

Kinniburgh North Outline Plan

Land Use Redesignation

Bylaw 2006-600/2

June 2006

Prepared For: Town of Chestermere

Presented By: Chestermere Lake Development Corp.



Collins Development Consultants

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1. Introduction

1.1. PURPOSE AND SCOPE

The Kinniburgh North Outline Plan has been prepared as a follow up to, and in support of the South East Chestermere Area Structure Plan (SECASP). The Outline Plan provides greater detail of the planned development of a particular portion of the Area Structure Plan area. Expanding upon the generalized land uses, site servicing and transportation networks presented within the ASP, the Outline Plan specifies road classifications, land uses, open space areas and corresponding densities.

This Outline Plan delineates the exact location of residential and mixed use commercial blocks as well as open space areas and trails. On and off-site transportation considerations are also described and correlated to the planned implementation of the development program. Redistricting applications and tentative plans of subdivision will be reflective of the development plan presented within. The development plan presented has been prepared cognizant of the ASP and with the goal of providing a non-statutory framework that encourages attractive and economical development in a manner that is compatible and complimentary to existing and proposed developments in the vicinity and within the Town of Chestermere.

1.2. APPROVAL PROCESS

The Kinniburgh North Outline Plan is being submitted concurrently with the application for redesignation. After both are circulated and revised accordingly, the ASP and land use redesignation will go before Council for 1st Reading. After receiving 1st Reading, a Public Hearing will be scheduled and advertised for both the Outline Plan and land use redesignation. Following the Public Hearing, 2nd and 3rd Readings will be called and the Outline Plan will be approved by Council along with the various land use districts. The ASP, Outline Plan and new land use districts will form the basis upon which future subdivision applications will be made.

1.3. POLICY FRAMEWORK

The Town of Chestermere Municipal Development Plan (MDP) sets out the general development policies to direct growth and development for the municipality over the long term. The Town of Chestermere's Municipal Development Plan protects the interests and lifestyle of the existing residents while allowing for orderly and sustainable growth. The MDP includes a general land use strategy and policy framework that guides development of area structure plans and other statutory plans and policies. The proposed Kinniburgh North Outline Plan is consistent with and in keeping with the policies of the Town of Chestermere Municipal Development Plan, as amended.

The South East Chestermere Area Structure Plan (SECASP) was approved by Town Council in September 2005 and adopted as Bylaw 2005-604/1 in accordance with Section 633 of the Municipal Government Act. An Area Structure Plan takes direction from the Municipal Development Plan and establishes policies for growth management within a specified planning area. The South East Chestermere ASP provides a framework for development within the plan area allowing for growth to occur in a comprehensive manner. The ASP proposes guidelines for population densities within the plan area, and provides for a phasing plan to allow development in stages.

The SECASP provides the policy basis for outline plans. Outline plans are prepared as an initial stage in major subdivision applications, to ensure a sound distribution of land uses, open space, road network, etc. Outline plans are approved by Town Council and form the basis for subdivision of an area into private and public parcels and public rights-of-way. An outline plan for lands within the SECASP will conform to the development concept stated in the plan and will generally deal with the location of roads, municipal reserves and utilities. At the same time, the land use designations proposed for the various land use components of the outline plan are processed as a separate but integral part of the outline plan to establish the land use and development rules for the proposed Plan area.

The land use designation (zoning) is the primary legal control on the potential use of a parcel of land. The rules and regulations of each district are set out in the Town's Land Use Bylaw (LUB). The Kinniburgh North Outline Plan area will ultimately be assigned a variety of districts accommodating the specific uses planned for the area. The particular districts and their respective boundaries are identified within this document and include existing land use districts as well as direct control districts. The SECASP also supplements the Land Use Bylaw, by providing a local policy context and specific land use and development guidelines, on which the Approving Authority can base its judgement when deciding on the land use and future development proposals.

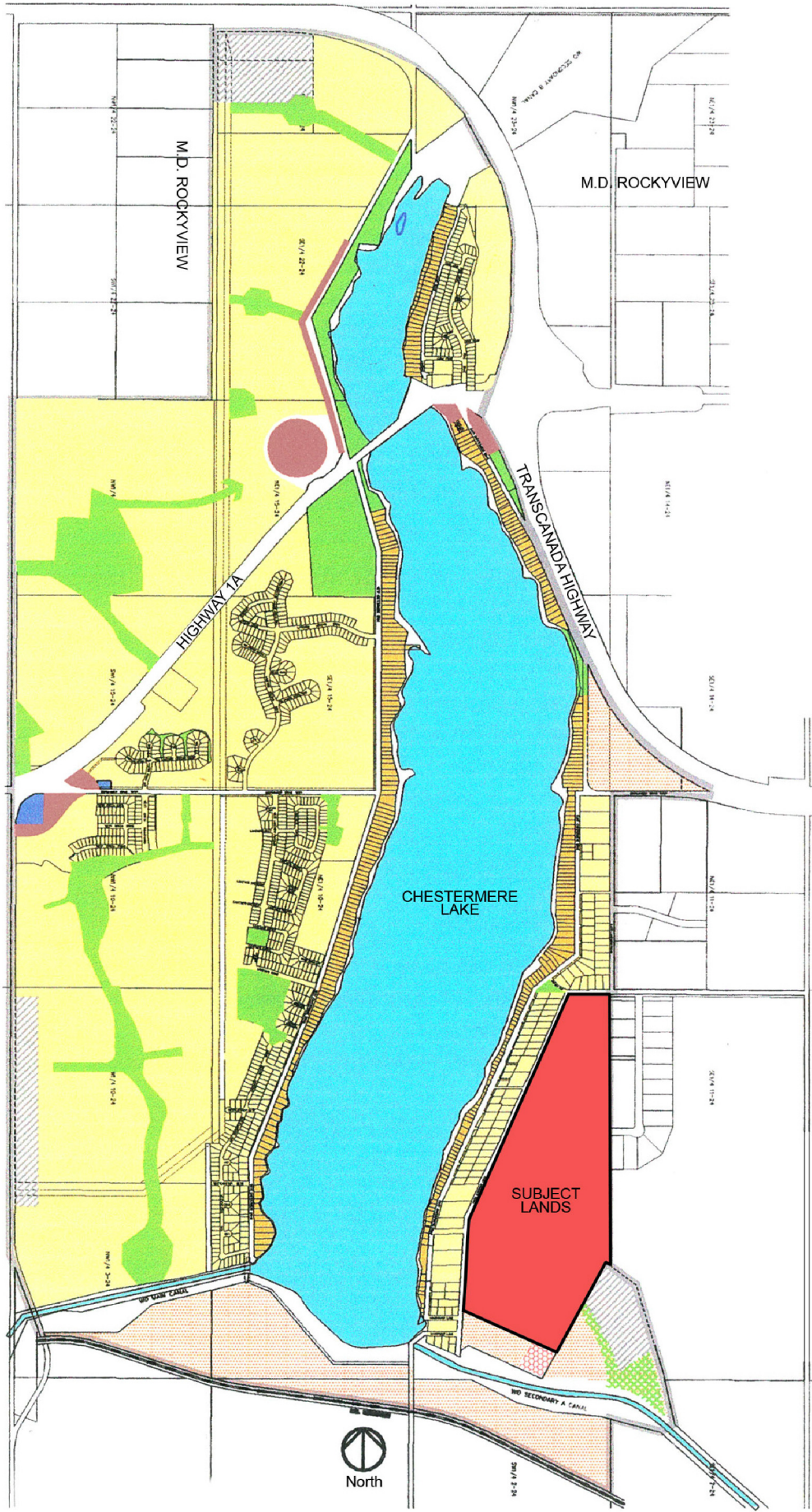
1.4. HISTORY

The Outline Plan is named after Charles Kinniburgh, one of the original homesteaders in the area. The land upon which Chestermere Lake is situated was once known as Kinniburgh Slough back in 1898. Mr. Kinniburgh owned a piano business in Calgary and while he never made his home on the land, he was known by all in the area as a man who could make a joke out of even the most difficult situations. For that, the Outline Plan was named in honor of Charles Kinniburgh.



Kinniburgh Outline Plan

Chestermere Lake
Development Corp.



Legend

Notes:

DRAWING TITLE
LOCATION PLAN

FIGURE #
FIGURE# 1

SCALE: NTS



2. Background Information

2.1 LOCATION

The subject lands are located at the southeast limits of the Town of Chestermere, adjacent to the Municipal District of Rocky View. The plan area consists of approximately 59.5 hectares (146.9 acres). The subject lands are owned by the Chestermere Lake Development Corporation and 1088541 Alberta Ltd.

2.2 OWNERSHIP

The subject lands fall under two separate companies owning three parcels.

Land Ownership (January 2006)		
Owner	Legal	Area (+/-)
Chestermere Lake Development Corp.	Ptn. SW 11-24-28-W4M	26.30 ha (64.99 ac)
1088541 Alberta Ltd.	Ptn. NW 2-24-28-W4M	32.39 ha (80.04 ac)
1088541 Alberta Ltd.	Ptn. NW 2-24-28-W4M	0.809 ha (2.00 ac)

2.3 COMMUNITY CONTEXT AND SURROUNDING LAND USES

Figure 2 identifies the current Town of Chestermere land use designations for the subject lands and for lands in proximity to the plan area.

The plan area is adjacent to areas comprised mainly of estate residential and agricultural uses. Lands to the north, west and east are predominantly residential with a greater mix of agricultural lands bordering along the south and southeast.

2.4 EXISTING LAND USE


The entire plan area is currently designated Urban Reserve District. The purpose and intent of the UR District is to preserve "land in a relatively undeveloped state for the future urban expansion needs of the Town, while allowing ongoing agricultural pursuits to continue unimpeded." The entire plan area will require redesignation in order to implement the proposed Outline Plan. Section 4 explains the various land uses being proposed.

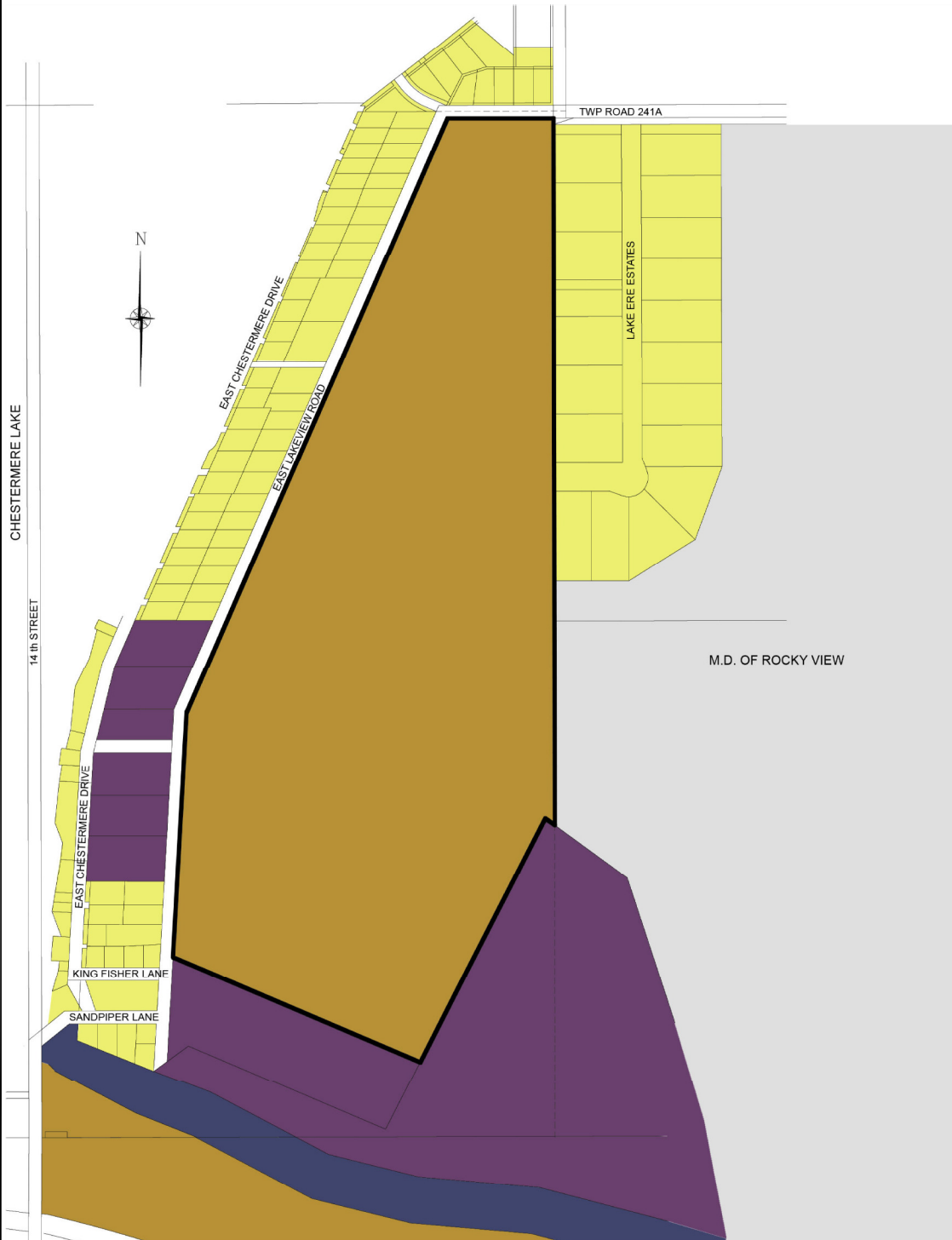


Kinniburgh Outline Plan

Chestermere Lake
Development Corp.

Legend

-  Residential
-  Special Recreational
-  Urban Reserve
-  Ranch & Farm
-  Existing Canal



Notes:

DRAWING TITLE

**LAND USE
DESIGNATIONS**

FIGURE #

FIGURE# 2

SCALE: NTS

2.5 NATURAL FEATURES / CONDITIONS

2.5.1 TERRAIN

The lands are generally flat with a gentle slope down towards the southeast. The majority of the land is pastureland with the exception of the lands in which there is an existing dwelling and various outbuildings. The elevation drops approximately 10 meters from the highest point at the southwest corner to the low areas located near the east end of the property line.

2.5.2 SOILS

The Geotechnical Investigation completed by G Tech Environmental Inc. and submitted in support of the Area Structure Plan describes the site as being located on the east bank of the Chestermere Lake formation. The area to the west is an erosional remnant of flat-lying beds of the Calgary area formation. Generally, the profile consists of topsoil over a variable thickness of fluvial silt/clay deposits overlying glacial clay till.

2.5.3 DRAINAGE

The lands drain to the southeast with a slight depression existing on the east boundary towards the north end of the site in the vicinity of Lake Ere Estates.

2.6 HERITAGE / ARCHEOLOGY

A Historical Resources Overview (HRO) was completed by Bison Historical in December 2005. Alberta Community Development, in a letter dated December 30, 2005 stated that no further analysis in the form of a Historical Resources Impact Assessment was warranted.

2.7 PARK / SCHOOL REQUIREMENTS

The South East Area Structure Plan identifies a site for a future middle school within the subject lands. The 4.8 ha (12.0 ac) parcel is situated adjacent to lands proposed for the relocation of the Chestermere Lake Camp. Access to the school site will be restricted to the north - south internal collector road. Should the Rocky View School District require access from East Lakeview Road it would be restricted to buses only.

2.8 TRANSPORTATION CONNECTIONS

2.8.1 ROADWAY ACCESS

Currently there are no roads on the subject lands. Access to the Outline Plan area is shown on Figure 11 and includes East Lakeview Road to the north and a future connection to the south to Range Road 282 via a crossing of the Western Irrigation Canal.



Kinniburgh Outline Plan

Chestermere Lake
Development Corp.



Legend

- Outline Plan Boundary
- Major Contour Lines (2.0m int.)
- Minor Contour Lines (0.5m int.)

Notes:

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**EXISTING
CONDITIONS**

FIGURE #:

FIGURE# 3

SCALE 1:800



2.8.2 PATHWAY ACCESS

No pathways are presently on site. However a detailed pathway network has been included within the plan area with future connections to the north, south east and west. Figure 6 highlights the pedestrian pathway network for the Kinniburgh North Outline Plan.

2.9 POLICY CONSIDERATIONS

This Outline Plan is prepared according to the requirements established by a number of statutory planning documents. These documents include the Municipal Government Act and related regulations, the Chestermere Municipal Development Plan, and the South East Chestermere Area Structure Plan. One non-statutory document that will also be adhered to is the Town of Chestermere Land Use Bylaw.

The guiding statute for planning in the Province of Alberta is the Municipal Government Act. Although it does not specifically refer to the preparation of Outline Plans, it does provide substantial direction for redesignation and subdivision.

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



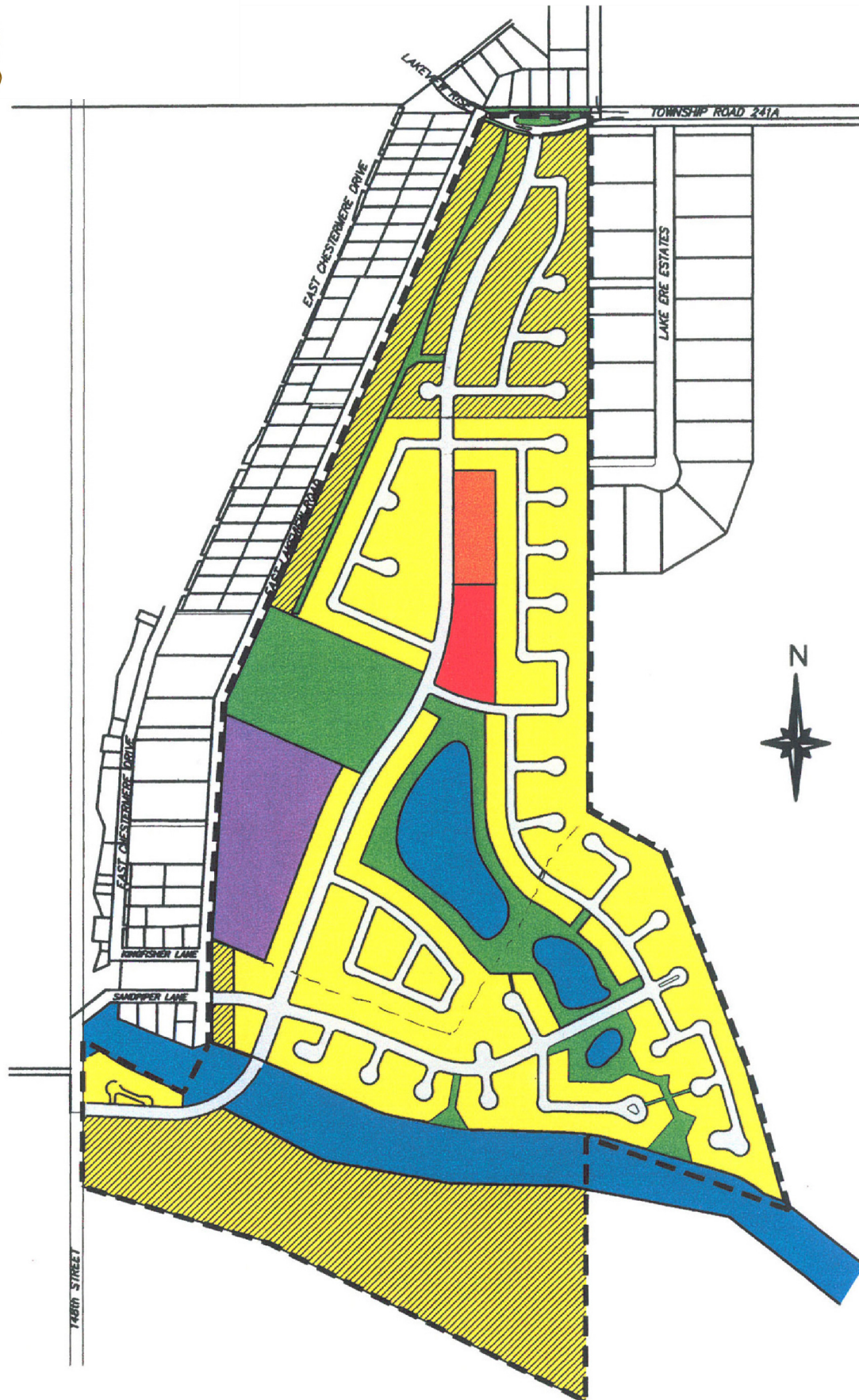
Kinniburgh Outline Plan

Chestermere Lake
Development Corp.

Legend

- Residential
- Estate Residential
- Roads
- Special Recreational
- Multi Unit Residential
- Commercial
- Open Spaces
- Canal / Ponds
- Plan Area

CHESTERMERE LAKE



Notes:

DRAWING TITLE

**AREA
STRUCTURE PLAN**

FIGURE #:

FIGURE# 4

SCALE: NTS

3 Proposed Outline Plan

3.1 PROPOSED PLAN

The proposed Kinniburgh North Outline Plan is shown on Figure 5, illustrates the various types of land uses and their respective locations. The Outline Plan combines a variety of residential development, a mixed-use commercial component, a special recreation area, a future school site and a network of open space areas.

Adjustments to the final size, configuration and design of blocks of land proposed through redesignation and ultimately, individual lots through subdivision, shall be determined at the time of subdivision approval for the various phases.

3.2 PLAN OBJECTIVES

It is the objective of the Kinniburgh North Outline Plan to provide the Town of Chestermere with the following:

- Guidelines for the long-term development of the subject lands.
- A cohesive and unique community design that meets the anticipated needs of the Town of Chestermere and its residents.
- An appropriate transition of land use from existing adjacent development to ensure that the integrity of the plan is maintained.
- Commitment to keep the public informed and respond to any concerns raised.
- Conformity with applicable planning policies.
- A development that is comprehensive and aesthetically pleasing.

3.3 PRINCIPLES OF DEVELOPMENT

A number of objectives were developed during the planning phase of this plan. They include the following:

- To create a mixed-use residential neighbourhood that strives to promote a sense of community through quality urban design.
- To create a variety of residential lot sizes, while maximizing amenities such as open space areas, tot lots, water features and pathways.



Kinniburgh Outline Plan

Chestermere Lake
Development Corp.



Legend

Legend	Area (ha)	Area (ac)	Percent (%)
DC(R1E)	3.2	7.8	5.3%
R-E2	6.0	14.8	10.0%
DC(R-E2)	1.5	3.6	2.5%
R1-S	15.0	37.0	25.2%
R1-M	4.0	9.8	6.7%
DC(R-2)	1.0	2.6	1.8%
DC(R-3)	1.2	3.0	2.0%
DC(MU)	1.4	3.5	2.4%
MR	6.5	16.0	10.9%
MSR	4.8	12.0	8.2%
SPR	4.8	12.0	8.2%
Non Developable	10.1	24.8	16.8%
Total Area	59.5	146.9	100%

Notes:

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**OUTLINE PLAN /
LAND USE**

FIGURE #:
FIGURE# 5

- To offer a variety of housing types including single family, semi-detached, townhouse, and apartment units with the focus being on single family residential.
- To offer a flexible approach to future development, in order to respond to varied market conditions and requirements.
- To offer a neighbourhood mixed-use commercial development which caters to the community and is accessible by both pedestrian and automotive traffic.
- To provide for all stormwater requirements while at the same time providing for a visual amenity within the plan area.
- To include open spaces, a school site, local parks and pathways that provide convenient and efficient pedestrian linkages through the community and maintains the continuity of the existing linear open space and pathway system.

3.4 PROPOSED LAND USE

As shown in Figure 5, the Kinniburgh North Outline Plan will provide a variety of residential land uses accommodating single family dwellings, multi-family dwelling units and commercial development in appropriately designed settings. The subject lands are currently designated Urban Reserve (UR). To facilitate the proposed Outline Plan design, all of the lands will require redesignation.

3.4.1 RESIDENTIAL DISTRICTS

Residential uses envisaged for this development include single detached dwellings, semi-detached dwellings, and multi-unit dwellings. The location of the various residential uses will be based on proximity to existing residential development. Within the core of the development, and adjacent to the north-south collector road is where higher density residential uses will be situated. Furthermore, semi-detached dwellings will be located adjacent to the proposed multi-unit and mixed use commercial blocks thereby providing a buffer between the single family residential dwellings.

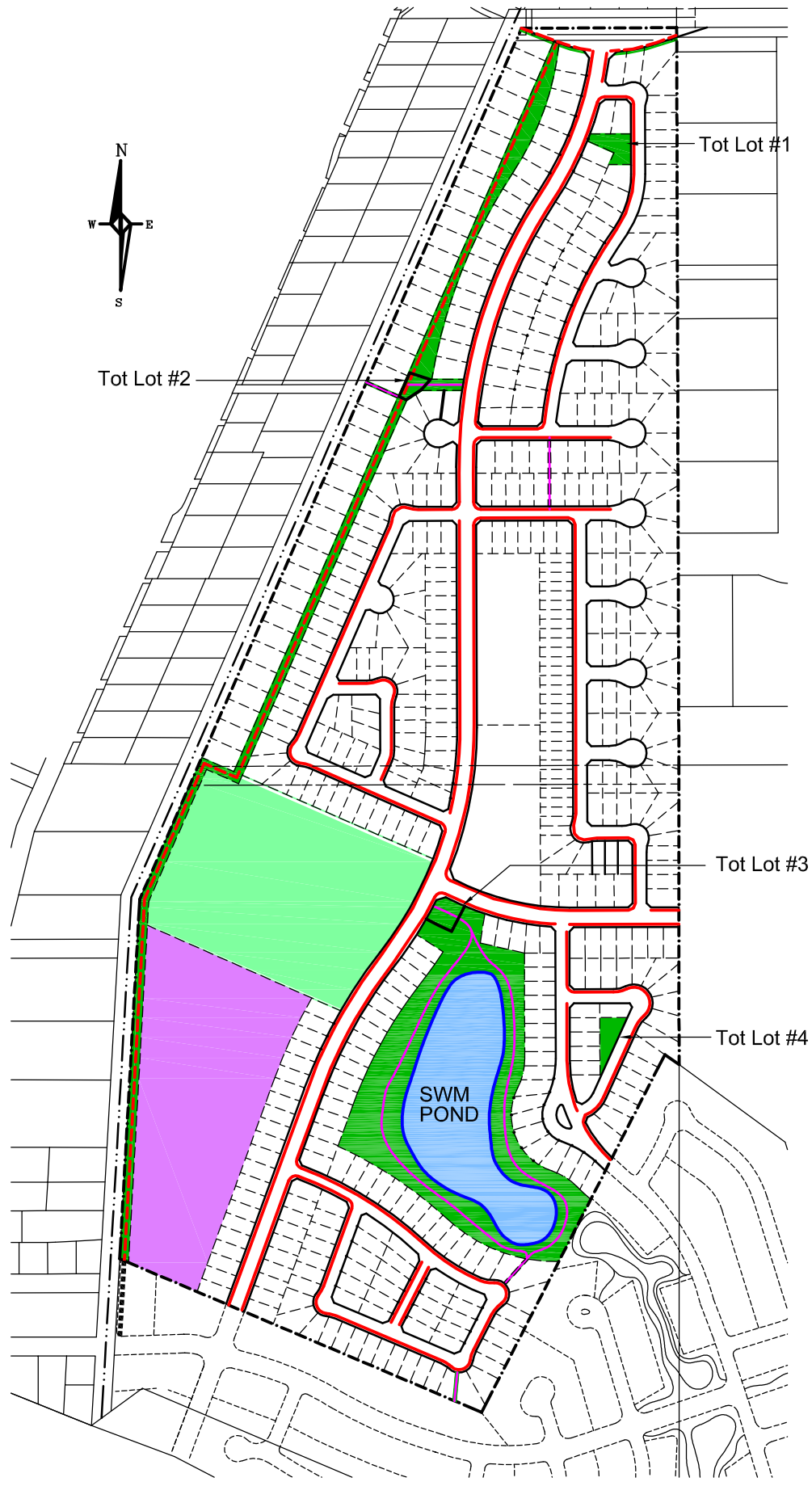
3.4.2 COMMERCIAL DISTRICT

The mixed-use commercial cell proposes a multitude of uses allowing for both commercial at grade and residential on the second and third level. The development will provide for a level of housing that is needed in order to provide a variety of housing choice. The land use district will take into consideration the location of parking for the commercial and residential uses, landscaping, building form, building location, and vehicular and pedestrian access.



Kinniburgh Outline Plan

Chestermere Lake
Development Corp.



Legend

- Outline Plan Boundary
- Lot Lines
- Roads
- Sidewalks
- Regional Pathway
- Local Pathway
- Swale
- Open Space
- Future School
- Special Rec Area

Notes:

Regional Trail located within the future school site and special recreation area is approximate

SCALE 1:600

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**OPEN SPACE AND
SIDEWALK PLAN**

FIGURE #:
FIGURE# 6

3.4.3 OPEN SPACE SYSTEM

The Outline Plan incorporates a network of regional and local pathways which link open space areas to each other while also providing connections outside of the plan area. The Plan also takes advantage of the proposed stormwater management pond by incorporating a pathway system around the perimeter.

The regional trail will be situated along the western limits of the plan area bisecting the estate residential lots in a north/south direction and continuing along the westerly limits of the future school site and the special recreation area. The regional trail will continue north and south beyond the limits of the outline plan. The exact location of the trail will be determined and secured at time of Phase 1 subdivision approval. The Developer will be responsible for the construction of this trail system in accordance with the Town of Chestermere Landscape and Design Guidelines.

As utilities will be located within a portion of the regional pathway system, a 10 metre utility right-of-way will be required to allow for the future servicing of the various deep utilities. In keeping with this requirement, the regional trail system will need to be constructed of materials that are structurally sound and can accommodate the load of heavy service equipment that may be required to access and service the surrounding area. While the pathway itself will be able to accommodate the 10 metre right-of-way, in some locations additional lands may be required. This will take the form of easements that will be registered against adjacent lands where appropriate. Should the Town wish to relocate the location of the utilities, at time of subdivision, the utility right-of-way will be re-established.

To ensure the regional trail continues north of the plan area, the Developer has committed to contributing to the construction of the regional trail north along East Lakeview Road up to Merganser Drive East. Continuation of the regional trail south to the Western Irrigation Canal will occur through the Kinniburgh South Outline Plan.

3.5 SERVICING

There are currently no water or sanitary services on site. Offsite connections for both of these services are shown on Figure 7. Stormwater drainage will be collected in a central stormwater management pond at the southeast portion of the site with controlled gravity discharge into the Western Irrigation Canal. All development within the outline plan shall comply with the Town's forthcoming Master Utility Plan.

3.5.1 POTABLE WATER

The existing water distribution system along East Chestermere Road will provide the water feed to service the plan area. The primary watermain ties will be to East Lakeview Road. Servicing to the plan area will require extensions to these mains. Figure 8 shows the proposed water distribution layout for the plan area. The water distribution main providing the water main looping within the plan area will be 200mm and 250mm in diameter. The lots situated along East Lakeview Road will be serviced from an easement along the rear of the property as shown on Figure 8. Fire hydrants will be provided throughout the plan area including along East Lakeview Road.

The South East Chestermere ASP indicated that lift station #4 had to be upgraded before any additional lots were added to the system. Stantec Consulting is currently undertaking a review on behalf of the Town of Chestermere to determine the capacity of the existing sanitary lift stations and infrastructure within the Town. The report is anticipated to be complete by July. Any upgrades required of the existing lift stations will be the responsibility of the Developer.

At the completion of the study the Developer will be able to confirm if there is any available capacity and what upgrades are required if any, to ensure full build out of the Kinniburgh plan. Any upgrades required to the lift stations will be the responsibility of the any/all owners benefiting from the upgrades. An additional lift station is proposed immediately south of the plan area and will be constructed at such time as is required by either Chestermere Lake Development Corp. or the WID.






Epcor has advised that they have modeled the existing water system and that Stantec is also providing modeling information. When this information is available, the Developer's engineers will provide the necessary modeling for the Kinniburgh site to assist Epcor and Stantec in determining their results. If there is a problem with the flows and pressure, the Developer will be required to work with the various consultants in providing a solution to the Town.



Kinniburgh Outline Plan

Chestermere Lake
Development Corp.

Legend

-  EXISTING SANITARY AND MANHOLE
-  EXISTING FORCEMAIN
-  EXISTING SEWAGE LIFT STATION NUMBER
-  EXISTING WATERMAIN
-  OUTLINE PLAN BOUNDARY

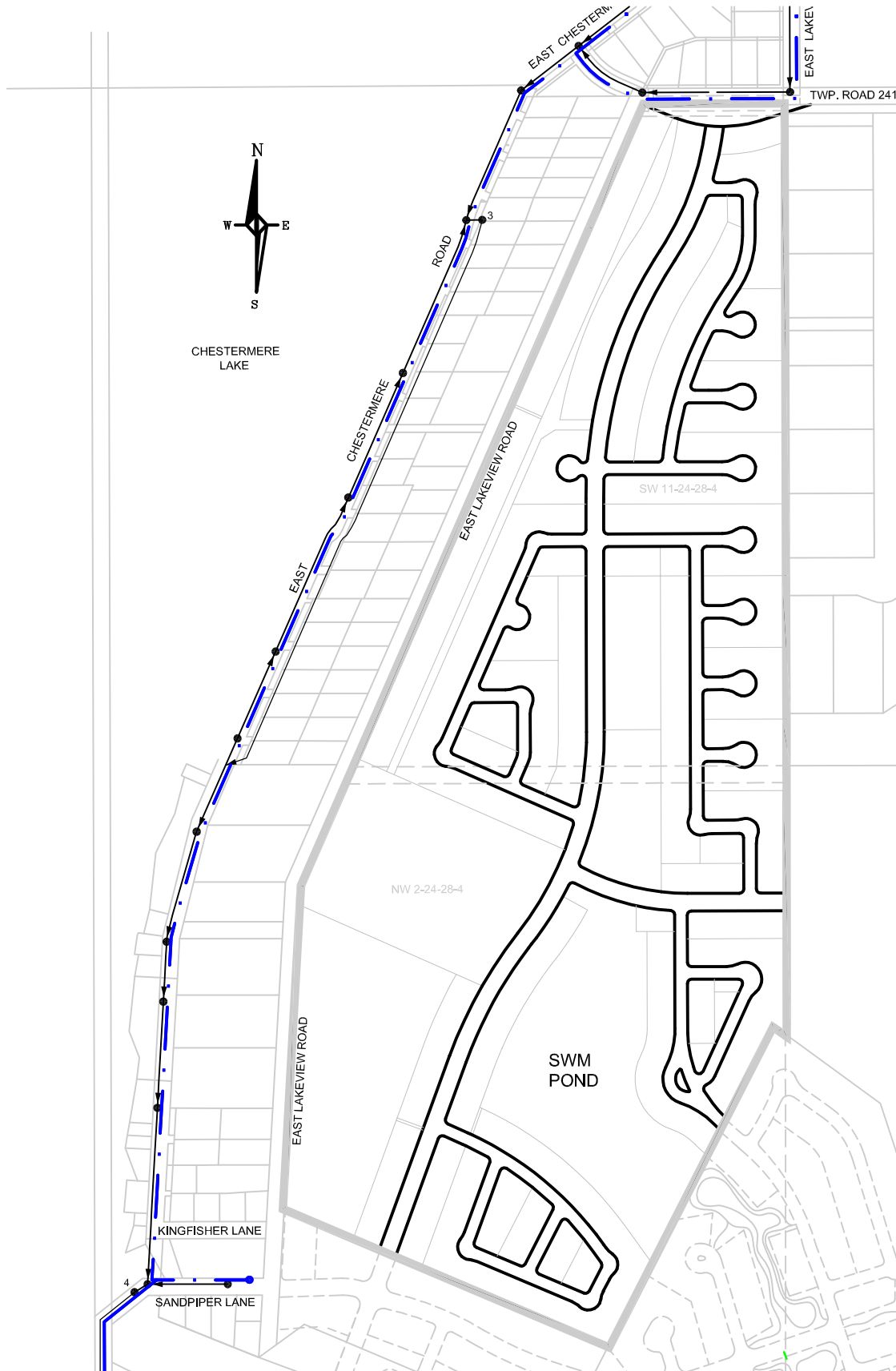
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**MUNICIPAL
SERVICES PLAN**

FIGURE #:

FIGURE# 7



SCALE NTS

3.5.2 SANITARY SERVICING AND WASTEWATER MANAGEMENT

Sanitary services to the Town of Chestermere are received from the City of Calgary. Existing sanitary mains are shown in Figure 7. One 200 mm sanitary sewer exists at East Lakeview Road along the northern boundary of the plan area. It flows by gravity to existing mains at East Chestermere Drive and ultimately to Lift Station #3. The Town's sanitary trunk system consists of 200mm and 250mm gravity mains installed at grades ranging from 0.25% to 1.0%, plus lift stations where required.

Figure 9 shows the proposed wastewater distribution layout for the plan area. Areas north of the WID Canal and west of the proposed collector road will be serviced by a gravity sewer system. Areas east of the collector road and fronting onto the collector will also be able to tie into the gravity main. The gravity main will tie to the existing mains, while all other areas east of the collector will flow to the proposed lift station located to the south.



Kinniburgh Outline Plan

Chestermere Lake
Development Corp.

Legend

- EXISTING WATERMAINS
- - - PROPOSED WATERMAINS
- OUTLINE PLAN BOUNDARY
- FIRE HYDRANT

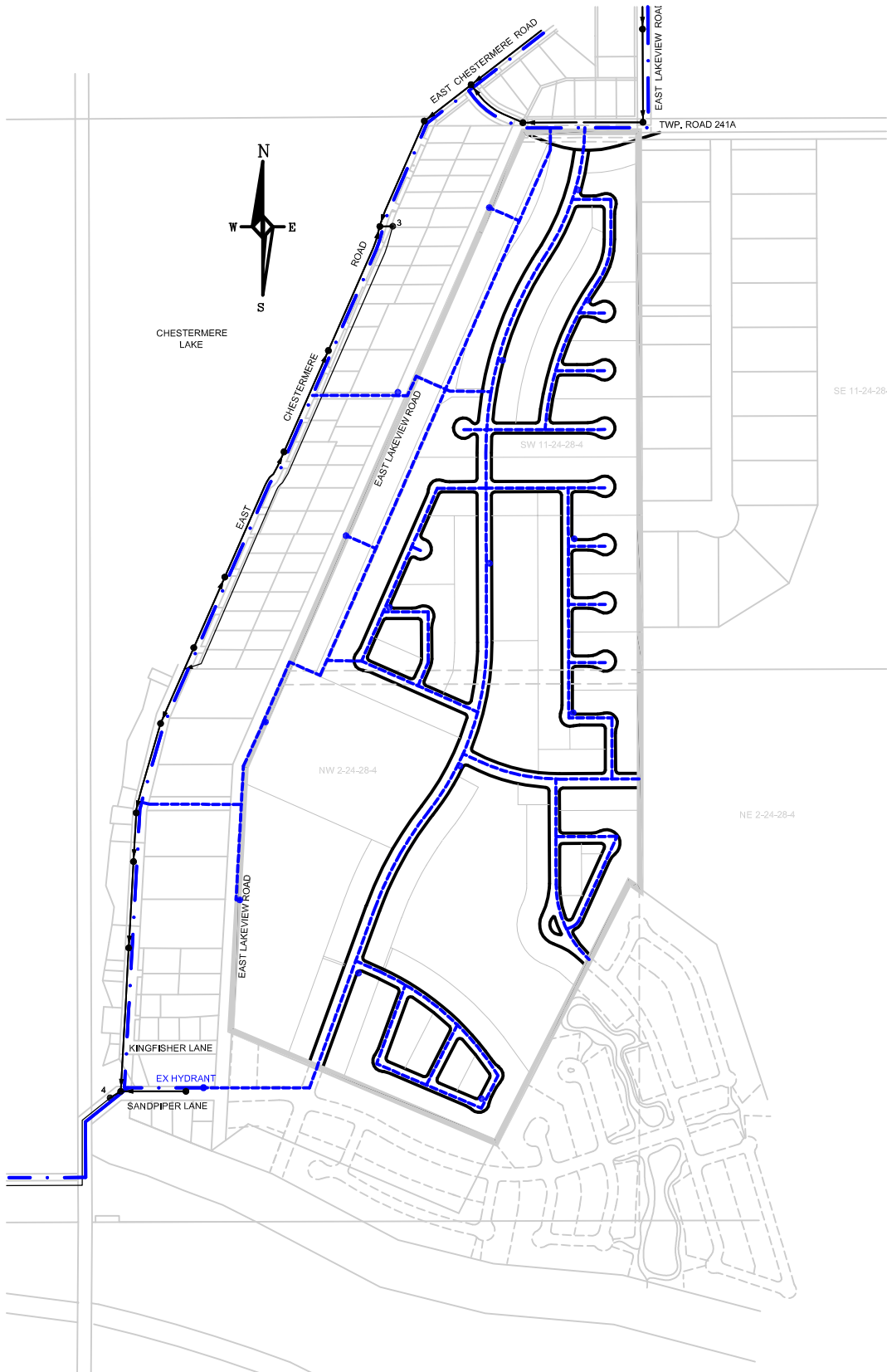
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**PROPOSED WATER
SERVICING PLAN**

FIGURE #:

FIGURE# 8



SCALE NTS



Kinniburgh Outline Plan

Chestermere Lake
Development Corp.

Legend

- EXISTING SANITARY AND MANHOLE
- EXISTING FORCEMAIN
- EXISTING SEWAGE LIFT STATION NUMBER
- PROPOSED SANITARY AND MANHOLE
- PROPOSED FORCEMAIN
- PROPOSED LIFT STATION
- OUTLINE PLAN BOUNDARY

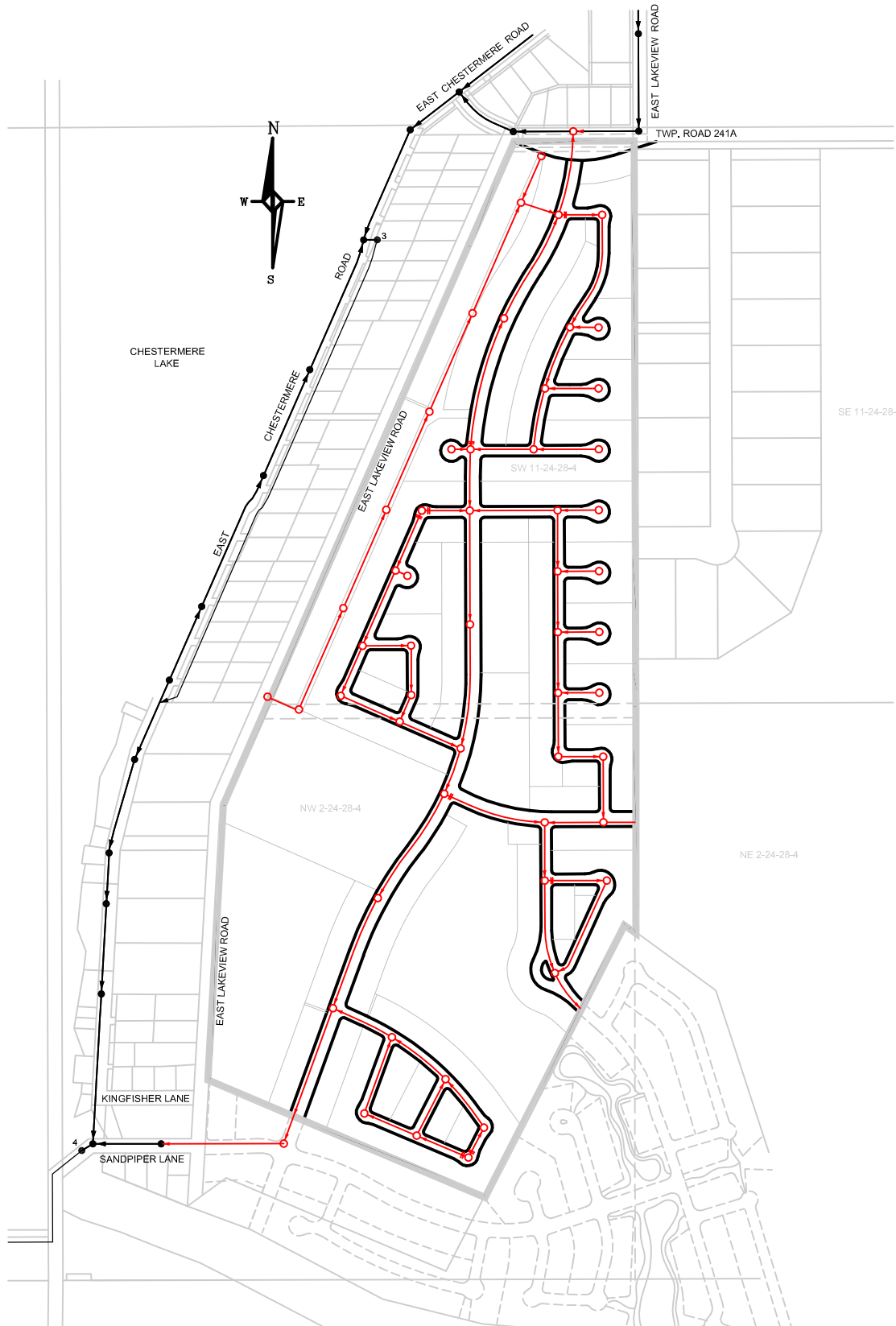
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**PROPOSED WASTE
WATER PLAN**

FIGURE #:

FIGURE# 9



SCALE NTS

3.5.3 STORMWATER MANAGEMENT

The plan area is identified as Catchment Area #3 in the Town's Master Drainage Plan. The natural drainage is from north to south and from west to east, with low areas in the eastern third of the property. No significant drainage course exists on the property.

Figure 10 illustrates the location of the proposed stormwater management facility. The overall storm sewer system will be developed using a multi-pond option using a pond release rate of 2.5 e/s/ha. Sump and pumps will be required for the weeping tile drain system. The stormwater from the retention pond will discharge by gravity into the WID Canal. An agreement will be in place between Chestermere Lake Development Corp. and W.I.D. for a connection to the canal, including the securing of all necessary rights-of-way and a determination on acceptable discharge rates.

During the first phase of development, the Developer will excavate the pond to the required volume and have their engineers calculate the required surface area to determine if it is reasonable to provide an evaporation pond for the first phase and possibly other phases of development. These calculations will be provided to the Town for their review and approval.

The Developer agrees to install an irrigation system for all open space/municipal lands abutting the stormwater management pond to the satisfaction of the municipality.

3.5.4 SOLID WASTE

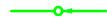

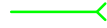
The Town of Chestermere provides for solid waste disposal through private contractual arrangements.



Kinniburgh Outline Plan

Chestermere Lake
Development Corp.

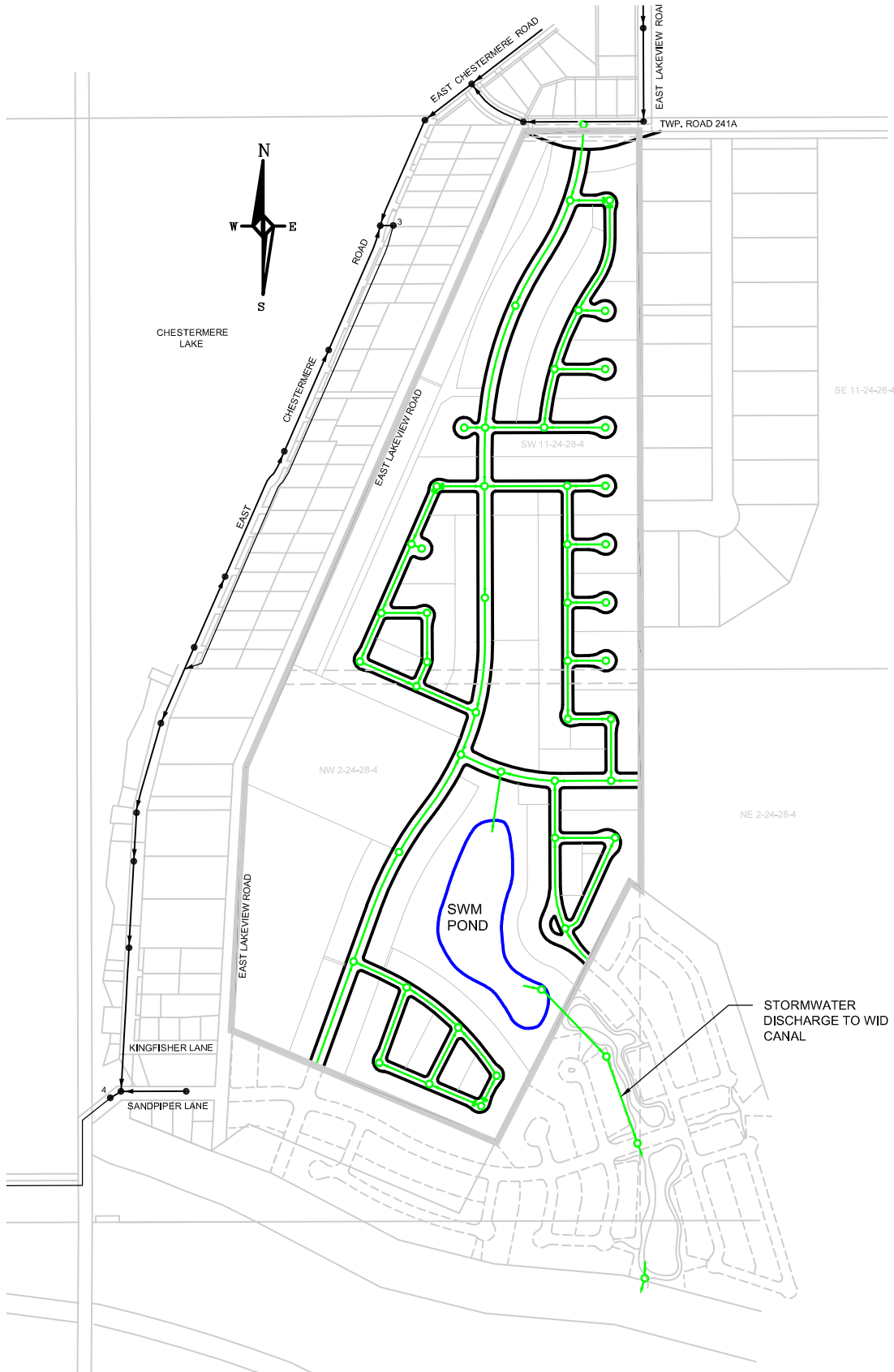
Legend

-  PROPOSED STORM SEWER
-  OUTLINE PLAN BOUNDARY
-  DISCHARGE

Notes:

DRAWING TITLE
**PROPOSED STORM AND
 DRAINAGE SYSTEM**

FIGURE #:
FIGURE# 10



SCALE NTS

3.6 TRANSPORTATION

The South East Chestermere ASP, when fully developed, is expected to accommodate approximately 950 - 1010 single detached and multi-family residential units. This new community is designed to ensure that upgrades and additions to the existing road network occurs in a timely manner, therefore allowing for the traffic generated by this development to be properly distributed with the permitted road capacities. The internal road network intended to serve the plan area is shown conceptually in Figure 11.

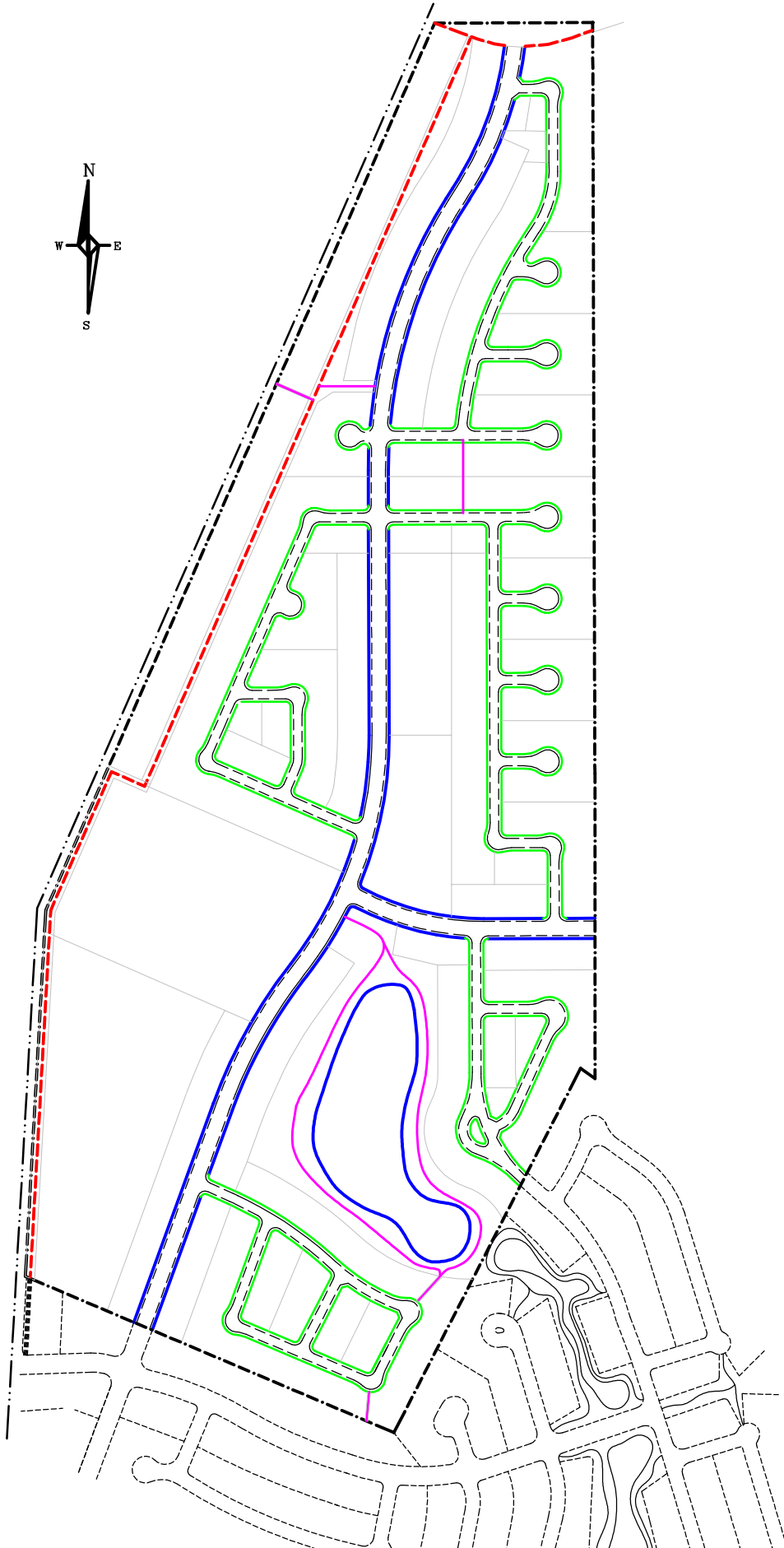
3.6.1 ACCESS AND CIRCULATION

The plan area will be developed with a north-south collector road bisecting the overall plan area. The collector road will connect East Lakeview Road (Township Road 241A) to the north and Range Road 282 to the south. The connection to the south will entail an ultimate crossing of the WID canal. An east-west collector road is also provided, allowing for a future connection to lands situated west of the outline plan area and located within the Municipal District of Rocky View.

During the initial phase of development, the entire length of the north-south collector road will be constructed. While the lands in which the canal crossing will be located are outside of the plan area and under different ownership, Chestermere Lake Development Corp. has committed to sharing in the construction costs of the canal crossing and the upgrading of Range Road 282. With the assistance provided by Chestermere Lake Development Corp., the Municipal District of Rocky View has stated that the upgrading of Range Road 282 will be included in the next work program, once funds have been secured by the Developer.

Proposed land uses involving the mixed-use commercial, multi-family residential, future school site and the special recreation area will gain access via the main collector roads, while single family and semi-detached dwellings will gain access via the local internal road network.

During each phase of subdivision, the Developer will be required to provide an update to the traffic impact assessment to address any change in traffic counts that may result along such roads as East Lakeview Road and East Chestermere Drive. This will be completed to the satisfaction of the Municipality.



Kinniburgh Outline Plan

Chestermere Lake
Development Corp.

Legend

- Outline Plan Boundary
- Curbs & Gutters
- Collector Roads
- Local Roads
- Swale
- Regional Pathways

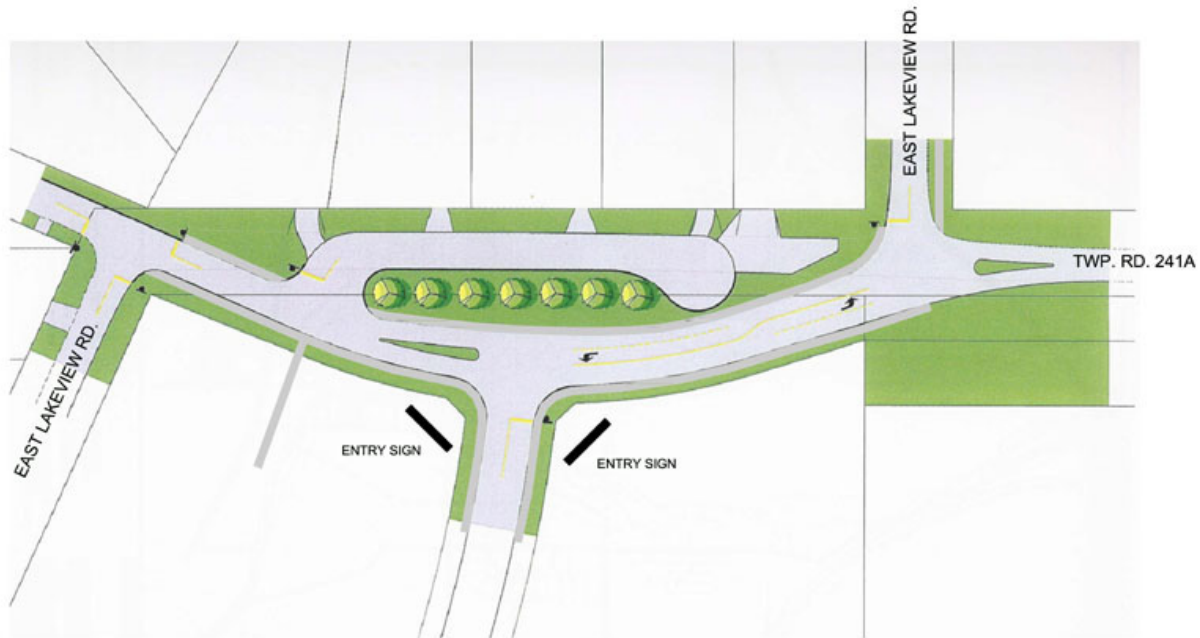
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DRAWING TITLE

**TRANSPORTATION
PLAN**

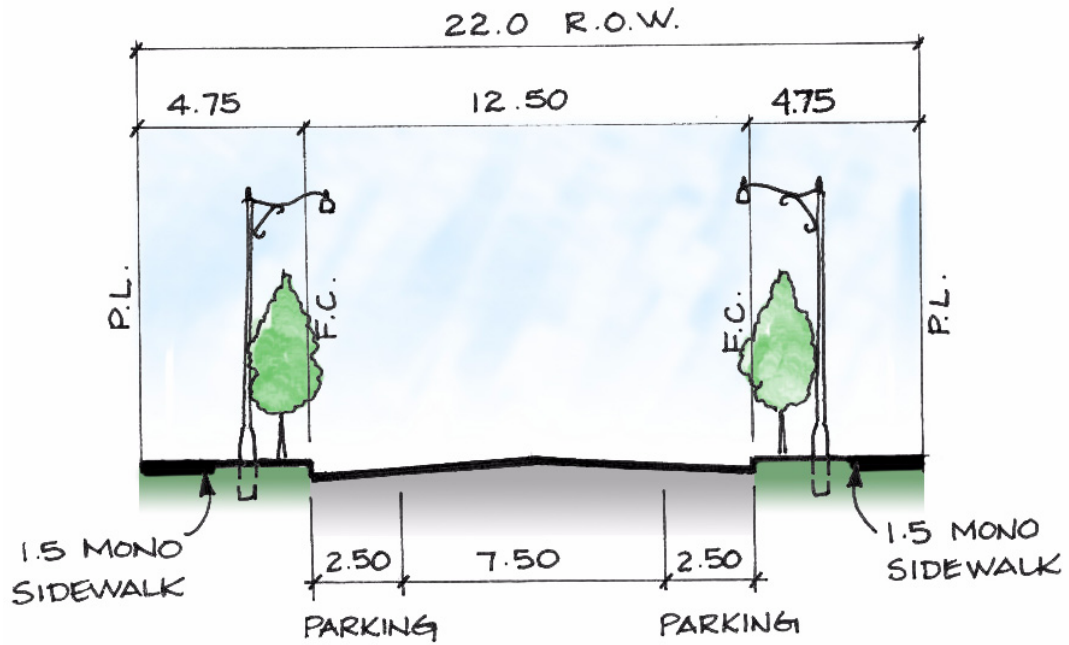
FIGURE #:

FIGURE# 11

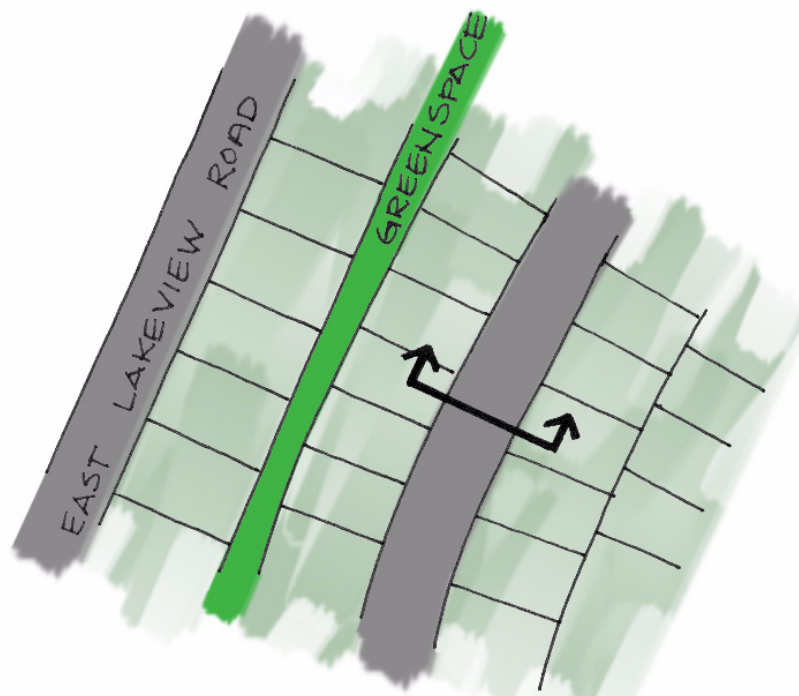


As shown above, the northerly entrance into the Outline Plan will require the realignment of East Lakeview Road (Township Road 241A). This re-alignment of East Lakeview Road will occur during the first phase of development. As a portion of the lands to the east are situated within the Municipal District of Rocky View, the Developer will be required to negotiate with the Municipality of Rocky View in obtaining the necessary approvals to construct the upgraded road. In meeting with a representative of the Infrastructure and Operations Department at the M.D. of Rocky View, it was confirmed that the lands required for realignment are owned by the M.D. of Rocky View and that they had no objections to the widening of Township Road 241A at this location. At time of subdivision, the Developer will be required to enter into a right-of-way construction agreement to ensure that the lands are properly constructed to meet the municipal road standards.

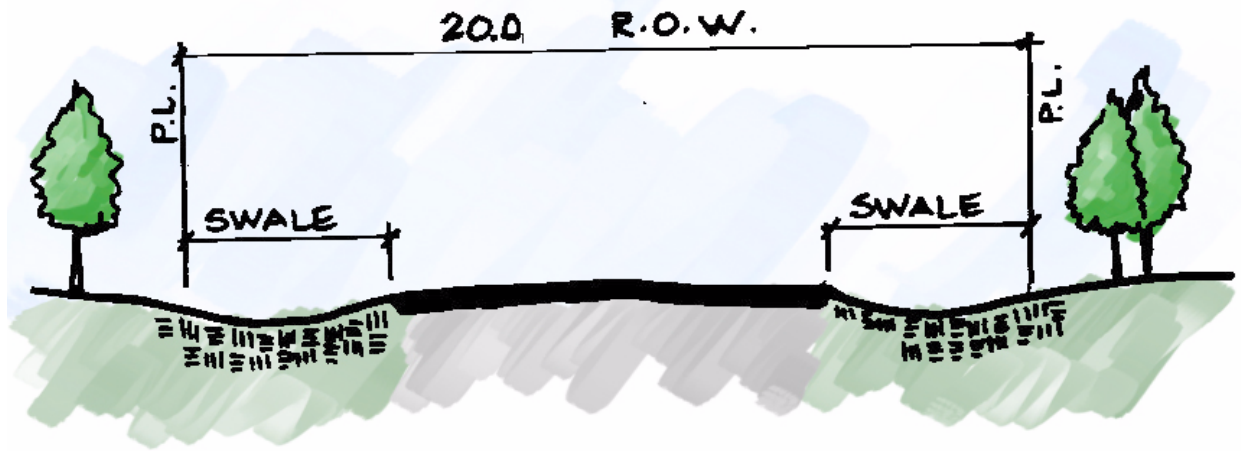
As the northerly entrance into the development is a collector road both sides of the road will provide for paved sidewalks in keeping with the Town's standards. As well, the Developer has committed to providing a paved sidewalk from the limits of the outline plan, north to Merganser Drive East within the existing road right of way.



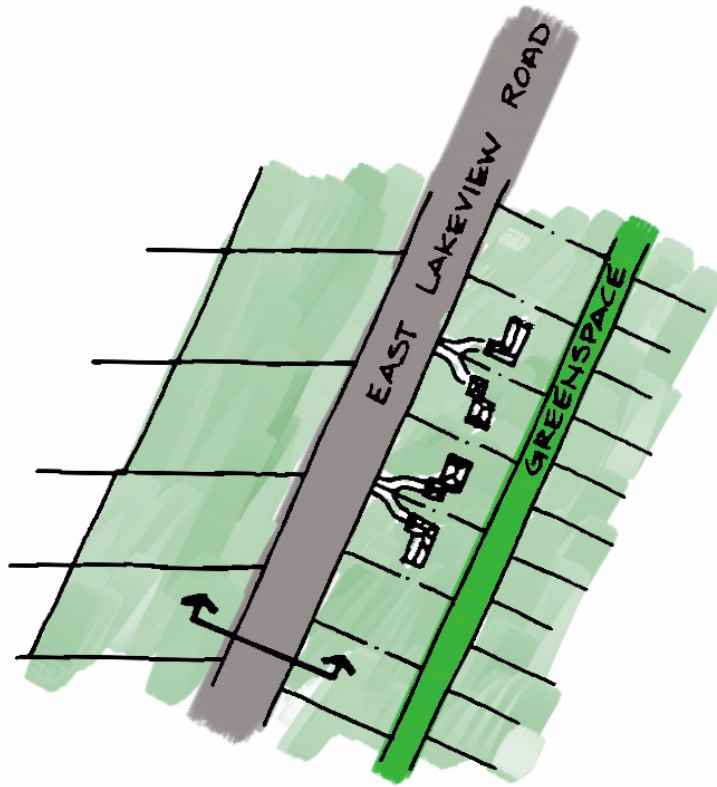
COLLECTOR CROSS SECTION



COLLECTOR PLAN VIEW



CROSS SECTION



PLAN VIEW

Sidewalks will be provided along both sides of the collector roads, while the local roads will be provided with a sidewalk on one side of the street only. In keeping with the existing road design, no sidewalk will be provided along East Lakeview Road. Snow storage will be provided throughout the plan area within the boulevards of the road rights-of-way (see cross-sections). Curb and gutters will be provided along all collectors and local roads with the exception of development along East Lakeview Road. To ensure the integrity of the existing development west of East Lakeview Road, a continuous swale will be provided within the road right-of-way.

3.7 UTILITIES

3.7.1 Electricity, Gas and Telephone

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

3.8 MUNICIPAL RESERVE

In conformity with the Municipal Government Act, a minimum of 10% municipal reserve, or (a cash-in-lieu) dedication is required based on the gross developable area calculation. Municipal reserves include open space features, walkways, school sites and tot lot areas as calculated below.

	Ha	Ac..
Municipal Reserve	6.17	15.33
Municipal School Reserve	4.80	11.86
Tot Lot #1	0.10	0.25
Tot Lot #2	0.05	0.12
Tot Lot #3	0.09	0.22
Tot Lot #4	0.09	0.22
Total	11.30	28.00

In keeping with the Town's preference for full municipal reserve dedication in the form of land, the Kinniburgh North Outline Plan provides for 11.3 ha (28 ac) of lands for municipal reserve and municipal school reserve representing a total dedication of 19%. The reserve dedication is proposed to be provided as follows:

- Municipal reserve in the form of pathways, neighbourhood tot lots and parks.
- Municipal reserve in the form of all lands within the freeboard area (above the 1:100 year storm event) located adjacent to the stormwater management pond.
- A 4.8 ha (12.0 ac) parcel for municipal school reserve, sited in consultation with the Rocky View School Division for the purposes of a future middle school.
- Ensure large municipal reserve parcels have direct access onto a collector road.
- No municipal reserve credit has been allocated for public utility lots or utility rights-of-way or easements.

3.9 DEVELOPMENT PHASING

The order of anticipated development is outlined in the South East Chestermere ASP. To facilitate development according to servicing availability and requirements, the subject lands have been broken into various phases (see Figure 12). The outline plan allows for phases to be developed out of sequence should the appropriate servicing and infrastructure be available and or in place. Any out of phase development shall be to the satisfaction of the Town.

3.10 LAND USE DENSITIES AND STATISTICS

Single detached family dwellings shall be the predominant form of housing within the plan area however, a variety of housing forms shall be encouraged. Overall density shall be in the range of 9 units per hectare (4 units per acre). In keeping with the South East Chestermere ASP, specific areas may be approved for higher or lower density provided the overall density guidelines are maintained. Higher densities in the range of 44.47 units per hectare (18 units per acre) will be allowed for multi-unit housing.

Table 1 – Land Use Statistics

		Acres	Hectares	Percent	# of Units
Gross Area of Plan		146.9	59.5	100	
Residential	DC(R1E)	7.8	3.2	5.3	37
	R-E2	14.8	6.0	10.0	88
	DC(R-E2)	3.6	1.5	2.5	17
	R1-S	37.0	15.0	25.2	265
	R1-M	9.8	4.0	6.7	71
	DC(R-2)	2.6	1.0	1.8	30
	DC(R-3)	3.0	1.2	2.0	54
	DC(MU)	3.5	1.4	2.4	62
Other Land Uses	SPR	12.0	4.8	8.2	
Reserves	MR/MSR	28.0	11.3	19.1	
Non Developable		24.8	10.1	16.8	
Overall Density		4.0 upa	9.92 uph		
Total				100%	624

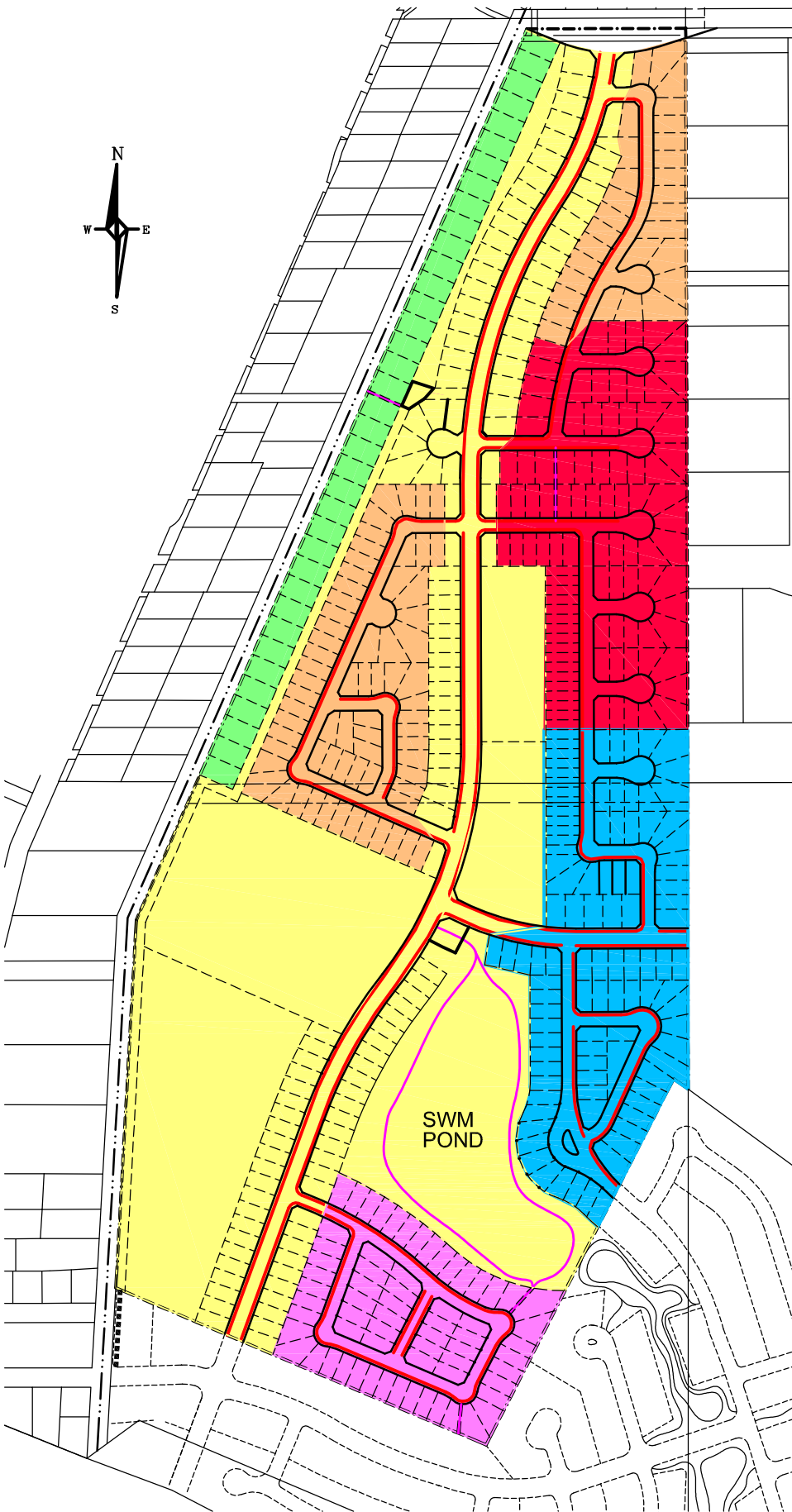
Table Notes:

1. Total may not equal due to rounding and metric conversion
2. All areas are to be considered approximate and subject to change pending further planning review.



Kinniburgh Outline Plan

Chestermere Lake
Development Corp.



Legend

- Phase #1
- Phase #2
- Phase #3
- Phase #4
- Phase #5
- Phase #6

Notes:

DRAWING TITLE

PHASING PLAN

FIGURE #:

FIGURE# 12

4 Land Use Redesignation

As shown in Figure 5, the Kinniburgh North Outline Plan will provide a variety of residential land uses including a future school site, a special recreation area and a mixed-use commercial cell. The subject lands are currently designated Urban Reserve (UR) District. To facilitate the proposed Outline Plan design, the subject lands will require redesignation. The following details each proposed land use district including site specific direct control districts where required by the South East Chestermere ASP and Municipal Staff.

The following is a breakdown of the various land use districts and their relationship to the overall outline plan.

Proposed Land Uses

Direct Control Residential Estate One (DC(R1E)) District	3.2 ha	7.8 ac
Residential Estate Two (R-E2) District	6.0 ha	14.8 ac
Direct Control Residential Estate Two (DC(R-E2)) District	1.5 ha	3.6 ac
Special Residential (R-1S) District	15.0 ha	37.0 ac
Special Residential (R-1M) District	4.0 ha	9.8 ac
Direct Control Semi-Detached (DC(R2)) District	1.0 ha	2.6 ac
Direct Control Multi-Unit (DC(R-3)) District	1.2 ha	3.0 ac
Direct Control Mixed Use (DC(MU)) District	1.4 ha	3.5 ac
Public-Quasi Public (P) District	11.3 ha	28.0 ac
Special Recreation District (SPR) District	4.8 ha	12.0 ac
Non Developable	10.1 ha	24.8 ac
Total Outline Plan / Land Use Area	59.5 ha	146.9 ac

4.1 DIRECT CONTROL RESIDENTIAL ESTATE ONE (DC(R1E)) DISTRICT

This application contains approximately 3.2 ha (7.8 ac) of land for the purposes of estate residential dwellings. This District recognizes the location of existing estate residential development west of East Lakeview Road. As such, lots within this District will have a minimum lot frontage of 22.86 metres (75 feet) to ensure compatibility with the existing residences. Also included within this district is the requirement for shared driveways and side-attached garages.

4.2 RESIDENTIAL ESTATE TWO (R-E2)) DISTRICT

This application contains approximately 6.0 ha (14.8 ac) of land for estate residential dwellings. It is anticipated that this district will accommodate approximately 88 estate residential dwellings with a minimum lot frontage of 18.28 ha (60 ft).

4.3 DIRECT CONTROL RESIDENTIAL ESTATE TWO (DC(R-E2)) DISTRICT

This application contains approximately 1.5 ha (3.6 ac) of land for estate residential dwellings. The main difference between the existing Estate Residential District in the Land Use Bylaw and the DC(R-E2) District proposed in this application is the minimum lot frontage of 18.28 ha (60 ft) and the requirement for architectural control. These requirements take into account the proximity to Lake Ere Estates to the east.

4.4 SPECIAL RESIDENTIAL (R-1S) DISTRICT

The application contains approximately 15.0ha (37.0 ac) of lands for the purposes of single family residential and is anticipated to accommodate approximately 265 single-family lots based on a minimum lot frontage of 50 feet (15 metres). The purpose of this district is to provide for lots more in keeping with today's market.

4.5 SPECIAL RESIDENTIAL (R-1M) DISTRICT

The application contains approximately 4.0ha (9.8 ac) of lands for the purposes of single family residential and is anticipated to accommodate approximately 71 single-family lots based on a minimum lot frontage of 45 feet (13.7 metres). The purpose of this district is to provide for lots more in keeping with today's market.

4.6 DIRECT CONTROL SEMI-DETACHED (DC(R-2)) DISTRICT

The application contains approximately 1.2 ha (3.0 ac) of lands for the purposes of semi-detached and single detached dwellings. This District is anticipated to accommodate approximately 30 semi-detached dwelling units. The location of this land use district takes advantage of the existing land uses proposed in the area and provides for a gradual transition between single family residential development to the east and multi-unit and mixed-use development to the west. The minimum lot frontage will be 20 metres (65 feet).

4.7 DIRECT CONTROL MULTI-UNIT (DC(R-3)) DISTRICT

A 1.2 ha (3.0 ac) multi-unit parcel exists within the core of the plan area allowing for townhouse style dwellings. In keeping with the SECASP, the multi-unit dwellings will take the form of townhouse units as shown below. While a number of the townhouse dwellings will front onto the collector road, no direct access will be allowed to the individual units from the collector road. Access to the development will be restricted to two access points at either end of the development. A comprehensive site plan and landscape plan will be required at time of subdivision to illustrate how the dwelling units, parking areas and open space areas will be laid out.



Example of multi-unit residential dwelling fronting onto a collector road



Example of two-storey multi-unit dwelling



Example of multi-unit residential dwelling

4.8 DIRECT CONTROL MIXED USE (DC(MU)) DISTRICT

A mixed-use district is proposed within the central core of the plan area. The subject lands represent an area of approximately 1.4 ha (3.5 ac) and is proposed to be a mix of retail and residential uses. Retail uses would be allowed at grade, while residential uses will be permitted above grade level. Examples of this type of development are shown below.

Attention to design and detail include building orientation, landscaping, parking and architectural design. Of foremost importance will be that the buildings will be oriented toward the collector roads with importance of access, both vehicular and pedestrian, being recognized.

Parking for the commercial component will be fronting onto the collector road, while residential parking will be situated to the rear to ensure a separation between the two types of uses/occupants.



Example of mixed-use cell with retail and residential uses



Example of mixed-use development – commercial uses at grade



Example of mixed-use cell – residential parking at the rear

4.9 SPECIAL RECREATION (SPR) DISTRICT

The purpose of this District is to accommodate additional lands required of Camp Chestermere. The current site for the Camp Chestermere Association is located immediately west of the subject lands, however an agreement has been reached with the Chestermere Lake Development Corp. in which the Camp will be able to take advantage of these additional lands. The 4.8 ha (12.0 ac) site is situated just south of the future school site and will be provided with pathway linkages to the north and east.

Should the subject lands not be required for the Camp Chestermere, an amendment to this Plan will be required including redesignation of the lands to a land use in keeping with the Area Structure Plan and Outline Plan.

4.10 PUBLIC-QUASI-PUBLIC (P) DISTRICT

A future school site totaling 4.8 ha (12.0 ac) has been provided within the plan area, after consultation with the Town and the Rocky View School Division.

A series of open spaces, pathways and tot lots have been provided for throughout the plan area. Linkages have been provided for throughout the plan area and wherever possible linkages have been made to adjacent open space areas. A pathway system has also been included within the stormwater management pond outside of the 1:100 storm limits.

4.11 ARCHITECTURAL GUIDELINES / CONTROLS

The purpose of the following architectural control guidelines is to ensure that proposed development is visually appealing and cognizant of the surrounding environment while encouraging a high quality of design in the built environment. The theme overall will be that of the craftsman style resulting in homes with articulate trimwork and exterior cladding; gable, hip and shed roof planes; and asymmetrical windows grouped in small sizes.

Direct Control Approval Process

All lots subject to a direct control bylaw will require design approval by Town Council. The Developer will submit a set of comprehensive guidelines with illustrations to be approved by Council and Administered by Town Staff on a lot by lot basis.

Approval Process

- Architectural Controls are applicable to all multi-unit residential developments unless otherwise noted. All building designs must comply with the Town of Chestermere Land Use Bylaw.

- An Architectural Control Committee will be established and will consist of qualified professionals experienced in engineering and architectural design and will be administered by the Developer. The Committee will review the site grades, drainage and building design elements in accordance with the Architectural Control guidelines. Sites will be reviewed on a lot by lot basis prior to a builder's request for a building permit.
- The Developer shall retain a refundable damage deposit from each builder of a minimum \$1,000.00 per lot to ensure conformity to the guidelines.
- The Builder shall submit one set of the following to the Architectural Control Committee:
 - Site plan complete with building grades;
 - Architectural drawings: plans, elevations, sections and colors.
- The Architectural Control Committee will review the drawings for compliance with architectural guidelines and will submit the package back to the builder with required changes or a compliance stamp.
- Following approval by the Architectural Control Committee, the Builder may submit plans to the Town for development and building permits.
- The architectural control guidelines will address the following, where appropriate:
 - Building mass, elevations, height
 - Building setbacks
 - Exterior finishes
 - Roof materials
 - Site grading
 - Locations of ingress and egress points
 - Landscaping
 - Fencing
 - Lighting
 - Signage
 - Internal pedestrian connections
 - Street furniture

5 Implementation

The Kinniburgh North Outline Plan and redesignation application represents Chestermere Lake Development Corporation's commitment to the planning of a comprehensive residential community in the Town of Chestermere.

Approval of this application will allow for sustainable and staged development in southeast Chestermere in a manner that will accommodate the future growth of the Town in this sector and ensure an appropriate interface with adjacent development. The application is consistent and in keeping with the policies of the South East Chestermere Area Structure Plan.

Subdivision applications for each subsequent phase will be submitted after redesignation has been granted. The subdivision process will determine the design and final configuration of individual lots, municipal reserve, stormwater management facilities and roads.

Registration of individual lots will not proceed until a Development Agreement with the Town has been executed. This will establish the standards for construction of site services, including roads, the culvert, water and sewer systems, drainage controls and shallow utilities, and establish performance security and warranty provisions for the development.