



March 23, 2020

Calgary Metropolitan Region Board (CMRB)
Suite 305, 602 - 11 Ave SW
Calgary, AB T2R 1J8

Attention: Liisa Tipman
M.O. No: MSL: 091/18

RE: Calgary—Chestermere Interface Intermunicipal Development Plan Submission to the Calgary Metropolitan Region Board (CMRB)

Please find enclosed an application to the CMRB for review of the proposed Calgary—Chestermere Interface Intermunicipal Development Plan (the Interface IDP). The City of Chestermere requests the CMRB's approval of the proposed Chestermere Bylaw 001-20 in order to further advance the mutual goals and objectives of the City of Chestermere, The City of Calgary, and the Calgary Metropolitan Region.

The interface IDP was jointly developed by The City of Calgary and the City of Chestermere, is being considered by both councils and, once approved, it will become a statutory document in both municipalities. On February 24, 2020, Calgary Council held a public hearing and gave first reading to Bylaw 13P2020. On March 03, 2020, Chestermere Council held a public hearing and gave second reading to the Interface IDP (Bylaw #001-20). Both Bylaws are to adopt the Calgary—Chestermere Interface Intermunicipal Development Plan.

Bylaw #001-20 and Bylaw 13P2020 are being proposed to provide a long-term vision and framework for development along Range Road 284 (the Interface Street), which is the common boundary between Chestermere and Calgary. The intent is to create a pleasant, attractive, active high-quality Interface Street. The plan area is comprised of approximately 112 hectares (252 acres) of generally vacant agricultural lands between the future alignments of Memorial Drive NE to the north and Peigan Trail SE to the south.

The Interface IDP was completed by the project team, which included subject matter experts from both municipalities in the areas of planning, urban design, engineering, transportation, law, intermunicipal affairs and parks. The Interface IDP represents a unique approach to Intermunicipal Development Plans. It includes high-level policies to support further collaboration and coordination between the two municipalities in matters of intermunicipal and regional interest applicable to the plan area, and to guide completion of studies to fulfill the vision for the plan area. The Interface IDP also includes detailed policies to allow for consistency in the plan area and to address differences in policies and processes between the two municipalities. The policies in the Interface Plan were developed in consultation with stakeholders including Rocky View County, The Province of Alberta, AltaLink and developers and landowners in the area.



Please be aware that there were a couple of minor amendments to the information provided by the CMRB in the Regional Corridor Maps. Amendments were a result of information provided by a developer/landowner and Rocky View County respectively. Amendments are as follows:

- Map A3: Transmission Corridors – Energy. The Pipeline located east of the Interface Street generally located in Chestermere’s jurisdiction, was removed by the Developer in the summer of 2019. The portion of the pipeline that was removed has been deleted from the mentioned map.
- Map A4: Transmission Corridor – Water. The map showed a private water treatment plant and waste-water treatment plant within the long-term development area of Janet (East of the WID Canal). Rocky View County noted that they had no information on these plants. Both plants have been removed from the mentioned map.

During the Calgary and Chestermere council meetings, both councils directed administration to implement minor amendments to the Interface IDP. The proposed Interface IDP file included in this submission contains the changes directed by both councils. Details are as follows:

- Section 2.1 General Policies – deleted policies 16, 17 and 18 and renumbered policies 19-31 accordingly.
- Section 2.2 Character Area 1: The Nodes – added the deleted policies from section 2.1 as policies 9, 10 and 11 and renumbered policies 9-19 accordingly.

In addition, Chestermere Council was made aware that the wrong version of the Interface IDP was included as an attachment in their Council report and that the correct version was uploaded in the City of Chestermere project webpage. The version attached to the Council agenda package was the version originally presented for First Reading, and a few changes to The Plan had occurred since that time. Administration outlined each change that had occurred item-by-item, and Chestermere Council acknowledged this error and confirmed that the correct version of the Interface IDP be used for Bylaw #001-20.

The Interface IDP was co-led by planners from both municipalities. If you have any questions for clarification, please contact both lead planners as follows: Karl Mielke, the City of Chestermere, at kmielke@chestermere.ca or 403-207-7075 (ext. 7066) and Lisette Burga Ghersi, The City of Calgary, at lisette.burgaghersi@calgary.ca or 403-403-808-9141. Thank you for your review.

Kind regards,

Karl Mielke





Attachments:

1. City of Chestermere Bylaw 001-20 (Proposed Interface IDP)
2. City of Chestermere Council Report
3. City of Calgary Bylaw 13P2020 (Proposed Interface IDP)
4. City of Calgary Council Report
5. City of Calgary Cover Letter
6. Combined - Interim Growth Plan Alignment Statement

