

*Chestermere*  
TOWN OF



# Kinniburgh South Outline Plan



**URBANSYSTEMS.**

March 2024



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### EXECUTIVE SUMMARY

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

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

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

|                               | Hectares     | Acres        | Percent    | # of Units |
|-------------------------------|--------------|--------------|------------|------------|
| Residential R-1M              | 11.08        | 27.38        | 41.0       | 207        |
| Residential R-PFD             | 1.90         | 4.70         | 7.0        | 45         |
| Residential DC (R-2)          | 4.12         | 10.18        | 15.3       | 122        |
| Residential R-1EM             | 0.59         | 1.46         | 2.2        | 6          |
| Roads                         | 6.46         | 15.96        | 23.9       | -          |
| Municipal Reserve             | 2.83         | 6.99         | 10.5       | -          |
| <b>Total Developable Area</b> | <b>26.98</b> | <b>66.67</b> | <b>100</b> | -          |
| Public Utility Lots (P)       | 1.06         | 2.62         | -          | -          |
| WID Canal Corridor            | 2.31         | 5.71         | -          | -          |
| <b>Total</b>                  | <b>30.35</b> | <b>75.00</b> |            |            |

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

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

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



## 1.0 INTRODUCTION AND PLAN AREA

### 1.1 Setting

The Town of Chestermere is located within the Municipal District of Rocky View No. 44 and is 5 km east of the City of Calgary. Chestermere is a rapidly expanding community with a population increase of approximately 4,600 residents since the year 2000<sup>1</sup>. This growth rate provides a strong indicator of its overall appeal as a place to live and work.

### 1.2 Policy Framework and History

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

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

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

### 1.3 Purpose and Scope

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

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<sup>1</sup> Town of Chestermere Growth Analysis.



## 2.0 OVERVIEW

### 2.1 Location

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

### 2.2 Existing Ownership

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

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

### 2.3 Community Context and Surrounding Land Uses

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

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

### 2.4 Existing Land Use

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

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

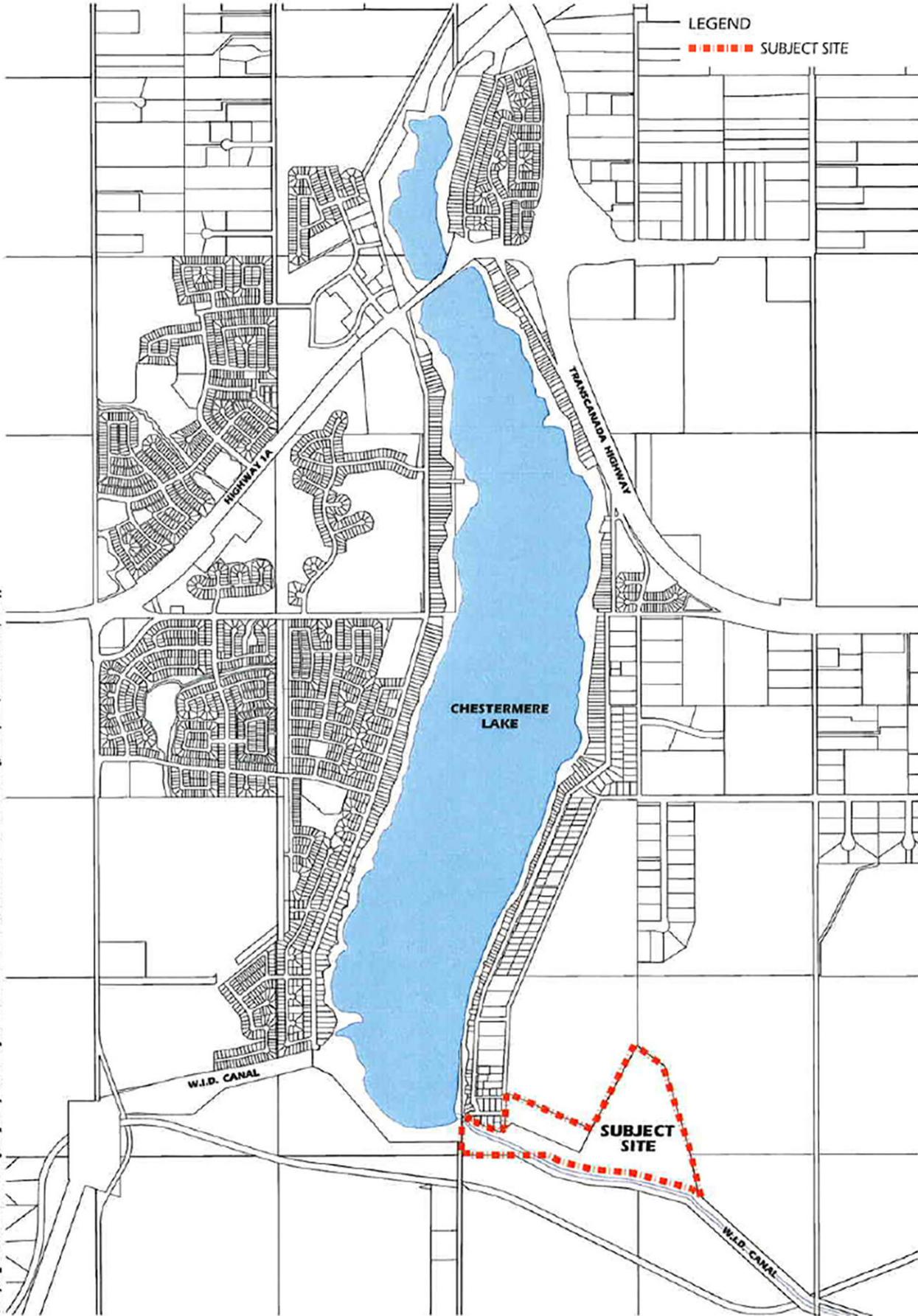


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Scale: 1:40,000

LEGEND

■■■■■ SUBJECT SITE



# location plan

FIGURE  
**1**

L:\Projects\_CAL\2519000601\1D-Drafting-Design-Analyst\CADD\Output\Outline Plan\2007-03-01\PLN-2519000601-OP-LOCATION PLAN.dwg, 8.5X11 portrait, 2007/03/01 04:40 pm akopp

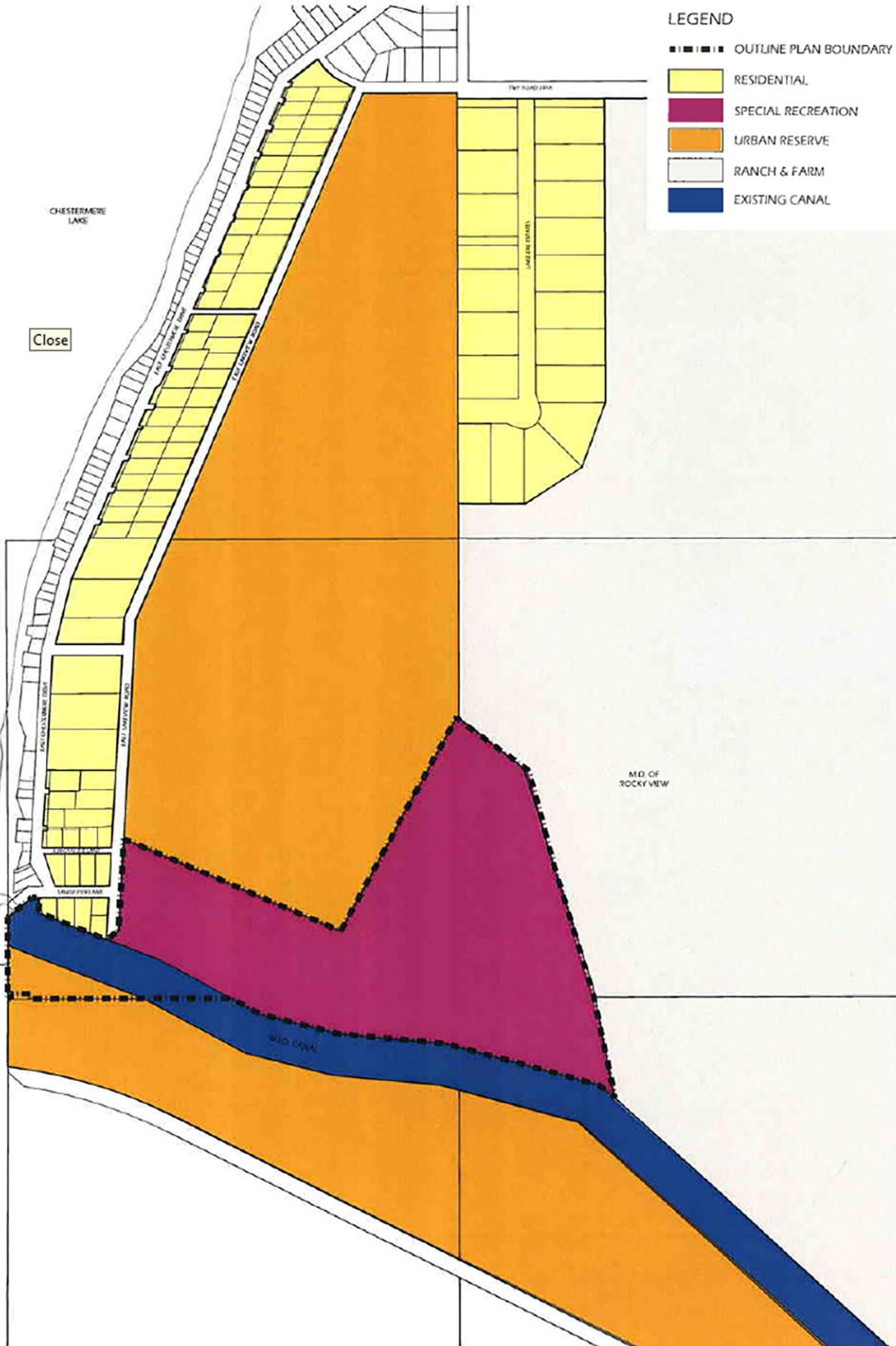


Scale: 1:10,000

New North Projects Ltd.

LEGEND

- ■ ■ ■ ■ OUTLINE PLAN BOUNDARY
- RESIDENTIAL
- SPECIAL RECREATION
- URBAN RESERVE
- RANCH & FARM
- EXISTING CANAL



U:\Projects\_CAL\25190000010-Drafting-Design-Analyses\CADD\Cadd\Outline Plan\2007-05-01\PLAN-2519000001-OP-LAND USE DESIGNATIONS.dwg, 8.5X11 portrait, 250770001 04:44 pm alxpp

# existing land use

FIGURE  
**2**



## **2.5 Natural Features and Conditions**

### ***2.5.1 Topography***

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

### ***2.5.2 Soils***

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

### ***2.5.3 Drainage***

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

## **2.6 Park Requirements**

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

## **2.7 Transportation**

### ***2.7.1 Roads***

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





### **2.7.2 Pathways**

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

## **2.8 Policy Considerations**

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

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





### 3.0 PROPOSED OUTLINE PLAN

#### 3.1 Introduction

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

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

#### 3.2 Design Principles

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

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





### 3.3 Plan Objectives

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

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

### 3.4 Proposed Land Use

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

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



north

Scale: 1:5000

# open space & sidewalk plan



## Kinniburgh South Outline Plan

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- LEGEND
- OUTLINE PLAN BOUNDARY
  - SIDEWALKS
  - LOCAL PATHWAY
  - REGIONAL TRAIL
  - OPEN SPACE





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

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

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

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

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

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

### 3.5 Servicing

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



Scale: 1:5000

# proposed water servicing plan

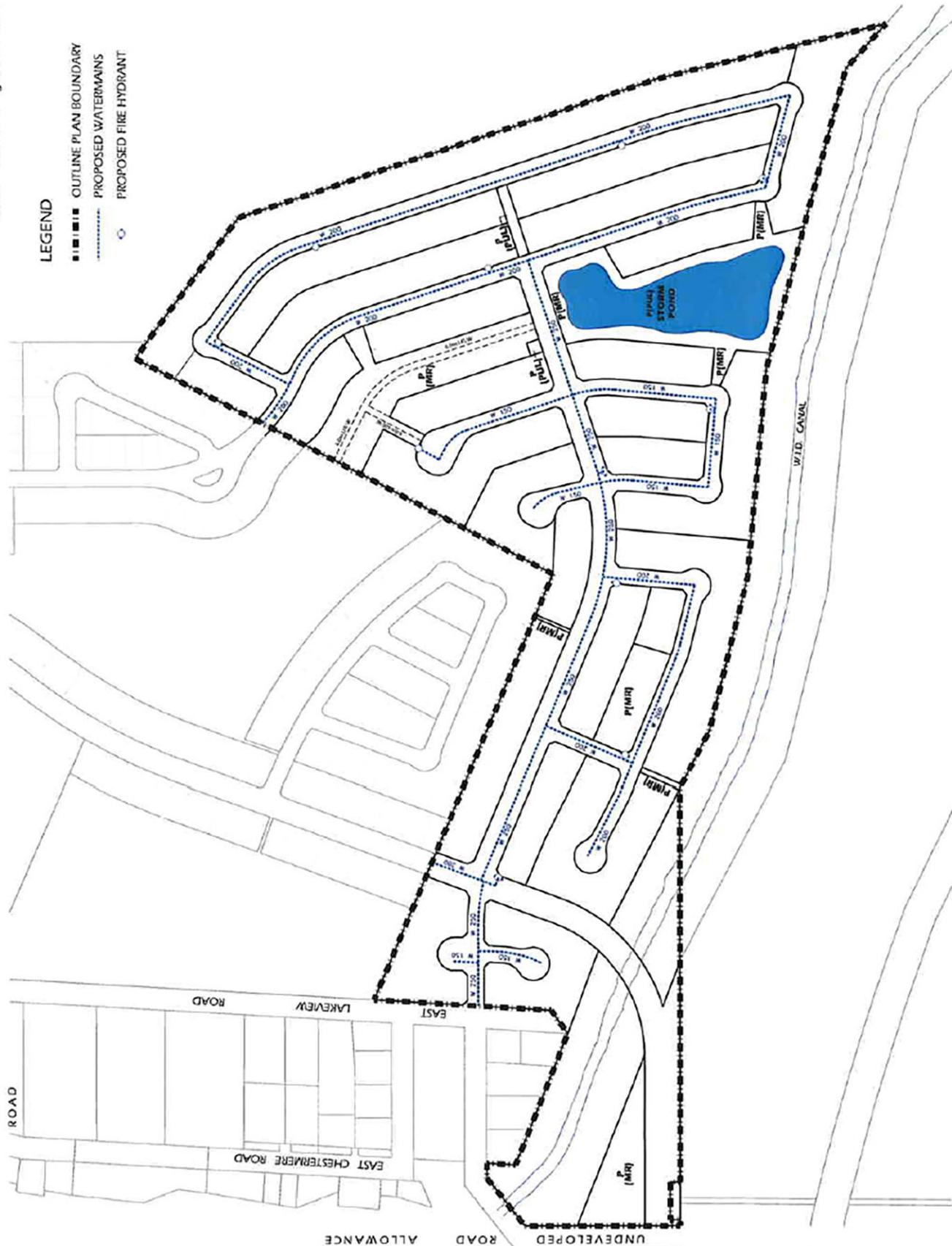
FIGURE 7

## Kinniburgh South Outline Plan

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### LEGEND

- ■ ■ ■ ■ OUTLINE PLAN BOUNDARY
- ..... PROPOSED WATERMANS
- PROPOSED FIRE HYDRANT



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### ***3.5.1 Water Servicing***

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

### ***3.5.2 Sanitary Sewer and Wastewater Servicing***

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



Scale: 1:5000

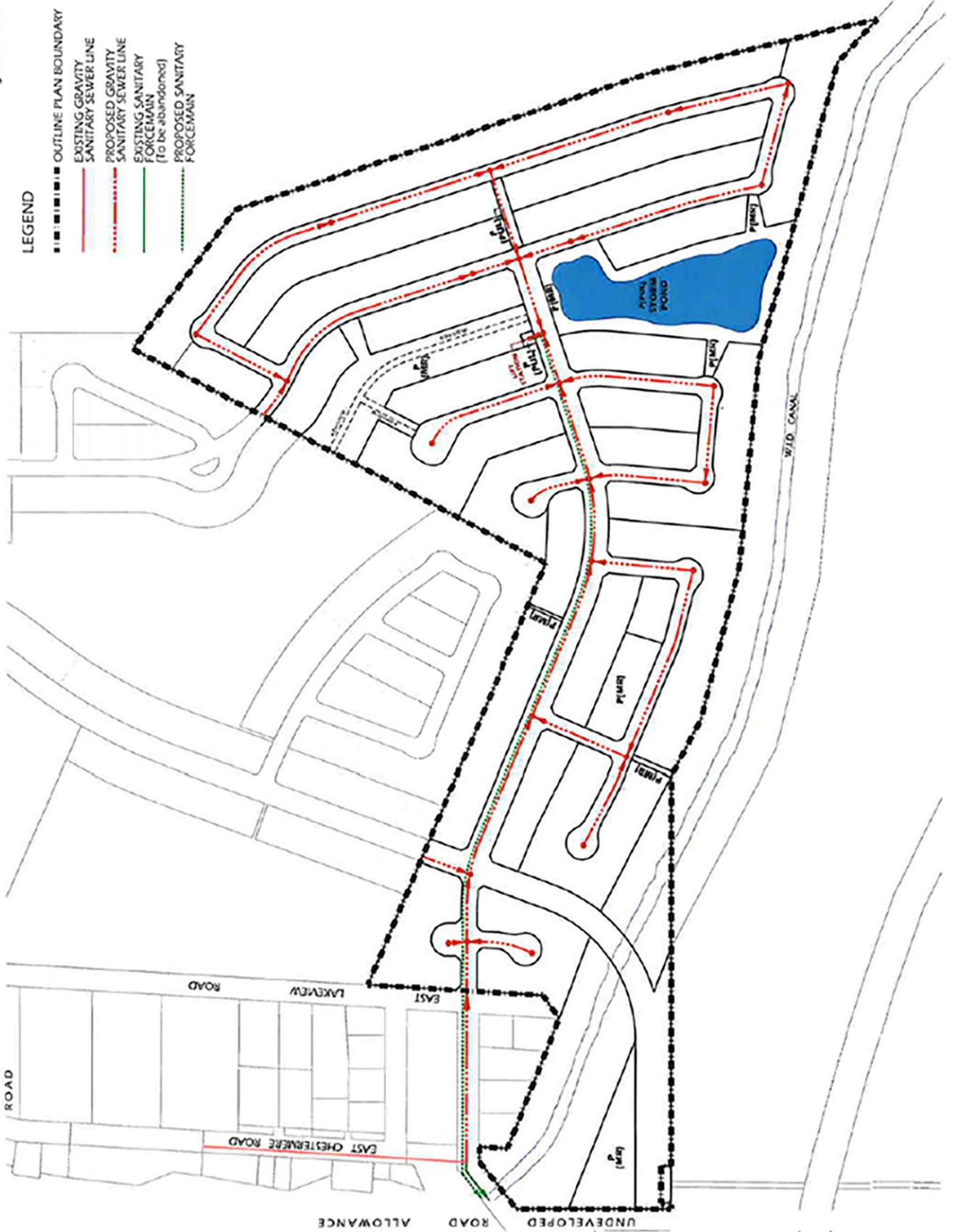
# proposed wastewater plan



## Kinniburgh South Outline Plan

New North Projects Ltd.

- LEGEND**
- OUTLINE PLAN BOUNDARY
  - EXISTING GRAVITY SANITARY SEWER LINE
  - PROPOSED GRAVITY SANITARY SEWER LINE
  - EXISTING SANITARY FORCEMAIN (to be abandoned)
  - PROPOSED SANITARY FORCEMAIN



URBAN SYSTEMS.



### ***3.5.3 Stormwater Servicing***

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

### ***3.5.3 Solid Waste Servicing***

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

### ***3.5.4 Utilities***

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

### ***3.5.5 Infrastructure Buildings***

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

## **3.6 Development Phasing**

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



north

Scale: 1:5000

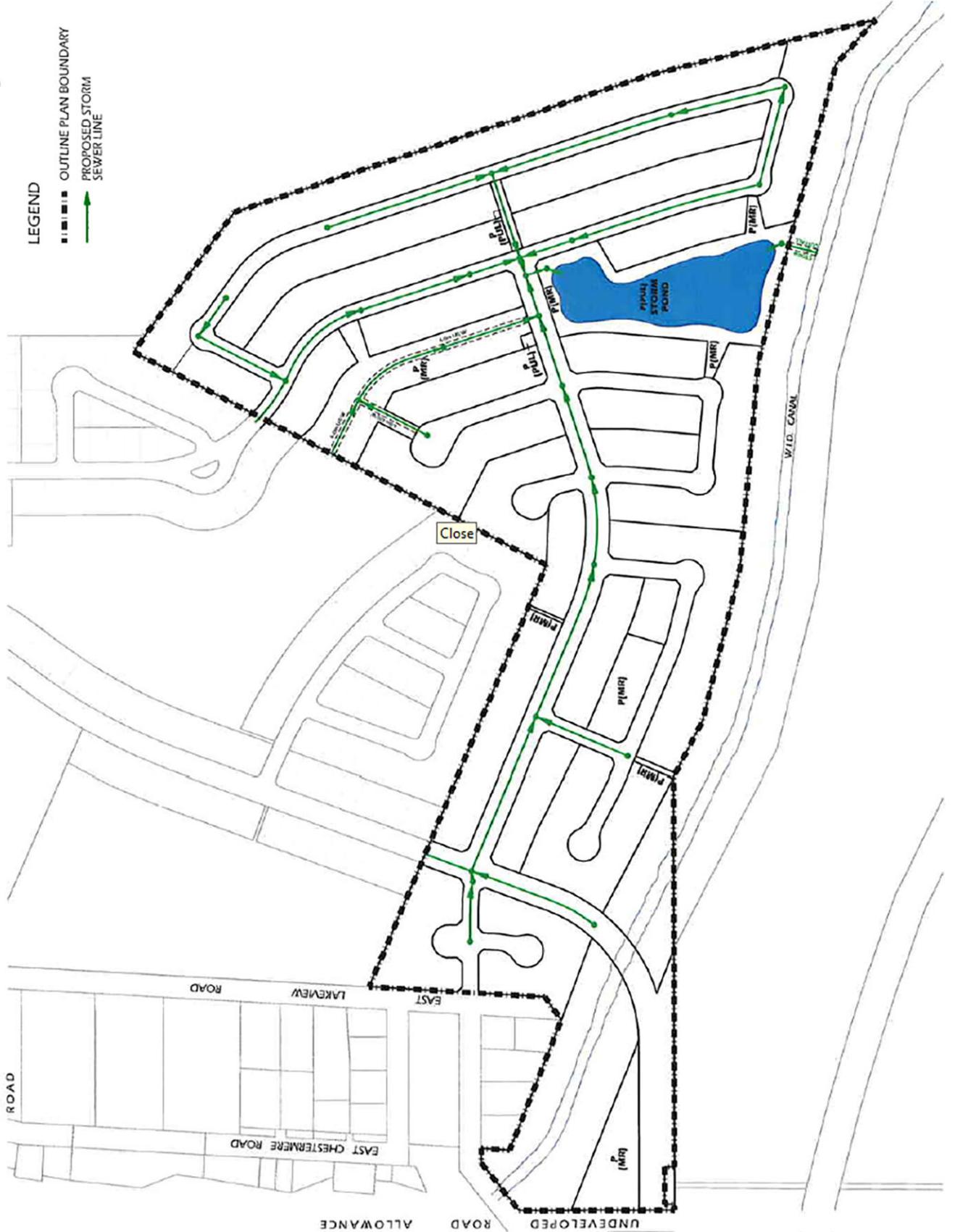
# proposed storm & drainage plan



## Kinniburgh South Outline Plan

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- LEGEND
- +—+—+—+ OUTLINE PLAN BOUNDARY
  - +—+—+—+ PROPOSED STORM SEWER LINE



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north

# Kinniburgh South Outline Plan

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Scale: 1:5000

New North Projects Ltd.



# phasing plan





north

Scale: 1:5000

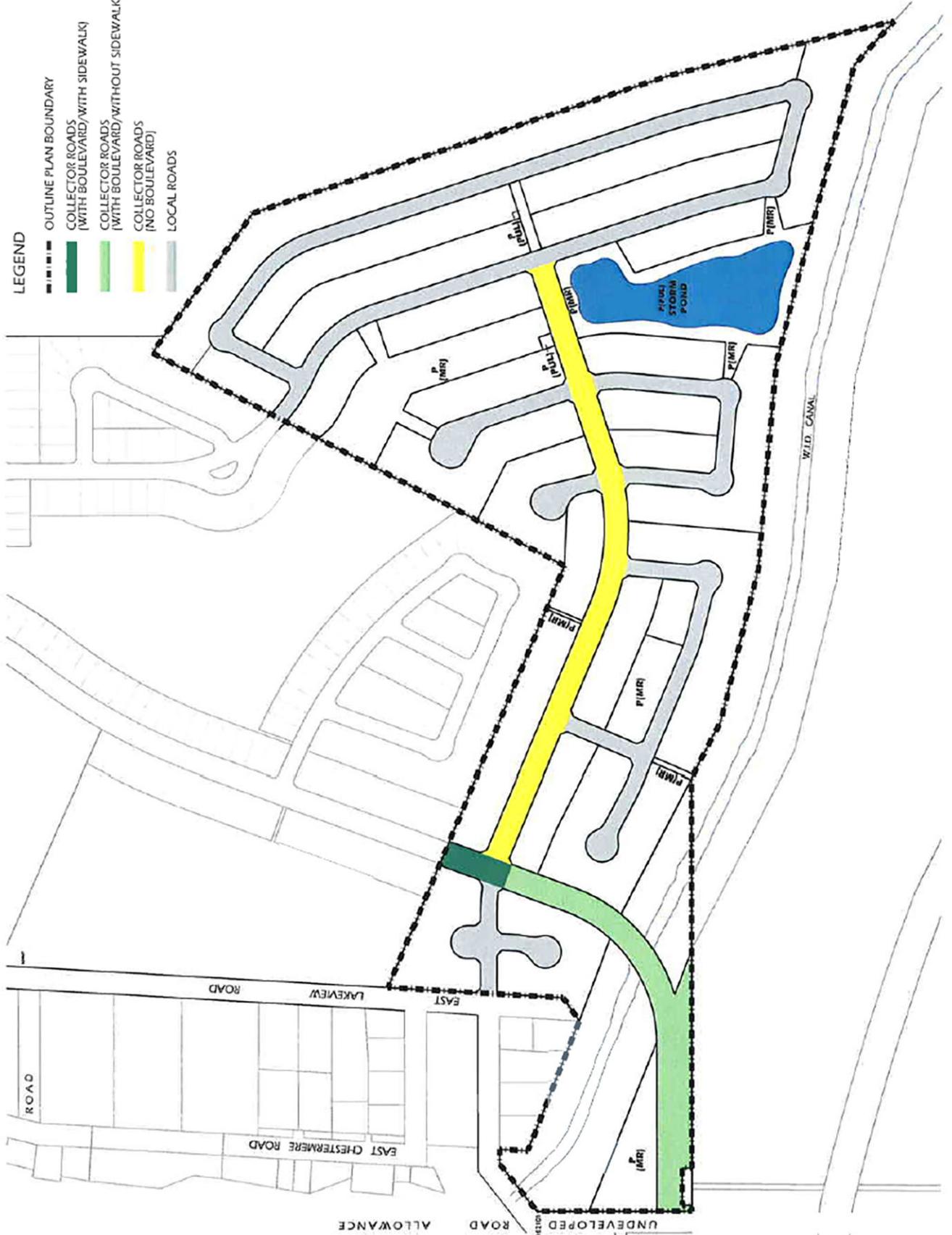
# transportation plan

FIGURE 11

## Kinnibburgh South Outline Plan

New North Projects Ltd.

- LEGEND
- OUTLINE PLAN BOUNDARY
  - COLLECTOR ROADS (WITH BOULEVARD/WITH SIDEWALK)
  - COLLECTOR ROADS (WITH BOULEVARD/WITHOUT SIDEWALK)
  - COLLECTOR ROADS (NO BOULEVARD)
  - LOCAL ROADS



URBANSYSTEMS



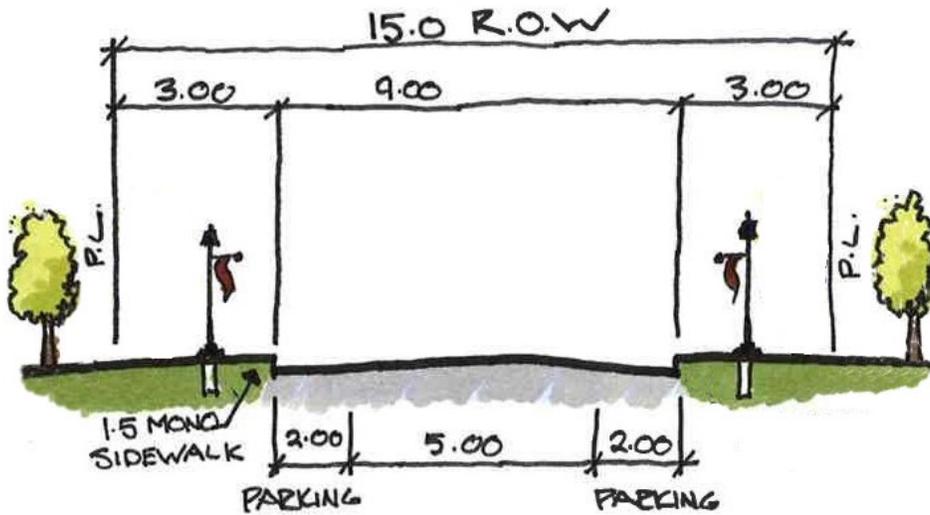
- A connection across the Western Irrigation Canal is proposed and will be constructed as part of the second phase of development. The cost of the canal crossing will be shared with Chestermere Lake Development Corp., the developer to the north. In addition, an off-site levy has been collected by the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

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

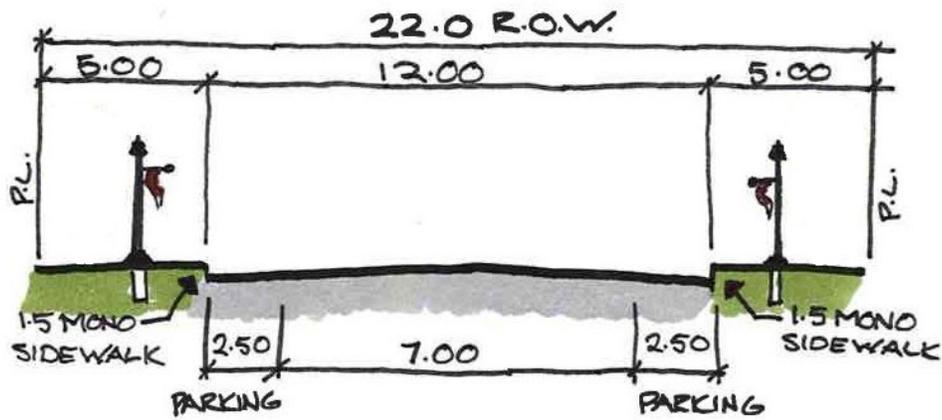
Sidewalks will be provided along both sides of the collector roads, while the local roads will be provided with a sidewalk on one side of the street only. Curbs and gutters will be provided along all collectors and local roads.

### **3.9 Construction Management**

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



RESIDENTIAL CROSS SECTION



COLLECTOR CROSS SECTION









## 5.0 IMPLEMENTATION

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

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

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

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

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



## **APPENDIX A**

### **Land Title Certificates**



LAND TITLE CERTIFICATE

S  
LINC                      SHORT LEGAL                      TITLE NUMBER  
0039 296 181            0914743;1;1                      221 238 427 +107

LEGAL DESCRIPTION

PLAN 0914743  
BLOCK 1  
LOT 1  
CONTAINING 22.1740 HECTARES ( 54.79 ACRES) MORE OR LESS  
EXCEPTING THEREOUT:

| PLAN        | NUMBER  | HECTARES | (ACRES) | MORE OR LESS |
|-------------|---------|----------|---------|--------------|
| SUBDIVISION | 1411593 | 1.509    | 3.73    |              |
| SUBDIVISION | 1712298 | 5.150    | 12.73   |              |
| SUBDIVISION | 2012107 | 5.205    | 12.86   |              |
| SUBDIVISION | 2211697 | 5.685    | 14.05   |              |

EXCEPTING THEREOUT ALL MINES AND MINERALS

ATS REFERENCE: 4;28;24;2  
ESTATE: FEE SIMPLE

MUNICIPALITY: CITY OF CHESTERMERE

REFERENCE NUMBER: 201 230 434 +63

---

| REGISTERED OWNER(S) |            |             |      |       |               |
|---------------------|------------|-------------|------|-------|---------------|
| REGISTRATION        | DATE (DMY) | DOCUMENT    | TYPE | VALUE | CONSIDERATION |
| 221 238 427         | 27/10/2022 | SUBDIVISION | PLAN |       |               |

---

OWNERS

1290765 ALBERTA LTD.  
OF #110,259 MIDPARK WAY S.E  
CALGARY  
ALBERTA T2X 1M2

---

ENCUMBRANCES, LIENS & INTERESTS

| REGISTRATION | NUMBER      | DATE (D/M/Y) | PARTICULARS |
|--------------|-------------|--------------|-------------|
|              | 131 232 506 | 12/09/2013   | MORTGAGE    |

---

( CONTINUED )

-----  
ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

# 221 238 427 +107

## REGISTRATION

| NUMBER      | DATE (D/M/Y) | PARTICULARS  |
|-------------|--------------|--|
|             |              | MORTGAGEE - CANADIAN WESTERN BANK.<br>606-4TH STREET SW<br>CALGARY<br>ALBERTA T2P2V1<br>ORIGINAL PRINCIPAL AMOUNT: \$12,000,000  |
| 131 232 507 | 12/09/2013   | CAVEAT<br>RE : ASSIGNMENT OF RENTS AND LEASES<br>CAVEATOR - CANADIAN WESTERN BANK.<br>606-4TH STREET SW<br>CALGARY<br>ALBERTA T2P1T1<br>AGENT - GARY J COCHRANE        |
| 131 299 443 | 21/11/2013   | UTILITY RIGHT OF WAY<br>GRANTEE - FORTISALBERTA INC.   |
| 141 205 207 | 06/08/2014   | CAVEAT<br>RE : AMENDING AGREEMENT<br>CAVEATOR - CANADIAN WESTERN BANK.<br>606-4TH STREET SW<br>CALGARY<br>ALBERTA T2P1T1<br>AGENT - GARY J COCHRANE                    |
| 141 205 208 | 06/08/2014   | CAVEAT<br>RE : ASSIGNMENT OF RENTS AND LEASES , ETC.<br>CAVEATOR - CANADIAN WESTERN BANK.<br>606-4TH STREET SW<br>CALGARY<br>ALBERTA T2P1T1<br>AGENT - GARY J COCHRANE |
| 201 230 433 | 14/12/2020   | CAVEAT<br>RE : DEVELOPMENT AGREEMENT PURSUANT TO MUNICIPAL<br>GOVERNMENT ACT<br>CAVEATOR - CITY OF CHESTERMERE.<br>105 MARINA ROAD<br>CHESTERMERE<br>ALBERTA T1X1V7    |
| 201 230 440 | 14/12/2020   | UTILITY RIGHT OF WAY<br>GRANTEE - CITY OF CHESTERMERE.<br>AS TO PORTION OR PLAN:2012110  |
| 221 238 429 | 27/10/2022   | UTILITY RIGHT OF WAY<br>GRANTEE - CITY OF CHESTERMERE.<br>AS TO PORTION OR PLAN:2211698  |

( CONTINUED )

TOTAL INSTRUMENTS: 008

-----  
PENDING REGISTRATION QUEUE

| DRR<br>NUMBER | RECEIVED<br>DATE (D/M/Y) | CORPORATE LLP TRADENAME   | LAND ID     |
|---------------|--------------------------|---|-------------|
| E00BM5L       | 10/10/2023               | FIELD LLP<br>403-260-8541<br>CUSTOMER FILE NUMBER:<br>59222-19 /CP    |             |
| 001           |                          | DISCHARGE   | 0914743;1;1 |
| E00BW8Z       | 17/10/2023               | FIELD LLP<br>403-260-8597<br>CUSTOMER FILE NUMBER:<br>59222-19 KJS/CF |             |
| 001           |                          | MORTGAGE  | 0914743;1;1 |
| 002           |                          | CAVEAT  | 0914743;1;1 |

TOTAL PENDING REGISTRATIONS: 002

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 3 DAY OF  
NOVEMBER, 2023 AT 09:25 A.M.

ORDER NUMBER: 48784826

CUSTOMER FILE NUMBER: 3712000111



\*END OF CERTIFICATE\*

-----  
THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED  
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,  
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM  
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,  
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS  
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING  
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).

IF MORE INFORMATION IS REQUIRED ON A PENDING REGISTRATION WHERE  
THE CONTACT INFORMATION DISPLAYS N/A PLEASE EMAIL LTO@GOV.AB.CA.



LAND TITLE CERTIFICATE

S  
LINC                                      SHORT LEGAL                                      TITLE NUMBER  
0039 296 181                      0914743;1;1                                      221 238 427 +107

LEGAL DESCRIPTION

PLAN 0914743  
BLOCK 1  
LOT 1  
CONTAINING 22.1740 HECTARES ( 54.79 ACRES) MORE OR LESS  
EXCEPTING THEREOUT:

| PLAN        | NUMBER  | HECTARES | (ACRES) | MORE OR LESS |
|-------------|---------|----------|---------|--------------|
| SUBDIVISION | 1411593 | 1.509    | 3.73    |              |
| SUBDIVISION | 1712298 | 5.150    | 12.73   |              |
| SUBDIVISION | 2012107 | 5.205    | 12.86   |              |
| SUBDIVISION | 2211697 | 5.685    | 14.05   |              |

EXCEPTING THEREOUT ALL MINES AND MINERALS

ATS REFERENCE: 4;28;24;2  
ESTATE: FEE SIMPLE

MUNICIPALITY: CITY OF CHESTERMERE

REFERENCE NUMBER: 201 230 434 +63

-----  
REGISTERED OWNER(S)  
REGISTRATION      DATE (DMY)      DOCUMENT TYPE      VALUE      CONSIDERATION  
-----

221 238 427      27/10/2022      SUBDIVISION PLAN

OWNERS

1290765 ALBERTA LTD.  
OF #110,259 MIDPARK WAY S.E  
CALGARY  
ALBERTA T2X 1M2

-----  
ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION  
NUMBER      DATE (D/M/Y)      PARTICULARS  
-----

131 299 443      21/11/2013      UTILITY RIGHT OF WAY

-----  
ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

# 221 238 427 +107

REGISTRATION

NUMBER      DATE (D/M/Y)      PARTICULARS

-----

GRANTEE - FORTISALBERTA INC.

201 230 433      14/12/2020 CAVEAT  
RE : DEVELOPMENT AGREEMENT PURSUANT TO MUNICIPAL  
GOVERNMENT ACT  
CAVEATOR - CITY OF CHESTERMERE.  
105 MARINA ROAD  
CHESTERMERE  
ALBERTA T1X1V7

201 230 440      14/12/2020 UTILITY RIGHT OF WAY  
GRANTEE - CITY OF CHESTERMERE.  
AS TO PORTION OR PLAN:2012110

221 238 429      27/10/2022 UTILITY RIGHT OF WAY  
GRANTEE - CITY OF CHESTERMERE.  
AS TO PORTION OR PLAN:2211698

231 354 966      17/11/2023 MORTGAGE  
MORTGAGEE - BOW VALLEY CREDIT UNION LTD.  
212 5TH AVENUE WEST  
COCHRANE  
ALBERTA T2C2G4  
ORIGINAL PRINCIPAL AMOUNT: \$1,500,000

231 354 967      17/11/2023 CAVEAT  
RE : ASSIGNMENT OF RENTS AND LEASES  
CAVEATOR - BOW VALLEY CREDIT UNION LTD.  
212 5TH AVENUE WEST  
COCHRANE  
ALBERTA T2C2G4  
AGENT - RENEE SAM

TOTAL INSTRUMENTS: 006

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 7 DAY OF  
DECEMBER, 2023 AT 09:02 A.M.

ORDER NUMBER: 49085654

CUSTOMER FILE NUMBER: 3712000111



\*END OF CERTIFICATE\*

( CONTINUED )

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER, SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION, APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



## **APPENDIX B**

### **Land Use Districts**



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

### **1.0 Purpose and Intent**

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

### **2.0 List of Permitted Uses**

Dwellings, Single Detached  
Public Parks

### **3.0 List of Discretionary Uses**

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

### **4.0 General Requirements**

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

### **5.0 Minimum Requirements**

- 5.1 Area of Site: 697 m<sup>2</sup> (7,500 sq. ft.)
- 5.2 Width of Site: 22.86 m (75 ft.)
- 5.3 Front Yard Setback: 6.0 m (20 ft.)
- 5.4 Side Yards:
- a) Principal Buildings: 1.5 m (5 ft.)
  - b) Accessory Buildings: 0.6 m (2 ft.)
- 5.5 Rear Yard Setback:
- a) Principal Buildings: 6 m (19.7 ft.)
  - b) Accessory Buildings: 1.0 m (3 ft.)



## 6.0 Maximum Limits

### 6.1 Coverage of Site:

- a) All buildings including accessory buildings: 40% of the area of the site to a maximum of 510 m<sup>2</sup> (5,490 sq. ft.), whichever is the lessor.
- b) All accessory buildings: 10% of the area of the site.

### 6.2 Height of Buildings:

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

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

## 7.0 Special Requirements

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





5.5 Rear Yard Setback:

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

5.6 Habitable Floor Area per Unit:

- a) Single Detached Dwellings
  - i. Single Storey (includes two levels of a split level building): 112 m<sup>2</sup> (1,205 sq. ft.)
  - ii. Two Storey: 93 m<sup>2</sup> (1001 sq. ft.)
- b) Semi-Detached and Duplex Buildings
  - i. Single Storey 93 m<sup>2</sup> (1,001 sq. ft.)
  - ii. Two Storey 79 m<sup>2</sup> (850 sq. ft.) on main floor

**6.0 Maximum Limits**

6.1 Height of Buildings:

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

6.2 Coverage of Site:

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

**7.0 Special Requirements**

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



## APPENDIX C

### Potential Street Names



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

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

These names will be used within Kinniburgh South.