

CITY OF CHESTERMERE

PROVINCE OF ALBERTA

BYLAW #017-17

A Bylaw of the City of Chestermere, in the Province of Alberta, to amend the South East Chestermere Area Structure Plan (Bylaw 2003-604/1) of the City of Chestermere.

WHEREAS The Municipal Government Act, RSA 2000, C. M-26 and amendments thereto provides that a Municipal Council may adopt an Area Structure Plan;

AND WHEREAS the Council deems it desirable that the South East Chestermere Area Structure Plan (Bylaw 2003-604/1) be amended;

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

1. That Appendix 6 attached hereto and forming part of this Bylaw be inserted to the South East Chestermere Area Structure Plan (Bylaw 2003-604/1).
2. This Bylaw comes into full force and takes effect on the date of third and final reading.

READ A FIRST TIME this 15th day of January, 2018.

READ A SECOND TIME this 18 day of June 2018

READ A THIRD TIME this 18 day of June 2018

Resolution Numbers –


MAYOR


CAO

APPENDIX 6

The South East Chestermere Area Structure Plan (ASP) provides general policy direction and guidelines to facilitate future development in a logical and efficient manner. The ASP provides a framework for the provision of transportation and engineering infrastructure and establishes general anticipated land uses.

Purpose of Amendment:

The purpose of the amendment is to incorporate the lands owned by Bablake Ltd. into the ASP; these lands are currently being used for a tree farm operation. Approximately 40 acres of the Bablake lands were included in the original South East Chestermere ASP area, however an additional 44.4 acres (Pt. SE 2-24-28-4) were not included as they were outside the existing municipal boundary at that time. The lands were subsequently annexed in 2008 and are logically part of the South East Chestermere ASP area. Including these lands within the ASP area will provide logical and comprehensive policy direction for future development which conforms to the Municipal Development Plan.

Vision:

The vision for the lands is for predominantly residential uses with a commercial mixed use area along the western portion of the property where access is located. This mixed use area is anticipated to accommodate a variety of commercial and employment uses to serve the adjacent community and the "greater regional commuter route service area" as defined within the City's Retail Gap Analysis study. The design of the mixed use spaces and the residential components are intended to comply with the policies in the South East ASP except where noted in the attached Schedules.

Alignment with Chestermere Municipal Development Plan:

The proposed ASP amendment includes an updated land use plan which is closely aligned with the Chestermere 2016 Municipal Development Plan (MDP). The inclusion, and location, of the proposed commercial component reflects the intent of the MDP's Land Use Concept and will support services and employment opportunities for both the immediate community and the greater regional area – acting as both a gateway into the community and as a transit and pedestrian thoroughfare. The plan encourages a variety of housing types in alignment with MDP policy. Open space will be provided in the form of environmental reserve to protect existing wetlands, support linear parks and provide connectivity throughout the subject lands. This will add to the City's inventory of parks and open space and foster ecological, health, recreation, and education benefits that the MDP encourages.



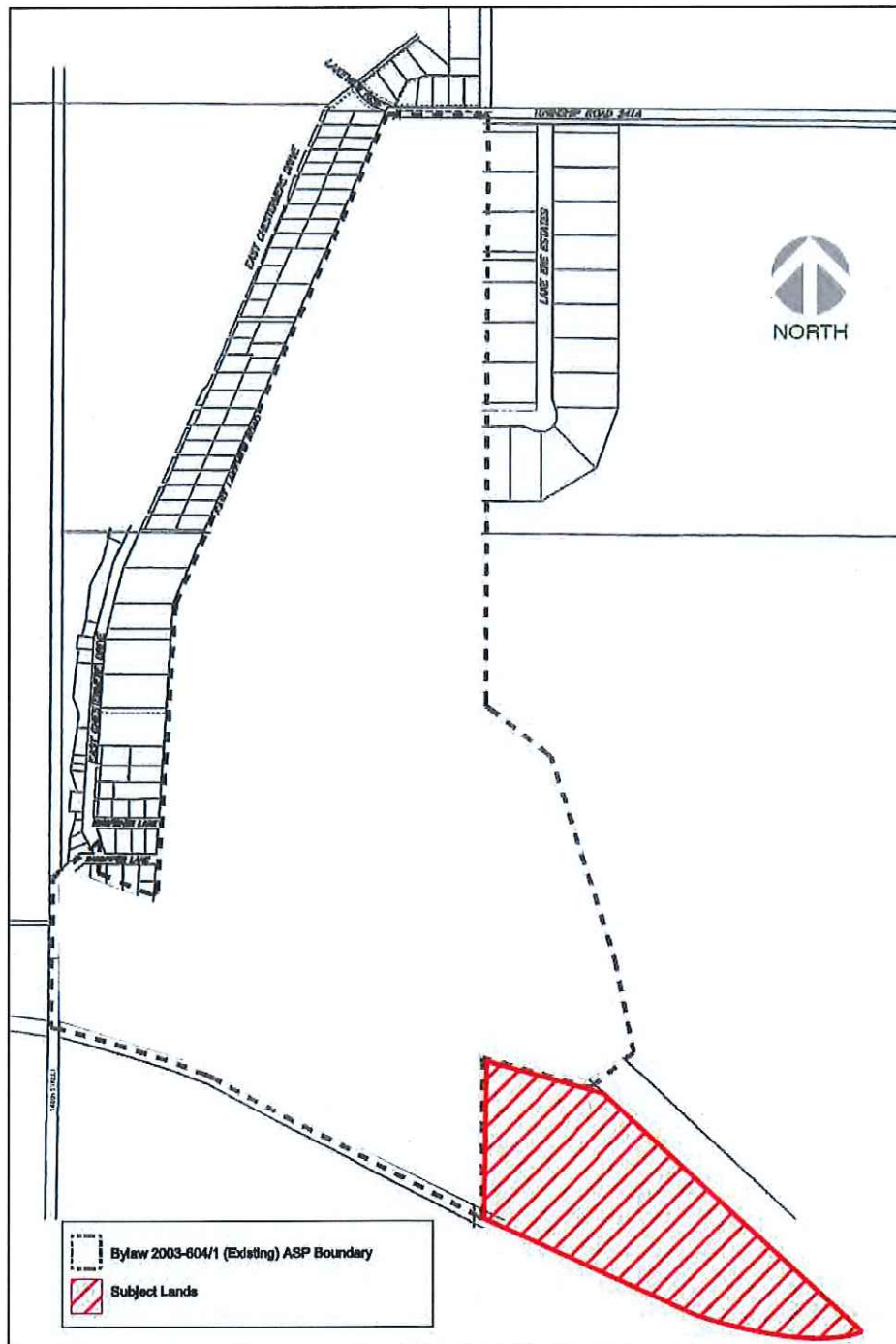
Amendments:

The following amendments are proposed to consolidate the entire Bablake Ltd. ownership parcel into the comprehensive planning area and update the Land Use Concept to better reflect the goals and objectives of the ASP and the Chestermere 2016 Municipal Development Plan:

1. Where there are discrepancies between these policies and the policies of the South East Chestermere ASP, these policies will apply.
2. Sec. 1.2 (First Paragraph) of the ASP: The subject lands for the South East Chestermere Area Structure Plan (ASP) are located in the southeast part of chestermere (Figure 1). The Plan Area contains approximately 119.57 ha (295.4 ac) and is illustrated in Figure 2.
3. All figures included in the ASP shall include Pt. SE 2-24-28-4.
4. Sec. 3.7 of the ASP should accommodate the servicing guidelines included in Schedule B of this bylaw.
5. A separate Outline Plan(s) shall be submitted in support of any redesignation for lands south of the canal.
6. It is proposed that the ASP be amended by attaching the following Schedules:

SCHEDULE "A"

The lands to be added to the ASP comprehensive planning area are shown in red.



SCHEDULE "B"

The following policies will apply to the subject lands:

Land Use:

In conformance with the Municipal Development Plan, land use shall be predominantly residential wherein a variety of housing types will be encouraged.

A Mixed Use Commercial area is included on the west portion of the lands, consistent with the land use shown in the Municipal Development Plan. This area will provide for comprehensively designed local services and employment opportunities. Open space will be provided in the form of environmental reserve to protect existing wetlands and linear parks to provide connectivity throughout the subject lands.

Density:

Given the topography and access constraints, overall density is anticipated to be consistent with the policies of the ASP. Higher densities may be considered to meet the community design and development policies of the Municipal Development Plan.

Transportation:

Due to the constrained nature of the lands being bound by the WID canal and CN Rail, a single point of access to the site shall be provided by a divided standard roadway connecting to the future alignment of East Lakeview Road. Local roadways are shown conceptually in Schedule "C" and may be revised at the Outline Plan stage without an ASP amendment as long as the intent of the ASP is maintained. Consideration for potential emergency access/egress to lands to the south should be made at the Outline Plan and Land Use Amendment approval stage.

Servicing:

Servicing will be provided generally as shown in the approved South East Chestermere ASP and the Chestermere Utilities Master Plan. Based on the UMP, the subject lands are required to extend water servicing into the Chestermere Business Park to the south. Also, future Liftstation 'H', within the Chestermere Business Park will provide capacity for all of the subject lands. Some interim servicing may be required until all the ultimate utilities are in place.

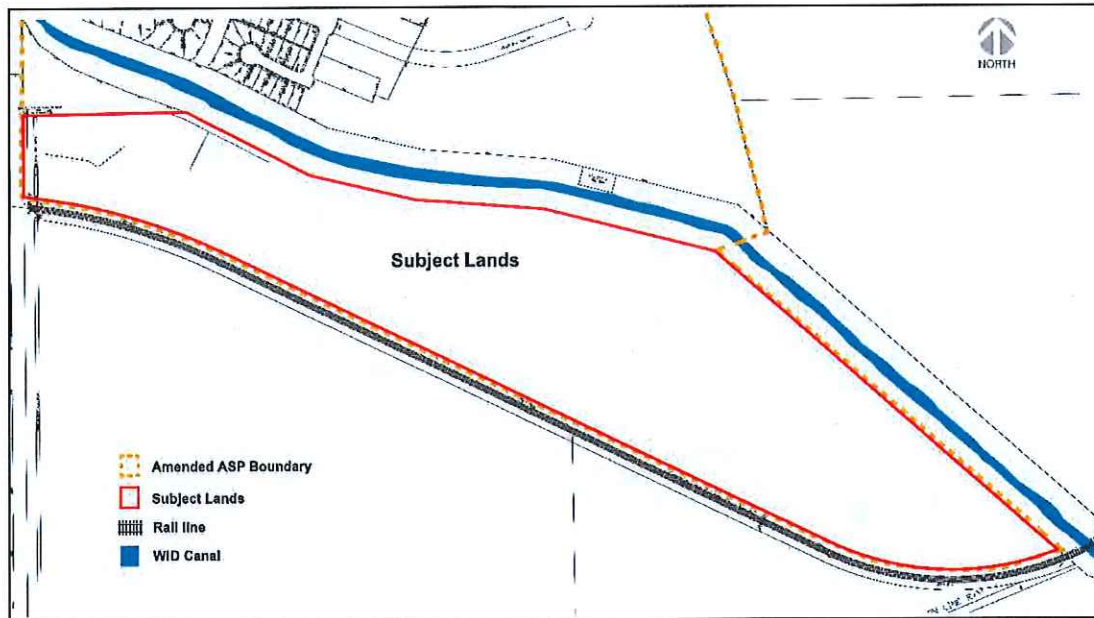
Flood Mitigation:

Development proposals within the City's drainage constraint area shall require additional review to ensure that appropriate flood mitigation is provided.

The following reviews and reports are included in the ASP Amendment package:

- Transportation Review
- Engineering Servicing Review
- Wetland Assessment Impact Report
- Preliminary Market Study (Retail Gap Analysis)

These reports will be further reviewed and updated (if necessary) as part of future planning applications.



SCHEDULE "C"

Proposed Land Use Plan

Land uses have been revised to conform to the Municipal Development Plan. The attached land use plan replaces the information for the subject lands on Figure 8, Proposed Land Use in the South East Chestermere ASP.

