

Subject: Response to: EXTERNAL CIRCULATION (end: December 30, 2021) - Bylaw 008-21 (Clearwater ASP)
From: "CirculationsGrowthandImprovement" <CirculationsGrowthandImprovement@atco.com>
Sent: 2021-11-30 9:42:36 AM
To: "Elizabeth Armitage" <earmitage@chestermere.ca>;

Support With Conditions

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

Right-of-ways will be required for the gas mains within property, and should be 2.4 metres wide if provided for the sole use of ATCO, and 3.5 metres if shared with other shallow utilities. CITY OF CALGARY ONLY: [In some areas right of ways should be 2.4 metres if shared with other shallow utilities. In these areas if gas mains are required in the side yard, a right of way of 3.4m is required.] Please note, all costs associated with obtaining the right-of-way will be borne by the developer/owner.

The utility right-of-way requirements within the subdivision may change depending upon actual gas main layout, direction of development and boundary locations of the different construction phases. Final rights-of-way requirements must be satisfied at the time of gas main design.

All right-of-ways are to be registered as general utility rights-of-way granted to and are to be registered simultaneously with the legal plan of the subdivision.

A gas main extension will be required to service the proposed development. Natural gas service may be obtained by making formal application with our office in Calgary at 403-245-7888

Before ATCO can process a work order for gas main installation in the area, we must be in receipt of the following:

1. Legal plan.
2. Utility right-of-way plan.
3. Complete set of approved engineering drawings, including profiles, coordinate plan, building grades (if applicable) and the location of all other utilities
4. Construction schedule.
5. A digital file of the computer base plan in the "DWG" or "DGN" format (Autocad 2010) in modelspace.

We require at least nine (9) months to complete the distribution system design, and to process a work order for our Construction Department to schedule. Prior to the installation of gas mains, the area must be within 150 mm (6") of final grade, all obstructions must be removed from the gas main alignment, and the installation of all other underground utilities must be completed.

The developer must ensure that driveways are not constructed prior to the installation of gas mains in the subdivision. If driveways are pre-installed, a sleeve must be provided at the proper depth and alignment for our use. Otherwise, the cost of coring under the driveway or cutting out and replacing the driveway will be invoiced to the developer at the prevailing rates. The locations of sleeves will be confirmed during the design of the gas mains.

For further information and requirements for natural gas servicing, please refer to the "Guide to Natural Gas Servicing" found on the ATCO website.

ATCO has planned work in the area. Contact "Martin Lee 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 to obtain a crossing/proximity agreement.

If gas service is required, to avoid delays, the owner / developer should follow the steps listed on the ATCO website (<https://www.atco.com/en-ca/for-business/natural-gas/products-services/service-requests.html>) or contact ATCO Customer Assistance Centre at 310-5678, or their local ATCO Gas Distribution agency office at their earliest convenience to discuss the service contract, gas load requirements, timing details and any associated costs. To avoid delays a minimum notice of 6 months is recommended. Note, each lot / unit is to have a separate service line.

For further information and requirements for natural gas servicing, please refer to the "Guide to Natural Gas Servicing" found on the ATCO website. Applications for new services residential or commercial please go on our website of GasApplicationsCalgary@atco.com.

There is an existing ATCO service in the area. If it should be necessary to lower, relocate, or make any alteration to our existing service due to this proposal, please contact ATCO Customer Assistance Centre at 310-5678 to discuss a service alteration. Note all alteration costs will be borne by the developer / owner. If the existing service line requires demolition or cutback please contact the Calgary Service Applications at 403-254-6200 or email GasApplicationsCalgary@atco.com for an application.

ATCO requires that a suitable alignment be provided within the boulevards of all arterial and major roads for the ATCO Gas Distribution feeder mains.

This development may benefit from ATCO's Construction Energy Services. Contact naturalgassales@atco.com or visit our [Construction Energy Webpage](#) for more Information.

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. 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 **Steele, Mitch** Mitchell.Steele@atco.com

Sincerely,

Christine Riddell
Administrative Coordinator
ATCO Gas Distribution

From: Elizabeth Armitage <earmitage@chestermere.ca>

Sent: Wednesday, November 24, 2021 4:41 PM

Cc: Jorie Mckenzie <jmckenzie@chestermere.ca>; Joel Mercer <jmercer@chestermere.ca>; Jeff Gibeau <jgibeau@chestermere.ca>

Subject: EXTERNAL CIRCULATION (end: December 30, 2021) - Bylaw 008-21 (Clearwater ASP)

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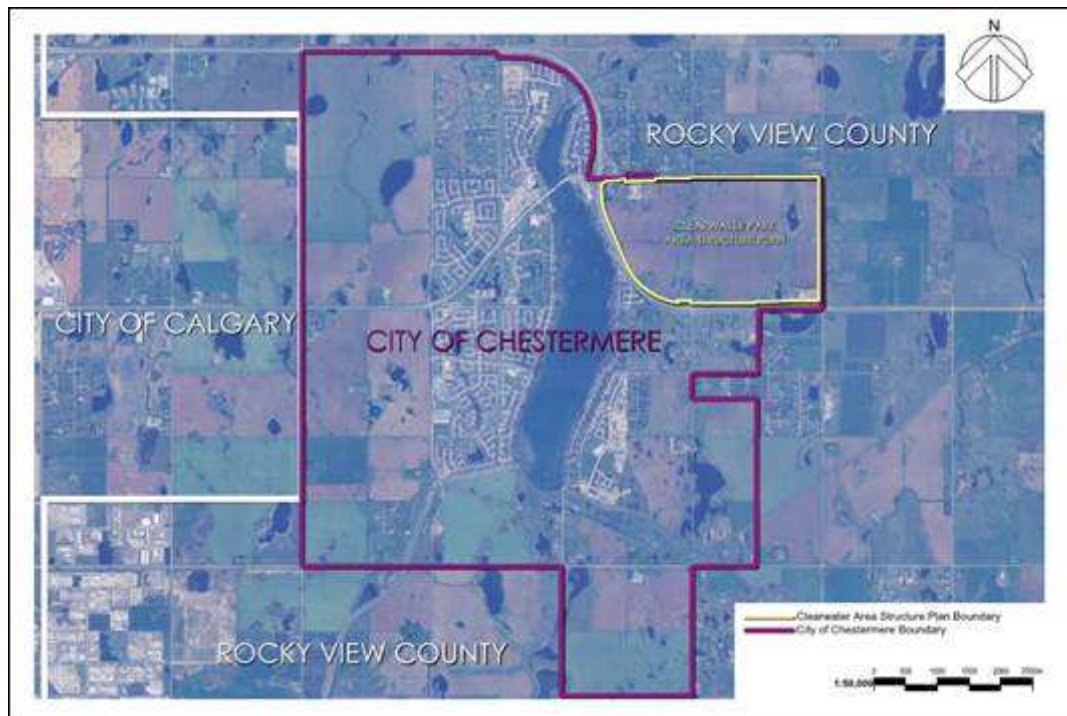


Circulation

Comments Due:	December 30, 2021
From:	Elizabeth Armitage RPP, MCIP
Circulation Date:	November 24, 2021
Subject:	Bylaw 008-21 - Clearwater Park Area Structure Plan

Proposal

The City is in receipt of an application for the creation of the Clearwater Park Area Structure Plan (ASP) to replace the current Bayfield Area Structure Plan amendment to the Mountain View Conceptual Scheme. 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=1637773506604X172A16A10A1392zjeH>

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

- Exhibit A – Clearwater Park Area Structure Plan
- Exhibit B – Market Study
- Exhibit C – Employment Lands Memo
- Exhibit D – Utility Master Plan Amendment
- Exhibit E – Historical Resources Assessment
- Exhibit F – Transportation Impact Assessment
- Exhibit G – Stormwater Master Drainage Plan
- Exhibit H – Biophysical Impact Assessment
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- Exhibit J – Sanitary Servicing Memo Revised
- Exhibit K – Bylaw 008-21- For First Reading

Legal Address:

LEGAL DESCRIPTION	HECTARES	ACRES
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NE13-24-28-W4	63.83	157.73
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Road R/W Closure	1.62	4.01
Subtotal (Clear Water Park Inc.)	237.82	587.68
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Plan 0710219 (Rocky View County)	1.51	3.74
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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

Civic Address:	Not Yet Addressed			
Relevant Planning Documents:	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)			
Existing Land Use Designation:	Proposed Use	Hectares	Acres	Percentage
	Total Study Area	392.76	970.42	100.00%
	Existing Road Rights of way	2.74	6.78	0.70%
	Highway 1/1A Widening	32.57	80.48	8.29%
	Highway 791/1 Widening	4.88	12.05	1.24%
	Rocky View County Utility	1.48	3.66	0.38%
	Total Gross Developable Area	351.09	867.45	89.39%
	Industrial	150.61	372.17	42.90%
	Residential	74.76	184.74	21.30%
	Commercial	26.48	65.42	7.54%
	Church	3.76	9.29	1.07%
	Storm Ponds	6.80	16.80	1.94%
	Proposed Internal Roadways	53.57	132.28	15.25%
	Municipal Reserve	35.11	86.75	10.00%
<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. 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.</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: 21-4331 Response- EXTERNAL CIRCULATION (end: December 30, 2021) - Bylaw 008-21 (Clearwater ASP)
From: "Circulations, HP" <HP.Circulations@atco.com>
Sent: 2021-11-27 9:22:24 AM
To: "Elizabeth Armitage" <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.

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

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



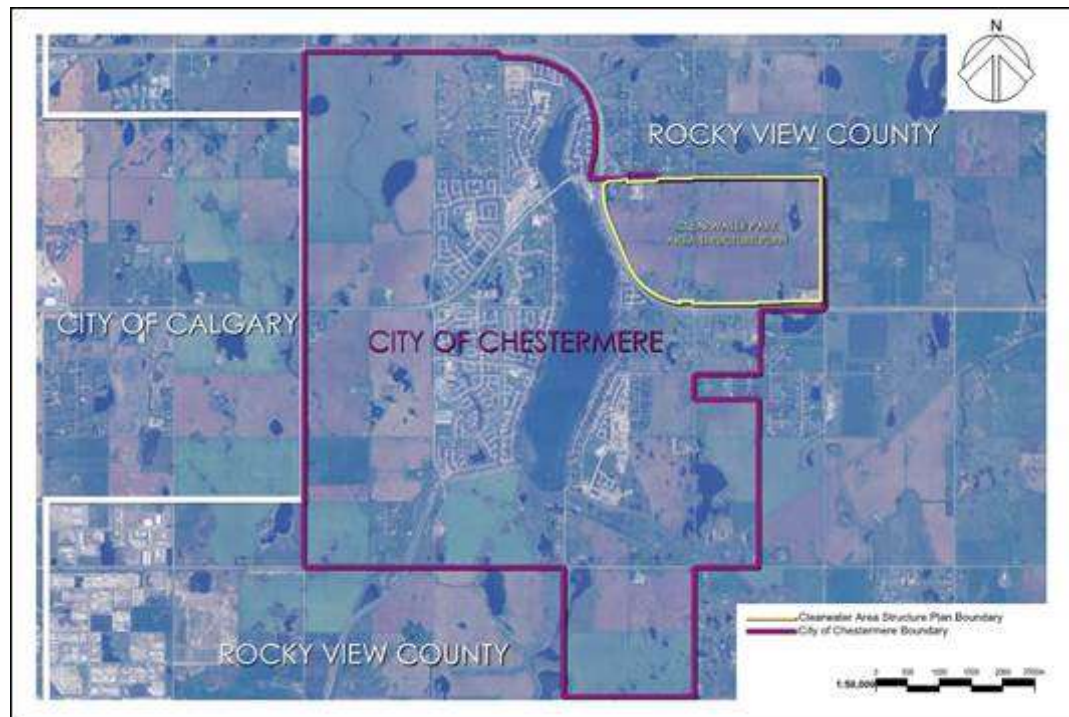
From: Elizabeth Armitage <earmitage@chestermere.ca>
Sent: Wednesday, November 24, 2021 4:41 PM
Cc: Jorie Mckenzie <jmckenzie@chestermere.ca>; Joel Mercer <jmercer@chestermere.ca>; Jeff Gibeau <jgibeau@chestermere.ca>
Subject: EXTERNAL CIRCULATION (end: December 30, 2021) - Bylaw 008-21 (Clearwater ASP)

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From:	Elizabeth Armitage RPP, MCIP
Circulation Date:	November 24, 2021
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	Existing Road Rights of way	2.74	6.78	0.70%	
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	Highway 791/1 Widening	4.88	12.05	1.24%	
	Rocky View County Utility	1.48	3.66	0.38%	
	Total Gross Developable Area	351.09	867.45	89.39%	
	Industrial	150.61	372.17	42.90%	
	Residential	74.76	184.74	21.30%	
	Commercial	26.48	65.42	7.54%	

Church	3.76	9.29	1.07%
Storm Ponds	6.80	16.80	1.94%
Proposed Internal Roadways	53.57	132.28	15.25%
Municipal Reserve	35.11	86.75	10.00%

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

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Subject: FW: EXTERNAL CIRCULATION (end: December 30, 2021) - Bylaw 008-21 (Clearwater ASP)
From: "Geoff Smith" <Geoff.Smith@gov.ab.ca>
Sent: 2021-11-25 1:39:17 PM
To: "Elizabeth Armitage" <earmitage@chestermere.ca>;

Please accept this referral response on behalf of Alberta Environment and Parks, Lands Delivery and coordination South.

Upon review of this plan, there was no mention of the Provincial Crown land ownership in relation to the wetlands clearly evident within the plan area. Crown owned wetlands as per section 3 of the Public lands act should be a vital topic of conversation within the plan, however it appears silent on this ownership.

Section 2.3.8 indicates that impacts to wetlands will occur, and that application has been made under Alberta Environmental protection and Enhancement act, for impacts to the water. However again no mention of impacts to the land within these waterbodies. This is Provincial Crown lands and cannot be impacted without authorization under the Public lands act.

At this point, we ask that all wetlands not be impacted or disturbed. Application for Crown ownership review is to be made to the water boundaries unit and that the Provincial wetland policy be respected upon any Public Lands Act section 3 wetlands.

Thanks

Geoff Smith RPFT
Land Management Specialist
Alberta Environment and Parks
Lands Division
Lands Delivery and Coordination (South)
Integrated Lands Delivery South
Calgary, Bearspaw.
(403) 297-8591

Classification: Protected A

From: Frankie Kerr <Frankie.Kerr@gov.ab.ca>
Sent: Thursday, November 25, 2021 10:52 AM
To: Geoff Smith <Geoff.Smith@gov.ab.ca>
Subject: FW: EXTERNAL CIRCULATION (end: December 30, 2021) - Bylaw 008-21 (Clearwater ASP)

Hi Geoff,

Please see below.

Frankie Kerr, RPFT

Lands Team Lead
Bow/Crow District – Lands Delivery & Coordination South
Environment and Parks
Calgary, Alberta
Phone 403-880-5277

Classification: Protected A

From: Elizabeth Armitage <earmitage@chestermere.ca>

Sent: November 25, 2021 10:21 AM

Cc: Jorie Mckenzie <jmckenzie@chestermere.ca>; Joel Mercer <jmercer@chestermere.ca>; Jeff Gibeau <jgibeau@chestermere.ca>

Subject: Re: EXTERNAL CIRCULATION (end: December 30, 2021) - Bylaw 008-21 (Clearwater ASP)

CAUTION: This email has been sent from an external source. Treat hyperlinks and attachments in this email with care.

Hello Everyone,

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If clicking on the link does not work, it appears to work if you copy and paste the link into your browser.

If you continue to have problems downloading the documents please reach out to me to arrange an alternate way to get you the documents.

Thank you,
Liz

Elizabeth Armitage RPP, MCIP
Community Growth & Infrastructure
City of Chestermere
105 Marina Road, Chestermere, AB T1X 1V7
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----- Original Message -----

From: "Elizabeth Armitage" <earmitage@chestermere.ca>


To:

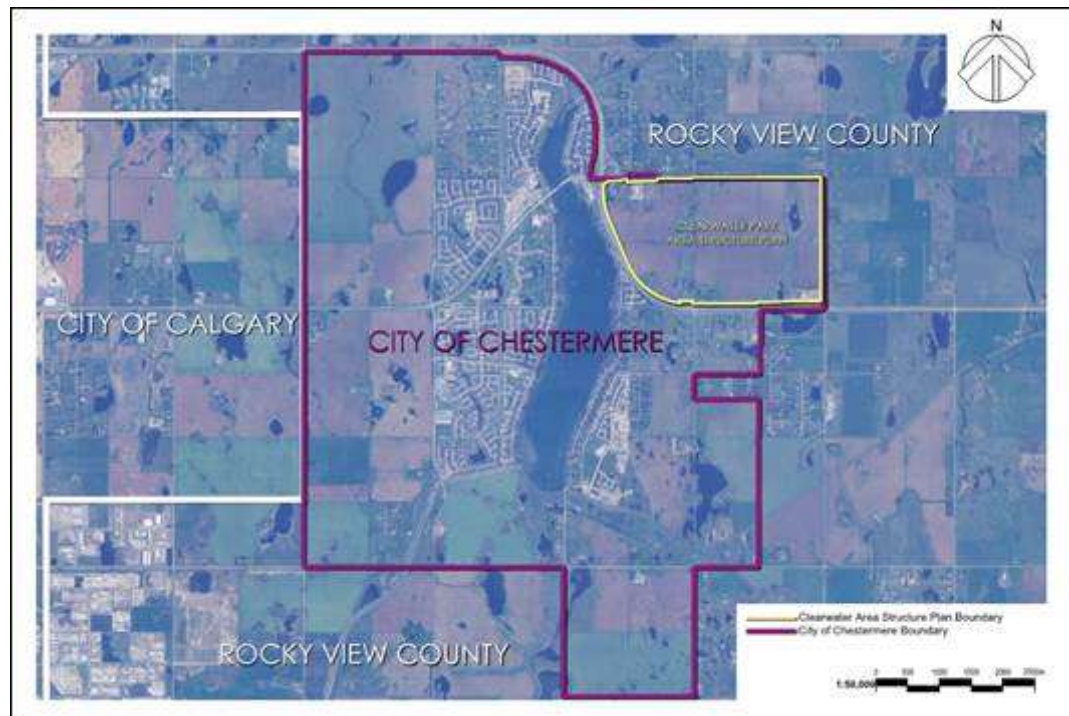
Cc: "Jorie Mckenzie" <jmckenzie@chestermere.ca>; "Joel Mercer" <jmercer@chestermere.ca>;

"Jeff Gibeau" <jgibeau@chestermere.ca>

Sent: 2021-11-24 4:40:32 PM

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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



WESTERN IRRIGATION DISTRICT

January 4, 2022

Attention: Elizabeth Armitage

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

RE: Bylaw 008-21 – Clearwater Park Area Structure Plan

The Western Irrigation District (District) acknowledges receipt of the circulation and provides the following comments concerning the application for the creation of the Clearwater Park Area Structure Plan (ASP). We understand that the proposed ASP will replace the current Bayfield ASP amendment to the Mountain View Conceptual Scheme.

The District's primary concerns are the availability and adequacy of a sewage disposal system and stormwater collection and disposal. Exhibit 2A of ASP identifies the District's irrigation works. The ASP lands are in proximity to Chestermere Lake, Secondary "B" Canal and McElroy Slough. These are irrigation works under the *Irrigation Districts Act* and are actively used and operated by the District to convey licenced water for its irrigators and other water users, including rural municipal users.

The ASP proposes the development of the land for residential and commercial use. Accordingly, the ASP must incorporate appropriate stormwater and wastewater (sewer) management so that there are no impacts to the District's irrigation system and conveyed water.

We comment on the relevant ASP sections below.

7.2 Sanitary Servicing

The ASP confirms that the sanitary servicing solution requires the construction of Projects 10, 11 and 14 detailed in the City's Utilities Master Plan that are not slated for completion until after 2039. In addition, the ASP identifies a "possible" alternative solution of one sanitary lift station to service all of the ASP lands.

We have reviewed the Utility Master Plan Amendment prepared by CIMA. We recommend that the UMP amendment and CIMA's Additional Considerations and Variances from Full Build-Out be adopted concurrently with the approval of the ASP.

7.3 Stormwater Management

The ASP proposes an interim stormwater solution for Stage 1 "until the City future stormwater outlet is constructed." The interim solution is to pump water from Pond P1 to the Stage 2 lands

which will be used for irrigation on agricultural lands. The ASP does not require treatment prior to application to the agricultural lands and necessary prior licensing or approval from Alberta Environment and Parks.

Further, the ASP allows for full build-out of the ASP lands before construction of the Future City Trunk. The ASP relies on an interim solution of pumping stormwater from Pond P1 to Pond 2, which is then gravity fed to Pond 3 and Pond 4 with irrigation of some MR lands and the school site. Based on Exhibit G – Revised Staged Master Drainage Plan, only Pond 1 will be designed and constructed for a 1:500 event. The remainder of the stormwater management ponds will be designed to the City’s current standards. We are concerned that the City’s current standards of 1:100 year volume used to determine the sizing of the stormwater ponds and the planned irrigation of MR lands and school site are inadequate to properly manage the volume and rate of flow of stormwater from Stage 2 and Stage 3 lands.

We recommend (1) development of Stage 1 include a requirement to treat the stormwater to an irrigation standard prior to use on agricultural lands and the developer obtain the necessary licence or approvals from AEP, and (2) the construction of the Future City Trunk is a precondition to development of Stage 2 and 3 lands.

We are deeply concerned that due to the inadequacy of the proposed interim stormwater management, post-development drainage from the ASP lands will drain through the culverts under Highway 1 to Chestermere Lake, or the developer or City will request the District to take the stormwater. WID confirms that it is committed to CSMI as the regional stormwater solution and will not accept stormwater from the ASP lands into its irrigation system and works.

Yours sincerely,

WESTERN IRRIGATION DISTRICT



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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

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	PLANINNG DOCUMENT	Highway 1 and 791
RSDP039259-2	Bylaw 007-21 - Clearwater MDP Amendment Bylaw 008-21 - Clearwater Area Structure Plan	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