

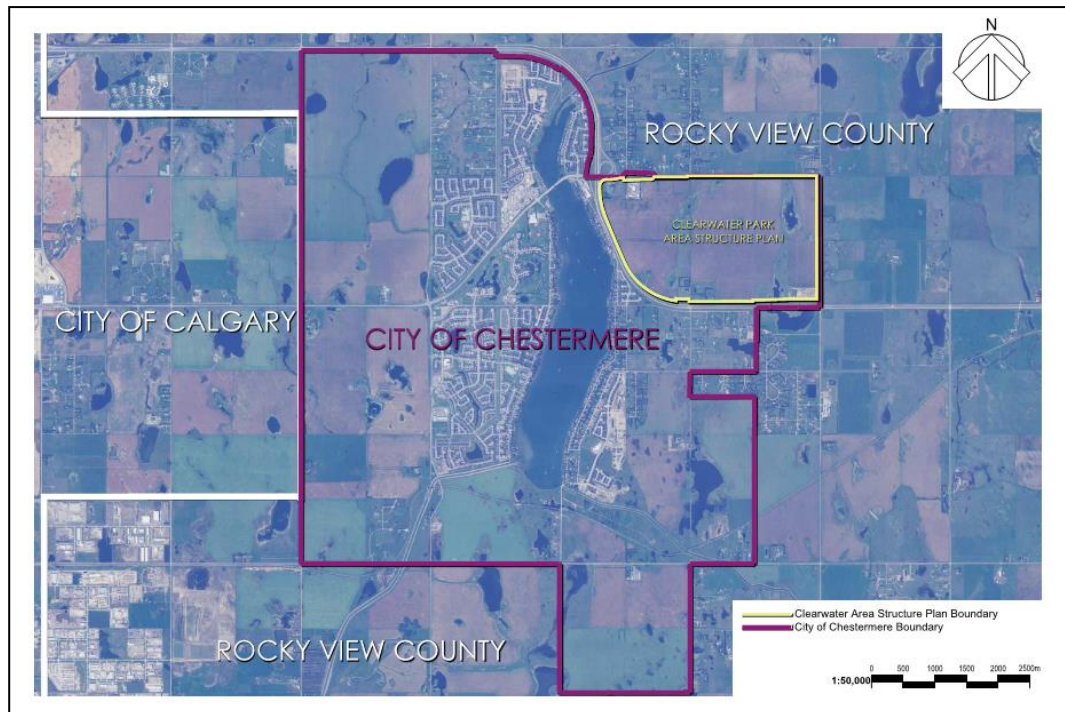


Request for Bylaw Reading

TO: Mayor and Council
FROM: Elizabeth Armitage, Planner
Growth & Development
DATE: February 15, 2022
RE: **Second Reading of Bylaw 008-21 – Proposed Clearwater Park Area Structure Plan**

REPORT SUMMARY:

IBI Group, on behalf of Clear Water Park Inc. (a Centron Company), has applied for a creation of the Clearwater Park Area Structure Plan (ASP) to replace the current Bayfield ASP amendment to the Mountain View Conceptual Scheme. 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 Clearwater Park ASP, and impacts on other projects.



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EXISTING CONDITIONS:

The following provides a summary of the Existing Conditions of the lands contained within the proposed Clearwater Park ASP.

Landowner(s): Nine landowners are represented with the Clearwater Park ASP. Land ownership parcel sizes range from 3.74 acres to 160.52 acres (1.51 to 64.96 ha)

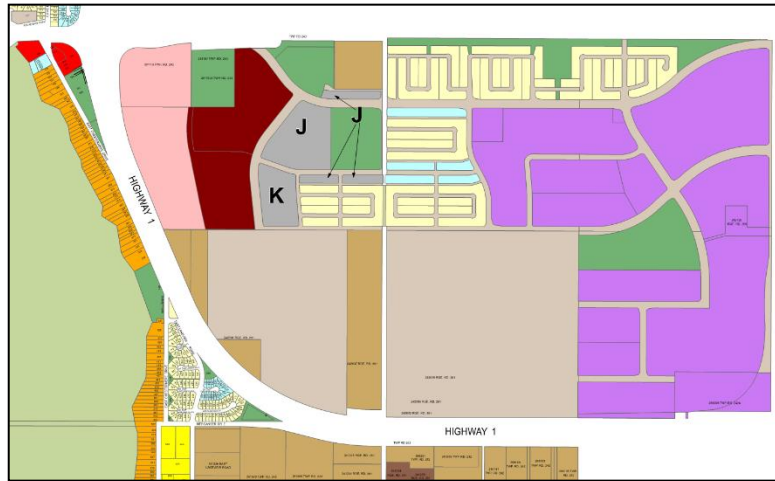
LEGAL DESCRIPTION	HECTARES	ACRES
Plan 891076 Block 1	11.69	28.88
NE14-24-28-W4	41.41	102.33
NW13-24-28-W4	64.96	160.52
NE13-24-28-W4	63.83	157.73
SE13-24-28-W4	54.31	134.21
Road R/W Closure	1.62	4.01
Subtotal (Clear Water Park Inc.)	237.82	587.68
Part SE14-24-28-W4 (Private Ownership)	10.96	27.08
Plan 8910894 Block 2 (Private Ownership)	4.05	10.00
SW13-24-28-W4 (Private Ownership)	63.14	156.02
Plan 6409JK Block 1 (Private Ownership)	6.56	16.21
Part NW14-24-28-W4 (Private Ownership)	7.49	18.50
Plan 833LK, Block OT (City of Chestermere)	4.42	10.92
Plan 0710219 (Rocky View County)	1.51	3.74
Part SW/SE14-24-28-W4 (Alberta Transportation)	36.23	89.54
Plan 1210489 (Alberta Transportation)	11.71	28.94
Plan 4223AF, Block X (Alberta Transportation)	2.44	6.03
Part SW14-24-28-W4 (Alberta Transportation)	1.53	3.77
Existing Road right-of-way	1.51	3.74
Subtotal (other owners)	153.2	378.85
Total Area Structure Plan Area	391.14	966.53

Project Location: The proposed ASP is located adjacent to the Town’s north east boundary with Rocky View County. Highway 1 borders the Plan Area on the west and south, Highway 791 on the east by Highway 791 and Township Road 243.

Size of Plan Area: 391.14 Hectares (966.53 Acres)

Existing Use of Property: Currently lands within the Plan Area are used primarily for agricultural purposes.

Existing LUB Designation: The lands owned by Centron are currently designated as per the Bayfield Amendment including Eastern Town Centre, Business Park / Light Industrial, Direct Control, Residential Single Detached and Residential Semi-Detached. Lands owned by others in the plan area are a mix of Interim Commercial, Large Lot Rural Residential and Rural Residential.



Surrounding Land Uses:

The surrounding land uses are predominantly as follows:

- North: Rocky View County, country residential (R1 and R2)
- South: Immediately south of the Plan Area is Rural Residential in the East Acreage area
- East: Rocky View County, agricultural
- West: Urban residential

Applicable Regulations: Sections 7, 187, 230, 606, 633, 636, 637, 638, and 692 of the *Municipal Government Act* (MGA), the City of Chestermere’s Land Use Bylaw 022-10, as amended, and The City of Chestermere’s Municipal Development Plan (MDP).

History: The significant milestones for development plans in the Clearwater Park ASP area include:

- June 12, 2007 – Mountain View Park Conceptual Scheme was approved by Rocky View County (Bylaw C-6474-2007)
- March 15, 2010 – Bayfield Amendment to Mountain View Park Conceptual Scheme was approved by the City of Chestermere (Bylaw 019-09)
- September, 2019 – preliminary discussions began with Centron and Chestermere Staff
- April 20, 2021 – First Reading Deferred
- November 16, 2021 – First Reading Passed

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 Clearwater Park ASP. A summary of these critical items is below:

Reduction of employment lands: The amendment proposed by the applicant will result in an estimated decrease of 19.4% (68.4 hectares / 169.0 acres) from the current Bayfield Amendment to the Mountain View Conceptual Scheme (estimate was provided by the applicant).

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

Private recreation facilities: In compliance with the proposed MDP amendment, the Clearwater Park ASP includes the creation of a Home Owners Association which will be developed at the sole expense of the Developer. All homeowners within the Plan Area will have an encumbrance registered on title requiring their annual financial contribution to the Home Owners Association.

Financial implications for Chestermere Utility Co. and City: 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. Furthermore, the development of a new community of this size may have significant impacts on the City's long-term financial sustainability.

Diversity of residential land use districts: Creation of a new community requires a comprehensive land use pattern. Creation of a new community such as this requires comprehensively designed land use districts which provide opportunities for an optimal mix of residential development.

Connectivity and open spaces: An ASP is intended to provide the framework required to create a complete community. Creation of a new community such as this requires comprehensively designed connectivity and open spaces.

OVERVIEW OF PROPOSED CLEARWATER PARK AREA STRUCTURE PLAN:

The following material presented provides an overview of the details of the Clearwater Park ASP and goes into additional detail on the above mentioned Critical Evaluation Items. Further, these items will be presented at the Public Hearing as part of the formal approval process as required by the MGA.

The following provides an overview of the Clearwater Park ASP as presented at First Reading.

Policy Alignment:

The Clearwater Park ASP must be consistent with the MDP. Therefore, in order for this application to be approved, Bylaw 007-21, being an Amendment to the MDP, must also be approved. If Bylaw 007-21 is approved by Council, the Clearwater Park ASP will be in compliance with the MDP.

In addition to compliance with the MDP, development within the Plan area will be in alignment with the required statutory documents including, but not limited to, the Land Use Bylaw, Chestermere Design Guidelines and Chestermere Landscape Guidelines.

Community Design / Land Use Concept:

The Developer proposes the Clearwater Park will be developed as a complete community that offers a unique identity, range of housing, commercial, recreation, institutional land use, and public spaces.

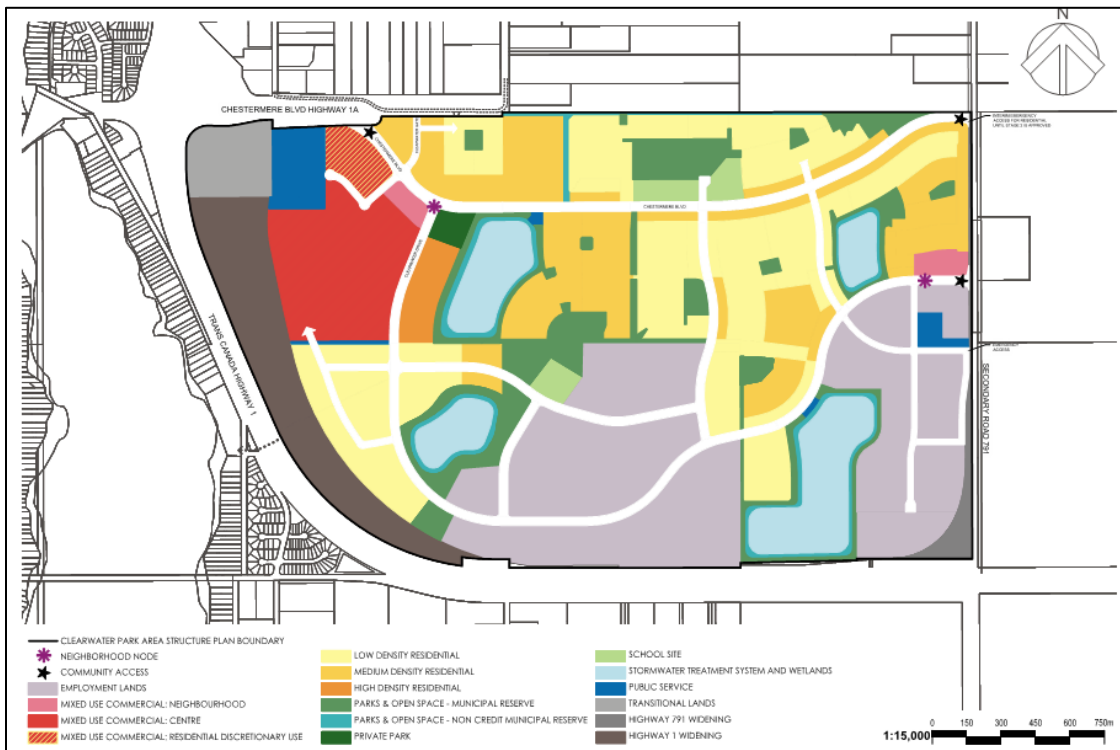
Connectivity within the plan is evident throughout. Proposed regional pathways and local trails enable residents to walk to points of interests promoting street interaction while reducing the environmental footprint. The road network will also provide multiple points of access in and out of the community.

Overall, the site planning for this proposal is built around water features that will be Stormwater Management Facilities. It should be noted that per current City policy, the proposed Stormwater Management Facilities within Clearwater Park cannot be used for any form of recreation.

The Clearwater Park ASP meets the MDPs target of eight (8) units per gross residential acre. The proposed mix of land uses includes:

The Clearwater Park ASP land use concept is as follows:

PROPOSED USE	HECTARES	ACRES	PERCENTAGE
Plan Area (includes r/w closures)	391.14	966.53	
Highway 1 Widening	25.41	62.80	
Highway 791/1 Widening	4.14	10.23	
City of Chestermere Operations Centre	4.42	10.92	
Rocky View County Utility	1.48	3.66	
Transition Lands	7.48	18.48	
GROSS DEVELOPABLE AREA	348.21	860.44	100.0%
Low Density Residential	69.60	171.99	20.0%
Medium Density Residential	52.05	128.61	14.9%
High Density Residential	4.59	11.33	1.3%
Employment Lands	85.85	212.13	24.7%
Mixed Use Commercial: Neighbourhood	2.75	6.80	0.8%
Mixed Use Commercial: Centre	21.36	52.79	8.8%
Mixed Use Commercial: Residential Discretionary Use	3.80	9.39	1.1%
Open Space and Recreation	30.62	75.67	8.8%
Open Space (Non-Credit MR)	10.02	24.75	2.9%
School Site	5.11	12.63	1.5%
Private Recreation Facility	1.43	3.53	0.4%
Public Service	1.49	3.68	0.4%
Stormwater Management	26.34	65.09	7.6%
Roads	33.20	82.05	9.5%
TOTAL	348.21	860.44	100.0%



The Land Use Concept includes the following:

Mixed Use Commercial: There are three types of Mixed Use Commercial included within the Clearwater Park area. These include

- Mixed Use Commercial – Neighbourhood
- Mixed Use Commercial – Centre
- Mixed Use Commercial – Residential Discretionary Use

The majority of the mixed use commercial is located within Phase 1 of the project.

The Mixed Use Commercial – Residential Discretionary Use is a new concept for Chestermere. The Developer intends that the lands within this area may be initially developed as residential and may be converted to commercial uses in the longer-term as commercial demand becomes more favorable in this part of Chestermere. Residential typologies are expected to include duplexes, townhomes, or cluster townhomes, with slab-on-grade foundations. Fee-simple lots shall not be permitted, to allow for the eventual conversion to commercial uses when market conditions are more conducive.

Employment Lands: Employment lands are proposed in Stages Two and Three of Clearwater Park and account for 24.7% of the Plan Area, approximately 85.8 ha (212

ac) of land. The lands are in the east and south parts of the Plan Area with access to Highway 791. The sites are located near 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.

Variety of Housing Types: Under the anticipated density requirements of the MDP, at build out, the population of the ASP is expected to be approximately 15,722 people. The variation and housing types proposed in this plan are in keeping with the *MDP* goals. This mix of housing will be comprehensively designed to enhance the community's diversity and vibrancy and will be further refined through future the Outline Plan and Land Use Bylaw Amendment process.

Neighbourhood Nodes: Two (2) neighbourhood nodes are proposed within the Plan Area. The nodes are intended to promote social interaction and recreation.

Public Service: Two existing facilities have been designated as Public Service. One facility is the City of Chestermere Municipal Service Centre and is a storage area for City equipment and houses a recycling facility. The second facility is a wastewater lift station owned and operated by Rocky View County and is located in the eastern part of the Plan Area next to Highway 791. The lift station is part of the East Rocky View Wastewater Transmission Line.

It should be noted that through a road closure and land-swap the size of Chestermere's Municipal Service Centre will be expanded.

Highway Widening / Transitional Land: These lands are intended for future Highway 791 future widening and Highway 1 widening. The lands in the Highway 1 widening area are owned by Alberta Transportation. The Transitional Lands are expected to be utilized for the future interchange improvements, but are currently privately owned and not yet owned by Alberta Transportation.

Open Space / Recreation:

Exhibit 9 shows the proposed open space and recreation plan for the Clearwater Park community. Overall 10.3 percent of open space and school reserve lands have been identified for the Clearwater Park area, which meets the requirements for municipal reserve and school reserve dedication of the Municipal Government Act.

Schools: Two (2) school sites are proposed within the community. The Joint Use Site north of Chestermere Boulevard will contain two (2) schools. The schools will share full size soccer field and one full size baseball diamond. The second school site is proposed for the third phase of development.

Park Space: has been developed to provide for a wide range of active and passive recreational uses.

Multi-Use Pathway Connection to Chestermere Lake: The Developer will provide a connection across Highway 1 to the regional pathways along Chestermere Lake as part of Stage One of the development. A second pedestrian linkage is indicated within Clearwater Park to connect Clearwater Park to Sunset Park at a future stage.

Walkability: Walkability is an important consideration of new communities. The ASP indicates that “Residential neighbourhoods shall demonstrate street connectivity in accordance with Section 3.4.5.2 of the MDP”. As such, it will be required that future Outline Plans within the Clearwater Park area identify walkability catchment areas.

Home Owners Association: The Developer has identified a 1.4 ha (3.5 ac) parcel for the development of a private recreational/community Amenity Centre for the benefit of the neighborhood’s residents. The Amenity Centre shall be built and initially operated by the Developer, but eventually turned over to a Home Owner’s Association (HOA). The Amenity Centre will be operated and financially supported by the property owners and residents of Clearwater Park through the payment of annual dues. Requirement for dues payment will occur through an encumbrance registered by the Developer against the title of the property. If approved, this will likely be the first Home Owners Association within the City of Chestermere.

Transportation Network:

The Clearwater Park ASP will see several key regional transportation connections occur to provide access to the new communities that will be developed over time. This includes access for pedestrians, vehicles and transit.

The subject lands are bounded by regional network roadways including Highway 1 to the south and west, Secondary Highway 791 to the east, and Township Road 243/Keaton Boulevard to the north. As part of the transportation planning completed in support of the ASP, access to the plan area will come from the existing interchange at Highways 1/1a and will see the extension of a new arterial street that will swing south through the ASP lands to provide access.

Stage 1 of the development will see several key offsite improvements completed by the Developer including new traffic signals, roadway improvements, and the construction of the new arterial standard access road into the plan area. Administration’s review of the Clearwater Park internal network’s connectivity has resulted in several new collector level road connections being added to optimize internal traffic movements and provide better access within the future communities of the ASP area. Primary and secondary access and street connections will be provided to ensure all City requirements are

achieved as development proceeds. As well, policy and planning has included future integration with transit servicing as key considerations for Clearwater Park.

In the future, Stage 2 of the plan area will see connections made to Secondary Highway 791, which is under the jurisdiction of Alberta Transportation. This will have an impact on both the existing gravel highway as well as the intersection of SH791 with Highway 1. Policies have been included to require an updated Traffic Impact Assessment be prepared at that time to confirm impacts to SH791 and the intersection at Highway 1 and to confirm the associated improvements that would be required at that time. All improvements required to support development in the ASP area will be the responsibility of the Developer.

In conjunction with the Clearwater Park ASP preparation a Traffic Impact Assessment (ISL Engineering 2021) has been prepared that will feed into updates planned for 2022 to the City's Transportation Master Plan. Additional details related to the Clearwater Park ASP road network will be determined at the Outline Plan stage and will be implemented by the proponent in accordance with City policy.

Servicing:

Water: Currently there is no municipal water supply available to this land. The nearest water line is located in East Chestermere Drive, however modeling that there is insufficient capacity for the development to simply tie into the East Chestermere Drive watermain. The modeling of the water system based on the land usage, design standards and phasing of ASP there is a solution. The solution requires for the ultimate build out that there be two connections to the water line in East Chestermere Drive along with a new large diameter main from the Water Transfers Station (located south east of Rainbow Road and Chestermere Blvd.) to Centron ASP lands installed within the Chestermere Blvd. right of way. In addition, the Water Transfer Station pumping capacity will likely be required to be upgrade to support additional demand based on the additional population. The internal water distribution system has been model, based on

the land usage, layout, phasing and Chestermere standards and can be constructed to meet all the technical requirements.

New required Water Infrastructure to support the Clearwater ASP

- OSL – Main Pump Station Upgrade (Phase 1)
- OSL – Distribution Trunk in Chestermere Blvd (North)
- Off-site Water main connection from Chestermere Blvd. to ASP Lands
- Off-site Water main connection from ECD west of ASP Lands
- Off-site Water main connection from ECD south of ASP Lands
- Internal water distribution system including pipes, valves, hydrants, and other appurtenances

All financing and cost sharing for the potable water improvements shall be negotiated and reviewed by the City of Chestermere at the Outline Plan stage. With the understand that all OSL project will be front ended by the developer who trigger the requirement, Off-site Water main connections maybe endeavor to assist but not guarantee) for oversizing from benefiting areas, and all internal water distribution will be at the developers cost.

Sanitary: Currently there is no municipal wastewater servicing available to this land. The sanitary collection system in East Chestermere Drive is the closes infrastructure, however sanitary system does not have the capacity for support the proposed development. The developer's engineers looked at several sanitary servicing options for the proposed ASP area including:

- Servicing south via lift station 14 (LS14) with an interim into lift station 13 (LS13)
- Servicing east via the Rock View lift station
- Serving west to Lift Station 10 (LS10), to LS 13 via Rainbow Road Sanitary Trunk Sewer (RRST)

Based on their review identified a technically and financially viable option of serving to the west to LS10. Administration reviewed this option based on a detail review of the MDP, 2017 Utility Master Plans (UMP) and 2008 UMP, recent capital improvement and the Master Servicing Agreement (MSA) with the City of Calgary. Administration found that the proposed west servicing was consistent with MDP, the 2008 UMP, MSA and recent capital improvement but inconsistent with the current 2017 UMP. As such an UMP Amendment for Sanitary Servicing of Mountain View Park ASP Area was issued by the consultant who was the author of 2017 UMP.

Based on the UMP Amendment and the ASP land use, the sanitary servicing of Clearwater ASP is as follows. Sanitary servicing of each lot will be collected by a gravity sewer system that drains towards a new Sanitary Lift Station located in the north west side adjacent to Pond 1 of the proposed development as shown in the following Exhibit

14: Proposed Sanitary Sewer System from Clearwater Park ASP. The proposed lift station will be constructed in phases to match developing phasing and the downstream capacity.

Two forcemain (a smaller forcemain and large forcemain) will be installed from the proposed lift station to LS10 in a to be determined line alignment within Chestermere Blvd. As shown in the following figure.

A new gravity sewer from LS10 to future RRST Phase 3 will ultimately need to be constructed once the existing infrastructure at LS10 is utilized as shown in the following figure.



New required Wastewater Infrastructure to support the Clearwater ASP

- OSL – Rainbow Road Gravity Sewer Trunk Phase 3 (Future)
- OSL – LS 10 connection to RRST 3 (Future)
- OSL – LS 13 – Pump Upgrade 1 (Future)
- Off-site Wastewater forcemains connection from proposed LS to LS10 (Phase 1)
- On-site Lift Station (Phase 1 and Future)
- On-Site wastewater collection system including pipes, manholes, and other appurtenances (Phase 1 and Future)

All construction of the listed off-site and on-site sanitary improvements shall be front ended by the developer in accordance with Policy 7.2.3. The City of Chestermere shall consider an Endeavour to Assist Agreement at the Outline Plan Stage.

Stormwater: Currently there is no municipal stormwater discharge available to this land. The storm water management system has been designed to comply with the Stormwater Master Plan (KWL/MPE, 2020) requirements for a maximum allowable post-development release rate of 0.8 L/s/ha and target volume control (annual average runoff depth) of 40mm, with an interim design of zero discharge.

In the interim situation (until the City future stormwater outlet is constructed), there shall be a pumped outlet connection from this pond to the Stage Two lands which will be used for irrigation of agricultural lands. This concept is shown on Exhibit 15. When the

Clearwater Park lands are fully developed (but not the remainder of the ASP), Pond P1 will pump to Pond P2, which will have a gravity outlet to Pond P3. Management and operations of the irrigation system shall be at the Developer's expense until turnover to the City of Chestermere. Pond P3 will have a temporary outlet connection to the OSL NE Storm Trunk Phase A-E. Irrigation water from the storm ponds will be provided to some MR lands and the school site. This concept is shown on Exhibit 17.

When the entire ASP area is built out, Pond P1 will have a gravity outlet to Future Pond 4 on the adjacent lands to the south. Future Pond 4 will have a gravity outlet to the OSL NE Storm Trunk Phase A-E. The Pond 3 outlet will be realigned to follow the alignment of the subdivision in the adjacent lands and will connect to the Future City Trunk by gravity. Irrigation water from the storm ponds will be provided to some MR lands and the school site. This concept is shown on Exhibit 16.

New required Stormwater Infrastructure to support the Clearwater ASP

- On-Site stormwater collection system including pipes, manholes, and other appurtenances (Phase 1 and Future)
- On-Site Pond 1 and Pump Station (Phase 1)
- On-Site Pond 2 (Future)
- On-Site Pond 3 (Future)
- OSL – NE Storm Trunk Phase A-E (Future)
- OSL-Centralized Facility and Outfall (Future)

All construction of the listed off site and onsite storm water management infrastructure shall be front ended by the developer with endeavour to assist in recovery of oversizing costs in accordance with Policy 7.3.10.

Staging Plan:

The applicant has divided the area in accordance with existing natural and man-made barriers and considerations of land ownership. The anticipated staging of the detailed Outline Plans subsequent to the passage of this ASP are included in the plan in Exhibit 8.

Stakeholder Consultation:

The Developer conducted a series of public engagement events and activities. Due to the ongoing COVID-19 pandemic, the engagement events and activities were mostly conducted virtually. The following is a summary of the events and activities undertaken:

Notice of Development sign posted at the north end of the Plan Area, abutting Township Road 243;

- Introductory conversations with non-participating landowners within the Plan Area;
- Creation of a project website - www.ibipublicengagement.com/clearwater;

- A postcard mailer sent to stakeholders on January 4, 2021;
- Notice of the public engagement program, published in the Chestermere Anchor and Rocky View Weekly; and
- Stakeholder Meeting with Chestermere Area Developers on July 14, 2021.

APPROVAL PROCESS SUMMARY:

The steps required for Council approval of an Area Structure Plan as per the Municipal Government Act are:

1. First Reading
2. Circulation to agencies
3. Advertisement for Public Hearing
4. Public Hearing
5. Second Reading
6. Circulation to the Calgary Metropolitan Region Plan
 - a. Review
 - b. Appeal period
7. Third Reading

PUBLIC HEARING:

In accordance with MGA Section 606 and Section 692, and standard municipal practice, the notice of Bylaw 008-21 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. A total of 9 social media posts were made on Facebook, Twitter and Instagram on January 25, February 2, and February 7, 2022.

Public Hearing was held on February 8, 2022.

At the public hearing, Administration provided a presentation with an overview of the Municipal Development Amendment. Comments received in advance of the hearing were presented including:

- ATCO Gas – approval with conditions at the time of development
- Alberta Environment and Parks, Land Delivery Coordination South – noted that applications for Crown ownership review of wetlands must be made in accordance with the Public Lands Act.
- Western Irrigation District – Expressed concerned about the post-development drainage from the Clearwater Park ASP draining to Chestermere Lake and confirms their commitment to CSMI.
- Alberta Transportation – provided comments related to development within the future transitional lands, residential interface areas, pedestrian crossing of

- Highway 1, future installation of roundabouts, future connections to Highway 791, stormwater management not being discharged into the highway right of way and Outline Plan requirements.
- Rocky View County – provided comments related to residential interface areas, community entrances, construction mitigation strategies, public engagement clarification, intermunicipal collaboration, transportation network, stormwater outlet, recreation levies and future collaboration on pathway and trail connections between the municipalities. In addition, City administration held a meeting with Rocky View County administration to discuss the comments provided by Rocky View County and jointly both administrations support amending clauses 8.2.1 and 8.2.2 within the ASP.
 - Two comments received via social media were about the public advertisement process.
 - In advance of the public hearing, a letter was received by 1 resident of Rocky View County. This letter was read aloud during the Public Hearing.

At the Public Hearing, the applicants (Elvin Karpovich with IBI Group and Cole Harris with Centron Group) spoke on behalf of the applicant team in support of the Bylaw. No additional public comments were received at the Public Hearing.

The main topics discussed by Council during the Public Hearing included:

- School Sites.
- Utility servicing including the possibility of exploring a reservoir and pump system to help service the CWP development.
- Stormwater Ponds for recreation purposes and their impact on the proposed reduction of employment lands.
- Transportation network.
- Reduction in employment lands.
- The potential for future amendments to the Clearwater Park Area Structure Plan to accommodate possible innovative strategies regarding Employment lands, recreation, municipal reserve contributions and stormwater.

Bylaw 008-21 presented for second reading, reflects amendments made as a result of the comments received and the discussions that occurred at the Public Hearing. A mark-up of the Bylaw with changes are included in Exhibit A, and a clean copy of the Bylaw is included in Exhibit B. A total of 12 text changes within the Clearwater Park Area Structure Plan have been made to the final draft presented for Second Reading. ASP Amendments made to document from date of first reading, are either new policies or amendments to policies. The policies and or the amendments are highlighted below.

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Policies:

2.3.4 Applications for Crown ownership review of wetlands shall be made in accordance with the Public Lands Act.

Page 25

Policies:

4.2.12 Design of interface areas along Township Road 243 and Highway 791 shall reflect a rural-to-urban transition that highlights the transition from a rural area to an urban community.

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Policies:

4.4.7 Development in Stage Two that abuts Highway 791 shall have regard for the Rocky View county Agricultural Boundary Design Guidelines, and shall include noise abatement and landscape screening to the satisfaction of the Development Authority, to be confirmed at the Outline Plan Stage.

Page 31 last paragraph

4.9 Transitional Lands

As development within these lands has not occurred, a transitional lands designation shall be applied to these lands. It is expected that the Province of Alberta will support temporary development with conditions, including removal at the proponent's expense in a short time-frame, but will not support permanent development on the lands identified for the future highway realignment.

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Policies

4.10.1 The Residential Interface Area is located as generally shown on Exhibit 9: Interface Areas, adjacent to Township Road 243 and extending easterly to Highway 791 along the north boundary of the Plan Area. The Interface Area shall also extend for the length of the west (realigned Highway1) and the east (Highway 791) boundaries of the Plan Area.

4.10.4 The Outline Plan shall confirm methods of managing construction and post-construction (e.g., traffic, dust, lighting, noise, and debris) impacts upon neighbouring lands in Rocky View County.

4.10.5 An application for Outline Plan approval shall include cross-sections of lands abutting highways, and details of noise abatement, visual screening, and climate mitigation.

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Policies

7.3.11 Stormwater management adjacent to a provincial highway shall be designed and constructed to ensure infiltration of the highway right-of-way shall not occur.

7.3.12 Alberta Environment and Parks approval shall be required for the proposed agricultural irrigation system.

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Policies

8.1.3 Innovative strategies for employment lands, municipal reserve contributions, recreation and stormwater management, will be explored prior to submission of the Stage 2 or Stage 3 Land Use Amendment and Outline Plans for Clearwater Park. The Area Structure Plan would be amended, if deemed necessary, at the time of submission of the said Land Use Amendment or Outline Plans.

8.2.1 The City of Chestermere will engage with Rocky View County in collaborative discussions regarding the implementation of mutually beneficial land use strategies.

8.2.2 If necessary, staff representatives from the Rocky View County/City of Chestermere Intermunicipal Committee shall meet during the circulation of an application for Land Use Bylaw Amendment, Outline Plan and/or Subdivision approval to address issues of intermunicipal concern.

Lastly, as presented at the Public Hearing, the bylaw page has been amended to rescind the Bylaw No. 019-09 being a bylaw to amend Mountain View Park Conceptual Scheme (Bylaw C-6474-207, adopted by Municipal District of Rocky View No. 44, and annexed to the Town of Chestermere) when approving Bylaw 008-21 Clearwater Park Area Structure Plan. This change is highlighted in the marked-up copy of Bylaw 008-21 (Exhibit C) and included in the clean copy of Bylaw 008-21 (Exhibit D).

IMPACT ON OTHER PROJECTS:

In accordance with the MGA, Clearwater Park ASP, 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 that Council approve Clearwater Park Area Structure Plan, Bylaw 008-21.

RELATED COUNCIL POLICIES/BYLAWS & STRATEGIC VISION:

Connection to Strategic Vision

- The bylaw aligns with the Relationships pillar by being outcome focused in increasing City tax revenue, supporting lower tax rates, providing more

<p>affordable housing options, and supporting new home sales in future growth areas.</p> <ul style="list-style-type: none">• The project demonstrates options to grow with purpose. This reflects the future OPPORTUNITIES for the City of Chestermere.
<p>Name of Related Policy/Bylaw</p> <ul style="list-style-type: none">• Proposed Bylaw 007-21 – Municipal Development Plan Amendment for Clearwater Park
PREVIOUS REPORTS/COUNCIL DECISIONS (if any):
<ul style="list-style-type: none">• November 16, 2021 – First Reading• December 14, 2021 – Council Briefing• February 8, 2021 – Public Hearing
ATTACHMENTS (including all In Camera items):
<ul style="list-style-type: none">• Exhibit A – Clearwater Park Area Structure Plan with mark-up• Exhibit B – Clearwater Park Area Structure Plan without mark-up• Exhibit C – Bylaw 008-21 – For Public Hearing with mark-up• Exhibit D – Bylaw 008-21 – For Public Hearing without mark-up

CHIEF ADMINISTRATIVE OFFICER’S COMMENTS (if any):

RECOMMENDED ACTION:

That Council give Second Reading to Bylaw 008-21, being the Clearwater Park Area Structure Plan, as presented.

That Council direct Administration to submit the 008-21, being the Clearwater Park Area Structure Plan to the Calgary Metropolitan Region Board (CMRB) for review under the Interim Regional Evaluation Framework (IREF) following Second Reading.

Approved by:
Jeff Gibeau
City Director, Growth & Development