



# The South Shore at Chestermere Lake Land Use & Outline Plan



EDGEWATER  
COMMUNITIES  
INC.



Report

# The South Shore at Chestermere Lake Land Use & Outline Plan

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Prepared for Edgewater Communities Inc.

by IBI Group

August 14, 2017

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# 1 Introduction

This 2nd Revision of the Edgewater Communities Land Use and Outline Plan report has been prepared on behalf of Edgewater Communities Inc. to provide a rationale for the Land Use Redesignation and Outline Plan of the lands known as The South Shore at Chestermere Lake. The subject site, referred to as the Outline Plan Area, is located in the City of Chestermere at the south end of Chestermere Lake. The area is legally described as portions of the NE 3-24-28-W4M, the SE 3-24-28-W4M, the NW 3-24-28-W4M, Area C on Plan 9310881 and Portion of Plan 8610075 and is comprised of approximately 31.77 hectares (78.51 acres) of land. The topography is mainly flat in the west portion of the site while the east portion includes a series of wetlands.

## 2 Vision and Principles

### 2.1 Vision

The South Shore at Chestermere Lake will offer an ideal mix of distinctive and high quality living paralleled with a lake inspired lifestyle. Located along the south shore of the Lake, the community takes advantage of both the natural and recreational lake setting. The South Shore at Chestermere Lake is set within an ample open space system with exceptional views for both residents and the public. An impressive selection of home styles, parks, pathways, and lake access offers a superior unrivaled lifestyle opportunity for a diverse group of residents.

### 2.2 Principles

Based on the vision, the following are the principles of the development:

**1. Diversity of Housing**

The South Shore at Chestermere Lake includes diverse home styles that are distinctive and high quality to meet the housing needs of homeowners.

**2. Well Connected Open Space System**

An ample open space network provides connected trails, neighborhood parks/playgrounds and lake access that will be publicly accessible.

**3. Distinctive Lake Community**

Drawing upon Chestermere Lake's rich history as an exceptional recreational area, the design of The South Shore at Chestermere Lake creates a distinctive community that embraces and respects its natural setting with its design, architecture and landscape architecture.

**4. Pedestrian Friendly**

A comprehensive network of sidewalks, pathways and trails allow for safe pedestrian circulation and access to amenities.

**5. Appropriate Road Network**

The proposed road network efficiently and effectively moves vehicles through the community while seeking to minimize disturbances on local residents.

**6. Appropriate Servicing**

Servicing including water, sanitary, and stormwater infrastructure meets the needs of the community.

## 3 Site Description

### 3.1 Regional Location

The Outline Plan Area is located in the south portion of the City of Chestermere as shown on **Exhibit 1.0 – Site Location**. The Outline Plan Area is bounded to the north by lands owned by Alberta Environment and the Western Irrigation District, to the east by Range Road 282, to the south by the Canadian National Railway Right-of-Way and to the west by Rainbow Road. **Exhibit 2.0 – Regional Context** presents the location of the regional features and below provides further details on each of them.

#### 3.1.1 Alberta Environment Canal

Northwest of the Outline Plan Area is the Alberta Environment canal. This canal begins from a diversion weir across the Bow River within the City of Calgary and carries water to Chestermere Lake. The canal was built from 1904-05 and is part of a system of irrigation canals and reservoirs which provides water to farms along its route.

#### 3.1.2 Chestermere Lake

North of the Outline Plan Area is Chestermere Lake. The Lake was formed in 1907 by a dam that was built across Kinniburgh Slough which then caused water to fill the natural depression in the land. Water to fill the lake was diverted from the Bow River via the Alberta Environment canal. The only man-made parts of the Lake are the dam, which lies along the northern boundary of the Outline Plan Area, and the headgates at either end. The purpose of the Lake within the Western Irrigation District (WID) is to act as a balancing pool for the system. Chestermere Lake also serves the community by providing recreational opportunities such as boating and swimming. The Lake is three miles long, one half mile wide and runs north-south within the City.

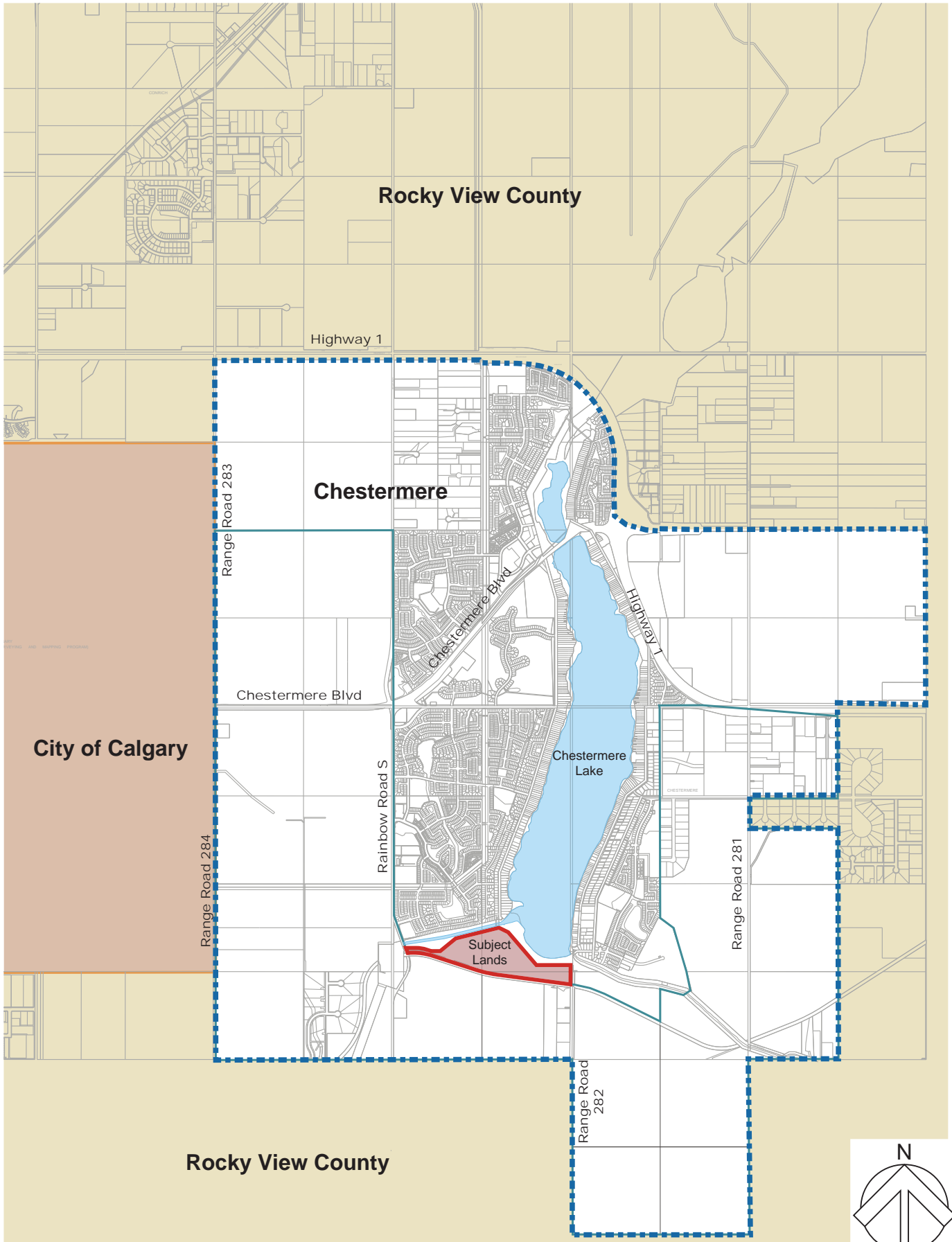
#### 3.1.3 Canadian Natural Railway Line

Canadian National (CN) maintains a rail line along the southern boundary of the Outline Plan Area which runs from Calgary to Drumheller and eventually reaches Saskatoon. In January, 2014, CN discontinued railway operations between Hanna and Lyalta leaving only local train service between Calgary and Lyalta. CN has established requirements for development adjacent to rail lines to mitigate for sound and safety (*Guidelines for New Development in Proximity to Railway Operations, DIALOG – May 2013*). The mitigation requirements are dependent on the classification of the rail line.

The CN rail line adjacent to the site is classified as a Principle Branch Line. The building setback for new developments from a Principle Branch Line is 15 metres.

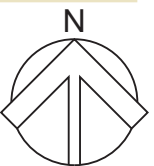
In order to ensure resident safety and to respect the high quality nature of the development, a higher standard of mitigation measures is proposed rather than the 15 metres referred to above. The development will adopt the mitigation measures for a Principle Main Line which will be integrated within the development. The requirements include provision of:

- An approximately 2.1 to 2.5 metre high earth safety berm with 2.5 : 1 metre slopes;
- An approximately 2.0 metre high architecturally designed acoustic fence placed on top of a berm for sound attenuation. Due to varying terrain, the berm height may vary in order to meet Guidelines for New Development in Proximity to Railway Operations, DIALOG – May 2013. Note that a Railway Noise and Vibration Assessment conducted by SLR identified that the total height of berm and barrier is 4.0 metres above top of rail, or above existing ground if the ground is higher than the rail.



— Subject Lands    - - - - City Boundary

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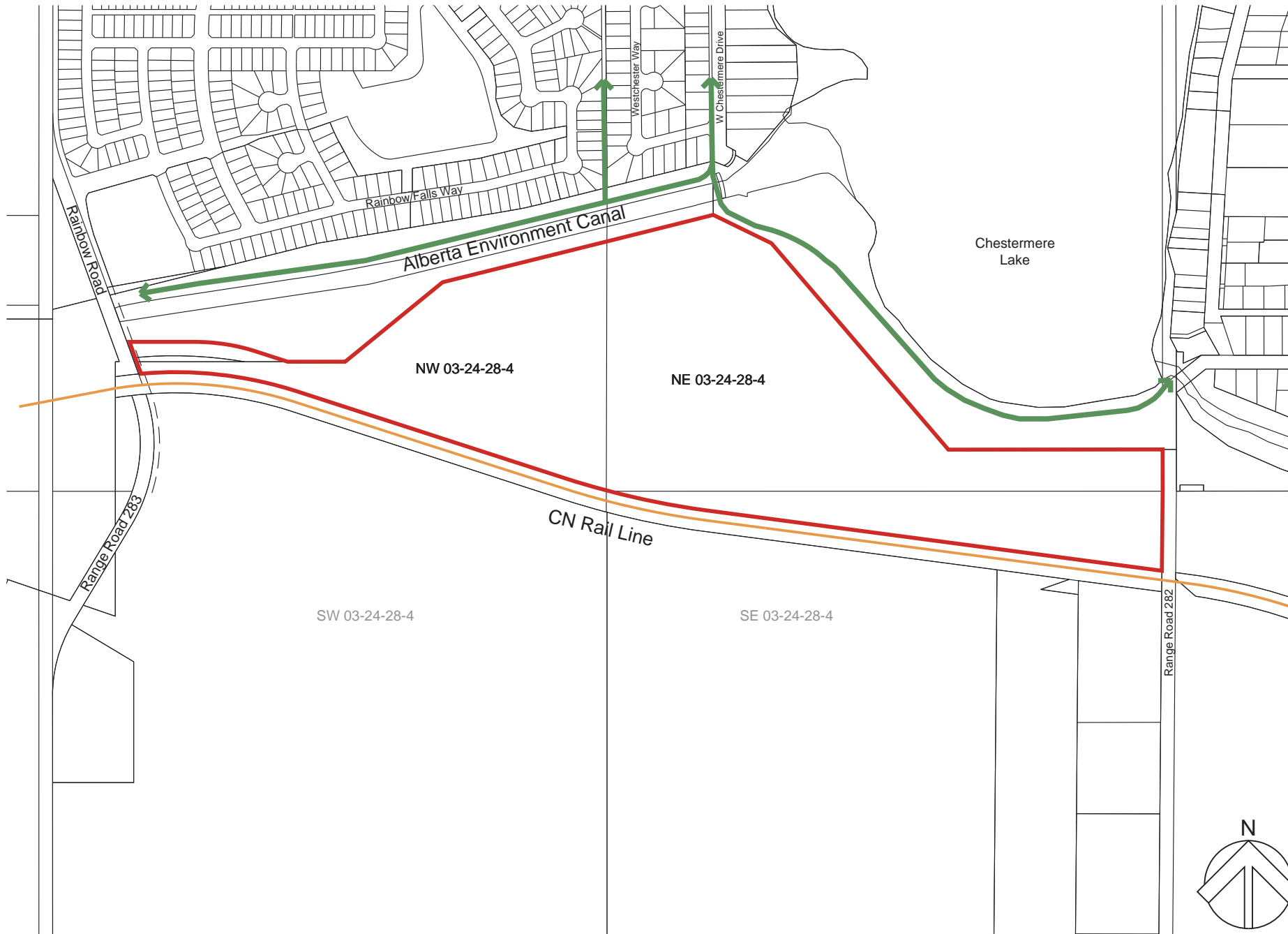


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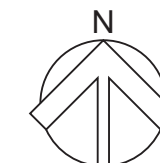
**The South Shore at  
 Chestermere Lake**  
 Edgewater Communities Inc.

**Site Location**

Exhibit 1.0  
 June 2017  
 Portions of NW ¼ / NE ¼ / SE ¼ Sec. 03 - 24 - 28 - W4 & Plan 8610075  
 Source: City of Chestermere



— Subject Lands   
 — Regional Pathway   
 — CN Rail Line



SCALE 1:7500



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## The South Shore at Chestermere Lake

Edgewater Communities Inc.

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## Regional Context

Exhibit 2.0  
 June 2017

Portions of NW ¼ / NE ¼ / SE ¼ Sec. 03 - 24 - 28 - W4 & Plan 8610075  
 Source: City of Chestermere

- A minimum 30.0 metre setback from the CN property line to the nearest residential building; and
- A 1.83 metre chain link fence to be placed along the CN property line.

Two proposed cross sections – **Exhibit 3.0/3.1 – Cross Section - CN Rail Interface-Primary Collector/Collector Street** – identifies how the mitigation requirements will be accommodated within the development. Note that the design of the fence will be further developed during the development permit process and can be integrated with the fencing design for the development to the south. **Exhibit 3.0/3.1 – Cross Section - CN Rail Interface-Primary Collector/Collector Street** also provides a conceptual detail of the sound fence.

### 3.1.4 Regional Pathway

The southern portion of the City’s regional pathway system has been constructed along the northern edge of the Outline Plan Area. This pathway begins at Range Road 282 and runs west along the top of the Chestermere Lake dam. It links with pathways in west Chestermere and the Alberta Environment canal pathway via a pedestrian bridge. The Alberta Environment pathway follows the canal to the City of Calgary. The Outline Plan Area proposes a linkage to the Regional Pathway system.

## 3.2 Legal Description

The Outline Plan Area incorporates four parcels of land within Section 3-24-28-W4M. **Table 1.0 – Legal Description** provides details for each of the parcels. **Exhibit 4.0 – Site Boundary and Ownership** identifies the property boundaries of the subject lands.

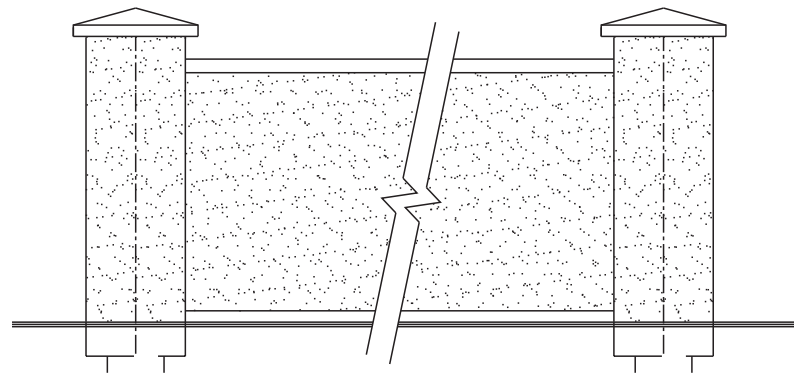
**Table 1.0 – Legal Description**

Legal Description	Ownership	Parcel Size*	
Portion of the SE 3-24-28-W4M	Edgewater Communities Inc.	4.98 Hectares	12.30 Acres
Portion of the NE 3-24-28-W4M	Edgewater Communities Inc.	16.40 Hectares	40.54 Acres
Portion of the NW 3-24-28-W4M and Area C on Plan 9310881	Edgewater Communities Inc.	9.88 Hectares/0.104 Hectares	24.42 Acres/0.26 Acres
Portion of Plan 8610075	Her Majesty the Queen in Right of Alberta as Represented by Minister of the Environment	0.41 Hectares	1.01 Acres
<i>Less Exchange Area:</i> Portion of NW 3-24-28W4M	Edgewater Communities Inc.	-0.41 Hectares	-1.01 Acres
<b>TOTAL*</b>		<b>31.36 Hectares</b>	<b>77.52 Acres</b>

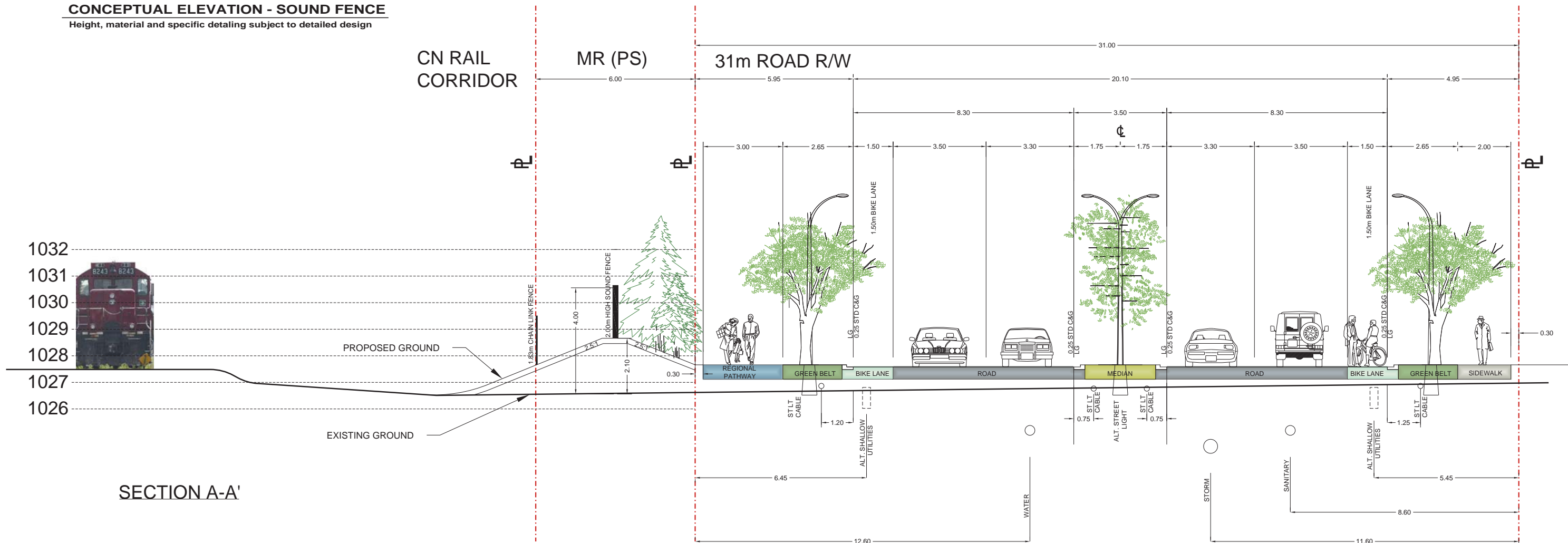
\*Areas are approximate and are subject to verification by a legal boundary survey.

## 3.3 Vegetation

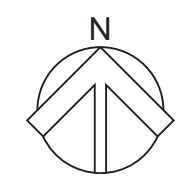
**Exhibit 5.0 – Aerial Photo** provides an aerial view of the Outline Plan Area and the surrounding lands. Much of the land has been cleared for agricultural uses. In the east portion of the site a series of wetlands exist.



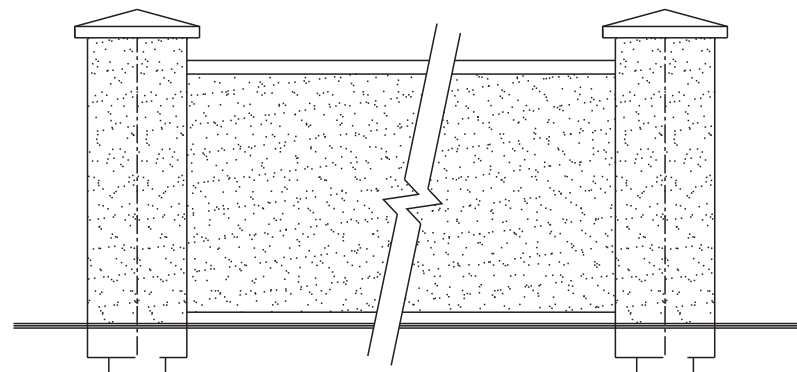
**CONCEPTUAL ELEVATION - SOUND FENCE**  
Height, material and specific detailing subject to detailed design



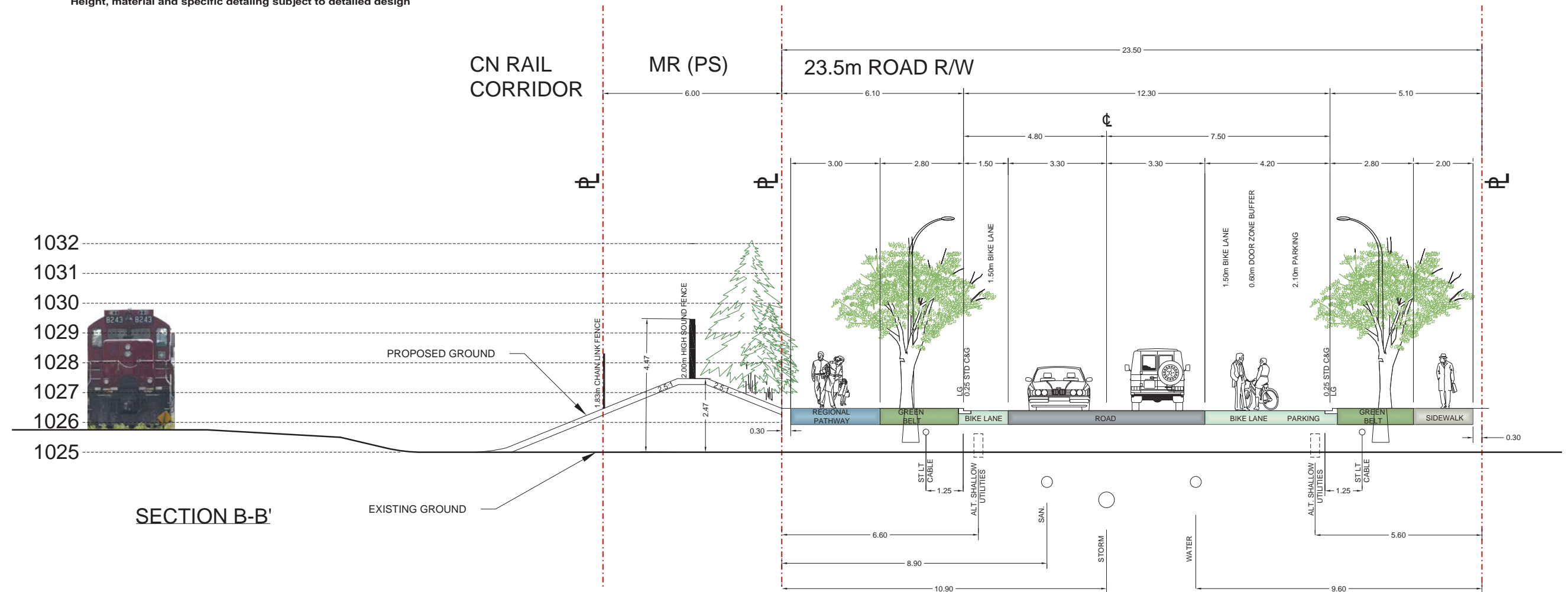
\* The above Cross-Section is conceptual in nature and subject to detailed engineering design



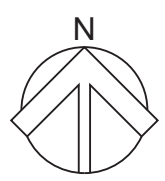
SCALE 1:150



**CONCEPTUAL ELEVATION - SOUND FENCE**  
Height, material and specific detailing subject to detailed design



\* The above Cross-Section is conceptual in nature and subject to detailed engineering design



SCALE 1:150



Ptn. of SE 03-24-28-4	Edgewater Communities Inc.	±4.98 ha (±12.30 ac)
Ptn. of NE 03-24-28-4	Edgewater Communities Inc.	±16.40 ha (±40.54 ac)
Ptn. of NW 03-24-28-4 & Area C, Plan 9310881	Edgewater Communities Inc.	±9.98 ha (±24.68 ac)
Ptn. of Plan 861 0075 in NW 03-24-28-4	Her Majesty The Queen in Right of Alberta	±0.41 ha (±1.01 ac)
<b>Less Exchange Area</b> Ptn. of NW 03-24-28-4	Edgewater Communities Inc.	±0.41 ha (±1.01 ac)
<b>Total:</b>		<b>±31.36 ha (±77.52 ac)</b>

— Subject Lands   
  Edgewater Communities Inc.   
  Her Majesty The Queen in Right of Alberta   
  Alberta Environment Exchange Area   
 SCALE: 1:7500



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## The South Shore at Chestermere Lake

Edgewater Communities Inc.

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## Site Boundary & Ownership

Exhibit 4.0  
 June 2017

Portions of NW ¼ / NE ¼ / SE ¼ Sec. 03 - 24 - 28 - W4 & Plan 8610075



— Subject Lands

SCALE: 1:7500



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## The South Shore at Chestermere Lake

Edgewater Communities Inc.

## Aerial Photo

Exhibit 5.0  
 June 2017

Portions of NW ¼ / NE ¼ / SE ¼ Sec. 03 - 24 - 28 - W4 & Plan 8610075  
 Source: Valtus - September 25, 2009

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### 3.4 Topography

**Exhibit 6.0 – Topography** illustrates the topographical form of the property which general slopes down from west to east. The site has a maximum ground elevation of approximately 1,031.8 metres at the western extreme of the property, and a minimum elevation of 1,020.0 metres on the eastern portion. It should be noted that under Section 7.11.2 of the Land Use Bylaw, no mechanical or electrical equipment or habitable floor area is permitted below 1,026.25 metres. This development will comply with this requirement.

### 3.5 Soils

In the western portion of the subject lands, the soil conditions mainly consist of silty clay till whereas the eastern portion is mainly comprised of silt clay, overlying silty clay till. Surficial topsoil browns are present and range between 200 mm to 300 mm in thickness.

### 3.6 Existing Access

Access to the site can be gained from both Rainbow Road (Range Road 283) and Range Road 282. These two roads provide access to both the local and regional transportation networks. The following provides additional information on each road:

- Rainbow Road provides access to the Outline Plan Area from the west. From the site, this road runs across a canal bridge to intersect with Chestermere Boulevard. Rainbow Road also runs south from the site and across the CN railway line to connect with Township Road 240. Rainbow Road is a two lane paved road in the vicinity of the Outline Plan Area; and
- Range Road 282 provides access to the Outline Plan Area from the east. This gravel road runs north-south from Sandpiper Lane to Township Road 240. Range Road 282 crosses the CN Railway Line to access Township Road 240 and Glenmore Trail to the south. To the north Range Road 282 crosses a canal bridge to access the south-east portion of Chestermere.

### 3.7 Existing Services

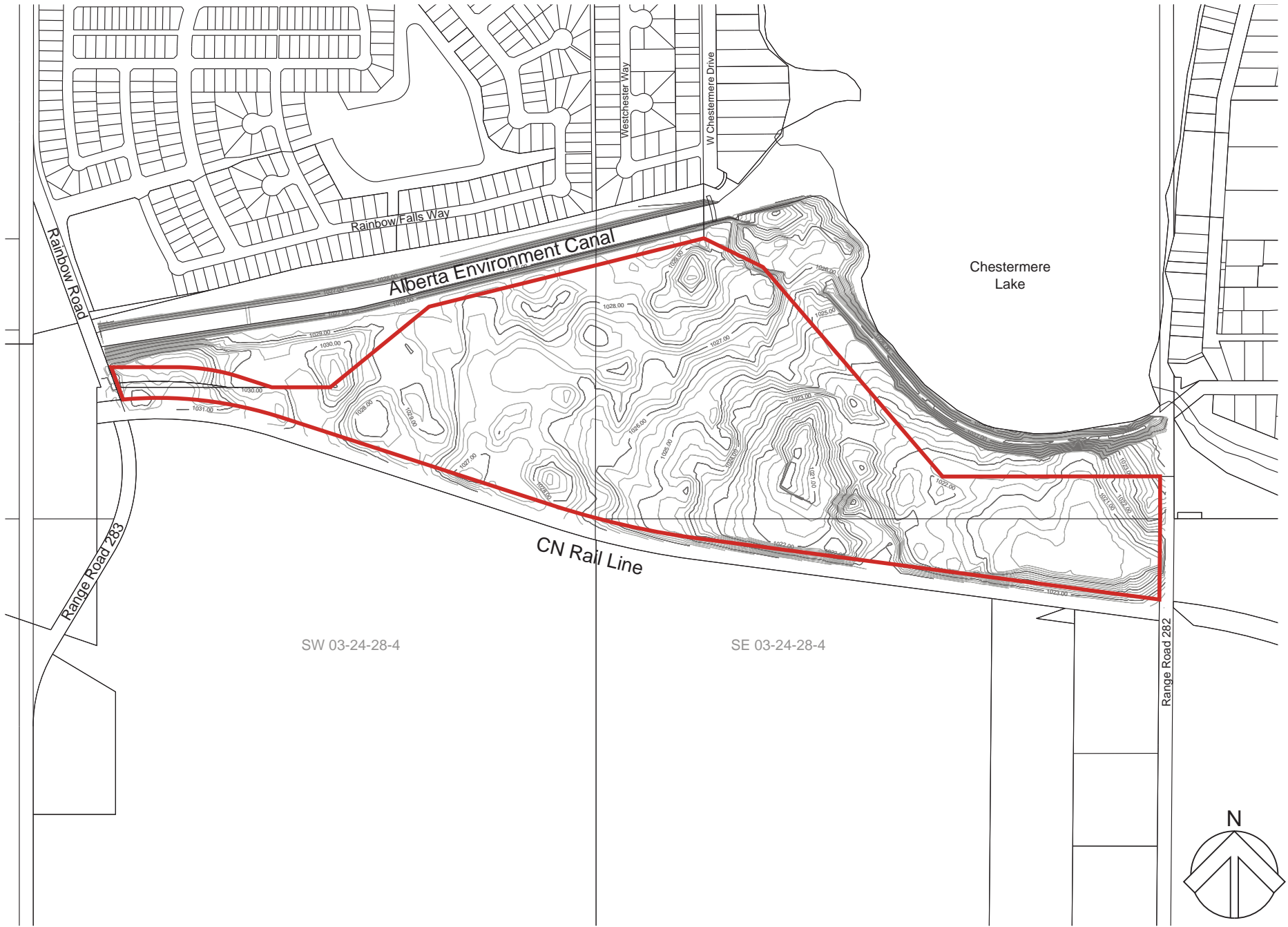
Existing underground utility information was taken from the *City of Chestermere Utilities Master Plan, Water and Sanitary – CIMA, February 2017, the Integrated Stormwater Master Plan, City of Chestermere – Urban Systems, May 2015* and the City of Chestermere's *Offsite Levy Bylaw 019-13*.

#### **Water**

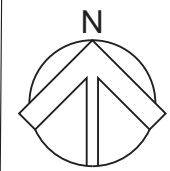
The City of Chestermere water system distributes water throughout the City from a central reservoir and pump station. Treated water is supplied to the reservoir from The City of Calgary via two supply mains. The distribution system includes 75 km of watermains, and the associated valves and fire hydrants as well as many other appurtenances. Potable water for the City of Chestermere is supplied by the City of Calgary via two supply mains; a 750/900mm main in the south and a 300mm main to the west. It is understood that the existing Water Reservoir was expanded in 2008-2009 to add two more pumps with a second small booster pump station installed at the east end of the Westmere area as a temporary measure to boost the low pressure in the area.

#### **Sanitary**

The City of Chestermere's wastewater system consists of nearly 99.3 km of gravity sewer, 28.2 km of forcemain and 13 lift stations. Currently, all the City's wastewater is collected at Lift Station #10 and pumped to the City of Calgary for treatment. The total wastewater flow is pumped from



— Subject Lands    — 0.5m Contours



SCALE: 1:7500



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**The South Shore at Chestermere Lake**

Edgewater Communities Inc.

**Topography**

Exhibit 6.0  
 June 2017

Portions of NW ¼ / NE ¼ / SE ¼ Sec. 03 - 24 - 28 - W4 & Plan 8610075

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Lift Station #10 to the City of Calgary's gravity wastewater collection system via a 450 mm pressurized forcemain. The City has constructed the new LS#13 that will be able to handle flow from the entire City boundary, along with pressurized main going towards Calgary.

### Stormwater

The City of Chestermere's storm sewer collection system consists of approximately 32 km of storm sewers which convey stormwater runoff to Chestermere Lake and the Alberta Environment canals, collectively the Western Irrigation District (WID) "works". The majority of existing City boundary areas drain into the Chestermere Lake under the current agreements between the WID and City of Chestermere. The *Integrated Stormwater Master Plan, City of Chestermere – Urban Systems, May 2015* identifies the Outline Plan Area within the South Catchment. The report indicates that the area north of the railroad tracks and south of the Lake is located within the 2004 City boundary and as such, stormwater from this parcel can be discharged to Chestermere Lake.

## 4 Land Use Context

The following provides a description of the land use context which is presented in **Exhibit 7.0 – Policy Context**.

### 4.1 Municipal Development Plan

The *City of Chestermere Municipal Development Plan (MDP)* - Bylaw 015-15 was adopted in August of 2016 and replaced the prior 2009 MDP. The MDP contains the aspirations of Council and citizens in terms of long-term development of the City. The MDP sets forth a policy and regulatory framework for the development of public and private land within the City. Vision and Mission statements set the stage for the future as follows:

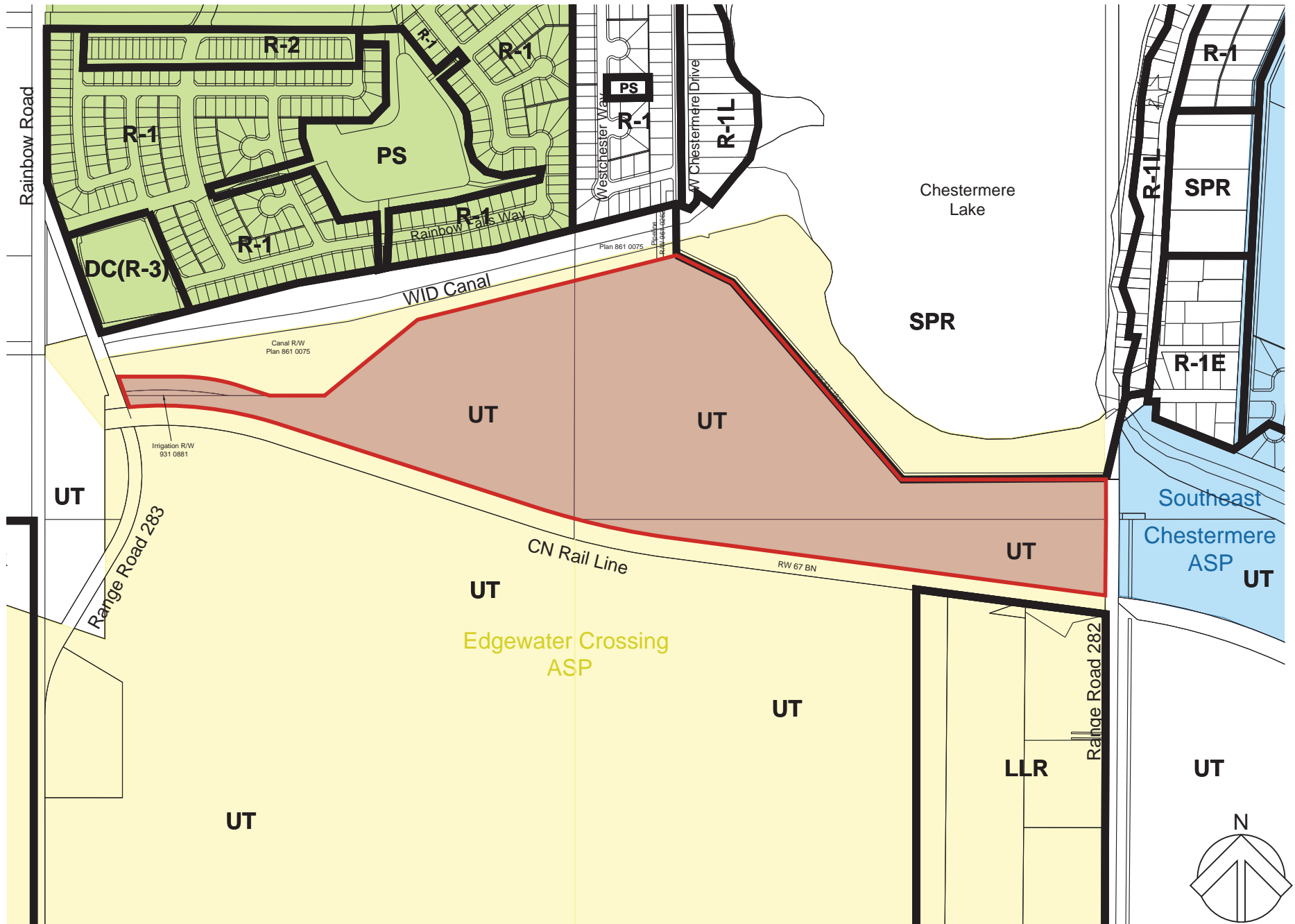
Vision Statement: As a lakeside, recreational community, the City of Chestermere promotes a safe, family-oriented, and sustainable environment.

Mission Statement: Through innovative planning and community consultation, Chestermere is building an exceptional place to call home for people of all ages, employers, and local area businesses.

Section 3.1 Land Use Concept, Figure 8 of the MDP indicates the Outline Plan Area as Residential Neighbourhood, Parks and Open Space and Drainage Constraint Area. The Concept also identifies the area to the north of Outline Plan Area as Parks and Open Space which is owned by the Alberta Government and WID.

Residential Neighbourhoods are to provide a range of housing forms such as low density (single-detached, semi-attached and duplex), medium density (multi-attached and stacked townhouses and mixed use less than 3 storeys), and high density (stacked town houses and mixed-use over 3 storeys, and apartment buildings).

Parks and Open Space are intended to create an integrated system that fosters "recreational capital." The MDP indicates that the design of green spaces will focus on drainage function, but also serve school sites and other public service uses, such as public recreation spaces and a city-wide trail network. As indicated in the MDP, a Drainage Constraint Area has been identified at the south end of Chestermere Lake. At the request of the WID, MPE Engineering has prepared the *South Chestermere Dam 2016 Dam Safety Review - January 20, 2017* to address any dam safety concerns. This report is discussed in Section 6.9 of this report. The following summary identifies the Outline Plan Area's compliance with the policies contained within the new MDP:



Subject Lands
  Edge Water Communities
  SW Chestermere ASP
  SE Chestermere ASP
  Edgewater Crossing ASP
  Existing Land Use
 SCALE: NTS



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## The South Shore at Chestermere Lake Policy Concept

Edgewater Communities Inc.

Exhibit 7.0  
 June 2017

Portions of NW ¼ / NE ¼ / SE ¼ Sec. 03 - 24 - 28 - W4 & Plan 8610075  
 Source: City of Chestermere

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- Provides a new community with a sense of place, taking advantage of its unique natural setting to provide connections to the outdoors and contributes to a recreation-focused lifestyle.
- Offers opportunities for walking, cycling, and driving options to enable residents to easily move around the community.
- Contributes a diverse range of housing, housing affordability and employment opportunities (through the live work units) that will contribute to fiscal sustainability.
- Provides recreation areas/amenities that are integrated with the lake and existing wetland systems.
- Is part of an existing Area Structure Plan (Edgewater Crossing Area Structure Plan).
- Adds to a sustainable land use and development pattern while integrating with existing adjacent neighbourhoods:
  - Provides pedestrian/bicycle pathways which will provide alternative forms of mobility.
  - Proposes a family-oriented community where residents can live, work and play.
  - Contributes live work units that increase the range of local economic opportunities.
- Section 3.2 Land Use Goals
  - Develops a community that considers the density and intensification target outline in the Calgary Metropolitan Plan while generally complying with the Edgewater Crossing ASP.
  - Incorporates green technology initiatives such as the use of energy-efficient building design, water conserving fixtures – energy smart appliances, and high efficiency heating systems as well as incorporating landscaping techniques / design requirements that reinforce water management – such as approved irrigation systems / site scarification, etc.
- Section 3.3 General Land Use Policy:
  - Respects the City's future design guidelines and policies that promote the integration of new and existing development that respects the City's form and character while encouraging complete communities.
  - Acknowledges winter city practices, crime prevention through urban form, design and landscape architecture; appropriate landscape design and streetscaping; and new development having direct regard to neighbouring uses and to minimize impacts on adjacent lands.
  - Follows sustainable development initiatives such as green building and design standards, stormwater management best practices, water conserving fixtures – energy smart appliances, and high efficiency heating systems as well as incorporating landscaping techniques / design requirements that reinforce water management – such as approved irrigation systems / site scarification, etc.
- Incorporates universal and barrier-free design feature within the entire built environment – buildings and the public realm.
- Provides a development that promotes roadways and pathways that are designed and operated for safe access of pedestrians, bicyclists, motorists and transit riders of all ages and abilities.

- Provides Municipal Reserve (MR) as per the Municipal Government Act and as required at the Subdivision stage.
- Section 3.4 Residential Neighbourhood policies:
  - Is located within the area defined by Figure 8: Land Use Concept.
  - Adds a new healthy, livable and complete community that will enhance the social, environmental and fiscal sustainability of Chestermere.
  - Provides a mix of housing types with low, medium and high density forms including single detached, attached (duplexes, townhomes, and secondary suites), multi-residential development, live-work, mixed-use, as well as a range of unit sizes to support a diversity of choice and affordability to meet the needs of all demographic, age, and income groups.
  - The MDP recommends a density of 8 units per gross residential acres (upga). The South Shore at Chestermere Lake provides a density of  $\pm 7.4$  units per acre that is between the recommended ASP density of 5-7 units per acre and the current MDP recommended density (8 upga). This density will be refined at the Subdivision stage and as per Council direction will be increased or decreased as required.
  - Strategically places higher density residential adjacent to parks and open spaces.
  - Proposes seniors housing within easy walking distance to amenities.
  - Affords travel mode mobility for all age groups through community design.
  - Promotes a walkable and future transit-ready community.
  - Provides intensification with an approved Area Structure Plan.
  - Uses existing infrastructure and provides an efficient use of land and resources while protecting open space and adding to the regional pathway alignment.
  - Adds high quality housing and community design to offer a range of housing options to meet a range of community needs.
- Section 3.7 Parks + Open Space:
  - Complies with the Parks and Open space area identified in Figure 8: Land Use Concept.
  - Provides a comprehensively designed interconnected high-quality park and open-space system with exceptional views for both residents and the public that will be designed as high quality public spaces to provide recreation opportunities (such as active and passive uses) for people of all abilities, ages and income groups.
  - Provides MR in strategic locations throughout the Outline Plan Area so that all residents live and work within a 5 minute (400 metre) walk to a park and/or open space.
  - Provides public access and/or public viewing opportunities to Chestermere Lake, the proposed stormwater pond and existing wetland (portion) in which disturbance is to be minimized.
  - Minimizes disturbance to a portion of the highest value wetland to support the protection and conservation of environmentally significant areas and provides all appropriate supporting studies (Biophysical Impact Assessment and Wetland Mitigation Report).

- Section 4.3 Transportation:
  - Provides a future transportation network as illustrated in Figure 12: Street Network which identifies the road as a “*Neighbourhood Connector – location + alignment to be determined through local planning*”.
  - Designs a road within the new development that provides a high degree of road connectivity.
  - Includes Complete Street features such as bicycle lanes and regional pathways within The South Shore at Chestermere Lake.
  - Respects connectivity and mobility by considering the Connectivity Index.
  - Provides interconnected pedestrian walkway and bicycle trail systems in the South Shore at Chestermere Lake road right-of ways, and multi-purpose trails.
  - Respects the Canadian National Railway (CNR) in terms of development of adjacent lands as per the *Guidelines for New Development in Proximity to Railway Operations, DIALOG – May 2013*.
- Section 4.4 Water Supply + Sanitary Sewer
  - Adheres to the current edition of Alberta Environment and Parks guidelines, and the City of Chestermere’s Engineering Design and Construction Standards in the development of water and sanitary facilities.
  - Conforms to the most recent *City of Chestermere Utilities Master Plan, Water and Sanitary – CIMA, February 2017*, and any subsequent updates or amendments to the UMP, as the basis for future planning and improvements to the City’s sanitary sewer collection system.
  - Uses water conservation initiatives (such as, low-flow fixtures, and more efficient hot water heaters, furnaces and water faucets) that can ease the burden on the city utility systems.
- Section 4.5 Stormwater Management
  - Complies with stormwater management provisions contained within the *Integrated Stormwater Master Plan, City of Chestermere – Urban Systems, May 2015 and the MDP*.
  - Provides a Staged Master Drainage Plan that was submitted at the Outline Plan stage.
- Section 4.6 Wetlands
  - Complies with the City’s Wetland Policy (2013) and MDP.
  - Provides a Biophysical Impact Assessment and Wetland Mitigation Plan as per local and provincial requirements.

## 4.2 Edgewater Crossing Area Structure Plan

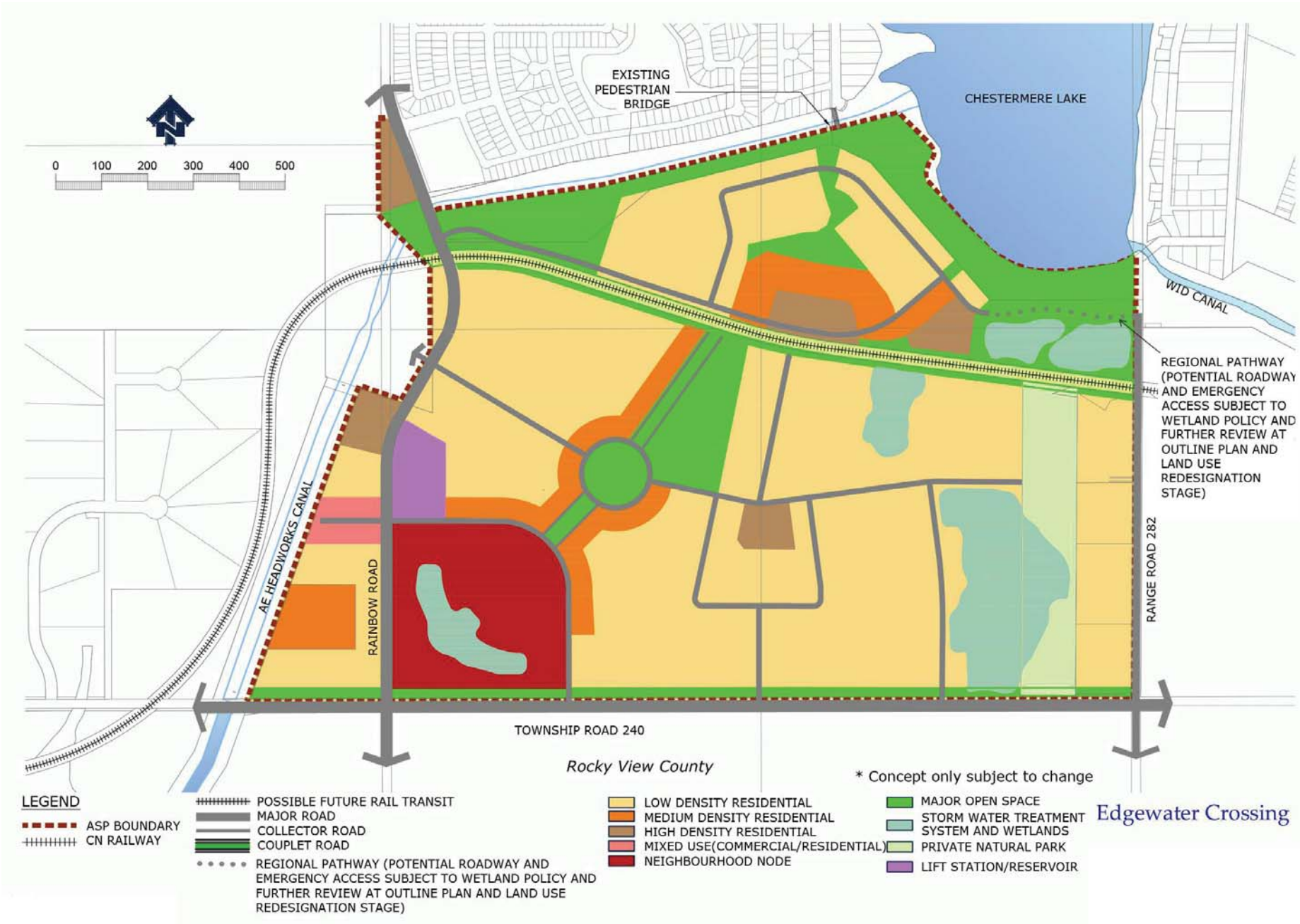
The Edgewater Crossing Area Structure Plan (ASP) was adopted by Council in September, 2013. The ASP provides a land use and servicing framework and polices to guide development on approximately 188 hectares (466 acres) of land in south Chestermere. This long-term policy document provides a more detailed framework than the MDP for the development of the area. The intention of the Edgewater Crossing ASP is to create a complete residential community with residential, local commercial and recreational opportunities.

The Edgewater ASP Land Use Plan Figure 5 (**Exhibit 8.0 – Edgewater Crossing ASP Land Use Concept**) identifies the Outline Plan Area for Low, Medium and High Density residential uses along with Major Open Space and Storm Water Treatment System and Wetlands. It should be noted that senior's complexes can be accommodated in the High Density areas. A variety of housing forms are to be provided within the residential areas to satisfy a range of household needs and demands at a residential density of 5 – 7 units per acre. The Major Open Space portions are to provide amenities such as natural areas, recreational parks and urban plazas distributed throughout the community to ensure access and conveniences to all residents. The Storm Water Treatment System and Wetlands area is intended to be designed into the open space system to enhance the quality of stormwater while offering passive recreational and educational amenity.

A multi-mode transportation network is presented in the Edgewater Crossing ASP. Specifically, a collector road is to loop through the Outline Plan Area to facilitate the movement of vehicles. Two regional pathways are proposed. The first pathway runs east-west and parallel to the south portion of the collector road. The second transects the Outline Plan Area north-south. The road network is to accommodate a potential public bus transit system while the CN rail line is recognized as a future corridor for regional transit.

The Outline Plan Area complies with the ASP by providing the following:

- *Incorporating Chestermere Lake as the focal point for social and recreational activities;*
- *Compliance with the Development Guidelines for the CN rail line;*
- *Providing a Biophysical Impact Assessment, Geotechnical Analysis, Historical Resources Assessment, and Environmental Site Assessment;*
- *Valuing the Community Design Edgewater Crossing Vision identified within the ASP through designing the community to relate to the significance of the lake, providing a variety of housing types, respecting the history of Chestermere and consistency with the City of Chestermere's naming requirements;*
- *Designing the Community to relate to Chestermere's Vision and Mission within the MDP by encouraging various focal points and vista through parks, pathways, trails and points of interest;*
- *Providing a well-connected sidewalk, pathway and trail system with internal and external links to encourage walkability;*
- *Distributing public spaces so that they will be accessible for all residents;*
- *A Community Theme which reflects the natural and historic surroundings of Chestermere Lake;*
- *Incorporating Sustainable Design Initiatives such as: green building techniques, water conservation measures, energy conservation as well as encouraging walkability through the provision of a comprehensive interconnected system of sidewalks, pathways and trails;*
- *Compliance with Figure 5: Land Use Plan regarding layout, uses, density and location of storm water treatment system and wetlands;*
- *Conforms to Figure 6: Parks, Pathways & Open Space System;*
- *Complies with Figure 7: Transportation;*
- *The WID will be improved resulting in maintaining a clean, attractive and ecologically healthy Chestermere Lake; and*
- *Provides the necessary servicing – water, sanitary sewer and stormwater (including a Stormwater Report - Staged Master Drainage Plan) as required by the ASP.*



Source: Edgewater Crossing Area Structure Plan

SCALE: NTS



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**The South Shore at Chestermere Lake**

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**Edgewater Crossing ASP- Land Use Concept**

Exhibit 8.0  
 June 2017  
 Portions of NW ¼ / NE ¼ / SE ¼ Sec. 03 - 24 - 28 - W4 & Plan 8610075  
 Source: City of Chestermere

### 4.3 Town of Chestermere Policy Handbook – Wetland Policy

The *Town (now City) of Chestermere Policy Handbook on Wetland Policy* was adopted by City Council on October 7, 2013. In addition, the *City of Chestermere Land Use Bylaw (LUB) No. 022-10 Part 11-Wetlands*, contains specific wetland provisions. The Policy Handbook identifies that wetlands and their associated riparian lands are critically important habitats for a variety of aquatic and terrestrial organisms. Wetlands are currently managed through a shared system (municipal, provincial and federal) however the Government of Alberta has jurisdiction through the *Water Act*.

Wetland policy applies to public and private lands and states the policy is to “sustain the social, economic, and environmental benefits that functioning wetlands provide, now and in the future” (*Alberta Water Resources Commission 1993*). This policy is achieved through a mitigation sequence of avoid impacts and conserve wetlands in a natural state; second, minimize unavoidable impacts; and third, compensate for irreducible impacts through the use of wetland restoration, enhancement, creation, or protection (*Alberta Water Resources Commission 1993; Rubec & Hanson 2008*).

The *Municipal Government Act* requires each municipality to develop statutory planning documents to provide a framework and vision for land use and land development within their jurisdiction. Specifically, within these statutory documents, municipalities are required to provide direction for development requirements in or near wetlands and riparian lands, and can set forth minimum development setback widths on Environmental Reserve (ER), environmentally sensitive land, or water bodies and watercourses.

The City of Chestermere has developed a Wetland and Riparian Land Conservation Policy to manage wetlands. A wetland inventory was carried out in 2012 to identify and classify wetlands within Chestermere. The policy objectives include conserving wetlands through sustainable and compatible development, managing and maintaining wetlands for long-term sustainability and increasing public awareness and promoting wetland stewardship.

The City has amended the LUB (Part 11-Wetlands), establishing that the biophysical assessment submitted at time of Area Structure Plan or Outline Plan application shall identify the category of wetlands and associated plants and animals present within the Outline Plan Area consistent with the Stewart and Kantrud classification system. The biophysical assessment submitted at time of Area Structure Plan or Outline Plan application shall identify the value of wetlands within Outline Plan Area consistent with the Alberta Wetland Policy. The *Environmental Resources Inventory – Fiera Biological Consulting, May 2013*, identifies that within the Outline Plan Area a series of Wetlands classified as Class 1, Class II and Class IV to VI.

To meet the requirement of a Biophysical Assessment at the Outline Plan application stage, The South Shore at Chestermere Lake had Whidden Environmental prepare *The Edgewater Biophysical Impact Assessment Terrestrial Ecology Component in September, 2010*. The report indicated that the area’s ecological resources have been heavily impacted by agricultural practices.

Although a previous BIA was completed by Whidden Environmental in 2010, Alberta Environment and Parks (AEP) requested that an additional BIA be completed to reflect current land use conditions, and to align with the new Alberta Wetland Policy. As per Section 3 of the Public Lands Act, a Claimability Assessment was submitted to AEP in 2015, which determined that wetland beds and banks within the Subject Property are not crown claimable. However, the wetlands are protected under the Water Act, and approval for the Project will need to be obtained prior to construction. There are four individual wetlands within the cultivated field in the western half of the Subject Property, and a large wetland complex in the eastern portion. These wetlands were the primary focus of the most recent BIA.

In February, 2017 Triton Environmental Consultants (Triton) prepared a new Biophysical Impact Assessment (BIA) for the South Shore at Chestermere Lake to reflect current land use conditions and to align with the new Alberta Wetland Policy. As part of the BIA, all water bodies

and wetlands in the Outline Plan Area were identified and characterized. A database review and vegetation survey (June of 2016) were conducted and did not identify any rare plant communities within this area. A wildlife sweep was also conducted in June 2016. Previous BIA's were conducted by Triton in June of 2016 and by Whidden Environmental in 2010.

The report describes that there are four wetlands in the cultivated field that are in the western half of the property and a wetland complex in the eastern half. Since the prior 2010 BIA and the 2016 field assessment, the wetland classifications have changed which may be due to the continued influence from heavy impoundment as well as the new Alberta Wetland Classification System which has a stronger emphasis on water level permanence, vegetation zones and salinity. The four west wetlands have been classified as per the new Alberta Wetland Policy and have been translated under the Steward and Kantrud Classification System for ease of reference as Class II (2), III and IV. Within the wetland complex in the eastern half, the sub-classification of this complex indicate it is Low Prairie and Wet Meadow Wetland Vegetation (no classification), Class III, IV, and V. As part of the Outline Plan, disturbance will be minimized to a portion of the highest value Class V wetland which is beside the new stormwater pond. The combination of these two elements will provide a resting/staging area during bird migration as well as habitat value for avian and amphibian species. As a result, residual effects on wildlife habitat are predicted to low-moderate in magnitude within a local extend for a permanent duration.

As part of this process, a claimability assessment was submitted to Alberta Environment and Parks (AEP) which determined that the wetland beds and banks within the Outline Plan Area are not crown claimable but are protected under the Water Act. Water Act approval and wetland compensation will be required.

Within the Outline Plan Area, there are five main vegetation areas: cultivated field, aspen tree stand, pre-existing disturbed area, wetland vegetation and upland vegetation. During the ACIMS search, no rare plant species, vegetation species or ecological communities at risk were identified therefore no further botanical surveys in the area were recommended.

In February 2016, Triton Environmental Consultants prepared and submitted a Wetland Mitigation Report for The South Shore at Chestermere Lake to the City of Chestermere. If more detail is required at the subdivision stage, a revised report will be provided as per the City of Chestermere's LUB requirements – Section 11.6 Application Requirements b) Subdivision. The Wetland Mitigation report provided health assessment and wetland mitigation measures based on the information from the original BIA (Biophysical Impact Assessment) and associated reports. The prior BIA's indicated that there were 12 wetlands: 2 Class 1 – ephemeral ponds, 2 Class II – temporary ponds, 7 Class III – seasonal ponds, and 1 Class IV – semi-permanent pond. The 2016 Triton report indicated that the wetlands that are proposed to be impacted contain some degree of past anthropogenic modification – meaning that they have been influenced by human activity. It also identifies that the Outline Plan Area has been disturbed and impounded on all sides (by the lake and WID canal, the dam, Range Road 282, the CN railway). *“Impoundment occurs when the natural movement of water is disrupted by an activity which creates a confinement of water.”* The report concludes that since these boundary constraints exist and the potential development site is quite small, the ability to avoid impacting the existing wetlands is difficult, therefore a Ducks Unlimited Compensation Agreement will be obtained in order to mitigate the impacts. In addition, a permanence assessment was submitted to AEP – Alberta Environment and Parks to determine the crown claimability of the wetlands. AEP has confirmed that these wetlands are exempt from Crown ownership due to the high level of impoundment caused by anthropogenic activity. Section 5.2.2 Wetland Mitigation of this Land Use & Outline Plan report identifies that disturbance is to be minimized to a portion of the high value Class V wetland.

## Summary

The existing wetlands in the Outline Plan Area are highly disturbed and have been modified by current practices in the area. The Edgewater Crossing ASP indicates that “as a result of the conversion of the land to non-native vegetation and the degradation of the wetlands through cultivation and drainage, biodiversity is generally low over the ASP area”. The ASP identifies removal of the wetlands and replacement by a stormwater pond which will function as a naturalized wetland.

The Outline Plan Area provides a density of  $\pm 7.4$  units per acre that is between the recommended ASP density of 5-7 units per acre and the current MDP recommended density (8 upga). This density will be refined at the Subdivision stage and as per Council direction will be increased or decreased as required. Removal of the existing wetlands (with the exception of limiting disturbance to the Class V wetland) which have been degraded through impoundment, cultivation and drainage will allow this density to be achieved while providing a naturalized storm pond designed to be as natural as possible.

For the reasons above, the Outline Plan Area proposes removal of the majority of the wetlands (disturbance will be minimized to the Class V wetland) and reconstruction of a naturalized storm pond for stormwater management as identified in the ASP. This stormwater management system will comply with and support the City’s wetland inventory and policy. Should the City adopt naturalized stormwater pond guidelines prior to subdivision, the naturalized storm pond will comply with City of Chestermere guidelines. The naturalized storm pond will be designed to replicate, as nearly as possible, naturally occurring wetlands. The storm pond will: provide an amenity to the community, increase biodiversity, and use wetland appropriate plants. The design of the storm pond will remove pollutants, provide habitat for aquatic, semi-aquatic and terrestrial wildlife and can also serve as an educational and recreational amenity. In addition AEP – Alberta Environment and Parks has confirmed that the wetlands are exempt from Crown ownership. Compensation for the wetlands removed will be provided via a Ducks Unlimited Compensation Agreement.

## 4.4 Sustainability

The South Shore at Chestermere Lake will include a number of sustainable initiatives that allows Chestermere to grow in a manner that improves the local economy, meets community needs and limits its impact on the environment:

- Providing commercial space and a supported living facility that:
  - Generates local employment opportunities and reduces commute times;
  - Supports a sustainable tax base; and
  - Offers services to residents to minimize travel distances.
- Offering a range of housing types to meet a greater proportion of the population’s housing needs, allow residents to age within neighbourhood and to create a diverse community;
- Accommodating a variety of modes of transportation including walking, biking, driving and possibly future transit in order to reduce carbon emissions;
- Reconstructing wetlands to provide improved wildlife habitat;
- Incorporates sustainable building initiatives such as the use of water conserving fixtures – energy smart appliances, and high efficiency heating systems as well as incorporating landscaping techniques / design requirements that reinforce water management – such as approved irrigation systems / site scarification, etc.;

- Provision of space within the Municipal Reserve for the creation of community gardens to grow local and organic food; and
- Exploration of the feasibility for co-generation and rooftop gardening for the supported living facility.

## 4.5 Economic Development

The South Shore at Chestermere Lake encourages investment and job creation. Commercial space will be offered within the supported living facility and in the newly proposed live work district. The businesses established within these commercial spaces will depend on market demand but could accommodate restaurants, cafes, ice cream shops, hair salons, medical doctors and denturists. In order to serve the highest number of people the commercial space is strategically placed:

- In the section of the community with the highest densities;
- Next to and within the supported living facility; and
- Adjacent to the proposed plaza and regional pathway.

The commercial space provided will be centrally located and easily accessed which will encourage residents to use the local commercial provided. Jobs in the area will be created by the supported living facility and the live work units. It is estimated that the supported living facility will provide employment for up to 150 people.

The South Shore at Chestermere Lake will strive to meet the City of Chestermere's goal for economic development:

*"Our ultimate goal is to create a complete community dedicated to balance environmental stewardship, social capacity and people, long term planning and sustainable jobs that provide additional value".*

## 4.6 Current Land Use

The subject lands are currently zoned Urban Transition (UT) under the Land Use Bylaw. The purpose of this District is to preserve land in an environmentally sustainable manner and in a relatively undeveloped state awaiting urban development and utility servicing, while allowing a limited range of temporary uses and recognizing existing agricultural operations.

## 4.7 Surrounding Land Uses

The Outline Plan Area is mainly surrounded by agricultural, residential, and regional infrastructure uses. To the north are lands that are zoned Special Recreation (SPR). To the east are lands designated Urban Transition (UT). To the south the lands are identified as Urban Transition (UT) and Large Lot Rural Residential (LLR) and to the west the lands are zoned Urban Transition (UT).

# 5 Proposed Development

The following describes the components of the proposed development including land uses, subdivision, transportation, and servicing.

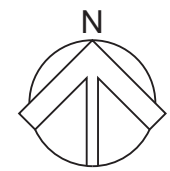
## 5.1 Land Uses

The following are a description of the proposed land uses for the Outline Plan Area as shown in **Exhibit 9.0 – Land Use & Outline Plan**. The land uses are as per the *City of Chestermere Land Use Bylaw*.



Residential Single Detached District (R-1)	± 10.66 ha (±26.34 ac)	±199 Lots
Residential Multi-Unit District (R-3)	± 3.06 ha (±7.56 ac)	±120 Units
Low Rise Multi-Unit Residential District (R-4)	± 0.87 ha (±2.15 ac)	±69 Units (79.3 upha)
Direct Control District Low Rise Multi-Unit Residential District (R-4)	± 1.50 ha (±3.71 ac)	±180 Units (120.0 upha)
Live Work District (L-W)	± 0.29 ha (±0.72 ac)	±5 Units (17.2 upha)
Public Services District - PS (MR)	± 3.61 ha (±8.92 ac)	
Public Services District - PS (PUL)	± 3.87 ha (±9.57 ac)	
Roads	± 7.50 ha (±18.55 ac)	
<b>Total Developable</b>	<b>± 31.36 ha (±77.52 ac)</b>	<b>573 Lots/Units (18.27 upha)</b>

- Subject Lands
- Residential Single Detached District (R-1)
- Residential Multi-Unit District (R-3)
- Low Rise Multi-Unit Residential District (R-4)
- Direct Control Low Rise Multi-Unit Residential District (R-4)
- Live Work District (LW)
- Public Services District - PS (MR)
- Public Services District - PS (PUL)
- Roads
- Alberta Environment Exchange Area (Urban Transition) ±0.41 ha (±1.01 ac)
- Edgewater Exchange Area (Urban Transition) ±0.41 ha (±1.01 ac)



SCALE 1:7500

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 Edgewater Communities Inc.

**Land Use & Outline Plan**  
 Exhibit 9.0  
 June 2017  
 Portions of NW ¼ / NE ¼ / SE ¼ Sec. 03 - 24 - 28 - W4 & Plan 8610075

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### **5.1.1 Residential Single Detached District (R-1)**

It is proposed that the main land use within the Outline Plan Area be the Residential Single Detached District (R-1). The purpose and intent of this district is to provide for low density residential development having high standards of design and appearance. Permitted uses include single detached dwellings, minor home business and parks.

### **5.1.2 Residential Multi-Unit District (R-3)**

The Residential Multi-Unit District (R-3) is proposed for central and eastern portions of the Outline Plan Area. The purpose of this district is to provide for multi-unit residential development, along with semi-detached development in order to increase the variety of dwelling types available in the community. Permitted uses include duplex dwellings, semi-detached dwellings, townhouse development and stacked townhouses.

### **5.1.3 Low Rise Multi-Unit Residential District (R-4)**

An area, located in the central portion of the Outline Plan Area is intended to be redesignated to Low Rise Multi-Unit Residential District (R-4). The purpose of this district is to provide for the development of multi-family housing in the form of 3 to 4 storey apartment buildings in order to increase the variety of housing choices available in the community. Permitted uses include apartment buildings, stacked townhouses and townhouse development.

### **5.1.4 Direct Control Low Rise Multi-Unit Residential District (R-4)**

An area, located in the eastern portion of the Outline Plan Area is intended to be redesignated to Direct Control with a Low Rise Multi-Unit Residential District (R-4) base district. The purpose of the Direct Control will be to specifically reference Senior's Housing (Supported Living Facility) at this location with a density of 120 units per hectare to accommodate a 180 unit (suite) facility. It is the intent of the Supported Living Facility to provide parking above that which is necessary to service the facility.

### **5.1.5 Live Work District (LW)**

The Live Work District is located in the northeast portion of the Outline Plan Area along the Lake. The purpose of this District is to provide an opportunity for a range of commercial uses within a single family, semi-detached or townhouse residential dwelling where occupants can reside and work.

### **5.1.6 Public Services District (PS)**

The purpose and intent of the Public Services District (PS) is to accommodate recreational and educational facilities, places of worship, offices, health and research facilities and public utilities to service the community. The stormwater pond, and Municipal Reserve will be accommodated within the PS District.

## **5.2 Open Space System**

The Open Space System at The South Shore at Chestermere Lake zoned PS – Public Service District (Exhibit 9.0 – Land Use & Outline Plan) will take full advantage of its natural and recreational lake setting. This system will be comprehensively planned and designed around a north - south central park that is a key feature which forms a portal to the lake.

The open space system will draw and connect residents into an area for community activities, informal play areas, and children's playgrounds. The parks, pathways and trails and the stormwater system will provide connected walking and relaxation areas to allow residents to experience the lake and the natural environment. The residents of the Outline Plan Area will have convenient and direct access to these parks. Both the pathway and park system incorporate seating areas and benches at viewing points.

The looped sidewalk, pathway and trail system will provide linkages throughout the community as well as to adjacent communities. In addition to Municipal Reserve (MR) dedication, the developer is offering to pay for and construct improvements within the adjacent WID lands to benefit the community and the City as a whole. These include:

- Pathway connections;
- Boardwalks; and
- Native vegetation.

The WID are prepared to consider these improvements on their land and will enter into an agreement with the City regarding maintenance.

A key component of the Open Space System is the naturalized storm pond and corresponding park space which will provide an amenity to the community. The storm pond is strategically located in proximity to the live work units and Direct Control R-4 (Low Rise Multi-Unit Residential) so that residents can take advantage of this amenity.

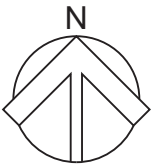
**Exhibit 10.0 – Open Space System** is the overall conceptual landscape plan for The South Shore at Chestermere Lake. **Exhibits 11.0 to 15.0** contain specific details related to each proposed park space which feature:

- Regional and local pathway connections;
- Point of interest plaques;
- Bicycle racks;
- Benches;
- Gazebo;
- Picnic tables;
- Playgrounds;
- Entry features and signage (community markers);
- Open spaces;
- Manicured grasses and landscapes;
- Trees and flower beds;
- Plantings;
- Sound fencing; and
- A naturalized storm pond.

Detailed landscape plans will be prepared at the Development Permit stage to the City of Chestermere Landscape Standards and Specifications. All park concept plans will be developed with the City of Chestermere to ensure that park spaces meets the needs of future residents.

### **5.2.1 Municipal Reserve**

The Municipal Reserve (MR) dedication required by the Municipal Government Act will be accommodated through an open space system which provides opportunities for both active and passive uses. The MR dedication will be verified at the subdivision stage.



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## The South Shore at Chestermere Lake

Edgewater Communities Inc.

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## Open Space System



Exhibit 10.0  
 June 2017

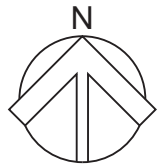
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MR WINDOW  
(POCKET PARK)

LEGEND

-  PROPOSED CONIFEROUS TREES
-  PROPOSED DECIDUOUS TREES / TREMBLING ASPEN
-  PROPOSED CONIFEROUS/DECIDUOUS SHRUBS
-  MANICURED GRASS
-  UNIT PAVER



SCALE: NTS



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**Central Gathering Space & Trail Connection**

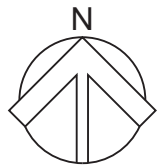
Exhibit 11.0  
June 2017

Portions of NW ¼ / NE ¼ / SE ¼ Sec. 03 - 24 - 28 - W4 & Plan 8610075



**LEGEND**

-  PROPOSED CONIFEROUS TREES
-  PROPOSED DECIDUOUS TREES / TREMBLING ASPENS
-  PROPOSED CONIFEROUS/DECIDUOUS SHRUBS
-  URBAN P SEED MIX (NON IRRIGATED)
-  MANICURED GRASS
-  UNIT PAVER



SCALE: NTS



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**The South Shore at Chestermere Lake**  
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**Linked Park**

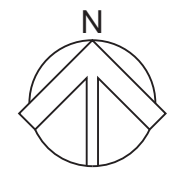
Exhibit 12.0  
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**LEGEND**

-  PROPOSED CONIFEROUS TREES
-  PROPOSED DECIDUOUS TREES / TREMBLING ASPENS
-  PROPOSED CONIFEROUS/DECIDUOUS SHRUBS
-  URBAN F<sup>1</sup> SEED MIX (NON IRRIGATED)
-  MANICURED GRASS
-  UNIT PAVER



SCALE: NTS

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**The South Shore at Chestermere Lake**

Edgewater Communities Inc.

**South Trail Park**

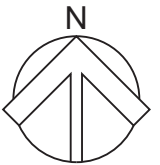
Exhibit 13.0  
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LEGEND

-  PROPOSED CONIFEROUS TREES
-  PROPOSED DECIDUOUS TREES / TREMBLING ASPENS
-  URBAN P. SEED MIX (NON IRRIGATED)
-  MANICURED GRASS



SCALE: NTS



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The South Shore at Chestermere Lake

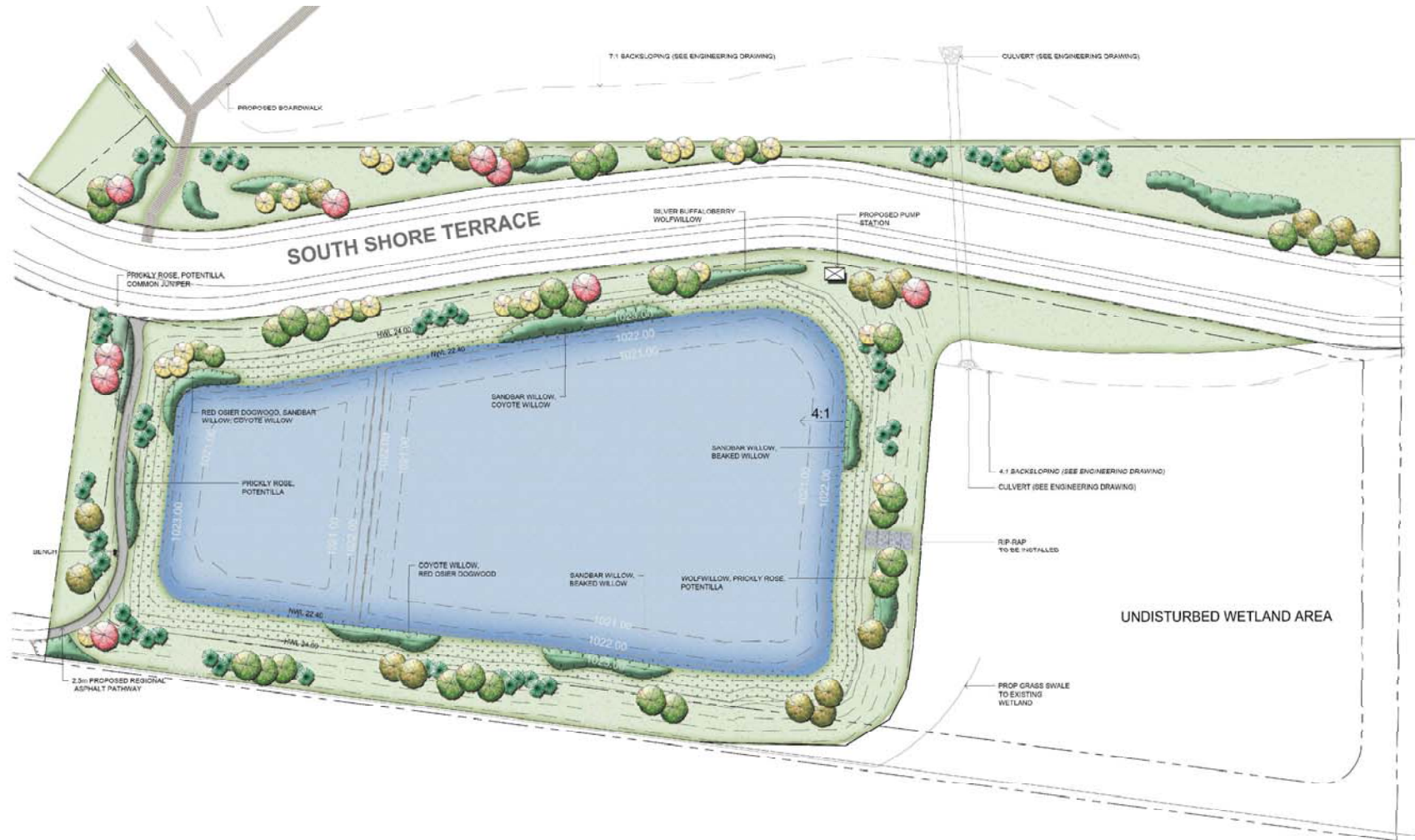
Edgewater Communities Inc.

CN Buffer Park

Exhibit 14.0  
 June 2017

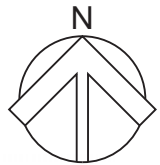
Portions of NW ¼ / NE ¼ / SE ¼ Sec. 03 - 24 - 28 - W4 & Plan 8610075

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**LEGEND**

	PROPOSED CONIFEROUS TREES		MANICURED GRASS
	PROPOSED DECIDUOUS TREES / TREMBLING ASPENS		ERILAN 1" SEED MIX (NON IRRIGATED)
	PROPOSED RIPARIAN/TERRESTRIAL PLANTINGS (ARCTIC/ALPINE PLANTS)		HYDRIC-MESIC SEED MIX (NWL to HML)
			EMERGENT SEED MIX (LWL to HML)



SCALE: NTS



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**The South Shore at Chestermere Lake**  
 Edgewater Communities Inc.

**Constructed Wetland**

Exhibit 15.0  
 June 2017  
 Portions of NW ¼ / NE ¼ / SE ¼ Sec. 03 - 24 - 28 - W4 & Plan 8610075

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**Table 2.0 – Municipal Reserve**

	Area in hectares (ha)	Area in acres (ac)	%
Outline Plan Total Area	31.36	77.52	
10% MR Dedication Required	3.136	7.752	10%
<b>MR Dedication Provided</b>	<b>3.61</b>	<b>8.92</b>	<b>11.5 (+1.5%)</b>

### 5.2.2 Wetland Mitigation

The South Shore at Chestermere Lake seeks to minimize disturbance to a portion of the highest value wetland (Class V) within the Outline Plan Area (**Exhibit 16.0 – Wetland Mitigation**). Due to the boundary constraints of the site (the lake and WID canal, the dam, Range Road 282, and the CN railway) the existing wetlands that are proposed to be impacted contain some degree of past anthropogenic modification – meaning that they have been influenced by human activity. These boundary constraints also contribute to a limited development site where the ability to avoid impacting all the existing wetlands is difficult. Therefore, emphasis has been placed on minimizing disturbance to a portion of the highest value wetland and modifying other wetlands into an engineered stormwater pond; with the remaining wetlands to be removed. A Ducks Unlimited Compensation Agreement will be obtained in order to mitigate the impacts of those wetlands to be removed.

## 5.3 Subdivision

Exhibit 9.0 – Land Use & Outline Plan presents the anticipated subdivision of the subject site. Nevertheless, variations to the parcel boundaries will be allowed at the subdivision stage.

### 5.3.1 Residential Development

The majority of the Outline Plan Area will be subdivided to accommodate single-detached dwellings, semi-detached dwellings, apartment/condominium buildings and/or senior’s facilities.

### 5.3.2 Public Utility Lot

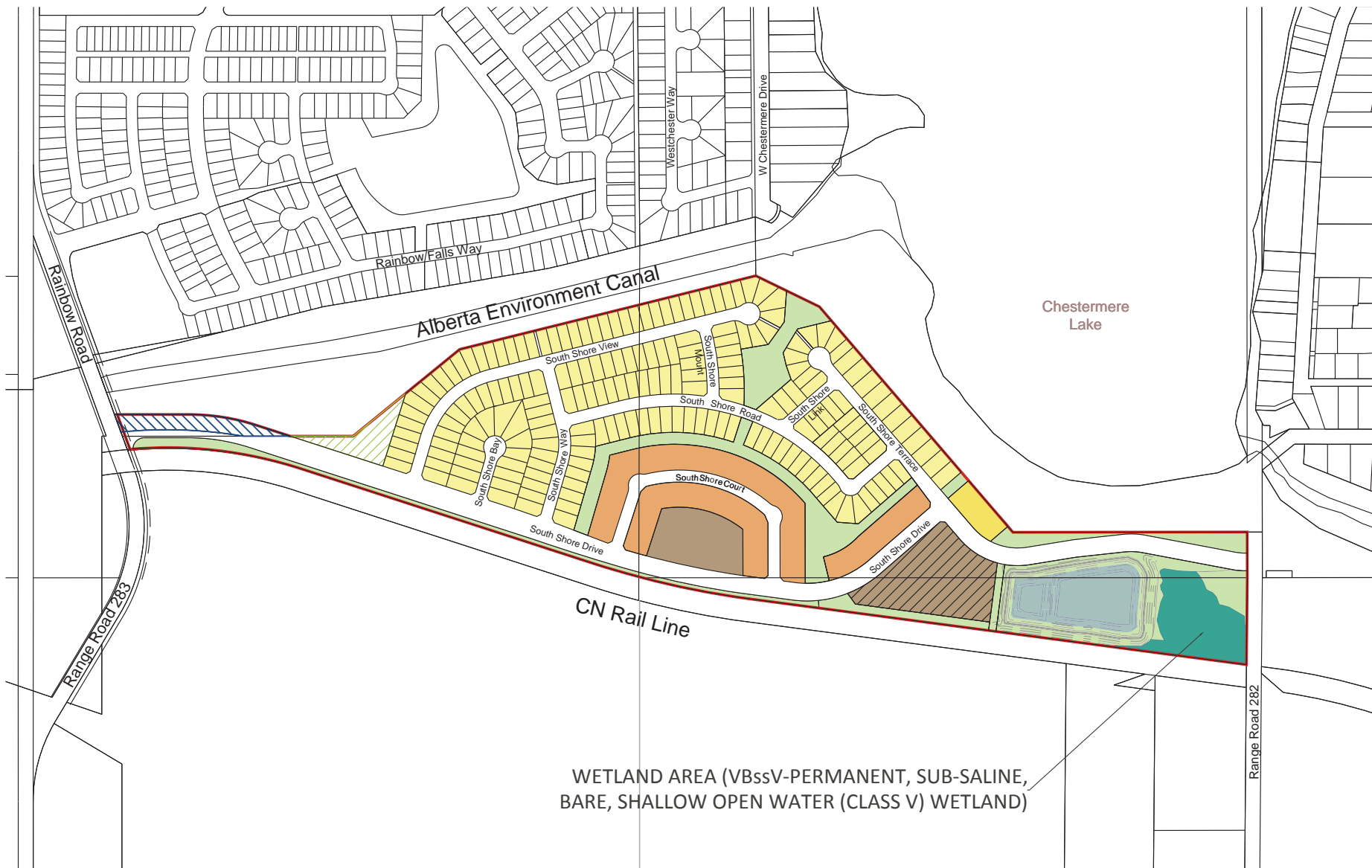
A Public Utility Lot (PUL) will accommodate the naturalized stormwater pond.

### 5.3.3 Exchange Areas

A portion of Plan 8610075, owned by Alberta Environment and Parks (AEP), is included within the Outline Plan Area boundary. It is proposed that this portion of Plan 8610075 be exchanged for a portion of the NW 3-24-28-W4M as identified in Exhibit 9.0 – Land Use & Outline Plan. Once the exchange of land is complete, it will allow the intersection of Rainbow Road and the collector road to be set back the appropriate distance from CN rail line. It will also allow residential development to be properly configured.

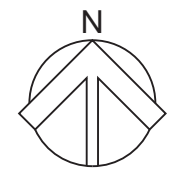
In a March 18, 2016 letter, Alberta Environment and Park (AEP) indicated that their prior August 5, 2008 AEP, (formerly known as AESRD – Alberta Environment and Sustainable Resource Development letter agreeing to the proposed land swap is still in effect. The process for completing the land swap includes:

1. Once the land swap is approved by the Ministry, the land swap will be completed through the subdivision process.



WETLAND AREA (VBssV-PERMANENT, SUB-SALINE, BARE, SHALLOW OPEN WATER (CLASS V) WETLAND)

- Subject Lands
- Wetland Class V



SCALE 1:7500



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## The South Shore at Chestermere Lake

Edgewater Communities Inc.

## Wetland Mitigation

Exhibit 16.0  
 June 2017

Portions of NW ¼ / NE ¼ / SE ¼ Sec. 03 - 24 - 28 - W4 & Plan 8610075

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### 5.3.4 Easement

At the time of subdivision of the lands owned by Edgewater Communities Inc., the City and the developer will consider providing a reasonably sized easement for the future extension of the under drain located within the Western Headworks Canal if required for the operation of a regional stormwater management system.

## 5.4 Transportation

The overall intent of the transportation system is to enable people to reach their destinations, both locally and to the surrounding areas of Chestermere, as efficiently and safely as possible. Externally, this is accomplished by a transportation network that emphasizes connections to Rainbow Road to the west and Range Road 282 to the east. Internally, it means access via a roadway traversing the Outline Plan Area and a local sidewalk and pathway network.

### 5.4.1 Road Network

The transportation network will consist of collector and residential roads as shown on **Exhibit 17.0 – Transportation**. The primary collector road will act as the main transportation artery into the community and has been located to set back most of the residential uses away from the railway tracks. Beginning at Rainbow Road, this collector road starts as a divided street running east and parallel to the CN rail tracks before tapering into an undivided collector road that swings northeast and links to Range Road 282. In the future, Range Road 282 will be upgraded and will connect to Glenmore Trail. Residential roads will branch off from the collector road to serve the various residential uses. The residential roads will be in the form of through roads, crescents or cul-de-sacs.

### 5.4.2 Rainbow Road/Collector Road Intersection

The Rainbow Road/collector road intersection is located north of the CN rail track. In accordance with Transport Canada's *Technical Design Standards*, a public grade crossing must be constructed so that no part of the travelled way of an intersection road or entranceway (other than a railway service road), is closer than 30 metres to the nearest rail of the grade crossing.

### 5.4.3 Sidewalks

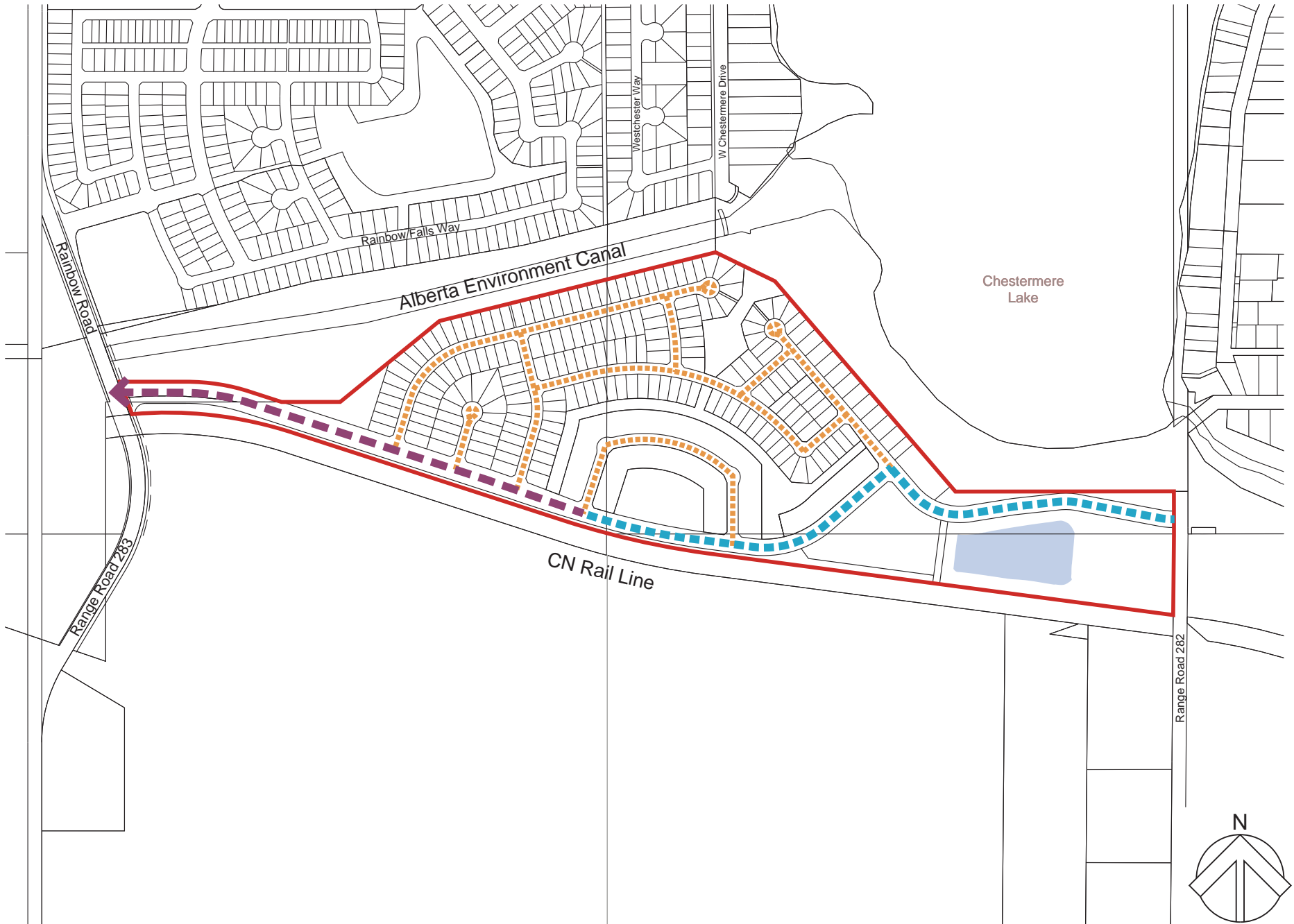
Sidewalks will be located within the road Right-of-Ways to link pedestrians with all areas of the development as identified in **Exhibit 18.0 – Pedestrian Network**. The collector and residential roads will include sidewalks on both sides.

### 5.4.4 Pathways

A system of pathways will be established within the neighbourhood and linear parks to connect the various amenities within the Outline Plan Area as illustrated in Exhibit 18.0 – Pedestrian Network. The pathways will serve a variety of modes of transportation including walking, running, cycling, and rollerblading. The pathway system will come in the form of regional and local pathways that make specific connections with the regional Alberta Environment/WID pathway, the canal bridge, and the naturalized stormwater management pond.

## 5.5 Servicing

The intent of this Plan is to ensure that water, wastewater, stormwater management, telephone, electrical, natural gas and cable utilities are provided in a safe, logical and efficient manner. Since the Outline Plan Area abuts Chestermere Lake, special attention will be given to ensuring that stormwater runoff is managed in an appropriate manner.



——— Subject Lands   
 - - - - - Primary Collector Road 20.10m/31.00m R.O.W.   
 - - - - - Collector Road 12.3m/23.5m R.O.W.   
 . . . . . Residential Road 8.5m/16m R.O.W.   
 SCALE: 1:7500



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**The South Shore at Chestermere Lake**  
 Edgewater Communities Inc.

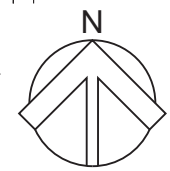
**Transportation**

Exhibit 17.0  
 June 2017  
 Portions of NW ¼ / NE ¼ / SE ¼ Sec. 03 - 24 - 28 - W4 & Plan 8610075

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- Subject Lands
- Regional Pathway
- Existing Gravel Access Road
- Public Services District (PS)
- Stormwater Pond
- Local Pathway
- Potential Boardwalks / Trails (alignment subject to WID approval)
- Sidewalks



SCALE: 1:7500



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## The South Shore at Chestermere Lake

Edgewater Communities Inc.

## Pedestrian Network

Exhibit 18.0  
 June 2017

Portions of NW ¼ / NE ¼ / SE ¼ Sec. 03 - 24 - 28 - W4 & Plan 8610075

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### 5.5.1 Water

In order to provide a looped water distribution system throughout the proposed Outline Plan Area, a 250mm grid main will be connected to the existing 250 mm water main, that is located around the Chestermere Lake berm, at two different locations. Additionally, Water Network Analysis will be performed at the subdivision stage to determine the exact demands on the system. Feeder mains will also be installed to provide service connections and fire hydrants for appropriate fire protection. A connection to the lands south of the Outline Plan Area, across the CN Rail Line also is proposed, the proposed location will be confirmed with the adjacent developer at the time of detailed design. District meters will be provided during detailed engineering and to the satisfaction of the CUI (Chestermere Utilities Incorporated). The location of water services is shown in **Exhibit 19.0 – Water Services**.

The *City of Chestermere Utilities Master Plan* includes a Future Water System Overview and a single additional reservoir and pump station is required and should be in the Northwest. Potable water for the City of Chestermere is supplied by the City of Calgary via two supply mains; a 750/900mm main in the south and a 300mm main to the west. To model the future water system the population growth and resulting demands were located as per discussions with the City of Chestermere and CUI. To address these demands a skeleton system was extended into the growth areas to represent the future system.

### 5.5.2 Sanitary

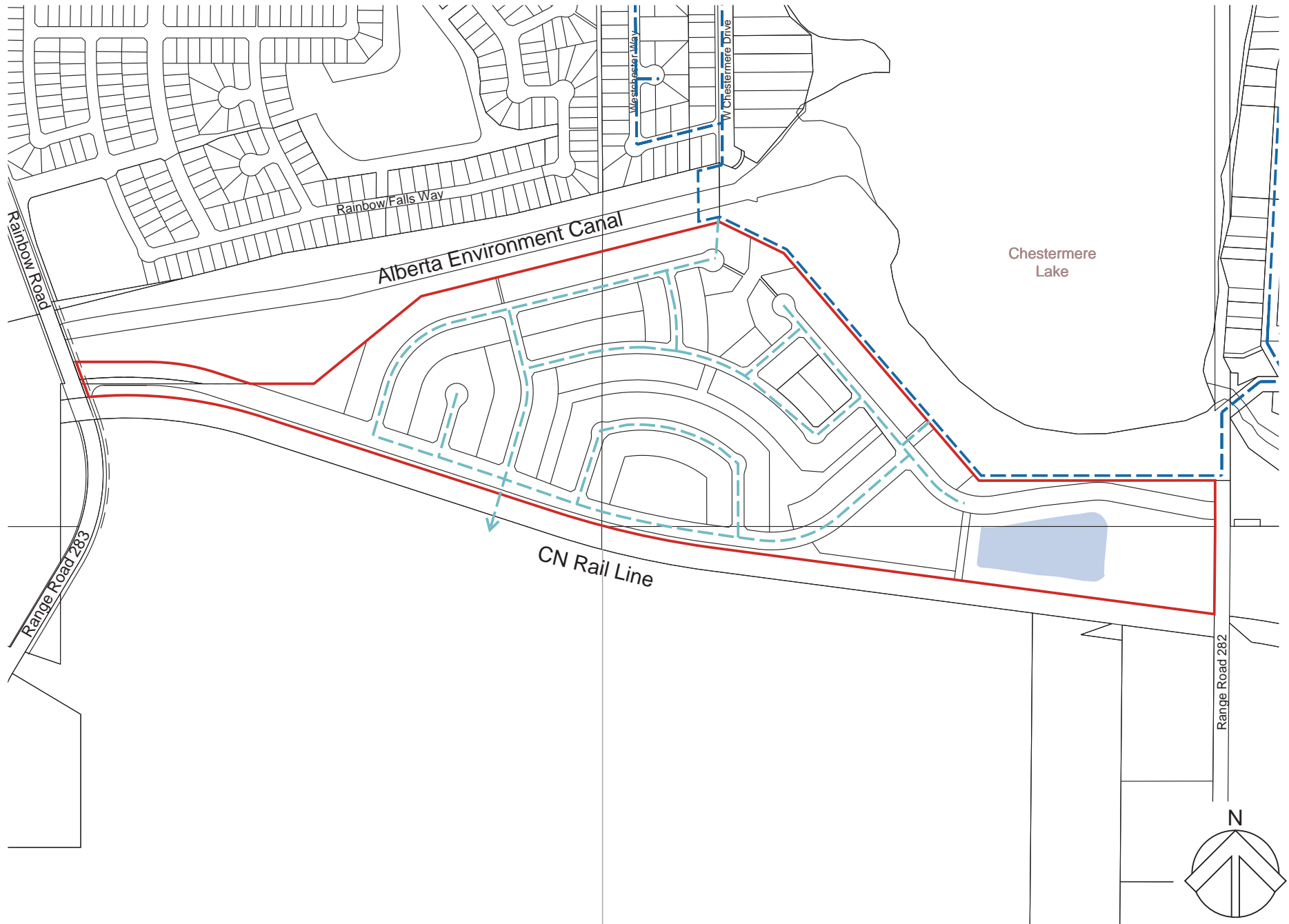
The *City of Chestermere Utilities Master Plan* includes a Future Wastewater System Overview. This analysis takes into account areas within the proposed annexation limits and includes four (4) additional lift stations. The proposed Outline Plan Area would ultimately discharge via gravity to LS#13 recently completed construction and is ready to be used once the Rainbow Road Gravity Trunk and the new forcemain to Calgary are completed. The wastewater would then be pumped through a pressurized forcemain to the City of Calgary's gravity wastewater sewer collection system. The location of wastewater services is illustrated in **Exhibit 20.0 – Wastewater Services**.

### 5.5.3 Stormwater

The *Integrated Stormwater Master Plan, City of Chestermere – Urban Systems, May 2015* identifies the Outline Plan Area within the South Catchment. Through an existing agreement between the City of Chestermere and the Western Irrigation District (WID), the City is allowed to discharge stormwater runoff at a maximum rate of 6.23 m<sup>3</sup>/s to the WID "works" (5.90 m<sup>3</sup>/s directly to Chestermere Lake and 0.24 m<sup>3</sup>/s to WID Canal A and 0.09 m<sup>3</sup>/s to WID Canal B). The ultimate discharge rate to Chestermere Lake is 5.90 m<sup>3</sup>/s minus the input from the West Creek Basin of 4.18 m<sup>3</sup>/s. Therefore the discharge rate for the area discharging directly to the Lake is 1.72 m<sup>3</sup>/s or 2.5 L/s/ha.

The *Integrated Stormwater Master Plan* indicates that the South Catchment includes all areas within the City boundary located south of Chestermere Lake and irrigation canals. The total catchment area is 549 hectares. Pre-development drainage is by natural drainage paths to Shepard slough complex and ultimately to the Bow River. It also notes that the area north of the railroad tracks and south of the Lake is located within the 2004 City boundary and as such, stormwater from this parcel can be discharged to Chestermere Lake.

There is one approved planning document within this catchment, Edgewater Crossing ASP, which comprises approximately 188 hectares of land located at the southern edge of Chestermere Lake. The ASP is bordered by Township Road 240 to the south, Range Road 282 to the east, WH Canal to the west, and Chestermere Lake to the northwest. The long-term servicing considerations for the area are included in both SRDP and CSMI regional servicing concepts. Although the catchment is south of WID system, it was included in the CSMI assessment at the request of Chestermere Utilities Incorporated (CUI) because the area is



— Subject Lands    
 — Existing Water Line    
 — Future Water Line

SCALE: NTS



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## The South Shore at Chestermere Lake

Edgewater Communities Inc.

## Water Services

Exhibit 19.0

June 2017

Portions of NW ¼ / NE ¼ / SE ¼ Sec. 03 - 24 - 28 - W4 & Plan 8610075

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**The South Shore at Chestermere Lake**  
 Edgewater Communities Inc.

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**Wastewater Services**

Exhibit 20.0  
 June 2017  
 Portions of NW ¼ / NE ¼ / SE ¼ Sec. 03 - 24 - 28 - W4 & Plan 8610075

slated for moderate growth and the SRDP infrastructure is not likely to be constructed for a number of years. The CSMI option involves pumping stormwater northward to regional CSMI infrastructure along Secondary A Canal.

Servicing for the Outline Plan Area will be accommodated by an internal gravity system which flows to the proposed stormwater facility in the southeast corner of the site (on a dedicated Public Utility Lot). The proposed stormwater facility will be designed as outlined in the Utilities Master Plan, with a minimum storage of 32, 839 m<sup>3</sup>. A stormwater pump station will be required to pump the stormwater through a pressurized forcemain at a release rate of 0.16 m<sup>3</sup>/s into the Chestermere Lake. This will be accomplished by tying into the existing stormwater outfall into WID canal south of West Chestermere Drive that was installed with the Rainbow Falls subdivision. The location of stormwater services is shown in **Exhibit 21.0 – Stormwater Services**.

The developer shall garner Water Act approval to allow for modification to the wetlands to accommodate the stormwater facility and site grading.

#### 5.5.4 Shallow Utilities

Gas, power, telephone, cable TV, broadband, and other appropriate private services are to be provided to the site. The necessary easements and utility Right-of-Ways shall be provided to each proposed lots to the specifications of the utility company at the time of subdivision.

### 5.6 Outline Plan Statistics

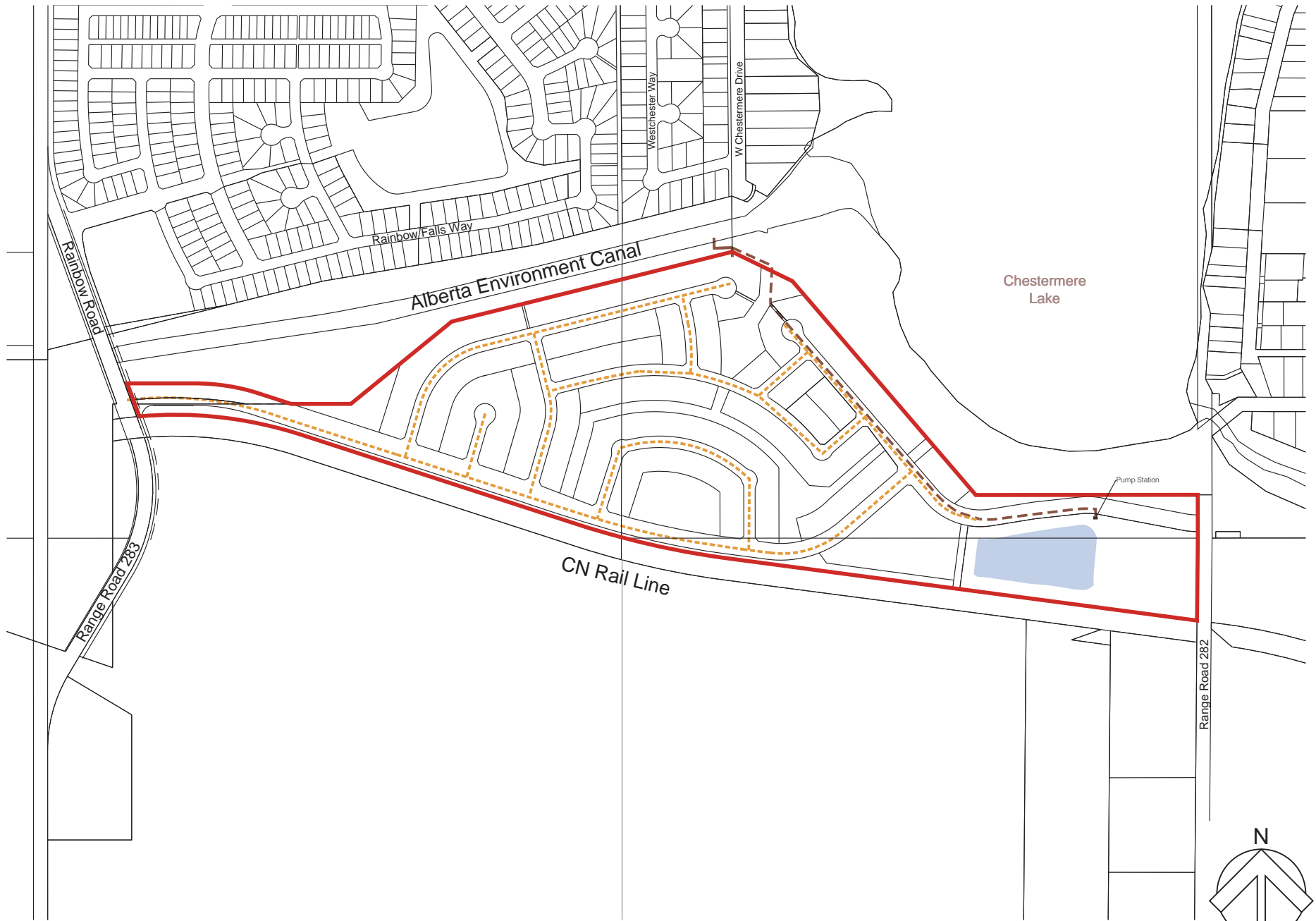
The following table presents the site statistics for the proposed development:

**Table 3.0: Development Statistics**

Use	Area		Percent	Anticipated Units±	Anticipated Density	
	Ha±	Ac±			uph	upa
R-1	10.66	26.34	34.0%	199	18.65	7.5
R-3	3.06	7.56	9.8%	120	39.2	15.9
R-4	0.87	2.15	2.8%	69	79.3	32.1
DC R-4	1.50	3.71	4.8%	180	120	48.5
LW	0.29	0.72	0.9%	5	17.2	6.9
PS (MR)	3.61	8.92	11.5%	-	-	-
PS (PUL)	3.87	9.57	12.3%	-	-	-
Roads	7.50	18.55	23.9%	-	-	-
<b>Total Developable</b>	<b>31.36</b>	<b>77.52</b>	<b>100%</b>	<b>573</b>	<b>18.27</b>	<b>7.4</b>

## 6 Studies

Several studies were completed to ensure that development was appropriate for the subject lands. They included: Geotechnical Investigation, Phase 1 Environmental Assessment, Transportation Impact Assessment, Staged Master Drainage Plan, Biological Impact Assessment, Wetland Mitigation Report, Statement of Justification for Historical Resource Act Requirements, Railway Noise and Vibration Assessment, and Dam Safety Report. A summary



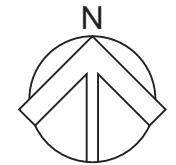
— Subject Lands

----- Future Stormwater Sewer Force Main

☒ Stormwater Pump Station

----- Future Stormwater Sewer

☒ Stormwater Pond



SCALE: 1:7500



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## The South Shore at Chestermere Lake

Edgewater Communities Inc.

## Stormwater Services

Exhibit 21.0  
 June 2017

Portions of NW ¼ / NE ¼ / SE ¼ Sec. 03 - 24 - 28 - W4 & Plan 8610075

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of the findings of these studies is shown below. It should be noted that some studies were conducted when the development was originally named "Sandpiper" and "Bridgewater". All the documents have been submitted to the City under separate cover.

## 6.1 Geotechnical Investigation

Almor Testing Services Ltd. undertook a geotechnical investigation of the Outline Plan Area. The document is entitled *Shallow Subsoil and Groundwater Site Assessment for Sandpiper Development, Chestermere, Alberta* and was completed in April 2008. The purpose of the investigations was to advance test holes to evaluate subsurface soil and groundwater conditions within the site boundaries. It was found that in the western portion of the development, the soil conditions encountered in the test holes consisted mainly of silty clay till. In the eastern portion of the development, the soil conditions consisted of glaciolacustrine deposits comprised mainly of silt clay, overlying silty clay till. The report summarises the results of the field and laboratory tests and presents preliminary geotechnical recommendations for the design and construction of underground services, site grading, concrete foundations and structural asphalt concrete pavement structures.

In January 2014, Almor Testing completed a geotechnical update for the subject lands. A site review was completed and indicated that site conditions had not changed throughout the development area. In consideration, they recommended the findings and recommendations from the report provided in 2008.

## 6.2 Environmental Site Assessment

Base Property Consultants Ltd. completed a Phase 1 Environmental Site Assessment for the subject lands. The title of the document is *Phase One Environmental Site Assessment of Ptns N ½ & SE ½ Sec 3 Twp 24 Rge 28 W4M, Chestermere, Alberta, July 11, 2008*. The objective of the investigation was to identify and evaluate potential environmental liabilities associated with past and current activities on the site. This document was submitted to the City under separate cover. The following is a summary of the findings of the Environmental Site Assessment:

- No buildings are presently or have been on-site;
- The site reconnaissance revealed no obvious environmental concerns;
- Uncontrolled dumping is not a concern on site at the present time;
- One soil stockpile is near the center of the subject site. No obvious foreign material, stained or noxious soils were noted on the surface of the pile;
- A review of the documents presently available from Municipal and Provincial agencies contacted showed no records of impairment or environmental violations on the subject site;
- A search of a pipeline, oil and gas well database for this portion of Alberta indicates no active or abandoned wells or transmission pipelines on the subject site; and Alberta Environment's Water Well Database shows record of thirty-two water wells on the subject site. The site reconnaissance noted no obvious water wells on the subject site. Should a water well be found on the subject site and not be required in the future then it will be reclaimed in an appropriate manner. Water wells to be abandoned will need to be reclaimed as per Alberta Environmental Protection and Enhancement Act Water Well Regulation (Twelve3/93). This would include but not be limited to the removal of the casings, grouting or sealing the producing zone and backfilling with clean material.

Based upon the results of the historical records review, site reconnaissance and information available at the time of preparing the report, the author was of the opinion that no significant environmental impairment existed on the subject site. It was also stated that further environmental investigation was not required at the time.

In March 2014, Williams Engineering completed a Phase 1 Environment Site Assessment Update for the subject lands. The purpose of study was to determine whether there was likely to be a significant environmental liability associated with the property. Readily available relevant information was gathered and interpreted. In addition, a site inspection was conducted. The study determined that there was no evidence of environmental liabilities associated with the subject property in the 2008 Phase I Environment Site Assessment, or found in the course of Phase I Environment Site Assessment Update. The need for a more invasive Phase II Environmental Site Assessment did not appear to be warranted, nor was any recommended.

### 6.3 Transportation Impact Assessment

A Transportation Impact Assessment was completed by D.A. Watt in 2004 for the subject lands. This Transportation Impact Assessment was updated in August 2014. City Administration recently requested a revision to the emergency access right of way north of the naturalized storm pond from the current configuration to an east west residential standard roadway to connect to Range Road 282. As a result, an updated letter report, dated June 17, 2015 was provided by D.A. Watt to address the addition of this roadway. This report concludes that the revised site plan is acceptable specifically where the east west roadway feeds into Range Road 282 and that no improvements are recommended for this intersection.

#### **Pedestrian & Cyclist Facilities Review**

- The proposed planned active modes network layout within and in the vicinity of the Bridgewater community has been designed to accommodate and encourage pedestrian and cyclist activity upon construction of the proposed development.

### 6.4 South Shore at Chestermere Lake Staged Master Drainage Plan

In March 2017, IBI Group submitted a Revised Staged Master Drainage Plan to the City of Chestermere. The report identifies that the stormwater system will be designed as a dual drainage system containing a minor system (underground pipe) and the major system (overland and pond). The stormwater pond will be designed to have a minimum removal rate of 85% of total suspended solids (TSS) for particle sizes greater than, or equal to 50micron and will maintain a minimum water level. A portion of one existing wetland will be reconstructed into the stormwater pond that will be planted with native wetland vegetation to provide for appropriate habitat communities. The stormwater pond will function as a naturalized wetland which will be designed to replicate as nearly as possible, a naturally occurring wetland. The location of the pond was chosen to avoid as much as possible the high value Class V wetland. Compensation will be provided for those wetlands affected by the development.

### 6.5 Biophysical Impact Assessment

In February, 2017 Triton Environmental Consultants (Triton) prepared a new Biophysical Impact Assessment (BIA) for the South Shore at Chestermere Lake to reflect current land use conditions and to align with the new Alberta Wetland Policy. As part of the BIA, all water bodies and wetlands in the Outline Plan Area were identified and characterized. A database review and vegetation survey (June of 2016) were conducted and did not identify any rare plant communities within this area. A wildlife sweep was also conducted in June 2016. Previous BIA's were conducted by Triton in June of 2016 and by Whidden Environmental in 2010.

The report describes that there are four wetlands in the cultivated field that are in the western half of the property and a wetland complex in the eastern half. Since the prior 2010 BIA and the 2016 field assessment, the wetland classifications have changed which may be due to the continued influence from heavy impoundment as well as the new Alberta Wetland Classification System which has a stronger emphasis on water level permanence, vegetation zones and salinity. The four west wetlands have been classified as per the new Alberta Wetland Policy and

have been translated under the Steward and Kantrud Classification System for ease of reference as Class II (2), III and IV. Within the wetland complex in the eastern half, the sub-classification of this complex indicate it is Low Prairie and Wet Meadow Wetland Vegetation (no classification), Class III, IV, and V. As part of the Outline Plan, disturbance to the highest value Class V wetland is to be minimized beside the new stormwater pond. The combination of these two elements will provide a resting/staging area during bird migration as well as habitat value for avian and amphibian species. As a result, residual effects on wildlife habitat are predicted to low-moderate in magnitude within a local extend for a permanent duration.

As part of this process, a claimability assessment was submitted to Alberta Environment and Parks (AEP) which determined that the wetland beds and banks within the Outline Plan Area are not crown claimable but are protected under the Water Act. Water Act approval and wetland compensation will be required.

Within the Outline Plan Area, there are five main vegetation areas: cultivated field, aspen tree stand, pre-existing disturbed area, wetland vegetation and upland vegetation. During the ACIMS search, no rare plant species, vegetation species or ecological communities at risk were identified therefore no further botanical surveys in the area were recommended.

## 6.6 Wetland Mitigation Report

As required in the *City of Chestermere LUB (Part 11-Wetlands)* and *Section 4.3 City of Chestermere Policy Handbook Wetland Policy*, in February 2016, Triton Environmental Consultants submitted a Wetland Mitigation Report for The South Shore at Chestermere Lake to the City of Chestermere. The report provided health assessment and wetland mitigation measures based on the information from the original BIA (Biophysical Impact Assessment) and associated reports. The prior BIA's in 2010 and 2014 indicated that there are 12 wetlands: 2 Class 1 – ephemeral ponds, 2 Class II – temporary ponds, 7 Class III – seasonal ponds, and 1 Class IV – semi-permanent pond. The 2016 Wetland Mitigation Report indicated the wetlands that are proposed to be impacted contain some degree of past anthropogenic modification – meaning that they have been influenced by human activity. It also identifies that the Outline Plan Area has been disturbed and impounded on all sides (by the lake and WID canal, the dam, Range Road 282, the CN railway). *“Impoundment occurs when the natural movement of water is disrupted by an activity which creates a confinement of water.”* The report indicates that since these boundary constraints exist and the potential development site is quite small, the ability to avoid impacting the existing wetlands is difficult, therefore a Ducks Unlimited Compensation Agreement will be obtained in order to mitigate the impacts. In addition, a permanence assessment was submitted to AEP – Alberta Environment and Parks to determine the crown claimability of the Class III/IV wetlands. AEP has confirmed that these wetlands are exempt from Crown ownership due to the high level of impoundment caused by anthropogenic activity.

## 6.7 Statement of Justification for Historical Resources Act

Lifeways of Canada Limited completed a Statement of Justification for Historical Resource Act Requirements for the subject lands. The objective of the investigation was to determine if clearance for the development should be permitted under the Historical Resource Act. Given the level of existing disturbances within the defined project area and shallow soil development the greater area is characterized by, the project lands were considered to have low potential to contain significant undisturbed archaeological sites. As such, it was recommended that Historical Resources clearance be granted for the development under the Alberta Historical Resources Act.

## 6.8 Railway Noise and Vibration Assessment

A Railway Noise and Vibration Assessment was conducted by SLR in January 2016. The assessment was prepared to be in accordance with the *“Guidelines for New Development in Proximity to Railway Operations, May 2013”*. The report identified that the CN Rail line to the

south is classified as a Principle Branch Line and that the numbers of trains on this line are relatively low; having declined in recent years. The speed of trains on this line are also low and no changes to the current operation are proposed. The assessment included monitoring of noise at the site (in two locations) over the course of one week. During the monitoring, only one train was observed, therefore this was used to develop noise model assuming traffic of up to three trains per day. The report recommends the following to mitigate potential future rail noise:

- *“Construction of a combined safety berm and noise barrier with total height 4.0 m above the top of rail height, or 4.0 m above existing ground height at the barrier location (where the existing ground is higher than the top of rail height).*
- *At each end of the development, the barrier is to extend along the rail corridor boundary for a length of 100 m beyond the residential areas. Alternatively at the eastern end, the barrier could wrap around the residential areas.*
- *Because the upper level of multi-storey houses will overlook the barrier, the buildings in the first row of houses adjacent to the railway (or within 50 m of the track centreline) should include consideration of noise impacts in their design in order to meet the internal noise goals. Wall constructions rated to STC-43 in conjunction with windows rated to STC-33 would be expected to meet the internal noise goals for a typical house.”*

The report concludes that the above measures will mitigate rail noise impacts on future residences.

## 6.9 Dam Safety Report

In January 2017, MPE Engineering prepared a Dam Safety Review Report of the South Chestermere Dam for the WID. The report involved a field inspection, survey and assessment of key parameters relating to the safety of the dam. The report commented that overall, the Dam is in satisfactory condition and meets the requirements of the Water Act Regulations and current 2007 CDA (Canadian Dam Association) Guidelines with the 2013 Revisions (CDA 2007).

Section 5.0 of the report identifies that the previous DSR (UMA 1999) rated the South Chestermere Dam as a “High” consequence dam and that this most recent review indicated that the dam is to remain classified as a “High” consequence dam, in accordance with the current CDA 2007 Guidelines.

Section 5.5.1 of the Report refers to the Proposed “South Shore at Chestermere Lake” Development. Based on the proposed site grading, the elevation proposed will likely be sufficient to prevent inundation of the proposed housing area in the event of a dam failure. To reduce erosion risk, erosion protection along the north perimeter of the housing development’s earth fill should be considered. This section of the report concludes that if the development is constructed within the parameters described in the report that is expected that the dam consequence classification would not change.

## 7 Public Open House

Open Houses have been conducted to garner the views and opinions of the citizens of Chestermere on The South Shore at Chestermere Lake. The most recent open house was held at the Chestermere Regional Recreation Complex on September 11, 2014 from 6 pm to 8 pm. The open house was advertised in the Chestermere Anchor on September 4, 2014. Three individuals from IBI Group conducted the open house and were available for questions. A series of panels presented information on the proposed land use and outline plan. A total of 11 citizens attended the open house. Public feedback was gathered and considered with respect to the proposed development.

## 8 Implementation

The South Shore at Chestermere Lake Land Use & Outline Plan shall be implemented through Council's approval of the redesignation and subdivision of the Outline Plan Area in accordance with this document. Phasing for the development of the subject lands is shown in **Exhibit 22.0 – Anticipated Phasing**. This exhibit presents the anticipated phasing of development however it is subject to change at the discretion of the developer based on servicing and economic consideration.

## 9 Summary

The proposed development will be appropriate for the Outline Plan Area based on the following:

1. The South Shore at Chestermere Lake provides a density of  $\pm 7.4$  units per acre that is between the recommended ASP density of 5-7 units per acre and the current MDP recommended density (8 upga). This density will be refined at the Subdivision stage and as per Council direction will be increased or decreased as required.
2. This development will include a variety of residential dwelling types to meet the housing needs of a greater proportion of the population.
3. Municipal Reserve will be provided as required by the *Municipal Government Act*.
4. The high proportion of open space (23.8%), which includes Municipal Reserve and a naturalized stormwater pond, offered in the Outline Plan Area will succeed in providing an attractive amenity for the community to enjoy.
5. The proposed pathway and sidewalks provide for the safe circulation of pedestrians through the Outline Plan Area and will create connections to the proposed open spaces and the existing regional pathway system.
6. The proposed road network is designed to allow for the safe and efficient movement of traffic throughout the Outline Plan Area.
7. Water, sewer, and storm water services can be provided in an effective manner and in accordance with the standards of the City of Chestermere and Chestermere Utilities Incorporated.
8. Studies completed for the Outline Plan Area consider the development appropriate when in compliance with their recommendations.
9. The proposal is in conformity with the direction of the City's policies.
10. Commercial space at The South Shore of Chestermere Lake will be offered within the supported living facility and in the newly proposed live work district. These commercial spaces are centrally located and accessible.



Subject Lands
  Phase 1
  Phase 2
  Phase 3
  Phase 4
  Phase 5
  Phase 6
  Phase 7
 SCALE: NTS



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## The South Shore at Chestermere Lake

Edgewater Communities Inc.

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## Anticipated Phasing

Exhibit 22.0  
 June 2017  
 Portions of NW ¼ / NE ¼ / SE ¼ Sec. 03 - 24 - 28 - W4 & Plan 8610075  
 Note: Subject to Change