

# Rainbow Falls

## Outline Plan Report



Prepared for  
**Town of Chestermere**  
Presented by:  
**Truman Developments**

June 2002

In cooperation with:



THE TEAM CONSULTANTS INC.  
CALGARY ALBERTA



**HABICO**  
Planning + Architecture Ltd.

Another **Truman** development

*being*

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## 1.0 Introduction

### 1.1 Overview

This Outline Plan pertains to 249 acres (100,8 ha) of land west of Chestermere Lake within the Town of Chestermere boundary, as outlined in Map 1 – Area Context. The purpose of this Outline Plan is to facilitate the approval of a water themed residential neighbourhood development including some light industrial land uses, a local neighbourhood commercial site, and an integrated open space network. Featuring high quality urban design principles, this Outline Plan is a response to the demand for attractive and appealing residential development within the Town of Chestermere.

### 1.2 Purpose and Scope

The purpose of this Outline Plan is to propose a comprehensively planned residential neighbourhood within the Town of Chestermere, to ensure appropriate future development within the Plan area.

This Outline Plan is submitted for consideration for approval by the Town of Chestermere Council.

### 1.3 Planning Context

This Plan adheres to a number of statutory planning documents including the Municipal Government Act, the Chestermere Municipal Development Plan, and the Southwest Chestermere Area Structure Plan and the Town of Chestermere Land Use Bylaw (99-600).

## 2.0 Background Information

### 2.1 Location

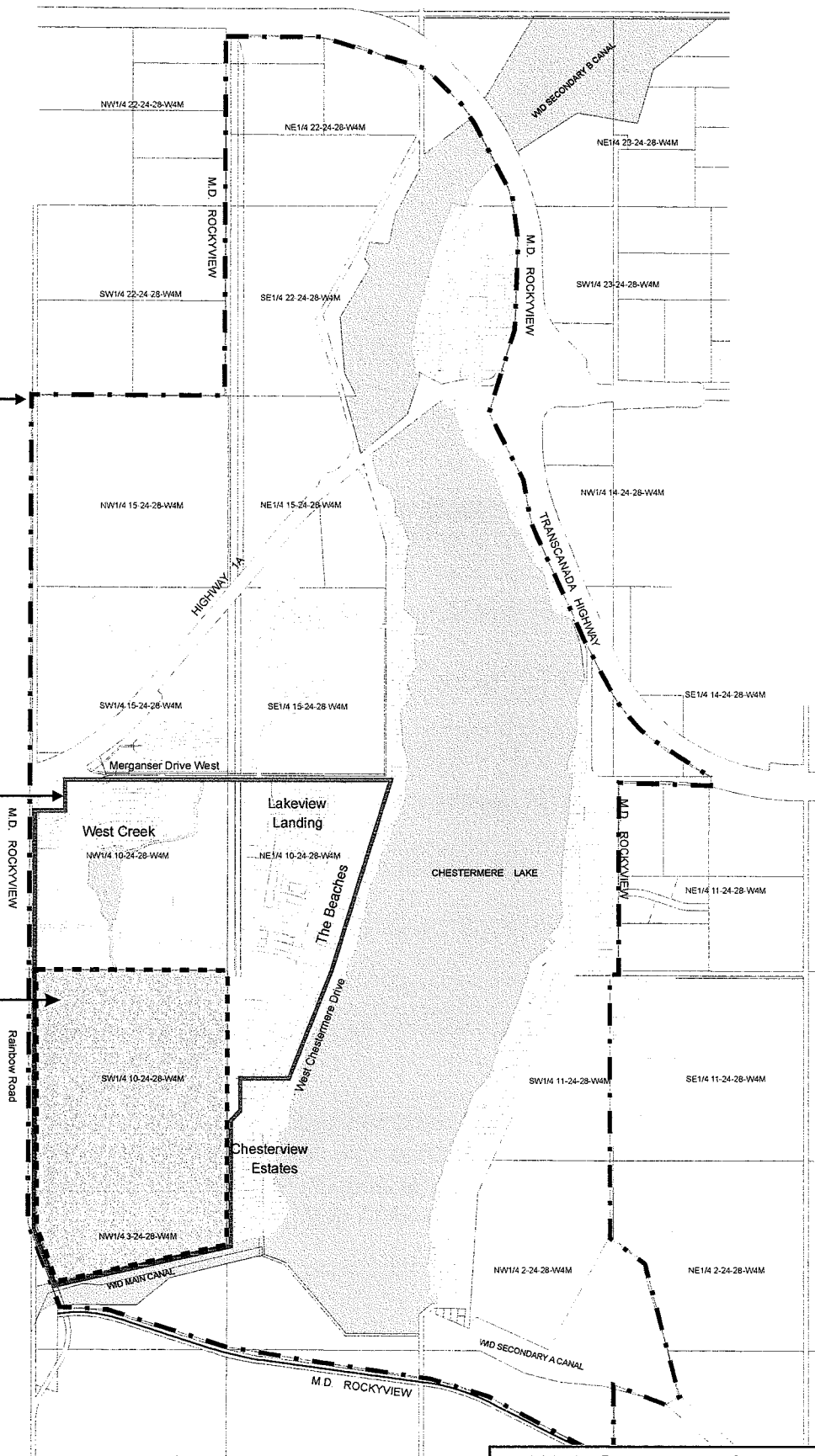
The Outline Plan area is located on the western edge of the Town of Chestermere boundary and to the west of Chestermere Lake. Map 1 identifies the location and context of the Outline Plan Area within the Town of Chestermere. This site is adjacent to the boundary of the Municipal District of Rocky View No. 44. It is legally described as the Southwest  $\frac{1}{4}$ , Section 10, Township 24, Range 28, W4M and the Northwest  $\frac{1}{4}$ , Section 3, Township 24, Range 28, W4M. The site comprises 249 acres more or less (100.8 ha) and is contained under several titles. The area contained within this Outline Plan is referred to as the site or the plan area.


Rainbow Road provides access to the site along the west edge. The West Creek Development forms the northern boundary and is expected to provide two access points. West Lakeview Point and Westchester Boulevard create two access linkages to the east. To the south the site

Town of Chestermere  
Boundary

Southwest Chestermere  
Area Structure Plan  
Boundary

Study Site



<b>RAINBOW FALLS</b>	
<b>AREA CONTEXT</b>	MAP 1
 <b>HABICO</b> Planning + Architecture Ltd.	June 2002
<b>HHC TEAM CONSULTANTS LTD.</b>	Scale: n t s

is bordered by the Alberta Environment main canal that in turn is connected to Chestermere Lake to the east and the Bow River to the west.

## 2.2 Existing Ownership

Map 2 includes land ownership information concerning the site. In addition, primary development linkages are illustrated including legal plan descriptions and all associated developers currently surrounding the plan area. The TransAlta/Calgary Power Ltd. Utility R.O.W. is highlighted on Map 3.

## 2.3 Community Context and Land Use

Map 3 identifies the *Town of Chestermere Land Use Designations* in proximity to the site. These include developed residential lands (R-1, R-1M) to the east and to the north of the plan area. The Land immediately north of the plan area, is not presently developed but is predominantly designated as R-1M Land Use District.

## 2.4 Existing Land Use

The entire plan area is currently designated as UR or Urban Reserve District. The purpose and intent of the District is to preserve "land in a relatively undeveloped state for the future urban expansion need of the Town, while allowing ongoing agricultural pursuits to continue unimpeded."<sup>1</sup>

## 2.5 Natural Features/Conditions

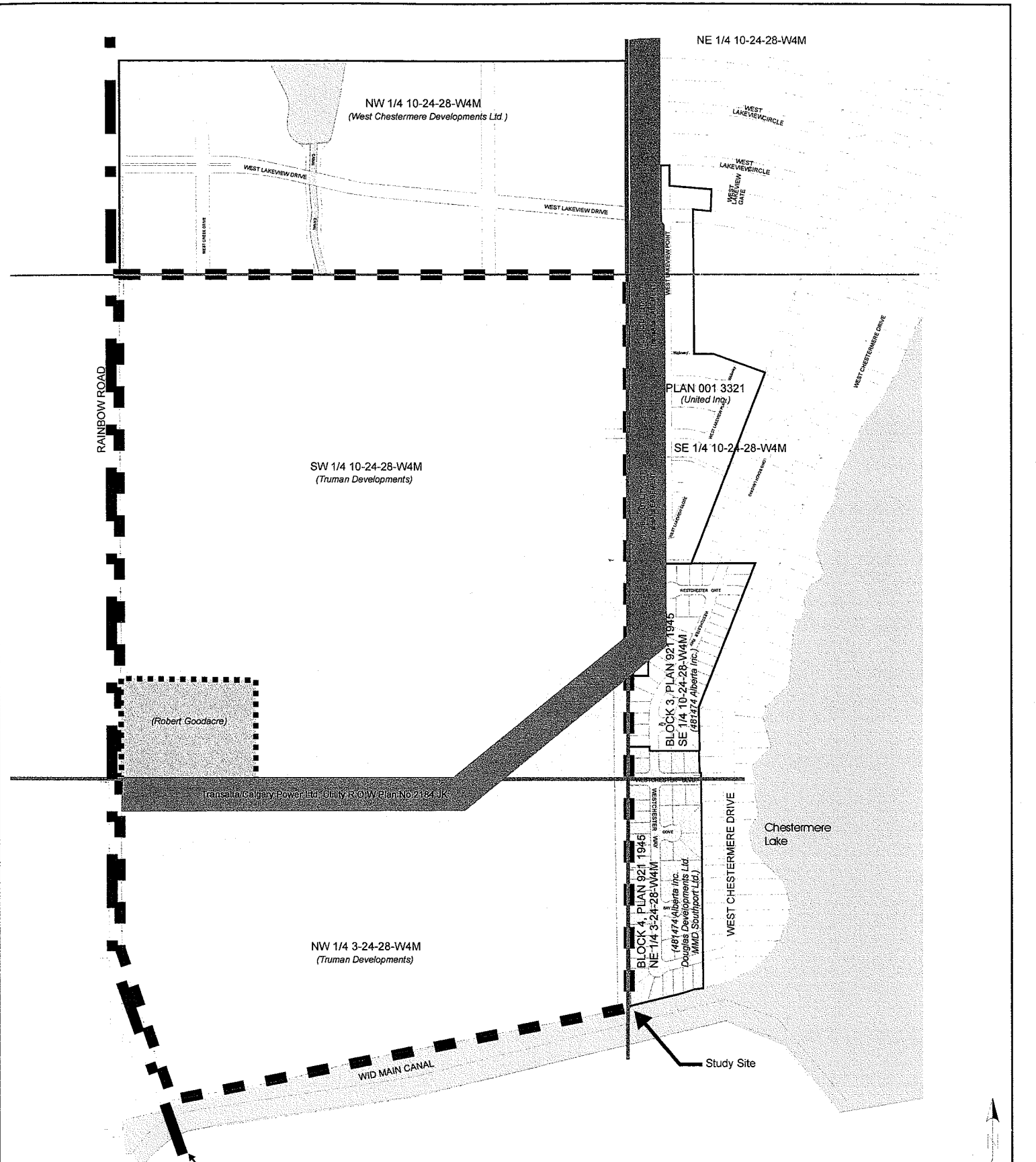
### 2.5.1 Terrain


Currently the plan area is being used for agricultural crops. There is no tree cover found on the site.

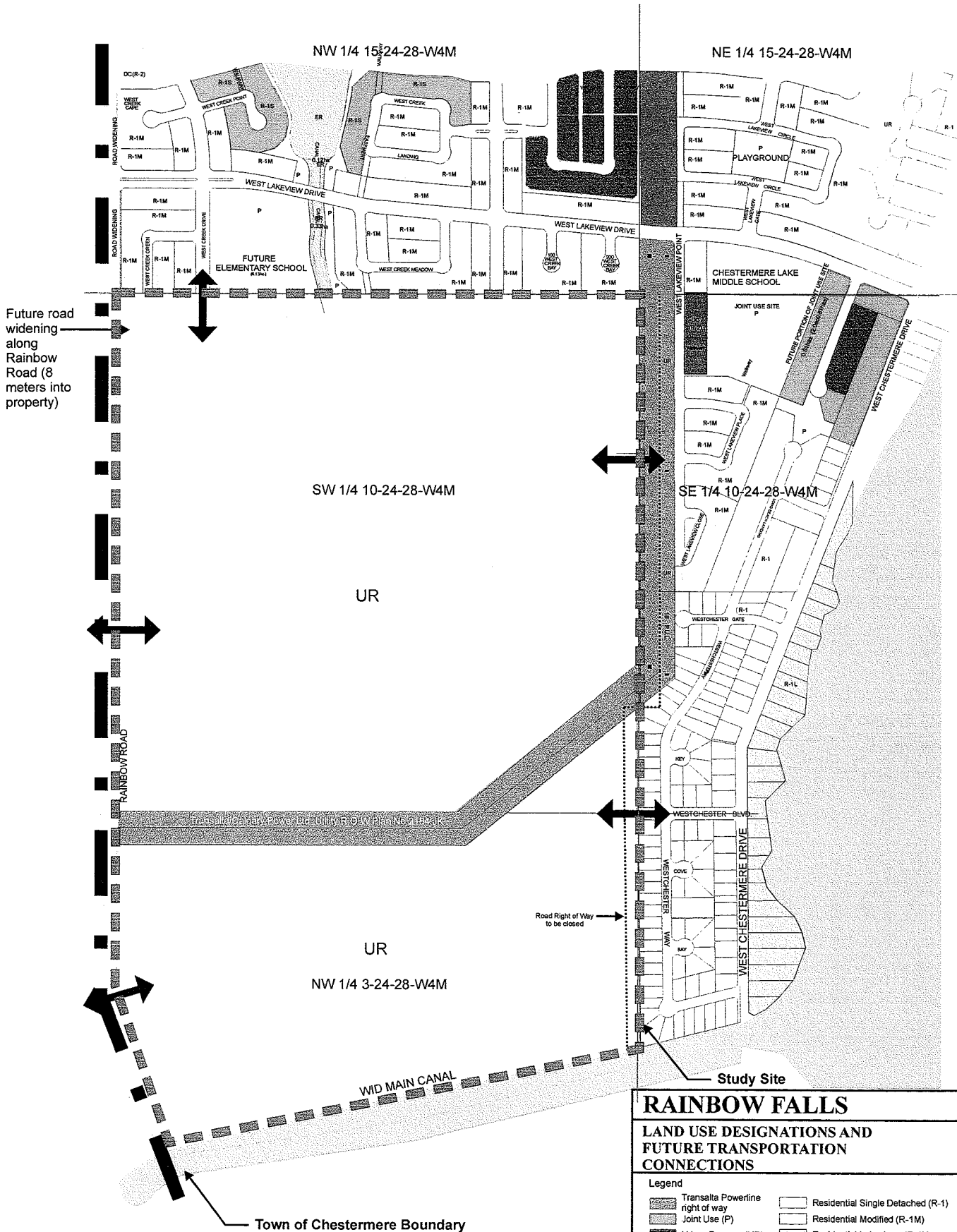
As is evident on Map 4 – *Existing Site Conditions*, the plan area is characterized by higher elevations along the east and west portions of the site, sloping towards a naturally occurring drainage channel which bisects the site from the north to the south. The 0.5-meter contour interval found on Map 4, clearly illustrates no topographic limitations to future development.

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<sup>1</sup> Town of Chestermere Land Use By-Law 99-600, page 3-82.



<b>RAINBOW FALLS</b>		
<b>DEVELOPMENT AREA &amp; LAND OWNERSHIP</b>		<b>MAP 2</b>
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# RAINBOW FALLS

## LAND USE DESIGNATIONS AND FUTURE TRANSPORTATION CONNECTIONS

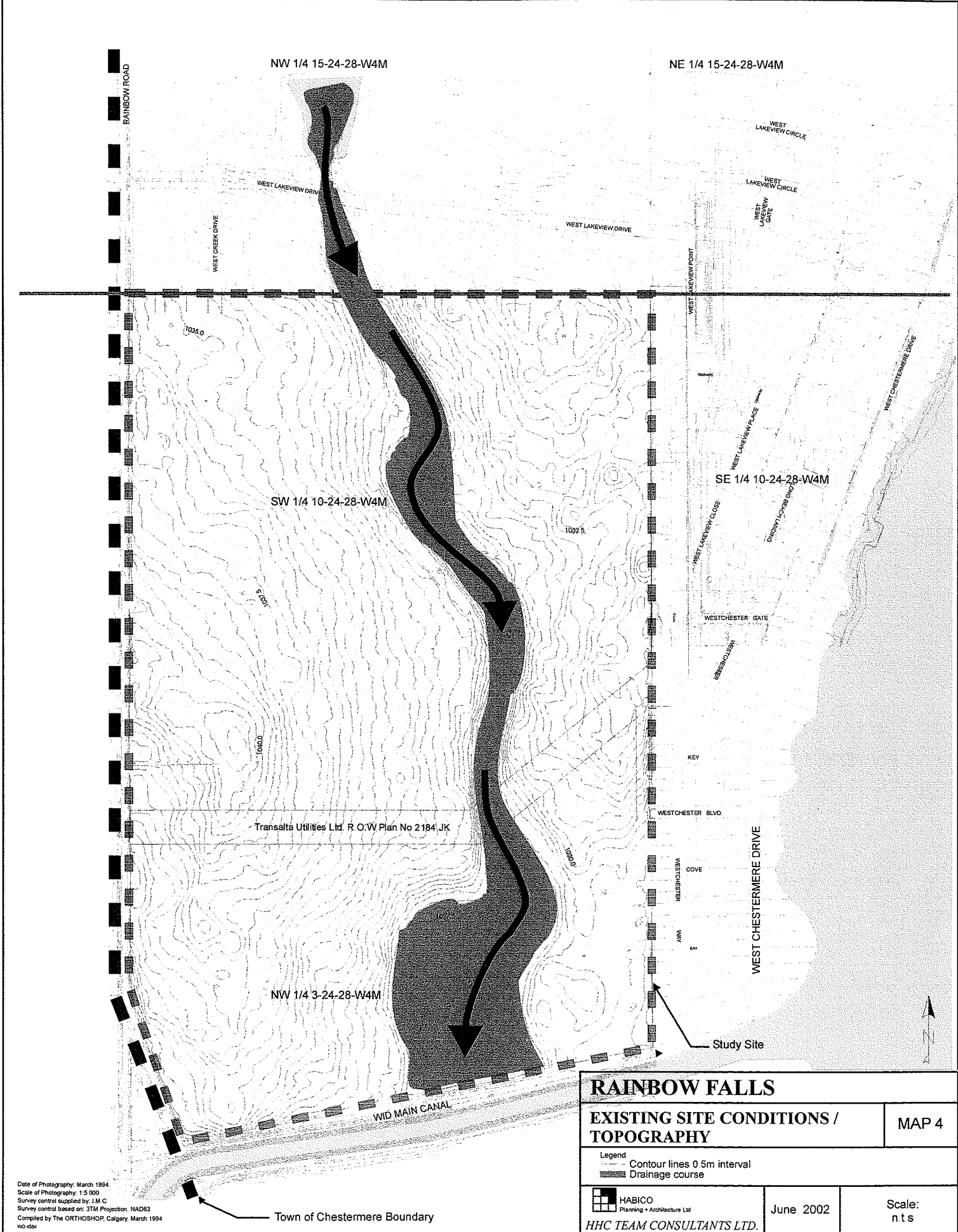
MAP 3

Legend	
	Transalta Powerline right of way
	Joint Use (P)
	Urban Reserve (UR)
	Municipal Reserve (MR)
	Residential Single Detached (R-1)
	Residential Modified (R-1M)
	Residential Lakeshore (R-1L)
	Special Residential (R-1S)
	Access Points

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June 2002

Scale:  
n t s



Date of Photography: March 1994  
 Scale of Photography: 1:5 000  
 Survey control supplied by: 1.M.C  
 Survey control based on: 3TM Projection, NAD83  
 Compiled by The ORTHOSHOP, Calgary, March 1994  
 W0 4264

Town of Chestermere Boundary

<b>RAINBOW FALLS</b>	
<b>EXISTING SITE CONDITIONS / TOPOGRAPHY</b>	<b>MAP 4</b>
Legend Contour lines 0.5m interval Drainage course	
<b>HABICO</b> Planning + Architecture Ltd	June 2002
Scale: n.t.s	
<b>HHC TEAM CONSULTANTS LTD.</b>	

## 2.5.2 Drainage

The subject lands are located at the lowest point in the West Creek drainage basin. The basin area is comprised of approximately 2200 ha. Of agricultural lands and 500 ha. or urban development lands within Chestermere.

The Rainbow Falls site drains towards a central drainage channel indicated on Map 4. Flowing from the north to the south the drainage channel acts as a stormwater pipeline transporting run-off from surrounding lands including the West Creek Lands to the north. To the south the natural drainage connects to the Alberta Environment's main canal that flows into Chestermere Lake.

A more complete description of the existing stormwater drainage for the plan area is included in the Stormwater Analysis in Appendix A. A detailed storm water management plan will be prepared in consultation with Alberta Environment, Western Irrigation District, the Town of Chestermere and the relevant developers. This will be presented as part of the subdivision application.

## 2.5.3 Sour Gas

There are no sour gas facilities within 3 kilometers of the plan area.

## 2.5.4 Sight Lines/Views

The east and west edges of the plan area offer superb mountain views as shown on Map 4. The northeast area also provides Downtown Calgary views. The topography of the site lends itself to maximizing specific natural features such as the creek and stormwater lake areas that could be easily viewed from various locations within the plan area.

## 2.6 Heritage/Archaeology

An overview to determine the presence of any archaeological or historic sites will be prepared and submitted as part of the subdivision application.

## 2.7 Park/School Requirements

Offsite of the north east corner of the plan area, the Chestermere Lake Middle School is established.

The Southwest Chestermere Area Structure Plan identifies one Joint Use site as well as a second possible joint use site applicable to the plan area. The ASP also indicates that a Middle School 12 acres (4.9 ha) shall be located in one of the Joint Use sites.

As identified on Map 3, the most northerly Joint Use site is shared with West Creek. West Creek's portion of this site contains 6.13 acres (2.48 ha) with the remaining portion of the Joint Use Site to be included within the Outline Plan area.

A second possible Joint Use site is conceptually located on Map 3 within the N.W. portion of the subject lands. Representatives from the Rocky View School Division No. 41 and the Calgary Roman Catholic Separate School District No 1 indicated the need for both sites and also their need to develop one of these sites in the near future. They also raised the possibility that the most northerly site could possibly be reduced in size by two acres. The two acres could be transferred to the more southerly site.

## 2.8 Municipal Services and Infrastructure Connections

There are currently no water or sanitary services on site. Connection points for both of these services are shown on Map 5 – Municipal Services. Existing stormwater drainage is via a drainage creek shown on Map 4, and is anticipated to collect in a central Stormwater Pond at the south portion of the site with controlled discharge into the \*\*\*\* main canal.

## 2.9 Transportation Connections

### 2.9.1 Roadway Access

Currently there are no roads on the site. Potential access to the Outline Plan area is shown on Map 3 and includes Rainbow Road on the west edge of the site; two collectors (including West Creek Drive) providing a future linkage to West Creek; and two existing access points on the east side, West Lakeview Place and Westchester Boulevard.

### 2.9.2 Pathway Access

No pathways are presently on site. No direct access is available to the Lake. However, a detailed pathway network has been included within the plan area with future connections to the north, east and the main canal to the south. The TransAlta/Calgary Power Ltd. Utility R.O.W. will also provide an important pathway link across the centre of the plan area and to the northeast corner.

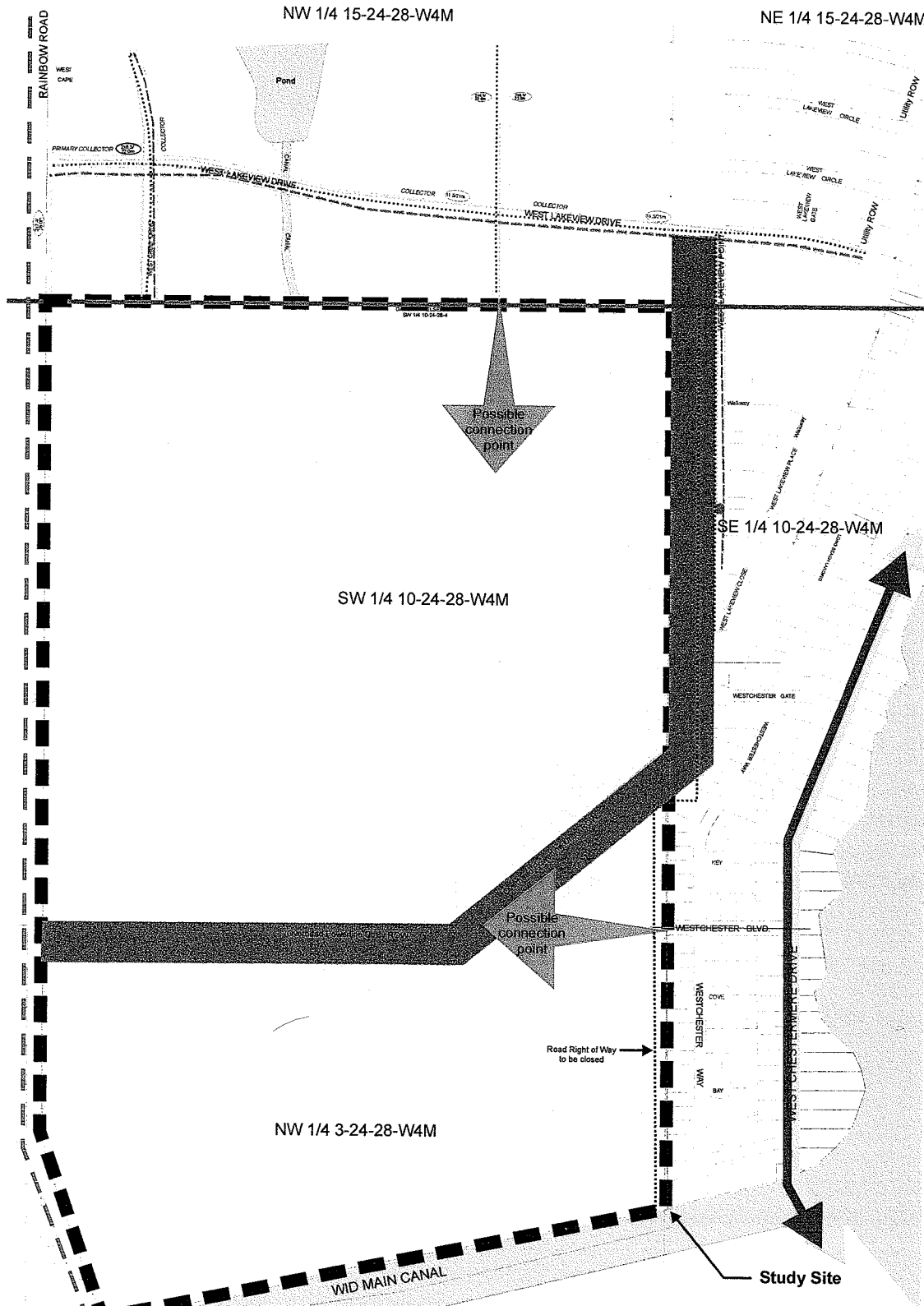
MAP 7 highlights the pedestrian walkway / pathway network proposed for Rainbow Falls.

## 2.10 Policy Considerations

This Outline Plan is prepared according to the requirements established by a number of statutory planning documents. These documents include the Municipal Government Act and related regulations, the Chestermere Municipal Development Plan, and the Southwest Chestermere Area Structure Plan. One non-statutory document that will also be adhered to is the Town of Chestermere Land Use Bylaw.

The guiding statute for planning in the Province of Alberta is the Municipal Government Act. Although it does not specifically refer to the preparation of Outline Plans, it does provide substantial direction for redesignation and subdivision.

The Chestermere Municipal Development Plan “identifies important issues for the Town and sets out policies to direct growth, development and redevelopment in our community over the long term”.



<b>RAINBOW FALLS</b>		
<b>MUNICIPAL SERVICES</b>		<b>MAP 5</b>
Legend (existing)	Legend (proposed)	
Sanitary	Sanitary	
Stormwater	Stormwater	
Water	Water	
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<b>HHC TEAM CONSULTANTS LTD.</b>		

The Southwest Chestermere Area Structure Plan provides specific and detailed directions for the area contained in the Outline Plan.

This Plan is prepared in conformity with all of the requirements outlined in the Town of Chestermere Land Use By-Law 99-600.

### 3.0 Public Consultation

An Open House was held in the Town of Chestermere on June 27<sup>th</sup> 2002 in order to allow the public an opportunity to view and comment on the proposed development concepts. Approximately 65 –70 people attended the Open House. Feedback on the proposed Outline Plan concept was favourable.

Residents were notified about the Open House via flyers delivered to every household in the Town of Chestermere.

### 4.0 Proposed Outline Plan

#### 4.1 Proposed Plan - Introduction

Outline Plans form an important bridge between an Area Structure Plan and the more specific land redesignation and subdivision applications. Through the preparation of an Outline Plan, the Town is provided with a comprehensive plan for development including the location and types of land uses, a future transportation network, a servicing scenario, stormwater management, and initial phasing.

#### 4.2 Plan Objectives

It is the objective of the "Rainbow Falls" Outline Plan to provide the Town of Chestermere with the following:

1. Provide guidelines for the future long-term development of this land;
2. Develop an exceptional residential development within the Town of Chestermere;
3. Provide information to the public, listen to their comments and where possible, try to respond to any concerns of the public;
4. Directly involve the Town of Chestermere Council and Staff;
5. Conform to planning policies; and,
6. Create a development that is aesthetically pleasing and sensitive to the environment.

### 4.3 Principles of Development

A number of principles were developed during the planning phase of this plan. They include the following:

1. To create a mixed use - residential community/neighbourhood that strives to promote increased neighbourliness through quality urban design;
2. To develop an aesthetically pleasing mixed use residential development with a central waterfall feature and creek theme;
3. To create a variety of residential lot types, while maximizing special amenities such as: mountain and city views, an integrated open space network, tot lots, creek features, water falls, local and regional pathway accessibility, and feature ponds. Additional year round facilities might also include skating, tobogganing, cross country skiing, bicycling, running and bird watching;
4. To offer a variety of housing types with a focus on single family residential land uses, both with and without a rear access;
5. To offer a flexible approach to future development, in order to respond to varied market conditions and requirements;
6. To offer a neighbourhood commercial area which caters to the community and is easily accessible by pedestrian and automobile traffic;
7. To provide a light Industrial land use district accessible from Rainbow Road; and,
8. To accommodate and transform all stormwater requirements to be a visual amenity within the plan area, linked with an integrated open space network.

### 4.4 Proposed Land Use

The proposed Outline Plan is shown on Map 6, which illustrates the types of land uses and their respective locations. The Outline Plan combines a variety of residential development, a commercial node, and light industrial uses. *Adjustments to the final size, configuration and design of blocks of land proposed through redesignation and ultimately, individual lots through subdivision shall be determined at the redesignation and tentative subdivision plan approval stages respectively.*



**LEGEND**

ITEM	AREA (n sq)	AREA ACRES	NUMBER OF UNITS	PERCENT
Total Area	962397	237.8		100%
Net Developable	914097	225.8		97.81%
R1	74829	20.65	144	8.10%
R1M	224986	53.59	459	24.61%
DC R2	51284	13.14	162	6.72%
DC R3	77567	19.16	205	8.48%
DC CHURCH	22559	5.57		2.47%
BP L1	44922	11.10		4.91%
DC	19940	12.34		5.46%
PUL	32708	8.08		3.56%
CR	20071	4.96		2.19%
P	130132	30.0		14.24%

OUTLINE PLAN BOUNDARY

**RAINBOW FALLS**

PROPOSED LAND USE MAP 6

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#### 4.4.1 Theme

As the name indicates, the overall theme of Rainbow Falls revolves around a substantive centrally located waterfall feature at the heart of the community linked with smaller, yet significant, water falls located in several residential pockets of the community. The water features will be connected via 'trickling creeks' to the existing drainage channel running from the north to the south of the plan area. This drainage channel also forms the anchor for additional 'creek' connections throughout the plan area, effectively tying the community together. The main waterfall feature is considered to be a defining landmark for the community of Rainbow Falls, and will act as an identifiable element within the community.

Being part of the overall stormwater management system, retention ponding will become a vital part of the community water theme. These retention ponds will form a vital part of the open space network, which is considered to be an exceptional open space feature.

#### 4.4.2 Residential Districts

Residential uses envisaged include single detached or single-family housing, semi-detached and multi-unit housing. The majority of the residential portion of the plan features single detached housing areas. The single detached areas are grouped into low density and medium density blocks. Semi-detached housing could include upscale villas as well as the more traditional semi-detached housing. Multi-unit housing could include a variety of higher density housing featuring "brownstone" townhouses and seniors' facilities.

##### 4.4.2.1 Single Family Residential - Low Density

This land use grouping would feature large lots (R-1) typically backing onto an open space, walkway, a creek, or a stormwater wet pond area. When possible walkout lots should be created. Typically, these lots are situated on local residential streets. These low density, single family lots would be expected to have an average width of approximately 60 ft (18m) and be approximately 6500 square feet in size.

##### 4.4.2.2 Single Family Residential - Medium Density

A second grouping of single-family residential lots of medium density (R-1M) would be an appropriate asset to Rainbow Falls, given the special water features on this site. Blocks of this land use are located in a variety of locations throughout the plan area. The Town of Chestermere Land Use Bylaw specifies a minimum lot area of 4,887 square feet (454 m) with a 45-foot (13.7 m) minimum width for R-1M lots.

#### 4.4.2.3 Semi-Detached Residential

This land use provides for residential development in the form of single detached, semi-detached and duplexes. For this plan semi-detached housing includes a site that is proposed to feature luxury villas. This site could cater to an active seniors market. Additional blocks or semi-detached residential are proposed to be located next to utility lines and along some portions of collector roads. The minimum lot size varies according to the specific type of use between 5005 square feet (464 m<sup>2</sup>) and 6566 square feet (609m<sup>2</sup>).

In areas where the semi-detached housing is located next to either utility lines or light industrial or business park areas, appropriate site buffering should be required. Adjacent to utility lines, landscaping sensitive to the transmission line requirements (particularly for height) should be completed. Berming should be required along with appropriate landscaping for semi-detached housing next to industrial areas.

Prior to development, each area will need to be planned in a comprehensive manner.

#### 4.4.2.4 Multi-Unit Residential - Brownstone Townhouse/Seniors Assisted Living

Several multi-unit blocks (R-3) some in the form of "Brownstone" Townhouses are included and would effectively increase the variety of housing types available within the Town of Chestermere. These "Brownstone" town homes surround the Rainbow Falls main "falls" water feature. Additional R-3 districts could include seniors' complexes, and semi-detached residential clusters.

Prior to development time, these areas will need to be planned in a comprehensive manner. For a "Brownstone" type of development lanes will be required.

#### 4.4.3 Local Commercial

The commercial site is located adjacent to Rainbow Road in the northwest portion of the site. A wide variety of commercial uses are appropriate for this location. Considering market demands, this site (or a portion of this site) could also be used for public or quasi-public uses such as a church.

Prior to development, this area will need to be planned in a comprehensive manner. A high quality, architectural design standard should be encouraged. In order to ensure a high degree of pedestrian orientation, design standards could encourage the location of as much parking as feasible at the rear of the commercial buildings.

#### 4.4.4 Business Park

This area provides for a variety of low intensity retail and entertainment uses, offices and industrial businesses. This area is proposed to be located adjacent to Rainbow Road to the north of the TransAlta Corridor. In total approximately 11 acres are included.

Prior to development time, this area will need to be planned in a comprehensive manner. This site should have no nuisance factors outside the site. Appropriate screening of the site from the school, the residential areas and Rainbow Road will be important. Access to the Business Park will be via Rainbow Road.

#### 4.4.5 Light Industrial

This area provides industrial land use. This area is located adjacent to Rainbow Road on the south side of the TransAlta Corridor. In total approximately 12.3 acres are included.

Prior to development time, this area will need to be planned in a comprehensive manner. This site should have very limited nuisance factors outside the site. Consideration should be given to decrease visibility of the site from the residential areas as well as Rainbow Road through appropriate measures. Location of any outdoor storage on the site should be carefully reviewed to minimize both unsightliness and any blocking of mountain views. Access to the Light Industrial area will be via Rainbow Road.

#### 4.4.6 Open Space System

The Open Space system in Rainbow Falls mainly revolves around the "water" theme. This includes the landmark "Rainbow Falls" central gathering place, the stormwater ponds, smaller water fall and fountains features as well as the neighbourhood linking "trickle creeks". This proposed development also has a variety of other types of open space within its boundaries. These include 4 tot lots that will tie to the water theme when appropriate, many pathways to link the residents to the "water" features and additional walkways following the Utility Rights-of-Way and up to two school sites. The open space system will also include buffer spaces next to the existing Westchester residential development. The Open Space/Pathways are outlined on Map 7.

Open space serves a number of purposes for Rainbow Falls including: internal and adjacent area pathway connections which link the residents and neighbours to recreation activities such as activities revolving around the stormwater creek and pond system; the Alberta Environment canal; the schools; the commercial area; other neighbourhoods, potentially two school sites, park areas and approximately 4 .5 acre tot lots, development utilities, and a storm water collection system.

2002.06.07



<b>RAINBOW FALLS</b>	
OPEN SPACE/PATHWAY AND SIDEWALK PLAN	MAP 7
<ul style="list-style-type: none"> <li>● INTERNAL PATHWAYS</li> <li>● REGIONAL PATHWAYS</li> <li>══ SIDEWALKS</li> <li>══ OUTLINE PLAN BOUNDARY</li> </ul>	
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June 2002	

#### 4.4.7 Reserves

In conformity with the Municipal Government Act, a minimum of 10% municipal reserve, or (a cash in lieu payment) dedication is required based on the gross developable area calculation. Municipal Reserves include open space features, walkways, school sites, and tot lot areas.

For the plan area, approximately 22-23 acres are expected to be required for Municipal and School Reserve dedication. The reserve dedication is proposed to be provided as follows:

1. Municipal Reserve credit will be provided in the form of walkways and tot lots and parks and all of the open space outside of the 6-metre buffer to the Stormwater management system including the "trickle creek" linkages.
2. Two Joint Use Sites within the plan area account for approximately 16 acres of municipal reserve land.
  - This includes the shared site on the north boundary of the plan area ( $\pm$  4.6 ac) and a 10-acre school site alongside Rainbow Road.
  - While both site are included on the Outline plan, political direction will be required to determine whether both areas should be included and their size.
3. No municipal reserve credit has been allocated for Public Utility lots or Utility Rights-of Way or easements.

The Environmental Reserve area could include the Stormwater system and the associated 6 metre buffer area. However there are concerns about the ability to create and potentially modify the stormwater system within this designation.

#### 4.5 Services

##### 4.5.1 Potable Water

The concept of the watermain grid system, which exists in the Town of Chestermere, will be incorporated in the site water servicing design. Grid mains of 200 mm, 250 mm, and 300 mm diameter would be located through the proposed development and allow for future developments adjacent to the property west of the Rainbow Falls boundary limits.

Initial development (Phase 1) will be serviced from the existing 200 mm diameter watermain, which currently is terminated at the east boundary of the development on Westchester Boulevard. For the specific location please refer to Map 8 (Water Servicing Plan).

BP L1  
111 ac

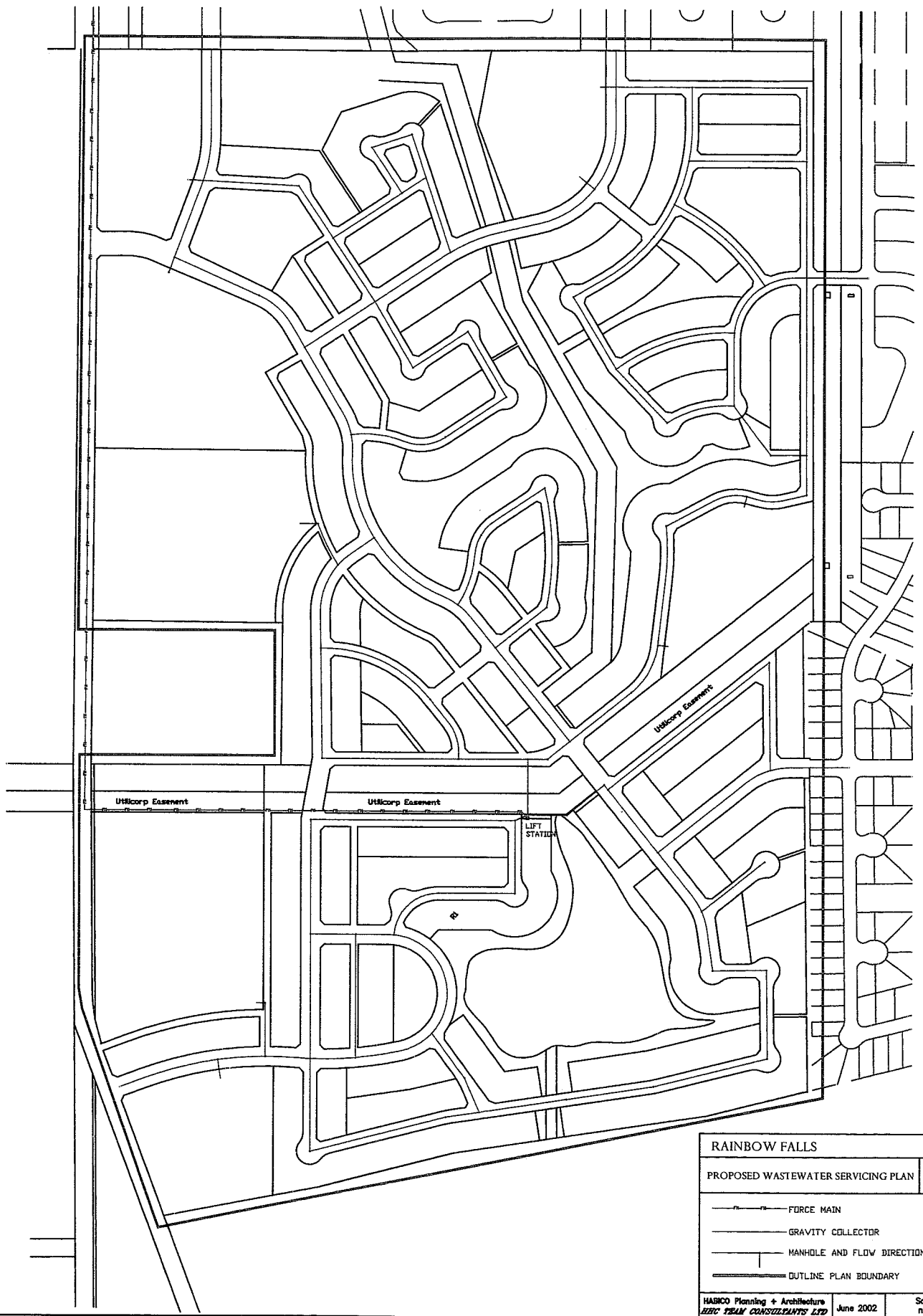
Uticorp Easement

Uticorp Easement

Uticorp Easement



RAINBOW FALLS	
PROPOSED WATER SERVICING PLAN	MAP 8
— WATER MAIN	
— FIRE HYDRANT	
— OUTLINE PLAN BOUNDARY	
HABICO Planning + Architecture HHC TEAM CONSULTANTS LTD	June 2002
Scale: n.l.s	



RAINBOW FALLS	
PROPOSED WASTEWATER SERVICING PLAN	MAP 9
<ul style="list-style-type: none"> <li>—●—●—●— FORCE MAIN</li> <li>— GRAVITY COLLECTOR</li> <li>— T — MANHOLE AND FLOW DIRECTION</li> <li>— OUTLINE PLAN BOUNDARY</li> </ul>	
HABCO Planning + Architecture 2270 18th Avenue SW	Scale: n.Ls
June 2002	

As development progresses, connections will be made to proposed watermain stubs located on West Creek Drive and the as yet unnamed north/south road to the east of the stormwater drainage area in West Creek..

#### 4.5.2 Wastewater Management

The phasing plan has been developed to utilize the nearest point of tie to the existing wastewater collection system. Initial development (Phase 1) will be serviced by an existing 250 mm (10 inch) stub, located at the eastern boundary of the proposed development (Westchester Boulevard) (Map 9 – Wastewater Servicing Plan). Development beyond this phase cannot be serviced from this point due to restrictions.

Upon completion of this initial phase, future phases will link either to the north of the proposed development utilizing the proposed residential collector right-of-way for West Creek Drive or be directed to a new “Rainbow Falls” lift station to be located in the S.W. region of the subdivision. Wastewater will be pumped via Rainbow Road north to the primary lift station for further pumping to the City of Calgary

#### 4.5.3 Stormwater Management

Runoff from the site is to be retained in a series of small ponds joined by a central stream that will discharge south into an existing low lying area forming a large wet pond.

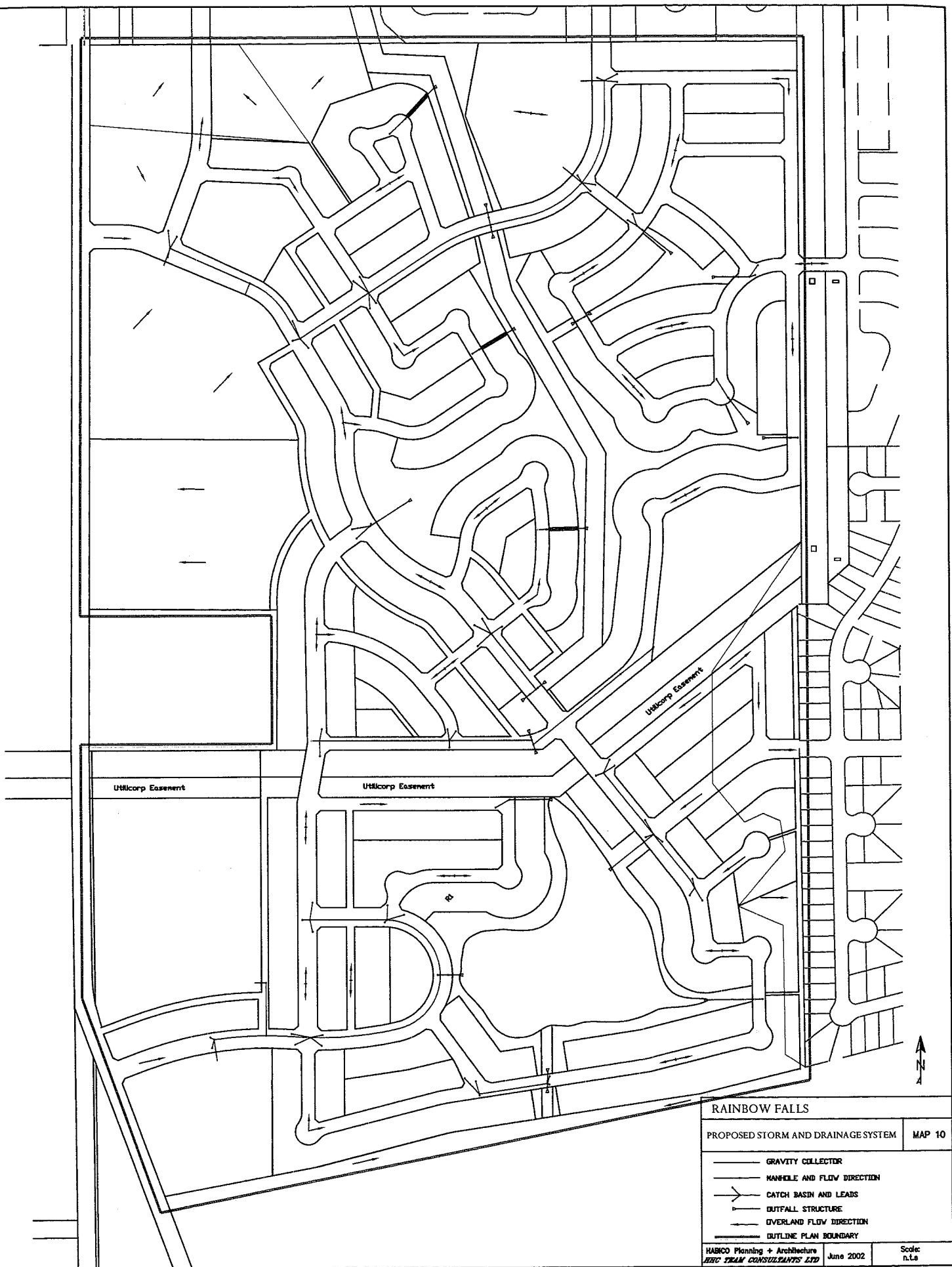
The pond storage requirement for a 1:100 year storm event was modeled using both single event and continuous simulations. Under these conditions, the proposed development requires a wet pond with an active storage volume of 55000 m<sup>3</sup> to 106,000 m<sup>3</sup>, covering an area of 4 ha. The wet pond will have a maximum release rate of 1.61 L/s/ha. The Stormwater Concept Plan is outlined on Map 10.

The wet pond is proposed to have an active storage depth of 2-4 m. The proposed stormwater features will enhance the natural environment of the community by both controlling the stormwater runoff quantity and improving the water quality. The water will be pumped “upstream” into each “stream” including the main creek area in order to enhance the water quality. The pond will be designed to reduce the peak post-development flow rate to be equal to or less than that of pre-development before entering the Western Irrigation District Canal.

The pond will improve the aesthetic environment of the community. A path may be constructed around the wet pond for recreational enjoyment. Aesthetically, the pond may have a manicured look, a natural look, or a combination of both, to suit the character of the surrounding neighbourhood.

#### 4.5.4 Solid Waste

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



Utilicorp Easement

Utilicorp Easement

Utilicorp Easement

RAINBOW FALLS

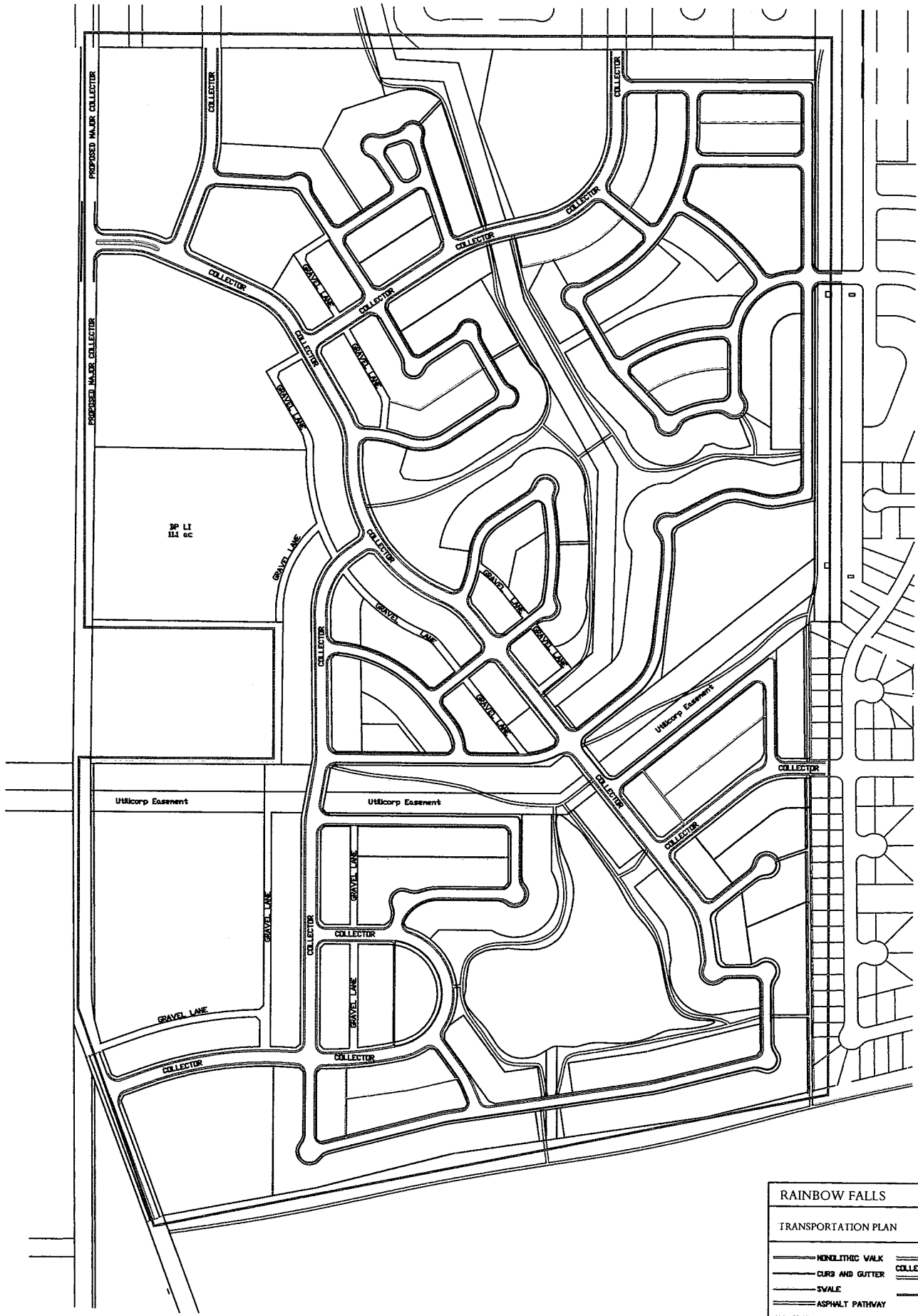
PROPOSED STORM AND DRAINAGE SYSTEM MAP 10

- GRAVITY COLLECTOR
- MANHOLE AND FLOW DIRECTION
- CATCH BASIN AND LEADS
- OUTFALL STRUCTURE
- OVERLAND FLOW DIRECTION
- OUTLINE PLAN BOUNDARY

HARCO Planning + Architecture  
 ERIC TRAM CONSULTANTS LTD

June 2002

Scale  
 n.Ls



<b>RAINBOW FALLS</b>	
TRANSPORTATION PLAN	MAP 11
<ul style="list-style-type: none"> <li>————— MONOLITHIC WALK</li> <li>————— CURB AND GUTTER</li> <li>————— SWALE</li> <li>————— ASPHALT PATHWAY</li> </ul>	<ul style="list-style-type: none"> <li>————— COLLECTOR</li> <li>————— COLLECTOR</li> <li>————— OUTLINE PLAN BOUNDARY</li> </ul>
<p>ALL STREETS NOT MARKED COLLECTOR ARE RESIDENTIAL.</p>	
HABICO Planning + Architecture <i>ERIC TRAM CONSULTANTS LTD</i>	June 2002 Scale: n.Ts

## 4.5.5 Transportation

The internal roadway network intended to serve the Rainbow Falls Outline Plan is shown conceptually on Map 11 (Transportation Plan). It provides the basis for future Outline Plans and has the following features:

1. The internal collector street system is designed to direct traffic smoothly to and from the major streets/roads surrounding the area. Each of the major cells is focused, in terms of access, on the nearest existing major street. The potential for future transit service has been considered in the design.
2. The proposed north-south designated residential collector will loop into the site from Rainbow Road. Other collectors will include West Creek Drive to the north and ...
3. All other internal roads are to be designated Residential Roadways. The right-of-way is to be 15 m (49 feet) with a face-to-face curb width of 10 m (33 feet).
4. There will be parking on both sides of the street.
5. Sidewalks will be provided on one side of the street.

## 4.6 Utilities

### 4.6.1 Electricity, Gas and Telephone

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

## 4.7 Protective Services

### 4.7.1 Emergency Services

The Town of Chestermere provides fire and medical protection services through a volunteer service headed by a Fire Chief. An agreement is in place for second response fire protection and first response ambulance/medical services with the City of Calgary.

### 4.7.2 Police Protection

The Town of Chestermere provides its own police protection services.

## 4.8 Development Phasing

The development of the Outline Plan is divided into development phases. The specific details concerning each phase will be presented at the tentative plan application stage.

## 4.9 Land Use Statistics Summary

Table 1 includes the Land Use Statistics for the proposed concept plan by types of land use.

Table 1 - Land Use Statistics (Proposed Outline Plan)

		Area Rounded			Approximate Number of Units
		Acres	Hectares	Percent	
Gross Area of Plan		237.8	96.23	100	
Environmental Reserve		4.96	2.00	2.19	
Net Developable Area		225.8	91.38	97.81	
Residential	Low Density SF (R-1)	20.65	8.35	8.18	144
	Medium Density SF (R-1M)	55.59	22.49	24.61	459
	Villas and Semi-Detached (DC R-2)	15.14	6.13	6.7	162
	Brownstones/Multi-Unit (DC R-3)	19.16	7.75	8.48	285
Other Land Uses	Business Park (BP/LI)	11.10	4.49	4.91	
	Local Commercial (DC C)	5.57	2.25	2.47	
	DC	12.34	4.99	5.46	
Public Utility Lot		8.08	3.27	3.58	
Reserves	Credit (P)	30.00	12.14	14.24	
Density	Total Number of Units				1050 units
	Overall Density of Plan	4.65 <sup>upa</sup>	11.49 <sup>uph</sup>		
<b>Total</b>				<b>100 %</b>	

*Table Notes:*

1. Land Use Statistics are for Proposed Outline Plan, June 2002.
2. Totals may not equal due to rounding and metric conversion.
3. All areas should be considered approximate and subject to change at a more detailed level of planning.

## 4.10 Traffic Generation

A detailed Traffic Impact Assessment will be completed at Subdivision Stage.

## 4.11 Site Development Setbacks

Appropriate building envelope setbacks related to the TransAlta power lines crossing on this site will be a distance of 3 metres from outside edge of the right of way to the closest point of a building or structure<sup>2</sup>. This applies to all buildings up to 3 stories and 15 metres in height.

In addition, a 5-metre setback from the TransAlta 240 KV steel towers is required for any roadway or water crossing area.

## 5.0 Implementation

The Outline Plan is prepared for consideration of approval by the Town of Chestermere.

This plan will be implemented in the following manner:

1. By the adoption of the Outline Plan;
2. By application and consideration of redesignation of the land through amendments to the Land Use Bylaw;
3. By application and consideration of approval and the subsequent meeting of any conditions of a tentative plan of subdivision for each phase of development; and
4. By application and approval of development and building permits;

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<sup>2</sup> Setback information calculated by Doug Brazier, MVA Consulting. April 24, 2002.