



February 15, 2022

Calgary Metropolitan Region Board
Suite 305, 602 – 11 Avenue SW
CALGARY AB T2R 3J8

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

RE: BYLAW 007-21: AMENDMENT TO CHESTERMERE MUNICIPAL DEVELOPMENT PLAN & BYLAW 008-21: CLEARWATER PARK AREA STRUCTURE PLAN INTERIM REGIONAL EVALUATION FRAMEWORK SUBMISSION

Dear Ms. Tipman,

Please find enclosed an application to the CMRB for review of City of Chestermere Bylaws 007-21 and 008-21.

Bylaw 007-21 is a proposed amendment to the Chestermere Municipal Development Plan, that updates the land use patterns within the proposed Area Structure Plan area. The Bylaw also amends the MDP's policy framework to allow for certain facets of the ASP to be implemented.

Bylaw 008-21 is the proposed Clearwater Park Area Structure Plan in its entirety.

Description of Bylaws

The purpose of Bylaw 007-21 is to update the Municipal Development Plan land use and transportation framework to reflect the proposed changes by the Clearwater Park ASP. The Bylaw includes updated Figures 4, 8, and 12; and provides changes to policies and definitions to implement the ASP.

The purpose of Bylaw 008-21 is to adopt a new area structure plan to facilitate future urban development of approximately 391 ha (967 ac) of land to the east of the Highway 1/1A interchange in Chestermere. The ASP replaces the former Mountain View Park Conceptual Scheme, which was originally adopted by Rocky View, and amended by Chestermere in 2010. The Area Structure Plan proposes a complete community, with residential, commercial, recreational, and employment land uses.





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The plan will provide 4,765 dwelling units based upon a projected gross residential density of 8 dwelling units per acre. The plan will also provide a total of 3,253 jobs within the commercial and employment land uses based upon a density of 30 jobs per hectare.

The Bylaws received First Reading by Council on November 16, 2021. The Public Hearing occurred on February 8, 2022, and Second Reading was given to both Bylaws by Council on February 15, 2022.

Requested Action

City of Chestermere administration respectfully requests the CMRB approve both Bylaws as presented. Further details and rationale are provided in the attached Interim Growth Plan Alignment Statement.

Consultants

IBI Group prepared the Clearwater Park Area Structure Plan on behalf of Clear Water Park Inc. (a Centron company), who is the majority landowner in the plan area. IBI Group also prepared the civil engineering design briefs in support of the ASP. The following additional consultants were involved in preparing the various engineering, transportation, ecological, and market analysis to support the plan:

- Watt Consulting Group
- ISL Engineering and Land Services
- CIMA+
- McIntosh Lalani Engineering Ltd.
- Sage Ecological Solutions

Contact Information

Elizabeth Armitage is the City of Chestermere project manager for this application and may be reached at earmitage@chestermere.ca or 403-383-2366 for any questions or if any further information is required.

Sincerely,

Elizabeth Armitage, RPP, MCIP
CITY OF CHESTERMERE





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Attachments:

1. Bylaw 007-21 (Municipal Development Plan Amendment)
2. Public Hearing Council Report for Bylaw 007-21 with all exhibits
3. Second Reading Council Report for Bylaw 007-21
4. Bylaw 008-21 (Clearwater Park Area Structure Plan)
5. Public Hearing Council Report for Bylaw 008-21 with all exhibits
6. Second Reading Council Report for Bylaw 008-21
7. Proposed Clearwater Park Area Structure Plan
8. IREF Evaluation Criteria Alignment Statement
9. GIS Data Set
10. Municipal Development Plan without the Proposed Amendment

