

July 14<sup>th</sup>, 2021

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: Proposed Bylaw No. B-37/2021 Southwinds NSP, Bylaw No. B-38/2021 Chinook Winds CASP Amendments, and Bylaw No. B-39/2021 Land Use Redistricting**

Please find enclosed application for review, the City of Airdrie's proposed Bylaws No. B-37/2021 being the Southwinds Neighbourhood Area Structure Plan (NSP), No. B-38/2021 being an amending bylaw to the Chinook Winds CASP to accommodate several NSP-related amendments, and No. B-39/2021 being the land use redistricting of the NSP lands.

The City of Airdrie utilizes two area structure plans to guide future development, both are considered area structure plans in keeping with section 633 of the Municipal Government Act. A Community Area Structure Plan (CASP) is a high level ASP that provides a broad-based planning framework for new community development. A Neighbourhood Structure Plan (NSP) is a detailed ASP that focuses on a smaller area within an approved CASP and provides a higher level of detail for the development within the defined plan area boundaries. Upon adoption of the proposed bylaws, a NSP will be required prior to any development occurring on the lands.

Description of Bylaws

The Southwinds NSP covers approximately 62.49 hectares (154.42 acres) of undeveloped land and will be comprised of public service, municipal reserve, environmental reserve, local commercial, and low and medium density residential. The CASP was presented to Airdrie City Council for public hearing on June 21<sup>st</sup>, 2021. Airdrie City Council gave first and second readings to the proposed bylaws on the same date. The Chinook Winds CASP amendment map amendments include:

- Addition of a recreational facility and high school site
- Relocation of the stormwater pond
- Addition of a local commercial node



The NSP's associated bylaws are:

- 1) Bylaw No. B-37/2021: the Southwinds NSP
- 2) Bylaw No. B-38/2021: Chinook Winds CASP amendments (listed above)
- 3) Bylaw No. B-39/2021: Land Use Redesignation of lands from Urban Holdings to Urban Standard Residential (R1-U), Front-Attached Garage Townhouse (R2-A), Townhouse Residential (R2-T), Neighbourhood Commercial (C-1), Environmental Protection (EP), Public Open Space (P-1), and Public Facilities (P-2)

#### Requested Action

City of Airdrie Administration kindly requests CMRB's approval of the proposed NSP.

#### Consultants

Associated Engineering reviewed the Historic Resources Impact Mitigation report on behalf of the City of Airdrie. CIMA+ Engineering Consultants were used to review the Staged Master Drainage Plan, Master Irrigation Report, and Irrigation Service Plan.

Freedom Planning was involved as a planning consultant for the NSP's applicant, Mattamy (Westwinds) Limited.

#### Contact Information

For any questions regarding this matter, or if you require additional information, please contact the undersigned at [jeff.brunen@airdrie.ca](mailto:jeff.brunen@airdrie.ca) or 403-948-8800 ext. 8446. For all other questions, please contact Stephen Utz ([Stephen.utz@airdrie.ca](mailto:Stephen.utz@airdrie.ca)/403-948-8800 ext. 8471) who will be the City of Airdrie's municipal representative on this application.

Kind regards,

Jeff Brunen  
Planner II  
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E: [jeff.brunen@airdrie.ca](mailto:jeff.brunen@airdrie.ca)

#### Attachments:

1. Proposed Bylaws No. B-37/2021 Southwinds NSP, No. B-38/2021 Chinook Winds CASP Amendments, and No. B-39/2021 Land Use Redesignation
2. Southwinds NSP Document (Final)
3. Southwinds NSP Council Staff Report – June 21, 2021
4. Interim Growth Plan Alignment Statement w/ Intermunicipal Correspondence
5. GIS Data Set

