

# **SOUTHWEST CHESTERMERE AREA STRUCTURE PLAN**

SCHEDULE "A"

TOWN OF CHESTERMERE  
CHESTERMERE, ALBERTA

July, 1998

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## Table of Contents

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	Page
<b>1.0 INTRODUCTION</b>	<b>1</b>
<b>2.0 PLANNING AREA</b>	<b>2</b>
<b>3.0 PLANNING CONCEPT</b>	<b>4</b>
3.1 RATIONALE	6
3.2 GENERAL POLICIES	7
<b>4.0 RESIDENTIAL LAND USE POLICIES</b>	<b>8</b>
<b>5.0 COMMERCIAL LAND USE POLICIES</b>	<b>9</b>
<b>6.0 OPEN SPACE AND PEDESTRIAN SYSTEM POLICIES</b>	<b>10</b>
6.1 INTERCONNECTED OPEN SPACE	10
6.2 NEIGHBOURHOOD FOCUS	10
6.3 SUB-NEIGHBOURHOOD PARKS (TOT LOTS)	12
6.4 PEDESTRIAN SYSTEM	12
6.5 SCHOOL SITE REQUIREMENTS	12
6.6 ELEMENTARY SCHOOL	14
6.7 MIDDLE SCHOOL	14
6.8 ENVIRONMENTAL ISSUES	14
<b>7.0 TRANSPORTATION POLICIES</b>	<b>16</b>
<b>8.0 SERVICING POLICIES</b>	<b>17</b>
8.1 GENERAL POLICIES	18
8.2 STORMWATER MANAGEMENT POLICIES	18
8.3 WEST CREEK SUB-AREA	23
8.4 THE BEACHES SUB-AREA	24
8.5 LAKEVIEW LANDING SUB-AREA	25

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## **Table of Contents (Continued)**

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	<b>Page</b>
<b>9.0 ANTICIPATED DEVELOPMENT PHASING SEQUENCE</b>	<b>26</b>
<b>10.0 CONCLUSION</b>	<b>28</b>
<b>BACKGROUND INFORMATION</b>	<b>29</b>
<b>1.0 LAND OWNERSHIP</b>	<b>30</b>
<b>2.0 TOPOGRAPHY</b>	<b>32</b>
<b>3.0 FINANCIAL IMPLICATIONS OF PROPOSED DEVELOPMENT ON THE TOWN</b>	<b>34</b>

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## 1.0 Introduction

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The Town of Chestermere is a growing urban municipality with a 1997 population of approximately 1,911 residents. It is anticipated that urban growth will continue into the foreseeable future and, as a result, new communities and neighbourhoods will be required to be available to house the expanding population. The Town of Chestermere anticipated urban growth and as a result annexed approximately 1300 acres  $\pm$  from the M.D. of Rocky View, including 400 acres  $\pm$  west of Lakeview Landing, effective January 1, 1996.

In accordance with the provisions of the Municipal Government Act, the Southwest Chestermere Area Structure Plan (ASP) is adopted by Council to provide a framework for subsequent subdivision and development. Working within the objectives and policies established by Council in the Chestermere Municipal Development Plan, the Southwest Chestermere Area Structure Plan provides policies related to future residential, commercial and open space land uses within Southwest Chestermere, as well as providing direction for the development of the transportation network and utility systems which will service the study area. This Area Structure Plan has been prepared to accommodate future subdivision and development in Southwest Chestermere.

Council wishes to ensure that growth occurs in a logical and economical manner and therefore all subsequent plans of subdivision and land use redesignations must conform to the policies contained in the approved Southwest Chestermere Area Structure Plan.



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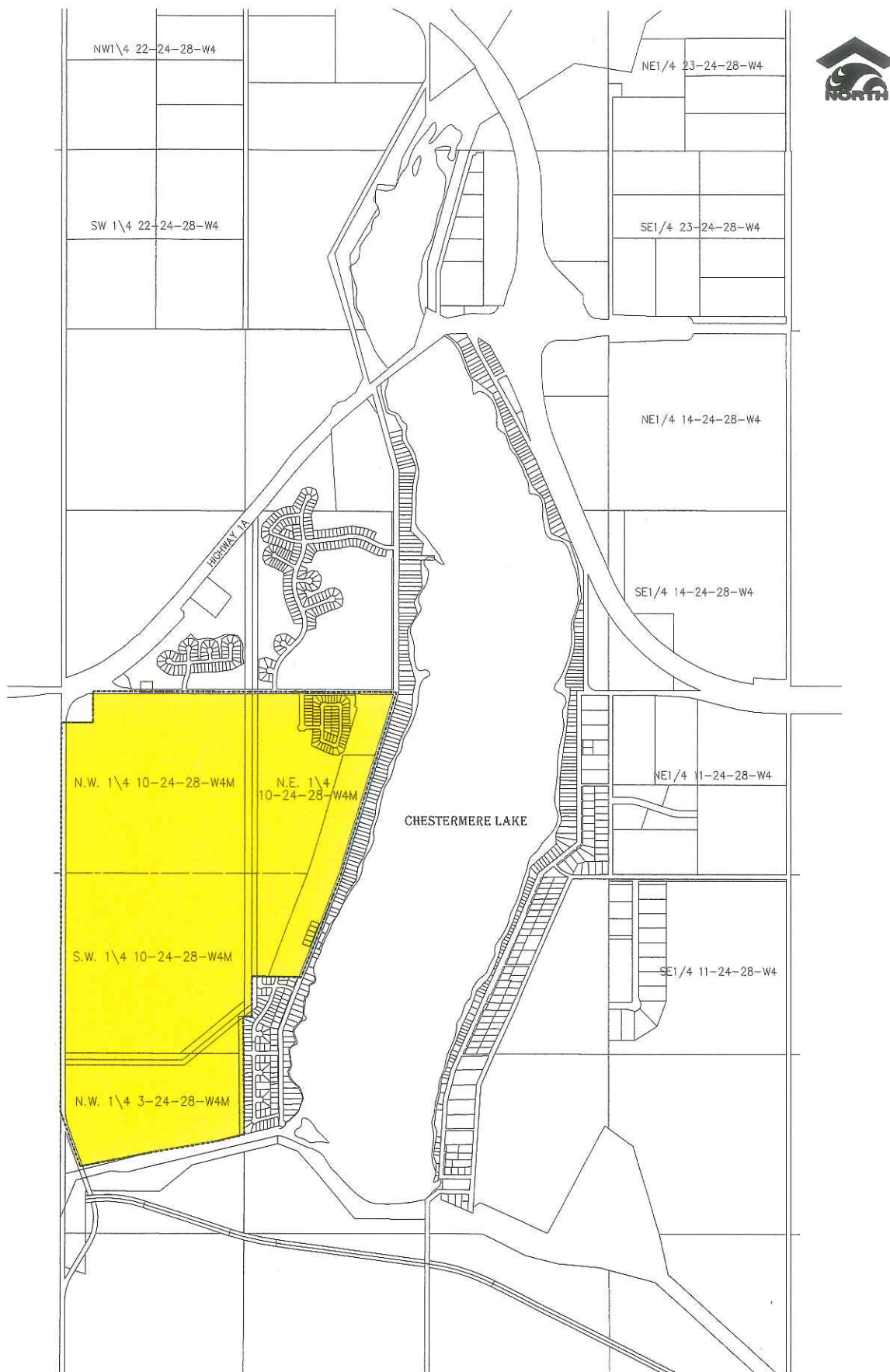
## 2.0 Planning Area

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The subject lands contained within the Southwest Chestermere Area Structure Plan are located in the southwestern portion of the Town of Chestermere, west of existing development which lies adjacent to the western shore of Chestermere Lake, as shown on **Figure 1.0, Location Plan**.

The study area is bounded on the north by Merganser Drive West, on the east by West Chestermere Drive, on the south by existing residential development and the Western Irrigation District (W.I.D.) Canal, and on the west by Rainbow Road and the Town boundary.

The Area Structure Plan area covers a total area of approximately 219 ha  $\pm$  (540 ac  $\pm$ ) including portions of Section 3-24-28-W4M and Section 10-24-28-W4M.



Subject Lands

SOUTHWEST CHESTERMERE  
AREA STRUCTURE PLAN  
TOWN of CHESTERMERE  
May, 1998  
LOCATION PLAN  
FIGURE 1.0

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### 3.0 Planning Concept

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The Southwest Chestermere Area Structure Plan is intended primarily for residential uses at an average density of 10 to 15 units per hectare (4 to 6 units per acre) for single detached dwellings and 15 to 25 units per hectare (6 to 10 units per acre) for semi-detached dwellings, in accordance with Policy 5.5.2 of the Municipal Development Plan. Ultimately, this area is expected to accommodate some 2,000 to 3,000 residential dwelling units when fully developed, based on the net developable area of the entire Southwest Chestermere Area Structure Plan boundary.

A mixed use site including the provision for local commercial uses, institutional and multi-family uses is located in the northwest corner of the Area Structure Plan, with access to Merganser Drive West and Rainbow Road.

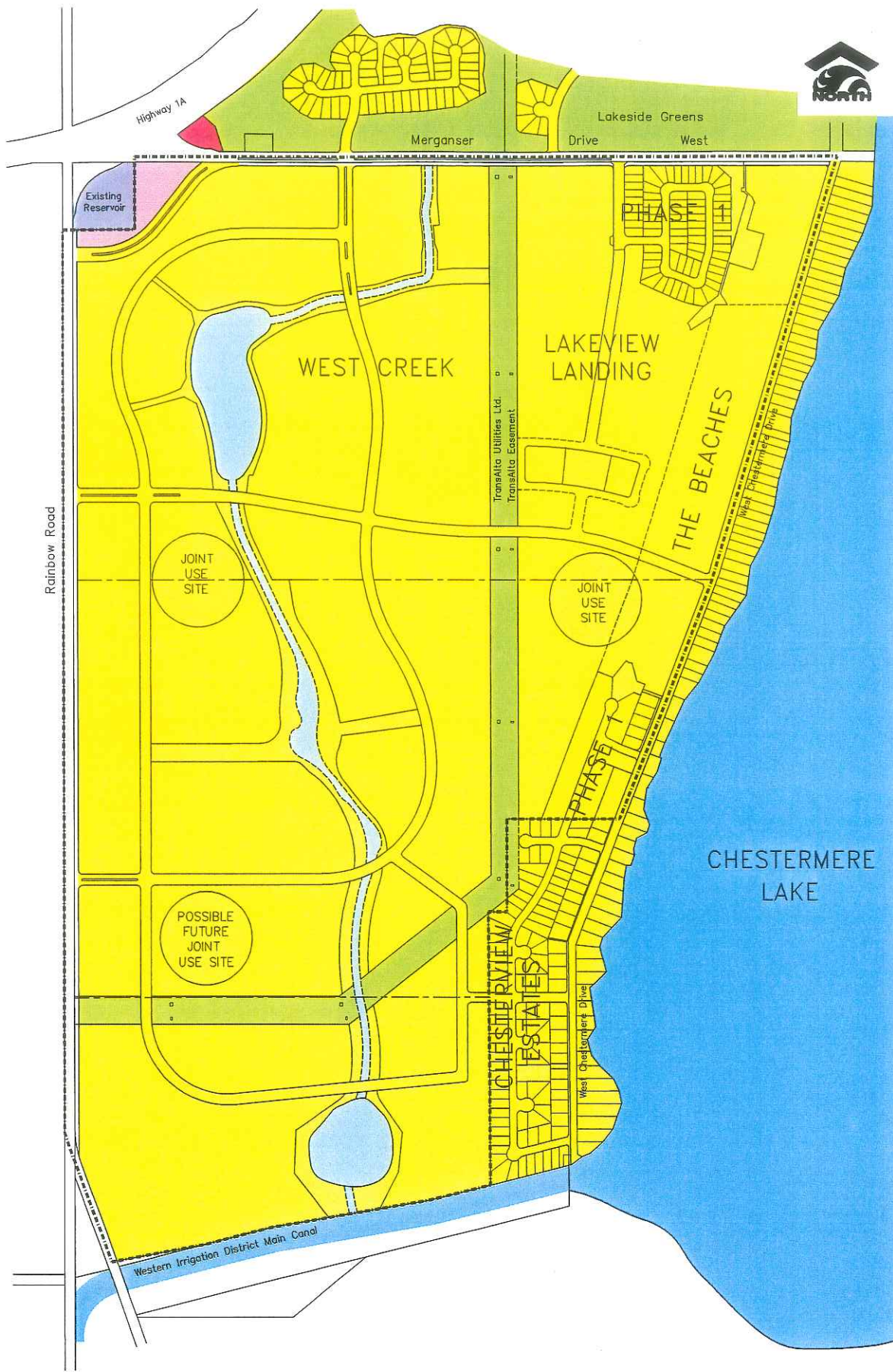
Open space linkages within the Southwest Chestermere Area Structure Plan area are provided by a series of integrated linear and neighbourhood park features, and pedestrian links which extend and tie to the larger Town of Chestermere open space system.

Primary vehicle access to the study area will be provided by Merganser Drive West, West Chestermere Drive, and Rainbow Road.

The name Southwest Chestermere is intended to apply only to this document. At the discretion of developers, different community names for this area may be proposed, subject to Town Council approval.

Land uses within Southwest Chestermere Area Structure Plan are indicated on **Figure 2.0, Land Use Plan.**





- Area Structure Plan Boundary
- Existing Residential
- Future Residential
- Existing Commercial
- Future Mixed Use
- Existing Reservoir

- Open Space
- Road Widening
- TransAlta Utilities and Easement
- Potential Environmental Reserve
- Chestermere Lake
- Special Recreational District

**SOUTHWEST CHESTERMERE  
AREA STRUCTURE PLAN**  
TOWN of CHESTERMERE  
June, 1998  
LAND USE PLAN  
FIGURE 2.0



### 3.1

#### RATIONALE

Growth in the Town of Chestermere continues to be steady and is expected to continue well into the foreseeable future.

The Southwest Chestermere Area Structure Plan will respond to both the current and future requirements for housing in this area, and will conform with the residential policies of the Town of Chestermere Municipal Development Plan by:

- a) providing for the extension of residential development in the southwestern portion of the Town of Chestermere;
- b) providing recognizable boundaries and entrances that give the community a distinct identity;
- c) providing a variety of open spaces linking the community with future and existing development to the north, south, west and east, and providing active and passive recreational opportunities for the residents;
- d) providing for the dedication of Joint Use Sites;
- e) maximizing development efficiencies through the use of a cellular residential design to provide attractively sited residential lots;
- f) providing a mixed use site which could accommodate multi-family, institutional, and/or local commercial uses;
- g) requiring the provision of Architectural Design Guidelines to be endorsed by Council in association with individual subdivision plan applications;
- h) providing opportunity for open space and retail within close proximity to homes; and
- i) providing an integrated pedestrian and cyclist environment.

## 3.2

### GENERAL POLICIES

- 3.2.1 *All subsequent plans of subdivision shall conform to the policies contained in the Southwest Chestermere Area Structure Plan.*
- 3.2.2 *The land use pattern shall be generally as shown in Figure 2.0, Land Use Plan, which shall serve as the basis for Land Use Redesignation applications and approvals.*
- 3.2.3 *The exact location, size and configuration of specific uses (e.g., multi-family residential development, local commercial development, pathways etc.) shall be determined through the subdivision plan approval process.*
- 3.2.4 *Each community within the Area Structure Plan shall have Architectural Design Guidelines which will specify development theming and design philosophies and will be endorsed by Council in association with individual subdivision plan applications.*
- 3.2.5 *The Southwest Chestermere Area Structure Plan shall primarily be developed for residential uses at an average density of 10 to 15 units per hectare (4 to 6 units per acre) for single detached dwellings and 15 to 25 units per hectare (6 to 10 units per acre) for semi-detached dwellings.*
- 3.2.6 *A Financial Impact Analysis shall be prepared by an independent consultant selected by the Town of Chestermere for all areas requiring an Area Structure Plan.*

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## 4.0 Residential Land Use Policies

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The Southwest Chestermere Area Structure Plan provides for residential units in appropriately designed settings in conformance with the Town of Chestermere Land Use By-Law.

- 4.1 *The predominant form of housing shall be single detached at an average density of 10 to 15 units per hectare (4 to 6 units per acre) as per Policy 5.5.2 of the Municipal Development Plan, however, a variety of housing types and styles shall be encouraged.*
- 4.2 *The provision of multi-dwelling housing shall be determined at the discretion of Council, up to a density of 25 to 37 units per hectare (10 to 15 units per acre), as per Policy 5.5.2 of the Municipal Development Plan.*
- 4.3 *The overall residential density of Southwest Chestermere Area Structure Plan shall be in the range of 10 to 15 units per hectare (4 to 6 units per acre). However, consideration will be given to the approval of individual development proposals at densities above or below this range where considered appropriate without the need for an amendment to the Area Structure Plan.*
- 4.4 *Residential areas shall have Architectural Design Guidelines, which will be endorsed by Council in association with individual subdivision plan applications.*



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## 5.0 Commercial Land Use Policies

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- 5.1 *Provision is made in this plan for Local Commercial uses on the mixed use site, to be located generally as shown on Figure 2.0, Land Use Plan.*

*The site shown is approximately 1.27 ha  $\pm$  (3.2 ac  $\pm$ ) and is situated along the link road connecting Merganser Drive West and Rainbow Road.*

- 5.2 *The mixed use site may accommodate commercial, residential and/or institutional uses, the details of the land uses will be determined at a later date, dependent on market and Council consideration.*

- 5.3 *Local Commercial uses may be accommodated in the southwest portion of the Area Structure Plan area to meet future residents demands for commercial services required for basic local convenience needs.*

- 5.4 *Through the use of architectural treatments, access control and landscaping, the design and scale of commercial developments shall complement the adjacent character of the community.*

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## 6.0 Open Space and Pedestrian System Policies

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- 6.0.1** *The Southwest Chestermere Area Structure Plan area shall provide for a comprehensively designed, multi-functional open space system which can accommodate the active and passive recreational demands of the future residents of the area.*
- 6.0.2** *Community open space within Southwest Chestermere shall be accessible to adjacent residents and be visible from the internal collector road system. The internal open space within Southwest Chestermere shall complement the surrounding and future open space systems provided to the north, and the lake to the east.*
- 6.0.3** *The configuration of the open space and pedestrian system is shown in Figure 3.0, Open Space and shall include the following components:*

### 6.1 INTERCONNECTED OPEN SPACE

- 6.1.1** *A central open space feature adjacent to West Creek and the storm water lake shall extend northeast to southwest in the western portion of the Area Structure Plan to provide for open space linkages throughout the Area Structure Plan area, providing linkages to residential development to the north and south, as well as open space linkages to the east and west.*
- 6.1.2** *The number of lots which are conveniently accessible to this open space feature shall be maximized.*
- 6.1.3** *This open space feature shall be designed to allow for the incorporation of active and passive recreational opportunities that complement the local environment.*

### 6.2 NEIGHBOURHOOD FOCUS

- 6.2.1** *A neighbourhood focus shall be created on the 0.949 ha  $\pm$  (2.3 ac  $\pm$ ) and 0.60 ha  $\pm$  (1.5 ac  $\pm$ ) municipal reserve parcels within the eastern portion of the Area Structure Plan.*

- 6.2.2 *These open space features shall accommodate active and passive recreational opportunities, as well as a stormwater retention pond on the 0.949 ha  $\pm$  (2.3 ac  $\pm$ ) neighbourhood open space with pedestrian connections to the larger residential community.*

### 6.3 SUB-NEIGHBOURHOOD PARKS (TOT LOTS)

- 6.3.1 *Sub-neighbourhood parks with play equipment shall be provided at a ratio of approximately one 0.2 hectare  $\pm$  (0.5 acre  $\pm$ ) site per 20 ha  $\pm$  (50 ac  $\pm$ ) of developable land.*

### 6.4 PEDESTRIAN SYSTEM

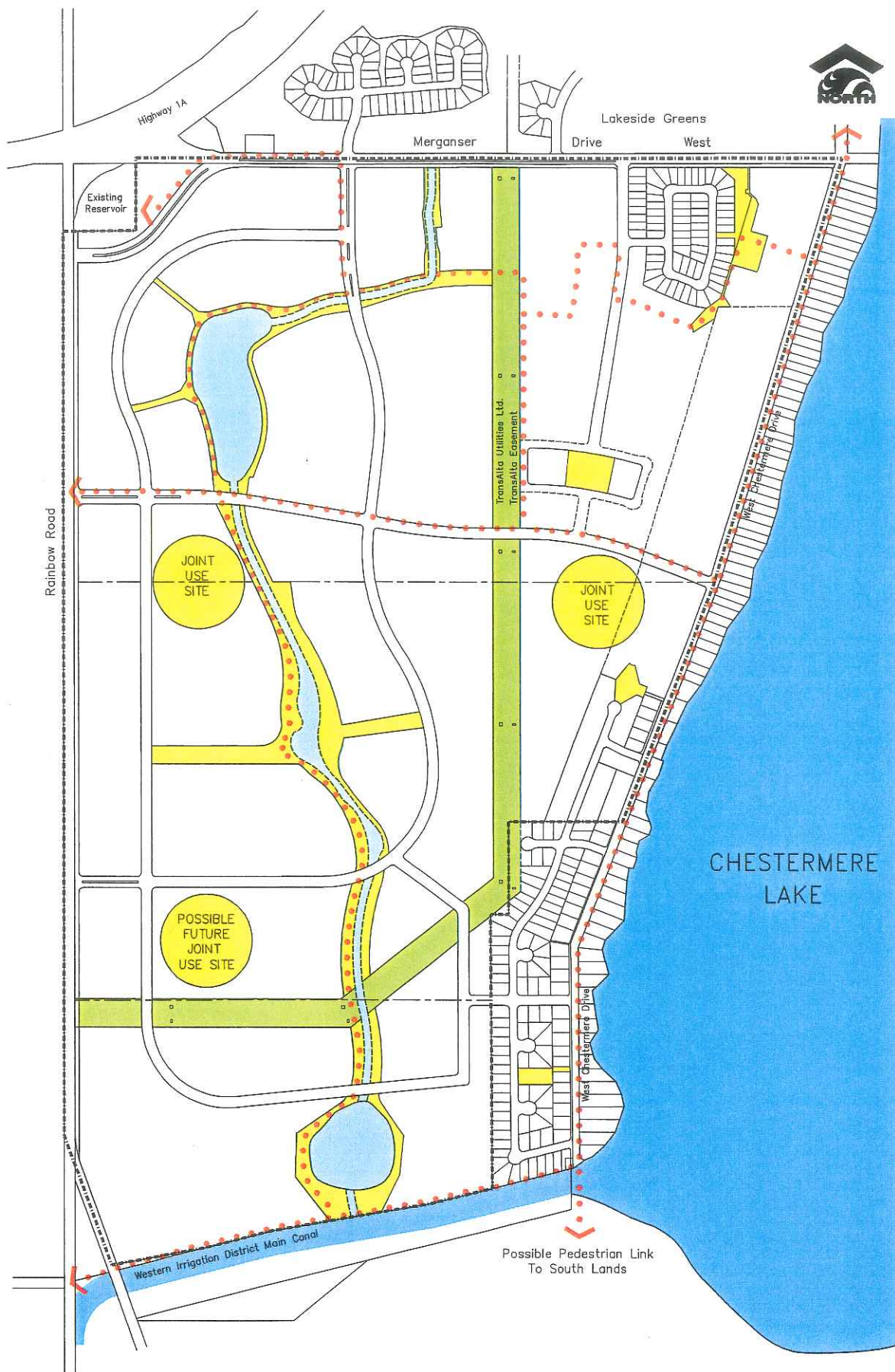
- 6.4.1 *A series of pedestrian links shall be provided throughout the Southwest Chestermere Area Structure Plan area to connect residential development to the open space system, as shown on Figure 3.0, Open Space.*

### 6.5 SCHOOL SITE REQUIREMENTS

- 6.5.1 *The Chestermere Municipal Development Plan includes a **Schools Location Map**, which indicates the general location of school sites in the southwest Chestermere ASP area. Based on the school population generated from the ASP area, two school sites (or Joint Use Sites) shall be provided within Southwest Chestermere with a provision for a third possible future school site. The general location of the school sites are shown on Figure 3.0, Open Space.*

*It is expected that there will be a total of approximately 2,000 - 3,000 residential dwelling units, based on an anticipated density range of 10 to 15 upha  $\pm$  (4 to 6 upac  $\pm$ ), in Southwest Chestermere when this area is completely developed. However, a residential density of 5 upac  $\pm$  is anticipated within the Area Structure Plan area, based on concurrent land use applications for West Creek and Lakeview Landing Stage 2.*





- ..... Proposed Pedestrian System
- Open Space
- TransAlta Utilities and Easement
- Potential Environmental Reserve
- Chestermere Lake

**SOUTHWEST CHESTERMERE  
AREA STRUCTURE PLAN**  
TOWN of CHESTERMERE  
June, 1998  
OPEN SPACE  
FIGURE 3.0

## 6.6 ELEMENTARY SCHOOL

For the purposes of calculating Joint Use Site requirements, an average student generation rate of 0.17 Elementary School students per unit was utilized, based on 1994 Calgary Regional Planning Commission Chestermere Census Results, which were the most current figures available at the time of printing the Southwest Chestermere Area Structure Plan. Applying this 0.17 students per unit generation rate to the anticipated number of dwelling units within Southwest Chestermere produces a student population of 340 to 510.

**6.6.1** *A 4.0 ha  $\pm$  (10.0 ac $\pm$ ) elementary school site shall be located in the eastern portion of the ASP area, subject to final approval from the Rocky View School Division.*

## 6.7 MIDDLE SCHOOL

Using a similar methodology as described above, a student generation factor of 0.21 Middle School students per unit is obtained. Applying this generation rate to the range of dwelling units resulted in an anticipated Middle School enrollment of 420 to 630 students.

**6.7.1** *A 4.9 ha  $\pm$  (12.0 ac $\pm$ ) middle school site shall be located in the western portion of the ASP area, subject to final approval from the Rocky View School Division.*

## 6.8 ENVIRONMENTAL ISSUES

**6.8.1** *An environmental reserve shall be provided in the western portion of the ASP area to accommodate the relocated West Creek drainage channel and six (6) metres either side. The storm pond facility in the western portion of the Area Structure Plan shall be provided as a public utility lot.*

*The detailed designations shall be identified at the land use redesignation and subdivision stage.*

**6.8.2** *Notwithstanding West Creek, there are no environmentally significant areas within the Area Structure Plan area.*

**6.8.3** *A Historical Resources Impact Assessment shall be required for the subject lands at the subdivision stage.*

**6.8.4** *A Level One Environment Assessment shall be required for the subject lands at the subdivision stage.*

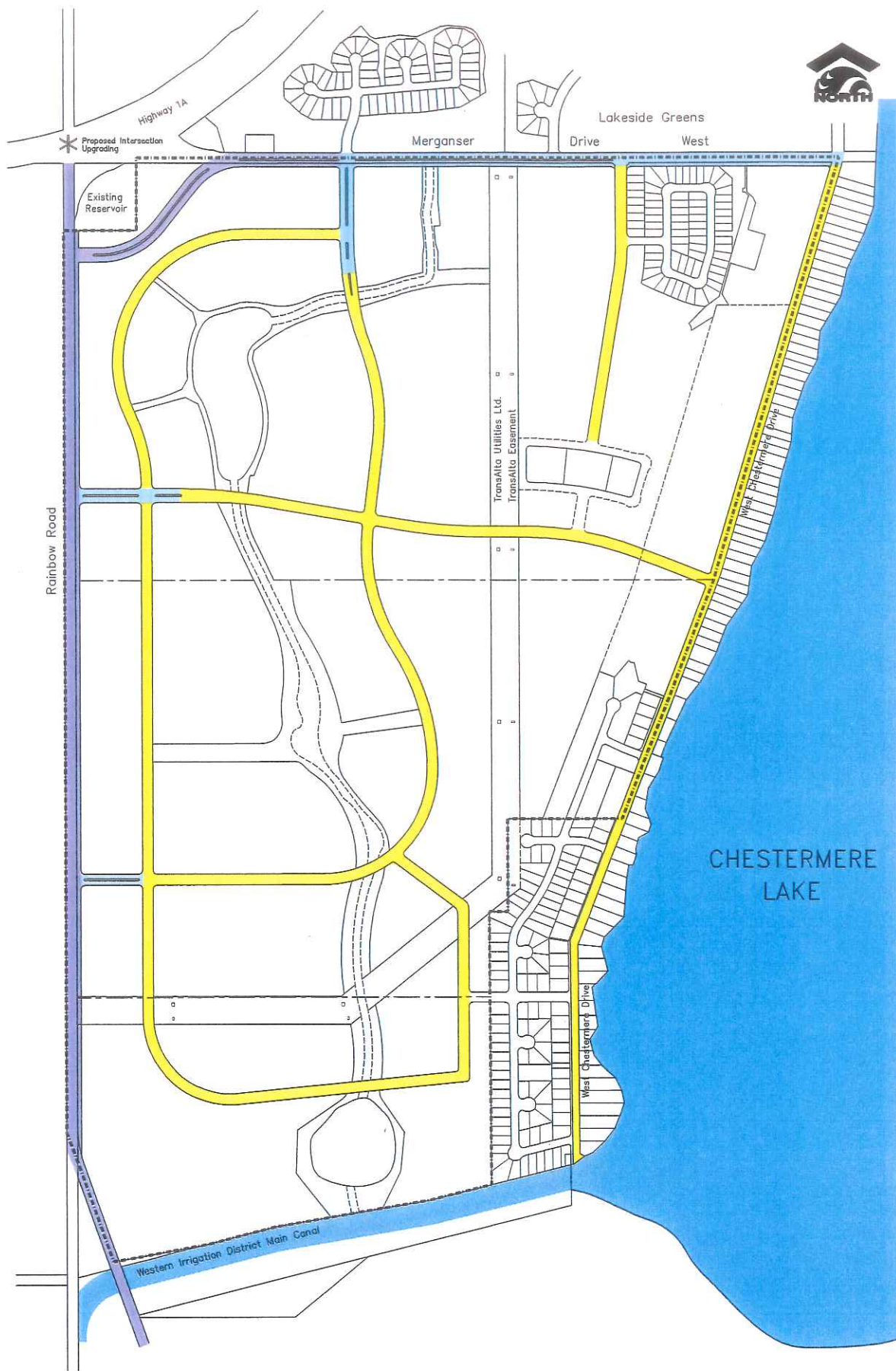


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## 7.0 Transportation Policies

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- 7.1 *The ultimate roadway system and intersections shown on **Figure 4.0, Road Network** shall be designed to accommodate the anticipated traffic generated from the development based on the range of densities provided.*
- 7.2 *Primary access to the Area Structure Plan area shall be provided via the two internal collectors, extending from Merganser Drive West, which is a primary collector standard roadway. Additional access to the study area will be provided through connections to West Chestermere Drive and Rainbow Road.*
- 7.3 *All roads within the Area Structure Plan shall be in accordance with the required standards set by the Town of Chestermere.*
- 7.4 *The Town of Chestermere intends to construct the Highway 1A/Merganser Drive West/Rainbow Road intersection improvements in 1998. Development restrictions may occur until such time that the intersection improvements are completed.*
- 7.5 *The cost of constructing transportation systems and utilities required by the development shall be borne by the Developers of the Area Structure Plan area, subject to Development Agreements with the Town of Chestermere.*
- 7.6 *Determination of boundary roads and benefiting lands will be subject to Development Agreements with the Town of Chestermere. The intersection improvements of West Merganser/Rainbow Road with Highway 1A is provided within the current Offsite levies Bylaw in the form of a special assessment.*



- \* Proposed Intersection Upgrading
- Major
- Primary Collector
- Collector
- Residential

SOUTHWEST CHESTERMERE  
AREA STRUCTURE PLAN  
TOWN of CHESTERMERE  
June, 1998  
ROAD NETWORK  
FIGURE 4.0



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## 8.0 Servicing Policies

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### 8.1 GENERAL POLICIES

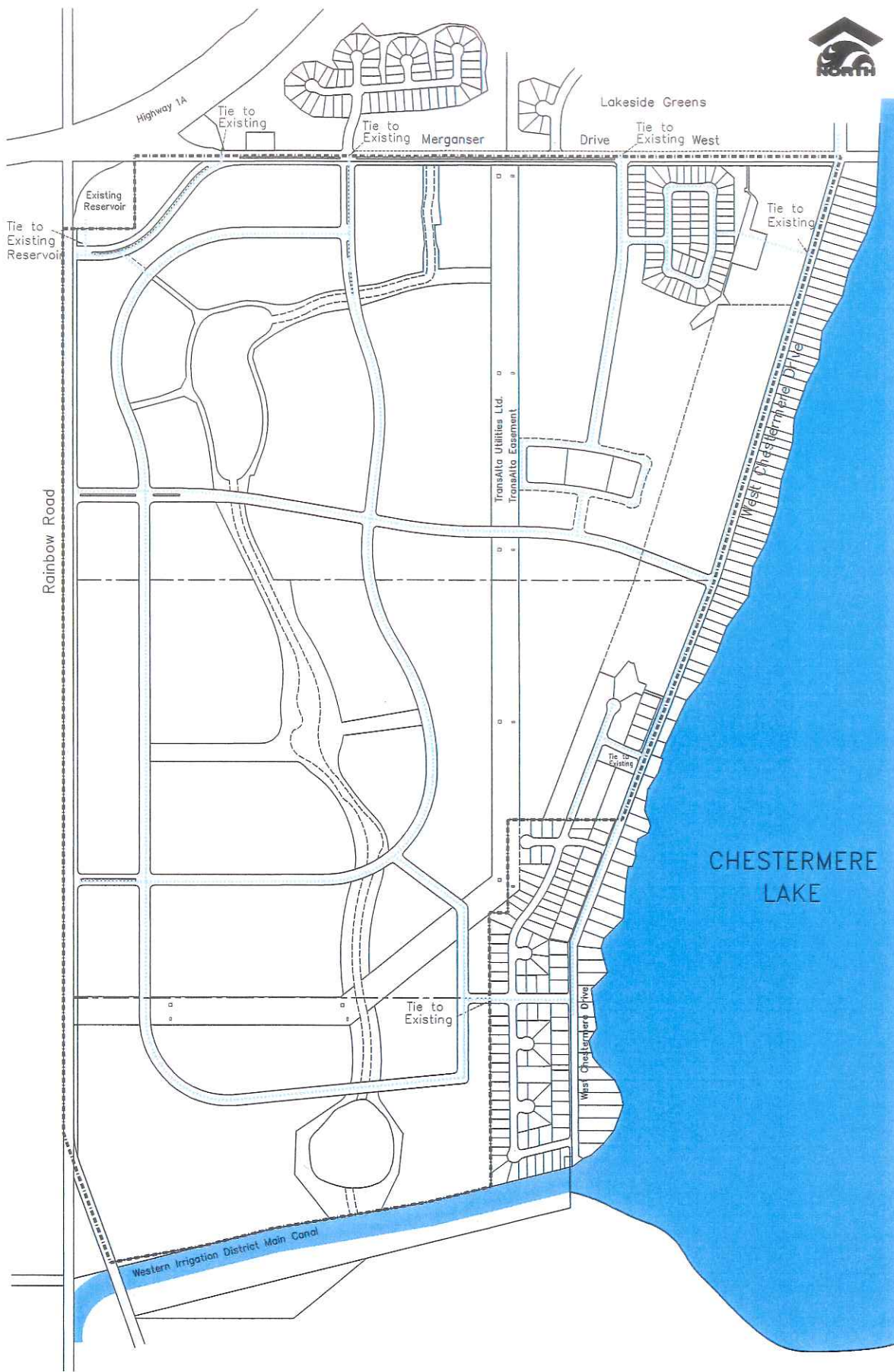
- 8.1.1** *The provision of water, sanitary sewer, storm sewer, and shallow utilities should proceed generally in accordance with the servicing concepts shown on Figures 5.0, 6.0 and 7.0, and as described by sub-area within Southwest Chestermere.*
- 8.1.2** *All developed lots shall be serviced with sewer and water in accordance with the Town of Chestermere Engineering Standards or as otherwise approved by the Town Engineer.*
- 8.1.3** *Improvements to the water supply, water reservoir expansion and sanitary sewer disposal systems for the Town of Chestermere will be required as servicing demands increase for this area and other development areas within the Town. Development will be constrained by the need and provision of improvements to provide sufficient capacities. Offsite levies will be applicable for these items.*

### 8.2 STORMWATER MANAGEMENT POLICIES

The Western Irrigation District ("WID") owns and operates Chestermere Lake as a balancing reservoir for its extensive irrigation system. The irrigation system is used by a variety of stakeholders, including the Town of Chestermere, for a number of purposes including but not limited to: a potable water source, irrigation, storm water drainage, recreation, as aesthetic open space and as a wet land environment. The WID has both advised the Town of Chestermere that it will not accept storm water drainage into Chestermere Lake and commenced legal action to enforce its objection. The Towns of Chestermere and Strathmore have jointly commenced legal action to determine the extent of their rights and responsibilities as stakeholders in the irrigation system. In the result, the servicing of land for subdivision or the development upon land which changes any or all of:

1. the rate,
2. the volume, or
3. the quality

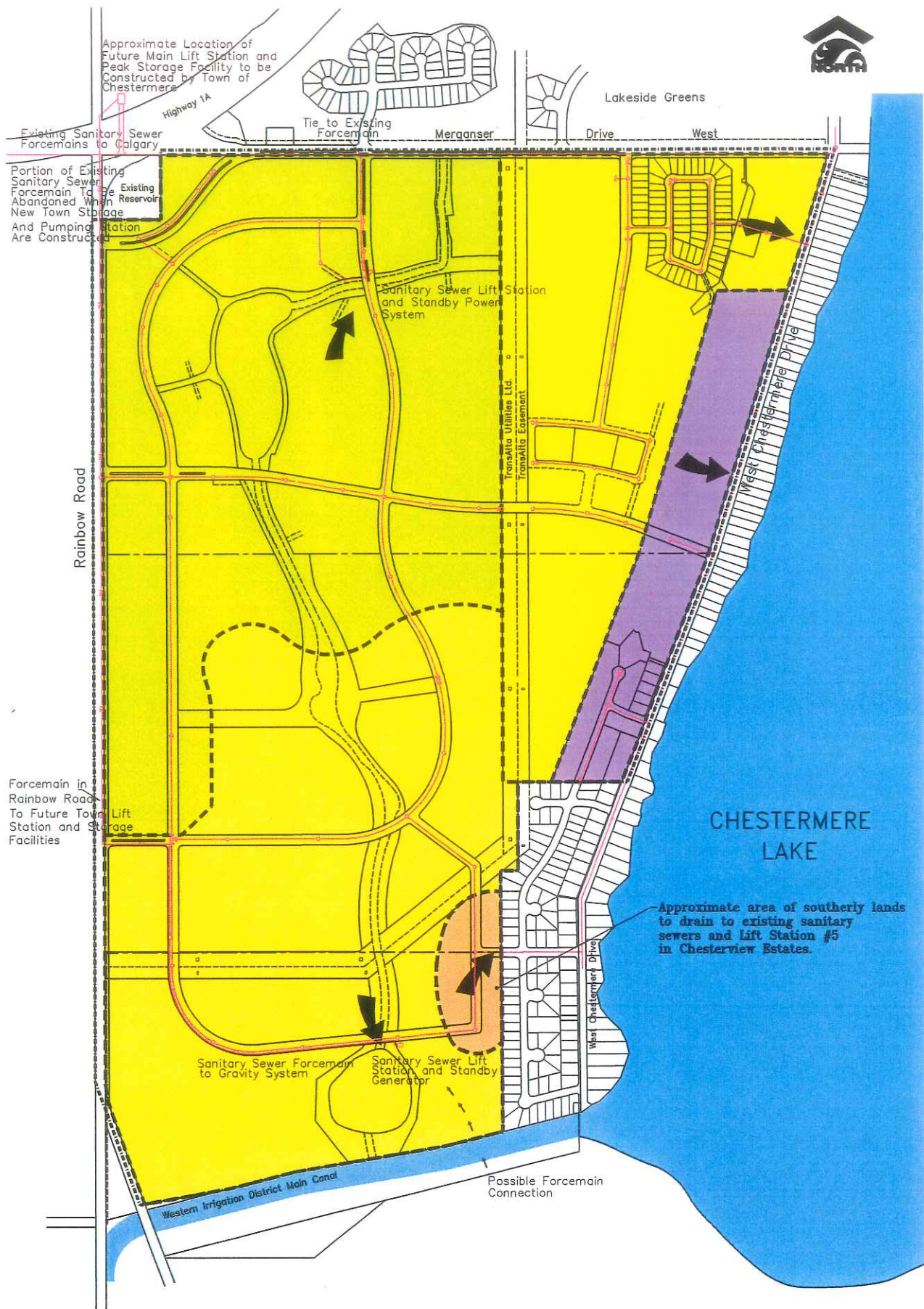







EXISTING/PROPOSED WATERMAINS

SOUTHWEST CHESTERMERE  
AREA STRUCTURE PLAN  
TOWN of CHESTERMERE  
June, 1998  
WATERMAINS  
FIGURE 5.0

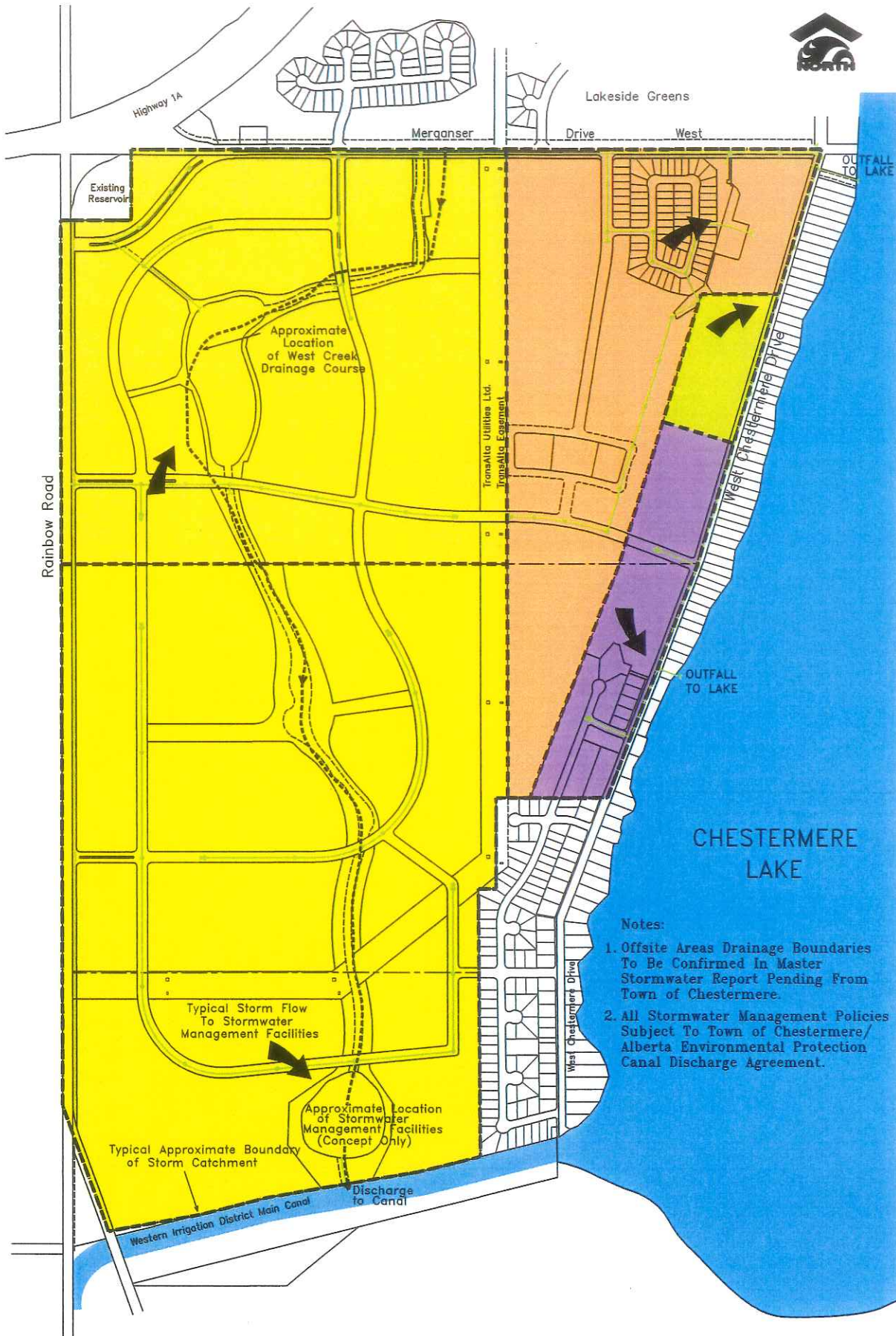




-  SANITARY SEWER OUTFLOW
-  APPROXIMATE SANITARY SEWER CATCHMENT BOUNDARIES
-  SANITARY SEWERS

SOUTHWEST CHESTERMERE  
AREA STRUCTURE PLAN  
TOWN of CHESTERMERE  
June, 1998  
SANITARY SEWERS  
FIGURE 6.0





—●— STORM SEWERS  
 - - - - - APPROXIMATE STORM SEWER CATCHMENT BOUNDARIES

**SOUTHWEST CHESTERMERE  
 AREA STRUCTURE PLAN  
 TOWN of CHESTERMERE  
 June, 1998  
 STORM SEWERS  
 FIGURE 7.0**



of storm water discharge into Chestermere Lake cannot be approved until the legal rights of the various stakeholders have either been agreed to by the affected parties or determined by a court of competent jurisdiction. Approval of any of land use designation, subdivision or a development which affect storm water drainage must not occur until the issue is resolved.

**8.2.1**     *Until such time that there is a resolution of the drainage issues, storm discharge rates shall be restricted to pre-development levels unless otherwise approved by the Town of Chestermere.*

### **8.3 WEST CREEK SUB-AREA**

#### **8.3.1 Water Servicing**

*Water servicing for the West Chestermere Developments lands shall be accommodated by extension of existing mains in Merganser Drive and to the existing water reservoir.*

*Additional watermain ties shall be made to the Lakeview Landing area, as development proceeds.*

#### **8.3.2 Sanitary Sewer Servicing**

*Sanitary Sewer Servicing for the West Chestermere Developments lands shall be accommodated by an internal gravity system, draining to a lift station to be located within the development area, with forcemain to the existing Town of Chestermere system in Merganser Drive.*

*The lift station system will require a standby pump, and emergency generator to function during periods of power failure.*

#### **8.3.3 Storm Sewer Servicing**

*Stormwater flows generated in the development shall be collected and detained within street trap low areas and within a wet pond stormwater management facility, subject to Policy 8.2.1.*

*The stormwater management facilities shall be an expansion of the existing low lying area within west creek drainage basin, which traverses the site from north to south.*

*A portion of the West Creek drainage channel shall be re-located to accommodate the proposed development of West Creek.*

*Fluctuations in stormwater management facilities water levels shall require on site storage, with outflow in two directions namely:*

- *Eastward in an offsite storm trunk which shall tie to the existing outfall line to Chestermere Lake as constructed with Lakeview Landing Phase 1.*
- *Southward overland through the existing drainage course to the Alberta Environment canal.*

#### **8.3.4 Shallow Utilities**

*Electrical, telephone, cable television and gas servicing shall be provided to the development by extension of existing facilities offsite.*

*Existing offsite utilities may require upgrading as necessary to serve the development.*

### **8.4 THE BEACHES SUB-AREA**

#### **8.4.1 Water Servicing**

*Water servicing for the M.H. Mah Holdings Ltd./R.E.T.T. Holdings Inc. lands shall be accommodated by extension of existing watermain located in West Chestermere Drive.*

*Additional watermain ties shall be made to Lakeview Landing to the west, as development proceeds.*

#### **8.4.2 Sanitary Sewer Servicing**

*Sanitary Sewer Servicing for the M.H. Mah Holdings Ltd./R.E.T.T. Holdings Inc. lands shall be accommodated by extension of existing sanitary sewer mains located in West Chestermere Drive.*

#### **8.4.3 Storm Sewer Servicing**

*Stormwater flows generated in the development shall be collected and detained within street trap low areas, and stormwater management facilitates, to be located in Municipal reserve areas of the development are in accordance with the Town of Chestermere policy, and subject to Policy 8.2.1.*

*An offsite storm trunk shall be constructed in West Chestermere Drive northward and will tie a portion of the lands in to the existing storm outfall system to Chestermere lake as constructed with Lakeview Landing Phase 1. The proposed outfall location to service the remainder of the Beaches is noted on **Figure 7.0**.*



#### **8.4.4 Shallow Utilities**

*Electrical, telephone, cable television and gas servicing shall be provided to the development by extension of existing facilities offsite.*

*Existing offsite utilities shall require upgrading as necessary to serve the development.*

### **8.5 LAKEVIEW LANDING SUB-AREA**

#### **8.5.1 Water Servicing**

*Water servicing for the United Inc. Property shall be accommodated by extension of existing watermains located in West Chestermere Drive and Merganser Drive.*

*Additional watermain ties shall be made east to the M.H. Mah Holdings Ltd./R.E.T.T. Holdings Inc. lands and west to the West Chestermere Developments Ltd., property, as development proceeds.*

#### **8.5.2 Sanitary Sewer Servicing**

*Sanitary Sewer Servicing for the United Inc. Property shall be accommodated by extension of existing sanitary sewer mains located in West Chestermere Drive.*

#### **8.5.3 Storm Sewer Servicing**

*Stormwater flows generated in the development shall be managed by existing and proposed stormwater management facilities, including outfall to Chestermere Lake, as constructed with Lakeview Landing Phase 1, subject to Policy 8.2.1.*

#### **8.5.4 Shallow Utilities**

*Electrical, telephone, cable television and gas servicing shall be provided to the development by extension of existing facilities offsite.*

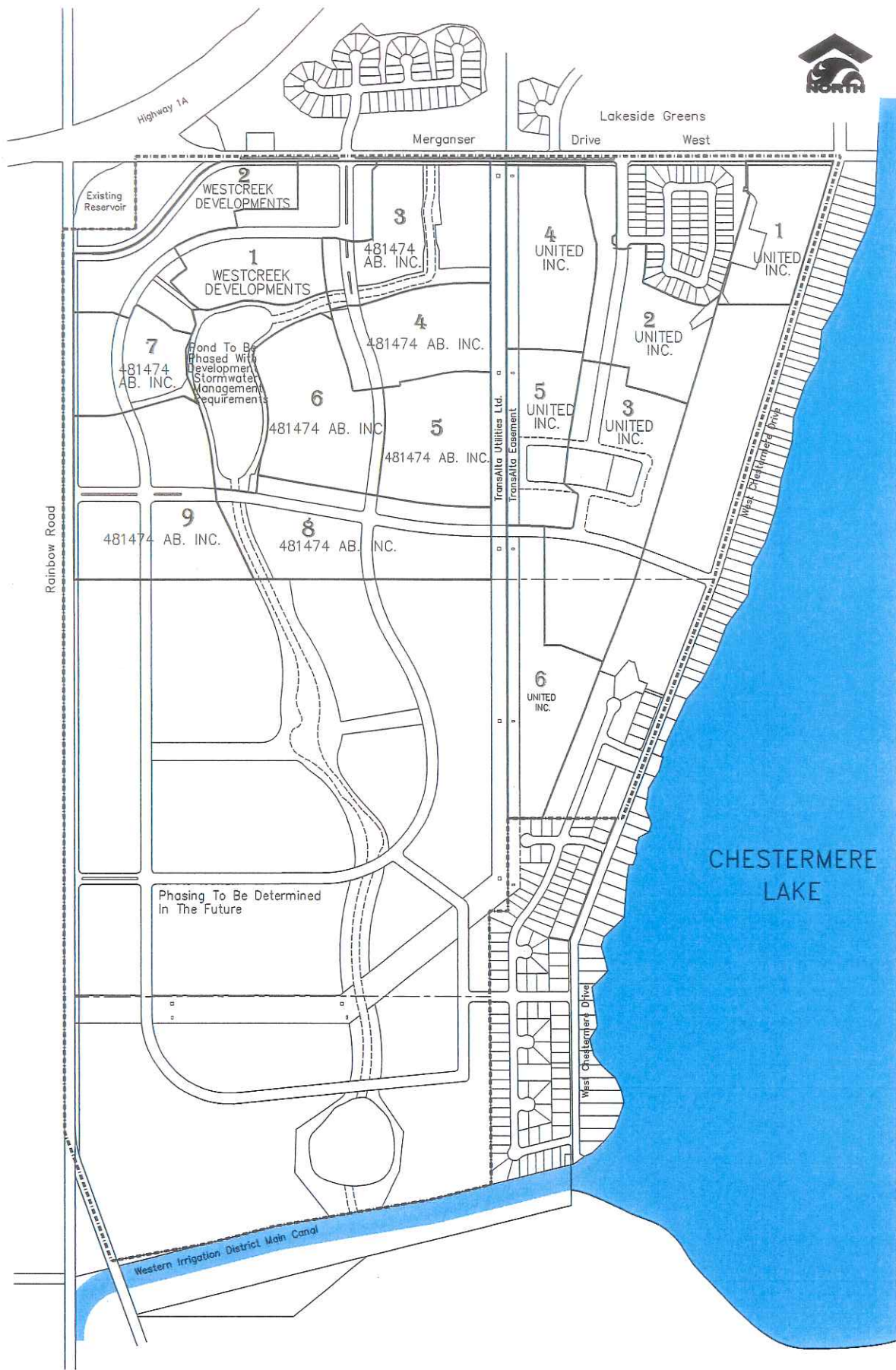
*Existing offsite utilities may require upgrading as necessary to serve the development.*

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## 9.0 Anticipated Development Phasing Sequence

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**Figure 8.0, Phasing**, illustrates in a conceptual manner the intended development phasing sequence for the Lakeview Landing Stage 2 area and the West Creek Stage I area. The development phasing sequence is conceptual only, and may change due to market conditions. The development phasing sequence for the remainder of the Area Structure Plan lands will be developed sequentially with the phasing of servicing and transportation infrastructure.



SOUTHWEST CHESTERMERE  
AREA STRUCTURE PLAN  
TOWN of CHESTERMERE  
June, 1998

PHASING  
FIGURE 8.0



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## 10.0 Conclusion

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The Southwest Chestermere Area Structure Plan provides a conceptual framework for Town Council to accommodate future growth in Southwest Chestermere.

The Area Structure Plan will provide for a new community with a distinct identity, incorporating a mixed use site which will provide the opportunity for multi-family, institutional and/or local commercial uses; an open space network with internal and external linkages; two school sites, housing with Architectural Design Guidelines; and an integrated open space/pedestrian network.

The policies within the Southwest Chestermere Area Structure Plan will provide for development which is complementary to and compatible with existing development in the Town and the subject lands are suitable for the intended uses.

Concurrent to and/or subsequently, Land Use applications and Plans of Subdivision will be required to be submitted and approved by the Town of Chestermere.

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## Background Information

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- 1.0 Land Ownership
- 2.0 Topography
- 3.0 Financial implications of proposed development on the Town.

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## 1.0 Land Ownership

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Ownership of the Area Structure Plan area is comprised as follows:

i) United Inc.	Portion of East half of Section 10-24-28-W4M	37.07 ha ± (91.6 ac ±)
ii) Veronika and Donald Hart McIvor	Block 1 Plan 997 K	3.93 ha ± (9.7 ac ±)
iii) M.H. Mah Holdings Ltd./ R.E.T.T. Holdings Inc.	Block 2 Plan 997 K	14.16 ha ± (35.0 ac ±)
iv) Margaret Whiteside	Portion of NW quarter of Section 10-24-28-W4M	63.46 ha ± (156.8 ac ±)
v) David W. Mikkelsen	Portion of SW quarter of Section 10-24-28-W4M and NW quarter of Section 3-24-28-W4M	96.24 ha ± (237.8 ac ±)
vi) Robert Goodacre	Portion of SW quarter of Section 10-24-28-W4M	<u>3.44 ha ± (8.5 ac ±)</u>
<b>Total</b>		<b>218.3 ha ± (539.4 ac ±)</b>

**Figure 9.0, Ownership**, provides information on existing land ownership for the Area Structure Plan area.





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## 2.0 Topography

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The subject lands generally slope from south-west to north-east from a topographic high of 1034 metres to a topographic low of 1028 metres. A localized depression exists in the northcentral portion of the site which will be filled during the course of development. The topographical features of the land, coupled with the proposed cellular residential design, are conducive to providing attractively sited housing on the subject lands.

An existing drainage channel runs through the western portion of the ASP area. This drainage channel will be incorporated into a stormwater management system for the West Creek area. **Figure 10.0, Topography**, indicates the topography of the Area Structure Plan lands at a 0.5 m contour interval.







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### **3.0 Financial Implications Of Proposed Development On The Town**

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During the development period, the costs of infrastructure and related improvements will be borne by the Developers.

Maintenance of utilities and roads will be in accordance with the Development Agreements between the Town and the Developers.

At expiry of the maintenance periods, the infrastructure elements will be taken over by the Town.

The individual shallow utility companies will be responsible for their utility such as gas, telephone, electric or cable T.V. systems.

Benefits to the Town include an increased ability to satisfy market demand for new housing; the recreational, educational, and open space amenities and additional residential tax base associated with the project.

A Financial Impact Analysis shall be prepared by an independent consultant selected by the Town of Chestermere for all areas requiring an Area Structure Plan.