



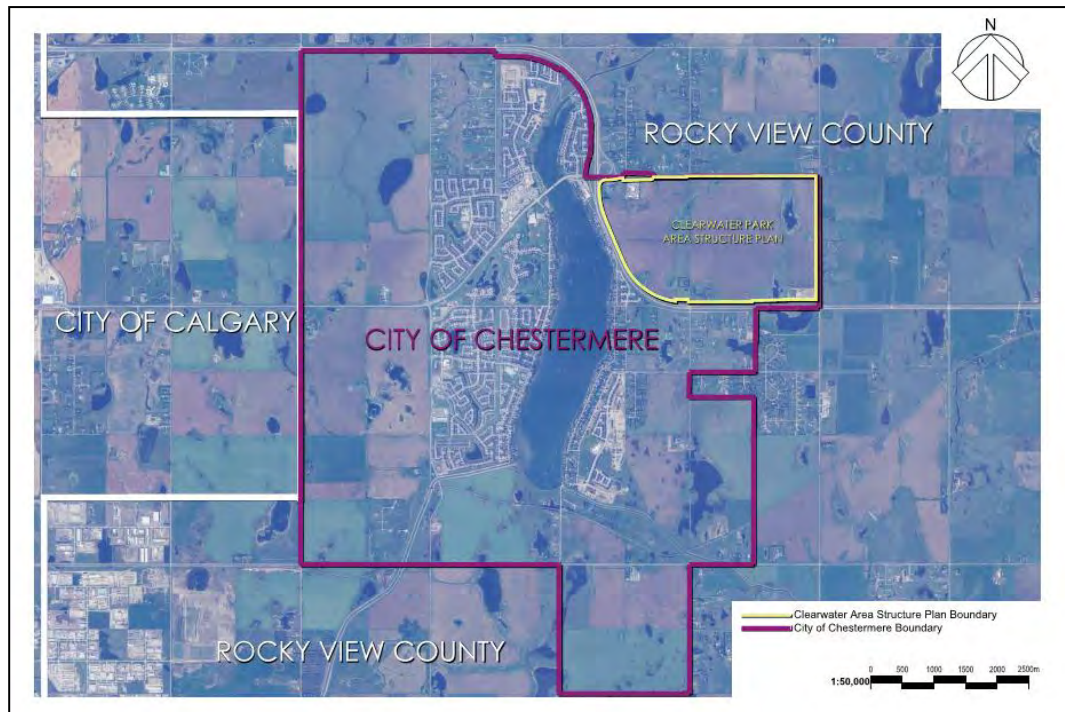
# Public Hearing

**TO:** Mayor and Council  
**FROM:** Elizabeth Armitage, Planner  
Community Growth & Infrastructure  
**DATE:** February 8, 2022  
**RE:** **Public Hearing for Proposed Bylaw 007-21, being an Amendment to the Municipal Development Plan – Clearwater Park**

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## REPORT SUMMARY:

IBI Group, on behalf of Clearwater Park Inc. (a Centron Company), has applied to amend the Municipal Development Plan (MDP) to address the amendments required for the proposed Clearwater Park Area Structure Plan (ASP). The location of the Clearwater Park ASP is indicated on the following exhibit:



The following report provides an overview of the existing conditions, critical evaluation items, overview of proposed MDP Amendment, and impacts on other projects.



### **Chestermere's Strategic Vision**

Amazing Quality of Life · Amazing Partnerships · Amazing Relationships · Amazing Opportunities · Amazing Neighbourhoods

**PROPOSED AMENDMENT OVERVIEW:**

The applicant has proposed the following MDP amendments:

**1. SECTION 3.4.4 PLANNING NEW COMMUNITIES** is amended as follows:

- a) Add **Section 3.4.4.7** to read:

“3.4.4.7 Where a proposed Residential Neighbourhood abuts or backs onto a road that fronts Country Residential development within Rocky View County, or where it abuts a provincial highway or secondary highway, policy provisions that reflect a rural to urban interface transition shall be included in an Area Structure Plan. Cross section details shall be provided in an Area Structure Plan and confirmed with an Outline Plan application.”

**2. SECTION 3.5.3 MIXED USE COMMERCIAL CENTRE** is amended as follows:

- a) Add **Section 3.5.3.5** to read:

“3.5.3.5 Council, through the approval of an Area Structure Plan, may consider residential as a discretionary use within a designated Mixed-Use Commercial: Centre area. The Area Structure Plan shall include policy that describes the discretionary uses and what will facilitate the eventual conversion to commercial uses.”

**3. SECTION 3.6.2 EMPLOYMENT LANDS AREA POLICY** is amended as follows:

- a) Replace **Section 3.6.2.2** to read:

“3.6.2.2 Employment Lands Area B should accommodate business park and light industrial uses. Development shall be focused on access to Highway 791. An updated Transportation Impact Assessment shall be included with an Outline Plan application that contemplates development with employment uses. The Transportation Impact Assessment shall consider, but not be limited to, to the continued viability of the Highway 791/1 intersection. The Transportation Impact Assessment shall be reviewed and approved by the City of Chestermere and Alberta Transportation.”

**4. SECTION 3.7.1 GENERAL PARKS AND OPEN SPACE POLICY** is amended as follows:

a) Add **Section 3.7.1.9** to read:

“3.7.1.9 Proposed privately-run and managed community recreation facilities that offer membership by residence or through a homeowner’s association (HOA) shall be identified as part of an Area Structure Plan application. The following general principles shall be considered as part of an approval for the HOA:

- Location of the facility and/or amenities within the proposed community to maximize accessibility and usage
- The catchment area of the facilities and/or amenities
- Quality and accessibility of the proposed facility and/or amenities
- Operational and financial sustainability of the proposed facility and/or amenities
- Amenities and activities that are complementary to the existing and proposed public facilities within the City.
- Alignment with the City of Chestermere current Recreation Policies and Recreation Master Plan.”

b) Add **Section 3.7.1.10** to read:

“3.7.1.10 Proposed privately-run and managed community recreation facilities that offer non-public community recreation facilities owned and operated by HOAs shall not be considered as dedicated municipal reserve.”

**5. SECTION 4.3.1 GENERAL TRANSPORTATION POLICY** is amended as follows:

a) Add **Section 4.3.1.8** to read:

“4.3.1.8 Any proposed roadway intersection with Highway 791/Range Road 280 shall require an updated Transportation Impact Assessment. The Transportation Impact Assessment shall consider, but not be limited to, to the continued viability of the Highway 791/1 intersection. The Transportation Impact Assessment shall be reviewed and approved by the City of Chestermere and Alberta Transportation.”

**6. SECTION 4.3.3 BICYCLE + PEDESTRIAN SYSTEMS** is amended as follows:

- a) Add **Section 4.3.3.5** to read:

“4.3.3.5 A bicycle and pedestrian access pathway shall be developed that connects the Clearwater Park Area Structure Plan area with trails on the west side of Highway 1. The design of the pathway shall be confirmed within the Clearwater Park Area Structure Plan. The pathway shall be reviewed and approved by the City of Chestermere and Alberta Transportation.”

**7. SECTION 4.4 WATER SUPPLY + SANITARY SEWER** is amended as follows:

- a) Add **Section 4.4.3** to read:

“4.4.3 The City shall use the most recent Utilities Master Plan (UMP), and any subsequent updates or amendments to the UMP, as the basis for future planning and improvements to the City’s potable water system and sanitary sewer collection system. Incremental upgrades are necessary to ensure that the system can handle the needs of future development and to accommodate future demand, based on the population growth trends included in this MDP.”

**8. SECTION 4.5 STORMWATER MANAGEMENT** is amended as follows:

- a) Replace **Section 4.5.4** to read:

“4.5.4 The most recent Integrated Stormwater Master Plan requires strict adherence to post-development release rates, source control Low Impact Development (LID) practices and volume controls. The Plan identifies the following practices that the City should promote:

- Stormwater reuse through the use of irrigation of green spaces within the community;
- Extensive use of absorbent landscaping in public areas;
- Limited use of impervious surfaces that restrict water infiltration; and
- Decreased lot coverage, where appropriate, to provide increased absorbent landscaping in residential development.”

b) Replace **Section 4.5.5** to read:

“4.5.5 Since LID performance is a key component to the most recent Integrated Stormwater Master Plan, the City should support development industry initiatives to research and implement LID practices, so to create a better understanding of LID performance and the impacts of how engineering and design affect the function of stormwater management facilities and wetlands.”

**9. APPENDIX B: GLOSSARY OF TERMS** is amended as follows:

a) Add the following **definition** to read:

“Home Owners Association (HOA): A Home Owners Association (HOA) is an organization in a planned community that makes and enforces rules for the properties and its residents, including architectural guidelines, and provides enhanced services and amenities to residents. The HOA is a registered non-profit organization through the Societies Act in Alberta or a Part 9 company under the Companies Act in Alberta.

Those who purchase property within an HOA's jurisdiction automatically become members and are required to pay dues, known as HOA fees, through an encumbrance registered on the title of each property. The HOA's responsibilities will be determined through the Area Structure Plan approval process and will include the responsibility for the operation and maintenance of agreed upon amenities, any enhanced landscape associated with the community, and any other items approved through the Area Structure Plan approval process.

HOA's are generally associated with developments that provide private amenity centers and could include enhanced landscape maintenance. HOA's are not generally associated with enhanced landscape maintenance only. HOA's are generally associated with full developments within the Area Structure Plan boundaries, and not small parcels within the ASP. HOA's, if approved for a neighbourhood, will be at the discretion of the City of Chestermere approving Authority.”



**10. Figure 4 CHESTERMERE PLANNING AREAS** is amended as follows:

- a) Replace **Figure 4** with Exhibit A.

**11. Figure 8 LAND USE CONCEPT** is amended as follows:

- a) Replace **Figure 8** with Exhibit B.

**12. Figure 12 STREET NETWORK CONCEPT** is amended as follows:

- a) Replace **Figure 12** with Exhibit C.

### **CRITICAL EVALUATION ITEMS:**

There are a number of critical items related to this project that Council needs to be aware of prior to approving the proposed Municipal Development Plan amendments. These items will be presented at a Public Hearing as required by the *Municipal Government Act* (MGA).

**Reduction of employment lands:** The proposed amendments by the applicant will result in an overall reduction of 11.3% (68.4 hectares / 169.0 acres) from the entire City currently identified in the MDP land use map (estimate was provided by the applicant).

A change to the long-term residential/commercial ratio, will result in significant changes to the long-term financial projections for the City of Chestermere.

**Private recreation facilities:** The proposed amendments by the applicant will result in language being embedded into the MDP which will permit the development of private recreational/community amenities facilities (i.e. Home Owners Associations) within new communities, which is a new format of recreation delivery for the City.

The proposed amendments before Council include a clause in Section 3.7.1.9 which states “Amenities and activities that are complementary and have minimal adverse impact on the existing and proposed public facilities including non-for-profit organizations providing recreation services within the City.” Please note that this clause will be very challenging for Council, Administration, and developers to implement for a number of reasons including:

- The City may not know about all non-for-profit organizations operating in the municipality and as such a complete evaluation may be impossible;



- Subjective nature of this clause will result in substantial subjectivity through the approval process; and
- Municipalities do not typically have direct involvement in regulating private business operations and/or non-for-profit business operations.

Administration therefore recommends that this clause be re-worded to read “Amenities and activities that are complementary to the existing and proposed public facilities within the City.” This change is highlighted in Exhibit I: Bylaw 007-21 – For Public Hearing with mark-up.

**Municipal Services:** Developing a new community will have significant impacts on the City’s existing and projected future municipal services, including water, stormwater, sanitary, and transportation networks.

The inclusion of the Clearwater Park ASP means the City’s existing MDP needs updating to capture regional transportation network associated with the applicant’s new land use plan. Key regional transportation network connections and proposed neighborhood connectors have been incorporated into Figure 12 and reflect the high-level road hierarchy proposed to service Clearwater Park.

Section 4.3.1 contains the City’s general transportation policies, which will apply to the Clearwater Park development, and a new policy has been developed to ensure the preparation of an updated Traffic Impact Assessment prior to connection to Secondary Highway 791 (SH791), on the eastern boundary of the Clearwater Park plan boundary. This is required to ensure a fulsome technical review is completed to identify improvements that may be required to the existing intersection of SH791 and Highway 1, which will experience traffic from this development whenever that connection is made. This is intended to ensure that Clearwater traffic conditions, regional network planning horizons, and provincial plans for this roadway are better understood.

Policy 4.3.1.8 has been included to cover this requirement.

The proposed addition of section 4.3.3.5 is intended to ensure long term bicycle and pedestrian access between the Clearwater Park ASP area and the west side of Chestermere.

The proposed amendments to Section 4.4.3 removes reference to a specific Utilities Master Plan (UMP) as City current UMP is dated 2016 and the one currently in UMP refers to 2008. These changes will ensure that the development is consistent with the most current UMP and or amendments. This is imported as the City is expecting to update the UMP in next few years. The second change is to include both potable water

system and sanitary sewer collection system, not just sanitary sewer collection system. This will ensure that any updates/amendments to the UMP that consider changes to Water System are also considered.

The proposed amendment to Section 4.5 related to stormwater management removes reference to a specific Integrated Stormwater Master Plan (ISMP) as the City's current ISMP is dated 2020 and the one currently in ISMP refers to 2014. These changes will ensure that the development is consistent with the most current ISMP.

**CIRCULATION / PUBLIC NOTICE / COMMUNICATIONS:**

This proposed land use redesignation has been circulated to both internal departments and external agencies. As of the writing of this report comments were received from:

- ATCO Transmissions – no objections.
- Canada Post – no comments.
- Telus – no objection
- ATCO Gas – contact our office regarding Atco's planned work in the area prior to construction.
- Western Irrigation District – Provided comments about the sanitary infrastructure, stormwater offsite infrastructure costs, wastewater, stormwater master plan, the post-development drainage from the Clearwater Park ASP draining to Chestermere Lake and confirms their "commitment to CSMI as the regional stormwater solution and will not accept stormwater from Clearwater Park ASP area into its irrigation system and works".
- Alberta Transportation – Provided comments in regards to future Highway 1/791 interchange on MDP Street Network Concept and adding a policy related to the South Saskatchewan Regional Plan.
- Rocky View County – Provided comments in regards to conformity with the CMRB's Interim Growth Plan.

All circulation comments received as of writing this report are included in Exhibit F.

The applicant, IBI provided responses to all comments received by the City. These responses are included in Exhibit G. Furthermore, they propose a revised Figure 12: Street Network Concept, which is included in Exhibit H.

Any additional comments received by Staff in support or opposition to this land use redesignation application will be addressed as part of the Council presentation and will be read on record.



In accordance with MGA Section 606 and Section 692, and standard municipal practice, the notice of Bylaw 007-21 and the Public Hearing have been advertised on the City of Chestermere website for two consecutive weeks and posted on the City's social media pages beginning on January 25, 2022.

**PUBLIC HEARING:**

As of the writing of this report, there have been no representations from the public submitted.

Any comments gathered during the Public Hearing will be summarized, and any concerns will be addressed prior to returning to Council for Second and Third Reading.

**IMPACT ON OTHER PROJECTS:**

In accordance with the MGA, the Clearwater Park Area Structure Plan, Bylaw 008-21, must be consistent with the MDP. The amendments to the MDP should be completed prior to the ASP approval.

**CONCLUSION:**

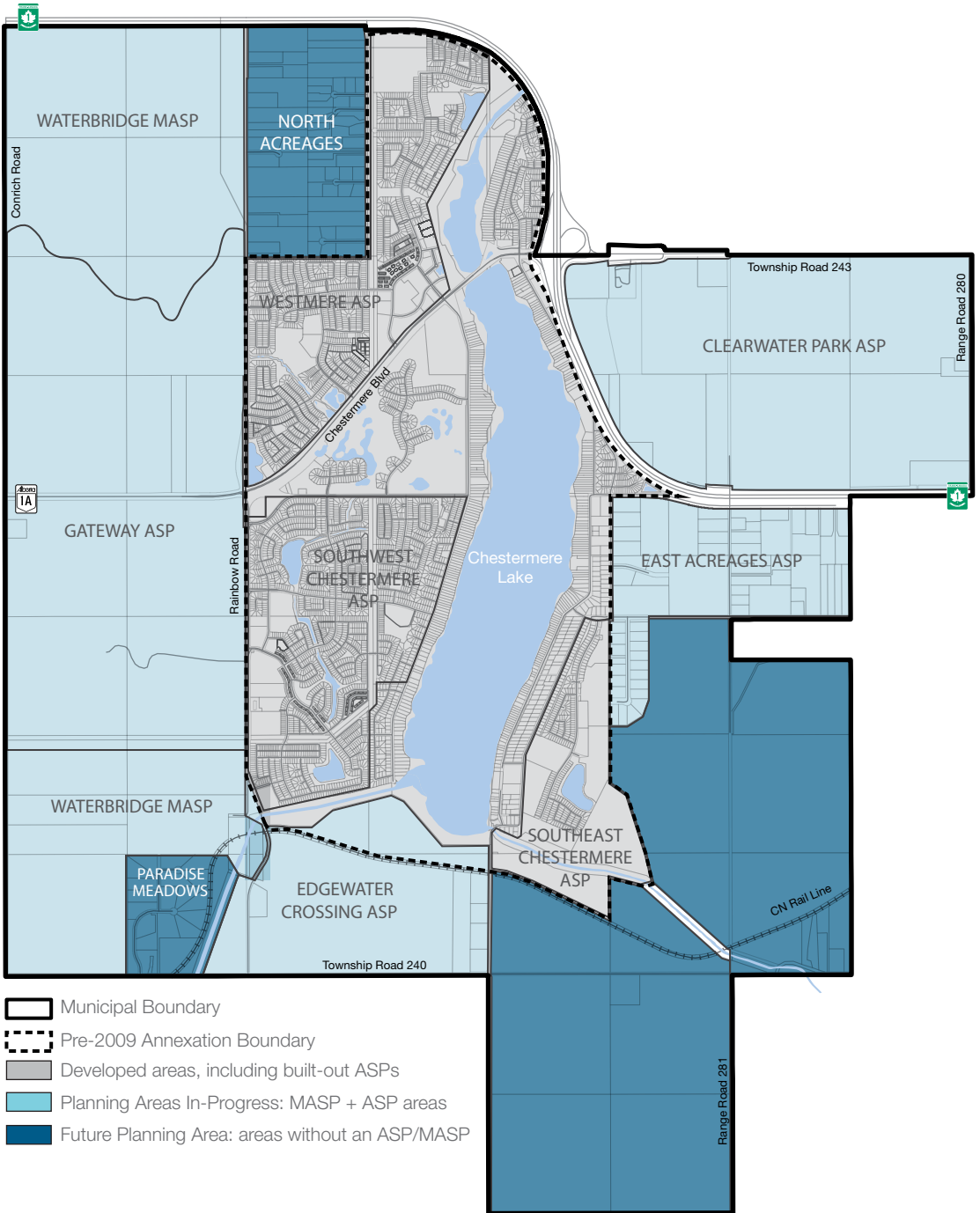
After a comprehensive review of the application, with consideration given to planning and development parameters, and the value versus impact to the existing development in this neighborhood, Administration supports the applicant's request to amend the Municipal Development Plan to reflect to the proposed Bylaw 008-21, being an Amendment to the Clearwater Park Area Structure Plan.






<b>RELATED COUNCIL POLICIES/BYLAWS &amp; STRATEGIC VISION:</b>
Connection to Strategic Vision <ul style="list-style-type: none"><li>• The bylaw aligns with the Relationships pillar by being outcome focused in increasing City tax revenue, supporting lower tax rates, providing more affordable housing options, and supporting new home sales in future growth areas.</li><li>• The project demonstrates options to grow with purpose. This reflects the future OPPORTUNITIES for the City of Chestermere.</li></ul>
Name of Related Policy/Bylaw <ul style="list-style-type: none"><li>• Proposed Bylaw 008-21, being an Amendment to the Clearwater Park Area Structure Plan</li></ul>

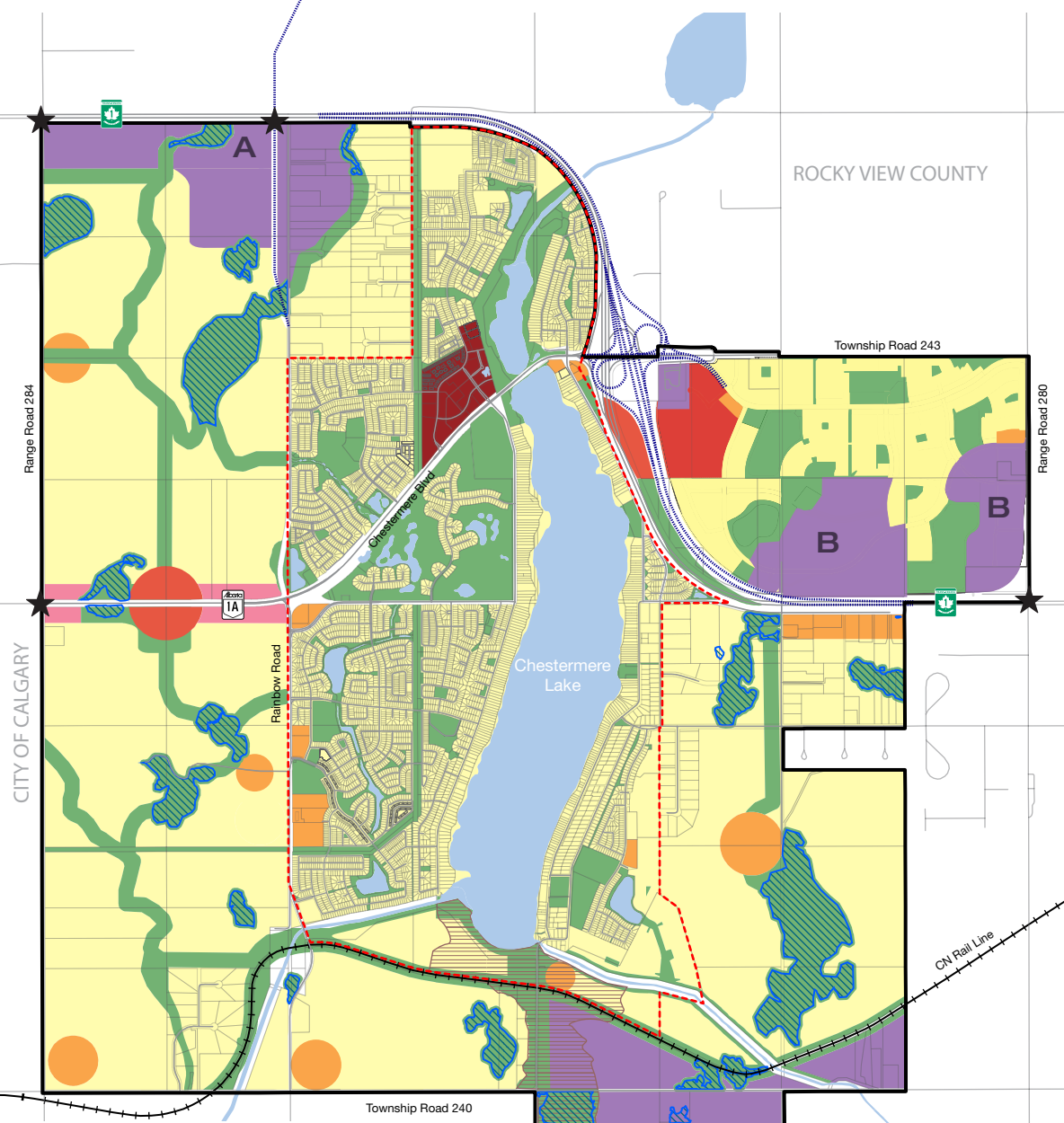
<b>PREVIOUS REPORTS/COUNCIL DECISIONS (if any):</b>
<ul style="list-style-type: none"><li>• November 16, 2021 – Resolutions 449-21 and 450-21</li><li>• December 14, 2021 – Resolution 478-21</li></ul>
<b>ATTACHMENTS (including all In Camera items):</b>
<ul style="list-style-type: none"><li>• Exhibit A – Figure 4: Chestermere Planning Areas</li><li>• Exhibit B – Figure 8: Land Use Concept</li><li>• Exhibit C – Figure 12: Street Network Concept</li><li>• Exhibit D – Market Study</li><li>• Exhibit E – Memo: Impact of Reduction in Employment Lands, Clearwater Park</li><li>• Exhibit F – Circulation Comments</li><li>• Exhibit G – IBI Comment Response Letter</li><li>• Exhibit H – IBI Revised Figure 12</li><li>• Exhibit I – Bylaw 007-21 – For Public Hearing with mark-up</li><li>• Exhibit J – Bylaw 007-21 – For Public Hearing without mark-up</li></ul>

**CHIEF ADMINISTRATIVE OFFICER'S COMMENTS (if any):**

Approved by:  
Jeff Gibeau  
City Director, Growth & Development

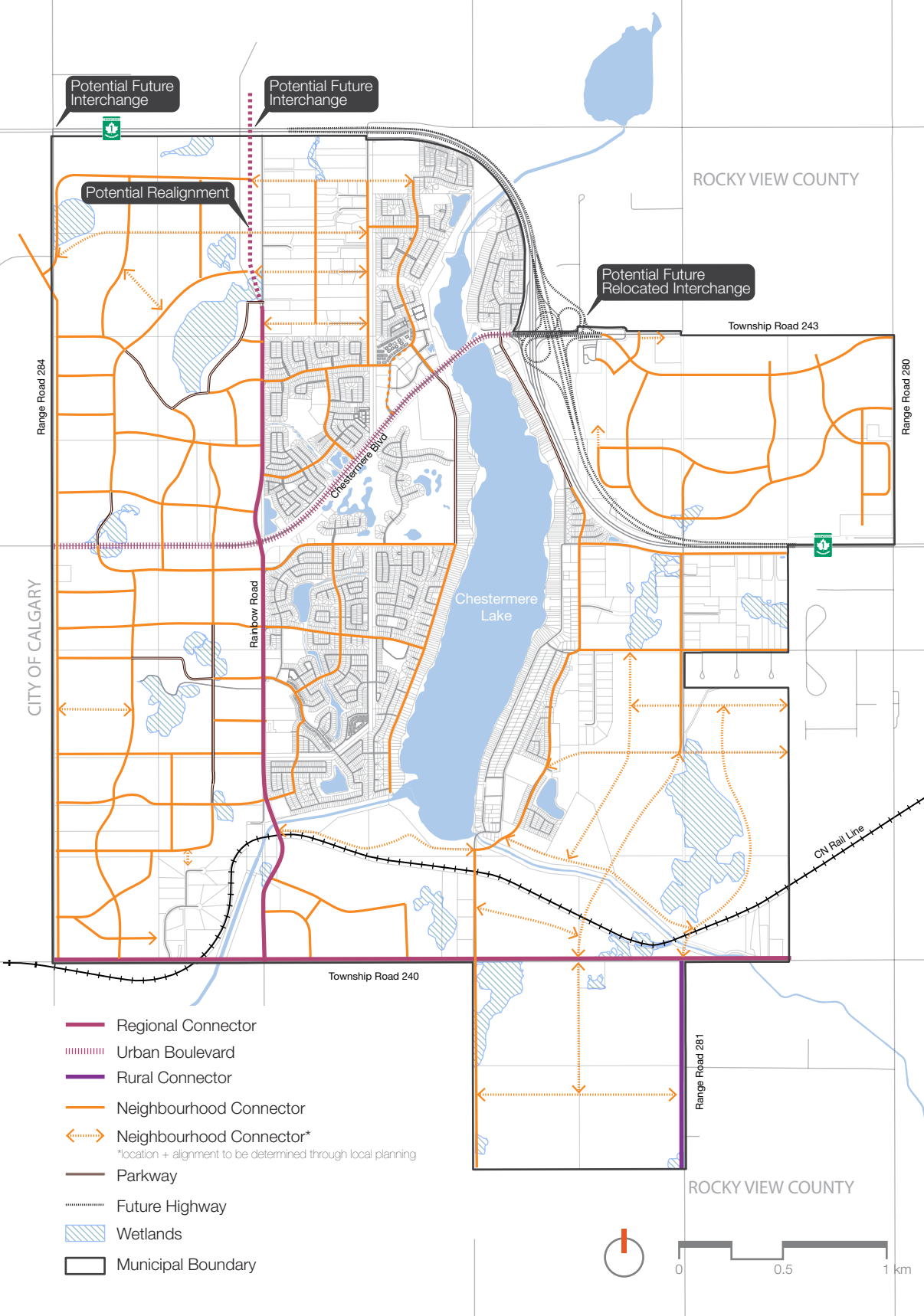


-  Municipal Boundary
-  Pre-2009 Annexation Boundary
-  Developed areas, including built-out ASPs
-  Planning Areas In-Progress: MASP + ASP areas
-  Future Planning Area: areas without an ASP/MASP



- Residential Neighbourhood
- Mixed-Use Commercial: Downtown
- Mixed-Use Commercial: Centre
- Mixed-Use Commercial: Neighbourhood
- Mixed-Use Commercial: Corridor
- Employment Lands
- Parks and Open Space
- Major Wetlands
- Drainage Constraint Area
- Future Highway / Street Alignments
- Municipal Boundary
- Pre-2009 Municipal Boundary
- Gateways to city





Potential Future Interchange

Potential Future Interchange

Potential Realignment

Potential Future Relocated Interchange

ROCKY VIEW COUNTY

Township Road 243

Range Road 284

Range Road 280

CITY OF CALGARY

Rainbow Road

Chestermere Blvd

Chestermere Lake

CM Rail Line

Township Road 240

Range Road 281

ROCKY VIEW COUNTY

- Regional Connector
- Urban Boulevard
- Rural Connector
- Neighbourhood Connector
- Neighbourhood Connector\*  
\*location + alignment to be determined through local planning
- Parkway
- Future Highway
- Wetlands
- Municipal Boundary





December 18, 2020

Cole Harris  
President  
Centron Group of Companies  
Suite 104, 8826 Blackfoot Trail SE  
Calgary, AB

Re: Market Study for the proposed development known as Clearwater Park, Chestermere, AB prepared by Newmark Knight Frank Canada Ltd. (herein "Firm" or "NKF")

Based on review of other comparable neighbourhoods and city metrics we have analyzed the amount of industrial and retail lands that are proposed within the Clearwater Park development. This analysis is based on typical metrics for determining a suitable allocation of land uses within a community or city setting. The following discussion and tables outline our initial findings.

The industrial lands in Stage 2 of Clearwater Park are approximately 72 gross acres. The lands are located directly on the corner of the TransCanada Highway and Secondary 791. This location is ideal with respect to exposure and access to the site. The site is located adjacent to the Alberta electrical high voltage transmission line, as well as the Fibre Optic main distribution corridor. The lands will be fully serviced with water, sewer, storm and natural gas, which is generally unavailable for industrial lands in the immediate region and throughout Rocky View County. The geometry of the lands allows various site sizes and hence many options to meet the needs of users requiring 2 acres to 50-acre industrial parcels. Currently there are no industrial lands serviced and available for immediate development in the City of Chestermere.

This situation offers both an opportunity and a challenge. The Clearwater Lands will capture this pent-up demand from owner/user light industrial business owners living in and in close proximity to the community. The lands will also be extremely attractive to larger users (distribution, ecommerce and logistics) needing critical and quick access to the TransCanada highway, plus access to skilled labour available in the growing City of Chestermere. It should be noted that based on our experience and observations of the industrial market that it is not clear that there will be equal demand for large tracts of industrial secondary market lands that has been experienced in markets as Balzac, Conrich and Airdrie. The reason being is there is no critical mass or established industrial base in the City of Chestermere to equal the marketing draw of those aforementioned markets.

Taking all that in consideration we have analyzed the typical metrics for industrial lands in the the City of Calgary as a benchmark in the table below.

<b>Industrial Land Comparison</b>			
<b>Description</b>	<b>City of Calgary</b>	<b>City of Chestermere</b>	<b>City of Chestermere (2040)</b>
Population	1,336,000	25,000	50,000
Land Area in City Boundaries (Acres)	204,000	7,900	7,900
Industrial Land Area (Acres)	27,922	842	842
No. People Per Industrial Acre	48	30	59
Percentage of Industrial Land	13.7%	10.7%	10.7%

*Compiled by NKF (various sources)*

The table above illustrates the point that the overall industrial land based at current and full build out is well below the average for the City of Calgary at 13.7%. This percentage is typical and considered balanced for most municipalities. Our estimates for the City of Chestermere are based on publicly available planning documents which report the amount of commercial and industrial land available for future development. In order to make a fair comparison we have taken out lands that are considered more retail/office in use to arrive at our overall numbers.

Additionally, we have compared the number of people per industrial acres of land. The metrics for Chestermere are based on lands that are potentially is available for industrial development, currently there are no industrial lands available or in service. If we used actual numbers which are extremely low (industrial land) the number of people per industrial land would be much higher than in the City of Calgary and suggest that Chestermere is grossly underserved for industrial lands. Based on the foregoing commentary and analysis the proposed allocation of industrial lands within Clearwater Park are considered reasonable and will be well received by market participants.

The Eastern Town Center (ETC zoning) in Lot 3, Stage 1 is 3.59 acres and the Stage 2 retail/commercial parcel of 4.01 acres. The total retail/commercial for Clearwater Park will be 7.6 acres. At full build of 3,000 housing units and applying 3.4 people per household (current rates for the City of Chestermere) equals 10,200 people. This retail/commercial node is being proposed to provided services mainly to the to the residences of Clearwater Park and will be limited to primarily convenience retail/services which will enhance the existing retail/commercial that exists in the City of Chestermere today. Based on the analysis of other communities in the City of Calgary region the is amount of retail land is not considered reasonable. The following table provides metrics for comparable locations:

<b>Retail Land Comparison</b>			
<b>Description</b>	<b>Royal Oak/Rocky Ridge</b>	<b>Tuscany</b>	<b>Clearwater Park</b>
Population	17,693	19,307	10,200
Retail Acres	55.0	10.0	7.6
No. People Per Retail Acre	322	1,931	1,342

*Compiled by NKF (various sources)*

The communities of Royal Oak and Tuscany were selected due to their similarities to Clearwater Park. The biggest similarity is their respective peripheral locations on the edge of the city and having a major highway acting as a buffer to adjacent communities. Combining both Royal Oak/Rocky Ridge and Tuscany arrives at a number of people per retail acre of only 569 which is well below what is proposed in Clearwater and is considered underserved. It should be noted that Tuscany has a higher rate at 1,931 people per retail acre, however the build out of the retail lands over 20 years ago is now considered very low and grossly underserves the residents by current standards. This underservice is further evident in the high sales per square foot exhibited in Tuscany Market which has a very captive resident base. For the above stated reasons the proposed retail land acreage for Clearwater Park is considered reasonable and will prove a welcome service to the residents that call Clearwater Park home.

Yours sincerely,



Chris Chornohos AACI, MRICS  
Vice President  
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# Memorandum

**To/Attention: City of Chestermere Planning Staff**

**From: Elvin Karpovich, IBI Group**

**Cc: Jason Palacsko, Centron**

**Date: May 19, 2021**

**Subject: Impact of Reduction in Employment Lands, Clearwater Park**

IBI Group has conducted a second review of designated employment lands within the City of Chestermere. Currently there are no parcels of land that are available for development, within the built part of the municipality.

## **Comparing MDP Employment Areas in Chestermere**

The City's Municipal Development Plan (MDP) identifies three major areas for employment/industrial land development. Area 'A' is located in the north part of the community and is identified within the Waterbridge Master Area Structure Plan. Area 'B' is the portion of the Bayfield amendment to the Mountain View Park Conceptual Scheme, located east of the built part of the community. Area 'C' is located in the south part of the community adjacent to the Rocky View County hamlet of Janet.

The City's MDP emphasizes light industrial and business park uses with a focus on transportation-oriented uses. The lands within Clearwater Park that are designated for employment uses will still be able to accommodate these uses, with a range of larger lots proposed for the lands owned by Centron. The specific MDP policy for Employment Lands Area 'B' is:

*Employment Lands Area B* should accommodate business park and light industrial uses. To take advantage of the proximity to the Highway 1 and Chestermere Boulevard interchange, business parks and transportation-oriented uses should be given preference. Integration with the adjacent highway commercial and neighbouring jurisdictions should also be considered in the planning of development in Area B.

It is important to note that Areas 'A' and 'C' currently are not subject to a specific Area Structure Plan that would identify roads, infrastructure, and park space, so in order to compare MDP areas and changes to them, gross development areas should be used.

From the City's GIS Database, the three designated areas total approximately 568.6 ha. The proposed revision to Area B reduces the overall size of the area, by approximately 39% and the overall city-wide area (that remains undeveloped) by approximately 13%.

**Table 1: Chestermere Employment Areas (Gross Developable Area)**

MDP Area	Existing (ha)	Proposed (ha)	Total Reduction (ha)	Percentage
<b>A</b>	106.8	106.8	0	0%
<b>B</b>	192.8	117.7	-75.1	-38.9%
<b>C</b>	269.0	269.0	0	0%
<b>Total</b>	568.6	493.5	-75.1	-13.2%

Source: City of Chestermere Municipal Development Plan and Geographic Information System data

### Clearwater Park Size Comparison to Similar Regional Industrial Areas

Despite the reduction in employment area, the Clearwater Park's employment lands represent a similar sized opportunity for industrial areas located within Northeast Calgary, Rocky View and Airdrie. The following table shows approximate gross development areas for selected industrial parks that have been under development since the passage of the Chestermere MDP. Other employment areas but have not been included as they require further planning approvals (either passage of Local Area Plans or Outline Plans/Land Use Amendments) or have not had full services installed.

**Table 2: Selected Industrial Parks in Greater Calgary Area**

Industrial Park	Location	Approx. Gross Development Area	Status
<b>High Plains</b>	Rocky View/ East Balzac	390 ha (963 ac)	Under development
<b>Nose Creek</b>	Rocky View/East Balzac	290 ha (719 ac)	Under development
<b>Stonegate</b>	NE Calgary	290 ha (719 ac)	Under development
<b>Wagon Wheel</b>	Rocky View/East Balzac	194 ha (480 ac)	Under development
<b>Highland Park</b>	Airdrie	121 ha (300 ac)	Under development
<b>Conrich (existing area)</b>	Rocky View	120 ha (296 ac)	Completed
<b>Clearwater Park</b>	Chestermere	118 ha (290 ac)	In approvals process
<b>Crosspointe</b>	Rocky View/East Balzac	65 ha (160 ac)	Under development
<b>Interlink Logistics</b>	Rocky View/East Balzac	61 ha (150 ac)	Under development

Source: Cushman Wakefield, Industrial Area Growth Strategy Consulting Report – City of Calgary, 2021

Cushman Wakefield have recently authored a Growth Strategy Report for the Industrial Sector in the City of Calgary, with some reference to the surrounding region. The report focuses on the industrial sector within Calgary but does provide some comparative data to the East Balzac area regarding development levies and requirements. The report also makes empirical observations regarding industrial development in the Calgary region:

- The main employment sectors driving industrial development include: Transportation and Warehousing; Wholesale Trade; and Manufacturing.
- The region is seeing demand for larger lots to accommodate larger buildings than a traditional industrial park.
- Annual land absorption within the Calgary region averages between 50 and 65 hectares of net developable land (2011-2019).
- Sites that have suitable access to major transportation corridors are preferable to industrial areas that do not.

In considering the above, the reduction in Clearwater Park's employment land will not adversely affect its ability to attract potential clients in the first two employment sectors noted in the Cushman Wakefield report. Further, the location of the employment lands within Clearwater Park will allow for varied sizes of development lots and will have access to Highway 1 via Highway 791. Employment Lands Area 'B' remains the logical first step for Chestermere's entry into the regional industrial market, and the proposed reduction in land from the 2009 Bayfield Amendment will not adversely affect Clearwater Park's ability to respond to the above trends in industrial development.

### Property Tax Comparison

The Cushman Wakefield report provides a comparison of regional property tax rates (p. 48) for both non-residential and residential properties. Section 6.2 of the Cushman Wakefield report notes the current mill rates for Chestermere to be 0.010963 for non-residential and 0.007667 for residential. The ratio of non-residential to residential mill rates is 1.43:1.00, which is the sixth highest out of the ten CMRB municipalities.

Despite this, development of a three-hectare parcel (a typically-sized employment area parcel proposed for Clearwater Park) is likely to generate more tax revenue as a residential parcel than an employment/non-residential parcel based on the following:

- The residential unit yield complies with the City standard of 8 units per acre
- Industrial lot coverage is 30%
- Industrial valuation calculated at \$143/ sq. ft. of building (Altus Investment Trends Survey 2020 Q3 – average Calgary industrial building value)
- Total Annual Property taxes are calculated at build-out and do not account for partial development or lot absorptions

**Table 3: Property Tax Comparison Based on Current Chestermere Tax Rates**

3-hectare (7.4 acre) development parcel	Non-Residential Development	Residential Development
<b>Lot Yield</b>	1 lot	59 residential units (based on 8 units per acre)
<b>Coverage</b>	30% (9,000 sq. m or 96,875 sq. ft.)	n/a
<b>Projected Valuation</b>	\$13,853,125 (based on \$143 per sq. ft.)	26,550,000 (based on \$450,000 x 59 residential units)
<b>Mill Rate</b>	0.010963	0.007667
<b>Annual Property Tax at build-out</b>	\$151,871	\$203,558

Source: Cushman Wakefield, Industrial Area Growth Strategy Consulting Report – City of Calgary, 2021

### Off Site Levy Rates Comparison

Given the strong performance of the industrial areas in Rocky View County/East Balzac, difference in calculations of off-site levies should be a significant discussion point for municipalities that are considering bringing industrial land on-stream. This applies to the City of Calgary, and The Cushman Wakefield report attempts to provide an ‘apples to apples’ comparison of off-site levy calculations however, Rocky View’s methodology in calculating levies for water, sanitary, and stormwater differ from the City of Calgary, and most likely, the City of Chestermere. Rocky View requires land to be dedicated in each development for stormwater and the developer provides and maintains the stormwater pond. For water and wastewater, the developer provides projected flows, which are applied to various levies and charges for Langdon and East Rocky View, totalling \$31,757 per cubic metre/ per day.

Cushman Wakefield, on page 53 of their report provide a comparative estimate of levies and charges based upon a series of assumptions to compare Calgary’s levy structure with those in East Balzac. Applying the current per hectare rate of Development Area 10 (Clearwater Park) in Chestermere, the off-site levy amount per hectare, would be competitive with the City of Calgary, put significantly greater than being levied in East Balzac. This may be a significant consideration in bring new employment land to market in Chestermere that will be in competition with land in East Balzac.

**Table 4: Summary of Regional Off-Site Levy Rates**

Municipality or Development Area	Estimated Levy Amount (per ha)
Rocky View County – East Balzac	<b>\$143,000</b>
Chestermere – Area 10	<b>\$230,627</b>
City of Calgary – Nose Creek	<b>\$505,000</b>

Sources: City of Chestermere 2019 Draft Off-Site Levy Bylaw;  
Cushman Wakefield, Industrial Area Growth Strategy Consulting Report – City of Calgary, 2021

### Summary of Observations

The proposed reduction in employment lands from the existing 2009 Bayfield Amendment to the proposed Clearwater Park ASP is not expected to result in a significant loss of revenue for the municipality. Chestermere’s challenge, like other suburban municipalities in the Calgary Region, will be to ensure these lands are brought to market in a matter that is competitive with other regional employment lands providers.

**Subject:** Response to: EXTERNAL CIRCULATION (end: December 30, 2021) - Bylaw 007-21 (MDP Amendment)  
**From:** "CirculationsGrowthandImprovement" <[CirculationsGrowthandImprovement@atco.com](mailto:CirculationsGrowthandImprovement@atco.com)>  
**Sent:** 2021-11-30 10:35:48 AM  
**To:** "Elizabeth Armitage" <[earmitage@chestermere.ca](mailto:earmitage@chestermere.ca)>;

**Support With Conditions**

The Distribution Engineering Growth Department of ATCO Gas Distribution has reviewed the above named plan and approves the work provided the following conditions are met:

ATCO has planned work in the area. Contact "Martin Lee [Martin.Lee@atco.com](mailto:Martin.Lee@atco.com)" at your earliest convenience for more information. Ref: Project 1052625

There are existing ATCO facilities in the area. If it should be necessary to lower, relocate or make any alterations to the existing facilities and/or appurtenances due to this project, please contact ATCO Gas Distribution at 403-245-7888 with a minimum of one (1) year notice to enable an adequate and timely response. Note all alteration costs will be borne by the developer / owner. "If working around existing gas main, please contact our Edmonton Land Group at email address [Crossings@atcogas.com](mailto:Crossings@atcogas.com) to obtain a crossing/proximity agreement.

There are abandoned ATCO facilities in the work area. Please contact ATCO South Operations Dispatch at 403-245-7220 to confirm status of the gas lines at least 48 hours prior to excavation.

**Contact Alberta One Call where there's any excavation with gas lines in the area**

It will always remain the responsibility of the proponent to verify exact location and depths of nearby facilities by arranging for an in-field location with Alberta One-Call at 1-800-242-3447 or [albertaonecall.com](http://albertaonecall.com). Please contact Alberta One-Call Corporation prior to any surface construction.

- (1) Contact Alberta One Call (1-800-242-3447) for locates to verify alignment of the existing gas facilities.
- (2) Contact ATCO South Operations Dispatch at 403-245-7220 for an inspection of the exposed lines (including hydrovac holes) prior to backfill. Inspection services are available Monday to Friday, 8am – 4pm.
- (3) Hydrovac or hand expose facilities to verify horizontal and vertical alignment of all gas mains in conflict areas. This should be done as soon as possible to determine if the main will need to be relocated.
- (4) If existing gas mains require lowering or relocation due to the proponent's project, notification must be given to our ATCO Gas Distribution Engineering Department with a minimum of one (1) year notice. Forward plans and requirements to the ATCO Gas Distribution Engineering Department at 909 – 11th Ave. SW Calgary, AB, T2R 1L8.

Please refer to the "Working Around Natural Gas" Safety Handbook found on our website at: <https://www.atco.com/en-ca/for-business/natural-gas/safety-business/safety-resources.html>

If you have any **questions or concerns regarding this reply**, please contact our engineer Heather Zhao [Heather.Zhao@atco.com](mailto:Heather.Zhao@atco.com)

**Christine Riddell**

Administrative Coordinator  
Natural Gas Distribution  
Pipelines & Liquids Global Business Unit

T. 403-245-7629

A. 5<sup>th</sup> Floor, 909-11<sup>th</sup> Ave. SW Calgary, AB T2R 1L8

[ATCO.com](http://ATCO.com) [Facebook](#) [Twitter](#) [LinkedIn](#)

**From:** Elizabeth Armitage <[earmitage@chestermere.ca](mailto:earmitage@chestermere.ca)>

**Sent:** Wednesday, November 24, 2021 4:40 PM

**Cc:** Jorie Mckenzie <[jmckenzie@chestermere.ca](mailto:jmckenzie@chestermere.ca)>; Joel Mercer <[jmercer@chestermere.ca](mailto:jmercer@chestermere.ca)>; Jeff Gibeau <[jgibeau@chestermere.ca](mailto:jgibeau@chestermere.ca)>

**Subject:** EXTERNAL CIRCULATION (end: December 30, 2021) - Bylaw 007-21 (MDP Amendment)

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# Circulation

<b>Comments Due:</b>	December 30, 2021
<b>From:</b>	Elizabeth Armitage RPP, MCIP
<b>Circulation Date:</b>	November 24, 2021
<b>Subject:</b>	<b>Bylaw 007-21 – Proposed Amendment to the Municipal Development Plan – Clearwater Park</b>

## Proposal

The City is in receipt of an application to amend the Municipal Development Plan to address the amendments required for the proposed Clearwater Park Area Structure Plan (ASP). The location of the Clearwater Park ASP is indicated on the map below:



### Circulation Package

The circulation package can be downloaded via the following link:

<https://ftp.chestermere.ca:6068/app?operation=pubopp&id=1637706130048X10A4A8A62pxHkp>

The link will be available until November 30, 2021. A new link can be provided after this date should you require one.

- Exhibit A – Figure 4: Chestermere Planning Areas
- Exhibit B – Figure 8: Land Use Concept
- Exhibit C – Figure 12: Street Network Concept
- Exhibit D – Market Study
- Exhibit E – Memo: Impact of Reduction in Employment Lands, Clearwater Park
- Exhibit F – Bylaw 007-21 – For First Reading

<b>Legal Address:</b>	N/A
<b>Civic Address:</b>	Not Yet Addressed
<b>Relevant Planning Documents:</b>	Chestermere Municipal Development Plan (MDP) Bayfield Area Structure Plan amendment to the Mountain View Conceptual Scheme Land Use Bylaw 022-10, as amended (LUB) Chestermere Design Guidelines (Policy 301)
<b>Existing Land Use Designation:</b>	N/A

Please review the attached application and provide any comments/suggestions with regard to any impacts the proposed development may have on yourself or organization. **Please respond by email with your comments no later than 4:30 PM on December 30, 2021. Should you require additional time to complete your**

**review, please provide written notice no later than 4:30 PM on December 30, 2021.** If comments are not received by this date, it will be assumed that you have no concerns with the project.



**Elizabeth Armitage RPP, MCIP**  
**Community Growth & Infrastructure**  
City of Chestermere  
105 Marina Road, Chestermere, AB T1X 1V7  
P: 403-383-2366

The City of Chestermere acknowledges the traditional territories of the Blackfoot and the people of the Treaty 7 Region in Southern Alberta, which includes the Siksika, Piikani, Kainai, the Tsuut'ina and the Stoney Nakoda First Nations, including Chiniki, Bearspaw, and Wesley First Nations. The City of Chestermere is also home to the Metis Nation of Alberta, Region 3.

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**Subject:** 21-4330 Response - EXTERNAL CIRCULATION (end: December 30, 2021) - Bylaw 007-21 (MDP Amendment)  
**From:** "Circulations, HP" <[HP.Circulations@atco.com](mailto:HP.Circulations@atco.com)>  
**Sent:** 2021-11-27 9:16:10 AM  
**To:** "Elizabeth Armitage" <[earmitage@chestermere.ca](mailto:earmitage@chestermere.ca)>;

[ATCO Transmission high pressure pipelines has no objections.](#)

Questions or concerns related to ATCO high pressure pipelines can be forwarded to [hp.circulations@atco.com](mailto:hp.circulations@atco.com).

Thank you,

**Isabel Solis-Jarek**

Sr. Administrative Coordinator | Operations Engineering | Gas Transmission  
ATCO Pipelines & Liquids Global Business Unit

**A:** 7210 42 Street, Edmonton, AB T6B 3H1  
**E:** [Isabel.Solis@atco.com](mailto:Isabel.Solis@atco.com)


[ATCO.com](#) [Facebook](#) [Twitter](#) [LinkedIn](#)




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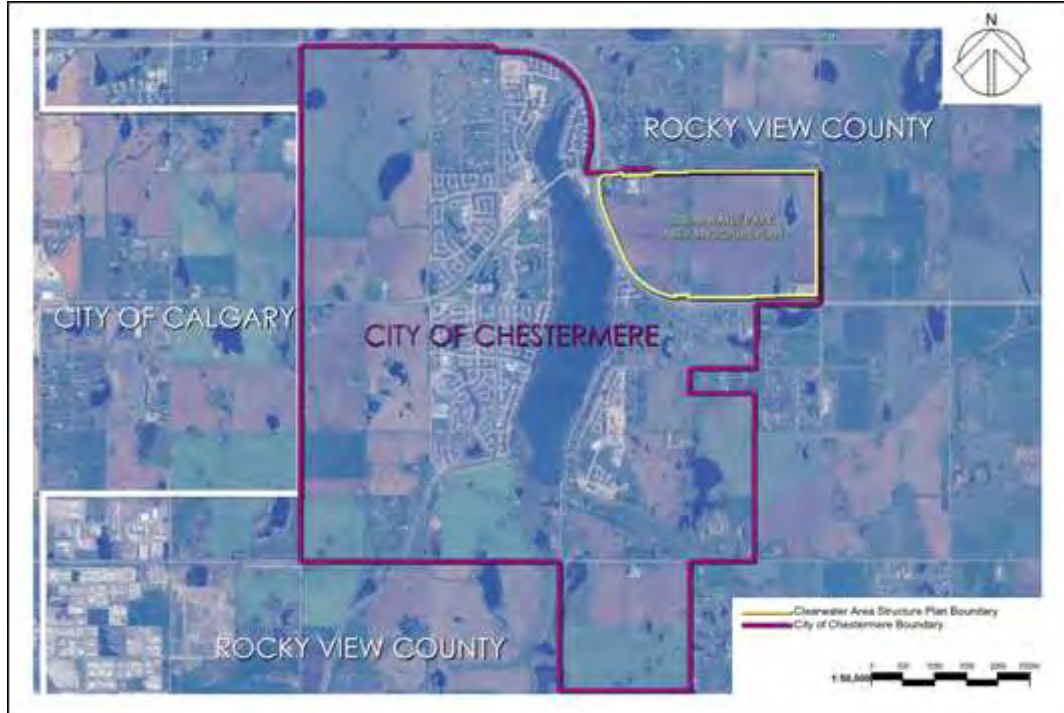
**From:** Elizabeth Armitage <[earmitage@chestermere.ca](mailto:earmitage@chestermere.ca)>  
**Sent:** Wednesday, November 24, 2021 4:40 PM  
**Cc:** Jorie Mckenzie <[jmckenzie@chestermere.ca](mailto:jmckenzie@chestermere.ca)>; Joel Mercer <[jmercer@chestermere.ca](mailto:jmercer@chestermere.ca)>; Jeff Gibeau <[jgibeau@chestermere.ca](mailto:jgibeau@chestermere.ca)>  
**Subject:** EXTERNAL CIRCULATION (end: December 30, 2021) - Bylaw 007-21 (MDP Amendment)

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 <h1 style="margin: 0;">Circulation</h1>	
<b>Comments Due:</b>	December 30, 2021
<b>From:</b>	Elizabeth Armitage RPP, MCIP
<b>Circulation Date:</b>	November 24, 2021
<b>Subject:</b>	<b>Bylaw 007-21 – Proposed Amendment to the Municipal Development Plan – Clearwater Park</b>

**Proposal**

The City is in receipt of an application to amend the Municipal Development Plan to address the amendments required for the proposed Clearwater Park Area Structure Plan (ASP). The location of the Clearwater Park ASP is indicated on the map below:



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- Exhibit E – Memo: Impact of Reduction in Employment Lands, Clearwater Park
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<b>Legal Address:</b>	N/A
<b>Civic Address:</b>	Not Yet Addressed
<b>Relevant Planning Documents:</b>	Chestermere Municipal Development Plan (MDP) Bayfield Area Structure Plan amendment to the Mountain View Conceptual Scheme Land Use Bylaw 022-10, as amended (LUB)

	Chestermere Design Guidelines (Policy 301)
<b>Existing Land Use Designation:</b>	N/A
<p>Please review the attached application and provide any comments/suggestions with regard to any impacts the proposed development may have on yourself or organization. <b>Please respond by email with your comments no later than 4:30 PM on December 30, 2021. Should you require additional time to complete your review, please provide written notice no later than 4:30 PM on December 30, 2021.</b> If comments are not received by this date, it will be assumed that you have no concerns with the project.</p>	

**Elizabeth Armitage RPP, MCIP**  
**Community Growth & Infrastructure**  
City of Chestermere  
105 Marina Road, Chestermere, AB T1X 1V7  
P: 403-383-2366

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**Subject:** RE: EXTERNAL CIRCULATION (end: December 30, 2021) - Bylaw 007-21 (MDP Amendment)  
**From:** "KHAN, Abdullah" <[abdullah.khan@canadapost.postescanada.ca](mailto:abdullah.khan@canadapost.postescanada.ca)>  
**Sent:** 2021-11-25 9:17:28 AM  
**To:** "Elizabeth Armitage" <[earmitage@chestermere.ca](mailto:earmitage@chestermere.ca)>;

Good Morning

Canada Post has no comments at this time.

Regards

## Abdullah Khan


Officer, Delivery Services | Delivery Planning  
 839 - 1100 49th ave NE  
 Calgary, AB T2E 9A9  
 [Abdullah.Khan@canadapost.ca](mailto:Abdullah.Khan@canadapost.ca)

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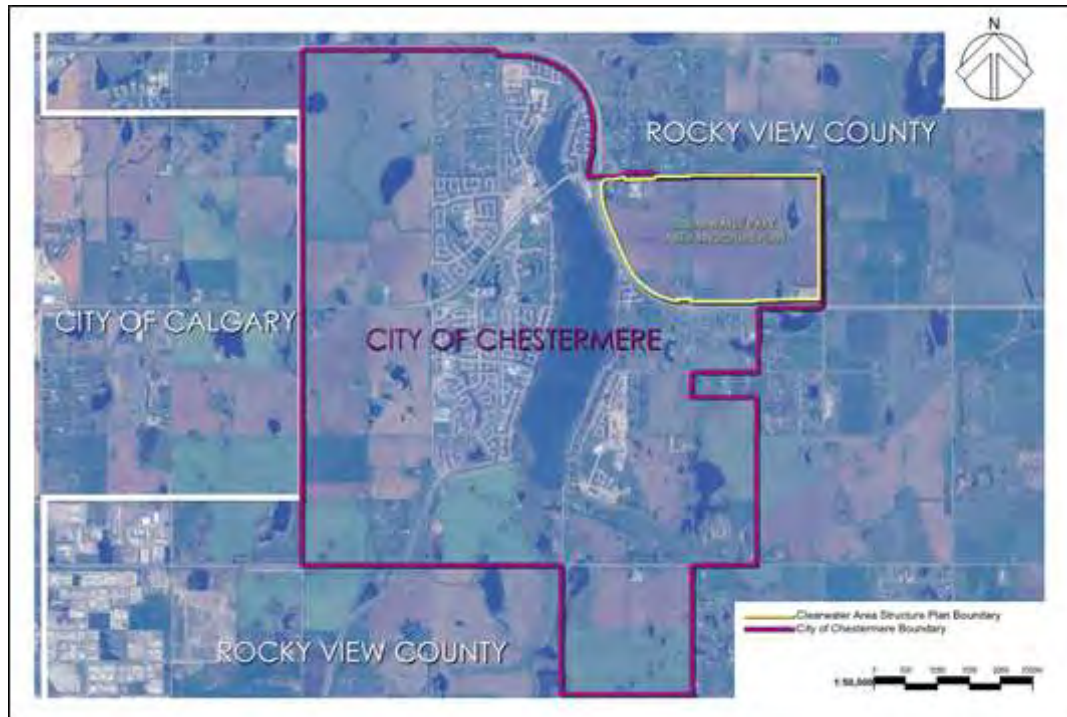
**From:** Elizabeth Armitage <[earmitage@chestermere.ca](mailto:earmitage@chestermere.ca)>  
**Sent:** November-24-21 4:40 PM  
**Cc:** Jorie Mckenzie <[jmckenzie@chestermere.ca](mailto:jmckenzie@chestermere.ca)>; Joel Mercer <[jmercer@chestermere.ca](mailto:jmercer@chestermere.ca)>; Jeff Gibeau <[jgibeau@chestermere.ca](mailto:jgibeau@chestermere.ca)>  
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 <h1 style="margin: 0;">Circulation</h1>	
<b>Comments Due:</b>	December 30, 2021
<b>From:</b>	Elizabeth Armitage RPP, MCIP
<b>Circulation Date:</b>	November 24, 2021
<b>Subject:</b>	<b>Bylaw 007-21 – Proposed Amendment to the Municipal Development Plan – Clearwater Park</b>
<a href="#"><u>Proposal</u></a>	



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<b>Legal Address:</b>	N/A
<b>Civic Address:</b>	Not Yet Addressed
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<b>Existing Land Use</b>	N/A

**Designation:**

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**Community Growth & Infrastructure**  
City of Chestermere  
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P: 403-383-2366

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**Subject:** RE: EXTERNAL CIRCULATION (end: December 30, 2021) - Bylaw 007-21 (MDP Amendment)  
**From:** "circulations" <[circulations@telus.com](mailto:circulations@telus.com)>  
**Sent:** 2021-11-30 11:03:42 AM  
**To:** "Elizabeth Armitage" <[earmitage@chestermere.ca](mailto:earmitage@chestermere.ca)>;

Good afternoon,

TELUS Communications Inc. has no objection to the above circulation.

Thank you,

**Tanya Roberts**  
**Real Estate Specialist | TELUS Rights of Way**  
**Customer Network Implementation**  
 2930 Centre Avenue NE, Calgary, AB T2A 4Y2  
[rightofwayAB@telus.com](mailto:rightofwayAB@telus.com)




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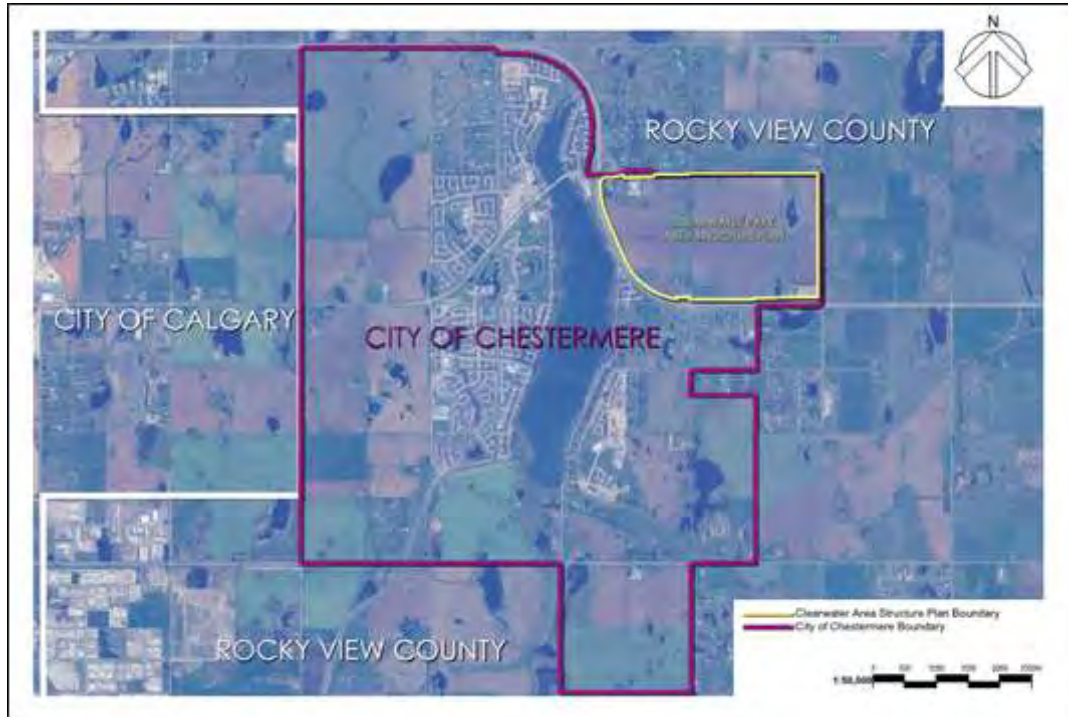
**From:** Elizabeth Armitage <[earmitage@chestermere.ca](mailto:earmitage@chestermere.ca)>  
**Sent:** November 24, 2021 04:40 PM  
**Cc:** Jorie Mckenzie <[jmckenzie@chestermere.ca](mailto:jmckenzie@chestermere.ca)>; Joel Mercer <[jmercer@chestermere.ca](mailto:jmercer@chestermere.ca)>; Jeff Gibeau <[jgibeau@chestermere.ca](mailto:jgibeau@chestermere.ca)>  
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<b>Existing Land Use Designation:</b>	N/A
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**Community Growth & Infrastructure**  
City of Chestermere  
105 Marina Road, Chestermere, AB T1X 1V7  
P: 403-383-2366

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# WESTERN IRRIGATION DISTRICT

---

January 4, 2022

Attention: Elizabeth Armitage

City of Chestermere  
105 Marina Road  
Chestermere, AB T1X 1V7

**RE: Bylaw 007-21 – Proposed Amendment to the Municipal Development Plan  
– Clearwater Park**

The Western Irrigation District (District) acknowledges receipt of the circulation and provides the following comments concerning the proposed amendments to the Municipal Development Plan (MDP).

The District's primary concerns are stormwater collection and disposal and the availability and adequacy of a sewage disposal system. The Clearwater Park ASP lands are in proximity to Chestermere Lake and lies south of "B" Canal and McElroy Slough. Each is an irrigation work under the *Irrigation Districts Act* and is actively used and operated by the District to convey licenced water for its irrigators and other water users.

The Land Use Concept, Street Network Concept and Market Study indicate a significant intensification of use with hard surfaces, thus necessitating an appropriate stormwater collection and disposal system and sewage disposal system so that there are no impacts to the District's irrigation system and conveyed water.

We are concerned about the comments in the IBI Group Memorandum dated May 19, 2021 (Memo) regarding the stormwater and sewer. For example, in the section entitled Off Site Levy Rates Comparison, it reads:

The Cushman Wakefield report attempts to provide an 'apples to apples' comparison of off-site levy calculations; however, Rocky View's methodology in calculating levies for water, sanitary, and stormwater differs from the City of Calgary, and most likely, the City of Chestermere. Rocky View requires land to be dedicated in each development for stormwater and the developer provides and maintains the stormwater pond. For water and wastewater, the developer provides projected flows, which are applied to various levies and charges for Langdon and East Rocky View, totalling \$31,757 per cubic metre/ per day.

The Memorandum suggests that the City of Chestermere will require less onsite stormwater treatment and storage on the subject lands than Rocky View County as the City of Chestermere will provide municipal stormwater and wastewater servicing as evidenced in its off-site levy rates, which are substantially higher than Rocky View County's off-site levy rates.

We have reviewed the Chestermere Off-Site Levy Bylaw (Bylaw No. 013-21). The Offsite Levy Rates Update, June 4, 2021, Sanitary Infrastructure Staging does not include any sanitary infrastructure for the Clearwater Park lands, which will require a sewer trunk under Highway 1 to connect to the City's future sewer main through East Acreages. Even if the developer as a front-ender constructs and pays for

infrastructure, the City does not appear to have a levy to reimburse the front-end overtime as no levies are collected for this required infrastructure. The District opposes any onsite sewer treatment and storage for such a large-scale development.

The Memo and OSL Bylaw also indicate that there is no appropriate stormwater solution for the Clearwater ASP lands. Section E1 entitled Stormwater Offsite Infrastructure Costs does not appear to include the cost of a storm trunk to service the lands.

### **Proposed MDP Amendments**

#### **Section 4.4 Water Supply + Sanitary Sewer**

Proposed Section 4.4.3 states that the City will use the most recent Utilities Master Plan, and any subsequent updates and amendments to the UMP, as the basis for future planning and improvements to the City's sanitary sewer collection system. We have reviewed the City's UMP dated February 2017. It reads that East Chestermere Gravity Trunk is forecast after 2039. The Water and Wastewater Project Index Plan – 25 Year does not show any wastewater projects to service Clearwater Park. The District would oppose any development in Clearwater Park until the UMP is updated or amended to include wastewater projects in alignment with the current projection for development in Clearwater Park.

#### **Section 4.5 Stormwater Management**

Proposed Section 4.5.4 states that the most recent Integrated Stormwater Master Plan requires adherence to post-development release rates and source control Low Impacted Development (LID) practices that the City should promote. The Chestermere Stormwater Master Plan dated October 2020 (SMP), Figure 5-1 shows Clearwater will be serviced by STM-P1. However, the use of this future trunk is dependent on the construction of future trunks STM-P2, P3 and P5, which are not yet constructed. The SMP concludes that LID approaches have little information on their effectiveness. The District recommends that the City not rely on LID unless a comprehensive study of its effectiveness is proven; in the meantime, the City needs to plan and increase its stormwater system to effectively remove post-development drainage from Clearwater Park and prevent it from entering the WID system.

We are concerned that post-development drainage from the Clearwater Park ASP area (Mountain View Park ASP) will be allowed to drain through the existing culverts under Highway 1 to Chestermere Lake.

WID confirms that it is committed to CSMI as the regional stormwater solution and will not accept stormwater from Clearwater Park ASP area into its irrigation system and works.

Yours sincerely,

WESTERN IRRIGATION DISTRICT



Sean Mascalluk  
Executive Manager – Operations  
Cell: 403-899-4632  
Direct Line: 403-934-3542 Ext. 224  
Email: [smascalluk@wid.net](mailto:smascalluk@wid.net)



January 11, 2022

Elizabeth Armitage  
Community Growth & Infrastructure  
City of Chestermere

Bylaw 007/008-21

Via Email: earmitage@chestermere.ca

**RE: Clearwater Park Area Structure Plan (ASP)**

Dear Ms. Armitage,

With respect to the proposed Clearwater Park Area Structure Plan (ASP) and proposed amendments to the Chestermere Municipal Development Plan (MDP), the County offers the following comments for your consideration.

Where the Rocky View County & Town of Chestermere Intermunicipal Development Plan Terms of Reference (2013) provides guidance on the form and nature of consultation for lands identified as having mutual interest, the County requests that the policies outlined therein be utilized for this application. The Interim Growth Plan is considered in a review of all intermunicipal circulations, but where a framework for collaboration exists, the County is comfortable operating within that context at this stage.

Planning:

The proposed development borders Rocky View County lands directly north and east, as well as the south though intersected by Highway 1. The lands along the north and south predominantly consist of country residential lots and along the east are large agricultural parcels.

Lands within the County are guided by the County's Municipal Development Plan (County Plan) and intended to remain agricultural with opportunities for infill country residential development to the north and south.

We understand the proposed MDP amendments are intended to facilitate the adoption of the proposed Clearwater Park ASP and that the amendments are generally specific to the subject plan area. It is unclear from the materials provided how the proposed MDP amendment and proposed ASP are intended to align with the Interim Growth Plan and draft Growth Plan. Has consideration been given to the proposed Joint Planning Area and future context studies? Is there a policy in the ASP to allow for flexibility as the context studies are completed?

Within the proposed ASP, residential interface areas have been identified to address transitioning between the two municipalities along the north. The interface, however, does not account for lands adjacent to Highway 791, which the Land Use Concept identifies as high density residential and employment lands, consideration for appropriate transition and interface tools between these uses and the agricultural lands directly east should be considered. Though Sections 4.4.7 and 4.6.6, the Plan provides policy provision for noise abatement and landscape screening requirements. We suggest that

the County's Agricultural Boundary Design Guidelines also be utilized when considering all new developments adjacent to existing agricultural areas within the County. The guidelines are intended to reduce land-use conflicts which are also keeping in line with the rural to urban transition as proposed through the inclusion of Section 3.4.4.7 to the MDP. Please refer to the link below for the guide:

[Agricultural-Boundary-Design-Guidelines.pdf \(rockyview.ca\)](#)

Additionally, Clearwater Park as noted in the Plan, has three main entrances, Section 4.2.6 Community Entrances should include policies for the appropriate transition between the two municipalities and consideration of gateways or wayfinding to distinguish between lands within the City and County.

Furthermore, Rocky View County also recommends policy provisions for managing impacts during construction, specifically: traffic, dust, lighting, noise, debris, etc., to ensure any off-site impacts are appropriately mitigated during and post-construction with consideration for neighbouring County lands.

We appreciate the provision for circulation of Outline Plan and/or Subdivision applications within the plan area as per Section 8.2.1 of the proposed ASP. However, we request that the notification be extended to applications listed in Section 7.0 of the Rocky View County & Town of Chestermere Intermunicipal Development Plan Terms of Reference (2013), including development permits and land use applications.

The proposed ASP outlines the Public Engagement process, however, it is unclear if County residents were included in the postcard mailer to stakeholders. If adjacent landowners within the County have not already been notified of the draft plan (by direct mail-out), it may be beneficial to seek their input. We are happy to provide contact information for those residents, should the City administration require them. Please advise.

We appreciate the inclusion of the Intermunicipal section and supporting policies added to the proposed ASP that speak to the interface with Rocky View County and opportunities for collaboration on matters of mutual interest. The inclusion of such policies will ensure collaboration between the County and the City to address land-use compatibly and interface issues for each proposed land use area.

Technical:

Within the Transportation Network Section, it notes upgrades to Highway 1A east which currently serves as a service road providing access to County parcels north of Clearwater Park.

*From AT's design, the alignment of Chestermere Boulevard east of the interchange shall bend south into Clearwater Park and the existing direct connection to the service road shall be discontinued. With the development of Clearwater Park, access to the acreage residential homes shall be via the intersection of Chestermere Boulevard/3; Road 3 shall connect to the existing service road.*

This proposed change could impact County infrastructure and we request that The City address this in the Transportation Impact Assessment. We kindly request an updated Transportation Impact Assessment be provided for review. Please provide clarity as to whether there are any implications on the County road network as a result of the proposed development. Should there be implications to County roads as a result of the ASP, further discussion regarding those improvements is necessary and the developer should address such improvements through relevant policy in the ASP (to be reviewed by the County).

The proposed ASP makes reference to an interim discharge solution as well as an ultimate solution with a storm water outlet. Please provide clarity on whether the interim solution has any release to lands outside the ASP area, and if so, confirmation of what the storm water outlet is. Further, please provide details on the referenced ultimate solution. It is noted that the ASP references the post development release rate of 0.8 L/s/ha and volume of 40mm which is consistent with that of the CSMI, however it is noted that Chestermere is no longer a partner in the CSMI regional solution.

Municipal Lands:

The proposed Plan anticipates approximately 15,722 at full build-out. Does the approval of the Plan include provision for recreation levies to accommodate the population increase?

Referencing the existing Rocky View County Active Transportation Plan: South County, there are no identified pathway alignments between the Plan Area and County lands. At future application stages, the County would be open to opportunities for collaboration with the City on opportunities for pathway and trail connections within the area.

We kindly request that the above matters be addressed and possibly an opportunity to discuss prior to the plan proceeding. Thank you for providing the opportunity to comment and should you have any questions, please contact the undersigned.

Regards,  
ROCKY VIEW COUNTY



Jessica Anderson  
Supervisor, Planning Policy  
Planning

CC: Dominic Kazmierczak, Manager, Planning  
Amy Zaluski, Director, Legislative Services  
Ben Manshanden, Intergovernmental Affairs Coordinator, Legislative Services  
Angela Yurkowski, Manager, Capital Projects



Delivery Services, Transportation  
 Southern Region, Calgary District  
 803 Manning Road Ne  
 Calgary, Alberta T2E 7M8

AT Reference No.: RSDP039259  
 AT File Number: Clearwater ASP & MDP  
 Municipality File Number: Bylaw 007-21, Bylaw 008-21

January 6, 2022

Elizabeth Armitage, RPP, MCIP  
 City of Chestermere  
 105 Marina Road  
 Chestermere, AB T1X 1V7  
 Email: [earmitage@chestermere.ca](mailto:earmitage@chestermere.ca)

Attention City of Chestermere

**Subject: Referral for the items identified below within Chestermere (“Municipality”)**

Regarding application for the following municipal approvals:

Reference / File Number	Description	Location
RSDP039259-1 RSDP039259-2	PLANINNG DOCUMENT Bylaw 007-21 - Clearwater MDP Amendment Bylaw 008-21 - Clearwater Area Structure Plan	Highway 1 and 791 NW-13-24-28-W4M NE-13-24-28-W4M

In reviewing the proposal, the subject land falls within the distance of a provincial highway as outlined in the Municipal Government Act. Alberta Transportation provides the following comments:

1. MDP Exhibit C - Street Network Concept: The potential future interchange on Highway 1 shown at Range Road 284 will be approximately 600 metres west of Range Road 284, as per the Highway 1 and Garden/Conrich Road Interchange Functional Planning Study, completed in 2010. The future interchange at Highway 1 and Highway 791 is not shown on this exhibit, however this intersection is referenced extensively in the bylaw.
2. MDP Exhibit F – Bylaw: Alberta Transportation recommends the inclusion of policy provisions for minimizing negative interactions when integrating development adjacent to provincial highways as outlined in Section 8.38 of the South Saskatchewan Regional Plan.

3. Clearwater Area Structure Plan: Section 4.9 - Transitional Lands  
Alberta Transportation will support development of a temporary nature on the transitional lands as set out in the Clearwater Park ASP, as development in these areas may be required to be removed at the owner's expense with minimal notice. Permanent development is not encouraged within the areas identified as required for future highway realignment.
4. Clearwater Area Structure Plan: Section 4.10 - Residential Interface Areas  
The residential interface required in the amended MDP Policy 3.4.4.7 should be applied to the realigned Highway 1, along Highway 791, and along the two future interchanges that impact this project. Cross-section details should include the future highway plans, any required noise attenuation / visual screening features, and any climate mitigation features.
5. Clearwater Area Structure Plan: Exhibit 9 - Open Space and Pathway Connections,  
There appears to be a local pathway proposed within the land required for future Highway 1 realignment. As part of the residential interface requirements noted above, this pathway must be designed with sufficient mitigation to ensure the safety of pedestrians and other pathway users from the adjacent high speed, high volume freeway that will be constructed in this area. Ideally, this pathway would be relocated outside of the future highway right of way.

The pathway crossing Highway 1 must be a grade separated crossing (either over or under Highway 1) and should be indicated as such on this exhibit. Alberta Transportation is prepared to work with the City of Chestermere in this regard.

6. Clearwater Area Structure Plan: Section 6 – Transportation Network  
For highway or interchange ramp intersections that require traffic control greater than a two-way stop condition, roundabouts must be considered prior to traffic signals, as per Alberta Transportation's design bulletin #68. A benefit-cost analysis may be necessary to support the installation of a traffic signal in lieu of a roundabout.
7. Clearwater Area Structure Plan: Section 6 – Transportation Network  
Alberta Transportation does not support the installation of a traffic signal at Highway 1 and Highway 791 intersection at this time. No connections of the local street system through the plan area to Highway 791 will be permitted, other than locked and gated emergency access, until such time that an interchange is constructed at Highway 1 and Highway 791. Off-site levies should be considered as one method to fund the construction of the interchange and associated upgrade to Highway 791 directly east of the plan area, when required.
8. Clearwater Area Structure Plan: Section 7.3 – Stormwater Management  
Stormwater management facilities proposed directly adjacent to a provincial highway shall be designed and constructed to ensure infiltration of the highway right of way does not occur.



Please note that stormwater discharge from development lands is not permitted to enter the highway ditch system without the consent of Alberta Transportation, and any requests for same shall be the responsibility of the City of Chestermere.

9. At the time of outline plan preparation and referral, Alberta Transportation requests that the Traffic Impact Assessment be updated to determine any improvement required.
  
10. At the time of outline plan preparation and referral, Alberta Transportation will work with the City of Chestermere to identify any exemptions to the requirements for obtaining permits for development on land in proximity of a highway that are required pursuant to the Highways Development and Protection Act / Regulation.

If you have any questions about the application process or requirements, please contact the undersigned Development and Planning Technologist.

Signed:

---

Trevor Richelhof  
Dev and Planning Technologist  
Trevor.Richelhof@gov.ab.ca



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February 1, 2022

Ms. Elizabeth Armitage  
Planning Consultant  
Community Growth and Infrastructure  
City of Chestermere  
105 Marina Road  
Chestermere, AB T1X 1V7

Dear Ms. Armitage:

**BYLAWS 007-21, MUNICIPAL DEVELOPMENT PLAN AMENDMENT -  
CLEARWATER PARK DEVELOPMENT- RESPONSE TO CIRCULATION  
COMMENTS**

Further to your email to our office on January 19, 2022 please find attached the following:

- Comment Response compiled from the circulation referees concerning the Bylaw 007-21 captioned above;
- Amended Bylaw 007-21 addressing circulation comments, along with an amended Section 3.7.1.9;
- Amended MDP Figure for transportation to add in Potential Future Interchange at Highway 1/791.

We trust the above is sufficient for the public viewing of the Bylaw, scheduled for Public Hearing on February 8, 2022.

Yours Sincerely,  
**IBI Group**

A handwritten signature in cursive script that reads "Karpovich".

Elvin Karpovich  
Director

Attach.

Ms. Elizabeth Armitage – February 1, 2022

## **RESPONSE TO CIRCULATION COMMENTS – BYLAW 007-21 (Municipal Development Plan Amendment)**

Agencies with no comment or objection:

- Atco Transmission
- Canada Post
- Telus

Atco Gas:

- Contact our office regarding Atco's planned work in the area.

IBI Response: Noted.

Alberta Transportation:

- Locations of future interchanges clarified. Noted that the Highway 1/791 future interchange is not shown on the MDP Street Network Concept

IBI Response: Noted, the maps identify the intersections, on the land use map as "Gateways to City". This is outside of the City of Chestermere, an updated figure will be prepared and provided to Alberta Transportation.

- Alberta Transportation recommends the inclusion of policy provisions for minimizing negative interactions when integrating development adjacent to provincial highways as outlined in Section 8.38 of the South Saskatchewan Regional Plan.

IBI Response: Noted. Adding a policy was discussed. It was determined that the MDP was not the document to include such policy.

Rocky View County:

- We understand the proposed MDP amendments are intended to facilitate the adoption of the proposed Clearwater Park ASP and that the amendments are generally specific to the subject plan area. It is unclear from the materials provided how the proposed MDP amendment and proposed ASP are intended to align with the Interim Growth Plan and draft Growth Plan. Has consideration been given to the proposed Joint Planning Area and future context studies?

IBI Response: It is our opinion that the MDP amendment (and ASP) align with the CMRB's Interim Growth Plan and draft Growth Plan, and the background analysis will be forwarded to the CMRB at the appropriate time.

Western Irrigation District:

- The Offsite Levy Rates Update, June 4, 2021, Sanitary Infrastructure Staging does not include any sanitary infrastructure for the Clearwater Park lands, which will require a sewer trunk under Highway 1 to connect to the City's future sewer main through East Acreages. Even if the developer as a front-end constructs and pays for infrastructure, the City does not appear to have a levy to reimburse the front-end overtime as no levies are collected for this required infrastructure. The District opposes any onsite sewer treatment and storage for such a large-scale development.

IBI Response: As described in Section 7.2 of the ASP document, the proposed sanitary servicing solution is for a new lift station and force mains to be constructed which will service the entire Clearwater Park ASP area and will pump sanitary sewer flows to the existing City of

Ms. Elizabeth Armitage – February 1, 2022

Chestermere lift station #10. As described in the UMP update (January 22, 2021), this infrastructure will be sized to service the Clearwater Park ASP area only. As per ASP policy 7.2.3, oversizing recoveries will be through an Endeavour to Assist Agreement. Onsite sewer treatment or storage are not being proposed.

- The Memo and OSL Bylaw also indicate that there is no appropriate stormwater solution for the Clearwater ASP lands. Section E1 Stormwater Offsite Infrastructure Costs does not appear to include the cost of a storm trunk to service the lands.

IBI Response: We confirm that Section E1 Stormwater Offsite Infrastructure Costs does in fact include the cost of a storm trunk to service the lands. It is Item 18 in the table in Section E1.

- Proposed Section 4.4.3 states the City will use the most recent Utilities Master Plan, and any subsequent updates and amendments to the UMP, as the basis for future planning and improvements to the City's sanitary sewer collection system. We have reviewed the City's UMP dated February 2017. It reads that East Chestermere Gravity Trunk is forecast after 2039. The Water and Wastewater Project Index Plan - 25 Year does not show any wastewater projects to service Clearwater Park. The District would oppose any development in Clearwater Park until the UMP is updated or amended to include wastewater projects in alignment with the current projection for development in Clearwater Park.

IBI Response: The UMP update (January 22, 2021) outlines the wastewater projects that will service Clearwater Park.

- Proposed Section 4.5.4 states that the most recent Integrated Stormwater Master Plan requires adherence to post-development release rates and source control Low Impacted Development (LID) practices that the City should promote. The Chestermere Stormwater Master Plan dated October 2020 (SMP), Figure 5-1 shows Clearwater will be serviced by STM-P1. However, the use of this future trunk is dependent on the construction of future trunks STM-P2, P3 and P5, which are not yet constructed. The SMP concludes that LID approaches have little information on their effectiveness. The District recommends that the City not rely on LID unless a comprehensive study of its effectiveness is proven; in the meantime, the City needs to plan and increase its stormwater system to effectively remove post-development drainage from Clearwater Park and prevent it from entering the WID system.

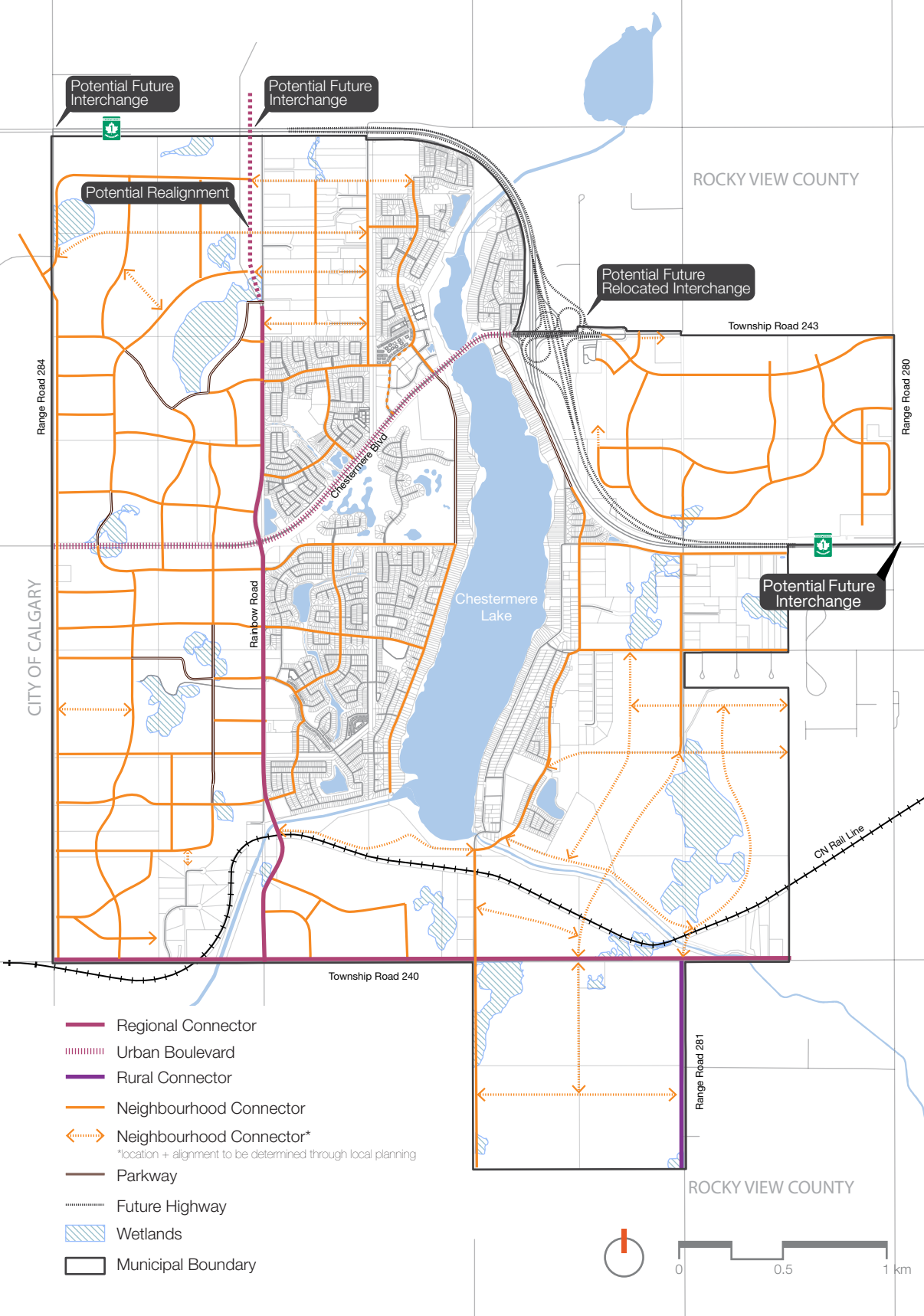
IBI Response: As described in the City of Chestermere Stormwater Master Plan, the planned City stormwater system has already been designed to accommodate post-development drainage from Clearwater Park. Comments regarding LID are noted.

- We are concerned that post-development drainage from the Clearwater Park ASP area (Mountain View Park ASP) will be allowed to drain through the existing culverts under Highway 1 to Chestermere Lake.
- WID confirms that it is committed to CSMI as the regional stormwater solution and will not accept stormwater from Clearwater Park ASP area into its irrigation system and works.

IBI Response: As described in the City of Chestermere Stormwater Master Plan, the ultimate outlet for the Clearwater Park ASP area will be the stormwater trunk shown on Figure 5-1. As described in the Clearwater Park ASP document, interim stormwater servicing is based on

Ms. Elizabeth Armitage – February 1, 2022

irrigation of agricultural land within the ASP area. Neither of these are discharging to Chestermere Lake or the WID system.



Potential Future Interchange

Potential Future Interchange

Potential Realignment

Potential Future Relocated Interchange

Potential Future Interchange

ROCKY VIEW COUNTY

CITY OF CALGARY

Township Road 243

Range Road 284

Range Road 280

Rainbow Road

Chestermere Blvd

Chestermere Lake

Township Road 240

CM Rail Line

Range Road 281

ROCKY VIEW COUNTY

- Regional Connector
- Urban Boulevard
- Rural Connector
- Neighbourhood Connector
- Neighbourhood Connector\*  
\*location + alignment to be determined through local planning
- Parkway
- Future Highway
- Wetlands
- Municipal Boundary



**Bylaw 007-21**

**Amendment to the Municipal Development Plan for Clearwater Park**

i

**CITY OF CHESTERMERE**

**PROVINCE OF ALBERTA**

**BYLAW #007-21**

A Bylaw of the City of Chestermere, in the Province of Alberta, to amend the Municipal Development Plan (Bylaw 015-15) of the City of Chestermere to include development standards for future growth areas.

**WHEREAS** The Municipal Government Act, RSA 2000, C. M-26 and amendments thereto provides that a Municipal Council must pass a Municipal Development Plan;

**AND WHEREAS** Council deems it desirable to amend the Municipal Development Plan Bylaw 015-15;

**NOW THEREFORE**, The Municipal Council of the City of Chestermere, Alberta duly assembled, hereby enacts as follows:

**1. SECTION 3.4.4 PLANNING NEW COMMUNITIES is amended as follows:**

a) Add **Section 3.4.4.7** to read:

“3.4.4.7 Where a proposed Residential Neighbourhood abuts or backs onto a road that fronts Country Residential development within Rocky View County, or where it abuts a provincial highway or secondary highway, policy provisions that reflect a rural to urban interface transition shall be included in an Area Structure Plan. Cross section details shall be provided in an Area Structure Plan and confirmed with an Outline Plan application.”

**2. SECTION 3.5.3 MIXED USE COMMERCIAL CENTRE is amended as follows:**

a) Add **Section 3.5.3.5** to read:

“3.5.3.5 Council, through the approval of an Area Structure Plan, may consider residential as a discretionary use within a designated Mixed-Use Commercial: Centre area. The Area Structure Plan shall include policy that describes the discretionary uses and what will facilitate the eventual conversion to commercial uses.

**3. SECTION 3.6.2 EMPLOYMENT LANDS AREA POLICY is amended as follows:**

a) Replace **Section 3.6.2.2** to read:

## Bylaw 00-21

### Amendment to the Municipal Development Plan for Clearwater Park

“3.6.2.2 Employment Lands Area B should accommodate business park and light industrial uses. Development shall be focused on access to Highway 791. An updated Transportation Impact Assessment shall be included with an Outline Plan application that contemplates development with employment uses. The Transportation Impact Assessment shall consider, but not be limited to, to the continued viability of the Highway 791/1 intersection. The Transportation Impact Assessment shall be reviewed and approved by the City of Chestermere and Alberta Transportation.

#### 4. SECTION 3.7.1 GENERAL PARKS AND OPEN SPACE POLICY is amended as follows:

a) Add **Section 3.7.1.9** to read:

“3.7.1.9 Proposed privately-run and managed community recreation facilities that offer membership by residence or through a homeowner’s association (HOA) shall be identified as part of an Area Structure Plan application. The following general principles shall be considered as part of an approval for the HOA:

- Location of the facility and/or amenities within the proposed community to maximize accessibility and usage
- The catchment area of the facilities and/or amenities
- Quality and accessibility of the proposed facility and/or amenities
- Operational and financial sustainability of the proposed facility and/or amenities
- Amenities and activities that are complementary to the existing and proposed public facilities within the City.
- Alignment with the City of Chestermere current Recreation Policies and Recreation Master Plan.”

b) Add **Section 3.7.1.10** to read:

“3.7.1.10 Proposed privately-run and managed community recreation facilities that offer non-public community recreation facilities owned and operated by HOAs shall not be considered as dedicated municipal reserve.”

#### 5. SECTION 4.3.1 GENERAL TRANSPORTATION POLICY is amended as follows:

a) Add **Section 4.3.1.8** to read:



## **Bylaw 007-21**

### **Amendment to the Municipal Development Plan for Clearwater Park**

“4.3.1.8 Any proposed roadway intersection with Highway 791/Range Road 280 shall require an updated Transportation Impact Assessment. The Transportation Impact Assessment shall consider, but not be limited to, to the continued viability of the Highway 791/1 intersection. The Transportation Impact Assessment shall be reviewed and approved by the City of Chestermere and Alberta Transportation.”

#### **6. SECTION 4.3.3 BICYCLE + PEDESTRIAN SYSTEMS is amended as follows:**

- a) Add **Section 4.3.3.5** to read:

“4.3.3.5 A bicycle and pedestrian access pathway shall be developed that connects the Clearwater Park Area Structure Plan area with trails on the west side of Highway 1. The design of the pathway shall be confirmed within the Clearwater Park Area Structure Plan. The pathway shall be reviewed and approved by the City of Chestermere and Alberta Transportation.”

#### **7. SECTION 4.4 WATER SUPPLY + SANITARY SEWER is amended as follows:**

- a) Add **Section 4.4.3** to read:

“4.4.3 The City shall use the most recent Utilities Master Plan (UMP), and any subsequent updates or amendments to the UMP, as the basis for future planning and improvements to the City’s potable water system and sanitary sewer collection system. Incremental upgrades are necessary to ensure that the system can handle the needs of future development and to accommodate future demand, based on the population growth trends included in this MDP.”

#### **8. SECTION 4.5 STORMWATER MANAGEMENT is amended as follows:**

- a) Replace **Section 4.5.4** to read:

“4.5.4 The most recent Integrated Stormwater Master Plan requires strict adherence to post-development release rates, source control Low Impact Development (LID) practices and volume controls. The Plan identifies the following practices that the City should promote:

- Stormwater reuse through the use of irrigation of green spaces within the community;
- Extensive use of absorbent landscaping in public areas;
- Limited use of impervious surfaces that restrict water infiltration;
- and

## Bylaw 00-21

### Amendment to the Municipal Development Plan for Clearwater Park

- Decreased lot coverage, where appropriate, to provide increased absorbent landscaping in residential development.”

b) Replace **Section 4.5.5** to read:

“4.5.5 Since LID performance is a key component to the most recent Integrated Stormwater Master Plan, the City should support development industry initiatives to research and implement LID practices, so to create a better understanding of LID performance and the impacts of how engineering and design affect the function of stormwater management facilities and wetlands.”

#### 9. APPENDIX B: GLOSSARY OF TERMS is amended as follows:

a) Add the following **definition** to read:

Home Owners Association (HOA): A Home Owners Association (HOA) is an organization in a planned community that makes and enforces rules for the properties and its residents, including architectural guidelines, and provides enhanced services and amenities to residents. The HOA is a registered non-profit organization through the Societies Act in Alberta or a Part 9 company under the Companies Act in Alberta.

Those who purchase property within an HOA's jurisdiction automatically become members and are required to pay dues, known as HOA fees, through an encumbrance registered on the title of each property. The HOA's responsibilities will be determined through the Area Structure Plan approval process and will include the responsibility for the operation and maintenance of agreed upon amenities, any enhanced landscape associated with the community, and any other items approved through the Area Structure Plan approval process.

HOA's are generally associated with developments that provide private amenity centers and could include enhanced landscape maintenance. HOA's are not generally associated with enhanced landscape maintenance only. HOA's are generally associated with full developments within the Area Structure Plan boundaries, and not small parcels within the ASP. HOA's, if approved for a neighbourhood, will be at the discretion of the City of Chestermere approving Authority.

#### 10. Figure 4 CHESTERMERE PLANNING AREAS is amended as follows:

a) Replace **Figure 4** with Exhibit A.

#### 11. Figure 8 LAND USE CONCEPT is amended as follows:

**Bylaw 007-21**

**Amendment to the Municipal Development Plan for Clearwater Park**

a) Replace **Figure 8** with Exhibit B.

**12. Figure 12 STREET NETWORK CONCEPT is amended as follows:**

a) Replace **Figure 12** with Exhibit C.

**13. PART 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.

**14. GENERAL**

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

READ A FIRST TIME this \_\_\_\_\_ of \_\_\_\_\_ 2021.

READ A SECOND TIME this \_\_\_\_\_ of \_\_\_\_\_ 2021.

READ A THIRD TIME this \_\_\_\_\_ of \_\_\_\_\_ 2021.

Resolution Numbers –

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CAO

**Bylaw 007-21**

**Amendment to the Municipal Development Plan for Clearwater Park**

i

**CITY OF CHESTERMERE**

**PROVINCE OF ALBERTA**

**BYLAW #007-21**

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**WHEREAS** The Municipal Government Act, RSA 2000, C. M-26 and amendments thereto provides that a Municipal Council must pass a Municipal Development Plan;

**AND WHEREAS** Council deems it desirable to amend the Municipal Development Plan Bylaw 015-15;

**NOW THEREFORE**, The Municipal Council of the City of Chestermere, Alberta duly assembled, hereby enacts as follows:

**1. SECTION 3.4.4 PLANNING NEW COMMUNITIES is amended as follows:**

a) Add **Section 3.4.4.7** to read:

“3.4.4.7 Where a proposed Residential Neighbourhood abuts or backs onto a road that fronts Country Residential development within Rocky View County, or where it abuts a provincial highway or secondary highway, policy provisions that reflect a rural to urban interface transition shall be included in an Area Structure Plan. Cross section details shall be provided in an Area Structure Plan and confirmed with an Outline Plan application.”

**2. SECTION 3.5.3 MIXED USE COMMERCIAL CENTRE is amended as follows:**

a) Add **Section 3.5.3.5** to read:

“3.5.3.5 Council, through the approval of an Area Structure Plan, may consider residential as a discretionary use within a designated Mixed-Use Commercial: Centre area. The Area Structure Plan shall include policy that describes the discretionary uses and what will facilitate the eventual conversion to commercial uses.

**3. SECTION 3.6.2 EMPLOYMENT LANDS AREA POLICY is amended as follows:**

a) Replace **Section 3.6.2.2** to read:

## **Bylaw 00-21**

### **Amendment to the Municipal Development Plan for Clearwater Park**

“3.6.2.2 Employment Lands Area B should accommodate business park and light industrial uses. Development shall be focused on access to Highway 791. An updated Transportation Impact Assessment shall be included with an Outline Plan application that contemplates development with employment uses. The Transportation Impact Assessment shall consider, but not be limited to, to the continued viability of the Highway 791/1 intersection. The Transportation Impact Assessment shall be reviewed and approved by the City of Chestermere and Alberta Transportation.

#### **4. SECTION 3.7.1 GENERAL PARKS AND OPEN SPACE POLICY is amended as follows:**

a) Add **Section 3.7.1.9** to read:

“3.7.1.9 Proposed privately-run and managed community recreation facilities that offer membership by residence or through a homeowner’s association (HOA) shall be identified as part of an Area Structure Plan application. The following general principles shall be considered as part of an approval for the HOA:

- Location of the facility and/or amenities within the proposed community to maximize accessibility and usage
- The catchment area of the facilities and/or amenities
- Quality and accessibility of the proposed facility and/or amenities
- Operational and financial sustainability of the proposed facility and/or amenities
- Amenities and activities that are complementary to the existing and proposed public facilities within the City.
- Alignment with the City of Chestermere current Recreation Policies and Recreation Master Plan.”

b) Add **Section 3.7.1.10** to read:

“3.7.1.10 Proposed privately-run and managed community recreation facilities that offer non-public community recreation facilities owned and operated by HOAs shall not be considered as dedicated municipal reserve.”

#### **5. SECTION 4.3.1 GENERAL TRANSPORTATION POLICY is amended as follows:**

a) Add **Section 4.3.1.8** to read:

## **Bylaw 007-21**

### **Amendment to the Municipal Development Plan for Clearwater Park**

“4.3.1.8 Any proposed roadway intersection with Highway 791/Range Road 280 shall require an updated Transportation Impact Assessment. The Transportation Impact Assessment shall consider, but not be limited to, to the continued viability of the Highway 791/1 intersection. The Transportation Impact Assessment shall be reviewed and approved by the City of Chestermere and Alberta Transportation.”

#### **6. SECTION 4.3.3 BICYCLE + PEDESTRIAN SYSTEMS is amended as follows:**

- a) Add **Section 4.3.3.5** to read:

“4.3.3.5 A bicycle and pedestrian access pathway shall be developed that connects the Clearwater Park Area Structure Plan area with trails on the west side of Highway 1. The design of the pathway shall be confirmed within the Clearwater Park Area Structure Plan. The pathway shall be reviewed and approved by the City of Chestermere and Alberta Transportation.”

#### **7. SECTION 4.4 WATER SUPPLY + SANITARY SEWER is amended as follows:**

- a) Add **Section 4.4.3** to read:

“4.4.3 The City shall use the most recent Utilities Master Plan (UMP), and any subsequent updates or amendments to the UMP, as the basis for future planning and improvements to the City’s potable water system and sanitary sewer collection system. Incremental upgrades are necessary to ensure that the system can handle the needs of future development and to accommodate future demand, based on the population growth trends included in this MDP.”

#### **8. SECTION 4.5 STORMWATER MANAGEMENT is amended as follows:**

- a) Replace **Section 4.5.4** to read:

“4.5.4 The most recent Integrated Stormwater Master Plan requires strict adherence to post-development release rates, source control Low Impact Development (LID) practices and volume controls. The Plan identifies the following practices that the City should promote:

- Stormwater reuse through the use of irrigation of green spaces within the community;
- Extensive use of absorbent landscaping in public areas;
- Limited use of impervious surfaces that restrict water infiltration;
- and

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- Decreased lot coverage, where appropriate, to provide increased absorbent landscaping in residential development.”

b) Replace **Section 4.5.5** to read:

“4.5.5 Since LID performance is a key component to the most recent Integrated Stormwater Master Plan, the City should support development industry initiatives to research and implement LID practices, so to create a better understanding of LID performance and the impacts of how engineering and design affect the function of stormwater management facilities and wetlands.”

#### 9. APPENDIX B: GLOSSARY OF TERMS is amended as follows:

a) Add the following **definition** to read:

Home Owners Association (HOA): A Home Owners Association (HOA) is an organization in a planned community that makes and enforces rules for the properties and its residents, including architectural guidelines, and provides enhanced services and amenities to residents. The HOA is a registered non-profit organization through the Societies Act in Alberta or a Part 9 company under the Companies Act in Alberta.

Those who purchase property within an HOA's jurisdiction automatically become members and are required to pay dues, known as HOA fees, through an encumbrance registered on the title of each property. The HOA's responsibilities will be determined through the Area Structure Plan approval process and will include the responsibility for the operation and maintenance of agreed upon amenities, any enhanced landscape associated with the community, and any other items approved through the Area Structure Plan approval process.

HOA's are generally associated with developments that provide private amenity centers and could include enhanced landscape maintenance. HOA's are not generally associated with enhanced landscape maintenance only. HOA's are generally associated with full developments within the Area Structure Plan boundaries, and not small parcels within the ASP. HOA's, if approved for a neighbourhood, will be at the discretion of the City of Chestermere approving Authority.

#### 10. Figure 4 CHESTERMERE PLANNING AREAS is amended as follows:

a) Replace **Figure 4** with Exhibit A.

#### 11. Figure 8 LAND USE CONCEPT is amended as follows:

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a) Replace **Figure 8** with Exhibit B.

**12. Figure 12 STREET NETWORK CONCEPT is amended as follows:**

a) Replace **Figure 12** with Exhibit C.

**13. PART 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.

**14. GENERAL**

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

READ A FIRST TIME this \_\_\_\_\_ of \_\_\_\_\_ 2021.

READ A SECOND TIME this \_\_\_\_\_ of \_\_\_\_\_ 2021.

READ A THIRD TIME this \_\_\_\_\_ of \_\_\_\_\_ 2021.

Resolution Numbers –

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CAO