CLEARWATER PARK

WEST
STAGE ONE OUTLINE PLAN AND LAND USE BYLAW AMENDMENT



ARCADIS

centron
REAL ESTATE DEVELOPMENT & CONSTRUCTION

MAY 2026
#121935

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APPENDIX A - LAND USE BYLAW AMENDMENT SUMMARY



1

INTRODUCTION

This report accompanies applications for Outline Plan and Land Use Bylaw amendment within the Clearwater Park West (CWP West) lands in the City of Chestermere. The total Area Structure Plan boundary area is approximately 391.14 ha (966.53 ac) and includes three stages. This report focuses on CWP West (Stage One), which is approximately 110.06 ha (271.96 ac). The report has been prepared by IBI Group, and submitted on behalf of the landowner, Clear Water Park Inc. (a Centron company).



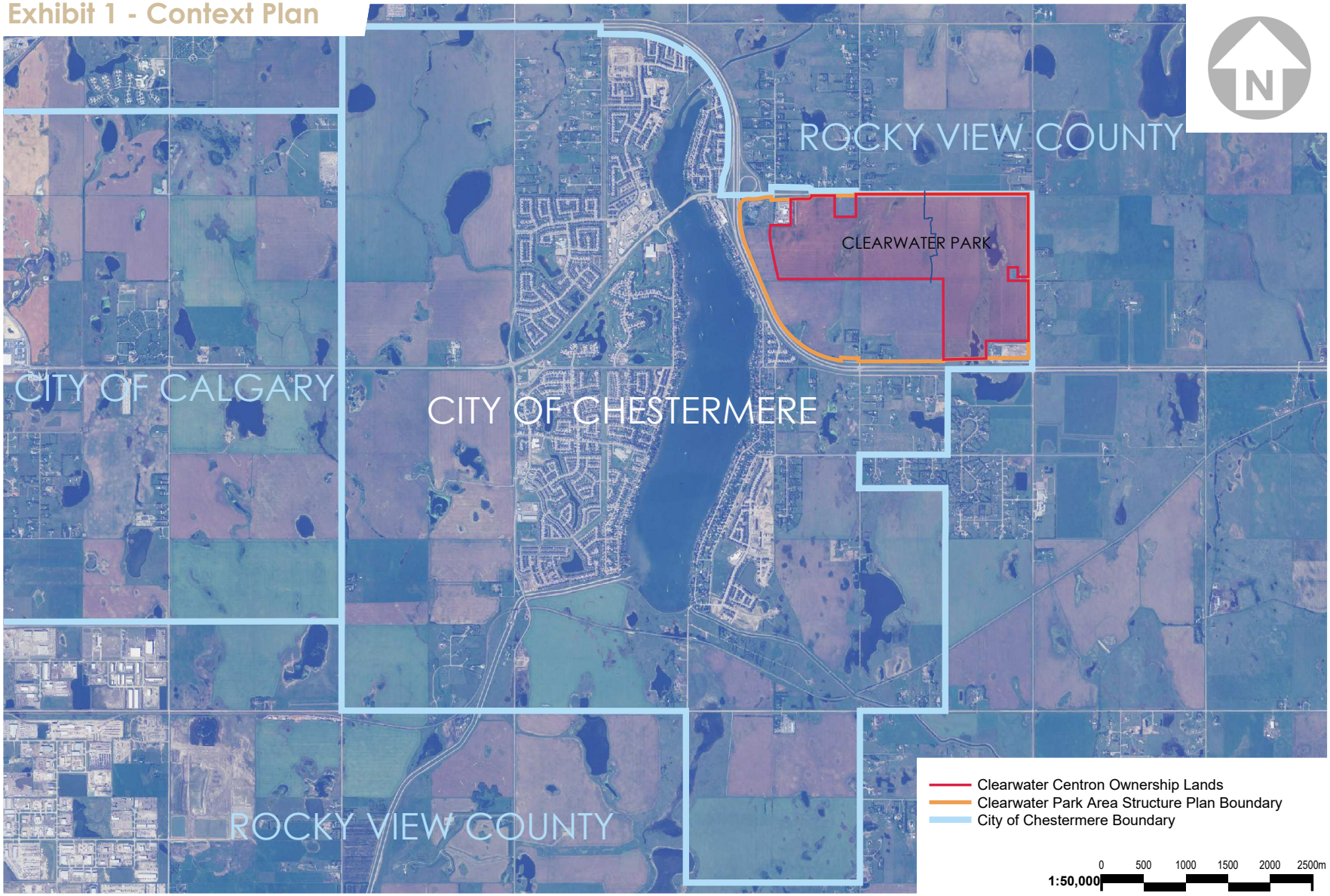
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CONTEXT

2.1 Context

The Clearwater Park West Outline Plan and Land Use (OP/LU) is located within the Clearwater Park Area Structure Plan (ASP) boundary on the east side of Chestermere. The accompanying Land Use Amendment includes the entirety of the Outline Plan area, as shown on **Exhibit 1: Context Plan.** The Clearwater Park Project is divided into three stages, as shown on Exhibit 1. This report focuses on CWP West (Stage One) only. For purposes of this submission, Centron's development within Stage 1 will be called Clearwater Park West.

Exhibit 1 - Context Plan



2.2 Stage One Location and Ownership

Clearwater Park West (Stage One) is a master-planned community within the Clearwater Park Area Structure Plan, within the Centron owned Lands, in the east portion of the City of Chestermere. The Plan Area exists immediately east and north of Highway 1, south of Township Road 243, and west of Range Road 280 (Highway 791). Chestermere Boulevard currently terminates at the Highway 1/1A interchange, which is the northwest corner of the Plan Area.

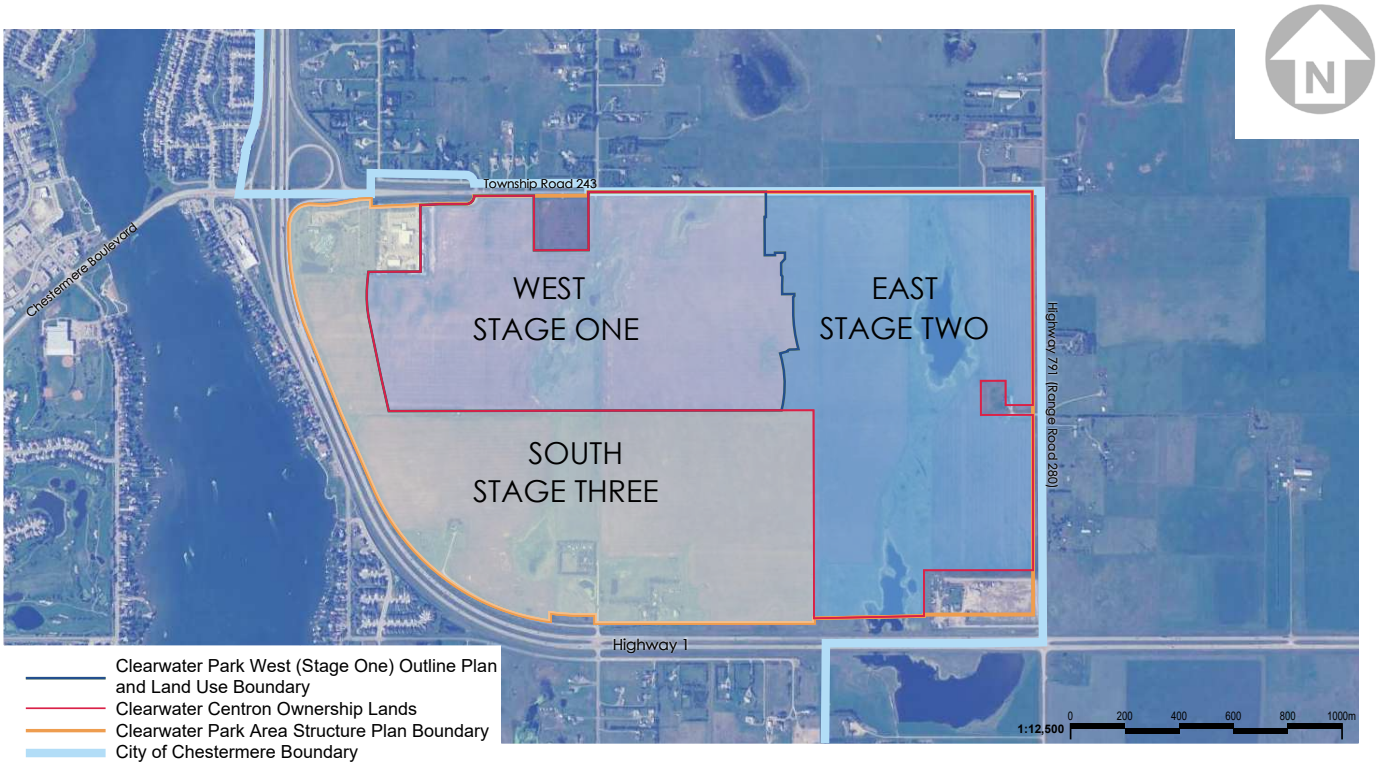
Exhibit 2: Location Plan illustrates the Clearwater Park ASP Boundary and the Clearwater Park West and East (Stage One and Two) Outline Plan and Land Use staging.

The Clearwater Park ASP is comprised of approximately 391.14 ha (966.53 ac) of which Centron owns approximately 237.82 ha (587.67 ac) which is proposed to be developed in three stages. The CWP West (Stage One) Outline Plan and Land Use comprises approximately 110.06 ha (271.96 ac) and includes the following legal parcels:

Table 1: Clearwater Park West (Stage One) Parcel Legal Descriptions

LEGAL DESCRIPTION	HECTARES	ACRES
N14-24-28W4 Plan 8910976 Block 1	11.69	28.88
NE14-24-28-W4	41.54	102.65
NW13-24-28-W4 (portion)	55.21	136.42
Road R/W Closure	1.62	4.01
TOTAL	**110.06**	**271.96**

Exhibit 2 - Location Plan



2.3 Existing Site Conditions

Exhibit 3: Existing Site Conditions illustrates the existing site conditions.

The Plan Area exists primarily as agricultural land. The Plan Area does contain wetlands and the Wetland Assessment and Biophysical Impact Assessment (BIA) are being submitted to Alberta Environment for approval. All wetlands are proposed to be removed. The Plan Area is relatively flat, with some sloping to the south of it. There are no instances of lands sloping greater than 5%.

2.4 Existing and Adjacent Land Uses

Amendments to the Municipal Development Plan and the Clearwater Park Area Structure Plan have been considered in developing this Outline Plan and Land Use (OP/LU). The City's long-range planning documents and Land Use Bylaw presently identify the OP/LU area for a mix of commercial and residential uses within the Plan Area.

Lands adjacent to Clearwater Park have the following land uses:

North: Estate Country Residential within Rocky View County

South: Agricultural lands within the City of Chestermere and Highway 1

East: Agricultural lands within Clearwater Park

West: City of Chestermere Municipal Service Centre and lands identified for the expansion of Highway 1

2.5 External Road Network

Three major roads exist beyond the perimeter of the Plan Area. These include:

- **Chestermere Boulevard:** Located beyond the west boundary of the Plan Area, running east-west, providing connections into Chestermere and the City of Calgary.
- **Highway 1:** Located to the west and south of the Plan Area, generally running in an east-west direction, connecting to Calgary.
- **Highway 791:** Located to the east of the Plan Area, a gravel road running in a north-south direction, connecting to Indus and Highway 22X in the south.

2.6 Planning Context and Policy Alignment

Development within this Plan Area shall occur within the context of Chestermere's statutory planning framework. The City's Municipal Development Plan and the Clearwater Park Area Structure Plan are the long-range Policy documents that apply to the Plan Area.

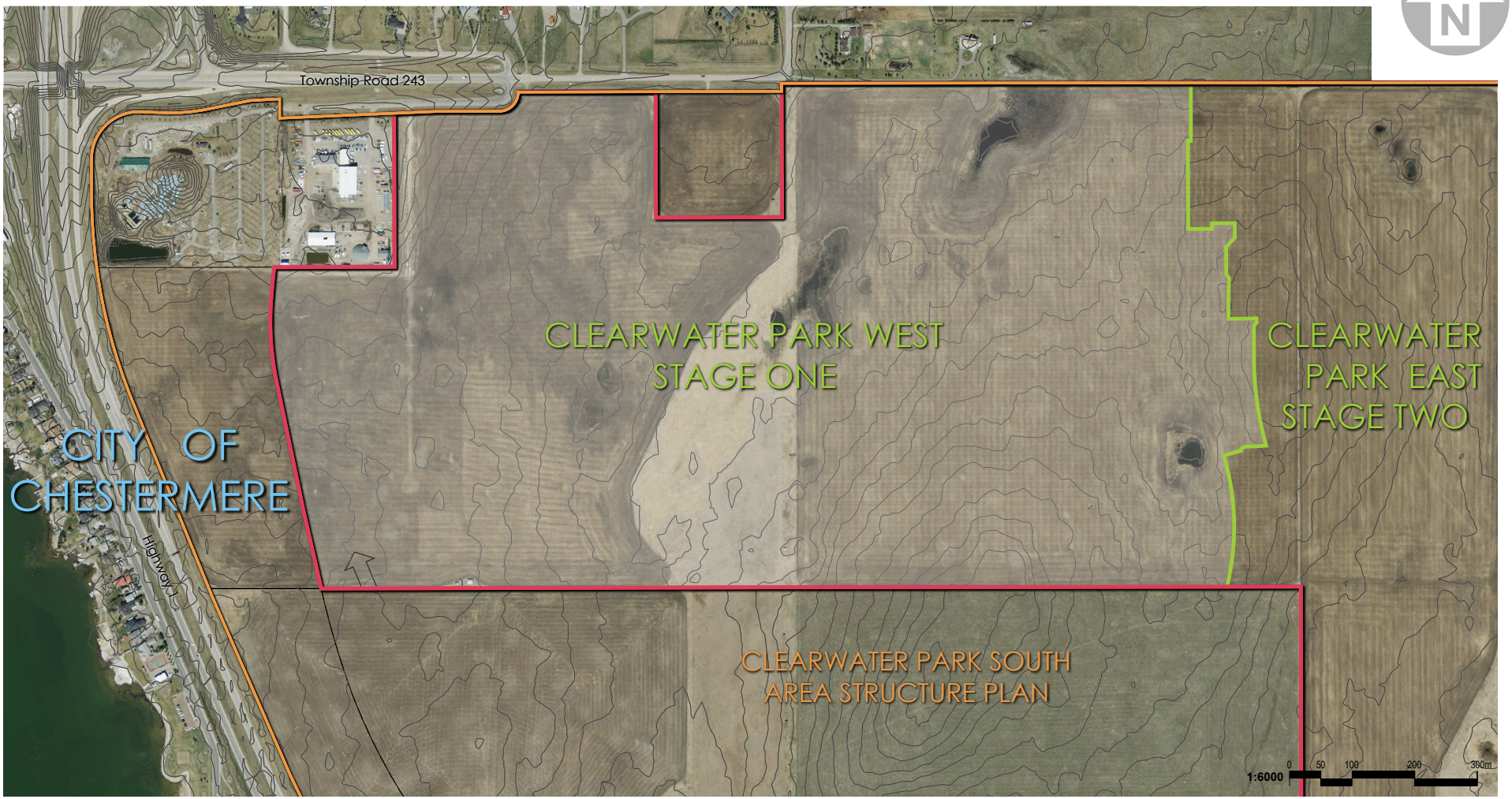
2.6.2 CITY OF CHESTERMERE MUNICIPAL DEVELOPMENT PLAN

Chestermere's Municipal Development Plan (Bylaw 015-18) contains several overarching principles that act as the foundation for shaping future growth priorities and guiding development.

The core principles expressed in the MDP include:

- Community and sense of place
- Live and work in Chestermere
- Daily needs are met in Chestermere
- Wise stewardship toward shared spaces

Exhibit 3 - Existing Site Conditions



The Chestermere MDP Land Use Concept, **Exhibit 4: Chestermere Municipal Development Plan (MDP)**, assigns residential, park/open space, commercial, and employment land uses to the Clearwater Park area, which are now proposed to change as part of the new Clearwater Park Area Structure Plan.

Several MDP Policy Areas are relevant to the Plan Area:

- Residential Neighbourhood
- Mixed-Use Commercial
- Parks and Open Space





2.6.3 CLEARWATER PARK AREA STRUCTURE PLAN

The Clearwater Park Area Structure Plan (ASP) provides overall Policy guidance for lands within its boundaries. The ASP is a long-term statutory plan and addresses planning and development issues such as generalized land uses, proposed phasing, infrastructure provision, environmental management, transportation, traffic, and the impact of the development on surrounding land uses.

The Clearwater Park ASP describes, at a conceptual level of detail, the following:

- Proposed land uses;
- Proposed density and population statistics;
- Transportation and servicing frameworks;
- Proposed sequencing of development; and
- Policy statements which will ensure that the intent of the Clearwater Park ASP is achieved over time.

The ASP provides Policy direction to Council and applicants in the preparation of additional applications for approval prior to the development of the subject lands. Additional applications prior to development include Outline Plan, Land Use Amendment, and Subdivision.

The Clearwater Park West (Stage One) OP/LU is consistent with the ASP's Policy direction and requirements. See **Exhibit 5: Clearwater Park Area Structure Plan (ASP), Land Use Concept.**

Exhibit 4 - Chestermere Municipal Development Plan (MDP)

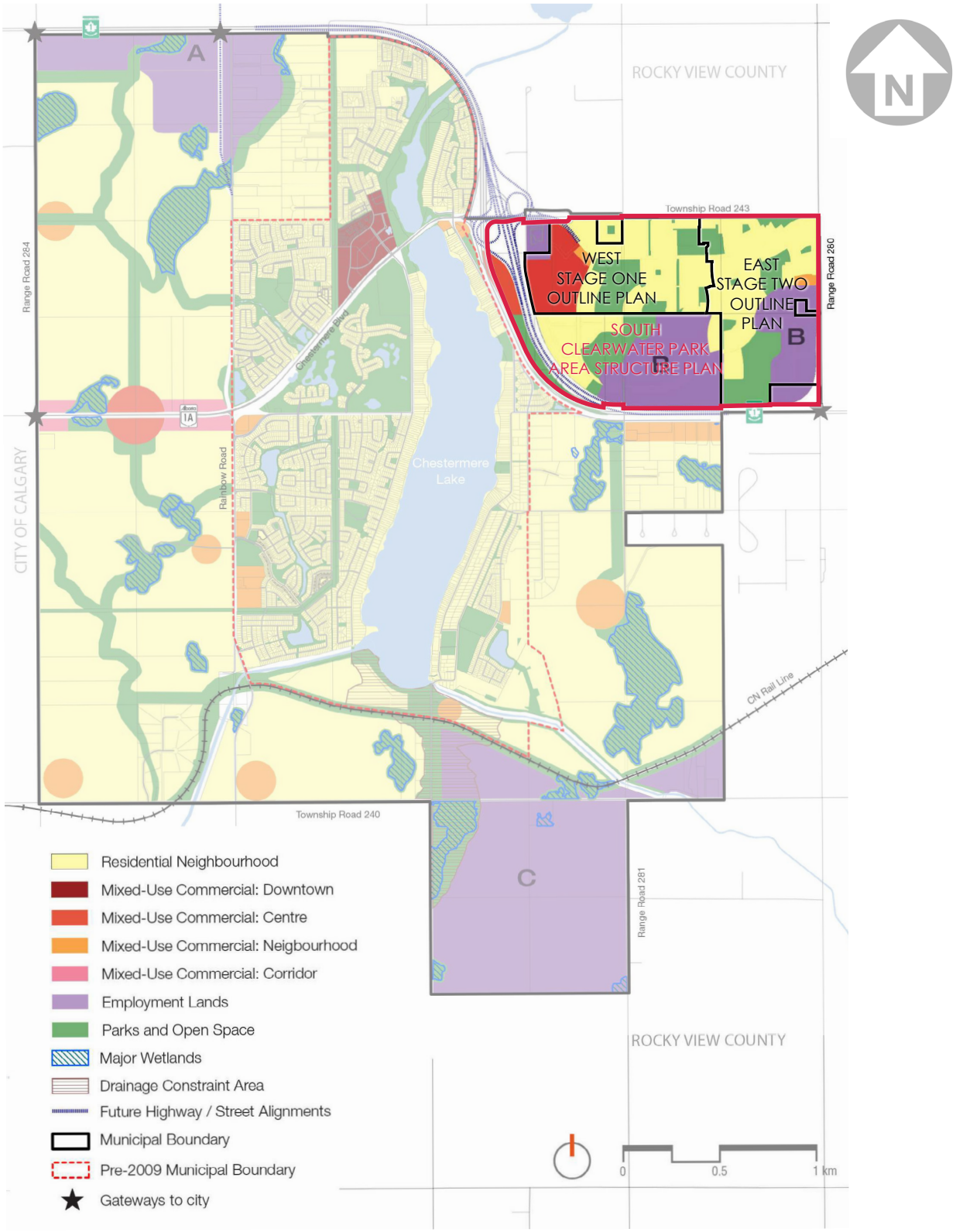
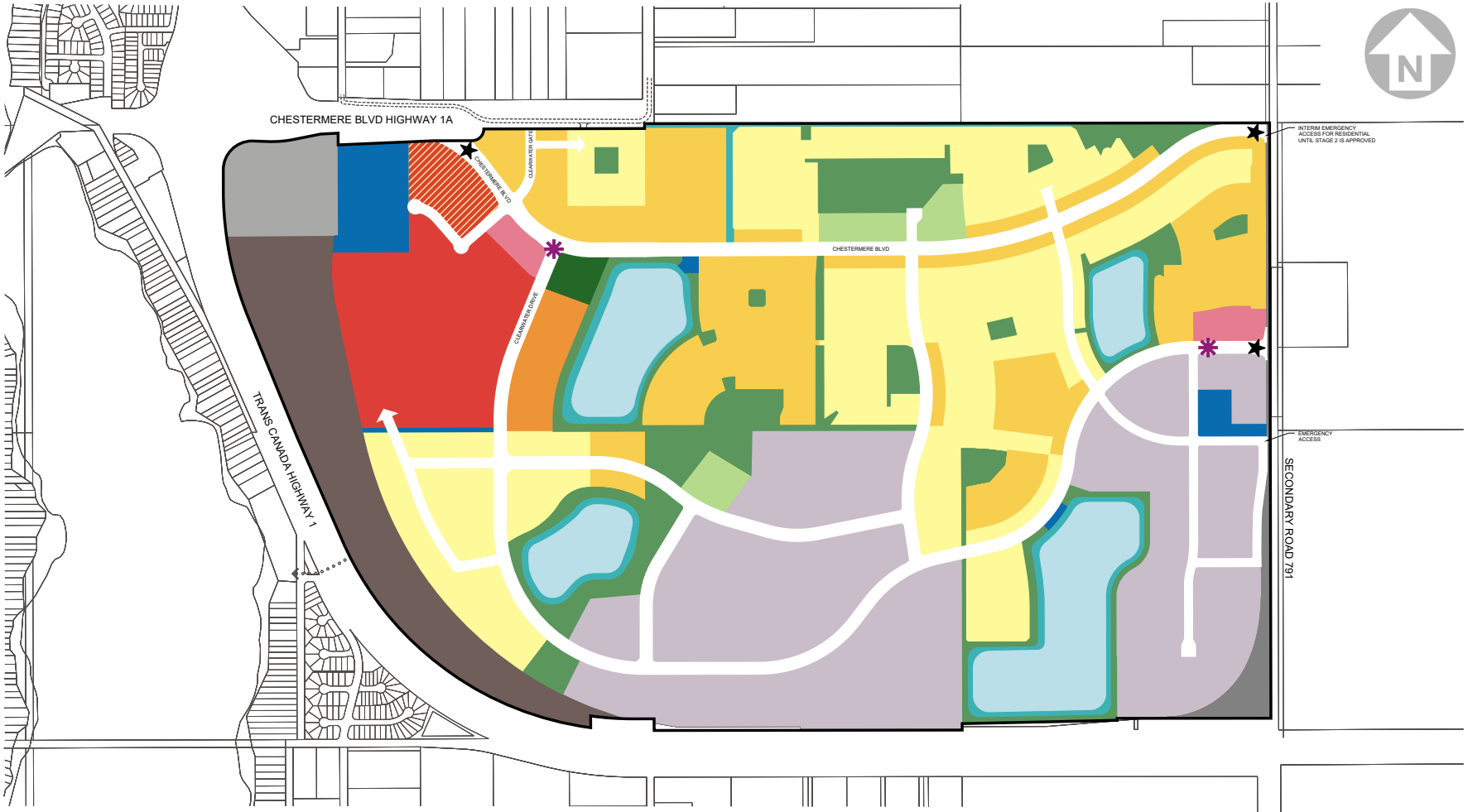


Exhibit 5 - Clearwater Park Area Structure Plan (ASP), Land Use Concept





3

ARCHITECTURAL DESIGN ELEMENTS

3.1 Chestermere Design Guidelines

Clearwater Park will be a master-planned community, with the Developer exercising architectural control for all all forms of development within Clearwater Park. All architectural control guidelines will be reviewed by the City to ensure conformance with the Chestermere Design guidelines and the land use bylaw.

The intent of the Architectural Guidelines is to create a community of harmony and continuity with four traditional and modern architectural styles, to provide a variety and consistency in the project. The Architectural Guidelines will enhance the integrity of the development, ensuring that each home constructed will add value to the community. The Architectural Guidelines have been prepared to promote a high level of architectural detail, and to ensure a pleasing built form. All homes in Clearwater Park will be carefully reviewed by an Architectural Design Coordinator to seamlessly integrate all of the homes in the development. Traditional and Modern inspired homes will be built using modern building materials and techniques. To recognize this inspiration, the home designs in Clearwater Park will be derived from either a traditional or modern interpretation of the Craftsman, Farmhouse, Prairie, Coastal and Mountain architectural styles. Warm and vibrant earth tones will be used in the color schemes.

The architectural controls will also follow the neighbourhood design policies within Section 4.2 of the ASP and policies of the Chestermere Design Guidelines.

Architectural control guidelines will ensure that streetscapes are attractive and interesting by:

- Building design form and character complementing the form and character of other residential neighbourhoods under development elsewhere in Chestermere;
- The use of high-quality exterior finishes;
- Encouraging a range of exterior massing and roof pitches;
- Separating exterior elevations of a similar style from one another;
- Using landscaping to maintain visual integrity; and
- Minimizing the visual impact of garages by incorporating them into the dwelling or using laneways.

Commercial development will conform to the Chestermere Design Guidelines, with specific design details confirmed at the Development Permit Stage.

A high street is envisioned along Clearwater Passage which runs from Clearwater Boulevard through the private ETC site to Clearwater Drive. The high street will be a pedestrian oriented with smaller scale buildings fronting the street and parking located at the back. Additional landscaping and building façade features will embellish the street and provide a pedestrian scale environment.



4

OUTLINE PLAN

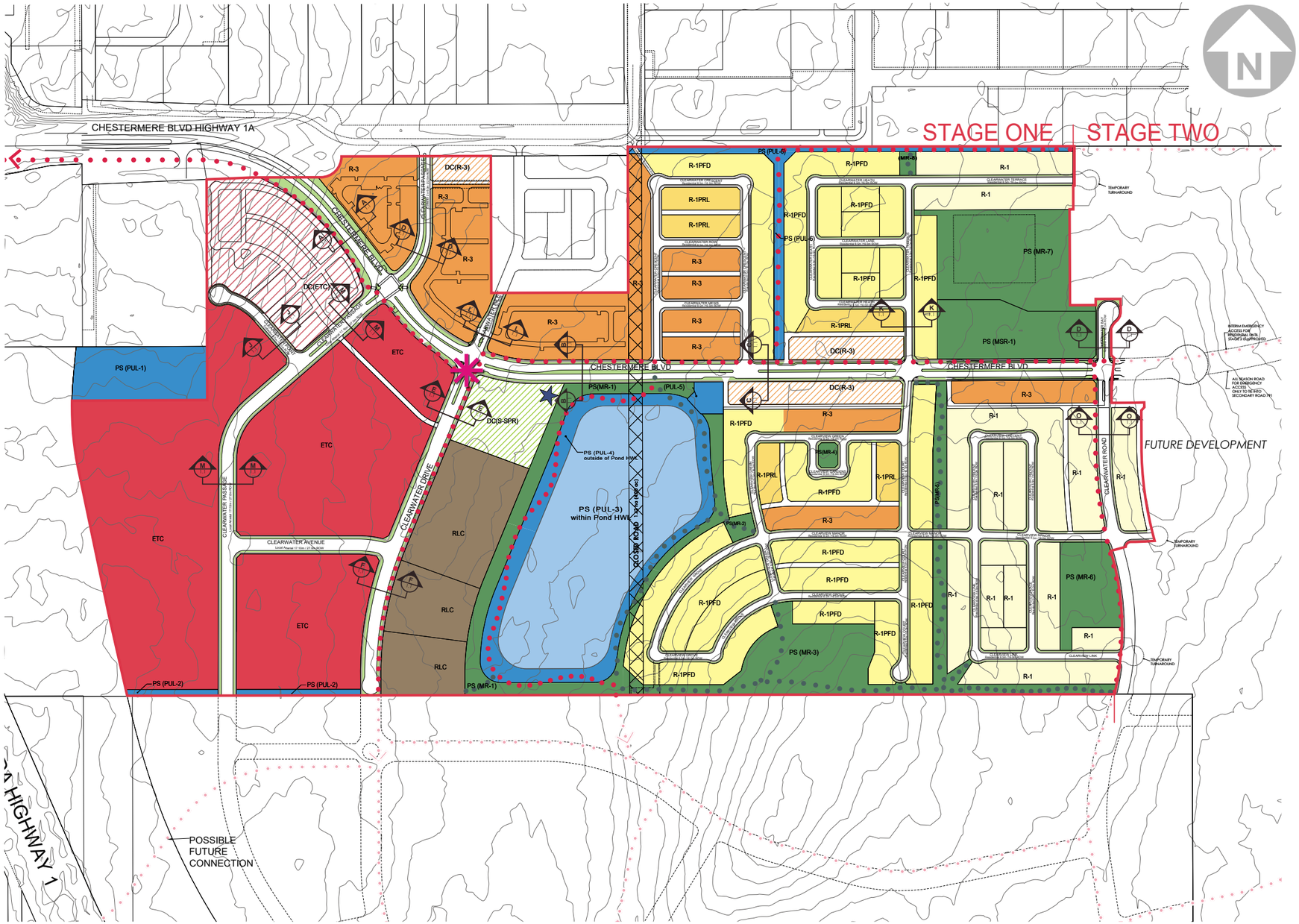
This Outline Plan seeks approval for 110.06 ha (271.96 ac), which forms Stage One of the Clearwater Park West Outline Plan. See **Exhibit 6: Outline Plan** for the Outline Plan.

A summary of the land uses proposed for CWP West (Stage One), including the areas and proportions of each use are listed in **Table 2.** All Outline Plan areas are measured as net areas (i.e. not including roads).

Table 2: Clearwater Park West Stage One Outline Plan Area Statistics

PROPOSED LAND USE	HECTARES	ACRES	PERCENT TOTAL AREA
RESIDENTIAL	**41.97**	**103.72**	**36.3%**
Residential Single Detached (R-1) District	8.79	21.72	8.0%
Residential Planned Front Drive District (R-1PFD)	13.28	32.82	12.1%
Residential Planned Rear Lot District (R-1PRL)	1.85	4.57	1.7%
Residential Multi Unit District (R-3)	9.95	24.59	9.0%
Direct Control (Residential Multi-Unit) - DC (R-3)	1.77	4.37	1.6%
Retirement Living Campus District (RLC)	4.58	11.32	4.2%
COMMERCIAL & EMPLOYMENT	**27.11**	**66.99**	**21.8%**
Eastern Town Centre (Mixed Use Commercial - Neighbourhood)	18.57	45.89	16.9%
Direct Control (Eastern Town Centre) District - DC(ETC)	3.74	9.23	3.4%
Public Service (PS) District (Municipal Service Centre Expansion)	1.55	3.83	1.4%
OPEN SPACE AND SPECIAL RECREATION	**13.71**	**33.91**	**12.5%**
Public Service District (Municipal Reserve)	10.46	25.84	9.5%
Public Service District (Municipal School Reserve)	1.82	4.5	1.7%
Direct Control (Special Recreation) District - DC(SPR)	1.43	3.53	1.3%
PUBLIC SERVICE DISTRICT (PUBLIC UTILITY LOT) – PS (PUL)	**10.96**	**27.07**	**10.0%**
ROADS	**21.18**	**52.36**	**19.2**
TOTAL OUTLINE PLAN AREA	**110.06**	**271.96**	**100%**

Exhibit 6 - Outline Plan



16	LU Amendment	2026-03-20
17	LU Amendment	2026-04-22
18	LU Amendment	2026-05-01

LEGEND:

- Outline Plan Boundary
- ETC — Proposed Land Use
- Proposed Regional Pathway (3.0m)
- Local Pathway (2.5m)
- Existing Contour
- 1027.00 — Contour Elevation
- Neighborhood Node
- Bus Stop
- Monument-Lighthouse

*Public Roads are in White

Private Roads are with Land Use Color

Outline Plan - Stage One

Proposed Outline Plan Areas					
Site Area	108.44	ha	267.96	ac	
Range Road 281 R(	1.62	ha	4.00	ac	
Total Site Are:	110.06	ha	271.96	ac	100%
R-1	8.79	ha	21.72	ac	8.0%
R-1PFD	13.28	ha	32.82	ac	12.1%
R-1PRL	1.85	ha	4.57	ac	1.7%
R-3	9.95	ha*	24.59	ac*	9.0%
RLC	4.58	ha	11.32	ac	4.2%
DC(R-3)	1.77	ha	4.37	ac	1.6%
PS (MR)	10.46	ha	25.84	ac	9.5%
PS (MSR)	1.82	ha	4.50	ac	1.7%
DC(SPR)	1.43	ha	3.53	ac	1.3%
PS (PUL)	12.49	ha	30.86	ac	11.3%
ETC	18.57	ha	45.89	ac	16.9%
DC(ETC)	3.74	ha	9.23	ac	3.4%
Roads	21.34	ha	52.73	ac	19.4%
TOTAL	110.06	ha	271.96	ac	100%

* **Exhibit 30** on Page 54 contains the road cross sections.

4.1 Residential

Stage One proposes a mix of residential housing types that will appeal to young families, professionals who wish to work and live in their dwelling, and seniors. The plan emphasizes housing diversity by offering a mix of housing types. Housing forms include:

- Low-density planned residential development in the form of narrow-lot housing, with options for both front drive and rear lane access;
- Medium-density residential in the form of semi-detached and townhomes, both front drive, and rear lane;
- High-density residential in the form of seniors' residential and continuum of care;
- Interim medium-density residential in proximity to the Stage's Neighbourhood Node (neighbourhood commercial plaza and Homeowners Association (HOA) amenity centre) south of Chestermere Boulevard; and
- Live-work housing to facilitate work at home and entrepreneurial options within the medium density housing and interim housing areas.

The medium and higher density residential forms are located near the Neighbourhood Node as per Policy 4.4.2 of the ASP. The arrangement of these residential uses near Chestermere Boulevard will also provide proximity to future transit facilities and will have close access to linear parks and trails and smaller park areas.

Live-work units are permitted in the DC(R-3) and DC (ETC) land use districts within the medium-densityhousing forms as per Policy 4.4.3 of the ASP.

The mix of residential uses proposed allows for a greater diversity of housing forms and aligns with the residential policies of the MDP and the Clearwater Park ASP, specifically Section 4.4 of the ASP.



Typical local residential street with concrete mono sidewalk

4.1.1 RESIDENTIAL INTERFACE AREAS

A Residential Interface Area is located on the north edge of the CWP West (Stage One) Outline Plan along Township Road 243 and Keaton Blvd.. See **Exhibit 8: Residential Interface.**

The intent of the Interface Area is to ensure that new residential development within the Outline Plan has adequate buffering, separation, and screening from the existing rural residential uses. A 7.5 m strip of land is proposed as PS(PUL) along the north edge of the Clearwater Park West Outline Plan to accommodate a buffer between the existing rural residential lands and the newly proposed development. A combination of pathways, berms, and additional landscaping will be provided in the residential interface area as shown on the cross-sections in **Exhibit 8: Residential Interface.** The berms and landscaping will provide visual mitigation in addition to noise abatement. The dwellings backing onto the Residential Interface area will also include backyard fencing.

The pathway within this area will have a 2% cross fall that will provide drainage from the pathway and berm area into the concrete gutter that will be built within the back yards of the residential lots. The pathway will not be within the low points of the site.

A construction management plan will be developed during detailed engineering and/or development permit stage, whichever comes first.

- Lighting will follow the "Dark Sky" policy. Lighting shall face downwards and away from existing country residential lands.
- Dust shall be mitigated during construction by the use of water trucks.
- Construction debris shall be monitored and addressed on a regular basis.
- Construction traffic will use internal subdivision roads as part of a construction management/ traffic management plan.

CWP West (Stage One) has no interface with the highway. Future stages will identify details of noise abatement, visual screening, and climate mitigation.

Exhibit 7 - Proposed Residential Typologies

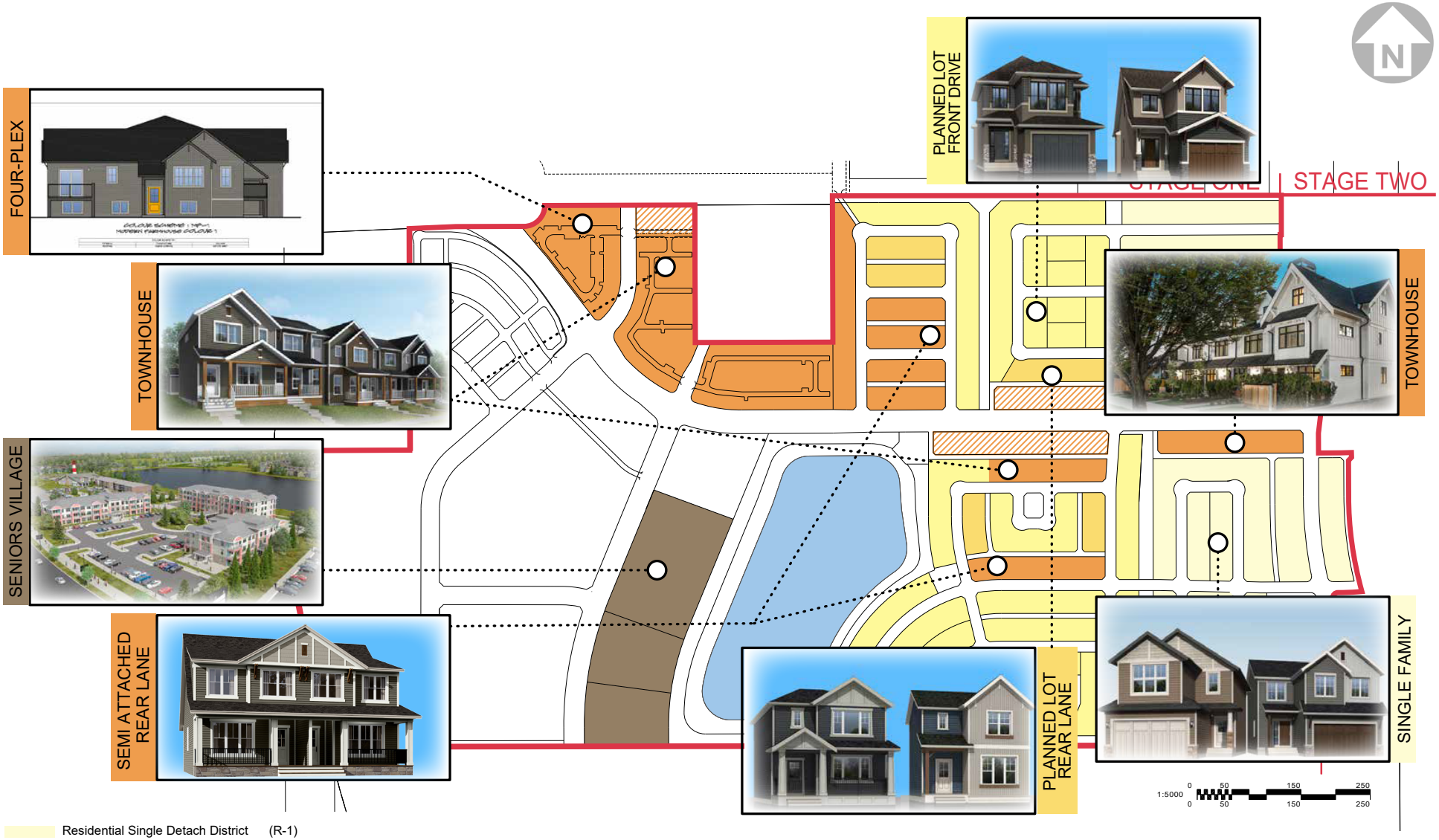
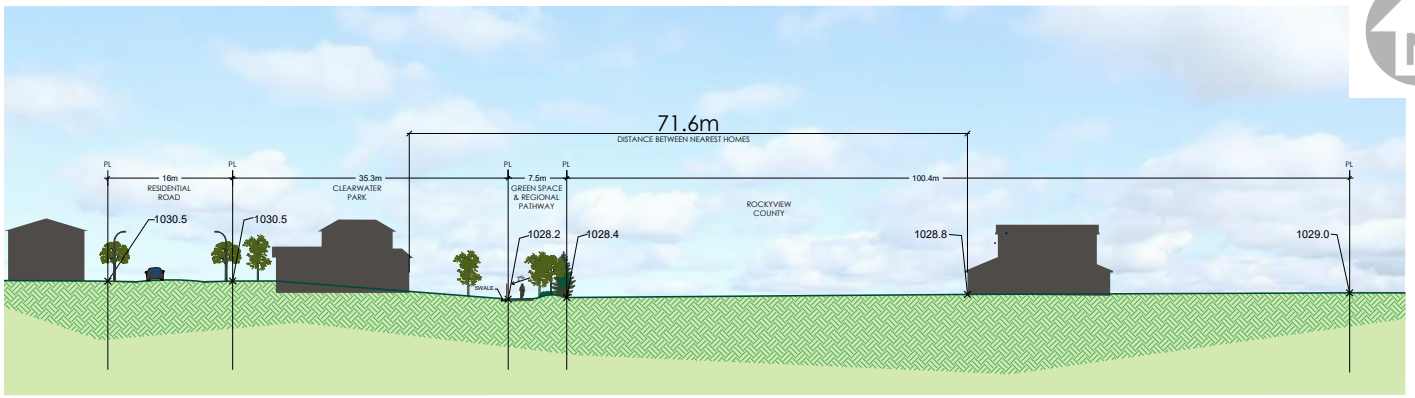
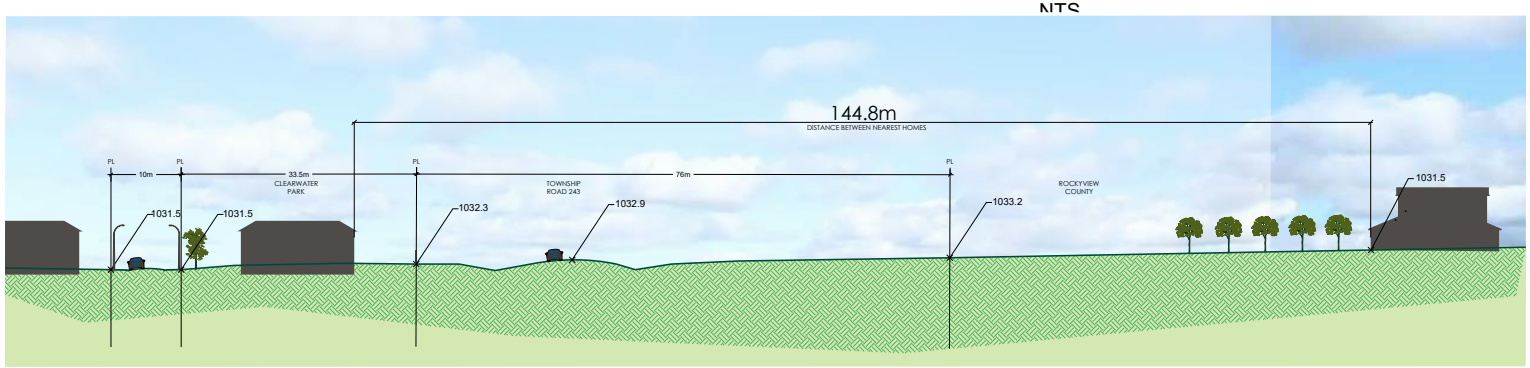


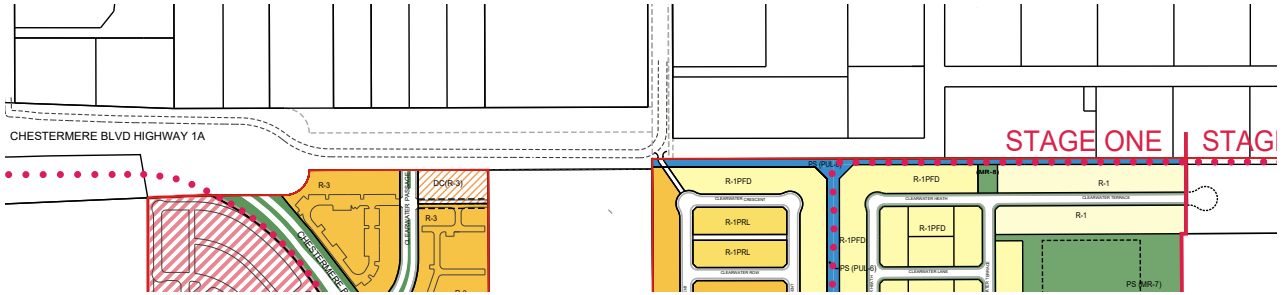
Exhibit 8 - Residential Interface



CROSS SECTION A-A
TOWNSHIP ROAD 243
NTS



CROSS SECTION B-B
KEATON BOULEVARD



KEY MAP
NTS

4.2 Neighbourhood Node

Neighbourhood Nodes are proposed within the Clearwater Park ASP, one falls within Stage One of the Clearwater Park West Outline Plan and will be located at the intersection of Chestermere Boulevard and Clearwater Drive.

The Neighbourhood Node will contain the following elements:

- Neighbourhood commercial plaza;
- Recreational amenity centre;
- Two forms of low and medium-density residential (townhouse/duplex; and descretionary low and medium-density residential housing); and
- Housing for seniors' through a continuum of care facility.

The Neighbourhood Node will be an area that promotes social interaction and recreation, mostly within walking distance of residences. The higher density residential forms will provide more opportunities to support the commercial plaza and the recreational amenity centre will provide a unique identity to the community.

The location of the Neighbourhood Node will promote the use of transit, with an anticipated bus stop near the corner of Chestermere Boulevard and Clearwater Drive. The Node will also have close access to pathways and will be integrated to other park spaces that will be developed within the medium-density residential areas.

A regional pathway is proposed along the north side of Chestermere Boulevard and connects to the rest of the Clearwater Park community through an extensive pathway network. The regional pathway system provides for multi-purpose recreation activities and active modes of transportation such as biking. The regional pathway also connects to a local pathway system.

The proposed Neighbourhood Node aligns with the Neighbourhood Node policies of the Clearwater Park ASP, specifically Section 4.7 of the ASP.

4.3 Parks and Open Space

4.3.1 OPEN SPACE NETWORK

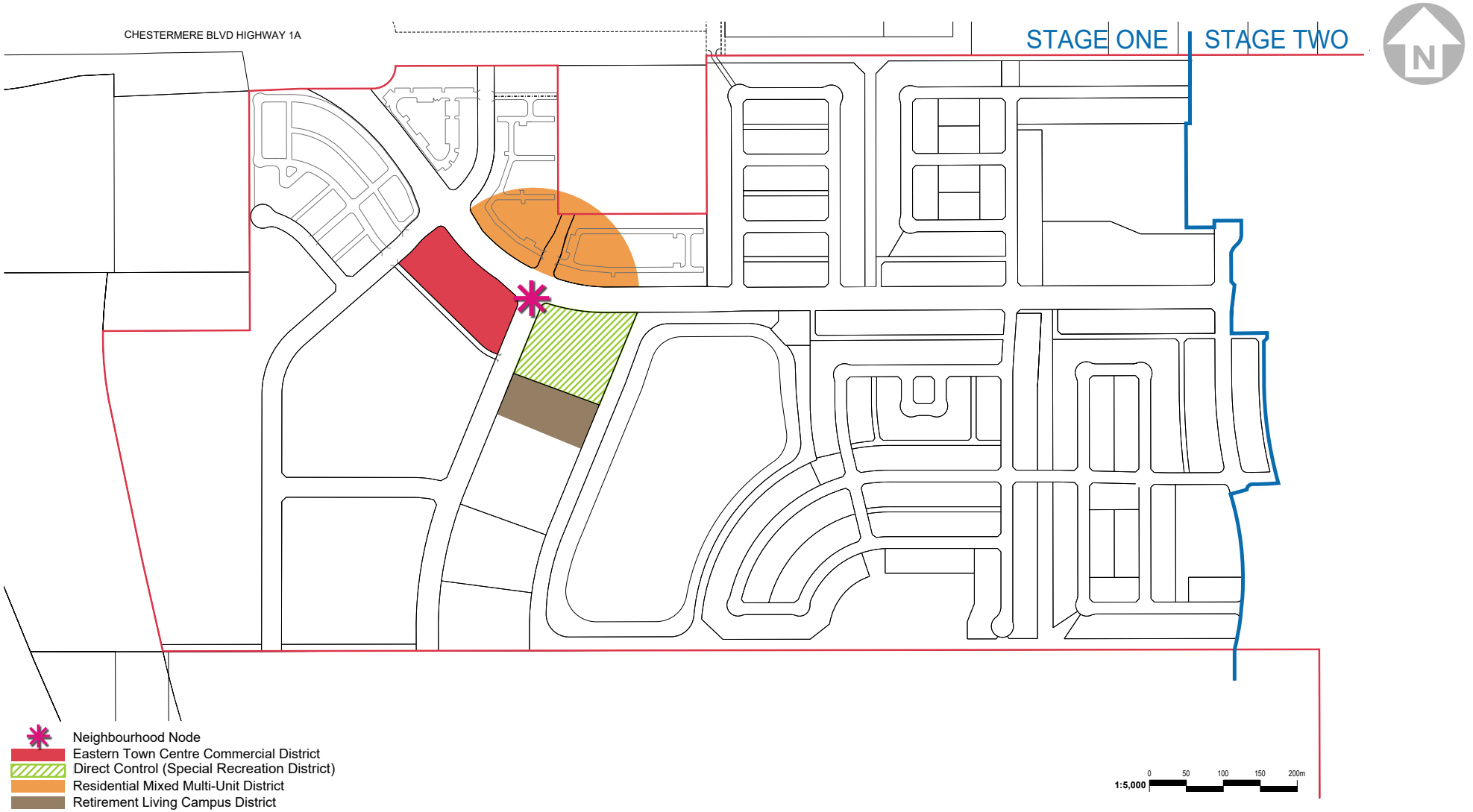
Clearwater Park West (Stage One) will include multiple opportunities for recreation and active transportation through the community. Pathways will have a connection to the regional pathway, on the west side of the Highway 1/1A interchange. Along with the Neighbourhood Amenity Centre, small parks are planned to provide greenspace and playground opportunities throughout the medium-density residential areas. Because the medium-density residential areas are contemplated as condominium or large privately maintained areas, small tot lot-style open space areas will be developed as part of the various phases of residential development.

A Home Owners Association (HOA) and Optional Amenities Agreement (OAA) will be established to provide maintenance for open space features/ amenities which are above and beyond those typically provided by The City of Chestermere.

CWP West (Stage One) will also include a portion of the Municipal School Reserve lands to be dedicated for an elementary and middle school located in the eastern portion of the Outline Plan area. As a result of consultation with the school districts, a 1.82 ha (4.5 ac) building envelope has been allowed for, with 2.77 ha (6.85 ac) set aside for playfields. The school will have frontage on Chestermere Boulevard, as well as a collector stub that will provide access to the building envelope of the school for parent drop off and teacher parking, which will allow for easy access and egress into the school site.

The proposed open space network aligns with the Clearwater Park ASP open space policies in Section 5.0 of the ASP. The following **Exhibit 10 - Open Space Network CWP West (Stage One)** shows the proposed overall open space network. The exhibits in Section 4.3 of this Outline Plan display the distribution, configuration, and programming of open space areas.

Exhibit 9 - Neighbourhood Node



4.3.2 MUNICIPAL RESERVES (MR)

CWP West (Stage One) includes linear Municipal Reserves (MR) around the proposed storm pond along with two larger cells on the southeast, surrounded by residential uses. Smaller tot lots have also been incorporated throughout the residential lands. CWP West (Stage One) accounts for over 10% MR dedication which includes MR's 1-8 and MSR-1. A detailed description of the Municipal Reserve (MR) breakdown is provided in **Table 3.**

The functional stormwater management facility areas are proposed to be designated as PS (PUL) in the Land Use Map (Exhibit 20). PS (PUL) is intended for public utilities and does not count towards the dedicated Municipal Reserve (MR) calculation. Additional areas around the pond are proposed to be designated PS (MR) for the use of a linear park system. The areas adjacent to the proposed storm ponds in both stage one and two were dedicated as 50% MR and 50% public utility lot (PUL). The programing of this linear park system is described in Section 4.3.2.

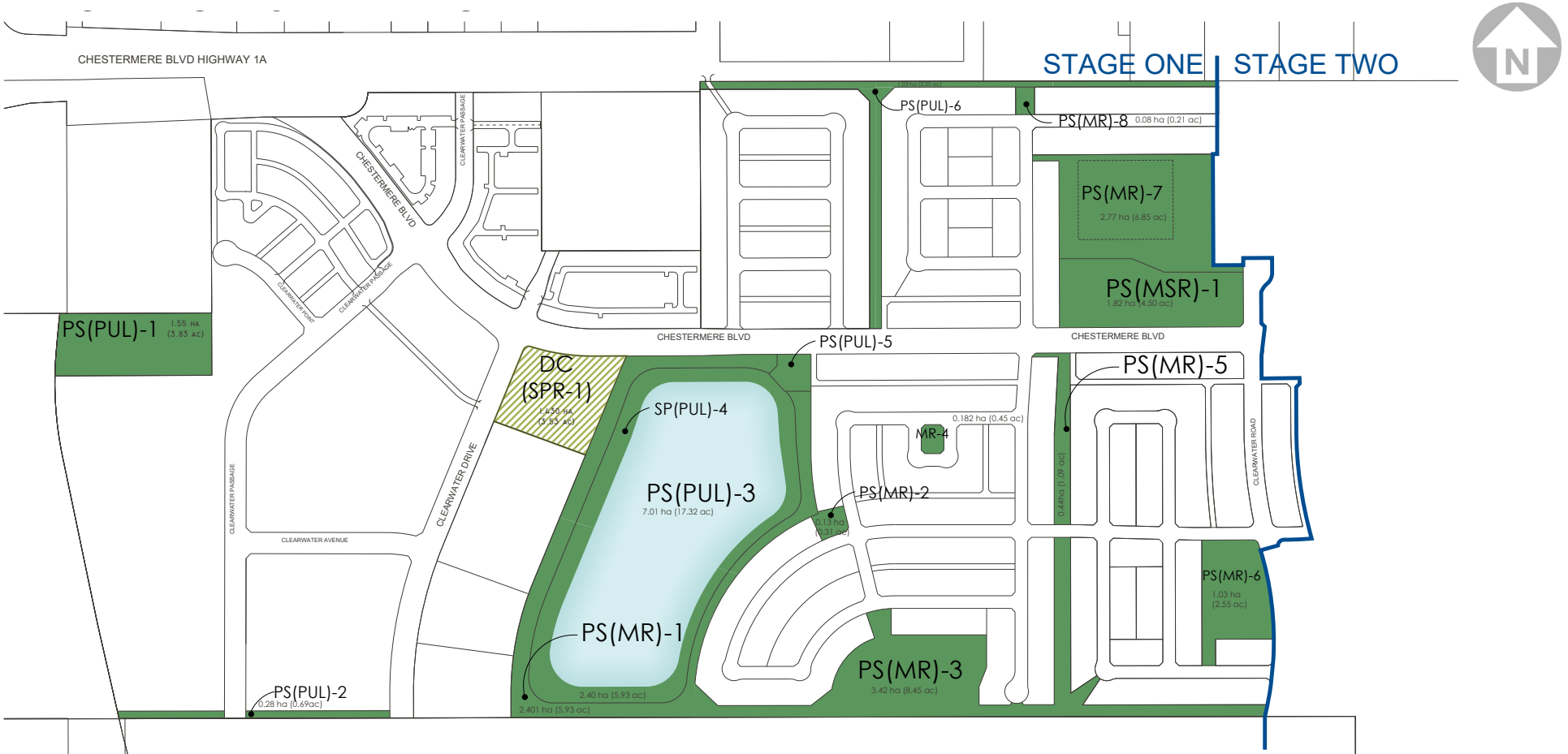
The following **Exhibits 11-18** describe the proposed concepts for each Municipal Reserve (MR). These are high level concepts and will be further detailed through the development permit approval process with The City of Chestermere.

MR 1-3 AND PS(PUL)-4 – LINEAR PARK NETWORK

TABLE 3: OPEN SPACE AREAS

OPEN SPACE AREAS				
STAGE ONE				
MUNICIPAL RESERVE				
MR-1	2.40	ha	5.93	ac
MR-2	0.13	ha	0.31	ac
MR-3	3.42	ha	8.45	ac
MR-4	0.18	ha	0.45	ac
MR-5	0.44	ha	1.09	ac
MR-6	1.03	ha	2.55	ac
MR-7	2.77	ha	6.85	ac
MR-8	0.08	ha	0.21	ac
Sub-Total	**10.46**	**ha**	**25.84**	**ac**
MUNICIPAL SCHOOL RESERVE				
MSR-1	1.82	ha	4.50	ac
PUBLIC UTILITY LOT				
PUL-1	1.55	ha	3.83	ac
PUL-2	0.31	ha	0.77	ac
PUL-3	7.01	ha	17.32	ac
PUL-4	2.40	ha	5.93	ac
PUL-5	0.21	ha	0.52	ac
PUL-6	1.03	ha	2.55	ac
Sub-Total	**12.51**	**ha**	**30.92**	**ac**
SPECIAL PURPOSE RECREATION				
DC(SPR)	1.43	ha	3.53	ac
TOTAL	**26.22**	**ha**	**64.79**	**ac**

Exhibit 10 - Open Space Network (Stage One)



PS(MR)	Municipal Reserve.
PS(MSR)	Municipal School Reserve.
PS(PUL)	Public Utility Lot.
DC(SPR)	Direct Control-Special Purpose Recreational District.

The following **Exhibits 11-14** show the MR concepts 1-6 and PULs 3-6 of the Linear Park Network. The linear parks in Clearwater Park are valuable for several reasons. They provide:

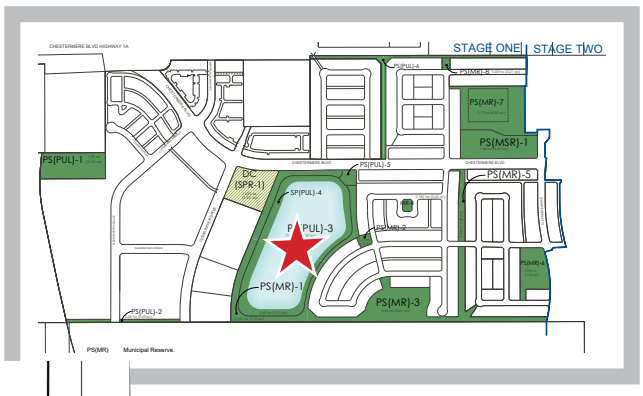
- Opportunities to create a naturalized, low maintenance landscape with indigenous plant species including Aspen woodland and native shrubs.
- Wildlife corridors that attract new habitat for birds and wildlife.
- Path connections between open spaces and the greater regional path network. The paths provide a great opportunity to create fitness/workout circuits that can be informal or become formalized with fitness stations located intermittently along the paths with coloured surfacing. This is integral to creating a community that aspires to healthy living principles. There is opportunity for a future HOA to promote this further through a local interactive app that formally describes a fitness circuit.
- Seating areas with single benches provide places where people can relax and find solitude. These spaces are valuable and should be carefully designed with good sight lines while still being quiet and separate from the activity nodes.
- Opportunities for ad hoc adventure play with natural play elements such as logs and stumps can be integrated into the park network.
- Linear parks are perfect for creating an educational experience for local schools and children. Smart interpretive signs that describe the newly-created biodiversity and natural landscapes can be placed in strategic locations along the path edges and offer an interesting experience for path users of all ages and abilities. Incorporating “pods” that are monocultures of one type of native plant and or edible plant (berries, fruit leaves, etc.) can be worked into school curriculums as demonstration gardens, in addition to being described on a sign board which is linked to an app on a smart phone via bar code.
- Resulting “pods” are connected by the internal trail/path system and provide opportunity for different design features such as monocultures of one type of native plant and or edible plants (berries, fruit leaves, etc.). These can also be worked into school curriculum as demonstration gardens. The “pods” can be sunken or raised providing variety of topography and microclimate – shade, protection from wind and sun. Linear parks don’t have to be flat.
- Other opportunities to explore public art and lighting. There is opportunity to provide interesting colourful lighting and interesting art pieces at key entry points to the linear parks. These could be evenly spaced throughout the parks providing an interesting rhythm of colour and sequence.

In summary, linear parks provide exciting opportunities for a wide variety of programming and visual interest. They are often mistakenly construed as invaluable and sterile. The proposed design for the linear park network in Clearwater Park will be vibrant, sustainable, health-focused as well as educational.





Exhibit 11 - MR-1 & PUL 3-5



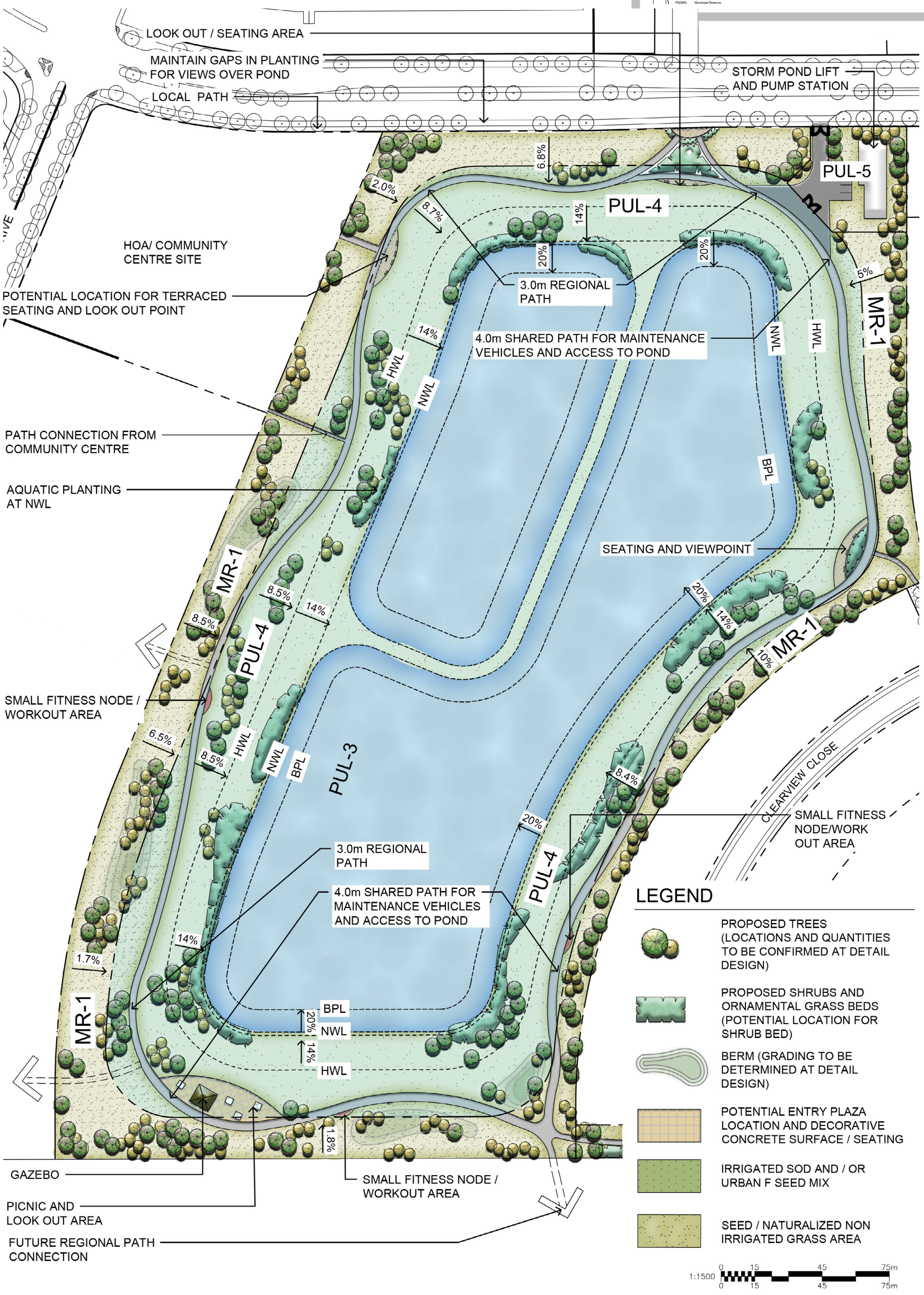


Exhibit 12 - Pond 1 Areas



Exhibit 13 - MR-2 & MR-3

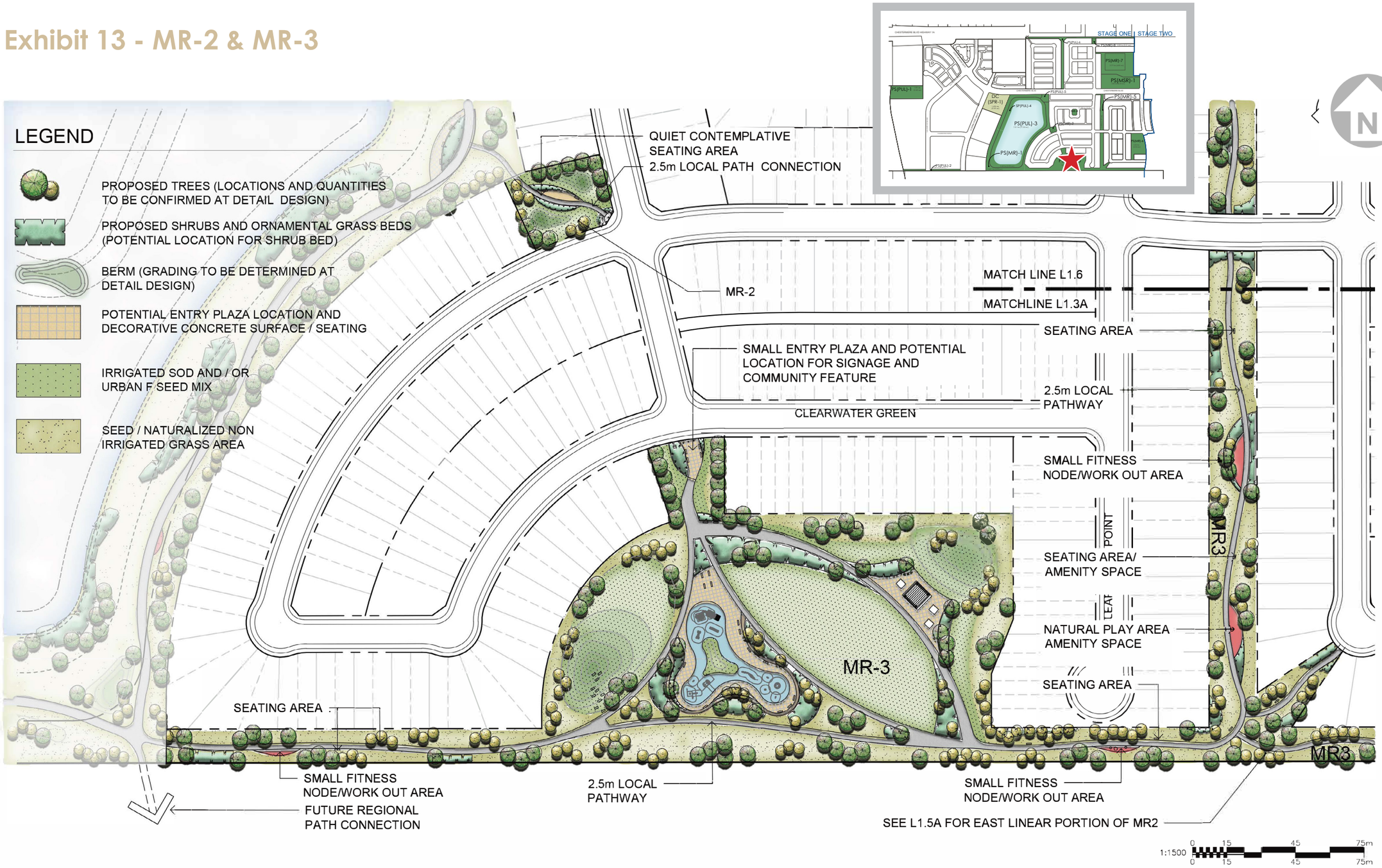
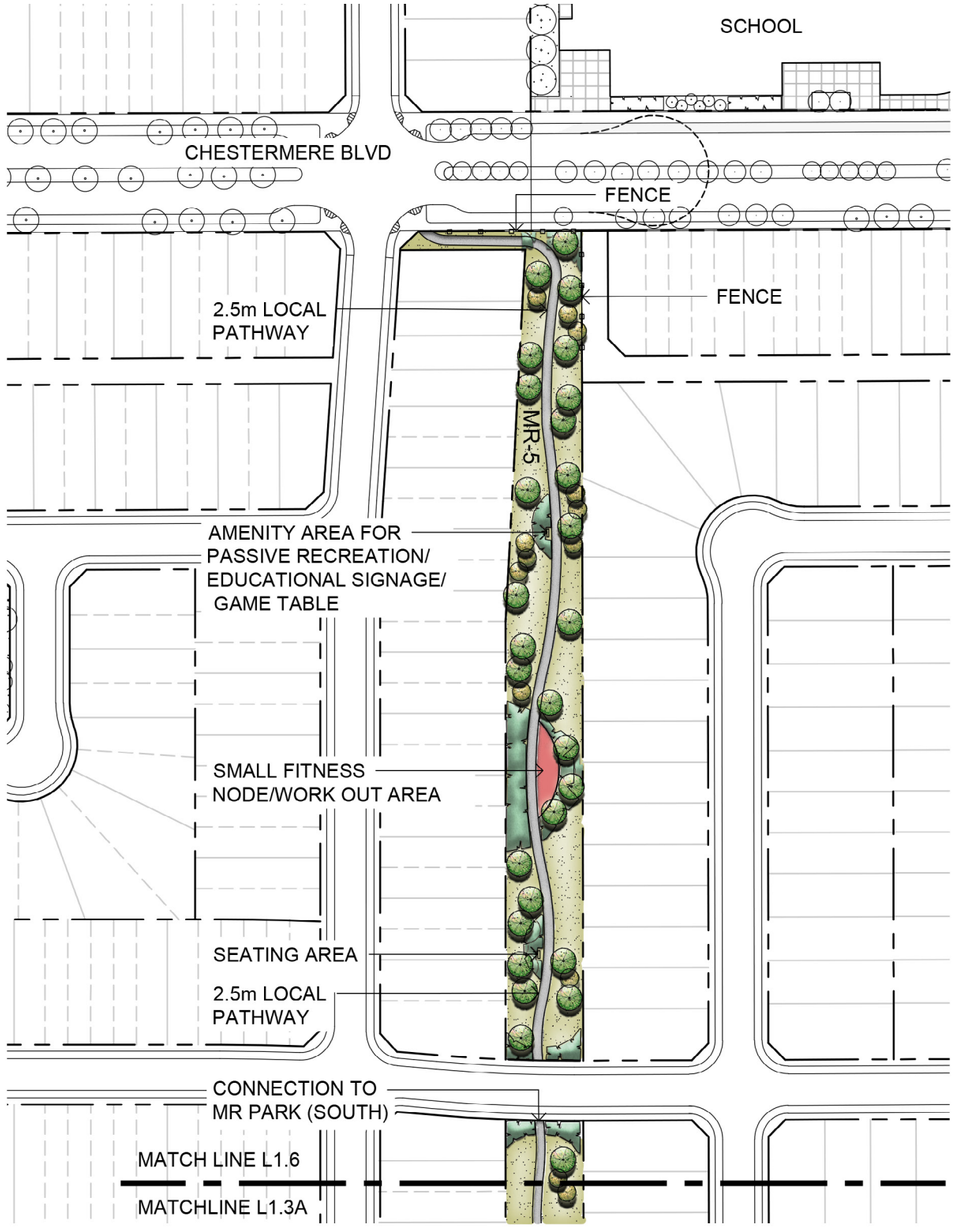


Exhibit 14 – MR-5







LEGEND

PROPOSED TREES (LOCATIONS AND QUANTITIES TO BE CONFIRMED AT DETAIL DESIGN)

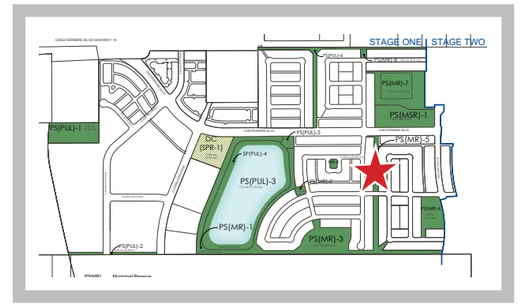
PROPOSED SHRUBS AND ORNAMENTAL GRASS BEDS (POTENTIAL LOCATION FOR SHRUB BED)

BERM (GRADING TO BE DETERMINED AT DETAIL DESIGN)

POTENTIAL ENTRY PLAZA LOCATION AND DECORATIVE CONCRETE SURFACE / SEATING

IRRIGATED SOD AND / OR URBAN F SEED MIX

SEED / NATURALIZED NON IRRIGATED GRASS AREA

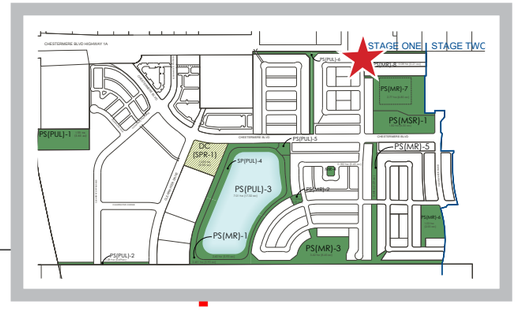






1:1500 0 15 45 75m

Exhibit 15 – 6-PUL & MR-8





MR-3

Exhibit 16: MR-3 describes the proposed open space and recreational area. This park will become one of the destination parks in the community. It is large enough to offer a wide range of programming all year round and is approximately 3.42 ha (8.45 ac) in size.

A large, north facing toboggan hill on the east side will keep the park active during winter months while also providing an ideal place to sit and relax in summer months. It also provides a buffer between the park and adjacent residential lots.

The central adventure playground provides enough space for a wide variety of play experiences for all age groups and abilities. The central playground has enough space to provide a meandering gravel trail around the perimeter with natural play elements and sensory plant materials that tie into the linear park network where there is potential for interpretive signage describing the local ecosystem.

The centrally located multi-use open space provides an area for informal games and gatherings such as soccer, as well as the potential for an outdoor ice rink in the winter.



This space is overlooked by another small hill in the northeast corner which provides a place to overlook the park as well as a pleasant sheltered area for picnic tables.

Large areas of the park around the perimeter can be left as low maintenance xeriscapes with native planting and open meadow. The open and flat central grass areas will be irrigated and maintained for ease of recreational use.

The park is well-connected to the community with a path and park entry at the north as well as path connections to the greater Clearwater Park parks network to the east and west.

Overall, this park will have a nice balance between formally programmed play space and flat open space with the flexibility for a variety of uses.

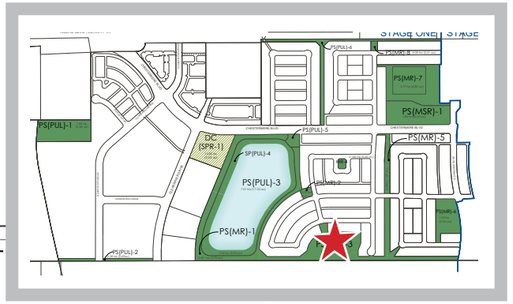


Exhibit 16 – MR-3

Create hills and undulating topography for interest and seasonal use.







LEGEND

- PROPOSED TREES (LOCATIONS AND QUANTITIES TO BE CONFIRMED AT DETAIL DESIGN)
- PROPOSED SHRUBS AND ORNAMENTAL GRASS BEDS (POTENTIAL LOCATION FOR SHRUB BED)
- BERM (GRADING TO BE DETERMINED AT DETAIL DESIGN)
- POTENTIAL ENTRY PLAZA LOCATION AND DECORATIVE CONCRETE SURFACE / SEATING
- IRRIGATED SOD AND / OR URBAN F SEED MIX
- SEED / NATURALIZED NON IRRIGATED GRASS AREA

SMALL ENTRY PLAZA AND POTENTIAL LOCATION FOR SIGNAGE AND COMMUNITY FEATURE

NON IRRIGATED NATURAL LANDSCAPE AROUND EDGES

PARK VIEWING HILL AND SCREENING FROM PRIVATE LOTS

PICNIC AREA

OPEN SPACE

MULTI USE GAMES AND RECREATION AREA

MR - 3

NON IRRIGATED NATURAL PERIMETER EDGE

LARGE NORTH FACING TOBOGGAN HILL (WINTER) AND PASSIVE SEATING ON HILL (SUMMER)

2.5m LOCAL PATH

SENSORY/INTERPRETIVE GRAVEL "DISCOVERY" TRAIL

ADVENTURE PLAYGROUND (ALL AGE GROUPS AND ABILITIES)

SEE L1.5A FOR EAST LINEAR PORTION OF MR2

2.5m LOCAL PATH



Picnic shelter for gathering.

1:750 0 7.5 22.5 37.5m

MR-4

Exhibit 17: MR-4, MR-4 is proposed to serve as a passive recreation component for the neighbourhood. The purpose of this small pocket park is to provide a green naturalized area for local residents' recreation to reset and relax as well as a space to socialize for all age groups. The park will provide shaded seating areas for relaxation, a picnic table and an open space/ meadow for playing. The park may incorporate naturalized, low maintenance landscaping by utilizing native Alberta species. There is also an opportunity for this park to include an educational element by representing native regional vegetation with a small interpretive sign with a description of the presented vegetation species.

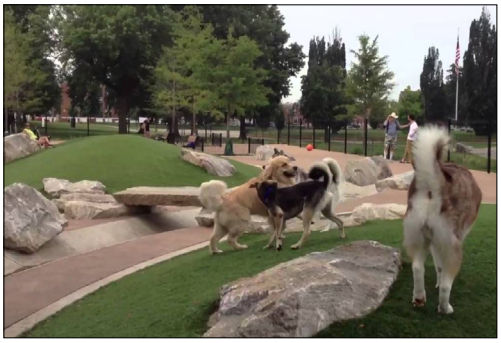
MR-6

The following **Exhibit 18: MR-6** shows the proposed multi-use recreational areas. MR-6 is approximately 1.03 ha (2.55 ac) and is located in Stage One of the Outline Plan. A dog park is located on the north end of the park and is approximately 0.13 ha (0.33 ac) in size. It is easily accessible and screened by a berm and planting which creates a buffer for the adjacent residential lots. The dog park will be enclosed by a perimeter fence with a double gated entry and synthetic turf surfacing for easy maintenance.

The main park entry is located on the east side, adjacent to the main street, and will have the character of a small urban plaza with group seating that can easily view the entire park. There is adequate space for a community feature and entry signage.

Adjacent to the dog park is a small tot lot for younger children. The location is strategic for dog owners and their families to enjoy and view multiple activities in the park.

The largest space on the north side is designated for a multi-use flexible games court that can be configured for games such as basketball, tennis, volleyball and mini soccer. Adequate perimeter fencing will be used to prevent balls leaving the courts.



Enclosed dog park.



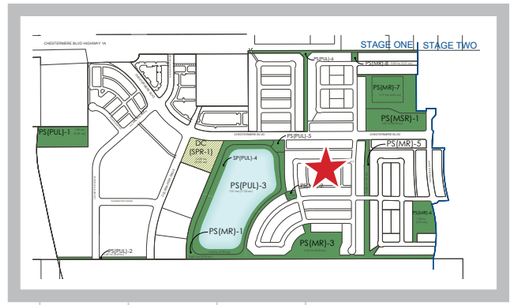
Open space for informal recreation.



Tree planting and small berms around the perimeter will create ideal viewing areas for the park while providing adequate screening to the adjacent residential lots. The surfacing and play elements should be colourful in order to provide year-round interest and vibrancy in the heart of the neighbourhood.

The southwest edge of the park will be connected by a local path to the greater Clearwater Park path network.

Exhibit 17 – MR-4



LEGEND

PROPOSED TREES (LOCATIONS AND QUANTITIES TO BE CONFIRMED AT DETAIL DESIGN)

PROPOSED SHRUBS AND ORNAMENTAL GRASS BEDS (POTENTIAL LOCATION FOR SHRUB BED)

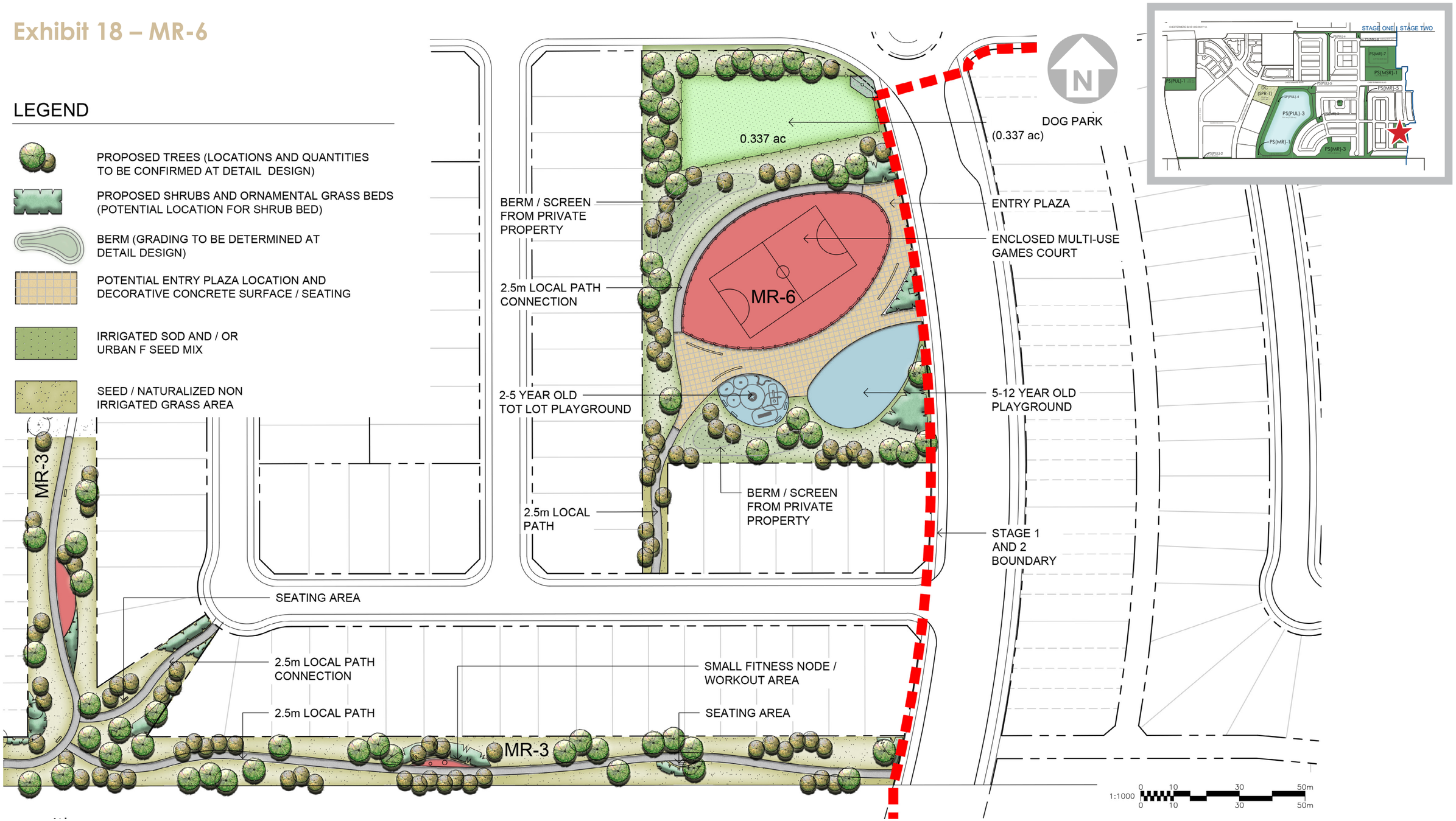
POTENTIAL ENTRY PLAZA LOCATION AND DECORATIVE CONCRETE SURFACE / SEATING

IRRIGATED SOD AND / OR URBAN F SEED MIX

Exhibit 18 – MR-6

LEGEND

- PROPOSED TREES (LOCATIONS AND QUANTITIES TO BE CONFIRMED AT DETAIL DESIGN)
- PROPOSED SHRUBS AND ORNAMENTAL GRASS BEDS (POTENTIAL LOCATION FOR SHRUB BED)
- BERM (GRADING TO BE DETERMINED AT DETAIL DESIGN)
- POTENTIAL ENTRY PLAZA LOCATION AND DECORATIVE CONCRETE SURFACE / SEATING
- IRRIGATED SOD AND / OR URBAN F SEED MIX
- SEED / NATURALIZED NON IRRIGATED GRASS AREA



4.3.3 PATHWAY NETWORK

Local and regional pathways are integrated through the Outline Plan area and provide connections to the existing Chestermere pathway system. The Outline Plan proposes regional pathways along Chestermere Boulevard and Clearwater Drive; along the entirety of the north side of the site; and through the linear Municipal Reserves. A local pathway is located on the west side of the proposed storm pond. See **Exhibit 19: Pathway Network**.

The proposed regional pathway system connects people to natural areas, neighbourhood parks, commercial nodes, school sites, and future transit stops throughout the Outline Plan area.

The regional pathway network will provide access for bike users and bike infrastructure will be provided at the appropriate locations throughout the Outline Plan area such as the schools and amenity centre.

A regional pathway link shall be developed as part of Stage One crossing Highway 1 to connect to the west side of Chestermere. The general alignment is shown below and Alberta Transportation shall be consulted at the detailed design stage. NB: See Exhibit 11 in the ASP which shows the concept alignment for this link.

4.3.4 JOINT USE SCHOOL SITE

One school site is proposed within Stage One of the Outline Plan and is located along the northeast corner of Stage One, between the Stage One and two boundaries. The proposed location of the school site is consistent with the Clearwater Park ASP Policy 5.2.1. **Exhibit 20: School Site Concept (MSR-1)** identifies the location of the school building envelopes, playfields, associated parking spaces, student drop off areas and landscaping components which meets the Clearwater Park ASP Policy 5.2.2. Consultation with the Rocky View School Division is ongoing.

The school Joint Use Site is located north of Chestermere Boulevard and will contain two schools. The two schools will share one full size soccer field and one full size baseball diamond, one within Stage One and one within Stage Two. The remaining open space will have room for various other recreational/play activities for the school.

The perimeter will include a vegetative screen and undulating berms in order to create privacy between active recreation and private residential lots along the north and west edges of the playing fields.

The building envelopes provide space for the school buildings and the required parking lot capacity for each school.

Welcoming entry plazas at each school will create visual cues for the primary building entrances. The plazas will connect to drop off zones and the local path network with safe crossing points and potential bump outs across Chestermere Boulevard.

Exhibit 19 - Pathway Network

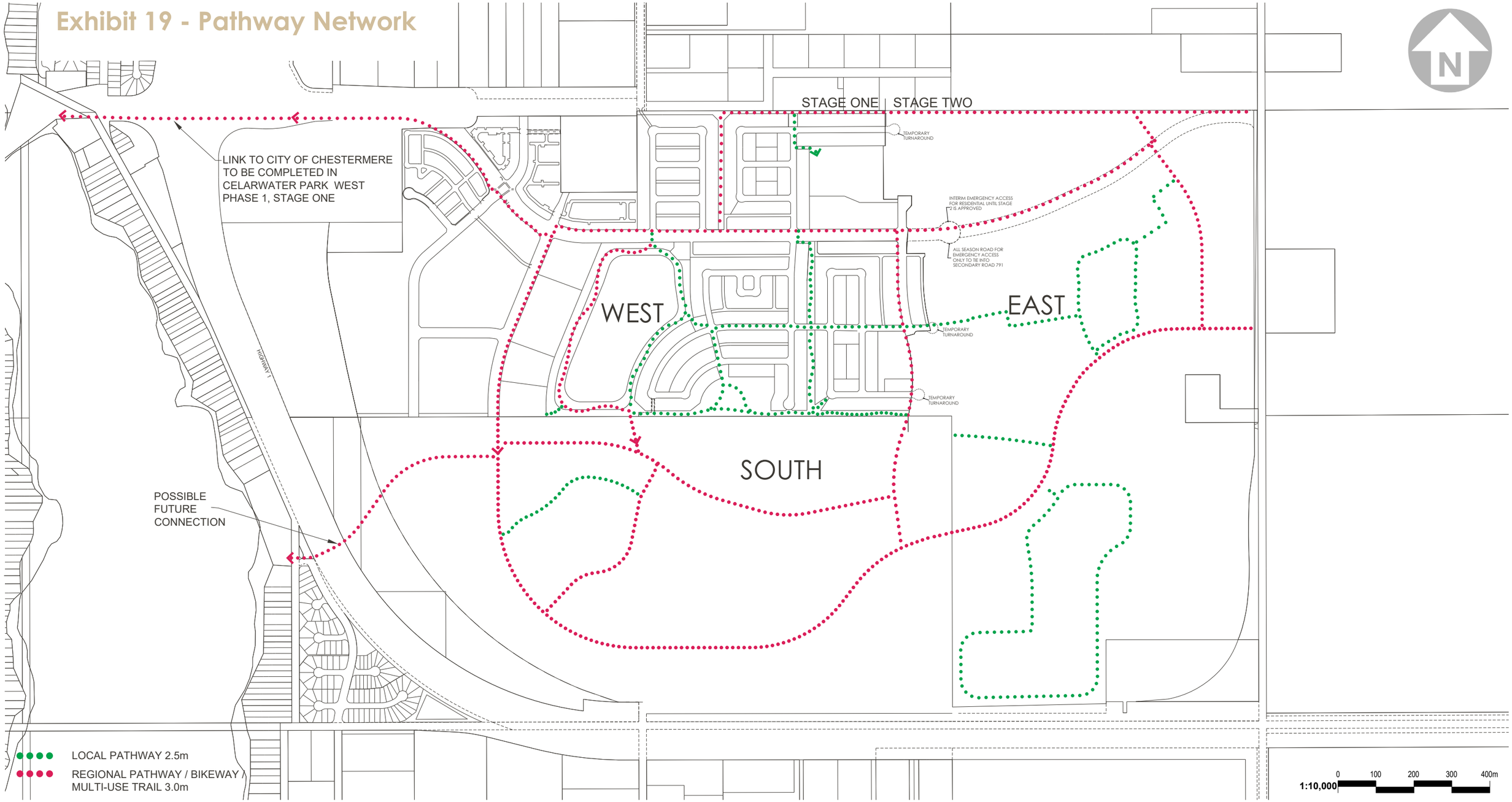
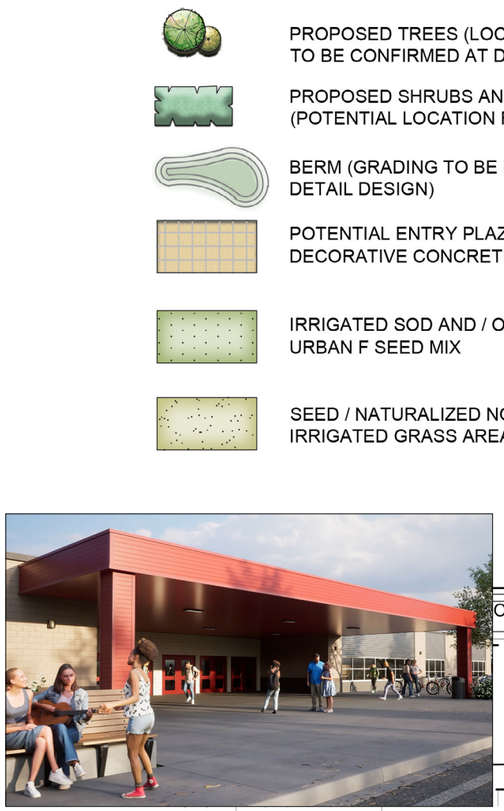
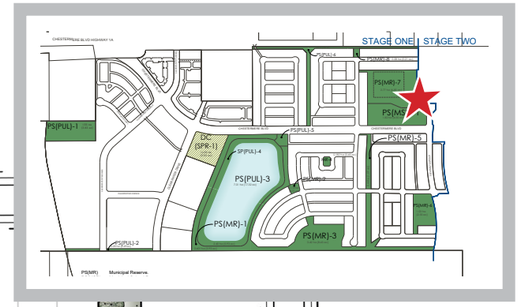


Exhibit 20 - School Site Concept (MSR-1) & MR-7





LEGEND

- PROPOSED TREES (LOCATIONS AND QUANTITIES TO BE CONFIRMED AT DETAIL DESIGN)
- PROPOSED SHRUBS AND ORNAMENTAL GRASS BEDS (POTENTIAL LOCATION FOR SHRUB BED)
- BERM (GRADING TO BE DETERMINED AT DETAIL DESIGN)
- POTENTIAL ENTRY PLAZA LOCATION AND DECORATIVE CONCRETE SURFACE / SEATING
- IRRIGATED SOD AND / OR URBAN F SEED MIX
- SEED / NATURALIZED NON IRRIGATED GRASS AREA

SMALL CONNECTOR PATH PLAYING FIELDS

VEGETATIVE BUFFER BETWEEN RESIDENTIAL LOTS AND PLAYING FIELDS

STAGE 1 AND 2 BOUNDARY

SOCCER FIELDS

SOCCER FIELDS

MR-7

CAR PARK

VEGETATIVE BUFFER BETWEEN RESIDENTIAL AND PLAYING FIELDS

CHILDRENS PLAY AREA AND GATHERING

MSR-2

MSR-1

CAR PARK

STAGE 1 AND 2 BOUNDARY

70.0m SCHOOL DROP OFF ZONE

POTENTIAL LOCATION FOR PEDESTRIAN CROSSING

122.0m SCHOOL DROP OFF ZONE

95.0m SCHOOL DROP OFF ZONE

1:1500 0 15 45 75m

4.3.5 HOMEOWNERS ASSOCIATION (HOA) AMENITY CENTRE

The Homeowners Association (HOA) Amenity Centre will form part of CWP West's (Stage One) Neighbourhood Node and will offer a clubhouse-type building (approximately 18,000 ft^2), along with outdoor recreation opportunities and a public art (light house) feature. The Amenity Centre is adjacent to the neighbourhood commercial plaza and integrated into the local pathway system and stormwater management facility. The Amenity Centre will also be accessible to future transit routes, ensuring maximum accessibility for neighbourhood residents. Recreational programing will be tailored to the Clearwater Park residents however, the Centre will also be accessible to Chestermere residents outside of the neighbourhood.

The clubhouse amenities will include the following:

Interior Amenities:

- Party/Multi purpose Room
- Community Kitchen (Not a commercial kitchen)
- Gymnasium
- Fitness Facility
- Pool
- Library/lounge
- Skate Room
- Change facilities
- Administration

Exterior Amenities:

- Firepits and lounging space
- Play area
- Multipurpose sports court (Tennis, pickleball etc.)
- Ice Rink/Basketball
- Patio



The proposed amenities are not anticipated to compete with the existing recreational amenities in Chestermere as they are primarily catered to supporting the residents of Clearwater Park (Stage One and Two).

The proposed Activity Centre programing and amenities align with the City's current Recreation Policies and Recreation Master Plan. The Amenity Centre will also incorporate a community identification feature, which will provide a connection to the Clearwater Park theme within the development. See **Exhibit 2 1: Homeowners Association (HOA) Amenity Centre Concept (SPR-1)** for the detailed site plan.

The HOA Amenity Centre will be built and paid for by the Developer in stage one. The Amenity Centre will be owned and operated by a private residents' association with initial assistance and guidance from the Developer. The Amenity Centre will be operated and financially supported by the property owners and residents of Clearwater Park through the payment of annual dues. Requirement for dues payment will occur through an encumbrance registered by the Developer against the title of the property.

See section 5.4 of the Clearwater Park ASP for policy regarding the HOA Amenity Centre and **Appendix B** for Additional Info.

Financial sustainability of the Amenity Centre and HOA, along with the wording of a membership dues encumbrance shall be provided at the subdivision stage prior to registration. The financial sustainability of the HOA will rely on the annual dues paid by the community residents. No funding is required by the City of Chestermere. The Amenity Centre recreational programing will be tailored to the Clearwater Park residents however, the Amenity Centre will also be accessible to Chestermere residents outside of the neighbourhood.

The HOA's jurisdiction will include the entire Clearwater Park community (as described in the Clearwater Park ASP Plan area).

Exhibit 21: Homeowners Association (HOA) Amenity Centre Concept (SPR-1) depicts the distribution, configuration and programming of the HOA Amenity Centre within the Outline Plan area.

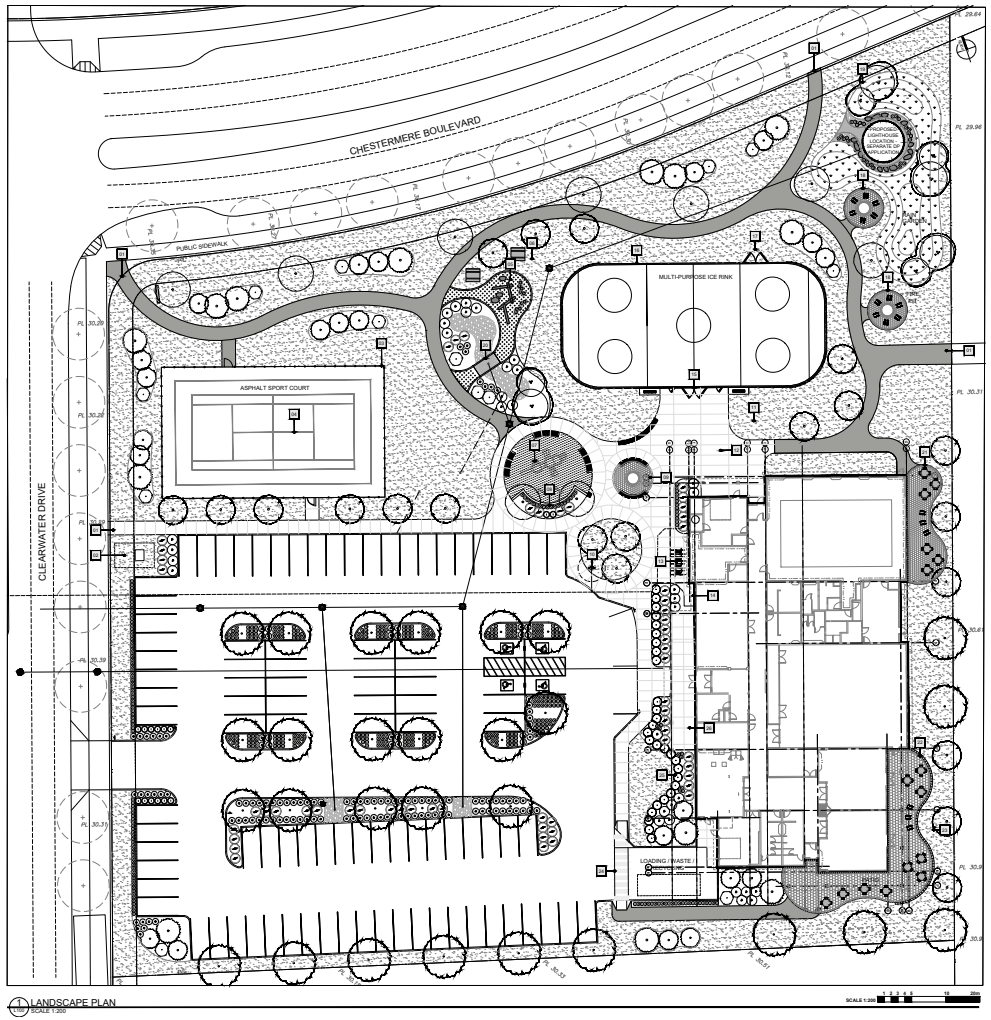
The Developer will enter into a license of occupation and an Optional Amenities Agreement (OAA) for the centre monument and the two flanking entry features at the main entry into Clearwater Park. The Developer will construct, own and maintain the entry features and upon full establishment of the HOA the ownership and maintenance will be transferred to the HOA. No City funding will be required. See **Exhibit 22** for a plan of the entry feature monuments.

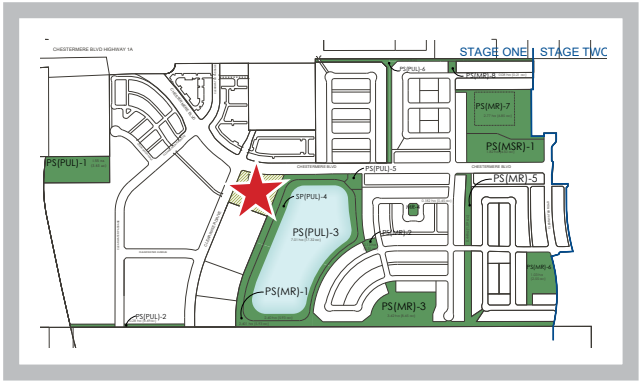






Exhibit 21 – Homeowners Association (HOA) Amenity Centre Concept DC (SPR-1











Development Statistics

Site Area: 1.43 ha (3.54 ac)

Parking Provided: 104 Stalls (Full build-out including 4 Accessible Stalls)

Anticipated Heavy Duty Asphalt area: 800 m² (8,611 ft²)

GFA: 18,228 ft²

Exhibit 22 - Entry Feature Monuments Plan

CLEARWATER ENTRY FEATURE



4.4 Commercial Lands

Clearwater Park is planning for one commercial area to be developed in Stage One. See **Exhibit 23: Commercial & Employment Lands CWP West (Stage One)**.

The focal point of the commercial lands will be an approximately 1.28 ha (3.16 ac) parcel at the intersection of Chestermere Boulevard and Clearwater Drive. This commercial plaza will accommodate local commercial and retail uses, including a restaurant with drive-thru, a gas bar/convenience store, and two buildings for general retail uses. The commercial plaza is intended to cater to the local Clearwater Park residents. This plaza will serve the needs of the Stage One community and is scheduled to be part of the development in Phase One. Design considerations for the development will be in accordance with Chestermere's Design Guidelines, with an emphasis on pedestrian and bicycle access. Special attention will also be paid to the planned recreation and seniors' housing across Clearwater Drive, providing unity in design and access.

The commercial areas will be designed following the Chestermere Design Guidelines and the Developer's Architectural Guidelines at the development permit stage.

The second area for commercial development is in the west side of Clearwater Park, and is accessible from both Chestermere Boulevard and Clearwater Drive. This parcel of land is approximately 20.54 ha (50.76 ac). Uses contemplated for this parcel will be medium to large scale forms of commercial and/or business park, such as grocery store, pharmacy, clothing retailers. Live work would be considered for parcels along the perimeter of the parcel. A third commercial area (approximately 3.74 ha (9.24 ac) is proposed on the far NW corner of Stage One with access from Chestermere Boulevard and provides commercial with discretionary residential uses. The discretionary residential uses within the DC(ETC) site will be designed and maintained to allow for the eventual conversion of these lands to commercial uses. Individual freehold lots are not proposed in the commercial lands. The discretionary residential lots will be land leased. Development shall generally proceed according to the proposed phasing in **Exhibit 28: Phasing.**

See Section 5.2 for further details on the DC(ETC) district.



Noise mitigation and landscape screening will be addressed in the development permits for each site backing onto Highway 1.

A public road will be provided from Chestermere Boulevard to provide access to the City's existing Municipal Service Centre lands to the north of the (ETC) site.

The proposed commercial lands align with the commercial policies of the Clearwater Park ASP, specifically Section 4.5 of the ASP.

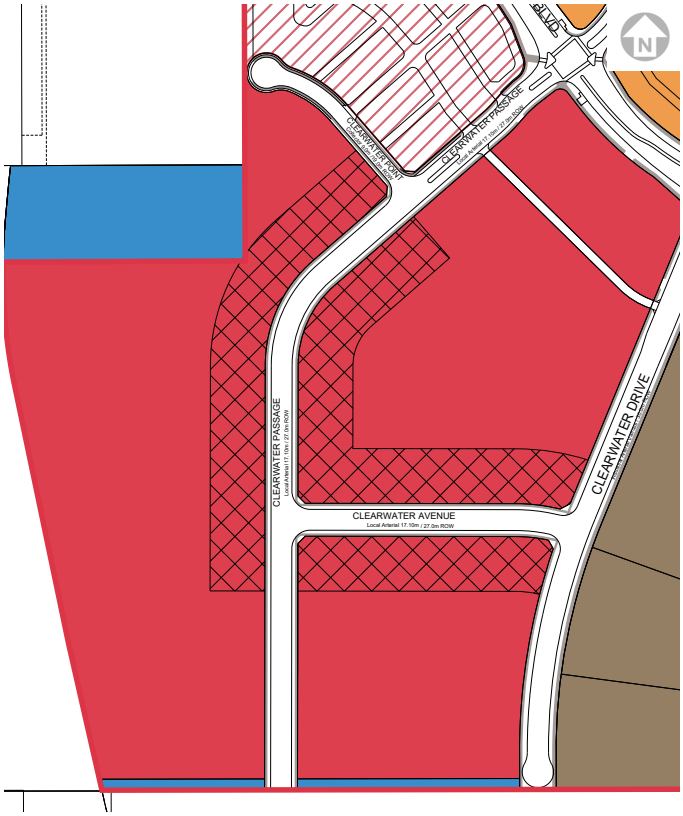
Furthermore, MDP Section 3.5.3.2 states that the **Mixed-Use Commercial Centre** should meet the Calgary Metropolitan Plan's minimum intensity threshold for people and jobs per gross developable hectare. See **Section 4.6** for a detailed description.







Exhibit 23 - Commercial & Employment Lands (Stage One)

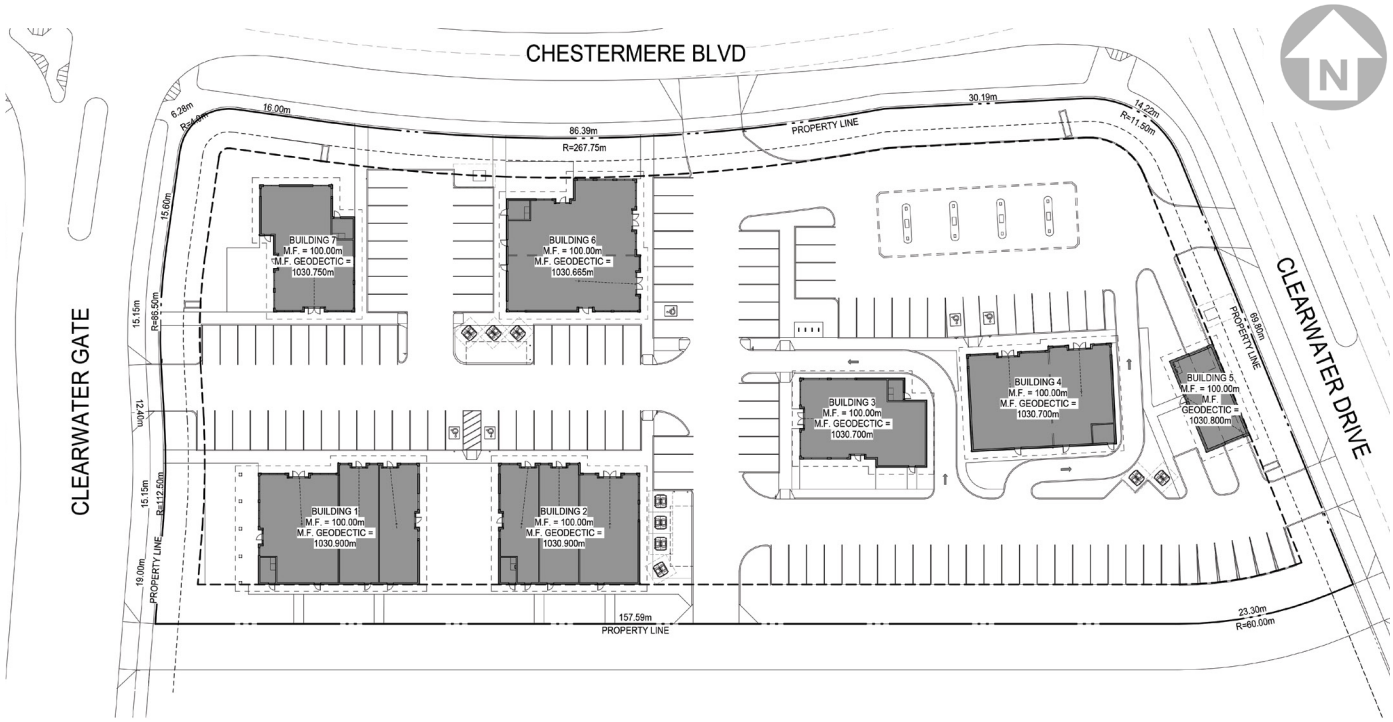


See site below for the concept of a small commercial site

A high street is envisioned along Clearwater Passage which runs from Clearwater Boulevard through the private ETC site to Clearwater Drive. The high street will be a pedestrian oriented with smaller scale buildings fronting the street and parking located at the back. Additional landscaping and building façade features will embellish the street and provide a pedestrian scale environment.

The commercial areas will be designed following the Chestermere Design Guidelines and the Developer's Architectural Guidelines at the development permit stage.

A Comprehensive Commercial TIA is required for the development of the Large ETC Site and High Street, excluding the Neighborhood Node Commercial site. Higher traffic generation may require improvements that the developer would be required to undertake.



4.5 Density Analysis

The Clearwater Park West Stage One Outline Plan anticipates approximately 1,661 dwelling units in the interim and 1,548 dwelling units at the ultimate build out of the DC(ETC) site when the interim residential units are converted to commercial uses. These units would be a combination of single-detached, semi-detached, townhouses, modular housing, and seniors living.

For the purposes of calculating the residential density, the MDP Figure 10: Density Calculation method was used to calculate the gross residential area. Stage One has a gross residential area of 70.55 ha (174.34 ac).

The gross residential area is the Outline Plan area minus the non-developable lands and regional uses. Non-developable lands include the PS (PUL) land use areas and the expressway portion of Chestermere Boulevard (Highway 1A). Regional land uses include the regional commercial lands (the ETC and DC(ETC) site which is intended for regional commercial.

See **Table 4** for a detailed breakdown of the Outline Plan density statistics.

Based on the gross developable area, the gross residential density would be approximately 22.54 units per ha (9.10 units per ac) in the interim and 21.01 units per ha (8.47 units per ac) ultimately, which meets the Municipal Development Plan's minimum target of 8 to 10 units per gross developable acre as well as the Clearwater Park ASP Policy 3.3.3.





The table below details the calculation of the proposed residential density and intensity for Stage One.

TABLE 4: PROPOSED RESIDENTIAL DENSITY & INTENSITY FOR CLEARWATER PARK WEST (STAGE ONE)

LAND USE	FRONTAGE OR AREA	LOT / UNIT WIDTH OR DENSITY	ESTIMATED LOTS / UNITS
RESIDENTIAL UNITS		**AVERAGE**	
R-1	8.79 ha (21.72 ac)	13.75 m lot width	233 units
R-1PFD	13.28 ha (32.82 ac)	10.97 m lot width	302 units
R-1PRL	1.85 ha (4.57 ac)	9.14 m lot width	57 units
R-3	9.95 ha (24.59 ac)	6.596 m lot width	438 units
DC(R-3)	1.77 ha (4.37 ac)	6.596 m lot width	78 units
RLC	4.58 ha (11.32 ac)	96.07 assisted living units/ha (38.87 assisted living units per acre)	440 units
DC (ETC) Discretionary	3.74 ha (9.23 ac)	6.60 m lot width	113 units
TOTAL DWELLING UNITS			
Total			**1,661 units**
POPULATION			
R-1		3.4 People Per Household	792
R-1PFD		3.4 People Per Household	1,027
R-1PRL		3.4 People Per Household	194
R-3		2.8 People Per Household	1,226
DC(R-3)		2.8 People Per Household	218
RLC		1.85 People Per Household	814
DC(ETC) Discretionary		3.3 People Per Household	373
Total			**4,645**
COMMERCIAL AND MUNICIPAL SERVICE CENTRE EXPANSION LANDS			
ETC	18.57 ha (45.89 ac)	36 m²/employee @ 187,000 m² 0.20 FAR	1,031 jobs
DC(ETC) Discretionary	3.74 ha (9.23 ac)	36 m² / employee @ 37,363 m²; 0.20 FAR	207 jobs
PS(PUL) – Municipal Service Centre Expansion	1.55 ha (3.83 ha)	25 employees/ha	39 jobs
Sub-Total			**1,277 jobs**

OUTLINE PLAN AREA			
Total Area (Gross)			110.06 ac (271.96)
Total Developable Gross Area (Less Non-Developable Lands)		PS(PUL) - 10.96 ha (27.07 ac) Expressways - 1.44 ha (3.56 ac)	97.66 ha (241.33 ac)
Less Regional Lands		Lands Designated PS(PUL) (Municipal Service Centre Expansion) ETC DC(ETC) Discretionary	0.82 ha (2.03 ac) 18.57 ha (45.89 ac) 3.74 ha (9.23 ac)
Gross Residential Area			73.67 ha (182.50 ac)
OUTLINE PLAN DENSITY (GROSS RESIDENTIAL AREA)			
Interim		1,661 units / 73.67 ha (182.50 ac)	22.54 units per ha 9.10 units per ac
Ultimate		1,548 units / 73.67 (182.50)	21.01 UPH 8.47 UPA
OVERALL INTENSITY (PEOPLE & JOBS)			
Interim		4,645 pop + 1,077 jobs/97.66 ha (241.33 ac)	59 people and jobs per ha 24 people & jobs per ac
Ultimate		4,272 pop + 1,284 jobs / 97.66 ha (241.33 ac)	57 people and jobs per ha 23 people and jobs per ac
MIXED-USE: COMMERCIAL CENTRE - INTENSITY			
Interim		373 pop + 1,038 jobs/22.44 ha (55.44 ac)	63 people & jobs per ha 25 people & jobs per ac
Ultimate		0 pop + 1,245 job /22.44 ha (55.44 ac)	55 people & jobs per ha 22 people & jobs per ac

MDP Section 3.5.3.2 states that the Mixed-Use Commercial Centre should meet the Calgary Metropolitan Regions Growth Plan's minimum intensity threshold of 100 people and jobs per gross developable hectare. The Mixed-Use Commercial Centre includes the ETC, DC(ETC) and PS(PUL) Municipal Service Centre Expansion site.

COMMERCIAL MARKET

There are two neighborhood commercial sites in the Clearwater Park Centron Lands. Site 1 in Stage One is approximately 1.28 ha (3.16 ac) and Site 2 in Stage Two is approximately 1.49 ha (3.67 ac) for a total of 2.77 ha (6.83 ac). In addition to these sites, a 18.57 ha (45.89 ac) ETC and a 3.74 ha (9.24 ac) DC(ETC) site in Stage One will provide additional commercial uses in the long-term. The total commercial uses in the Clearwater Park Outline Plan net area (West and East) is 25.21 ha (62.28 ac).

A preliminary market analysis was completed for the Clearwater Park area (West and East) to compare the proposed commercial uses to those provided in other communities in the City of Calgary. Two similar communities were used as a benchmark: Tuscany and Royal Oak. The biggest similarity is their respective peripheral locations on the edge of the city and having a major highway acting as a buffer to adjacent communities. Based on the analysis, it was concluded that the two neighborhood commercial sites provide sufficient commercial supply in the interim and that the regional commercial sites would not be required until full build-out of the Clearwater Park lands (Stage One and Two).

The neighborhood/commercial node in Stage One is being proposed to provide services mainly to the residences of Clearwater Park and will be limited to primarily convenience retail/services, which will enhance the existing retail/commercial that exists in the City of Chestermere today. The additional commercial inventory proposed for the regional commercial sites will provide the additional commercial required to support Stage Two as well as regional traffic from the TransCanada Highway, and will even draw population from the west side of Chestermere.











5

LAND USE DISTRICTS

A series of Land Use Districts have been proposed to implement the Clearwater Park vision and Policy framework. The land use districts noted in Table 5 will be implemented in Stage One and the future Stage Two Outline Plan. The land use areas are measured from the centerline of each road and represent the gross area, with the exception of the MR areas with are net.

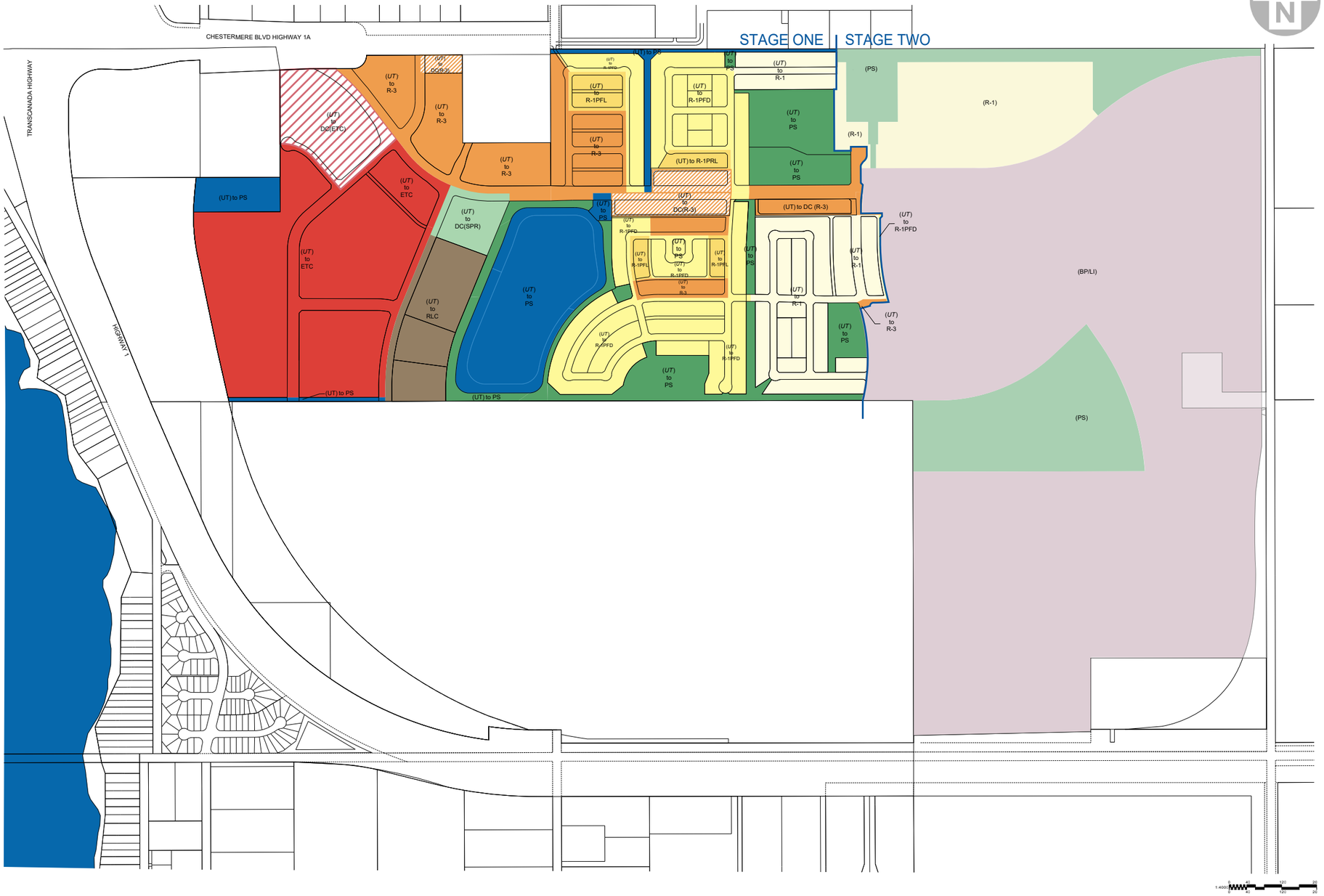
TABLE 5: PROPOSED LAND USE DISTRICTS CLEARWATER PARK WEST (Stage One) - Gross Area

STAGE ONE LAND USE DISTRICT ONLY	Ha	Ac	PERCENT TOTAL AREA
RESIDENTIAL	**55.21**	**136.44**	**50.2%**
Residential Single Detached District (R-1)	11.78	29.11	10.7%
Residential Planned Front Drive District (R-1PFD)	17.80	43.98	16.2%
Residential Planned Rear Lot District (R-1PRL)	2.75	6.80	2.5%
Residential Multi Unit District (R-3)	14.93	36.89	13.6%
Direct Control (Residential Multi-Unit) - DC (R-3)	2.78	2.78	2.5%
Retirement Living Campus District (RLC)	5.17	12.79	4.7%
COMMERCIAL AND EMPLOYMENT	**28.05**	**69.30**	**25.5%**
Eastern Town Centre (ETC)	23.41	57.84	21.3%
Direct Control (Eastern Town Centre) District - DC (ETC)	4.64	11.46	4.2%
OPEN SPACE AND SPECIAL RECREATION	**14.17**	**35.00**	**12.9%**
Public Service District (Municipal Reserve) - MR	10.51	25.97	9.5%
Public Service District (Municipal School Reserve) - MSR	1.82	4.50	1.7%
Direct Control (Special Purpose Recreation) District - DC(SPR)	1.84	4.54	1.7%
PUBLIC SERVICE DISTRICT (PUBLIC UTILITY LOT) - PS (PUL)	**12.64**	**31.22**	**11.5%**
TOTAL STAGE ONE AREA	**110.06**	**271.96**	**100%**

Note – as the lands within the Clearwater Park neighbourhood have existing urban land use district designations. All Stage One lands will be redesignated Urban Transition (UT) first and then redesignated again to the proposed land use districts in ***Exhibit 24: Proposed Land Use Plan.***



Exhibit 24 - Proposed Land Use Plan



LEGEND

	Land Use Boundary
	Proposed Land Use Concept
	Existing Land Use Concept

LAND USE ABBREVIATIONS

R-1SFD	Residential Special Front Drive
R-1SRL	Residential Special Rear Lane
R-3C	Residential Multi-Unit
RLC	Retirement Living Campus District
BP/LI	Business Park / Light Industrial
ETC	Eastern Town Centre
ETC-R	Eastern Town Centre (Discretionary Residential)
PS (MR)	Public Service (Municipal Reserve)
PS (MSR)	Public Service (Municipal School Reserve)
Non-Credit MR	Non Credit Municipal Reserve
SPR	Special Recreation
PS (PUL)	Public Service (Public Utility Lot)
(UT)	Existing Land Use

Overall - Existing Land Uses to be Redesignated				
UT	to	R-1	11.78 ha	29.11 ac
UT	to	R-1PFD	17.80 ha	43.98 ac
UT	to	R-1PRL	2.75 ha	6.80 ac
UT	to	R-3	14.93 ha	36.89 ac
UT	to	DC(R-3)	2.78 ha	6.87 ac
UT	to	RLC	5.17 ha	12.79 ac
UT	to	ETC	23.41 ha	57.84 ac
UT	to	DC(ETC)	4.64 ha	11.46 ac
UT	to	DC(SPR)	1.84 ha	4.54 ac
UT	to	PS (MR)	10.51 ha	25.97 ac
UT	to	PS (MSR)	1.82 ha	4.50 ac
UT	to	PS (PUL)	12.64 ha	31.22 ac
			110.06 ha	271.96 ac

5.1 Residential Land Uses

Residential land uses are expected to be the initial predominant use in Stage One, with a mix of dwelling units that will cater to a variety of future residents, see **Exhibit 25: Residential Land Uses**. Clearwater Park is unique in Chestermere as it is a new development that has a limited number of traditional low-density residential uses than what is typically seen in adjacent neighbourhoods in the form of larger lot R-1 or lakefront lots.

All the residential forms, with the exception of four areas in the east portion of the Outline Plan area will be medium or high-density residential uses. Higher density residential uses, in the form of residential care centres, are planned to strengthen the proposed Neighbourhood Node and have been located adjacent to collector streets, and parks and open space.

5.1.1 LOW-DENSITY RESIDENTIAL DISTRICTS

Low-density residential opportunities in Stage One are located in the vicinity of the school site, but within walking distance to the neighbourhood commercial site. The developer proposes a mix of single-detached residential.

To account for housing trends towards narrower lot, planned residential development, the developer proposes two unique land use districts as described below. Both districts will promote land use efficiency and high-quality neighbourhood design. The districts will also act as transitions from medium and high-density land uses.

5.1.1.1 Residential Planned Lot Front-Drive District (R-1PFD)

One block of low-density planned residential units with front drive garages is planned for Stage One. The block is located to the north of the school and playfields and will act as a buffer between the playfields and estate residential and agricultural lands to the north.

5.1.1.2 Residential Planned Lot Rear-Lane District (R-1PRL)

One block of low-density planned residential units with rear lane access is planned for Stage One. The block is located east of the school site and provides a smooth transition between the R-3 use along Chestermere Boulevard.

5.1.2 MULTI-UNIT DISTRICTS

The majority of dwelling units planned for Stage One will be within the R-3, DC(R-3) and RLC districts. These districts will see a variety of housing types, including townhouses, semi-detached dwellings, single-detached housing, and apartments/continuum of care centres for seniors. All planned housing will be located near the Neighbourhood Node, at the intersection of Chestermere Boulevard and Clearwater Drive, or the school site. These areas will be the focus of community activity and will be located in close proximity to future transit, commercial uses, and open space.

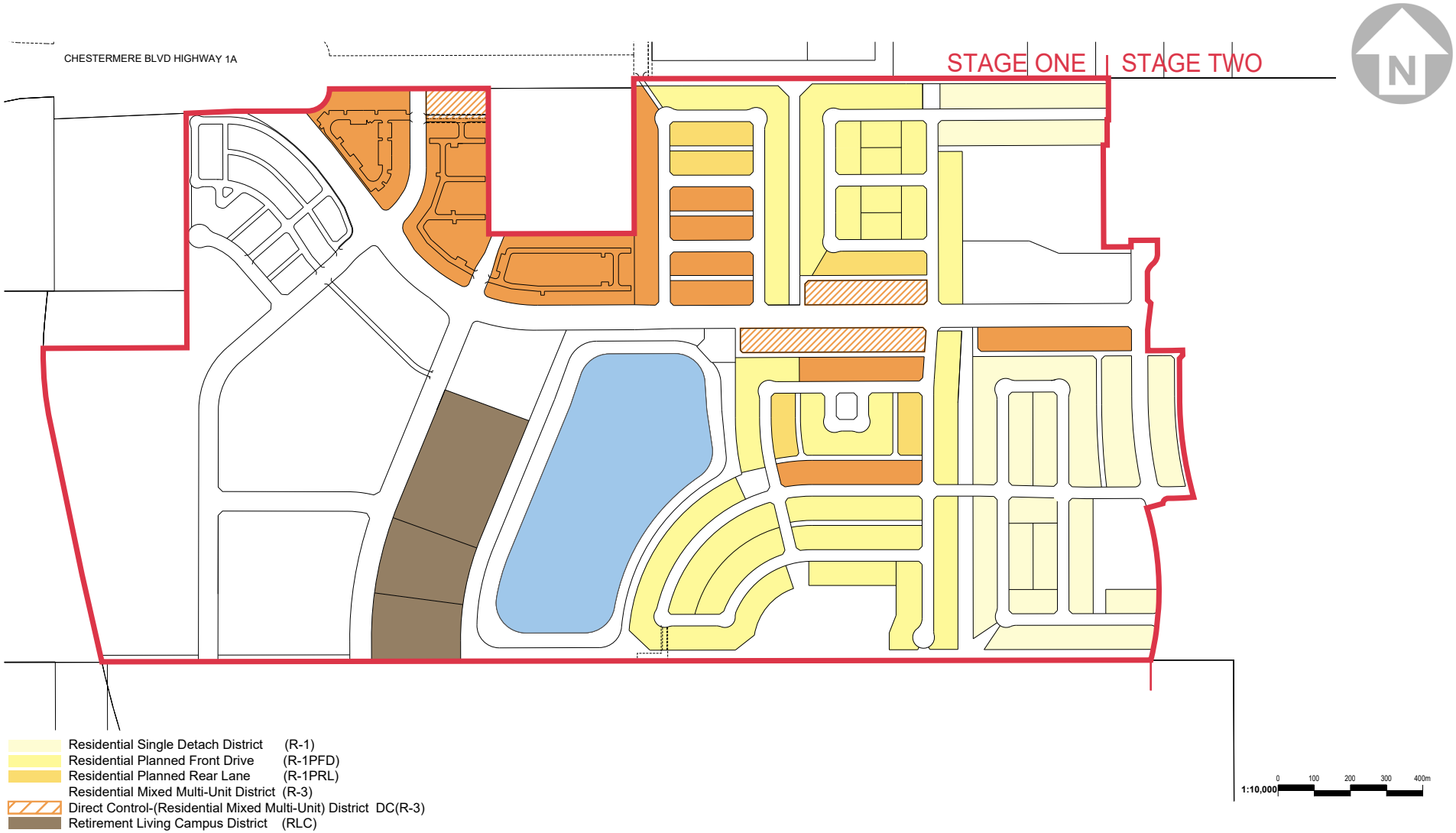
5.1.2.1 Direct Control (Residential Mixed Multi-Unit District) DC(R-3)

The DC(R-3) district will account for a wider range of housing choice on lands that are expected to be developed with private roads and for narrower lot or unit criteria that reflects current trends in multi-unit development. The DC(R-3) district provides live-work and singe-detached dwellings as a discretionary use, broadening the range of house choice in this district. The communities will be designed in accordance with Chestermere's Design Guidelines and will feature a high degree of architectural control. The DC(R-3) district has different land use criteria than what exists in Chestermere's Land Use Bylaw. See Appendix A for the proposed DC(R-3) Land Use District.

5.1.2.2 Retirement Living Campus District (RLC)

The RLC district will cater to the development of residential care centres and will have several non-residential uses that will be ancillary to the primary residential use. Buildings are expected to be either three or four storeys in height, with each lot providing its own amenities and services. Amenities could include health care services, personal service establishments and retail stores. Additional multi-unit residential uses are included in the discretionary uses and provide an increase in the variety of housing choices available in the community within proximity to the neighbourhood node and adjacent commercial and recreational amenity facilities. See **Appendix A: Table 1** for the proposed RLC land use district.

Exhibit 25 - Residential Land Uses



The proposed RLC district will provide independent and assisted, age-in-place living in a village-type setting. The facilities would provide for a large cinema area, library, internet lounge and games room. Bistros with coffee lounges may also be available depending on the providers. The facilities could also provide indoor pools, with yoga studio and fitness areas, chapel, hair salon and esthetician services, lounges on the main floors to promote socialization, medical therapist services and various dining experiences, including central dining room, in room service and private dining availability.

5.2 Commercial Districts

5.2.1 EASTERN TOWN CENTRE (ETC) DISTRICT

The Eastern Town Center is divided into two land use bylaw sites that will fulfill different commercial functions. Site 1 is located at the corner of Chestermere Boulevard and Clearwater Drive. These lands are intended to fulfill neighbourhood scale commercial needs in addition to regional commercial and will be part of Stage One's Neighbourhood Node. Site 2 is located in Stage Two and is located on the far east side of the site. See **Exhibit 26: Commercial & Employment Land Uses.**

5.2.2 DIRECT CONTROL (EASTERN TOWN CENTRE) DISTRICT - DC(ETC)

The DC(ETC) District accommodates regional commercial uses in addition to discretionary residential. As the market for larger-format commercial sites is not immediately feasible, single-detached housing and cluster townhomes will be developed as a discretionary use, promoting more housing choice and affordability in Chestermere. Residential typologies are expected to include duplexes, townhomes, or cluster townhomes, with slab-on-grade foundations.

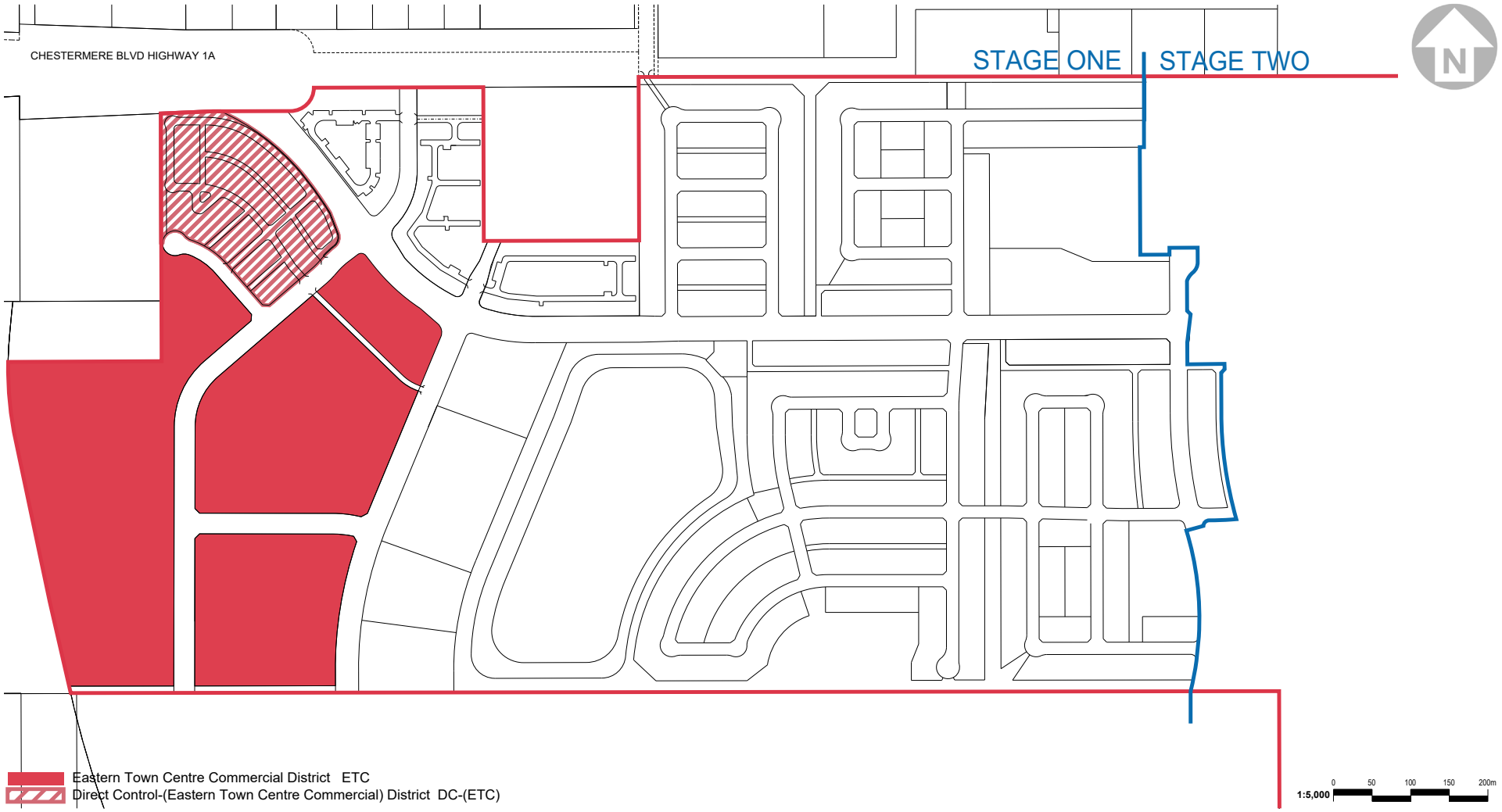
The transition of the lands from the discretionary residential to regional commercial uses will be triggered by the neighbourhood population and commercial market preferences at the time. For example, when the market demand for the commercial is reached and there is a need for the commercial space in the market area.

Implementation will be led by the developer who will retain ownership of these lands. Commercial/ Retail uses have a higher market value, so when there is a demand the developer will make the decision to convert the discretionary residential uses into the permanent uses as described in the proposed DC(ETC) land use district (**Appendix A: Land Use Bylaw Amendment Summary**).

To preserve the lands for long-term commercial development, the discretionary residential uses will be developed as rental properties, with a minimum site size that will not permit subdivision to create fee-simple lots. To better facilitate the eventual re-use of the lands, all proposed discretionary residential dwellings will be built with slab-on-grade foundations, and basements will not be allowed to be constructed. As part of a comprehensive development, small recreational 'tot lots' will be developed to ensure that play facilities will be within walking distances for residences. All discretionary uses will remain under a single ownership and controlled by the developer to readily facilitate the conversion over time.

The DC(ETC) district has different land use criteria than what exists in the Chestermere's Land Use Bylaw. See **Appendix A: Land Use Bylaw Amendment Summary** for the proposed DC(ETC) Land Use District. Permitted and discretionary uses are listed within the district, along with specific land use criteria. Importantly, the minimum lot area provisions will not allow for fee simple residential holdings, and basement development will not be permitted. The district's provisions will allow for the eventual conversion to commercial development without the requirement to amend the Land Use Bylaw. The district will also allow for a community identification sign.

Exhibit 26 - Commercial and Employment Land Uses



Discretionary residential uses include the following:

- Low to medium-density residential housing forms, including single-family, duplexes and townhomes. All interim housing shall be developed as rental housing with slab-on-grade foundations. Fee-simple lots shall not be permitted, to allow for the eventual conversion to commercial uses when market conditions are more conducive.
- Recreation/playgrounds within the interim residential area, will be provided by the developer. The playgrounds will be temporary.



5.3 Special Purpose Districts

5.3.1 PUBLIC SERVICE (PS) AND MUNICIPAL SCHOOL RESERVE (MSR) DISTRICTS

Clearwater Park will have a variety of small parks, linear pathways, and public utility lots (stormwater management and a sanitary lift station) designated as Public Service (PS). The purpose of the district will be to accommodate active and passive recreation as well as utility services needed for the community. The PS district will also include the lands within Clearwater Park to be dedicated for the school site and associated playfields, as well as the Municipal Service Centre. See **Exhibit 27: Public Service (PS) and Special Recreation (SPR) Districts**

5.3.1.1 PS (MR) Municipal Reserve

Multiple sites for Municipal Reserve (MR) will be dedicated to the City of Chestermere in the form of neighbourhood parks: small playground areas, and connected pathways with benches surrounding the storm pond. The location of the proposed Municipal Reserve sites will encourage neighbourhood connectivity and recreation opportunities.

5.3.1.2 PS (MSR) Municipal School Reserve

One school site is proposed within Stage One of the Outline Plan and is located along the northeast corner of Stage One, between the Stage One and two boundaries. This is consistent with the intent of the Clearwater Park ASP policies in Section 5.2 of the ASP. Consultation with the Rocky View School Division is ongoing.

5.3.1.3 PS (PUL)

All proposed storm ponds will be designated as Public Service (Public Utility Lots). A pathway system is integrated around the ponds and the northeast portion doubles as a maintenance road for the ponds. The proposed maintenance road is 4.0 m wide.

5.3.1.4 PS (Municipal Service Centre)

Clearwater Park has set aside approximately 1.55ha (3.83 ac) to facilitate the expansion of the City's Public Works Yard, at the corner of Highway 1A and Chestermere Boulevard, which is currently a storage area for City equipment and houses a recycling facility.

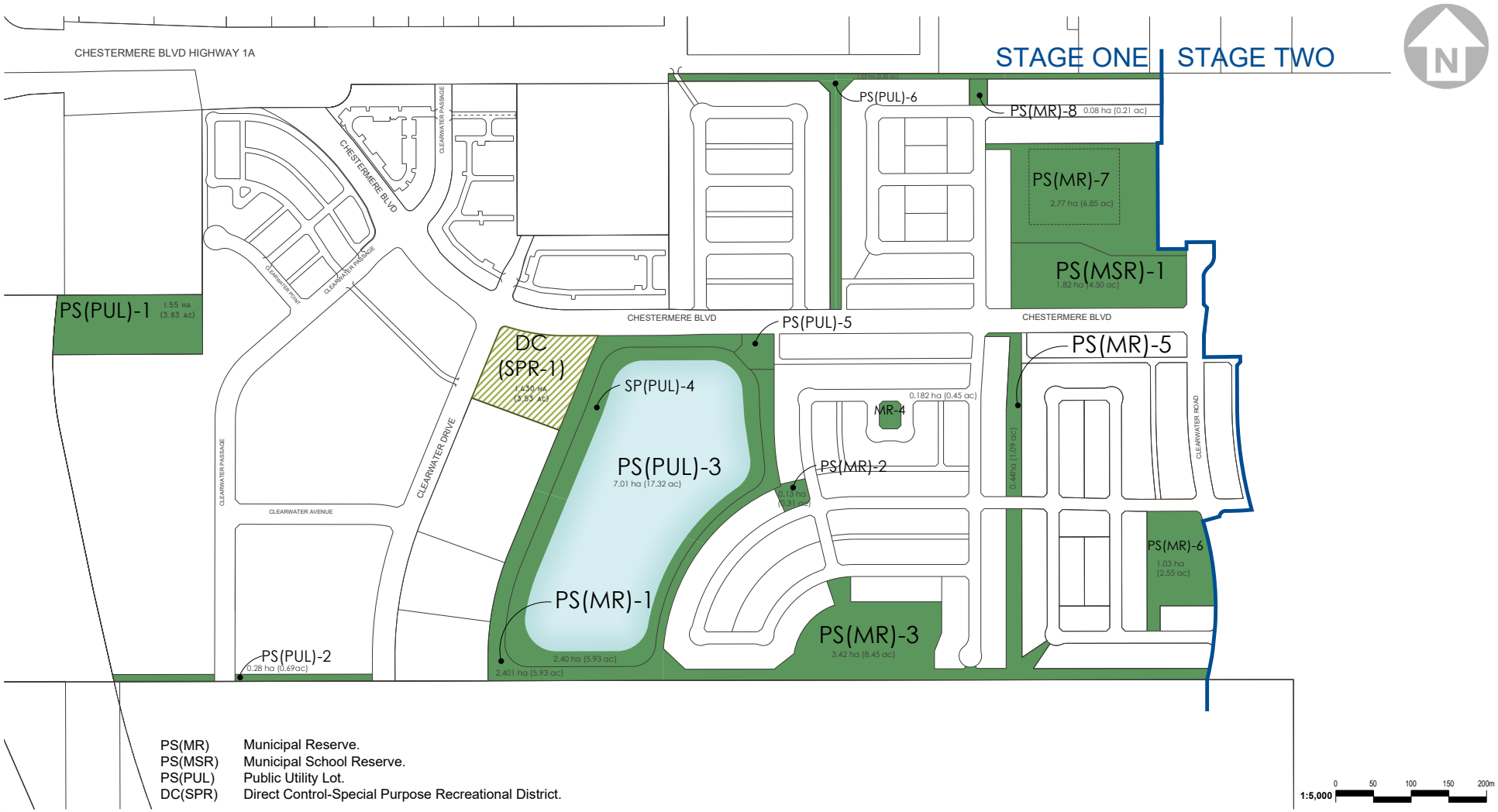
5.3.2 DIRECT CONTROL (SPECIAL RECREATION) DISTRICT - DC(SPR)

The developer has also reserved a parcel 1.43 ha (3.53 ac) for the development of a private recreational/community amenity facility for the benefit of the neighbourhood's residents. The recreation facility shall be operated by a neighbourhood residents' association. The recreation facility is to be located on the south side of Chestermere Boulevard next to a proposed stormwater management facility and shall be connected to the local pathway system.

Clearwater Park will incorporate a privately-maintained (residents' association in cooperation with the Developer) recreational amenity. The site will contain a clubhouse and outdoor sport courts to satisfy passive and active recreational needs.

The district will be in the Stage One Neighbourhood Node and will provide a central place for the community to gather and be active. The district will also incorporate a community identification feature, which will be developed at the same time as the clubhouse. See Section 4.3.5 for further details on the programing of the amenity centre.

Exhibit 27 - Public Service (PS) and Special Recreation DC (SPR) Districts



PS(MR)	Municipal Reserve.
PS(MSR)	Municipal School Reserve.
PS(PUL)	Public Utility Lot.
DC(SPR)	Direct Control-Special Purpose Recreational District.



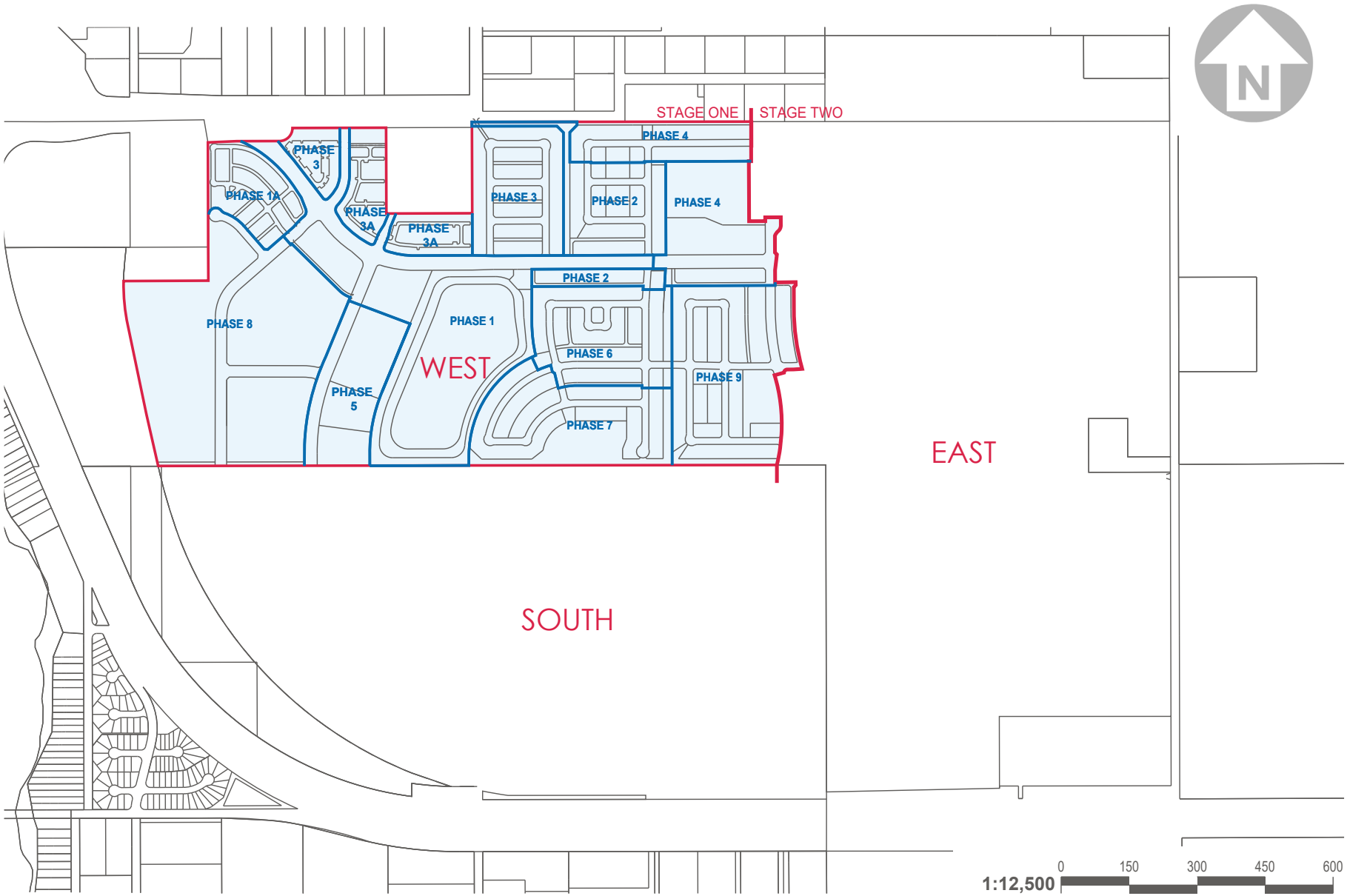
6

PHASING

The Outline Plan area will be developed in two major stages beginning with Clearwater Park West (Stage One). Within Stage One are 9 phases. **Exhibit 28: Phasing Plan** identifies the breakdown of the phases within Stage One. Phase 1, within CWP West (Stage One), includes the neighborhood node commercial, private community recreation center, a range of residential uses and a school site.



Exhibit 28 - Phasing Plan





7

TRANSPORTATION

A Transportation Impact Assessment was prepared in support of the Clearwater Park ASP. The TIA outlines assumptions to be used in creating the transportation network. The TIA also states conclusions for the implementation of the Clearwater Park transportation network, including road hierarchy and traffic control measures needed to support the Plan.

The Development of the large ETC site, not including the Neighborhood Node Commercial site, which may include a High Street this site. Higher traffic generation may require improvements that developer would be required to undertake. A Comprehensive Commercial TIA would be required at the Development Permit Stage.

The proposed transportation network is in alignment with the Clearwater Park ASP policy, Section 6.0.

7.1 Internal Road Network

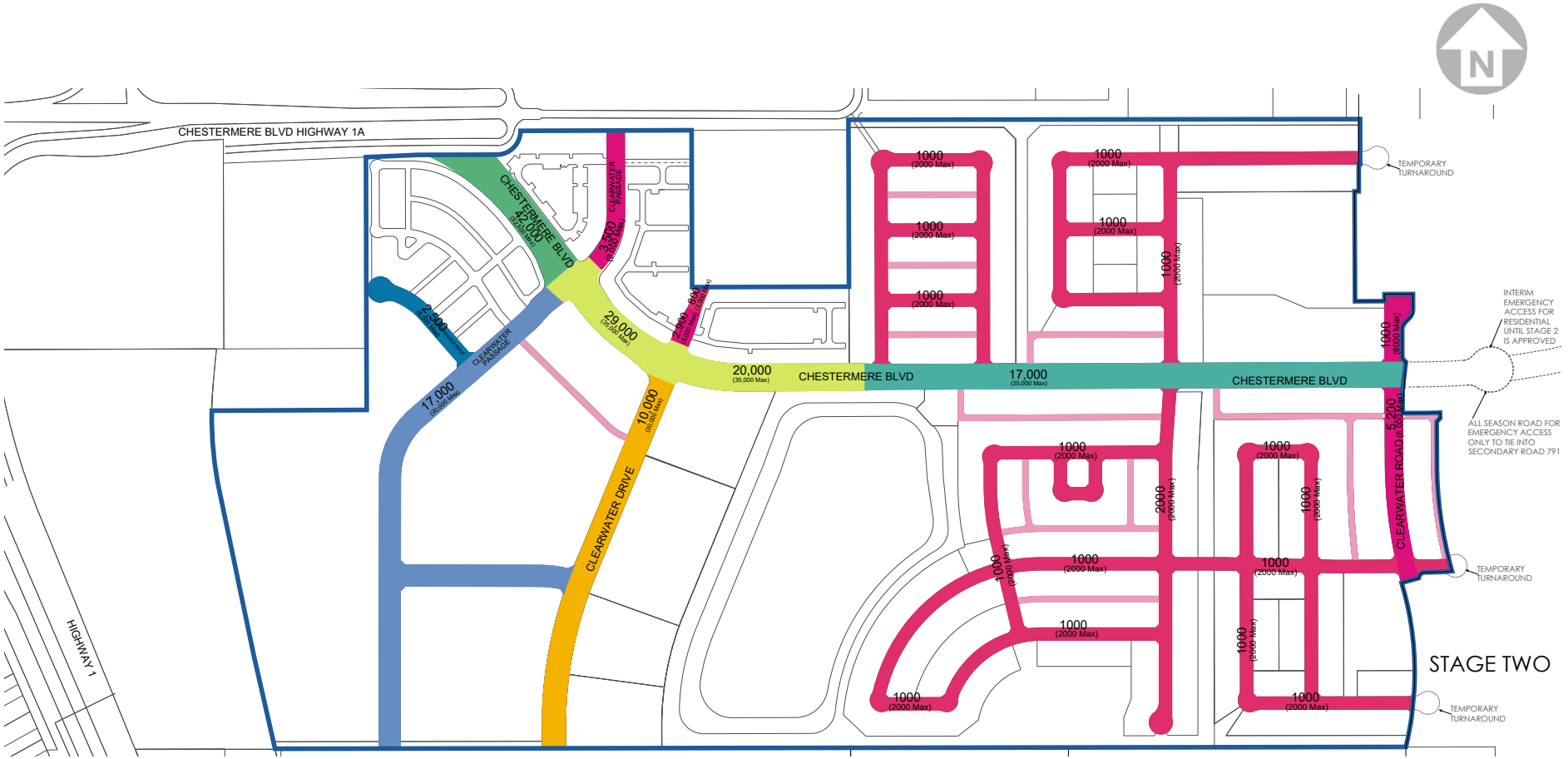
Clearwater Park Stage One will include an internal roadway network that consists of laneways (alleys), residential streets (both private and public streets), collectors and primary collector roadways. The overall layout and interconnectivity of the network, as well as connections to the exterior road network, is expected to be adequate for the development of the entire Clearwater Park area. Three primary collector and collector roads will service Stage One, and will connect to the future development:

- Chestermere Boulevard (a 37.5m parkway, transitioning to a 36.0m parkway, then transitioning to a 32.0m local arterial street);
- Clearwater Drive (a 30.0m primary collector); and
- Clearwater Gate (a 22.5m collector).

Street names for local and private streets will be submitted to the City for review and approval at the time of subdivision application. Street names will be subject to the City's street naming policies and subject to City approval. **Exhibit 29: Road Network** illustrates the road network. All streets without a color on **Exhibit 29** refer to private streets which will be maintained by a private condo strata through maintenance easements.

No front drive product types are proposed along Chestermere Boulevard. All front drive homes are proposed internal to the site. See **Exhibit 7: Proposed Residential Typologies.**

Exhibit 29 - Road Network

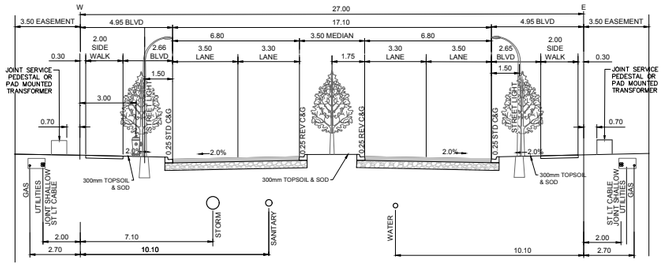


STAGE ONE Boundary
37.5m Arterial
36.0m Parkway
32.0m Local Arterial
30.0m Industrial Arterial
27.0m Local Arterial
22.5m Collector
19.0m Collector
16.0m Residential Street
7.0m Lane
Private Roads

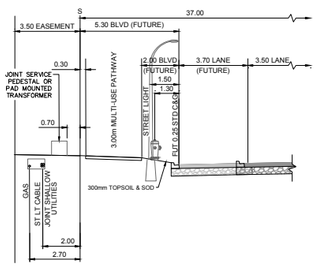
1:5000 0 50 150 250

1000 (2000 Max) 1000 - The Anticipated Number or Trips on this Road as Per the Transportation Impact Assessment
(2000) Max. - Maximum Number of Trips for this Road Type

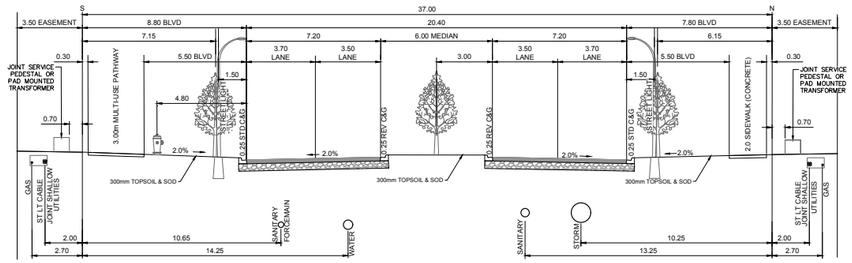
Exhibit 30 - Road Cross-Sections



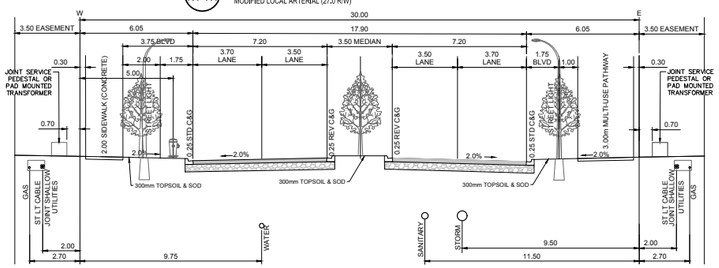
M-M CLEARWATER PASSAGE
MODIFIED LOCAL ARTERIAL (27,0 R/W)



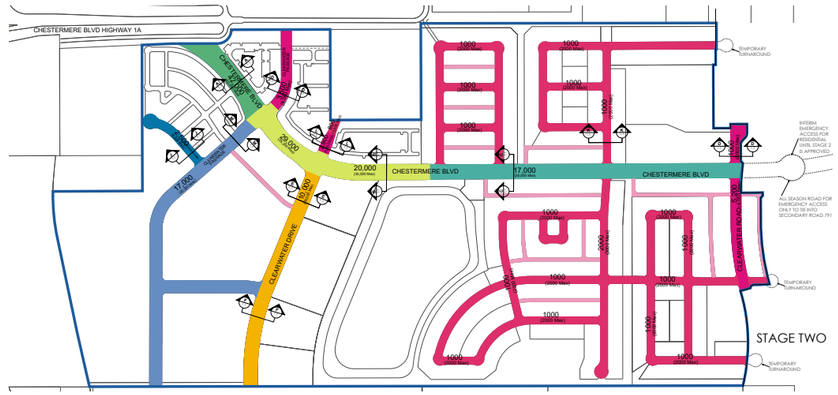
A-A CHESTERMERE BLVD
ARTERIAL (37,5m ROW) (FUTURE LANE ADDITION)

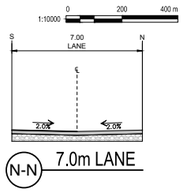


A-A CHESTERMERE BLVD
ARTERIAL (37,5m ROW)

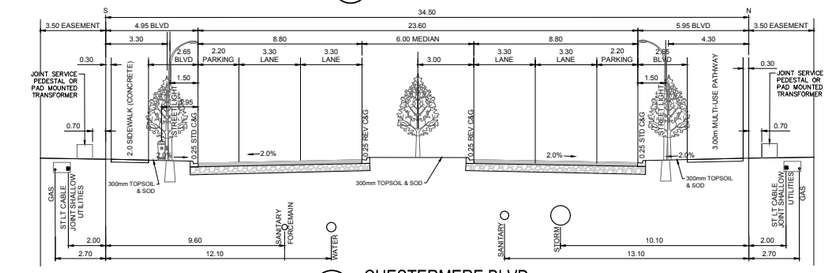


E-E CLEARWATER DR
INDUSTRIAL ARTERIAL (30,0m ROW)

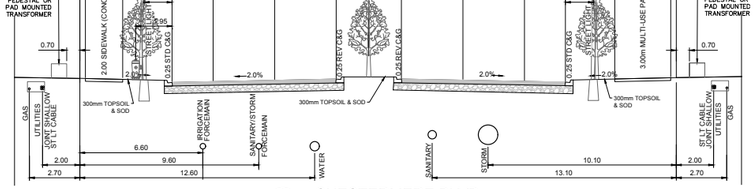




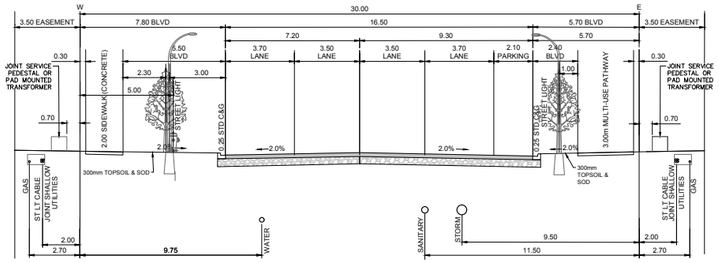
N-N 7.0m LANE



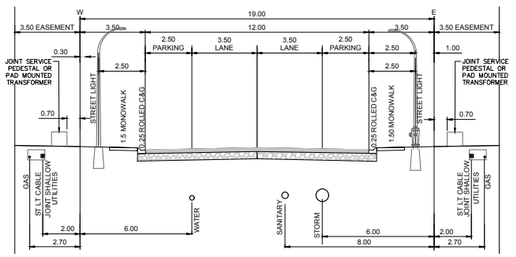
B-B CHESTERMERE BLVD
LOCAL ARTERIAL (34,50m ROW)



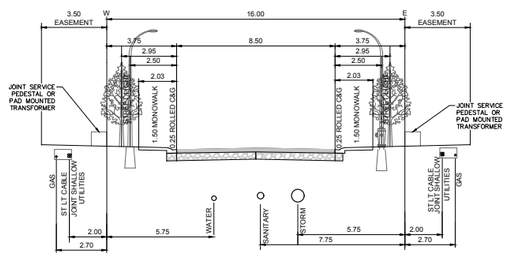
C-C CHESTERMERE BLVD
LOCAL ARTERIAL (32,0m ROW)



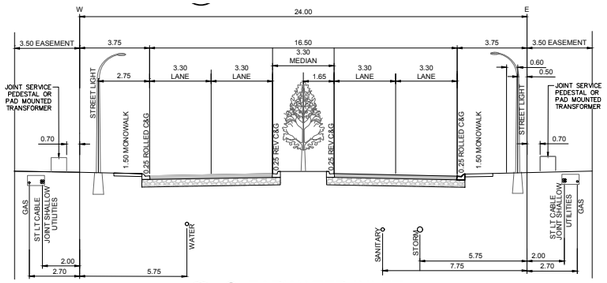
F-F CLEARWATER DR
INDUSTRIAL ARTERIAL WITH PARKING (30,0m ROW)



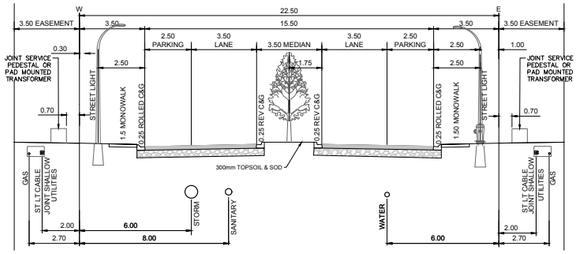
J-J CLEARWATER PASSAGE (FUTURE)
COLLECTOR (19,0m ROW)



K-K CLEARWATER INLET
RESIDENTIAL (16,00m ROW)



L-L CLEARWATER INLET
MODIFIED RESIDENTIAL ENTRANCE (24,0m ROW)



D-D CLEARWATER PASSAGE
COLLECTOR (22,5m ROW)

7.2 Public Transit

Chestermere does not have an existing transit system servicing the community. A privately-run service does provide commuter service between Chestermere and downtown Calgary. The extension of Calgary's Max Purple line runs through the West side of the City and into the town centre. Clearwater Park has been designed that rudimentary service can be extended first along Chestermere Boulevard, and in later stages, along Clearwater Drive, to form a neighbourhood loop.

Six transit stops are proposed for Clearwater Park Stage One including:

- At the Neighbourhood Node situated at Clearwater Drive and Chestermere Boulevard; and
- At the east end of Stage One, on Chestermere Boulevard, near the school.

The proposed transit stops will ensure that the proposed residents will be within a 5 minute/400 metre walk of each transit stop. All proposed transit stops are equal to or less than 400m apart. See **Exhibit 31: Walking Distance to Transit.**

7.3 Walkability

Walkability is defined in Chestermere's Municipal Development Plan as "the mapped walkable network-typically, a 400 metre, 5-minute walk - from a destination. Depending on the streetscape and destination, most people are comfortable walking 400 metres regularly."

The Walkability Catchment area for Clearwater Park Stage One shows that 93.6% of the Stage One Plan Area residents within Stage One will be within a five-minute walk to some of the planned community features, such as the local commercial plaza, Neighbourhood Amenity Centre, and park features. See **Exhibit 32: Walkability.**



Local paths provide connectivity through the community and links to its open space network.

Exhibit 31 - Walking Distance to Transit

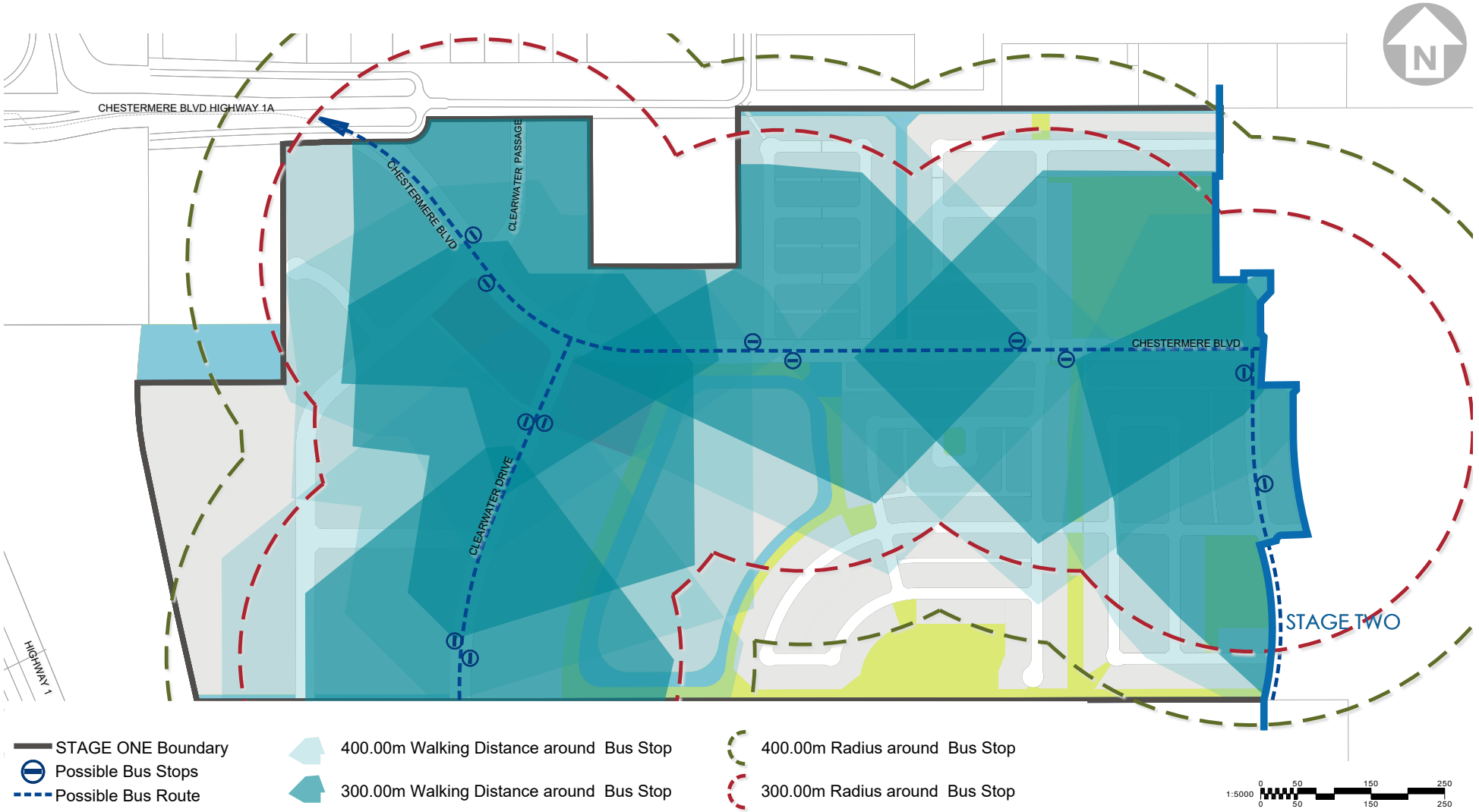
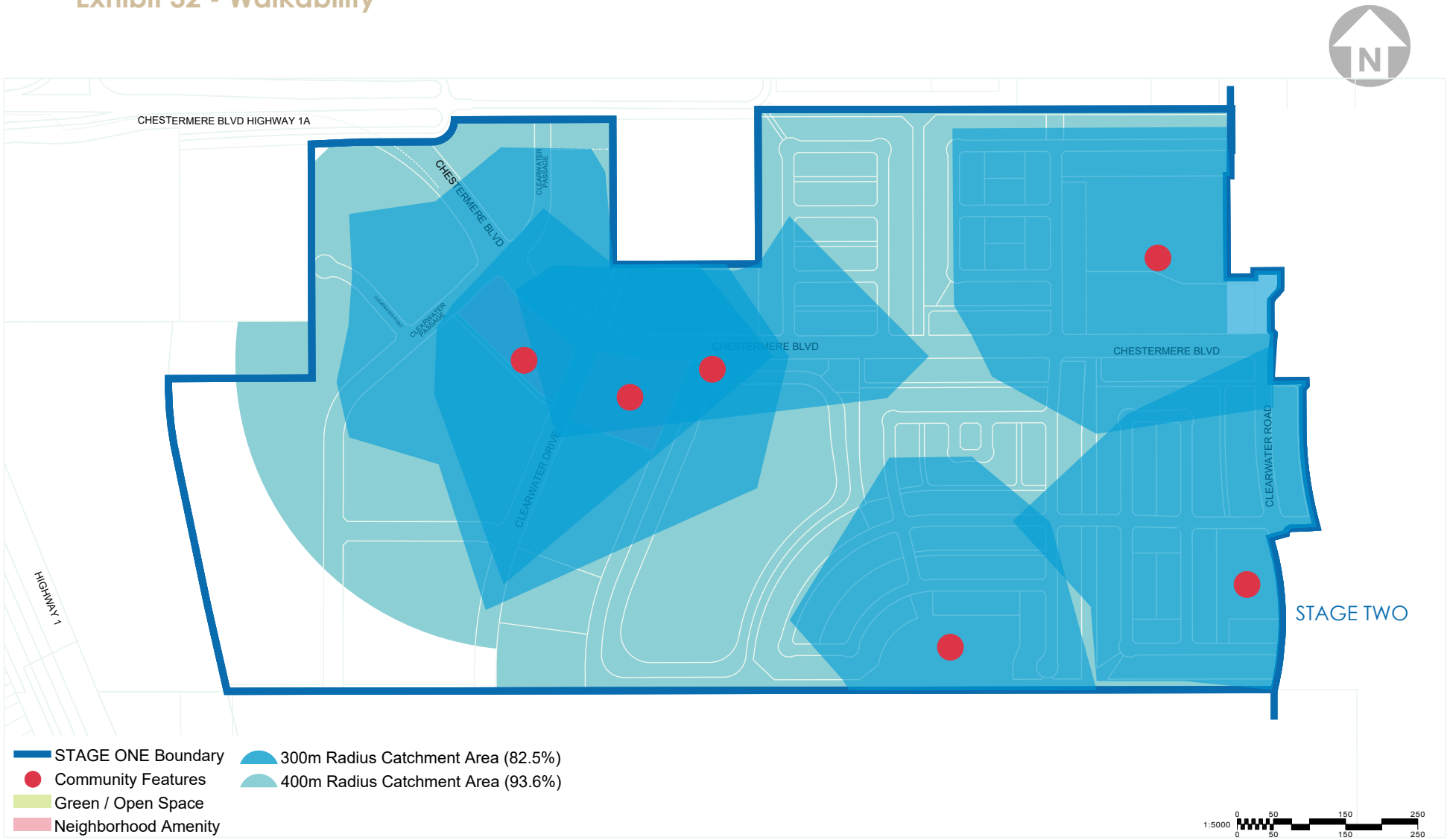


Exhibit 32 - Walkability



7.4 Connectivity and Active Modes Index

Chestermere's Municipal Development Plan places a high emphasis on street connectivity as a measure of a liveable neighbourhood. Street connectivity is measured as a ratio of street links to intersection nodes, with a target ratio of 1.4.

Exhibit 33: Street Connectivity Index illustrates 80 street links and 52 nodes, which provides a connectivity index of approximately 1.5, meeting the MDP's target. This includes the conceptual layout of lands that are intended to be developed with private roads. Active transportation will also be promoted through the Plan Area with a series of connected pathways.



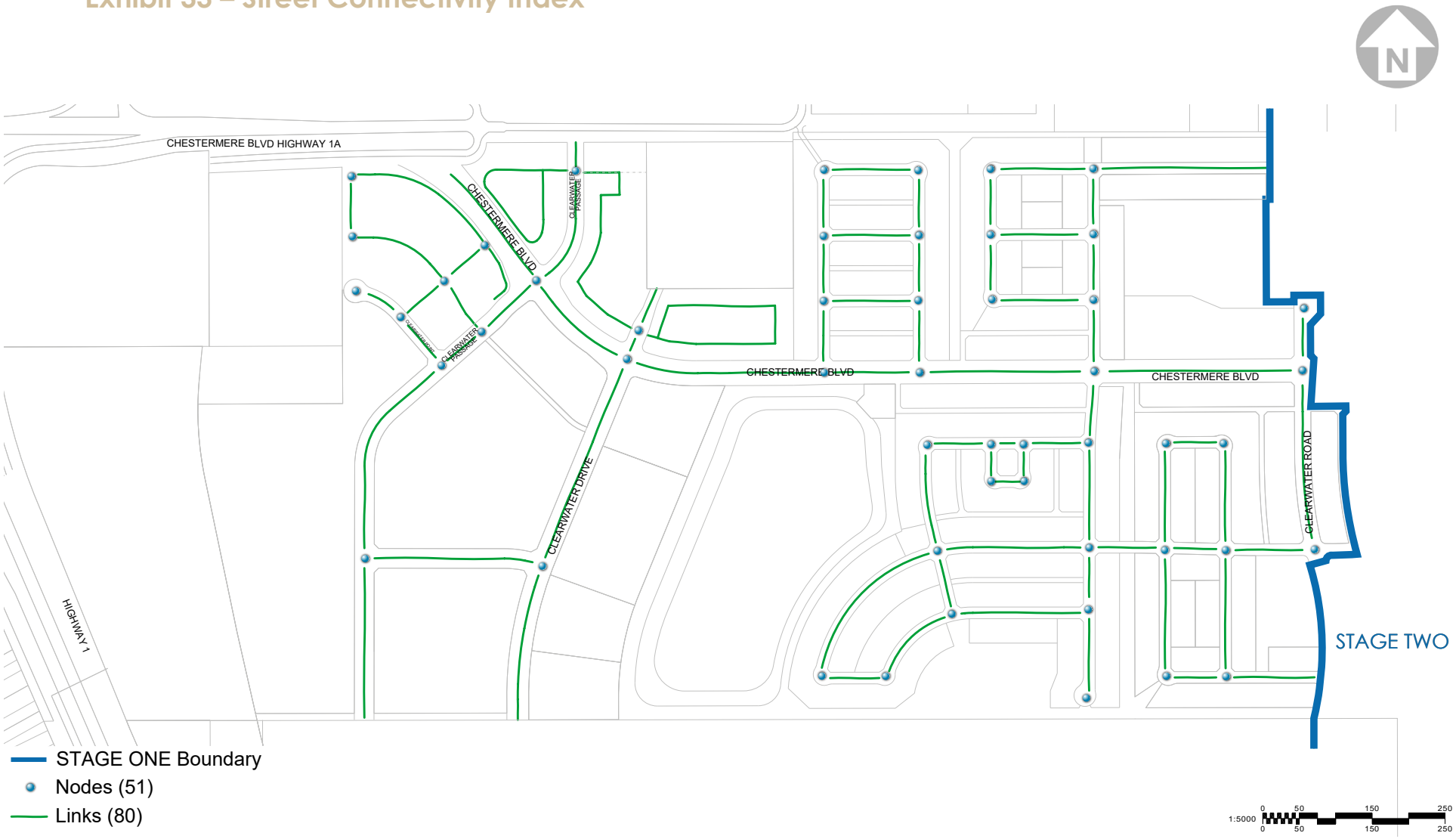








Exhibit 33 – Street Connectivity Index





8

UTILITY SERVICING

The following section outlines the proposed utility servicing for Stage One of the Outline Plan and are in alignment with the Clearwater Park ASP policies in Section 7.0 of the ASP.

8.1 Water Supply

Currently there is no municipal or regional water supply available to this land. The City of Chestermere Utilities Master Plan (CIMA+, 2017) identifies upgrades required to the water supply network in order to adequately service the City's full build-out scenario. A review of the existing hydraulic model for the Utilities Master Plan (UMP) was carried out by CIMA+ in March 2020 and it was confirmed that the following upgrades will be required to service Stage One of the development:

- Construction of 3.6km of 500mm distribution trunk along Chestermere Boulevard between the existing pump station at Rainbow Road and the existing 500mm main at the west side of Chestermere Lake.
- Upgrades to the pump station.
- Construction of 620m of 250mm main from the existing 250mm main at the corner of East Chestermere Drive/East Lakeview Road to a proposed tie-in point at the southwest corner of the development.

The internal water distribution network is designed to have pipes sized at 200 mm and greater in accordance with the proposed layout shown in the Utilities Master Plan for the Plan Area. **Exhibit 34: Onsite Water Servicing Plan - Clearwater Park West (Stage One)** illustrates the proposed onsite water network and **Exhibit 35: Offsite Water Servicing Plan - Clearwater Park West (Stage One)** illustrates the proposed offsite water network.

Please note that the dead-end prop. W200 at the northeast corner of Clearwater Park West Stage One will be looped when Clearwater Park East Stage Two is constructed.

Exhibit 34 - Onsite Water Servicing Plan – Clearwater Park West (Stage One)

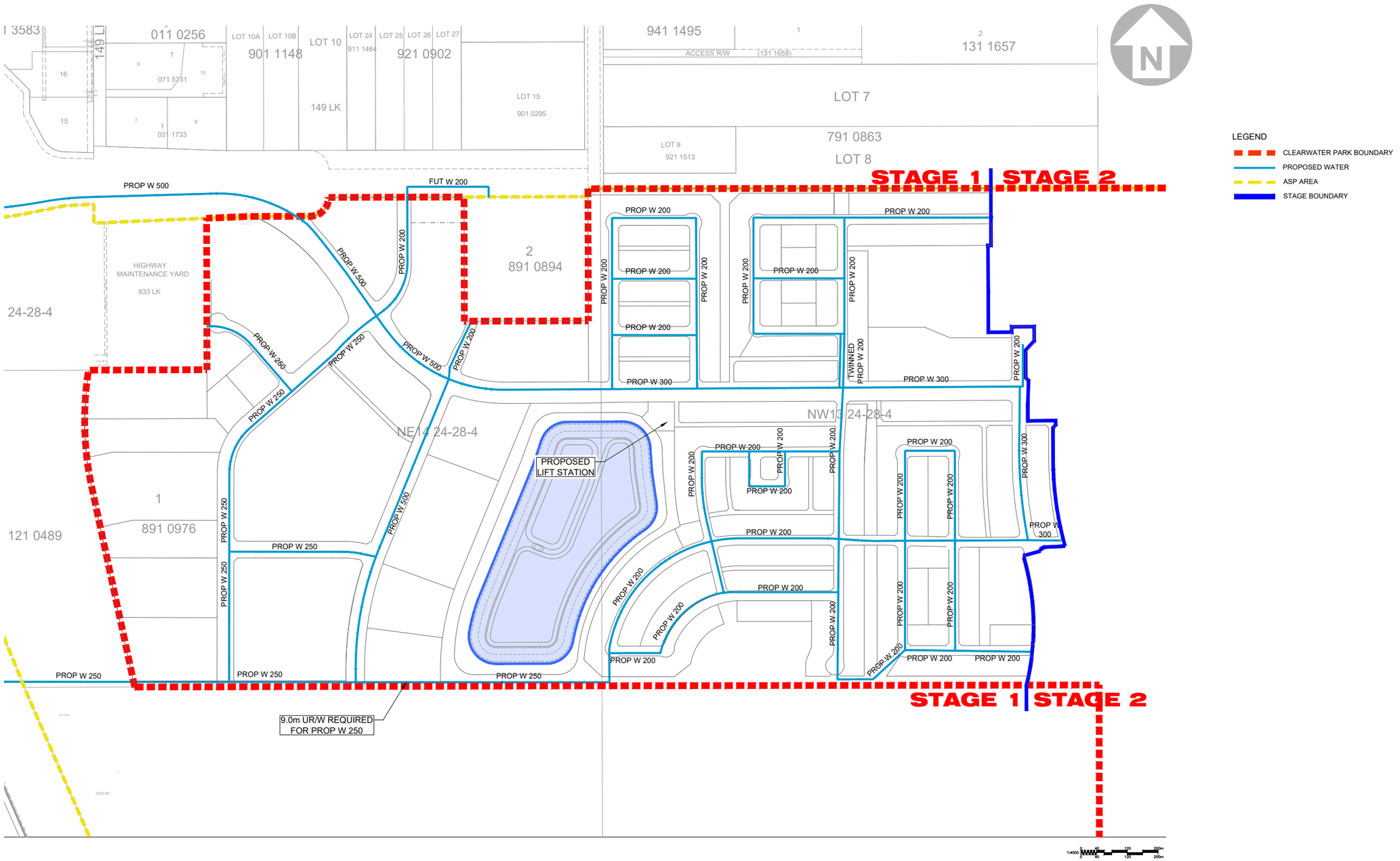
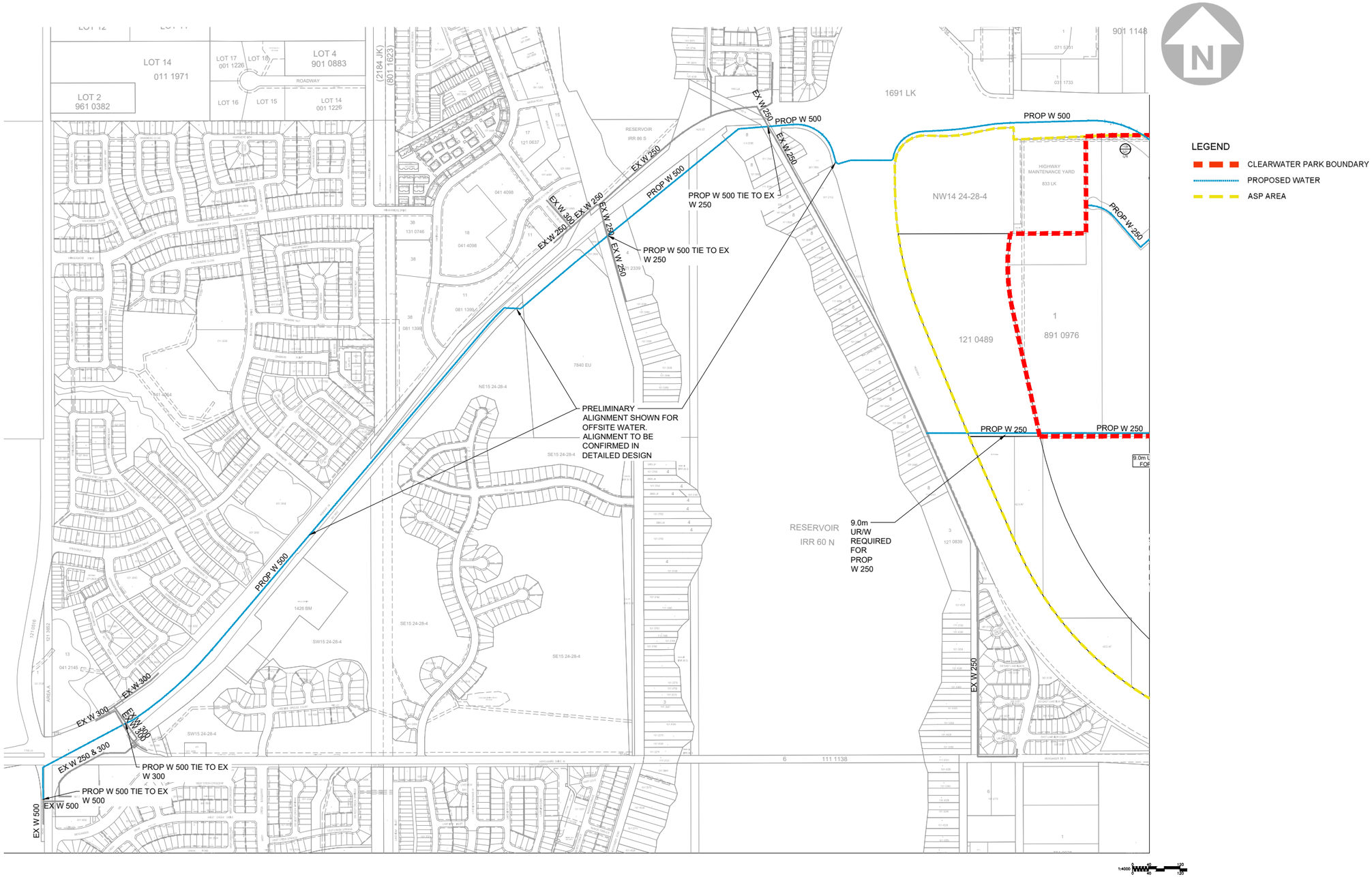


Exhibit 35 - Offsite Water Servicing Plan – CLEARWATER PARK WEST (Stage One)



8.2 Sanitary Sewer

The January 22, 2021 update to the City of Chestermere Utilities Master Plan (CIMA+, 2021) identifies that the Clearwater Park ASP area will be serviced by a proposed lift station that will pump wastewater flows to the existing City of Chestermere system at lift station #10. This will require the construction of a lift station to service the Clearwater Park ASP area and dual force mains to connect the lift station to existing lift station #10.A sanitary servicing technical memo detailing the sanitary servicing system for Stage One has been submitted under separate cover. See **Exhibit 36: Sanitary Sewer System - Clearwater Park Wset (Stage One).**

8.3 Stormwater Management

The proposed storm water management system is based on an interim servicing solution that will ultimately tie into the East Catchments Option 'B' described in the City of Chestermere Stormwater Master Plan (KWL/MPE, 2020). The proposed stormwater system has been designed in accordance with this Option 'B' while also providing as much flexibility as possible for future regional servicing options.

The storm water management system has been designed to comply with the Stormwater Master Plan requirements for a maximum allowable post-development release rate of 0.8 L/s/ha and target volume control (annual average runoff depth) of 40mm. This design is described in detail in the Staged Master Drainage Plan.

Stage One will be serviced by Pond P1 (with the exception of Block 9, which will ultimately be serviced by Pond P2. Interim servicing of Block 9 is discussed in the Block 9 Stormwater Management Technical Memorandum). In the interim situation (until the City future stormwater outlet is constructed), there shall be a pumped outlet connection from Pond P1 to the Stage Two lands which will be used for irrigation of agricultural lands. The stormwater servicing of Stage One prior to the development of Block 9 is illustrated on **Exhibit 38: Storm Sewer System - Interim A.**

The stormwater servicing of Stage One when Block 9 is developed is illustrated on **Exhibit 39: Storm Sewer System - Interim B.**

When the Clearwater Park lands are fully developed (but not the remainder of the ASP), Pond P1 will pump to Pond P2, which will have a gravity outlet to Pond P3. Pond P3 will have a temporary outlet connection to the future City trunk sewer. This concept is shown on **Exhibit 40: Storm Sewer System - Final Interim.**

When the entire ASP area is built out, Pond P1 will have a gravity outlet to Future Pond '4' on the adjacent lands to the south. Future Pond '4' will have a gravity outlet to the future City trunk sewer. The Pond 3 outlet will be realigned to follow the alignment of the subdivision in the adjacent lands and will connect to the future City trunk sewer by gravity. This concept is shown on **Exhibit 41: Storm Sewer System - Ultimate.**

The stormwater management design takes into account regional stormwater solutions. The proposed stormwater management system has been designed to ensure that infiltration of the highway right-of way does not occur.

The lands encompassing the stormwater facilities are proposed to be designated PS(PUL) as shown on the **Exhibit 24: Land Use Plan**. Furthermore, Low Impact Development (LID) will be considered in each development phase. Final design criteria and agreements will be provided at the subdivision stage as part of development phasing.

An application under the Environmental Protection and Enhancement Act (EPEA) has been approved by Alberta Environment for the proposed Stage One stormwater system.

8.4 Shallow Utilities

Shallow utilities will include electrical, natural gas, telephone, and cable/internet. These services will be extended into the development on a phased basis. Shallow utilities will be installed within road or utility rights-of-way subject to municipal approval.



Exhibit 36 - Sanitary Sewer System – Clearwater Park West (Stage One)

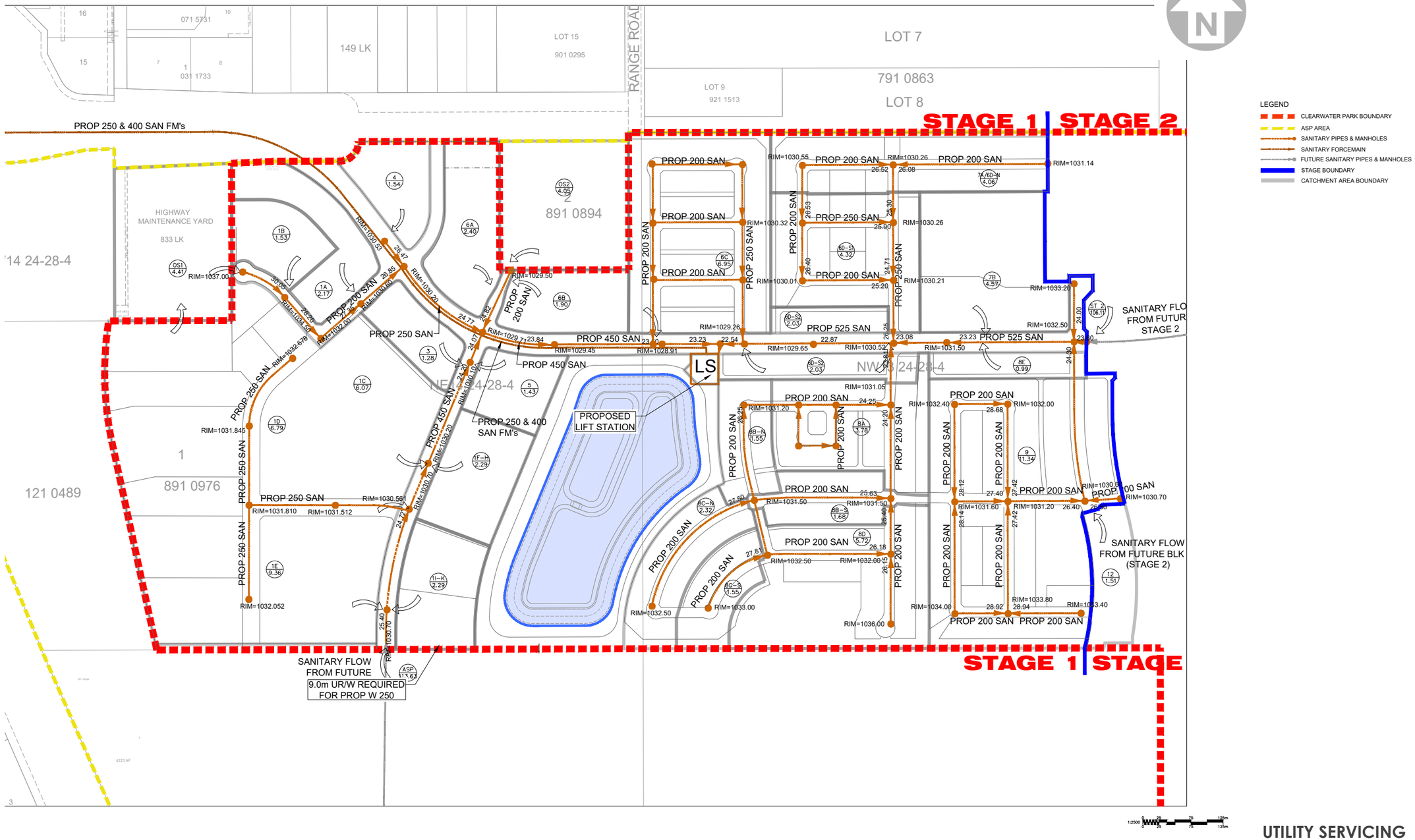


Exhibit 37 - Storm Sewer Servicing Plan - Stage One

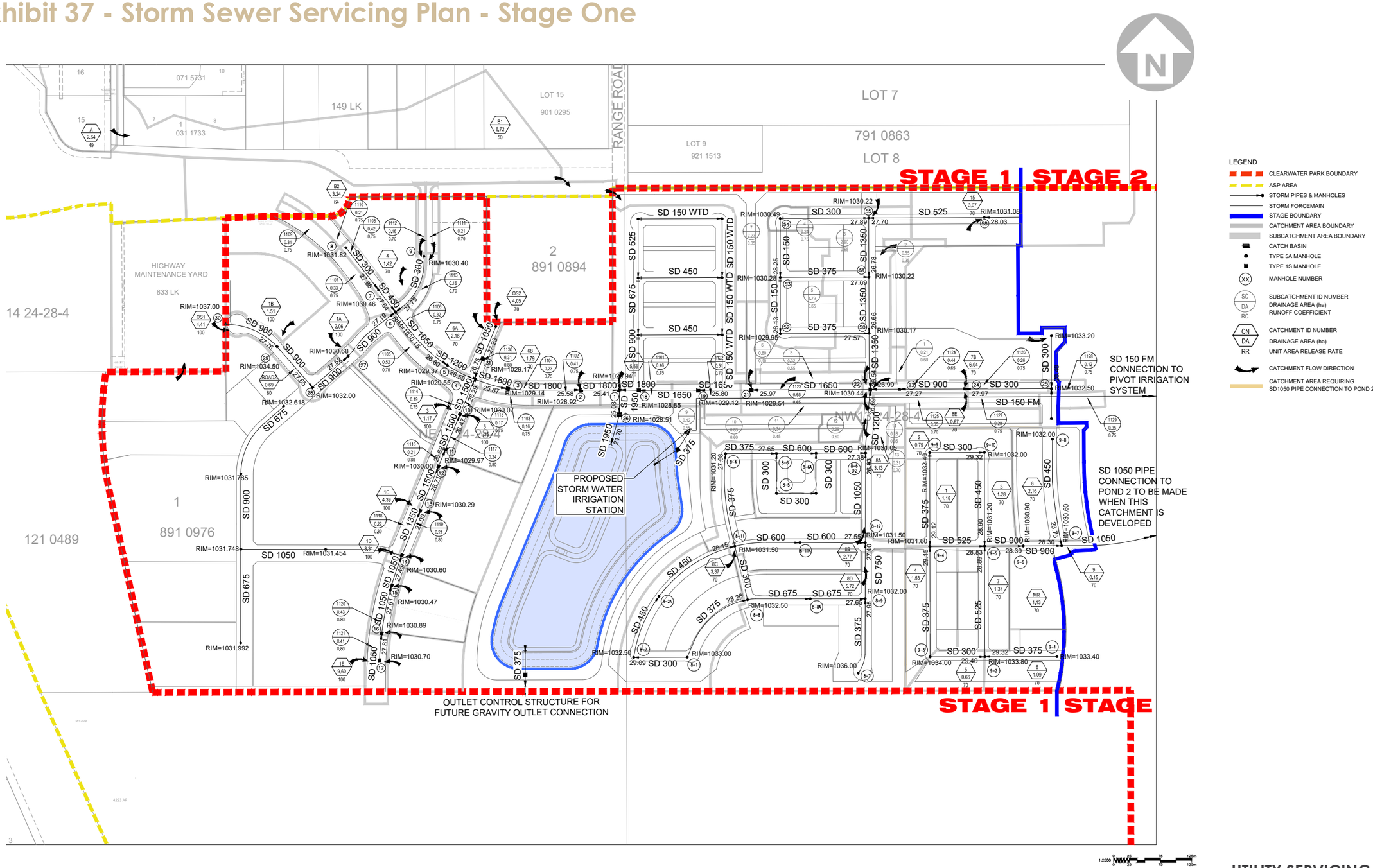


Exhibit 38 - Storm Sewer System - Interim A

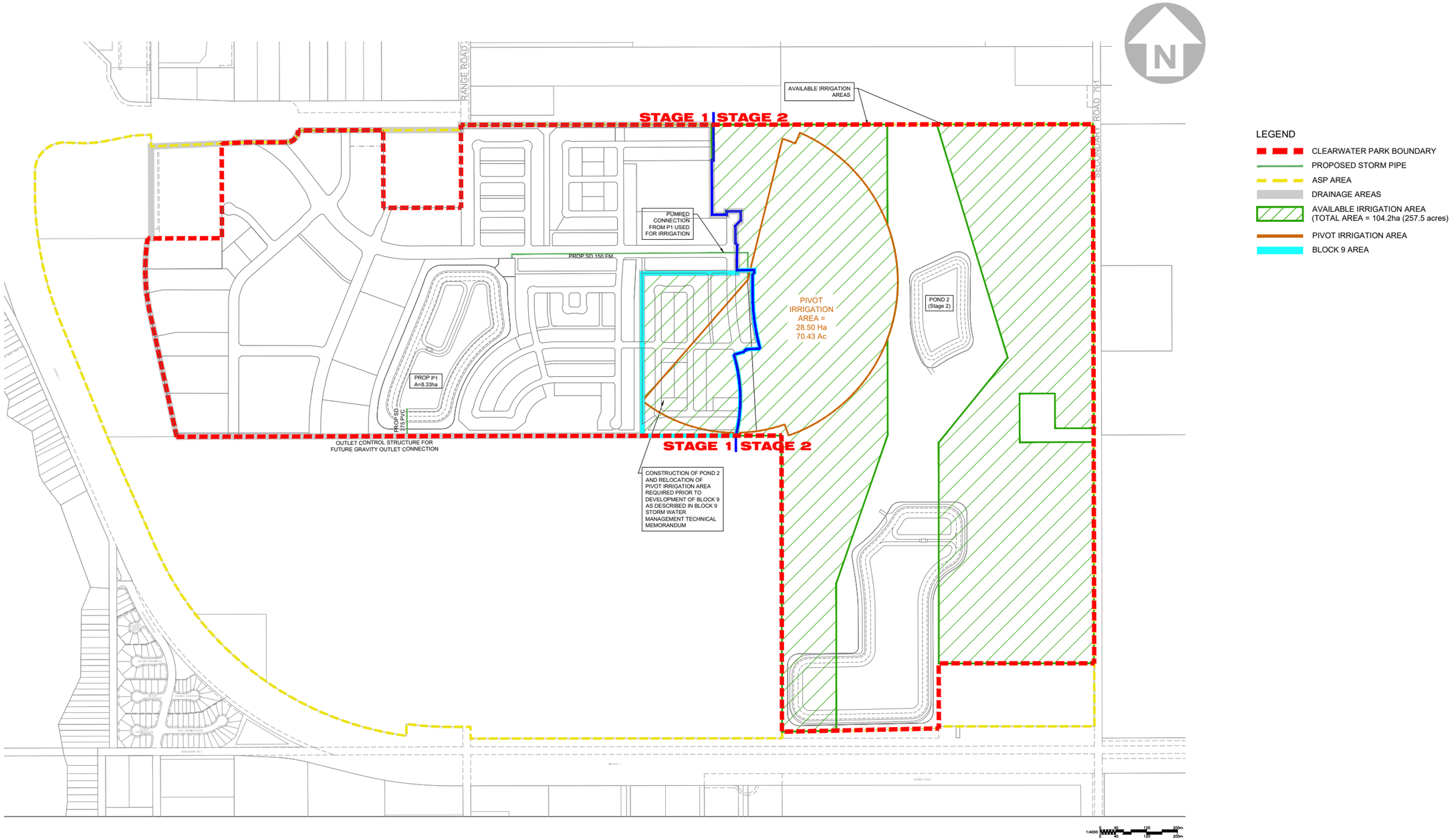


Exhibit 39 - Storm Sewer System - Interim B

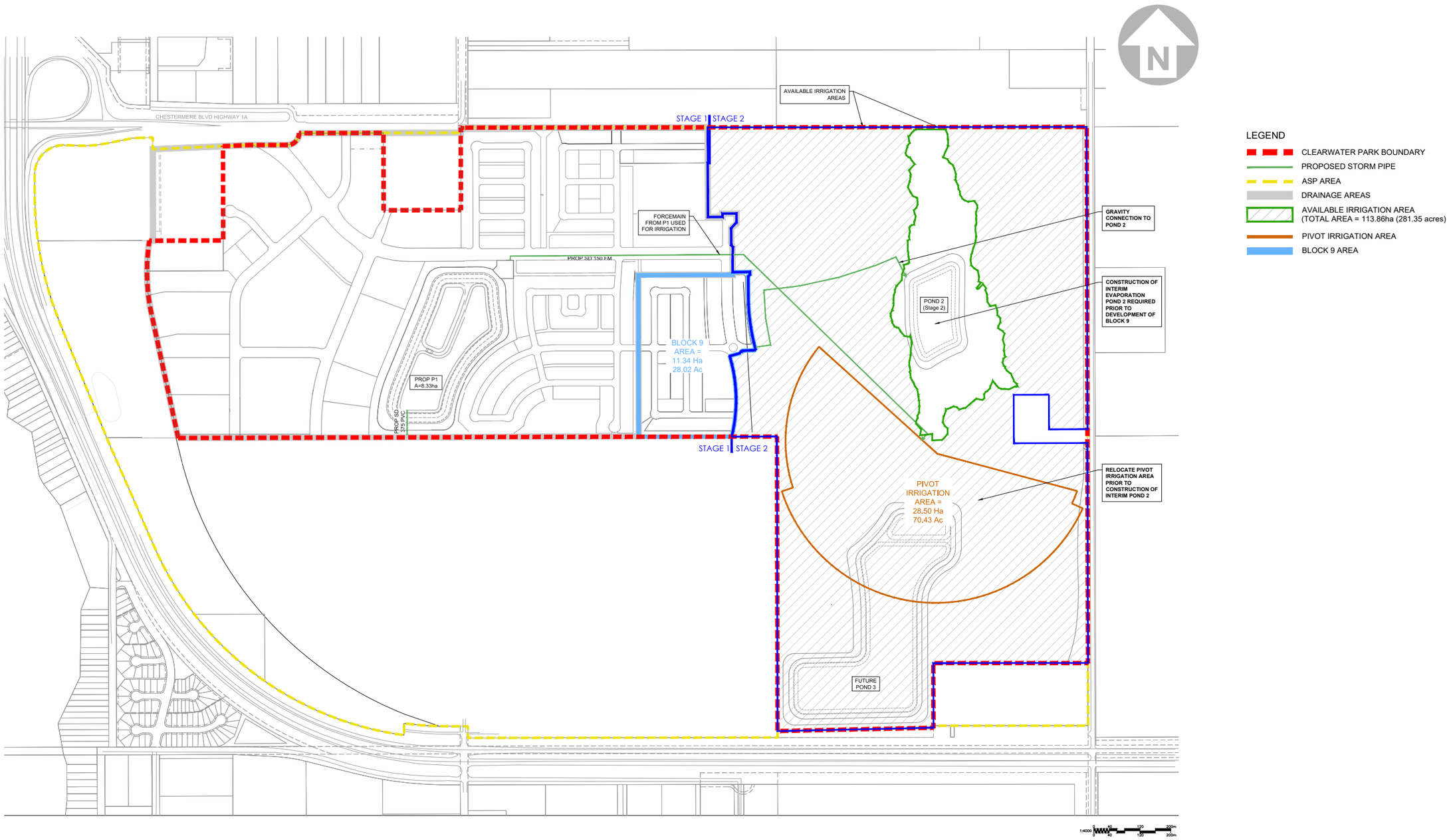


Exhibit 40 - Storm Sewer System – Interim C

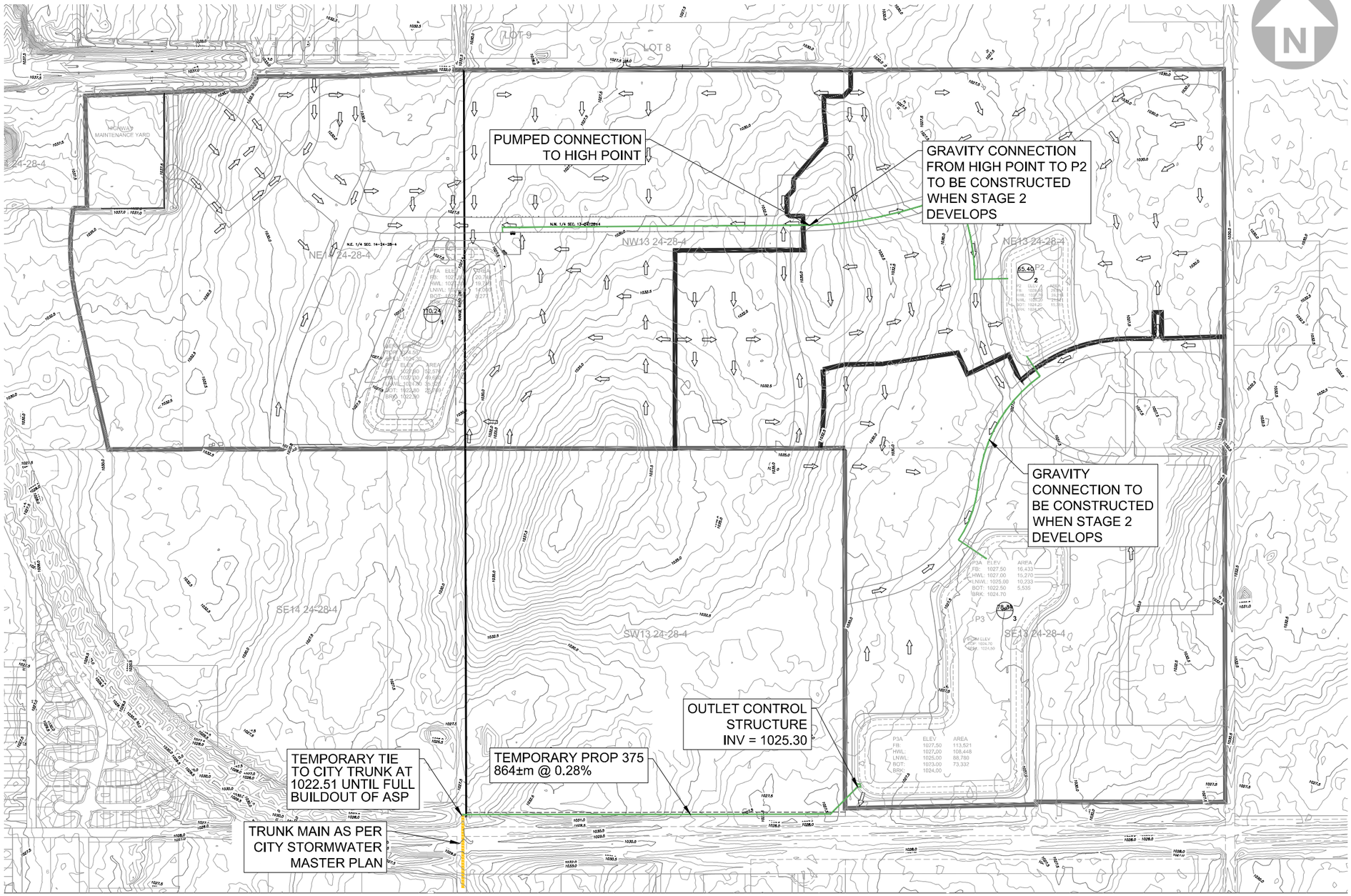
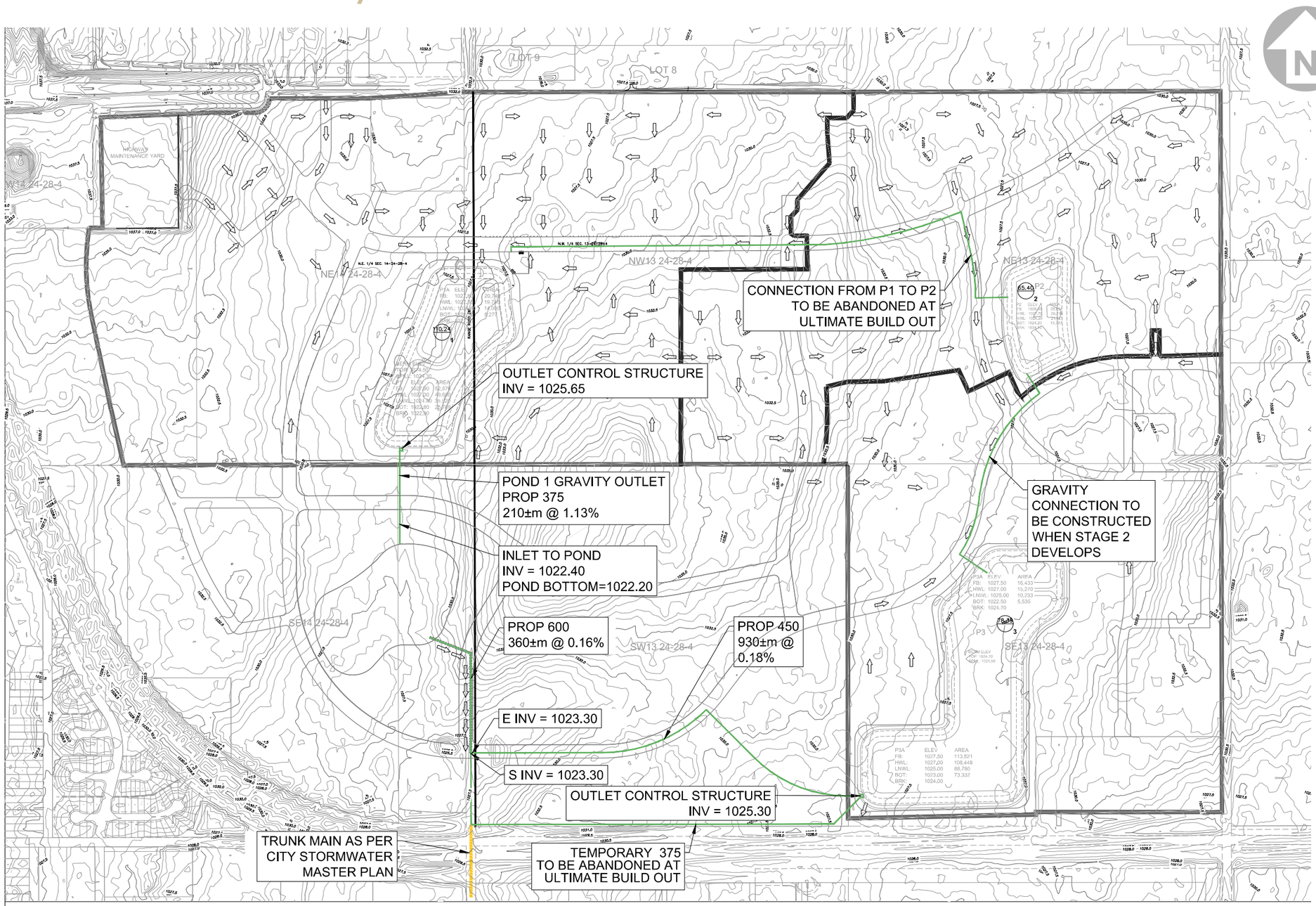


Exhibit 41 - Storm Sewer System – Ultimate





9

SUPPORTING STUDIES

The following supporting studies are to be submitted in support of the applications:

- Historical Resource Impact Analysis Clearance (IBI Group) – February 2020
- Geotechnical Evaluation Clearwater Park, McIntosh Lalani - March 2020
- Commercial and Industrial Market Study (Newmark Knight Frank Canada Ltd.) – December 2020
- Staged Master Drainage Plan (IBI Group) - March 2021
- Clearwater Park TIA (ISL Engineering) - November 2021
- Update to the 2008 BIA (Sage Ecological Solutions) – February 2021
- Wetland Assessment and Impact Report (Sage Ecological Solutions) – February 2022
- Technical Memorandum Clearwater Park Stage One Outline Plan and Land Use Bylaw Amendment – Block 9 Stormwater Management Technical Memorandum - March 2022
- Sanitary Servicing Study – Clearwater Park Stage One Outline Plan and Land Use Bylaw Amendment – August 2022
- Clearwater park Outline Plan TIA (ISL) August 2022
- Clearwater Park West Stage 1 Outline Plan Water Analysis (CIMA) - August 2022
- Architectural Guidelines, (IBI Group) - August 2022
- Clearwater Park Stage One Outline Plan and Land Use Bylaw Amendment - Stormwater Pipe Network Analysis - August 2022



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SUMMARY OF KEY POLICIES

The following policies form part of the Clearwater Park West Outline Plan. All policies are in addition to any requirements outlined within the Clearwater Park West OutlinePlan.

1. Compensation for any over-dedication of municipal reserve is deemed to be $1.00.
2. Chestermere Land Use Bylaw and Subdivision and Development Design Guidelines, unless otherwise noted.
3. Prior to or concurrent with the endorsement of the affected subdivision, the PS (PUL-1) parcel shall be consolidated with the parcel to the north.
4. Development shall be subject to the terms and conditions of a Subdivision Development Agreement(s), including payment of off-site levies and fees.
5. No direct residential vehicular access (other than public streets, lanes and private roads) to Chestermere Boulevard from adjacent parcels is permitted. A restrictive covenant shall be registered concurrent with the registration of the final instrument to that affect at the subdivision Plan stage.
6. All roadways shall be designed and constructed in accordance with the City's Design Guidelines for Subdivision Servicing, to the satisfaction of the Approving Authority.
7. Prior to the approval of the affected subdivision, the Developer shall confirm fencing requirements adjacent to MR parcels to the satisfaction of the Approving Authority.
8. The existing road right of way shall be consolidated prior to or concurrently with registration of the affected subdivision plan.
9. A temporary cul-de-sac designed to current City standards shall be provided at the easterly terminus of Clearwater Terrace and Clearview Manor and at the southerly terminus of Clearwater Drive. This is in addition to any phasing that may create a dead-end road in Stage 1, which will require temporary cul-de-sac's as well.
10. An all-weather road for emergency access shall be constructed from the easterly limit of Stage 1 (extension of Chestermere Boulevard) to Secondary Road 791 in accordance with the National Fire Protection Association standards and City Design Guidelines for Subdivision Servicing.
11. Gates shall not be permitted on private roads.
12. An access easement shall be registered where public paths are situated on private lands.
13. The lighthouse feature shall be contained in its entirety within the HOA site.
14. The Homeowners' Association (HOA) will be solely responsible for operating and capital requirements for the HOA Recreation site; and any further discussions to maintenance of city managed public spaces will be approached through an OAA and maintenance agreement.
15. Prior to the approval of the affected subdivision, the Developer shall decommission any existing water wells on the property to the satisfaction of the Approving Authority.



10

16. Prior to approval of the affected development permit for the DC (ETC) parcel and the R-3 parcel a noise analysis shall be submitted to and approved by the City of Chestermere for lots/residential units along Chestermere Boulevard west of Clearwater Passage. If warranted, appropriate measures shall be implemented.
17. The westerly extension of the Regional Path across Highway 1 shall be constructed concurrent with the construction of the Phase 1 subdivision.
18. Prior to on-sites deep utilities being installed the following must be constructed and or 100% financially secured through means satisfactory to the Approving Authority.
    - The 500mm diameter distribution trunk between the existing pump station at Rainbow Road and Clearwater Park West boundary.
    - The wastewater forcemain from the Clearwater lift station to Lift Station 10 tie in.
    - The 250mm diameter main from the existing main on East Chestermere Drive, to the boundary of Clearwater Park West boundary.
19. Prior to the issuance of the Occupancy Permit the following must be complete and operational:
    - The 500mm diameter distribution trunk between the existing pump station at Rainbow Road and Clearwater Park West boundary.
    - The wastewater forcemain from the Clearwater lift station to Lift Station 10 tie in.
    - The 250mm diameter main from the existing main on East Chestermere Drive, to the boundary of Clearwater Park West boundary.
    - Phase one upgrades to the Water Transfer Station.
20. Prior to the endorsement of the first subdivision an Environmental Site Assessment (ESA), including an Oil and Gas Well Declaration Statement, shall be submitted to and reviewed by the Approving Authority.
21. An encumbrance shall be registered on all titles in Clearwater Park informing all perspective purchasers of the Home Owners Association and the associated landowner obligations.
22. The temporary access from Chestermere Boulevard to the City's Public Works parcel shall be constructed in Phase 1, as part of the re-alignment of the existing City street.
23. The construction of signalized pedestrian cross walks across Chestermere Boulevard shown on the Outline Plan shall be at the Developers cost.
24. Traffic signals, when warranted through staged TIA updates, shall be installed by the Developer to the City's satisfaction.
25. The Clearwater Park West Traffic Impact Assessment (TIA) shall be updated as the development proceeds to ensure that actual commercial land uses can be accommodated by the proposed Clearwater Park road network. Any additional improvements or limitations to development arising from the current TIA assumptions on trip generation, shall be the developer's responsibility to address prior to development permits being considered by the City.



APPENDIX A -

Land Use Bylaw Amendment Summary

APPENDIX A - LAND USE BYLAW AMENDMENT SUMMARY

Section 2.2 - Definitions.....75

Section 10.23 - Direct Control (Residential Mixed Multi-Unit) District DC(R-3) 76

Section 10.23 - Direct Control Eastern Town Centre DC(ETC) 78

Section 10.23 - Direct Control (Special Recreation) District DC (SPR) 80

Section 2.2 - Definitions

The following definition should be added to section 2.2 of the Land Use Bylaw 022-10.

"Assisted Living Facility" means a private or publicly funded seniors lodge; nursing home; extended or congregate care facility.

"Artist Studio" means a use:

a) where art is produced by individuals;
b) that may include the instruction of the art to one person at a time; and
c) that may include the sale of art pieces produced by that use.

Section 10.23 - Direct Control (Residential Mixed Multi-Unit) District DC(R-3)

Section 10.23.1 - Purpose

The purpose of this District is to provide for multi-unit residential development, along with semi-detached, and a limited number of single-detached dwellings to increase the variety of dwelling types within the community.

10._.2 PERMITTED USES	10._.3 DISCRETIONARY USES
• Accessory Building, Shed	• Accessory Buildings, Other
• Accessory Building, Garage	• Child Care Facilities
• Accessory Uses	• Dwellings, Single-Detached
• Community Buildings and Facilities	• Fill Placement
• Dwellings, Duplex	• Home Business, Major
• Dwellings, Semi-Detached	• Live-Work Unit
• Home Business, Minor	• Places of Worship
• Parks	• Public Uses
• Private Swimming Pool/ Hot Tub	• Public Utilities
• Show Homes/ Sales Centres	• Residential Care Facilities
• Townhouse	• Signs
• Townhouse, Stacked	• Small Wind Energy Conversion Systems
	• Solar Collectors not in conformance with Section 7.3.6

Section 10.23.4 - General Requirements

In addition to the Regulations contained in Part 7, the following regulations shall apply to every development in this District.

CRITERIA	SITE STANDARD
• Lot Area (minimum)	• 306 m² for single detached dwellings • 520 m² per semi-detached lot • 204 m² per townhouse unit • At the discretion of the Development Authority for all other uses
• Lot Width (minimum)	• 9.14 m for single detached dwellings • 15.0 m per building for semi-detached dwellings, 6.0 m for one of the two dwellings • 6.0 m per unit or lot for townhouses that front onto a public or internal road • At the discretion of the Development Authority for all other uses
• Front Yard Setback (minimum)	• 6.0 m per unit or lot with an attached front drive garage • 3.5 m for units or lots with frontage onto a public or internal road without an attached front yard garage, provided all eaves and cantilevers do not encroach into the required front yard setback.
• Side Yard Setback with a Rear Lane (minimum – Principal Building)	• 3.0 m on the street side of a corner unit or lot • 1.2 m on all other units or lots • No side yard is required for a semi-detached or townhouse dwelling where a common wall is on a side unit or lot line • 1.2 m for a deck on an adjoining side yard
• Side Yard Setback with no Rear Lane (minimum – Principal Building)	• 3.0 m on the street side of a corner unit or lot • 1.2 m on all other units or lots

CRITERIA	SITE STANDARD
• Side Yard Setback (minimum – Accessory Building)	• 3.0 m on the street side of a corner unit or lot • 0.6 m including eaves on all other sides
• Building Separation (minimum)	• 2.4 m for elevations with no living room and/or bedroom windows facing each other
• Rear Yard Setback (minimum)	• 6.0 m for principal building • 1.0 m for accessory building
• Density (maximum)	• 6 units per grouping • 44 units/ha
• Amenity Space	• 10% of site to be used for communal space for complexes of 10 or more units • Minimum 1.5 m-high opaque wall required to separate adjoining decks
• Lot Coverage (maximum)	• 40% for all buildings • 10% for accessory buildings
• Building Height (maximum)	• 2 storeys plus loft not to exceed 12.0 m for principal building • 4.5 m for accessory building

Section 10.23.5 - Additional Requirements

a) Where units front onto a public road, they shall be compatible in terms of mass and character with existing buildings on neighbouring sites.

b) Notwithstanding Section 7.22.7, a minimum of 30% of the lot area, plus all adjoining boulevards, shall be landscaped.

c) Identical front elevations must be separated by a minimum of three (3) dwelling units, except where buildings are separated by roadways.

d) Live-Work Unit

i. Live-work Units in this district may incorporate only the following uses in a Dwelling Unit to create a Live-work Unit:
   - Office

ii. A variety of housing forms within a proposed development project shall be encouraged by the Development Authority.

iii. There shall be internal access between the dwelling and the work components of the Live-work unit.

iv. The exterior character of the building shall maintain a residential character.

v. Front yards must be landscaped according to Section 7.21 of bylaw 022-10 and have a minimum 1.5 m wide walkway which connects the residential dwellings.

vi. There shall be no exterior storage on the site in relation to the Live-Work unit.

vii. Restaurants may have a fenced outdoor patio which encroaches 2.0 m within the front yard setback.

viii. Hours of operations for businesses may be from 7 am to 10 pm.

ix. Fire rating within the principle building shall comply with the current Alberta Building Code. The commercial component of the building may be required to be upgraded depending on the type of commercial use.

x. The Live-Work area must not exceed 50.0 per cent of the gross floor area of the Dwelling Unit.

xi. The Dwelling and work components of the Live-Work Unit shall not be legally separated through a subdivision or condominium conversion.

e) Planned Lots (less than 13.75 m in width and no smaller than 9.14m in width) shall not comprise more than 35% of the single-family housing in the Clearwater Park West Outline Plan.

Section 10.23 - Direct Control (Eastern Town Centre) District DC (ETC)

1.0 Purpose

The purpose of this District is to provide for long-term regional commercial uses within the Clearwater Park commercial area and permit discretionary residential uses prior to the regional commercial market maturing.

2.0 Discretionary Uses

A) PERMITTED USES	B) DISCRETIONARY USES
• Automotive Services	• Animal Health Care Services, Small Animal
• Accessory Buildings and Uses	• Artist Studios
• Child Care Facility	• Arts and Cultural Centres
• Commercial Schools or Colleges	• Cannabis Retail Stores
• Convenience Stores	• Bed & Breakfast Accommodation
• Drinking Establishments	• Car Washes
• Dynamic Signs, Freestanding	• Convention Services
• Fascia Signs, Freestanding Signs, and Portable Signs	• Dealership/Rental Agencies, Automotive
• Financial Institutions	• Dealership/Rental Agencies, Recreational Vehicles
• Gas Bars	• Dwelling unit ancillary and subordinate to the principal commercial land use
• Government Services	• Gaming Establishments, Bingo
• Grocery Stores, Regional	• Dwelling, Single Detached
• Health Care Services	• Dwellings, Semi-Detached
• Household Repair Service	• Hotels
• Household Service Shops	• Indoor Participant Recreation
• Liquor Stores	• Live-Work
• Mixed Use Buildings	• Parking Lots
• Medical Clinic	• Private Clubs, Parks and Organizations
• Offices	• Public Markets
• Patio, accessory to the principal business use	• Restaurants (Drive Through)
• Personal Service Establishments	• Shopping Centres, Regional
• Pet Care Service	• Signs (except Fascia, Freestanding, and Portable Signs)
• Public Uses	• Small Wind Energy Conversion Systems
• Restaurants	• Solar Collectors
• Restaurants (Drive-Thru)	• Townhouse
• Retail, Garden Centre	• Warehouse Stores
• Retail Stores	
• Retails Stores, Regional	
• Service Stations	
• Shopping Centres, Regional	
• Specialty Food Stores	

3.0 General Requirements

In addition to the Regulations contained in Part 7, Part 8, and Part 9 of the Land Use Bylaw No. 022-10, the following regulations shall apply to every development in this District.

CRITERIA	SITE STANDARD
• Lot Area (Minimum)	• 1.0 ha
• Lot Width (Minimum)	• At the discretion of the Development Authority
• Front Yard Setback (Minimum)	• 6.0 m • 1.0 m for street oriented Mixed Use buildings
• Side Yard Setback (minimum)	• 6.0 m
• Rear Yard Setback	• 6.0 m
• Building Height (maximum)	• 15 m for commercial buildings • 3 storeys or 12.0 m for mixed use buildings • 4 storeys or 15.0 m for mixed use buildings that incorporate barrier free design • 4.5 m for all other buildings
• Lot Coverage (maximum)	• 50%
• Floor Area Ratio (maximum)	• 1.0 for commercial buildings • 2.0 for mixed use buildings
• Landscaping (minimum)	• 40% of the lot area, plus all adjoining boulevards
• Parking	• Refer to Part 8 for Parking Requirements
• Signage	• Refer to Part 9 for Sign Requirements

4.0 Discretionary Residential Uses

a) Basements will not be permitted.

b) Fee-simple lots are not permitted.

c) Landscaping and Screening

i. The boulevard and a minimum of 15% of the site area shall be landscaped.

ii. All landscaping shall be provided to visually screen parking areas from the public street.

iii. Where a proposed development abuts or faces a residential site, adequate screening and/or buffering of the proposed site shall be provided to the satisfaction of the Development Authority.

5.0 Additional Requirements

a) Adherence to architectural controls and guidelines shall be demonstrated during the development permit stage.

b) Location of Uses within Buildings:

i. Dwelling units must not be located on the main floor.

c) Building elevations which face the Trans Canada Highway or Highway 1A shall incorporate design elements that will enhance the appearance of all facades of the building.

d) The Development Officer may require a greater building setback for any development which backs onto either the Trans Canada Highway or Highway 1A.

e) The Development Officer may require additional landscaping and berming along the rear lot lines of commercial development which backs onto either the Trans Canada Highway or Highway 1A.

f) A building may be occupied by a combination of one or more uses listed in this District.

g) More than one building may be constructed on any parcel.

h) Notwithstanding Section 7.22, a minimum of 15% of each lot is required to be landscaped in either hard or soft landscaping.

i) The quality and extent of landscaping initially established on site shall be the minimum standard to be maintained for the life of the development. Adequate means of irrigating any soft landscaping and maintaining both hard and soft landscaping shall be detailed as part of a development permit application.

o) Dynamic Sign, Freestanding guidelines:

- The Regulations in Section 9.6 (Regulation by Sign Type) of the Land Use Bylaw No. 022-10 shall apply with the following exceptions:

9.6.7 Dynamic Signs

a) A Dynamic Sign may be located adjacent to a Highway.

9.6.9 Freestanding Signs:

b) Primary freestanding signs shall:

i) Not exceed 9.0m in height;

ii) Not exceed 27 m2 in sign area.

Section 10.23 - Direct Control (Special Recreation District) - DC (SPR)

Add the following provisions to the existing Special Purpose District.

10.23.3 - Discretionary Uses

- Public Art (Light House)

10.16.5 - Additional Requirements

a) The development and future use of Lot 1, Block 5, Plan A1, as illustrated in Figure 10.16.1, shall include a community identification feature. The design and location of the community development feature shall be to the satisfaction of the Development Authority.

The maximum height of the public art (light house feature) shall be 30 m.

CLEARWATER
PARK

CLEARWATER PARK WEST

STAGE ONE OUTLINE PLAN AND LAND USE BYLAW AMENDMENT

