.ca/910/Agendas-Minutes](http://www.chestermere.ca/910/Agendas-Minutes) on Friday August 28th, 2020, prior to the Council meeting, or visit [www.chestermere.ca/compact-development](http://www.chestermere.ca/compact-development) and [www.chestermere.ca/595/Bylaws](http://www.chestermere.ca/595/Bylaws) for bylaw information. Should you wish to make a written submission and/or participate electronically, please register with your name, address, telephone number, the bylaw you will be speaking to, and whether you are speaking in favour or in opposition by emailing LegislationInfo@chestermere.ca.

If you are not already registered when the Public Hearings begin but still wish to make representation for a bylaw, please email LegislationInfo@chestermere.ca with the above information. A member of staff will call you during the appropriate Public Hearing so that you can make your representation to Council. Please be available by your phone in anticipation for this call. The Mayor will address you to speak once you are on the line. Further information regarding the above may be obtained by contacting the Community Growth and Infrastructure Department at 403-207-7075.

Kind regards,

Karl Mielke, RPP, MCIP
Senior Planner
City of Chestermere
The following Development Permit(s) have been approved in accordance with the City of Chestermere Land Use Bylaw 022-10, as amended:

1. DP# 20-53772
   492 West Lakeview Drive – Lot 3, Block 8, Plan 1912378
   A variance for increasing lot coverage for detached garage.

2. DP# 20-4838
   126 Oakmere Point – Lot 70, Block 5, Plan 011 3332
   Home Business (Major) - TOOTER'S BRASSWORKS
   (Personal Service – Musical Instrument Repair)

3. DP# 20-41
   720 West Chestermere Drive – Lot 7, Block 2, Plan 101 3308
   Infill Single Family Dwelling with north side yard variance for front attached garage

4. DP# 20-192
   1077 East Chestermere Drive – Lot 86, Block 5, Plan 101 4797
   Lake Lot Retaining Wall

Any person deemed to be affected by the above approval(s) may choose to appeal this decision to the Subdivision and Development Appeal Board. Any appeal must be in writing to the Secretary of the Subdivision and Development Appeal Board and forwarded to the City of Chestermere along with the required fee of $200.00 within 21 days from the date of this publication. Further information regarding the above mentioned approval(s) may be obtained by contacting our office at 403-207-7075 during regular business hours.

For further updates and information about the City’s response to the COVID-19 pandemic, visit chestermere.ca/covid19.

Sections 340(1) and 347(1) – The Municipal Government Act

TAKE NOTICE that Bylaw 028-20, being the Amendment to the Tax Installment Payment Plan Bylaw, will be considered at the regular meeting of City Council on September 1st. If passed, this bylaw would allow people to combine 2020 and 2021 tax payments and then pay the amount over the months from the time they sign up until the end of 2021.

Example: For a home that has an average property tax of $4000, the City would combine your 2020 bill with an estimated 2021 bill and then divide the payments over 16 months (September 2020 to December 2021) to set an average monthly payment of $500 per month. Without this program, this property would pay $1000 per month until December and then $333 for the months of 2021.

If you are interested in this program, email covid.tipp@chestermere.ca.

A copy of the proposed bylaw can be obtained from City Hall (105 Marina Road) by contacting the Finance department at 403-207-7050 or emailing bhewko@chestermere.ca.

NOW THEREFORE NOTICE is hereby given by the Council of the City of Chestermere that, unless a petition of the owners for a vote on Bylaw No. 028-20 is demanded, as provided for by the terms of Section 231 of the Municipal Government Act, the said Council may pass the said bylaw.

All persons interested are hereby notified and they are required to govern themselves accordingly.

DATED at the City of Chestermere, in the Province of Alberta, this 17th day of August, 2020.
Per: Bernie Morton, CAO, City of Chestermere.

INFORMATION FOR ELECTORS

Pursuant to Section 1(i) of the Municipal Government Act an “elector” means:
A person who is eligible to vote in the election for a councillor under the Local Authorities Election Act.
Pursuant to section 47(1) of the Local Authorities Election Act a person is eligible to vote in an election if he:
   a) is at least 18 years old,
   b) is a Canadian citizen, and
   c) has resided in Alberta for the 6 consecutive months immediately preceding election day and is resident in the area on election day.
A poll may be demanded in the City of Chestermere by electors equal in number to at least
   a) in the case of a municipality other than a summer village, by electors of the municipality equal in number to at least 10% of the population and
   b) in the case of a summer village, by 10% of the electors of the summer village in accordance with the provisions of section 223 of the Municipal Government Act and in accordance with the provisions of section 251 of the Municipal Government Act.

The petition for a vote must be received by the Chief Administrative Officer within 15 days of the last publication of this notice and shall contain on each page “an accurate and identical statement of the purpose of the petition”. (Further requirements of the petition are provided in section 224 of the Municipal Government Act.)

DATE of the last publication of this notice is the 25th day of August, 2020.
We want to hear from you!

Chestermere Council is considering two new bylaws that would affect the types of housing offered in new communities.

Official details about these announcements are on the next page. If you’d like to have your say, please send your comments in advance of the public hearing to LegislationInfo@chestermere.ca.

Bylaw 019-20: Land Use Bylaw Amendments for Compact Development
Changes to the Land Use Bylaw have been proposed in an effort to introduce new types of housing and bring down the cost of home ownership in new communities. Council is considering changes allowing for houses to be built closer together, and on smaller lots with more building coverage and less yard space. These changes may also allow for reduced parking in duplex and townhouse developments, and the possibility for secondary suites in duplex and small-lot single-family homes.

Example of R-1 housing with 1.5 m side yards (existing regulations)

Example of R-1 housing with 1.2 m side yards (proposed regulations)

Bylaw 020-20: Municipal Development Plan Amendment for Planned Lots
Council is considering a request from the development industry to remove the limit on “Planned Lot” development in new communities. Planned lots are single-family houses on smaller, narrower lots with larger homes and reduced yard space. Planned lots can be front-drive or rear-laned. Currently, only 35% of single-family homes can be built as planned lots. This amendment would remove that limit to allow developers to respond to market demand.

Example of planned lot housing with rear lane access

Example of planned lot housing with front-drive garages

Notice of Public Hearing
CITY OF CHESTERMERE | NOTICE OF PUBLIC HEARING | BYLAWS 019-20 and 020-20

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- Design Guidelines for Planned Lots shall be established at the Outline Plan stage.

Public Hearings will be held on TUESDAY September 1st, 2020; at 6:00 p.m. for Bylaw 019-20, and 6:30 p.m. for Bylaw 020-20, for the purpose of considering verbal and/or (preferably) written representations from interested individuals or groups affected by the proposed Land Use Bylaw Amendments.

The proposed amendments represent significant changes from the past approach to residential development in Chestermere. Administration strongly encourages feedback and participation from the public and development industry on these bylaws to help inform Council's decision.

Please note that Public Hearing proceedings have been changed due to COVID-19. We request participants to make written submissions prior to the Council meeting. Participation during the meeting will also be accommodated electronically. Please review the Council agenda, which will be published at chestermere.ca/agendas on Friday August 28th, 2020, prior to the Council meeting, or visit chestermere.ca/bylaws and chestermere.ca/compact-development for more information. Should you wish to make a written submission and/or participate electronically, please register with your name, address, telephone number, the bylaw you will be speaking to, and whether you are speaking in favour or in opposition by emailing LegislationInfo@chestermere.ca.

If you are not already registered when the Public Hearings begin but still wish to make representation for a bylaw, please email LegislationInfo@chestermere.ca with the above information. A member of staff will call you during the appropriate Public Hearing so that you can make your representation to Council. Please be available by your phone in anticipation for this call. The Mayor will address you to speak once you are on the line. Further information regarding the above may be obtained by contacting the Community Growth and Infrastructure Department at 403-207-7075.
Bylaws 019-20 and 020-20 – Key Issues

Preamble
The vast majority (80%) of Chestermere’s homes are single-detached dwellings, with high rates of home ownership and low availability of rental units. Currently, the average price of new listings in Chestermere is ±$25,000 higher than the Alberta average, and the median price is over $70,000 higher than the Alberta average. 22% of households in Chestermere spend 30% or more of their income on housing, and renters spend a higher proportion of their income on shelter than do homeowners.

In an effort to provide a wider range of housing options that can better meet the needs of existing and future residents, Council is considering amendments to the Municipal Development Plan (MDP) and Land Use Bylaw (LUB) that would move away from the large lot single-family homes that are typical of Chestermere’s traditional character, towards a more diverse residential neighbourhood character with suitable housing options for everyone.

Intro: Chestermere Council is considering two new bylaws that would change the types of housing offered in new Chestermere communities.

If approved, these changes would allow for houses to be built closer together, and on smaller lots with more building coverage and less yard space. They are also considering allowing more single-family houses on smaller, narrower lots with larger homes and reduced yard space.

More information is in the photos in this album, but if you’d like to have your say, please send your comments in advance of the September 1 public hearing to LegislationInfo@chestermere.ca. Bylaw details can be found at www.chestermere.ca/compact-development
1. **Reduced setbacks**
Council is considering reducing the building setback requirements for housing in new communities. This would allow houses to be built closer together, which reduces the size of the lot required for a new home. Land makes up a large portion of the cost of a new home. This is being considered because smaller lots may lead to lower housing costs for residents in new communities. If you’d like to comment on this proposed change to the Land Use Bylaw or would like to participate in the Public Hearing on September 1, email legislativeinfo@chestermere.ca.

2. **Increased coverage**
Council is considering increasing the amount of building coverage allowed on residential lots in new communities. This would allow for more lot area to be used for the house, garage and/or shed, and less lot area for landscaped yard space. This is being considered because the changes may help meet demand for more compact housing options, and may lead to reduced housing costs in some cases. If you’d like to comment on this proposed change to the Land Use Bylaw or would like to participate in the Public Hearing on September 1, email legislativeinfo@chestermere.ca.
3. Secondary Suites

Council is considering adding the possibility for Secondary Suites to be added in some smaller housing styles in new communities. This could include suites in a side-by-side duplex unit, or a front-drive narrow lot single family home. Applications would be evaluated on a case-by-case basis, before the City would approve or refuse the suite application. This is being considered as suites provide an alternative type of rental housing that can help meet housing needs in the community. A suite can also offset the cost of home ownership and act as a supplementary source of income. If you’d like to comment on this proposed change to the Land Use Bylaw or would like to participate in the Public Hearing on September 1, email legislativeinfo@chestermere.ca.

4. Parking reductions

Currently all duplex and townhouse units require two parking stalls. Council is considering reduced parking requirements for semi-detached homes (side-by-side duplexes) and interior townhouse units. These changes would allow for one side of a duplex to provide two stalls, and the other side only one stall. For townhouses on public streets, end units would require two stalls, but interior (middle) units would require only one stall.

This change is being considered because it may create a wider range of housing options at different price points, to meet a variety of housing needs. Home buyers with only one vehicle may have the option of buying a smaller unit with only one parking stall. Buyers who require two stalls would still have that option available. If you’d like to comment on this proposed change to the Land Use Bylaw or would like to participate in the Public Hearing on September 1, email legislativeinfo@chestermere.ca.
5. Planned Lots

Planned Lots are homes on smaller, narrower lots, with less space between buildings. They can come with front-drive garages or rear lane access. Currently, only 35% of single-family housing in new communities can be Planned Lots. Council is considering removing the limit on Planned Lot development in new communities. Removing this 35% limit is being considered because it would allow developers to provide more Planned Lots, and fewer larger single-family homes, based on market demand. If you’d like to comment on this proposed change to the Land Use Bylaw or would like to participate in the Public Hearing on September 1, email legislativeinfo@chestermere.ca.