



City of Chestermere

PROVINCE OF ALBERTA

Exhibit A – Bylaw #004-24

A Bylaw of the City of Chestermere, in the Province of Alberta, to amend the Land Use Bylaw (Bylaw 022-10), as amended, of the City of Chestermere to amend the Land Use District Map.

WHEREAS The Municipal Government Act, RSA 2000, C. M-26 and amendments thereto provides that a Municipal Council must pass a Land Use Bylaw;

AND WHEREAS Council deems it desirable to amend the Land Use Bylaw (022-10), as amended;

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

Amend the Land Use Bylaw's Land Use Map as indicated in Schedule A attached as part of this Bylaw.

Amend the Kinniburgh South Outline Plan; separately attached as Schedule B.

1. 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.

2. GENERAL

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

READ A FIRST TIME this _____ day of _____.

READ A SECOND TIME this _____ day of _____.

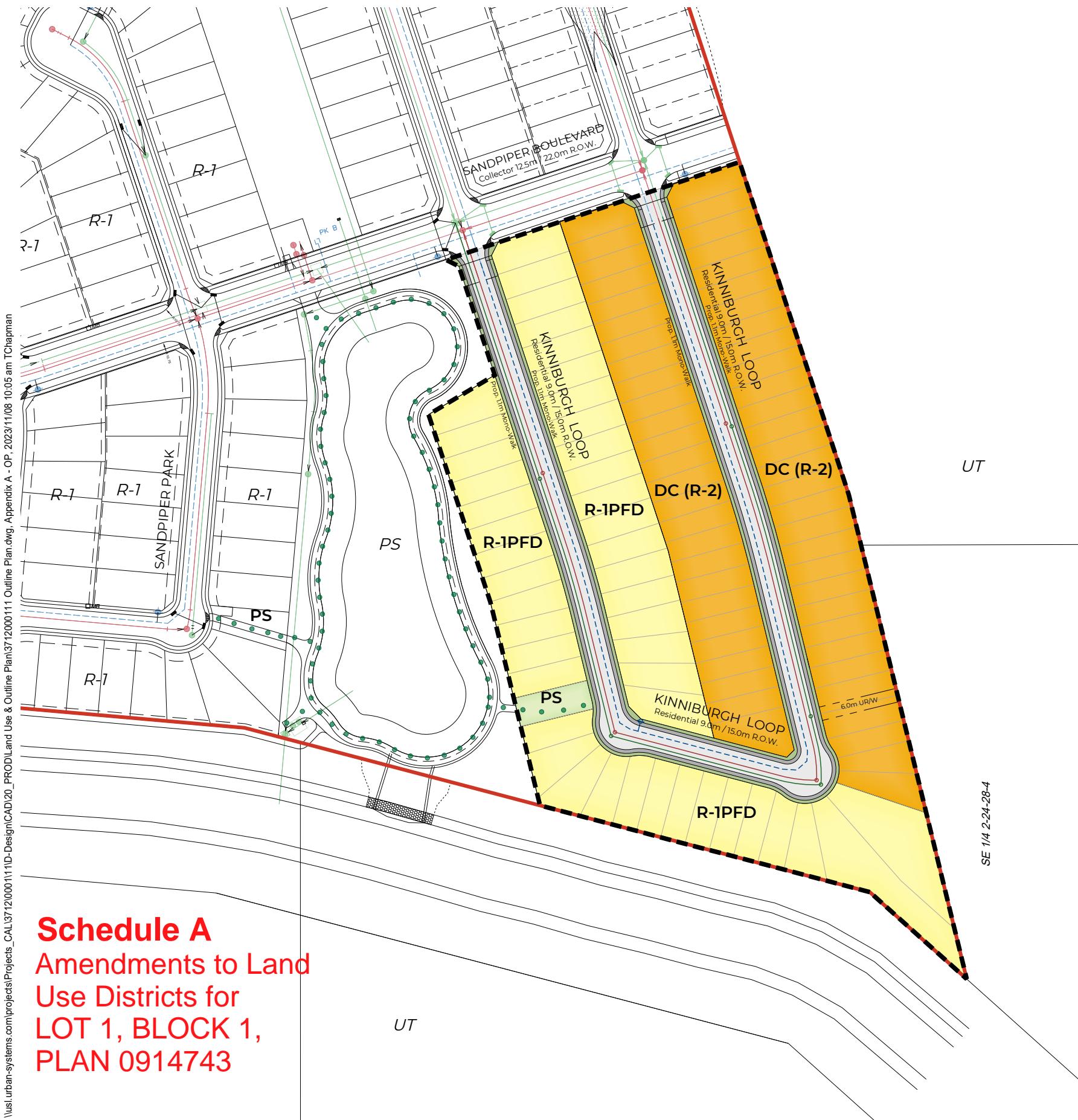
READ A THIRD TIME this _____ day of _____.

X

MAYOR

X

CAO



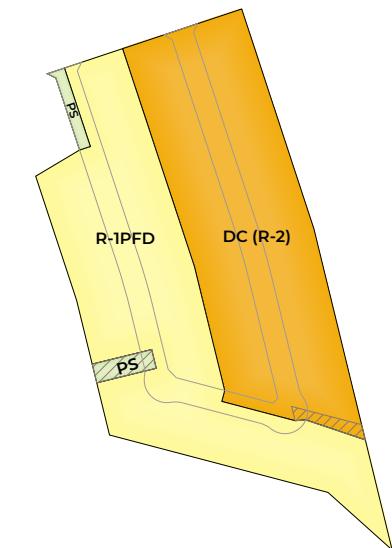
OUTLINE PLAN STATISTICS

	ha. +	ac. +	%
R-1PFD	1.90	4.69	41.04
DC (R-2)	1.80	4.45	38.88
PS	0.04	0.10	0.86
Roads	0.89	2.20	19.22
Net Developable Area	4.63	11.44	100.00

LAND USE STATISTICS

	ha.	ac.	%
R-1 to R-1PFD	2.30	5.68	49.68
R-1 to DC (R-2)	0.04	0.10	0.86
R-1 to PS	0.05	0.12	1.08
DC (R-2) to Remain	2.20	5.44	47.52
PS to Remain	0.04	0.10	0.86
Net Developable Area	4.63	11.44	100.00

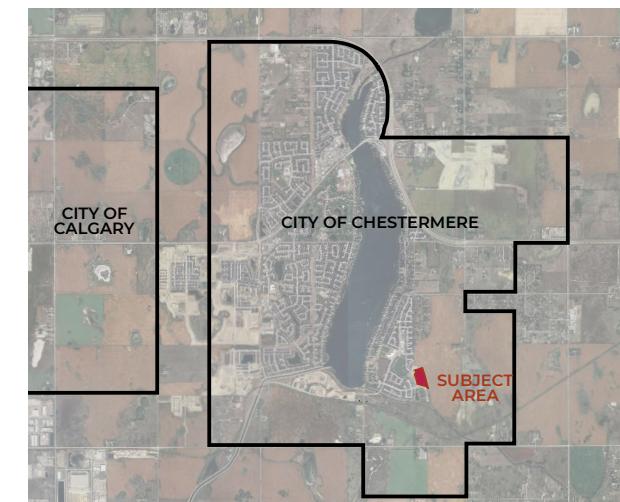
LAND USE PLAN



OUTLINE PLAN LEGEND

- OUTLINE PLAN BOUNDARY (4.63ha / 11.44ac)
- ORIGINAL OUTLINE PLAN BOUNDARY (30.35ha / 75.00ac)
- PROPOSED SIDEWALKS
- PROPOSED 2.5m REGIONAL PATHWAY (By Others)
- EXISTING STORM SEWER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- PROPOSED STORM SEWER LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED WATER LINE

LOCATION PLAN



Notes

- Information outside of the Outline Plan boundary is provided for information purposes only.
- All distances shown in meters.
- Plan subject to change without notice.

1	10	11	23	OUTLINE PLAN & LAND USE AMENDMENT	TC	TC	DC	AZ
No.	D	M	Y	ISSUE/REVISION DESCRIPTION	DRN	DES	CHK	ENG

PROPOSED PLAN ONLY
SUBJECT TO REVIEW AND APPROVAL
BY CITY COUNCIL
LOC-

URBAN
SYSTEMS
101, 134 11 Avenue SE | Calgary, Alberta | T2G 0X5
T 403.291.1193
urbansystems.ca

Job # 3712000111
Date: 2023-11-06
OUTLINE PLAN



SCALE 1:1500

1290765 ALBERTA LTD.

City of Chestemere

OUTLINE PLAN

LOT 1, BLOCK 1, PLAN 0914743

PLN-OP-01

**Schedule B**Kinniburgh South Outline Plan
with Redline Amendments**REDLINED VERSION –
AMENDMENTS NOTED IN
RED TEXT 2023.11.08****TABLE OF CONTENTS**

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**REDLINED VERSION –
AMENDMENTS NOTED IN
RED TEXT 2023.11.08**

EXECUTIVE SUMMARY

This application seeks Outline Plan and Land Redesignation approval for ± 74.99 acres (± 30.35 ha) of land owned by the Western Irrigation District in the Town of Chestermere. The Outline Plan Area is located on the southeastern edge of the Town of Chestermere and to the southeast of Chestermere Lake.

This application proposes amending the current Special Recreation District (SPR) to Residential Modified District (R-1M), ~~Special Residential District (R-1S)~~, ~~Residential Planned Lot Front Drive (R-1PFD)~~ Direct Control Residential Semi-Detached District (DC(R-2)), Public Quasi-Public District (P), and Municipal Reserve. These proposed land uses will form a comprehensively planned residential neighbourhood within the Town of Chestermere and is in conformity with the Municipal Development Plan and Southeast Chestermere Area Structure Plan.

Kinniburgh South will consist of single and semi-detached residential units that are integrated into an open space system consisting of parks, tot lots and pathways. A breakdown of the land uses is summarized in the table below.

	Hectares	Acres	Percent	# of Units
Residential R-1M	10.75	26.57	40.0	196
Residential R-1S	2.31	5.71	8.6	39
Residential DC(R-1E)	0.63	1.56	2.4	5
Residential DC(R-2)	4.02	9.93	15.0	118
Roads	6.46	15.96	24.0	-
Municipal Reserve	2.71	6.69	10.0	-
Total Developable Area	26.88	66.42	100	
Public Utility Lots (P)	1.16	2.87	-	-
WID Canal Corridor	2.31	5.71		
Total	30.35	75.00		

Revised table inserted.

	Hectares	Acres	Percent	# of Units
Residential R-1M	11.08	27.38	41.0	207
Residential R-PFD	1.90	4.70	7.0	45
Residential DC(R-2)	4.12	10.18	15.3	127
Residential R-1EM	0.59	1.46	2.2	6
Roads	6.46	15.96	24.0	n/a



	Hectares	Acres	Percent	# of Units
Municipal Reserve	2.83	6.99	10.5	n/a
Total Developable Area	26.98	66.42	100	
Public Utility Lots (P)	1.06	2.62	-	-
WID Canal Corridor	2.31	5.71		
Total	30.35	75.00		

Servicing of the Plan area will be via ties to the existing infrastructure and has been designed so that the overall strategy includes and complements the new development to the north.

An overall roadway system has been designed to provide access to the development and to link Kinniburgh South to the adjacent areas. Within the Plan area, a road hierarchy has been established that is consistent with Town standards and the anticipated traffic volumes.

Kinniburgh South will be developed in three phases. Key infrastructure and road linkages are included in Phase 1 to ensure logical expansion of Kinniburgh South, as well as the area to the north.



1.0 INTRODUCTION AND PLAN AREA

1.1 Setting

The Town of Chestermere is located within the Municipal District of Rocky View No. 44 and is 5 km east of the City of Calgary. Chestermere is a rapidly expanding community with a population increase of approximately 4,600 residents since the year 2000¹. This growth rate provides a strong indicator of its overall appeal as a place to live and work.

1.2 Policy Framework and History

The Town of Chestermere Municipal Development Plan sets out general development policies to direct growth and development for the municipality over the long term. It contains objectives and policies that are intended to respect the interests and lifestyles of the existing residents while allowing for sustainable and organized growth. The Municipal Development Plan includes a general land use strategy and policy framework that establishes the criteria for area structure plans and other specified statutory plans and policies.

The Southeast Chestermere Area Structure Plan (SEC ASP) was approved by Town Council in September 2005 and adopted as Bylaw 2003-604/1 in accordance with Section 633 of the Municipal Government Act. It takes direction from the Municipal Development Plan, establishes policies for growth within the specified planning area and provides a framework for development within the Plan Area that facilitates future development in a logical, planned and economical manner.

The SEC ASP sets forth the policy basis for the Kinniburgh South Outline Plan. The Outline Plan is the initial stage in the subdivision application process and outlines the distribution of land uses, open space, roads, and servicing related to the development of the subject lands. The land use designations proposed within the Kinniburgh South Outline Plan are processed as a separate but essential part of the plan to establish the land use and development rules for the proposed Plan Area.

1.3 Purpose and Scope

The purpose of the Kinniburgh South Outline Plan is to establish the parameters for a comprehensively planned residential neighbourhood within the Town of Chestermere and to ensure appropriate development within the Plan Area. It has been prepared in accordance with the Southeast Chestermere Area Structure Plan and provides a greater level of detail than the ASP. This Outline Plan describes the location of residential use, open space, roads, and servicing. Once approved, it would form the basis for the redesignation of the Plan Area and becomes the foundation for the subdivision of the land.

¹ Town of Chestermere Growth Analysis.



2.0 OVERVIEW

2.1 Location

The Outline Plan area contains ± 74.99 acres (± 30.35 ha) of land, as outlined in Figure 1. The site is adjacent to the boundary of the Municipal District of Rocky View No. 44 and lies within the east of 1/2 Section 2, Township 24, Range 28, W4M. The area contained within this Outline Plan is referred to as the Site or the Plan Area.

2.2 Existing Ownership

The subject land is currently owned by the Western Irrigation District and is described as Parcel A, Plan 3713 FJ and Plan IRR 62. The following outlines the ownership, legal description and area within the Plan Area.

Land Ownership		
Owner	Legal	Area (+/-)
Western Irrigation District	Parcel A, Plan 3713 FJ	4.68 (11.56)
Western Irrigation District	Plan IRR 62	25.67 (63.43)

2.3 Community Context and Surrounding Land Uses

Figure 2 identifies the Town of Chestermere Land Use Designations surrounding the site. Large Urban Reserve Districts (UR) are located on the north and south sides of the site, and adjacent areas west of East Lakeview Road are comprised mainly of estate residential.

Outline Plan and land use redesignation applications for the area to the north have recently been approved by the Town.

2.4 Existing Land Use

The entire Plan Area is currently designated as Special Recreation District (SPR) in Land Use Bylaw No. 99-600. The purpose of the District is to “provide for commercial recreational facilities on public or private lands”². The entire Plan Area will require redesignation in order to implement the provisions of this Outline Plan.

² Town of Chestermere Land Use Bylaw 99-600, Part III Section 28.1.0.



Figure 1 Location Plan

NOTE TO DRAFT: NO CHANGE TO FIGURE 1: LOCATION PLAN



Figure 2 Existing Land Use

NOTE TO DRAFT: NO CHANGE TO FIGURE 2: EXISTING LAND USE



2.5 Natural Features and Conditions

2.5.1 *Topography*

The subject lands are generally flat with a gentle slope down to the southeast portion of the site. The majority of the area is currently pastureland. The elevation drops approximately 7.0 metres from the highest point at the northwest corner of the site to the low areas near the southeast portion of the site. The site is suitable for residential development as stated in the Southeast Chestermere Area Structure Plan.

2.5.2 *Soils*

Geotechnical investigations were completed for the subject lands and the subsurface soil conditions encountered in the test holes were generally uniform and consisted of silty clay till, overlying sandstone and shale bedrock. The predominant soil encountered was silty clay (till).

2.5.3 *Drainage*

The subject lands drain to the southeast towards the existing canal just south of the site.

2.6 Park Requirements

The Town of Chestermere, through their Municipal Development Plan, places a strong emphasis on parks and open space in future developments. This Outline Plan ensures that the minimum reserve of 10 percent is dedicated in this development.

2.7 Transportation

2.7.1 *Roads*

Currently there are no roads on the site. Access to the Outline Plan area is shown in Figure 3 and includes East Lakeview Road to the east and a future connection to the south to Range Road 282 over the Western Irrigation District Canal crossing.



Figure 3 Existing Conditions

NOTE TO DRAFT: NO CHANGE TO FIGURE 3: EXISTING CONDITIONS



2.7.2 Pathways

No pathways are presently on the site. A pathway network has been included within the Plan Area with future connections to the north, south and west. Figure 4 illustrates the proposed pathway system that links the Plan Area to the balance of the Town, the Western Irrigation Canal and the remainder of the SE Area Structure Plan area.

2.8 Policy Considerations

The Outline Plan is prepared according to the requirements established by a number of statutory planning documents. The Kinniburgh South Outline Plan adheres to the Municipal Government Act, the Town of Chestermere Municipal Development Plan, and the Southeast Chestermere Area Structure Plan, as well as the Town of Chestermere Land Use Bylaw No. 99-600.

The Chestermere Municipal Development Plan identifies issues for the Town and sets out policies to direct growth, development and redevelopment in the community over the long term. The Southeast Chestermere Area Structure Plan provides specific and detailed directions for the area contained in the Outline Plan.



Figure 4 Area Structure Plan

NOTE TO DRAFT: NO CHANGE TO FIGURE 4: AREA STRUCTURE PLAN



3.0 PROPOSED OUTLINE PLAN

3.1 Introduction

Outline Plans form an important bridge between an Area Structure Plan and the more specific land redesignation and subdivision applications. This plan will provide the Town of Chestermere with a comprehensive document that addresses the location and types of land uses, the future transportation network, the servicing scenario, stormwater management, and phasing.

Figure 5 illustrates the proposed land use pattern that consists of residential development along with an integrated open space system. The ultimate design including road alignments, the extent of the various land use and utility districts, and lotting scheme will be determined through the redesignation and subdivision of the Plan Area. Recognizing that the Outline Plan is intended to establish the overall framework for the development of the Plan Area, the ultimate lot layout, including lot size and configuration, will be determined later as part of the subdivision process.

3.2 Design Principles

Prior to commencing the design of the Kinniburgh South development, a number of design principles were established. They included:

- Identify existing Town policies relative to land use, servicing, transportation and open space, and ensure the Outline Plan respects these established policies.
- Recognize the natural terrain and ensure that future development of the land is sensitive to the existing land form.
- Sensitivity to both existing and proposed development in the vicinity and integration of Kinniburgh South with adjacent uses.
- Ensure the development can be tied to existing and proposed infrastructure, recognizing current and future utility locations and capacities.
- Provide roadway linkages that are consistent with the overall transportation network established by the Municipal Development Plan and Southeast Area Structure Plan.
- Create a residential community that is well designed and promotes both internal cohesion and overall integration with the balance of the Town.
- Respect the input received from Town residents throughout the preparation of the Southeast Area Structure Plan and this Outline Plan.



Figure 5 Outline Plan / Land Use (REVISED FIGURE 5)







3.3 Plan Objectives

With the design principles established, a series of plan objectives were then derived. These objectives served to establish more specific criteria to direct overall development of Kinniburgh South. The plan objectives include:

- To conform to the provisions of the Municipal Development Plan, the Southeast Chestermere Area Structure Plan and the servicing standard of the Town.
- To create a residential community that is efficient in its design and promotes a sense of community.
- To develop an aesthetically pleasing neighbourhood whose ultimate development will be guided by design standards established and implemented by the developer.
- To identify an open space system that provides both passive and active recreational opportunities.
- To create a transportation network that promotes the effective movement of vehicles and pedestrians.
- To work with adjacent landowners and the Town so that the servicing strategy promotes the most efficient system and thereby minimizes initial capital and ongoing operational costs.
- To recognize the opportunity to integrate the Western Irrigation Canal into the development while respecting the rights of the Western Irrigation District to maintain the canal and protect it to ensure its ongoing operation.
- To ensure any stormwater entering the canal is of a quality and quantity acceptable to the Western Irrigation District.
- To establish a phasing plan that is based on the logical extension of services and roadways and is flexible enough to respond to market conditions.

3.4 Proposed Land Use

Kinniburgh South will be an integrated residential community that offers both single and two family residential units. Within the community there will be primarily 13.75 metre wide lots consistent with the Residential Modified District (R-1M) Land Use District. In addition, there will be semi-detached units within a Direct Control District (DC(R-2)) that offer a variety of housing types. Completing the residential land use mix will be ~~Special Residential District (R-1S)~~ **Residential Planned Lot Front Drive (R-1PFD)** lots that are adjacent to the open space system, consistent with Town policy.

Integrated into the Kinniburgh South neighbourhood will be an open space system consisting of a parks and trail system. As seen in Figure 6, park space consists of two tot lots totalling 0.53 hectares (1.31 acres) and three parcels consisting of 2.17 hectares (5.36 acres) to be dedicated as Municipal Reserve. Integrated into the open space is a pathway system.



Figure 6 Open Space and Sidewalk Plan

NOTE TO DRAFT: NO CHANGE TO FIGURE 6: OPEN SPACE AND SIDEWALK PLAN



It will link with the Town's regional pathway system thereby allowing future residents to easily move from Kinniburgh South to adjacent developments and throughout the Chestermere community. A key part of the pathway system will be a trail network that runs along the northern edge of the Western Irrigation Canal. This trail network will be linked to the internal pathway system of Kinniburgh South, as well as the external pathway system along Sandpiper Lane. The pathway will cross the WID control structure (which will have been closed to vehicle traffic) and carry on along an undeveloped road allowance providing pedestrian linkage to the south.

Although outside the plan area, and as discussed during the preparation of the Southeast Chestermere Area Structure Plan, the Owner will contribute his proportionate share of a regional trail along East Lakeview Road from Township Road 241A to East Merganser Drive.

The open space system will be dedicated to the Town as Municipal Reserve as per the provisions of the Municipal Government Act. The breakdown of the proposed Municipal Reserve dedication is as follows:

	Ha	Ac
Tot Lot 1	0.37	0.91
Tot Lot 2	0.16	0.40
Municipal Reserve Lot #1	0.49	1.21
Municipal Reserve Lot #2	0.90	2.22
Municipal Reserve Lot #3	0.78	1.93
Municipal Reserve Lot #4	0.01	0.02
Total	2.71	6.69

Municipal Reserve is being provided through the dedication of land. Total land dedication accounts for 2.71 ha (6.69 ac) or 10% of the Plan Area. The basis for the land dedication is as follows:

- Municipal Reserve is to consist of pathways, neighbourhood parks and tot lots.
- Municipal Reserve within the freeboard area (above the 1:100 year storm event) adjacent to the stormwater management pond.
- Municipal Reserve must have direct access onto a collector road.
- No Municipal Reserve credit can be allocated for public utility lots.

3.5 Servicing

There are currently no water or sanitary services on-site. Off-site connections for both of these services are shown in Figures 7 and 8. Stormwater drainage will be collected in a stormwater management pond at the southeast portion of the site with controlled gravity discharge into the Western Irrigation District Canal.



Figure 7 Proposed Water Servicing Plan

NOTE TO DRAFT: NO CHANGE TO FIGURE 7: PROPOSED WATER SERVICING PLAN



3.5.1 Water Servicing

Water servicing for the subject lands will be provided from the existing water line located in East Chestermere Road. The primary watermain ties will extend through Sandpiper Lane to the Plan Area. As development progresses, the second water feed will be provided from the adjacent development to the north, which will complete the loop. Servicing to the Plan Area will require extensions to these mains. Figure 7 shows the proposed water servicing plan. The water distribution main, providing the watermain looping within the Plan Area, will be 200 mm and 250 mm in diameter.

3.5.2 Sanitary Sewer and Wastewater Servicing

The Plan Area and the adjacent development to the north will be serviced by a gravity sanitary sewer system that will tie into the proposed lift station located in the central portion of the site. The existing sanitary mains that connect to Lift Station No. 4 will also be redirected to the proposed lift station. A force main will then be constructed from the proposed lift station to Lift Station No. 10. Figure 8 illustrates the proposed sanitary servicing.



Figure 8 Proposed Wastewater Plan

NOTE TO DRAFT: NO CHANGE TO FIGURE 8: PROPOSED WASTEWATER PLAN



3.5.3 Stormwater Servicing

Storm sewer servicing for the subject site will be provided by gravity (Figure 9). The natural drainage is north to south and from west to east, with low areas in the southeast portion of the site just north of the Western Irrigation District Canal. The storm sewer system will be connected to a stormwater management facility from which the stormwater will be discharged at 2.13 /l/s/ha to the Western Irrigation District Canal located along the south boundary of the Plan Area. The storm pond will reduce post-development flows to pre-development flow levels, and will provide water quality enhancement prior to water discharge into the canal. In addition to the storm sewer system, a weeping tile system complete with pump and surface discharge pump will be required for each house.

3.5.3 Solid Waste Servicing

The Town of Chestermere provides for solid waste disposal through private contractual arrangements.

3.5.4 Utilities

Shallow utilities will be provided by the appropriate utility company providing service to the area.

3.5.5 Infrastructure Buildings

Should there be a need to construct any buildings associated with the infrastructure (e.g. lift station), those buildings will be designed and constructed so they are consistent in architectural style with the surrounding residences.

3.6 Development Phasing

Figure 10 outlines the proposed phasing for the Plan Area. The phasing plan is intended to provide a general idea for the sequence of development; however, the phasing plan may vary from that illustrated in response to changing market conditions.



Figure 9 Proposed Storm and Drainage Plan

NOTE TO DRAFT: NO CHANGE TO FIGURE 9: PROPOSED STORM AND DRAINAGE PLAN



Figure 10 Phasing Plan

NOTE TO DRAFT: NO CHANGE TO FIGURE 10: PHASING PLAN



3.7 Land Use Densities and Statistics

The following table provides a breakdown of the various land uses within the Kinniburgh South Outline Plan area.

	Hectares	Acres	Percent	# of Units
Residential R-1M	10.75	26.57	40.0	196
Residential R-1S	2.31	5.71	8.6	39
Residential DC(R-1E)	0.63	1.56	2.4	5
Residential DC(R-2)	4.02	9.93	15.0	118
Roads	6.46	15.96	24.0	-
Municipal Reserve	2.71	6.69	10.0	-
Total Developable Area	26.88	66.42	100	
Public Utility Lots (P)	1.16	2.87	-	-
WID Canal Corridor	2.31	5.71		
Total	30.35	75.00		

Revised table inserted.

	Hectares	Acres	Percent	# of Units
Residential R-1M	11.08	27.38	41.0	207
Residential R-PFD	1.90	4.70	7.0	45
Residential DC(R-2)	4.12	10.18	15.3	127
Residential R-1EM	0.59	1.46	2.2	6
Roads	6.46	15.96	24.0	n/a
Municipal Reserve	2.83	6.99	10.5	n/a
Total Developable Area	26.98	66.42	100	
Public Utility Lots (P)	1.06	2.62	-	-
WID Canal Corridor	2.31	5.71		
Total	30.35	75.00		

3.8 Transportation

The Southeast Chestermere Area Structure Plan, when fully developed, is expected to accommodate approximately 980 to 1,010 single detached and multi-family residential units. This new community is designed to ensure that upgrades and additions to the existing road network occurs in a timely manner,



allowing for the traffic generated by this new development to be properly distributed within the permitted road capacities.

The internal roadway network intended to serve the Kinniburgh South Outline Plan is shown conceptually in Figure 11. It provides the basis for future plans and has the following features:

- The internal collector system is designed to direct traffic smoothly to and from the major streets and roads surrounding the Plan Area. Each of the major cells is focused in terms of access on the nearest existing major street. The potential for future transit has been considered in the design.
- The Plan Area will be developed with an east-west collector road bisecting the majority of the subject site. The collector road will connect onto East Lakeview Road. The proposed development north of the Plan Area has a potential north-south collector road that will connect into the Plan Area and continue through the subject site into the south and entail an ultimate crossing of the Western Irrigation District Canal. There is also a proposed connection in the northern portion of the site that will link the development north of the site to the Plan Area.



Figure 11 Transportation Plan

NOTE TO DRAFT: NO CHANGE TO FIGURE 11: TRANSPORTATION PLAN



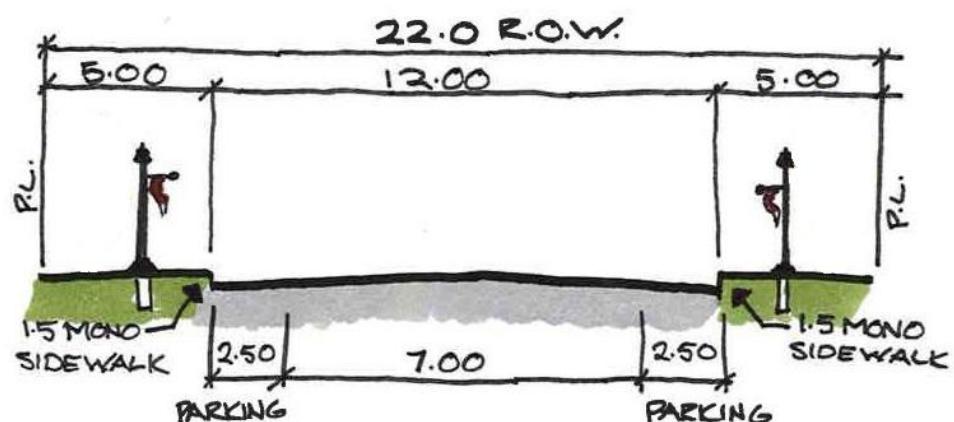
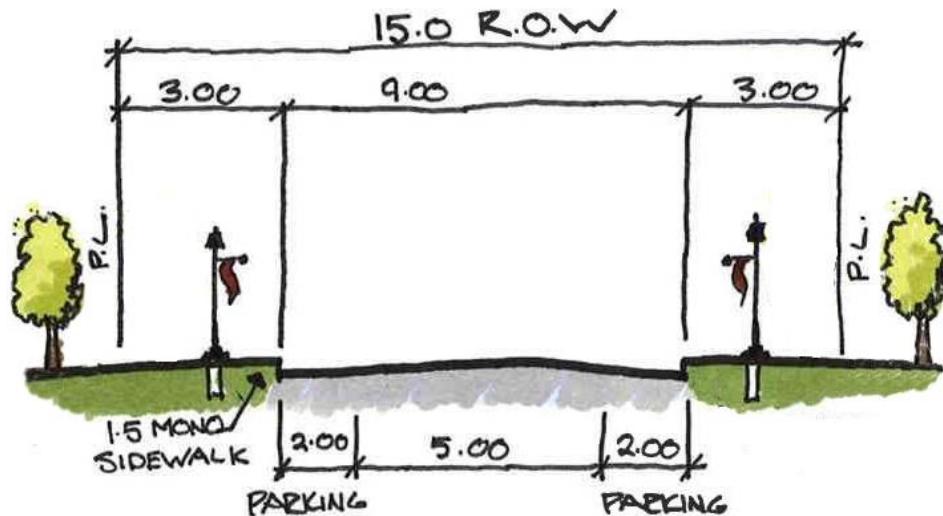
- A connection across the Western Irrigation Canal is proposed and will be constructed as part of the second phase of development. The cost of the canal crossing will be shared with Chestermere Lake Development Corp., the developer to the north. In addition, an off-site levy has been collected by the Town for the purpose of assisting with the cost of constructing the connection across the Western Irrigation Canal. Those funds collected by the Town will be applied to assist in offsetting the overall cost of the connection. Once this crossing is constructed, the existing road over the WID control structure will be closed to vehicle traffic.
- Range Road 282 lying in the Municipal District of Rocky View, will also be upgraded thereby connecting the Plan Area to Glenmore Trail. A cost sharing agreement with Chestermere Lake Development Corp. is in place and this upgrade will be carried out in conjunction with the Municipal District's 2006 road program.

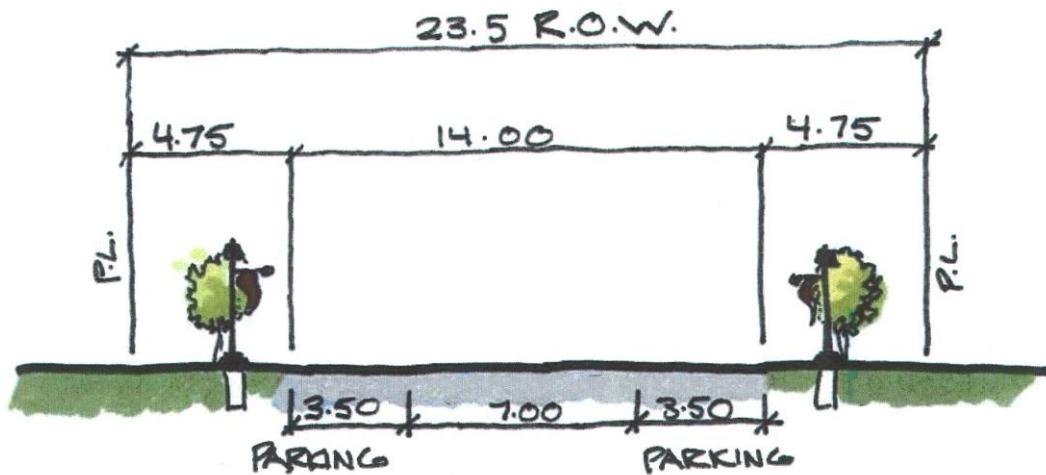
During each phase of subdivision, the Owner will be required to provide an update to the traffic impact assessment to address any change in traffic counts that may result along such roads as East Lakeview Road. At the time of subdivision, the Owner will be required to enter into a right-of-way construction agreement to ensure that the lands are properly constructed to meet the municipal road standards. This will be completed to the satisfaction of the Municipality.

Sidewalks will be provided along both sides of the collector roads, while the local roads will be provided with a sidewalk on one side of the street only. Curbs and gutters will be provided along all collectors and local roads.

3.9 Construction Management

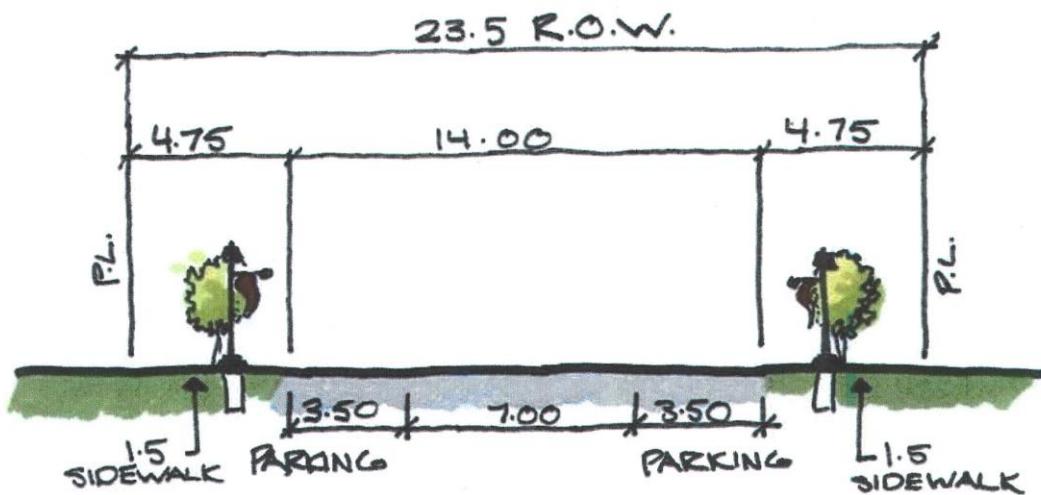
Prior to the start of construction, a Construction Management Plan (CMP) will be submitted to the Town of Chestermere for its review and approval.





COLLECTOR CROSS SECTION

WITH BOULEVARD AND NO SIDEWALKS



COLLECTOR CROSS SECTION

WITH BOULEVARD AND SIDEWALKS



4.0 LAND USE REDESIGNATION

The Plan Area is currently designated within the Town of Chestermere Land Use Bylaw 99-600 as Special Recreation Area (SPR). The Town's Municipal Development Plan was amended on December 5, 2005 to redesignate the Plan Area as Future Residential, while the Southeast Chestermere Area Structure Plan designates the Plan Area as Residential.

In order to implement the provisions of the Town's two statutory plans that provide guidance for the future development of the Plan Area, an application to redesignate the land is needed. The application proposes to redesignate the land so that the residential development of the subject land can be carried out consistent with the provisions of the Municipal Development Plan and the Southeast Chestermere Area Structure Plan.

The following table outlines the land use districts proposed and the area of land associated with each proposed land use district.

Residential Modified (R-1M) District	10.76 ha (26.59 ac)
Special Residential (R-1S) District	2.31 ha (5.71 ac)
Residential Planned Lot Front Drive	1.90 ha (4.70 ac)
Residential Estate DC(R-1E) District	0.63 ha (1.56 ac)
Residential Semi-Detached DC(R-2) District	4.02 ha (9.93 ac)
Public - Quasi-Public (P) District	1.16 ha (2.87 ac)

Copies of the applicable land use districts from the Chestermere Land Use Bylaw are in Appendix B.

4.1 Direct Control (Residential Estate DC R-1E - Kinniburgh South)

As required by the Southeast Chestermere Area Structure Plan, the area adjacent to East Lake Road has been designated to accommodate lots with a 75 foot frontage. These lots will not, however, front onto East Lake Road, but gain access on the internal cul-de-sac.

4.2 Residential Modified (R-1M) District

The vast majority of the Plan Area is subject to an application to redesignate it to R-1M. This land use district permits lots with a minimum frontage of 13.75 metres (45 feet) and a minimum area of 454 m² (4,887 square feet).



4.3 Special Residential (R-1S) District Residential Planned Lot Front Drive (R-1PFD) District

Kinniburgh South contains 2.31 hectares to be designated as Special Residential District lots with a 15 metre (50 feet) frontage. This portion of the development is adjacent to the area to be dedicated as Municipal Reserve and is in keeping with the Town's policy of locating R-1S land adjacent to its open space system.

In order to provide single detached dwellings on smaller lots **XX ha** of land are designated as Residential Planned Lot Front Drive and will provide a minimum of 8.5 M (28 feet) frontage. This portion of the development is adjacent to the area to be dedicated as Municipal Reserve and is in keeping with the Town's policy of locating R-1S land adjacent to its open space system.

4.4 Direct Control Residential Semi-Detached (DC(R-2)) District

In order to provide a variety of housing types, 4.02 hectares of land is to be designated as Direct Control Residential Semi-Detached District. This area will accommodate approximately 120 dwelling units. Direct Control Guidelines are in Appendix B.

4.5 Public - Quasi-Public (P) District

Within the Plan Area, the public utility lot and the stormwater pond are to be redesignated to P. These areas account for 1.16 hectares of the Plan Area. These areas are illustrated on Figure 5 as P (PUL).

In addition, the Municipal Reserve will also be designated as P. These areas are illustrated on Figure 5 as P (MR).

These facilities will ultimately come under the jurisdiction of the Town.



5.0 IMPLEMENTATION

The Southeast Chestermere Area Structure Plan identifies Kinniburgh South as being well suited to accommodate future residential development. The planning process associated with the preparation of the SE CASP was extensive, involved and comprehensive. It involved Town staff, Council, Town residents, the Municipal District of Rocky View, and various provincial agencies. Based on that process, the Plan Area was identified as being suited to residential development.

Taking its guidance from the ASP, the Kinniburgh South Outline Plan was prepared. It examined the Plan Area and derived a land use plan that recognizes the site opportunities and constraints, and provides a logical, economic and sustainable development. The plan is sensitive to existing development in the area, and incorporates design and servicing elements that are consistent with the proposed development to the north.

Accompanying the submission of this Outline Plan is a redesignation application. This application will be processed by the Town in conjunction with the Outline Plan. Once the Town has reviewed the application, and should Council approve the proposed redesignation, Kinniburgh South would then move through to the subdivision and development process. It is at this stage of the planning and approval process that the final subdivision and layout will be approved along with the dedication of Municipal Reserves, stormwater facilities, infrastructure, and public roadways.

A Development Agreement that establishes the standard of public infrastructure will be crucial to the approval process. It will be a contract between the Town of Chestermere and the Owner establishing roles and responsibilities including the posting of securities to ensure the subdivision is developed in accordance with accepted planning and engineering principles and standards. Once the Town and the Owner agree on the terms of the Development Agreement, the plan of subdivision will be registered and individual certificates of title issued.

Finally, in conjunction with the subdivision process, a Residents Association will be established. Its role and responsibilities will be defined by the owner in consultation with the Town.



APPENDIX A

Land Title Certificates

NOTE TO DRAFT: NO CHANGE TO APPENDIX A



APPENDIX B

Land Use Districts

NOTE TO DRAFT: NO CHANGE TO APPENDIX B

**Residential Estate District - Kinniburgh South Direct Control Residential Estate [DC(R-1E)]
Land Use Rules****1.0 Purpose and Intent**

1.1 The purpose and intent of this District is to provide for low density single detached residential dwellings located on large lots with high standards of design and appearance.

2.0 List of Permitted Uses

Dwellings, Single Detached
Public Parks

3.0 List of Discretionary Uses

Accessory Buildings and uses
Bed and Breakfast Accommodations
Child Care Facilities
Home Occupations
Nanny and Housekeeper Accommodation
Public or Quasi-Public Uses, Installations and Facilities
Public Utilities

4.0 General Requirements

4.1 In addition to the general land use regulations and provisions contained in Part III, Section 9.0.0, the following regulations shall apply to every development in this District.

5.0 Minimum Requirements

5.1 Area of Site: 697 m² (7,500 sq. ft.)

5.2 Width of Site: 22.86 m (75 ft.)

5.3 Front Yard Setback: 6.0 m (20 ft.)

5.4 Side Yards:

- a) Principal Buildings: 1.5 m (5 ft.)
- b) Accessory Buildings: 0.6 m (2 ft.)

5.5 Rear Yard Setback:

- a) Principal Buildings: 6 m (19.7 ft.)
- b) Accessory Buildings: 1.0 m (3 ft.)



6.0 Maximum Limits

6.1 Coverage of Site:

- a) All buildings including accessory buildings: 40% of the area of the site to a maximum of 510 m² (5,490 sq. ft.), whichever is the lesser.
- b) All accessory buildings: 10% of the area of the site.

6.2 Height of Buildings:

- a) Principal Buildings: 10 m (33 ft.)
- b) Accessory Buildings: 4.5 m (15 ft.)

6.2 Residential Buildings on Same Site: No person may erect a residential building on a site on which another residential building is already located.

7.0 Special Requirements

7.1 The side yard setbacks of principal and accessory buildings shall be varied where possible in order to maximize the visual amenity of the district and facilitate sunlight and ventilation to individual dwellings.



Direct Control Semi-Detached (DCR-2) District

1.0 Purpose and Intent

1.1 The purpose and intent of this District is to provide for single and semi-detached residential development which has a high standard of design and appearance.

2.0 List of Permitted Uses

Dwellings, Semi-Detached
Dwellings, Single Detached
Public Parks and Playgrounds

3.0 List of Discretionary Uses

Accessory Buildings and Uses
Nanny and Housekeeper Accommodations
Home Occupations
Public and Quasi-Public Uses, Installations and Facilities
Public Utilities
Signs

4.0 General Requirements

4.1 In addition to the general land use regulations and provisions contained in Part III, Section 9.0.0, the following regulations shall apply to every development in this District.

5.0 Minimum Requirements

5.1 Area of Site:

- a) Single Detached Dwellings: 465 m² (5,005 sq. ft.)
- b) Semi-detached Dwellings: 610 m² (6,566 sq. ft.)

5.2 Width of Site:

- a) Single Detached Dwellings: 13.7 m (45 ft.)
- b) Semi-Detached Dwellings: 10 m (33 ft.) for each dwelling unit

5.3 Front Yard Setback: 6.0 m (20 ft.)

5.4 Side Yard Setback:

- a) Principal Buildings:
 - i. with attached garages: 1.5 m (5 ft.)
 - ii. without garages: one unobstructed side yard 3.0 m (10 ft.), the other 1.5 m (5 ft.)
- b) Accessory Buildings: 0.6 m (2 ft.)



5.5 Rear Yard Setback:

- a) Principal Buildings: 6.0 m (20 ft.)
- b) Accessory Buildings: 1.0 m (3 ft.)

5.6 Habitable Floor Area per Unit:

- a) Single Detached Dwellings
 - i. Single Storey (includes two levels of a split level building): 112 m² (1,205 sq. ft.)
 - ii. Two Storey: 93 m² (1001 sq. ft.)
- b) Semi-Detached and Duplex Buildings
 - i. Single Storey 93 m² (1,001 sq. ft.)
 - ii. Two Storey 79 m² (850 sq. ft.) on main floor

6.0 Maximum Limits

6.1 Height of Buildings:

- a) Principal Buildings: 10 m (33 ft.)
- b) Accessory Buildings: 5.0 m (16 ft.)

6.2 Coverage of Site:

- a) All buildings including accessory buildings: 40% of the area of the site
- b) All accessory buildings: 10% of the area of the site

7.0 Special Requirements

Adherence to architectural controls and guidelines shall be demonstrated during the development permit stage. Architectural style must reflect a uniform architectural style or theme.



APPENDIX C

Potential Street Names

NOTE TO DRAFT: NO CHANGE TO APPENDIX C



The following is a list of street names that are Scottish in origin and reflect a nautical theme:

- traigh - beach
- bata - boat
- abhainn - river
- sealbata - sailboat
- muis - sea
- gailleann - storm
- visge - water
- tuinne - wave

These names will be used within Kinniburgh South.