

**Bylaw 008-21**  
**Clearwater Park Area Structure Plan**

**CITY OF CHESTERMERE**

**PROVINCE OF ALBERTA**

**BYLAW #008-21**

A Bylaw of the City of Chestermere, in the Province of Alberta, to provide for the adoption of the Clearwater Park Area Structure Plan.

**WHEREAS** pursuant to the provisions of the Municipal Government Act, Chapter 26, revised Statutes of Alberta 2000, and amendments thereto, enables a municipal council to pass bylaws adopting area structure plans for the purpose of providing a framework for subsequent subdivision and development of an area of land;

**WHEREAS** The Council of the City of Chestermere in the Province of Alberta (hereinafter called the Council) deems it desirable to adopt an Area Structure Plan;

**NOW THEREFORE** The Municipal Council of the City of Chestermere, Alberta duly assembled, hereby enacts as follows:

**1. Title**

- (1) This bylaw may be cited as the "Clearwater Park Area Structure Plan."
- (2) The Clearwater Park Area Structure Plan being Schedule "A" attached hereto and forming part of this Bylaw.
- (3) Bylaw No. 019-09 being a bylaw to amend Mountain View Park Conceptual Scheme (Bylaw C-6474-207, adopted by Municipal District of Rocky View No. 44, and annexed to the Town of Chestermere) and all amendments are hereby rescinded.

**2. Application**

- (1) Nothing in this Bylaw relieves a person from complying with any provision of any federal or provincial law or regulation, other bylaw or any requirement of any lawful permit, order or license.
- (2) Any heading, sub-headings, or tables of contents in this Bylaw are included for guidance purposes and convenience only, and shall not form part of this Bylaw.
- (3) Where this Bylaw refers to another Act, bylaw, regulation or agency, it includes reference to any Act, bylaw, regulation or agency that may be substituted therefore.

**Bylaw 008-21**  
**Clearwater Park Area Structure Plan**

- (4) All the schedules attached to this Bylaw shall form a part of this Bylaw.
- (5) This bylaw is gender-neutral and, accordingly, any reference to one gender includes the other.

**3. Severability**

- (1) If any Section or parts of this Bylaw are found in any court of law to be illegal or beyond the power of Council to enact, such Section or parts shall be deemed to be severable and all other Section or parts of this Bylaw shall be deemed to be separate and independent there from and to be enacted as such.

**4. General**

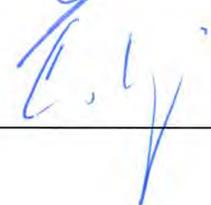
- (1) This bylaw shall take effect on the day which it is finally passed.

READ A FIRST TIME this 16th day of November, 2021.

READ A SECOND TIME this 15th day of February, 2022.

READ A THIRD TIME this 10th day of May, 2022.

  
\_\_\_\_\_  
MAYOR

  
\_\_\_\_\_  
CAO

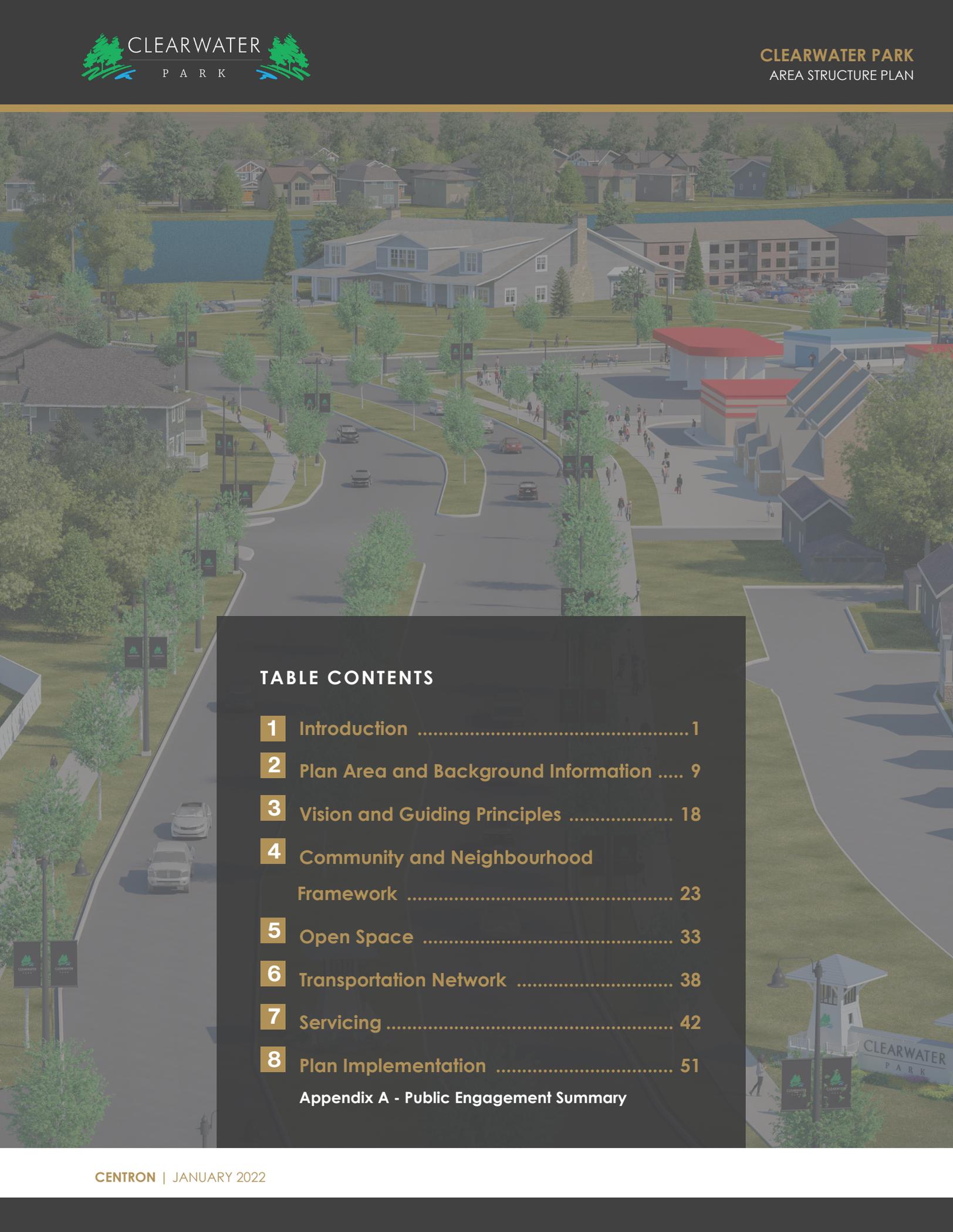


CLEARWATER  
P A R K

AREA STRUCTURE PLAN



JANUARY 2022

An aerial rendering of the Clearwater Park area structure plan. The image shows a mix of residential houses, a large central building with a prominent chimney, and a modern building with a red roof. A road with cars and a pedestrian path with people are visible. The background features a large body of water and more houses. The foreground shows a road with cars and a sign for Clearwater Park.

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An aerial rendering of the Clearwater Park area structure plan. The image shows a large, multi-story building complex with a central courtyard, surrounded by green spaces, trees, and parking areas. A road network is visible, along with various structures and landscaping elements. The scene is set in a lush, green environment with a body of water in the background.

## EXHIBITS

**EXHIBIT 1: Location**

**EXHIBIT 2: Regional Servicing Plan and Regional Transportation Plan**

**EXHIBIT 3: Planning Process**

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# INTRODUCTION

## 1.1 Purpose and Objectives

The purpose of the Area Structure Plan (ASP) is to provide a broad planning framework for lands within the Plan Area. This ASP is a long-term statutory (i.e., having legal authority) plan and shall address 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.

As outlined in Section 633 of the Municipal Government Act (MGA) 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;
- Policy statements which will ensure that the intent of the Clearwater Park ASP is achieved over time.

This ASP is intended to provide clear and concise 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 applications for Outline Plan, Land Use Amendment, and Subdivision.

## 1.2 Previous Approvals

In October 2004, Centron Inc. ('the Developer') submitted a Land Use Redesignation application to the Municipal District of Rocky View proposing to redesignate approximately 23 ha (58 ac) to B-2 to accommodate a business and industrial park development. This proposed redesignation was the first stage of a comprehensively planned commercial business park (Mountain View Business Park). Rocky View Council adopted Bylaw C-6474-2007, which was the Conceptual Scheme for the entire Plan Area in June, 2007.

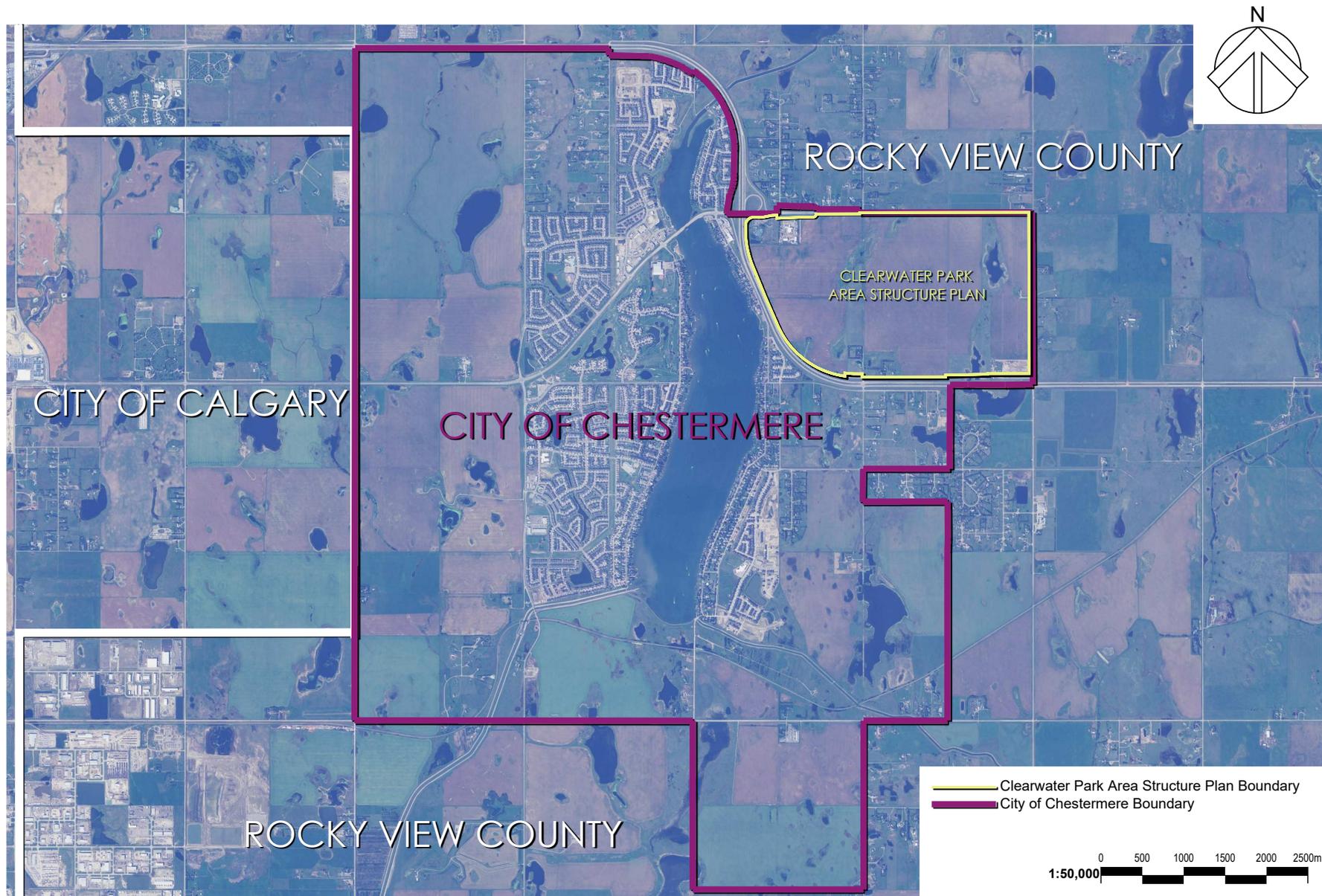
In 2009, subsequent to the annexation of the Plan Area into the Town of Chestermere, the Developer proposed a significant revision to the land use plan, and stormwater management strategy. The amendment concerned a revised development scheme for the then owner of lands now owned by the Developer. The amendment contained a density maximum for the business park component of the ASP, with up to 50 percent building coverage on the smaller planned parcels. The maximum building area within the business park was set at 526,640 m<sup>2</sup> (3,889,820 ft<sup>2</sup>).

The 2009 amendment also provided updated language on functional plans affecting Highway 1 at the two intersections that access the Plan Area (Highway 791 and 1A), and reconfigured the land use scheme to allow interim commercial uses (until the construction of a new interchange at the intersection of Highway 1/Highway 1A) in the west portion of the Plan Area, and a site for a private recreational complex to be located in close proximity to proposed residential uses.

Bylaw 19-09 was the amending Bylaw to the Mountain View Park Conceptual Scheme, which was given final reading by Town of Chestermere Council on March 15, 2010.

The Clearwater Park ASP replaces the Mountain View Park Conceptual Scheme once adopted. The enabling Bylaw contains text to rescind the existing Bylaw upon receiving third reading.





## 1.3 Policy Direction

The Clearwater Park ASP shall be read in conjunction with other relevant statutory and non-statutory plans. The following plans provide overarching policy direction and objectives that have helped guide the preparation, land use, servicing, and policy directions of the Clearwater Park ASP.

### 1.3.1 REGIONAL PLANNING

The Calgary Metropolitan Region Board (CMRB) was created to manage the growth of the region in a strategic and coordinated way.

#### Calgary Metropolitan Region Board Interim Growth Plan

The Calgary Metropolitan Region Board (CMRB) Interim Growth Plan, approved in 2018, guides planning and development within CMRB municipalities through the year 2021 and provides an evaluation framework for certain new statutory plans and amendments to existing statutory plans. The existing Plan Area is shown on the Interim Growth Plan's Schedule 2: Approved Land Use Plans in Place. The ASP, once given first reading by Council, shall be subject to the CMRB's Regional Evaluation Framework.

Section 3.4.2 of the Interim Growth Plan notes that the expansion of settlement areas be planned to achieve the following principles:

- Achieve an efficient use of land;
- Provide for a mix of uses;
- Provide access to community nodes, planned at a scale appropriate to the development;
- Make efficient and cost-effective use of existing and planned infrastructure through agreements with service providers; and connect to municipally-owned or franchised water and wastewater services;
- Provide access to community services and facilities or make efficient and cost-effective use of existing and planned community services and facilities through applicable municipal agreements with service providers at the appropriate time, where and when appropriate.

Section 3.4.5 of the Interim Growth Plan provides policy guidance for Employment Areas within a municipality:

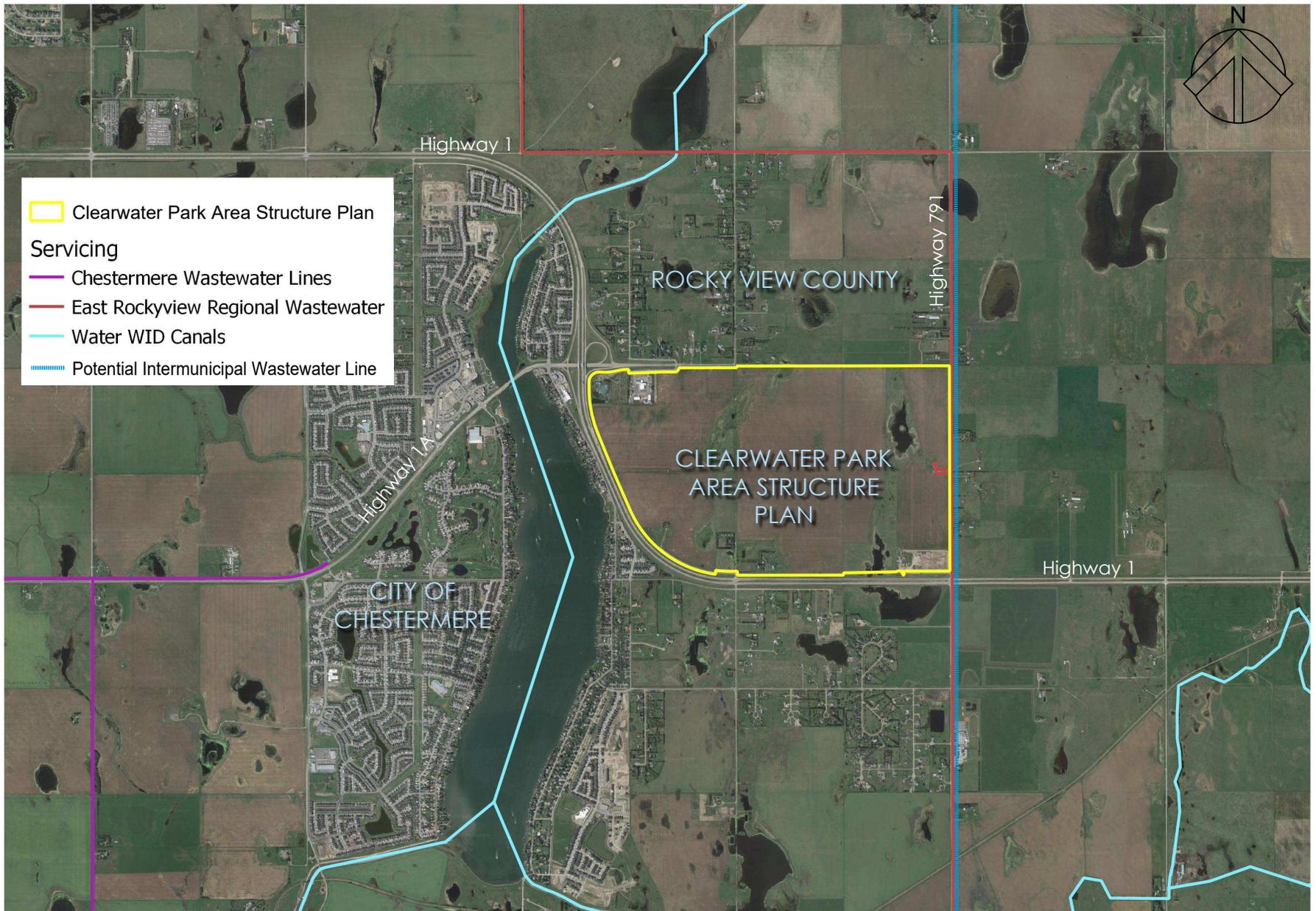
- Employment areas are to be planned and developed to make efficient and cost-effective use of existing and planned infrastructure and services;
- Employment areas should plan for connections to existing and/or planned transit, where appropriate.

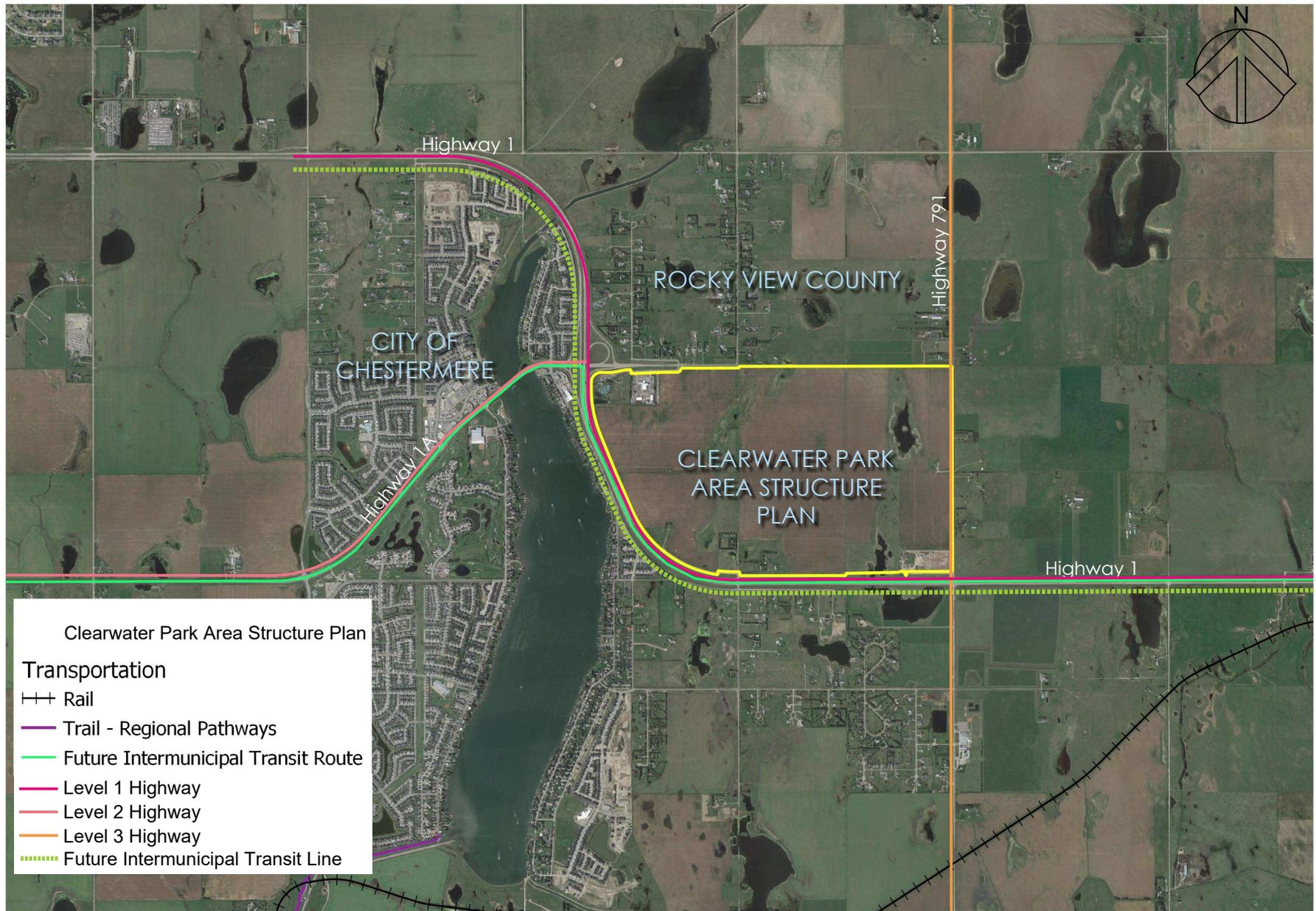
A community node (amenity centre) is planned for the residential component of the development and shall provide recreational opportunities for the area residents.

The proposed servicing scheme makes efficient and cost-effective use of available infrastructure. Stormwater collected from the development shall be self-contained and shall not be discharged into the surrounding watershed. Re-use possibilities (e.g., grey-water irrigation) for collected stormwater shall also be investigated as part of the detailed stormwater design.

On May 21, 2021, the CMRB Board approved the Growth and Servicing Plans. Currently the Plans are under review by Alberta Municipal Affairs. Ministerial approval is required for the Plans to take effect.

**Exhibit 2A: Regional Servicing Plan** and **Exhibit 2B: Regional Transportation Plan** illustrate the relationship of the Clearwater Park area to the regional transportation and transmission corridors and regionally significant features within 1.6 km of the Plan Area as identified within Section 5: Schedules of the CMRB Interim Growth Plan.





### 1.3.2 LOCAL PLANNING – CHESTERMERE MUNICIPAL DEVELOPMENT PLAN

The City of Chestermere’s Municipal Development Plan (MDP) (approved in 2016) provides high-level policy guidance for growth management and land use development over a twenty five-year horizon. Figure 4 of the MDP references the Mountain View Park Conceptual Scheme, which was already in force and effect when the MDP was approved. Despite this, the Clearwater Park ASP addresses the subject matters listed in MDP Section 1.4.2 (Area Structure Plans).

The Clearwater Park ASP will take effect upon receiving third reading from Chestermere Council. With the final approval of the Clearwater Park ASP, the existing Mountain View Park Conceptual Scheme (as amended) will be rescinded and will no longer be in effect.

Chestermere’s approval process is outlined in **Exhibit 3: Planning Process**.

Section 3.3.2 of the MDP provides policy direction regarding growth management. The Clearwater Park fulfils the section’s policies by providing the following:

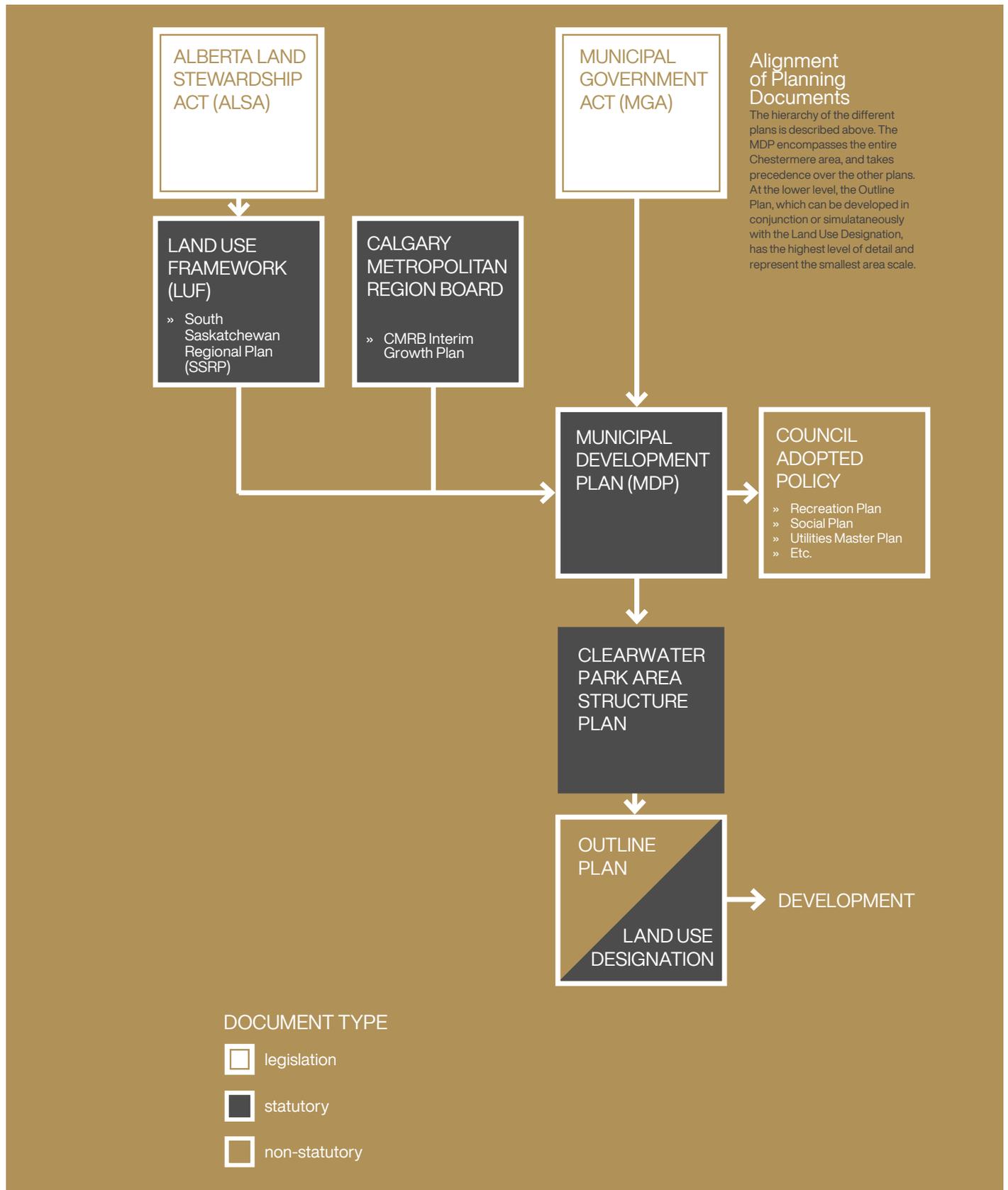
- Section 3.3.2.1: The ASP provides for a wider demographic through the provision of a wide variety of housing typologies, including live-work opportunities, single detached dwellings, medium density housing through the provision of townhouses and cluster housing, plus opportunities for seniors and assisted living residential.
- Section 3.3.2.2: The Clearwater Park neighbourhood has been identified as a growth area for Chestermere, and the ASP represents an efficient use of land, with opportunities for residential, recreational, institutional, commercial, and employment land uses. The ASP represents the development of a complete community, particularly compared to the existing Mountain View Park Conceptual Scheme.

- Section 3.3.2.3: Clearwater Park shall be developed in accordance with the City’s planning and infrastructure hierarchy. Outline Plans and Plans of Subdivision shall guide development, with necessary updates made to the long-term servicing and transportation master plans, and off-site levy bylaws.

MDP policies that are specific to land use designations, open space, and servicing are discussed within the relevant sections of this ASP.

The ASP fulfils the above provisions within the City’s MDP by ensuring that a more complete community is developed by:

- Refocusing employment uses to the eastern portion of the Plan Area, thus providing better access to Highway 1/1A, and allowing development to proceed in an incremental manner from the interchange eastward;
- Providing more choice in residential housing through a range of housing densities in each development stage;
- An amenity/recreation centre for the residential neighbourhood;
- Pathway connections within the Plan Area, and to regional pathways, which also provide a buffer for the country residential housing to the north of the Plan Area;
- A realigned transportation interface to the Highway 1/1A interchange for neighbourhood and surrounding traffic.



**Policies:**

- 1.3.1 The Clearwater Park ASP shall align and conform to the CMRB Growth Plan.
- 1.3.2 The Clearwater Park ASP shall align and conform to the City of Chestermere MDP.
- 1.3.3 The Clearwater Park ASP and related Outline Plans shall conform to the MDP's growth management policies found in Section 3.3.2.
- 1.3.4 The Clearwater Park ASP and related Outline Plans shall be consistent with the implementation goals of supporting non-statutory documents including, but not limited to:
  - Chestermere Design Guidelines
  - Chestermere Recreation Master Plan
  - Chestermere Utilities Master Plan
  - Chestermere Stormwater Master Drainage Plan

## 1.4 Interpretation

### 1.4.1 POLICY INTERPRETATION

The following interpretations shall be used when interpreting policies within this Plan:

- Policy statements that contain the words 'must', 'will' or 'shall' outline mandatory compliance with a given statement.
- Policy statements that include the word 'should' indicate that compliance is encouraged and recommended. However, 'should' statements may not be practical in some circumstances and flexibility is provided. 'Should' statements will be applied unless it can be clearly identified to the satisfaction of the Approving Authority that the policy is not reasonable, practical, or feasible in a given situation.
- Where 'may' is used in policy statements, there is no obligation to undertake what is proposed, but implies that the Approving Authority must give due consideration to the policy and has some discretion on decision-making.

### 1.4.2 MAP INTERPRETATION

The following interpretations are to be used when interpreting maps within this Plan:

- Unless otherwise specified within this ASP, the boundaries or location of any symbols or land use areas shown on a map are approximate only, not absolute, and will be interpreted as such. They are not intended to define exact locations except where they coincide with clearly recognizable physical features or fixed boundaries such as existing legal property lines, existing roads, or existing utility rights-of-way.
- No measurements of distances or areas are to be taken from the maps or figures in the ASP.
- The precise location of land use boundaries will be evaluated at the time of an Outline Plan, Land Use Amendment and Subdivision applications.
- This ASP provides broad policy direction relative to the intended uses and development of an area. The ultimate definition and approval of land uses will be further delineated at the Outline Plan, Land Use Amendment, and Subdivision stages.



## PLAN AREA AND BACKGROUND INFORMATION

### 2.1 Location and Plan Boundaries

The ASP is located within the eastern part of the City of Chestermere, adjacent to Rocky View County. Highway 1 borders the Plan Area on the west and south, Highway 791 on the east by Highway 791 and Township Road 243 with existing country residential development to the north.

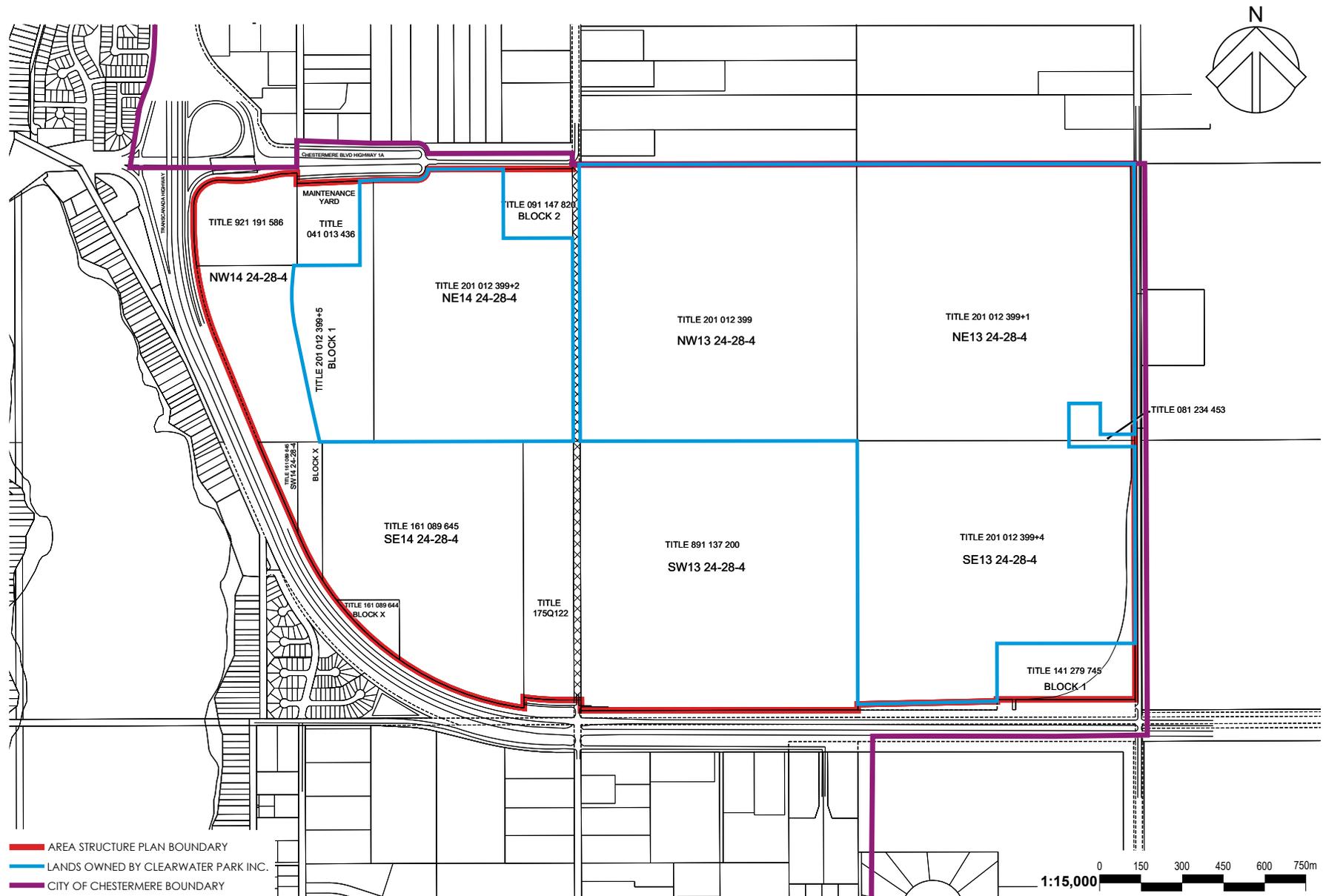
The ASP covers an area of 391.14 ha (966.53 ac) and includes the lands in Section 13-24-28-W4M and that portion of land in Section 14-24-28-W4M that lies to the east and north of Highway 1.

### 2.2 Legal Description and Ownership

The majority of lands within the Plan Area are owned by the Developer (Clear Water Park Inc. (a Centron Company)), who is the main proponent of the ASP. Other lands within the Plan Area are owned by a number of different private and public entities. Lands in the Plan Area owned by public entities include lands that are used for:

- Municipal Service Centre (owned by City of Chestermere);
- Sanitary service infrastructure (owned by Rocky View County);
- Future road widening of Highway 1 and the Highway 1/1A interchange along the south and west boundaries (owned by Alberta Transportation).

**Exhibit 4: Land Ownership** and **Table 1: Legal Description and Ownership** describe the land ownership within the Plan Area.



**TABLE 1: Legal Description and Ownership**

LEGAL DESCRIPTION	HECTARES	ACRES
Plan 891076 Block 1	11.69	28.88
NE14-24-28-W4	41.41	102.33
NW13-24-28-W4	64.96	160.52
NE13-24-28-W4	63.83	157.73
SE13-24-28-W4	54.31	134.21
Road R/W Closure	1.62	4.01
<b>Subtotal (Clear Water Park Inc.)</b>	<b>237.82</b>	<b>587.68</b>
Part SE14-24-28-W4 (Private Ownership)	10.96	27.08
Plan 8910894 Block 2 (Private Ownership)	4.05	10.00
SW13-24-28-W4 (Private Ownership)	63.14	156.02
Plan 6409JK Block 1 (Private Ownership)	6.56	16.21
Part NW14-24-28-W4 (Private Ownership)	7.49	18.50
Plan 833LK, Block OT (City of Chestermere)	4.42	10.92
Plan 0710219 (Rocky View County)	1.51	3.74
Part SW/SE14-24-28-W4 (Alberta Transportation)	36.23	89.54
Plan 1210489 (Alberta Transportation)	11.71	28.94
Plan 4223AF, Block X (Alberta Transportation)	2.44	6.03
Part SW14-24-28-W4 (Alberta Transportation)	1.53	3.77
Existing Road right-of-way	1.51	3.74
<b>Subtotal (other owners)</b>	<b>153.2</b>	<b>378.85</b>
<b>Total Area Structure Plan Area</b>	<b>391.14</b>	<b>966.53</b>

## 2.3 Existing and Surrounding Site Conditions and Constraints

### 2.3.1 EXISTING AND ADJACENT LAND USE

The existing Conceptual Scheme has several approved land use designations, including commercial, interim commercial, residential, industrial, and open space. The lands within the Plan Area are currently used for agriculture (as an interim use), and accessory residential. A recreation vehicle storage business exists at the southeast corner of the Plan Area (northwest corner of Highways 1 and 791).

Lands to the north of the Plan Area are in Rocky View County and are designated for Country Residential (R1 and R2). Lands east of the Plan Area and separated by Highway 791 (Range Road 280) are undeveloped and are used for agricultural purposes. Lands south of the Plan Area and separated by Highway 1 contain rural

residential development (the East Acreage community). Lands west of the Plan Area and separated by Highway 1 are urban residential, backing onto Chestermere Lake. Site photos are showcased in **Exhibits 5A: Site Photos** and **5B: Site Photos (Continued)**.

### 2.3.2 EXISTING TRANSPORTATION NETWORK

As shown in **Exhibit 2: Regional Context Plan**, the existing road network in relation to the Plan Area consists of Chestermere Boulevard, which connects the Plan Area to downtown Chestermere; Township Road 243 to the north, which presently connects to Chestermere Boulevard; Highway 1 to the west and south, which is the major east-west highway in southern Alberta; and Highway 791 to the east, which runs north and south of Highway 1.





### 2.3.3 HIGHWAY 1 WIDENING

Subsequent to the 2010 amendment for the Mountain View Conceptual Scheme, Alberta Transportation has continued to identify and purchase lands to be used for the upgrading of the Highway 1/1A interchange and the realignment of Highway 1, through the southwest portion of the Plan Area. The lands that were previously identified as ‘interim commercial’ lands that are now under Alberta Transportation ownership are identified for the Highway 1 widening within Figure 8: Land Use Concept. Lands that are expected to be purchased by Alberta Transportation over the lifespan of this ASP are listed as Transitional Lands.

### 2.3.4 CHESTERMERE MUNICIPAL SERVICE CENTRE

The City of Chestermere owns a 4.4 ha (10.9 ac) parcel in the northwest portion of the Plan Area, and its Municipal Service Centre on that property. The property acts as a storage centre for City-owned equipment and vehicles and houses the City’s recycling depot.

### 2.3.5 ROCKY VIEW COUNTY SANITARY LIFT STATION

Rocky View County owns a 1.5 ha (3.7 ac) property and operates a regional lift station located in the Plan Area adjacent to Highway 791. The lift station connects of the East Rocky View Wastewater Transmission Line and will continue to operate independently of development within Clearwater Park.

### 2.3.6 TOPOGRAPHY

The topography of the Plan Area is gently rolling and is suitable for the intended development. The land is generally higher in elevation from Highway 1 and has excellent visibility from the highway. The high point of the land is located in the northeast area of the SW ¼ of 13-24-28-W5M. From this point the lands slope to the north, south, east, and west. A depressed area exists in the NE of 14 and NW and SW of 13. Another depressed area is located in the NE and SE of 13.

**Exhibit 6: Topography** shows the existing topography within the Plan Area.

### 2.3.7 BIOPHYSICAL IMPACT ASSESSMENT

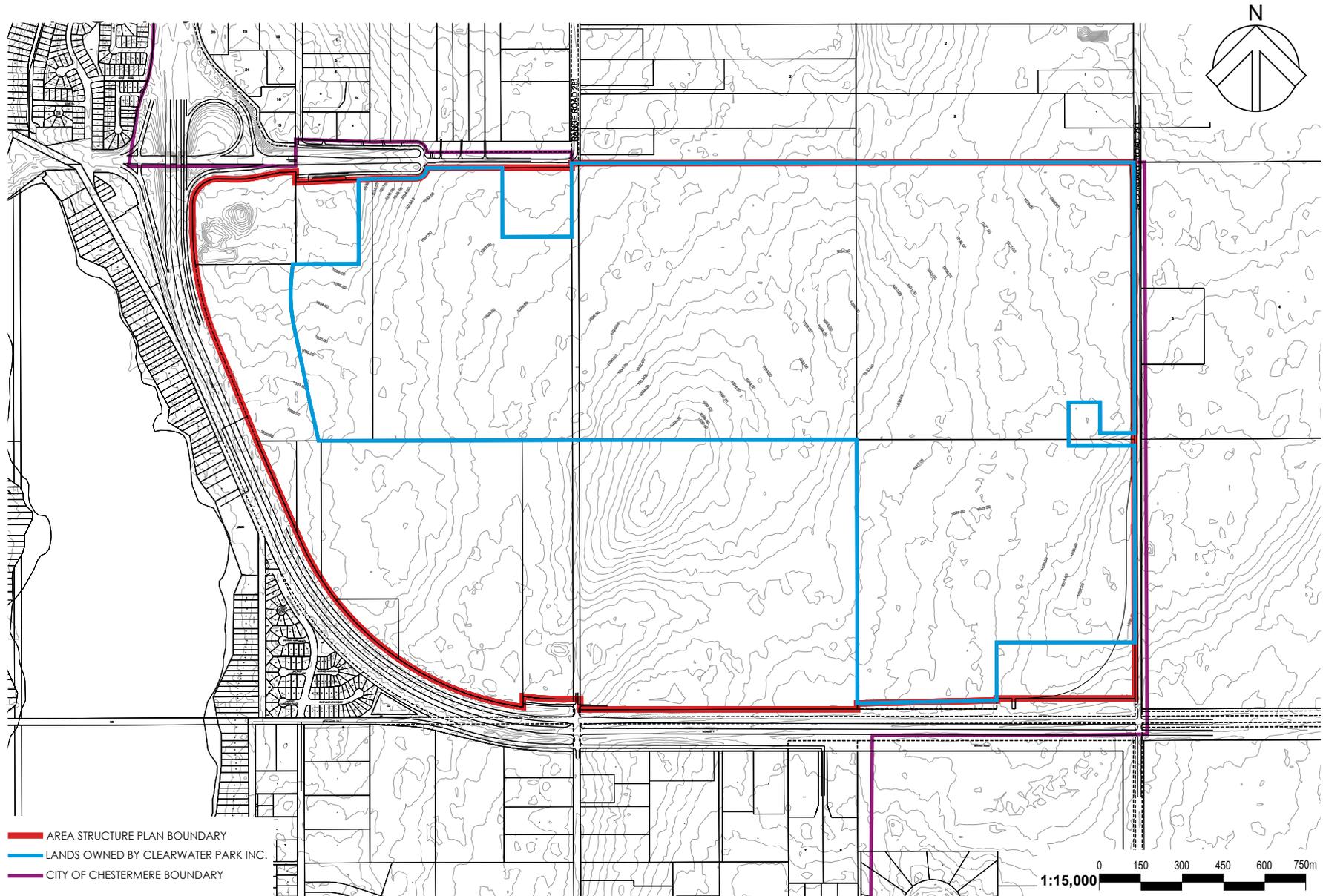
SAGE Ecological Solutions Inc. (SAGE) has conducted a Biophysical Impact Assessment (BIA) for the proposed Clearwater Park development in Chestermere. The BIA was prepared to support Area Structure Plan (ASP) approval, as well as for Outline Plan approval for Stage One.

The ASP lands consist mostly of previously disturbed vegetation. Vegetation community types include 73 percent cultivated cropland, 12 percent disturbed grassland/pasture, 8 percent wetland, and 7 percent anthropogenic land types. Wetlands cover 29.29 ha. The 29 wetlands include two Semi-permanent-Freshwater-Shallow Open Water (Class IV), one Seasonal-Freshwater-Shallow Open Water (Class III), 10 Seasonal-Freshwater-Marsh (Class III), and 16 Temporary-Freshwater-Marsh (Class II) wetlands.

Fieldwork for Stage One was completed in 2020 to support the submission of a Wetland Assessment and Impact Report and outline plan approval. Desktop assessments were used in conjunction with Stage One results to gather information about the greater ASP area. Supplemental field verification surveys for the greater ASP area are scheduled for 2021. Results will be provided in supplemental reports in Q3, 2021.

Key findings of this report include the occurrence of three wildlife species conservation concern (e.g., At Risk species) that were identified onsite, as well as wetlands that occur on the property. Mitigation measures provided to avoid or minimize impacts include conducting clearing activities outside of the migratory bird breeding period, and conducting nest sweeps if activities take place inside the migratory bird breeding period. Wetland disturbance will be mitigated through replacement fees and the design of onsite stormwater management to maintain pre-development water quality and quantity.

With the implementation of the mitigation measures outlined in the BIA, impacts resulting from the Project are considered to be effectively mitigated and will not contribute to the cumulative impacts in the general project area. The conclusions take into account the previously disturbed nature of the site, and the low ecological value of the wetlands and terrestrial land cover that will be disturbed.



### 2.3.8 WETLAND IMPACT ASSESSMENT

A Wetland Assessment & Impact Report (WAIR) was prepared to support a Water Act application for Stage One of the Clearwater Park. Development of Stage One of the proposed project will result in direct impacts to several ephemeral water bodies and temporary and seasonal wetlands within NE-14-024-28-W4M & NW-13-024-28-W4M. The WAIR also updates a previous biophysical investigation and report undertaken for the subject lands in 2008.

The WAIR report notes the implementation of a Staged Master Drainage Plan (SMDP) to be reviewed and registered under the Environmental Protection and Enhancement Act (EPEA). The SMDP was submitted to Alberta Environment and Parks (AEP) for review and registration under the EPEA.

### 2.3.9 HISTORICAL RESOURCES

Alberta Culture, Multiculturalism and Status of Women has provided Historical Resources Act Approval in accordance with the overall land use plan submitted in February 2020. Approval is subject to Section 31 of the Act which requires a person who discovers a historic resource in the course of making an excavation to notify the Minister of the discovery.

### 2.3.10 GEOTECHNICAL CONDITIONS

A geotechnical overview of the Plan Area was completed in 2020, consisting of a desktop analysis, plus the drilling of 21 boreholes to supplement a previous geotechnical investigation and provide guidance for land development. The report concludes that the soils encountered are generally suitable to be used as general engineered fill throughout the site. The site soils are competent to support utilities and will provide adequate bearing for typical single residential building loads. Storm pond detailed designs should also be supported by a site-specific geotechnical investigation.

#### Policies:

- 2.3.1 Biophysical and Wetland Impact Assessments shall conform to the requirements of the City of Chestermere Wetland Policy (Policy 311) and Wetland Bylaw (Bylaw 002-15).
- 2.3.2 Further geotechnical investigations shall be completed and submitted concurrently with each Outline Plan within the Clearwater Park ASP Plan Area.
- 2.3.3 A site-specific geotechnical investigation shall be submitted with the detailed design of a stormwater management pond/facility.
- 2.3.4 Applications for Crown ownership review of wetlands shall be made in accordance with the Public Lands Act.



## VISION AND GUIDING PRINCIPLES

### 3.1 Vision

Clearwater Park is in a strategic location to develop a unique mixed-use development which will provide commercial, industrial, business, and residential uses with convenient access to regional transportation corridors including Highway 1, and Stoney Trail (Highway 201). The developable land area of approximately 353 ha (872 ac) provides the opportunity for a master-planned development capable of providing a more complete community, offering a variety of services and benefits to the community.

The size and land configuration of the site makes the planning principle of ‘sustainability’ possible. An important component of this development is to create a sustainable community where people live, work, and play by providing a mix of residential, commercial, and business park/light industrial land uses that support and complement each other. Connection with the adjacent regional transportation infrastructure creates demand for the commercial and business park/light industrial land uses. The commercial and business park/light industrial land uses create opportunity for employment and a demand for housing which shall be supported by the residential land use component. Development of housing creates a need for recreation and community services.

As the development advances, the community will be able to provide amenities such as a privately-operated recreation centre for the use of community residents, and playfields adjacent to the planned joint-use school site. Storm ponds shall provide nodal points of connections to open spaces within the development through pathways.

Because of the significant size of this development, it shall be phased and designed through the implementing of Outline Plans to provide a framework for further subdivision and development applications.

### 3.2 Guiding Principles

By respecting and applying the guiding principles of the MDP, the Clearwater Park ASP will provide for a livable, vibrant, and inclusive community. Key design principles embodied in this ASP include:

#### 3.2.1 Living and Working in a Separate yet Integrated Community

Clearwater Park provides residential, commercial, employment, and recreation opportunities in one community that is separated from the rest of Chestermere by Highway 1. Clearwater Park, when fully developed, will be a stand-alone community providing one-stop amenities, all within a walkable, human-scale environment.

#### 3.2.2 Places to Gather

Clearwater Park provides formal and informal recreation opportunities, along with a neighbourhood recreation amenity for community residents.

#### 3.2.3 Diverse Housing Options

Clearwater Park provides a wide range of housing choices, including single-detached dwellings, semi-detached dwellings, townhomes, and apartment-style housing for seniors.

#### 3.2.4 Active Transportation and Connectivity

Clearwater Park provides a network of walking and biking trails that promote interconnectivity within the community. Two linkages, one to be built in Stage One, shall connect Clearwater Park to existing trails, parks, and Chestermere Lake.

### 3.3 Land Use Concept and Statistics

**Exhibit 7: Land Use Concept** shows the proposed overall land use concept for the Plan Area, with local and private roads included in the calculations as designated land uses. Arterial and collector roads are identified and show their own area calculation.

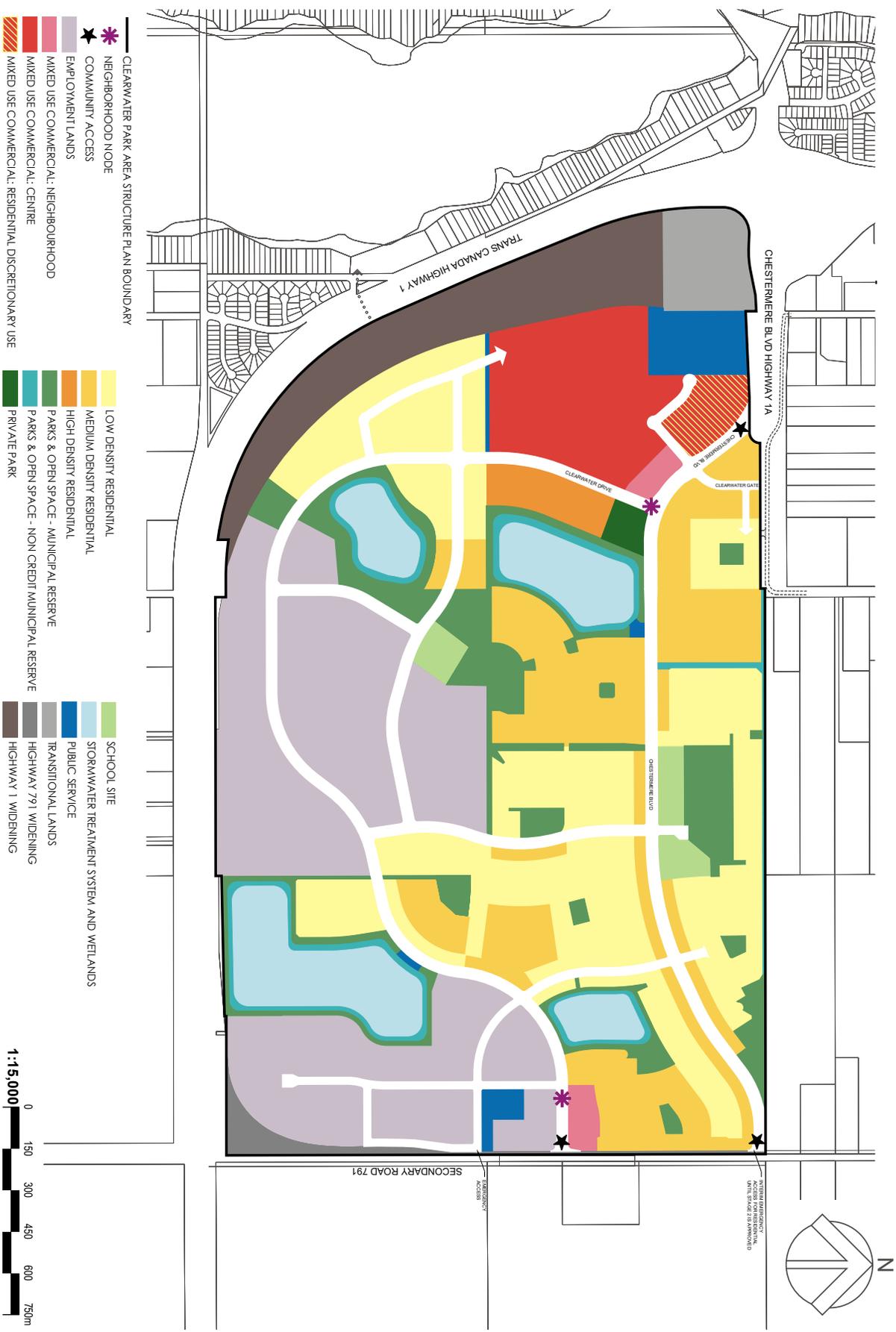
#### 3.3.1 LAND USE STATISTICS

**Table 2: Development Statistics** gives overall development statistics and the breakdown of land uses within the ASP development.

**Table 2: Development Statistics (Overall)**

PROPOSED USE	HECTARES	ACRES	PERCENTAGE
Plan Area (includes r/w closures)	391.14	966.53	
Highway 1 Widening	25.41	62.80	
Highway 791/1 Widening	4.14	10.23	
City of Chestermere Operations Centre	4.42	10.92	
Rocky View County Utility	1.48	3.66	
Transition Lands	7.48	18.48	
<b>GROSS DEVELOPABLE AREA</b>	<b>348.21</b>	<b>860.44</b>	<b>100.0%</b>
Low Density Residential	69.60	171.99	20.0%
Medium Density Residential	52.05	128.61	14.9%
High Density Residential	4.59	11.33	1.3%
Employment Lands	85.85	212.13	24.7%
Mixed Use Commercial: Neighbourhood	2.75	6.80	0.8%
Mixed Use Commercial: Centre	21.36	52.79	8.8%
Mixed Use Commercial: Residential Discretionary Use	3.80	9.39	1.1%
Open Space and Recreation	30.62	75.67	8.8%
Open Space (Non-Credit MR)	10.02	24.75	2.9%
School Site	5.11	12.63	1.5%
Private Recreation Facility	1.43	3.53	0.4%
Public Service	1.49	3.68	0.4%
Stormwater Management	26.34	65.09	7.6%
Roads	33.20	82.05	9.5%
<b>TOTAL</b>	<b>348.21</b>	<b>860.44</b>	<b>100.0%</b>

**EXHIBIT 7: Land Use Concept**



### 3.3.2 POPULATION, DENSITY AND EMPLOYMENT PROJECTIONS

Density projections shall meet the City’s MDP target of eight (8) units per gross residential acre. As shown in **Table 3**, gross developable area is calculated as the total developable area minus regional land uses, as identified in the MDP. In this case, lands identified for future development, plus employment uses have been removed, leaving the Gross Residential Area of approximately 241.0 ha (596 ac). Based upon the required 8 units per gross residential acre, the total number of units is projected to be 4,765, yielding a population of 15,722 at build-out. These projections shall be refined with the submission of an Outline Plan application.

*Note: population projections are based on the average household size for Chestermere in the 2016 National Household Survey (census of Canada).*

**Table 3: Density and Population Projections**

PROPOSED USE	HECTARES	ACRES
<b>Gross Developable Area</b>	<b>348.21</b>	<b>860.44</b>
Less Regional Uses:		
Mixed Use: Commercial Centre	21.36	52.79
Employment Lands	85.85	212.13
Gross Residential Area	241.00	595.52
Gross Residential Density		8 upa
<b>Total Number of Units</b>		<b>4,765</b>
<b>Population Projection (approx. 3.3 persons/dwelling unit)</b>		<b>15,722</b>

**Table 4: Employment Projections** shows the anticipated jobs/employment projections for both the Mixed-Use Commercial and Employment Lands. Anticipated Job Projections are based upon assumptions that the Mixed-Use Commercial lands will achieve an overall Floor Area Ratio of 0.25 with 1 job per 50 m<sup>2</sup> of Mixed-Use Commercial development.

Employment Lands (including the parcel identified for the Service Centre expansion) will create 25 jobs per hectare of development.

**Table 4: Employment Projections**

	Ha/m <sup>2</sup>	ACRES
Mixed Use Commercial: Centre	21.36	52.79
Employment Lands	85.85	212.13
Public Service Lands to be conveyed to Chestermere Service Centre	1.49	3.68
Subtotal	108.70	268.60
<b>Buildable Area – Commercial Centre</b>	<b>53,400 m<sup>2</sup></b>	<b>574,793 ft<sup>2</sup></b>
<b>Jobs Projection – Commercial Centre</b>		<b>1,068</b>
<b>Jobs Projection – Employment Lands</b>		<b>2,147</b>
<b>Jobs Projection – Service Centre Expansion</b>		<b>38</b>
<b>Total Jobs Projection – Clearwater Park</b>		<b>3,253</b>
<b>Jobs Density per hectare</b>		<b>30.0</b>

*Note: All calculations are approximate and subject to refinement with an Outline Plan application.*

#### Policies:

- 3.3.1 The location and types of land uses, open spaces, and major road networks within subsequent Outline Plans shall generally conform to this ASP.
- 3.3.2 Variances to the land use concept at the time of an Outline Plan application, Land Use Amendment or subdivision application shall require an amendment to this ASP.
- 3.3.3 Outline Plan applications shall achieve an overall minimum gross residential density of eight (8) units per acre, in accordance with MDP Section 3.4.4.

# Regional Density Methodology

Calculating Density in the Calgary Region

## Step 1: Calculate the gross developable area



## Step 2: Calculate the gross residential area



## Step 3: Calculate the gross residential density



### What do you 'keep'/what's included in the gross residential area?

- Single unit residential
- Multi unit residential
- Local commercial
- Local parks & open space (municipal reserve)
- Elementary & junior high schools
- Local roads including majors & lanes
- Church sites
- Daycare centres
- Community centres
- Small indoor recreation centres
- Small site fire and police stations
- Private lakes, wet/dry ponds
- Public utility lots (PULs)
- Other local uses



4

# COMMUNITY AND NEIGHBOURHOOD FRAMEWORK

## 4.1 Complete Community

Clearwater Park will be developed as a complete community that offers a unique identity, range of housing, commercial, recreational, institutional land uses, and public spaces. The development of the Plan Area as a complete community will support the efficient utilization of land and infrastructure, afford a range of housing choices and opportunities, provide local and regional services and employment, and support mobility options and transit service through varied densities, complete streets, and an integrated and connected open space and pathway system.

## 4.2 Neighbourhood Design Considerations

### 4.2.1 CHESTERMERE DESIGN GUIDELINES

The Chestermere Design Guidelines established by the City of Chestermere in 2011, were introduced to provide developers, landowners, builders, administration, and the community a set of expectations and a clear direction towards implementing high quality design, construction, and development within Chestermere and provides the framework for a safe, family-oriented, and sustainable environment. The Chestermere Design Guidelines are categorized within multi-family residential, commercial, business park, light industrial, and special design areas including gateways, streets, town centre, residential infill, and lake edge development.

The Chestermere Design Guidelines will act as a reference for the Clearwater Park ASP and will be used within the context of other policy documents including the City of Chestermere Land Use Bylaw and Engineering Guidelines, as well as the MDP. The Chestermere Design Guidelines will be referenced for all policies within the Clearwater Park ASP and for all approvals at the Outline Plan and application stage.

### 4.2.2 CHESTERMERE LANDSCAPE GUIDELINES

The Chestermere Landscape Guidelines were established by the City of Chestermere in 2012. The Landscape Guidelines also provide information regarding Chestermere’s standards governing the subdivision design, servicing standards, the design and construction approval process, and the as-built drawing submission requirements.

Central to new development, the Clearwater Park planning framework will reference the Landscape Guidelines to:

- Create a continuous landscaped connection between buildings, streets, parking areas, and development boundaries;
- Define pedestrian areas, public and private spaces;
- Define and focus attention on prominent features (entrances, activity areas), buildings and landmark features;
- Create a visual interest to the streetscape, open area;
- Provide safe and effective play spaces that adds to the general overall comfort;
- Add to the environmental benefits (air and water quality and habitat protection);

- Provide visual and physical linkages (green space corridors) between green, open, and outdoor activity spaces;
- Buffer and shield with screens and buffers incompatible uses or unsightly areas (garbage); and
- Improve the aesthetic qualities of parking areas and stormwater management facilities

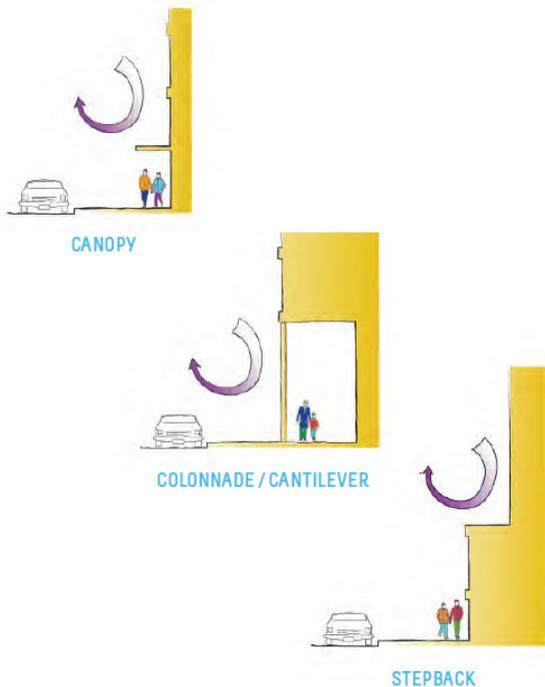
### 4.2.3 URBAN DESIGN PRINCIPLES

Section 3.3.3 of the MDP provides a framework for urban design in Chestermere, with the goals of completing sustainable and complete communities.

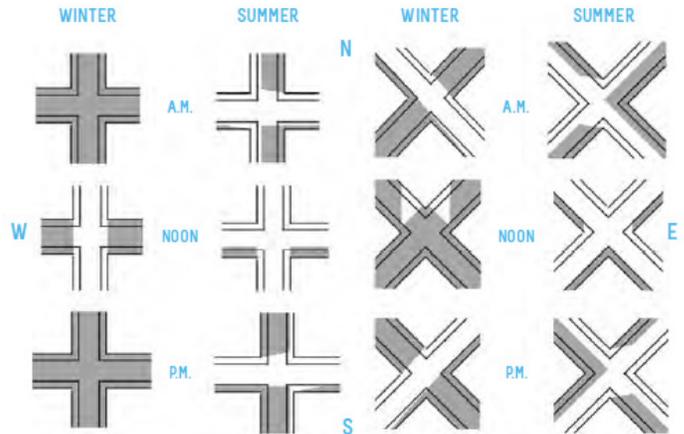
#### Design for Winter Cities

Section 3.3.3.1.2 of the MDP promotes the use of winter city design principles in neighbourhood design. Clearwater Park will employ five guiding winter city design principles that may be utilized in designing for winter cities:

1. **Impede prevailing winds through street patterns, building articulation, and landscaping.** Certain street patterns and orientations can help impede prevailing winds, as can landscaping, step-backs or podiums, and shorter buildings.



2. **Maximize sun exposure through building orientation and design.** Built-up streets that run east-west receive little to no light on winter days, so the streets remain dark and cold. However, if streets are laid out on an angle, they will receive sunshine either in the morning or afternoon.



Shadows cast during Winter and Summer Solstice in Edmonton, with three-storey (10m) buildings and a building-to-building distance of 15m, for demonstration purposes

3. **Colour should be used to enliven the built landscape.** Warmer colours and those inherent in some building materials, such as brick, stone, and wood, remain interesting in the winter, and also absorb and retain heat. Bright colours may be more appropriate for accent colours, street furniture, or temporary infrastructure, such as banners or festivals. Where possible, encourage outdoor dining and retail opportunities that are accessible year-round.



4. **Light should be used to create visual interest and enhance safety.** Winter months remain darker for much longer, providing opportunities to create inviting and visually interesting spaces with creative lighting. Lighting may be integrated into buildings or signage, can be standalone, or seasonal. It should enhance visibility, aesthetics, safety, and usability, and wherever possible, downward-facing fixtures should be used to reduce light pollution.
5. **Design elements and infrastructure to improve comfort and access to winter life in cold weather.** Snow storage shall be carefully considered at the development permit stage, to encourage continued pedestrian movement. Open spaces and recreational spaces should also be designed, where feasible, to allow for year-round use.



#### 4.2.4 SUSTAINABLE DESIGN

Section 3.3.3.2 of the MDP encourages the incorporation of sustainable development initiatives, where possible and feasible, including (as appropriate) green building and design standards, stormwater management best practices, and water and energy saving initiatives. Clearwater Park will incorporate a modern stormwater management system, with water and energy-saving fixtures and appliances within dwellings and buildings.

#### 4.2.5 UNIVERSAL DESIGN

Section 3.3.3.3 of the MDP encourages universal and barrier-free design. Clearwater Park will be designed to accommodate persons with low or no mobility. The design of pathways and roadways will also promote a safe travel environment for all users, including motorists, pedestrians, and cyclists.



## 4.2.6 COMMUNITY ENTRANCES

Section 3.3.3.1.4 of the Municipal Development Plan encourages the improvement of gateways to neighbourhoods through the establishment of urban design guidelines that include special features such as lighting, enhanced landscaping, public art and signage.

Clearwater Park will have three main entrances: two on Chestermere Boulevard, at the northwest and northeast corners of the Plan Area; and one on Chestermere Drive at the intersection of Highway 791. The entrance at the intersection of Chestermere Drive and Highway 791 will be act as an emergency access/egress until the Stage Two Outline Plan has been approved.

All three entrance points shall have low profile monument-type signage with the Clearwater Park neighbourhood logo and signage pageantry on streetlights. The community entrance features will also include enhanced landscape features and will create a pleasant experience for the visitor or the resident returning to the community.



### Policies:

- 4.2.1 Development Permit applications for Commercial, Employment, and Multi-dwelling Residential uses shall include a design rationale that demonstrates consistency with the Chestermere Design Guidelines, the Chestermere Landscape Guidelines, and the Chestermere Land Use Bylaw.
- 4.2.2 Elements of Winter City Design shall be included in the design rationale to be submitted with an Outline Plan application.
- 4.2.3 Urban Design features and surfaces should encourage the use of permeable/porous materials to increase groundwater recharge and reduce runoff.
- 4.2.4 Landscaping shall include drought-resistant native plants and rain gardens where possible to reduce water usage.
- 4.2.5 The use of tree boxes to retain and promote the infiltration of stormwater in urban areas should be used where possible.
- 4.2.6 Urban Design elements to incorporate energy efficient LED lighting for internal and external lighting where possible.
- 4.2.7 Builders will be encouraged to promote energy efficient fixtures and appliances within dwellings and dwelling units.
- 4.2.8 Where possible, exterior paths of travel shall be a minimum of 1,500 mm wide.
- 4.2.9 Where possible, the minimum height of bollards and posts shall be 600 mm and be colour contrasted from the surrounding pavement to improve visibility.
- 4.2.10 Where possible, pedestrian curb ramps should be implemented within pathways consistent with the Chestermere Design Guidelines to allow for accessibility through crosswalks and between roadways.
- 4.2.11 Community entrance features shall conform with the Municipal Development Plan with details of signage, and design/landscape elements submitted with an Outline Plan application.
- 4.2.12 Design of interface areas along Township Road 243 and Highway 791 shall reflect a rural-to-urban transition that highlights the transition from a rural area to an urban community.

## 4.3 Development Stages

Development in Clearwater Park is proposed to occur over three major stages. Stages One and Two encompass the lands owned by the Developer, along with residual lands owned by other private entities. Stage One includes lands in the northern and western portions of the Plan Area, with one community entrance point east of the existing Highway 1/1A interchange. Stage Two includes lands in the eastern portion of the Plan Area, with the main community entrance points from Highway 791.

Stage Three encompasses the balance of the lands to the south of those owned by the Developer. Development timing for these lands are not known at the time of preparing this ASP, however, the landowners/developers shall prepare Outline Plan, Land Use Amendment, and Subdivision approval applications (in compliance with the policies contained within this ASP and the MDP) to support their vision.

Approvals for the proposed development concept shall be sought by Outline Plan Approval on a stage-by-stage basis. Tentative Plans of Subdivision to implement phases of each stage shall be submitted in accordance with the approved Outline Plan for each stage.

**Exhibit 8: Staging Plan** shows the proposed staging plan for development in Clearwater Park.

### Policies:

- 4.3.1 Outline Plan and Land Use Amendment applications shall be approved for a stage area prior to subdivision and development of the lands.
- 4.3.2 Any difference in proposed Outline Plan boundaries, size or location at the Land Use Amendment or subdivision stage from **Exhibit 8: Staging Plan** shall not require an amendment to this ASP.

## 4.4 Residential Area

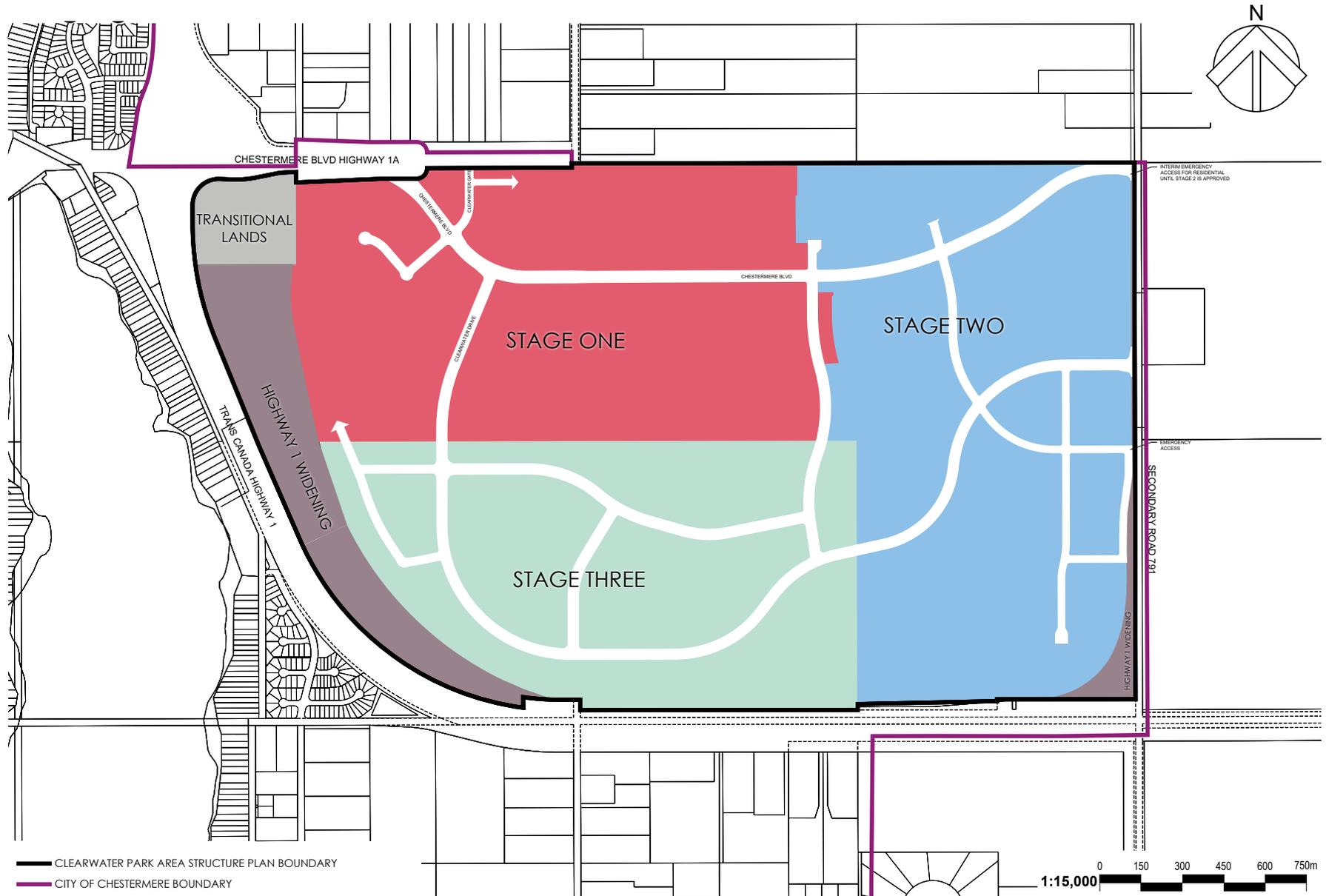
Section 3.4 of the MDP provides a policy framework for Residential neighbourhoods, which are intended to be complete communities, with vibrant neighbourhoods, a walkable urban form, and accessible amenities.

Aligning with Section 3.4.2.1 of the MDP, the Developer proposes a range of housing forms, including single-detached, semi-detached, townhome, cluster townhome, and apartment buildings over the two development stages to support a diversity of choice and affordability in order to meet the changing needs of the demographic, age, and income groups. A mix of rental and fee-simple ownership is expected, which shall cater to a wider variety of income brackets and age groups within Chestermere and the Calgary region.

As referenced in the MDP Section 3.4.4.1, Clearwater Park ASP residential densities shall proceed at the MDP's prescribed gross residential density of 8 units per acre. As shown in **Table 3: Density and Population Projections**, approximately 241.0 ha (595.5 ac) of land within the Plan Area will yield approximately 4,765 dwelling units, and a projected population of 15,722. Densities and the breakdown of housing typologies shall be confirmed with each Outline Plan application.

The Residential Area within the Clearwater Park is intended to create complete community areas within the plan that retain unique characteristics and design features which help create vibrant and distinct family-friendly districts. Some of the elements included in the Clearwater Park ASP which help develop these unique areas include: diverse housing options and choices for families; unique urban public realm spaces and thoughtfully-designed built form; a natural integration of open spaces with ample connectivity between areas; low-impact and sustainable urban design features integrated into the existing landscape; and accessible and safe pedestrian-oriented focus which promotes engaging and active public spaces.

The predominant housing form will be low-density residential that is comprised of single-detached dwellings. Medium-density residential generally includes single-detached dwellings, semi-detached dwellings, duplex dwellings and townhouses. High density residential includes low-rise apartment buildings generally in the form of senior's housing facilities. Medium- and high-density residential uses shall be strategically located in proximity to active transportation pathways and community amenities.



Overall, approximately 134.4 ha (332.2 ac) of the Plan Area is designated for Residential development.

**Policies:**

- 4.4.1 Residential areas shall be generally developed in accordance with Exhibit 7: Land Use Concept.
- 4.4.2 Residential development within a residential area shall contain a variety of low, medium, and high-density housing forms.
- 4.4.3 Medium and high-density residential forms shall be located close to activity nodes, open space systems, and future transit stops.
- 4.4.4 Live-work units are encouraged within medium-density residential areas.
- 4.4.5 Outline Plan areas within this ASP shall achieve an average gross residential density of 8 units per acre.
- 4.4.6 Design of medium and high-density residential shall be consistent with the standards and principles of the Chestermere Design Guidelines.
- 4.4.7 Development in Stage Two that abuts Highway 791 shall have regard for the Rocky View County Agricultural Boundary Design Guidelines, and shall include noise abatement and landscape screening to the satisfaction of the Development Authority, to be confirmed at the Outline Plan Stage.

## 4.5 Mixed-Use Commercial Areas

The Commercial Area within the Clearwater Park ASP aligns with Section 3.5 of the MDP as it provides a range of different commercial opportunities including retail, employment, and commercial in various scales in order to achieve seamless transitions between uses, densities and between adjacent areas. The Clearwater Park ASP has included smaller-scale neighbourhood commercial areas in order to support local retail and office uses in order to provide services to surrounding neighbourhoods and support medium-density residential development.

Overall, approximately 2.7 ha (6.8 ac) of the Plan Area is designated as Mixed-Use Commercial: Neighbourhood; and 21.4 ha (53 ac) of the Plan Area is designated Mixed Use Commercial: Centre. All the designated lands are under the control of the Developer. All parcels of land within the Mixed-Use Commercial designations shall have a minimum lot size of 1.0 ha (2.47 ha).

The Developer also intends to construct a 3.8 ha (9.4 ac) development of residential uses for lands adjacent to the City’s Service Centre in the northwest part of the Plan Area. The lands are shown as Mixed-Use Commercial: Residential Discretionary Use on **Exhibit 7: Land Use Concept**. The lands may be initially developed as residential and may be converted to commercial uses in the longer-term as commercial demand becomes more favorable in this part of Chestermere.

Residential typologies are expected to include duplexes, townhomes, or cluster townhomes, 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.

It is also expected that demand for further commercial development will rely upon Clearwater Park residents, and potentially acreage owners to the north within Rocky View County. The Developer should be consulted in the future to monitor trends in commercial development and commercial demand emanating from the Clearwater Park neighbourhoods.

A small neighbourhood commercial node is also planned for Stage Two of the development.

**Policies:**

- 4.5.1 Mixed-Use Commercial areas shall be generally developed in accordance with **Exhibit 7: Land Use Concept**.
- 4.5.2 Neighbourhood commercial uses should cater to daily service and convenience needs of area residents.
- 4.5.3 Design of commercial areas shall be consistent with the principles and standards of the Chestermere Design Guidelines and the Developer’s Architectural Guidelines.
- 4.5.4 Development shall generally proceed according to phasing established at the Outline Plan stage.
- 4.5.5 The Mixed-Use Commercial: Residential Discretionary Use area may be designed and maintained to allow for the eventual conversion of these lands to commercial uses.
- 4.5.6 Creation of individual freehold residential lots smaller than 1.0 ha (2.47 ac) shall not be permitted by the City’s Subdivision Authority.
- 4.5.7 Development that abuts Highway 1 shall include noise abatement and landscape screening to the satisfaction of the Development Authority, to be confirmed at the Development Permit Stage.

## 4.6 Employment Lands

Section 3.6 of the MDP provides policy direction regarding employment lands. The Clearwater Park fulfils the section’s policies by providing the following:

Section 3.6.1.1: The ASP provides a development framework for lands identified within MDP Employment Area B.

Section 3.6.1.5: The identified employment lands will provide urban-standard services and road cross-sections, allowing for pedestrian and bicycle movements, as well as identifying park spaces in the vicinity of employment lands, allowing for the wellbeing of business park employees.

Section 3.6.2.3: The proposed uses, to be implemented through the Business Park-Light Industrial land use district will match closely with the MDP’s expectation that Employment Lands Area B focus on light industrial uses, including warehousing.

The Calgary region has become a major distribution centre providing services to the local, regional and national markets. Vacancy rates within the Calgary region (Q1 2020) are approximately 7.8 percent overall, with a current vacant supply of 1.06 million m<sup>2</sup> (11.4 million ft<sup>2</sup>) of industrial space. Vacant lands in close proximity to Chestermere are available in northeast Calgary, Balzac (Rocky View County), and Airdrie.

As Chestermere continues to expand in population, demand for employment uses should also increase in the medium- to long-term, but shorter-term demand for employment land would be accommodated from existing vacant lands in northeast Calgary, Rocky View County, and Airdrie.

Employment lands are proposed in Stages Two and Three of Clearwater Park and account for 24.7% of the Plan Area, approximately 85.8 ha (212 ac) of land. The lands are in the east and south parts of the Plan Area with access to Highway 791. The sites are located near to the Alberta electrical high voltage transmission line, as well as the fibre optic main distribution corridor. The lands will be fully serviced with water, sewer, storm and natural gas, which is generally unavailable for industrial lands in the immediate region and throughout Rocky View County. The geometry of the lands allows various site sizes and many options to meet the needs of users requiring 2 acre to 50-acre industrial parcels. Currently there are no industrial lands

serviced and available for immediate development in the City of Chestermere.

The Market Study prepared in support of Clearwater Park notes that development of the employment lands will capture this pent-up demand from owner/user light industrial business owners living in and in close proximity to the community. The lands will also be extremely attractive to larger users (distribution, e-commerce and logistics) needing critical and quick access to the TransCanada highway, plus access to skilled labour available in the growing City of Chestermere.

The Market Study also suggests that Chestermere is underserved for industrial lands. Based on the analysis, the proposed allocation of industrial lands within Clearwater Park are considered reasonable and will be well received by market participants.

All Employment Lands parcels shall be buffered from residential development, as noted within the overall land use plan.

**Policies:**

- 4.6.1 Employment Lands areas shall be generally developed in accordance with **Exhibit 7: Land Use Concept**.
- 4.6.2 Employment areas shall be developed in concert with upgrades to Highway 791.
- 4.6.3 Outdoor storage shall be screened in accordance with the regulations of the City’s Land Use Bylaw.
- 4.6.4 Design guidelines for employment uses shall be submitted and evaluated with an Outline Plan and Land Use application.
- 4.6.5 The applicant shall provide additional screening measures where there may be a conflict between employment and residential land uses. Methods and design of screening shall be provided with the Outline Plan application.
- 4.6.6 Development that abuts Highway 791 shall include noise abatement and landscape screening to the satisfaction of the Development Authority, to be confirmed at the Development Permit Stage.

## 4.7 Neighbourhood Node

Two Neighbourhood Nodes are proposed within the Plan Area Clearwater Park ASP: at the intersection of Chestermere Boulevard and Clearwater Drive (Stage One); and near the intersection of Highway 791 and Clearwater Drive (Stage Two).

The Neighbourhood Node will contain the following elements:

- Neighbourhood commercial plaza;
- Recreation and active transportation pathways/ opportunities; and
- A mix of residential housing typologies.

The Neighbourhood Nodes will be areas that promote social interaction and recreation. The varied residential typologies will provide more opportunities to support the neighbourhood commercial plazas and will promote the use of active transportation modes within the community. The Nodes will have close access to pathways and the community’s integrated park spaces.

**Policies:**

- 4.7.1 Neighbourhood Nodes shall be generally located as shown on **Exhibit 7: Land Use Concept**. The exact boundary and location shall be refined further with an Outline Plan application.
- 4.7.2 A Neighbourhood Node shall be located at the intersection of two collector or higher classified road to allow for convenient access and where possible, accommodate future transit service.
- 4.7.3 Neighbourhood Nodes shall be connected to surrounding residential areas through a network of pathways and walkways that provide convenient and safe connections for active modes of transportation.
- 4.7.4 Neighbourhood Nodes shall contain planned neighbourhood commercial uses.
- 4.7.5 Neighbourhood Nodes shall be located in proximity to recreational uses.

## 4.8 Public Service and Institutional Uses

Given the size and location of the ASP and the forecasted future population within the Plan Area, a range of public services and institutional uses, above the identified school site, and location of any lift stations and other public utility infrastructure shall be accommodated.

Two existing facilities have been designated as Public Service on the ASP Land Use Concept and are owned and operated by the City of Chestermere and Rocky View County. One facility is the City of Chestermere Municipal Service Centre and is a storage area for City equipment and houses a recycling facility.

The second facility is a wastewater lift station owned and operated by Rocky View County and is located in the eastern part of the Plan Area next to Highway 791. The lift station is part of the East Rocky View Wastewater Transmission Line.

### Policies:

- 4.8.1 The ASP shall accommodate a range of public services and institutional uses consistent with the direction and intent of the City's MDP.
- 4.8.2 A range of Public Utility Lot parcels shall be provided throughout the Plan Area to accommodate and support the delivery of municipal services. The exact size, location, and extent of Public Utility Lot parcels shall be assessed with an Outline Plan application and finalized at the time of subdivision.
- 4.8.3 Future access details to the Municipal Service Centre shall be reviewed and approved by Alberta Transportation.

## 4.9 Transitional Lands

Several parcels of land along the western boundary have been acquired by the Province of Alberta to facilitate the eventual alignment of Highway 1 and a replacement to the Highway 1/1A interchange. These lands were identified in the Mountain View Park Conceptual Scheme as 'interim commercial' lands for development prior to the development of the interchange.

As development within these lands has not occurred, a transitional lands designation shall be applied to these lands. It is expected that the Province of Alberta will support temporary development with conditions, including removal at the proponent's expense in a short time-frame, but will not support permanent development on the lands identified for the future highway realignment.

### Policies:

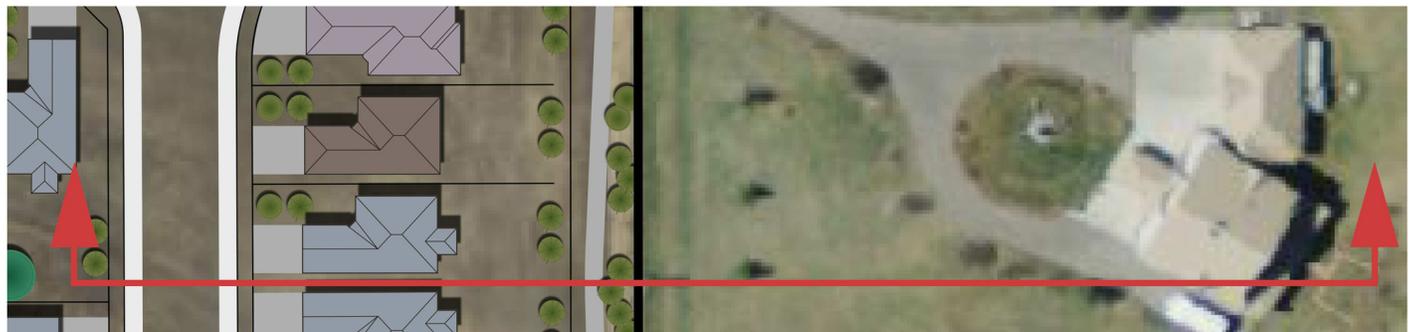
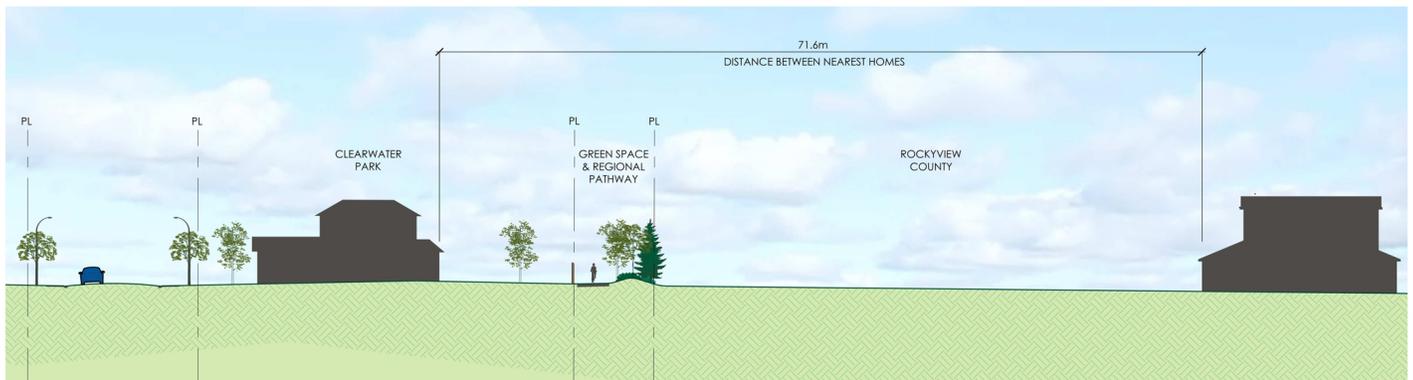
- 4.9.1 Lands within the Traditional Lands designation shall continue to have the current Land Use designation, as detailed in the Chestermere Land Use Bylaw.
- 4.9.2 Development and subdivision applications within the Transitional Lands designation shall be referred to Alberta Transportation for review and comment.

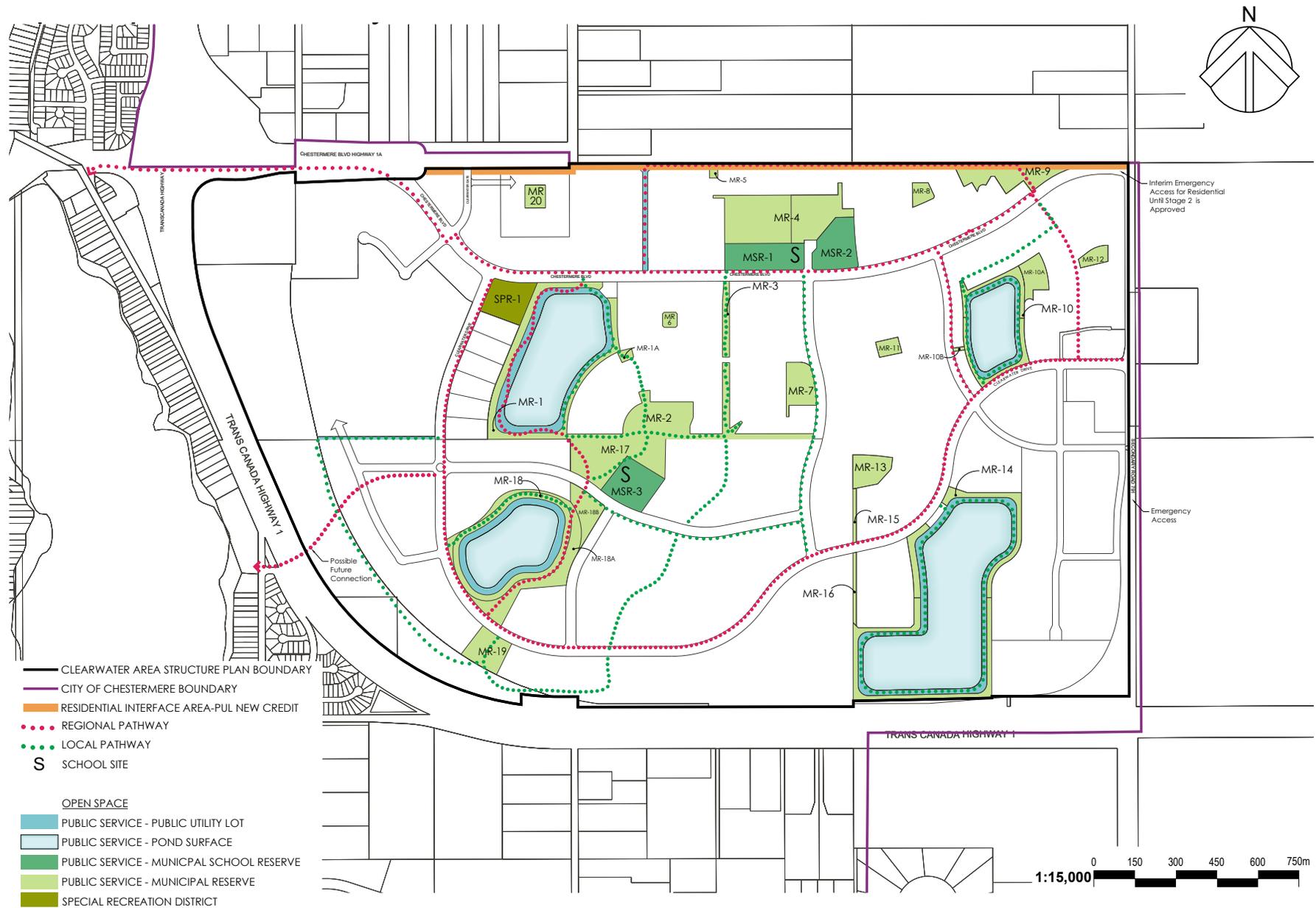
## 4.10 Residential Interface Areas

Residential Interface Areas within the Clearwater Park ASP are lands that are directly situated adjacent to existing residential uses in Rocky View County to the north of the Plan Area, as illustrated in **Exhibit 9: Open Space and Pathway Connections**. The intent of the Interface Area is to ensure that new residential development within the Plan Area has adequate buffering and separation from existing residential uses. For properties on the north edge of the Plan Area, a combination of pathways, berms, and additional landscaping as shown on the conceptual cross section below.

**Policies:**

- 4.10.1 The Residential Interface Area is located as generally shown on Exhibit 9: Interface Areas, adjacent to Township Road 243 and extending easterly to Highway 791 along the north boundary of the Plan Area. The Interface Area shall also extend for the length of the west (realigned Highway 1) and the east (Highway 791) boundaries of the Plan Area.
- 4.10.2 The Interface Area should consist of a combination of pathways, berms, and additional landscaping to provide visual screening from the existing residences in Rocky View County as shown on the attached conceptual cross-section.
- 4.10.3 Residential dwellings adjacent to the Interface Areas shall provide rear yard fencing to further provide screening.
- 4.10.4 The Outline Plan shall confirm methods of managing construction and post-construction (e.g., traffic, dust, lighting, noise, and debris) impacts upon neighbouring lands in Rocky View County.
- 4.10.5 An application for Outline Plan approval shall include cross-sections of lands abutting highways, and details of noise abatement, visual screening, and climate mitigation.







## OPEN SPACE

Section 3.7 of the MDP provides a policy framework for the development of parks and open space in Chestermere. Parks and open space planning are also informed by the City’s Facilities and Amenities Strategic Plan, approved in 2014.

### Exhibit 9: Open Space and Pathway Connections

shows how open space programming and pathways have been integrated into the Clearwater Park ASP. The exhibit shows nine programmed areas for passive and active purposes, along with designated playfields within the dedicated Municipal School Reserve, and recreational facilities to be built within the Amenity Centre.

These facilities are intended to be developed during the first two Stages of development in Clearwater Park. Additional park space has been identified within Stage Three of development, and specific programming activities for those parks shall be identified when Outline Plan applications are submitted for review by the City.

**Table 5: Municipal Reserve Calculations**

PROPOSED USE	HECTARES	ACRES	PERCENTAGE
Gross Developable Area	348.21	860.44	
Identified Municipal Reserve	30.62	75.67	
Identified Municipal School Reserve	5.11	12.63	
<b>Total Identified Municipal Reserve and Municipal School Reserve</b>	<b>35.73</b>	<b>88.30</b>	<b>10.3%</b>

## 5.1 Municipal Reserve

Overall 10.3 percent of open space and school reserve lands have been identified for the Clearwater Park area, which meets the requirements for municipal reserve and school reserve dedication of the Municipal Government Act. A more detailed analysis of municipal reserve lands shall be evaluated with each Outline Plan application.

### Policies:

- 5.1.1 A detailed Municipal Reserve analysis shall be completed at the time of an Outline Plan application.
- 5.1.2 Recreation programming shall generally conform to the locations identified within **Exhibit 9: Open Space and Pathway Connections**.

## 5.2 Municipal School Reserve and Joint Use School Site

The location and general layout of the school Joint Use Site has been reviewed by the two school divisions that operate in Chestermere. 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. The remaining open space will have room for mini soccer, and 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. Drop off zones will be provided along the north edge of Chestermere Boulevard adjacent to the school frontage.

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.

### Policies:

- 5.2.1 School sites shall be located as generally shown on the Land Use Concept.
- 5.2.2 School sites should consist of a school building envelope, playfields, associated parking spaces, student drop off areas, and landscaping components.
- 5.2.3 Recreation programming shall generally conform to the locations identified within **Exhibit 9: Open Space and Pathway Connections**.

## 5.3 Park Spaces

A series of parks, with active and passive recreational uses have been identified for the lands owned by the Developer. Nine park spaces have been identified on **Exhibit 9: Open Space and Pathway Connections**.

Details regarding the park spaces shall be confirmed with an Outline Plan application.

Linear parks are proposed for both development stages and provide the following benefits and opportunities:

- 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.
- 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 sustainable natural play elements such as logs and stumps can be integrated into the park network.

Parks have also been identified within Stage Three, as shown on **Exhibit 7: Land Use Concept**, however programming opportunities should be identified when Outline Plan applications are to be submitted for both future stages.

**Table 6: Open Space Programming** shows the proposed parks uses for Stage One, with identified areas for Stages Two and Three. Formal programming details for Stages Two and Three shall be confirmed with the Outline Plan application. These park spaces correspond with **Exhibit 9: Open Space and Pathway Connections**.

**Table 6: Open Space Programming**

MAP DESIGNATION	PROPOSED FUNCTIONS	HECTARES	ACRES
MR-1/1A	Pathway, plaza entry feature	2.52	6.23
MR-2	Seating area, multi-use games/recreation	3.42	8.45
MR-3	Linear pathway with seating and fitness stations	0.44	1.09
MR-4	Soccer Fields	4.59	11.35
MR-5	Seating area	0.09	0.22
MR-6	To be confirmed with Stage Two Outline Plan	0.18	0.44
MR-7	Dog Park	1.03	2.55
MR-8	To be confirmed with Stage Two Outline Plan	0.34	0.84
MR-9	To be confirmed with Stage Two Outline Plan	1.96	4.84
MR-10/10A/10B	To be confirmed with Stage Two Outline Plan	1.89	4.67
MR-11	To be confirmed with Stage Two Outline Plan	0.31	0.77
MR-12	To be confirmed with Stage Two Outline Plan	0.37	0.91
MR-13	To be confirmed with Stage Two Outline Plan	0.82	2.03
MR-14	To be confirmed with Stage Two Outline Plan	3.12	7.71
MR-15	To be confirmed with Stage Two Outline Plan	0.17	0.40
MR-16	To be confirmed with Stage Two Outline Plan	0.21	0.49
MR-17	To be confirmed with Stage Three Outline Plan	2.75	6.79
MR-18/18A/18B	To be confirmed with Stage Three Outline Plan	4.89	12.11
MR-19	To be confirmed with Stage Three Outline Plan	1.12	2.78
MR-20	To be confirmed with Outline Plan for Subject Property	0.40	1.00
<b>Total Area</b>		<b>30.62</b>	<b>75.67</b>

**Policies:**

- 5.3.1 Recreation programming shall generally conform to the locations identified within **Exhibit 9: Open Space and Pathway Connections**.
- 5.3.2 The distribution, configuration, and programming of future parks and open space areas shall be confirmed with an Outline Plan application.
- 5.3.3 Functional stormwater management facilities shall not be used for recreational purposes.

## 5.4 Clearwater Park Home Owner's Association Amenity Centre

The Developer has identified a 1.4 ha (3.5 ac) parcel for the development of a private recreational/community Amenity Centre for the benefit of the neighbourhood's residents. The Amenity Centre shall be located in the Stage One Neighbourhood Node on the south side of Chestermere Boulevard at Clearwater Drive. 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.

The Amenity Centre shall be built and initially operated by the Developer, but eventually turned over to a Home Owner's Association (HOA). 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.

The Developer, through the Outline Plan process shall confirm that the Amenity Centre's activities and programming aligns with the City's current Recreation Policies and Recreation Master Plan, including:

- Accessibility
- Sustainability
- Complementary programming
- High-quality amenities and programming
- Evidence-based justifications for activity programming

### Policies:

- 5.4.1 Recreation programming shall generally conform to the locations identified within **Exhibit 9: Open Space and Pathway Connections**.
- 5.4.2 The distribution, configuration, and programming of open space areas shall be confirmed with an Outline Plan application.
- 5.4.3 The HOA Amenity Centre shall be built by the Developer (at their cost) as part of development within Stage One.
- 5.4.4 Activity programming for the Amenity Centre shall align with the City of Chestermere Recreation Policies and Recreation Master Plan. Activities shall be complementary to those offered and planned to be offered by the City of Chestermere and provided with an Outline Plan application.
- 5.4.5 Activity programming offered through the Amenity Centre shall be accessible to the broad population of the neighbourhood.
- 5.4.6 Details of functional space within the Amenity Centre shall be provided with an Outline Plan application.
- 5.4.7 The HOA's jurisdiction shall include the entire Clearwater Park Plan Area. Any property owner within the HOA's jurisdiction shall automatically become a member and required to pay annual dues (HOA fees) through an encumbrance registered on the title of each property.
- 5.4.8 Details regarding financial sustainability of the Amenity Centre and HOA, along with the wording of a membership dues encumbrance shall be provided with an Outline Plan application. No funding will be provided by the City of Chestermere for the construction, operation and maintenance of the Amenity Centre.
- 5.4.9 Encumbrances regarding membership in the HOA shall be registered on title as required by the Subdivision Authority.



## TRANSPORTATION NETWORK

A Transportation Impact Assessment was prepared by ISL Engineering (January 2020, updated July 2021) for the Plan Area.

The subject lands are well located from an overall transportation systems perspective, with multiple points of access to regional-scale facilities such as Highway 1 and Highway 791. Municipal roadways (existing, or to be built/upgraded) along the north and east sides of the Plan Area shall allow for multiple points of direct access to various development cells.

Development of the lands shall have an impact on existing regional road systems and may potentially impact traffic in the City of Chestermere on Highway 1A.

From Alberta Transportation's (AT) Highway 1/1A interchange Functional Planning Study (FPS), a Parclo B4 interchange is recommended at Highway 1/1A. From AT's design, 5 core lanes (3 eastbound, 2 westbound) shall carry into Clearwater Park, east of the interchange. Within Clearwater Park, the road is named Chestermere Boulevard and is classified as an arterial road with left turn bays. The third eastbound lane on Chestermere Boulevard shall be dropped as a right turn lane into the first intersection (intersection of Chestermere Boulevard) of Clearwater Park. East of Road 3, Chestermere Boulevard shall become a 4-lane arterial and shall connect to Highway 791.

Currently, Highway 1A east of the Highway 1/1A interchange is a service road that provides access to the acreage residential homes that are north of Clearwater Park. From AT's design, the alignment of Chestermere Boulevard east of the interchange shall bend south into Clearwater Park and the existing direct connection to the

service road shall be discontinued. With the development of Clearwater Park, access to the acreage residential homes shall be via the intersection of Chestermere Boulevard/3; Road 3 shall connect to the existing service road.

As the development progresses, additional improvements shall be required in the surrounding roadway infrastructures. The anticipated sequence of roadway infrastructures and its limitations are as follows:

1. Existing interchange of Hwy 1/1A. The limitation of the existing interchange is the southbound movement of the west junction, which is currently stop-controlled.
2. Adding signalization and dual southbound left turn at the west junction of the existing Hwy 1/1A interchange. The limitation of this configuration is the short westbound left turn storage at the west junction of Hwy 1/1A. In addition, at both Hwy 1A/West Chestermere Dr and Hwy 1A/East Chestermere Dr, the Hwy 1A through-movement operation and queue and the southbound left turn are operating at near capacity.
3. #2 plus signalization with dual eastbound left turn lanes at the Highway 1/1A east junction and the implementation of signalization at Hwy 1/791. The limitation is the signal at Hwy 1/791. Also, the limitations in #2 remains.
4. Upgrade the existing Hwy 1/1A to its ultimate interchange configuration and the building of the Hwy 1/791 interchange, twinning of Highway 1A through the City.

At the time of approval of this ASP, no decision or confirmation has been reached in regards to the implementation of the recommended traffic signal at Hwy 1 / 791. Based on the preceding, it was concluded that in Phase 2, a TIA Update would be required to be undertaken to confirm the improvement at Hwy 1 / Hwy 791. In the same TIA Update, the study should also evaluate the traffic impacts from the additional development generated of the July 2021 land use update.

All financing and cost sharing for Transportation Improvements required for the ASP shall be negotiated and reviewed by the City of Chestermere prior to Outline Plan. All improvements associated with the Provincial highways shall be reviewed and approved by the Alberta Transportation.

## 6.1 Street Network

Clearwater Park 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 two future stages:

- Chestermere Boulevard (a 36.0 m parkway, transitioning to a 32.0 m local arterial street);
- Clearwater Drive (a 30.0 m primary collector, transitioning to a 29.0 m primary collector); and
- Clearwater Gate (a 22.5 m 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 11: Road Network** illustrates the Clearwater Park Road Network.

### Policies:

- 6.1.1 Arterial and collector streets within the Plan Area shall be in general accordance with **Exhibit 11: Road Network**.
- 6.1.2 The layout of residential streets shall be detailed with an Outline Plan application and shall be comprised of interconnected streets in accordance with the connectivity policies of the MDP.
- 6.1.3 All road right-of-way requirements shall be reviewed at the Outline Plan stage. Streets shall be constructed to the City of Chestermere Design Standards.
- 6.1.4 Front drive garages shall not be located with direct access to Chestermere Boulevard.
- 6.1.5 Residential neighbourhoods shall demonstrate street connectivity in accordance with Section 3.4.5.2 of the MDP.

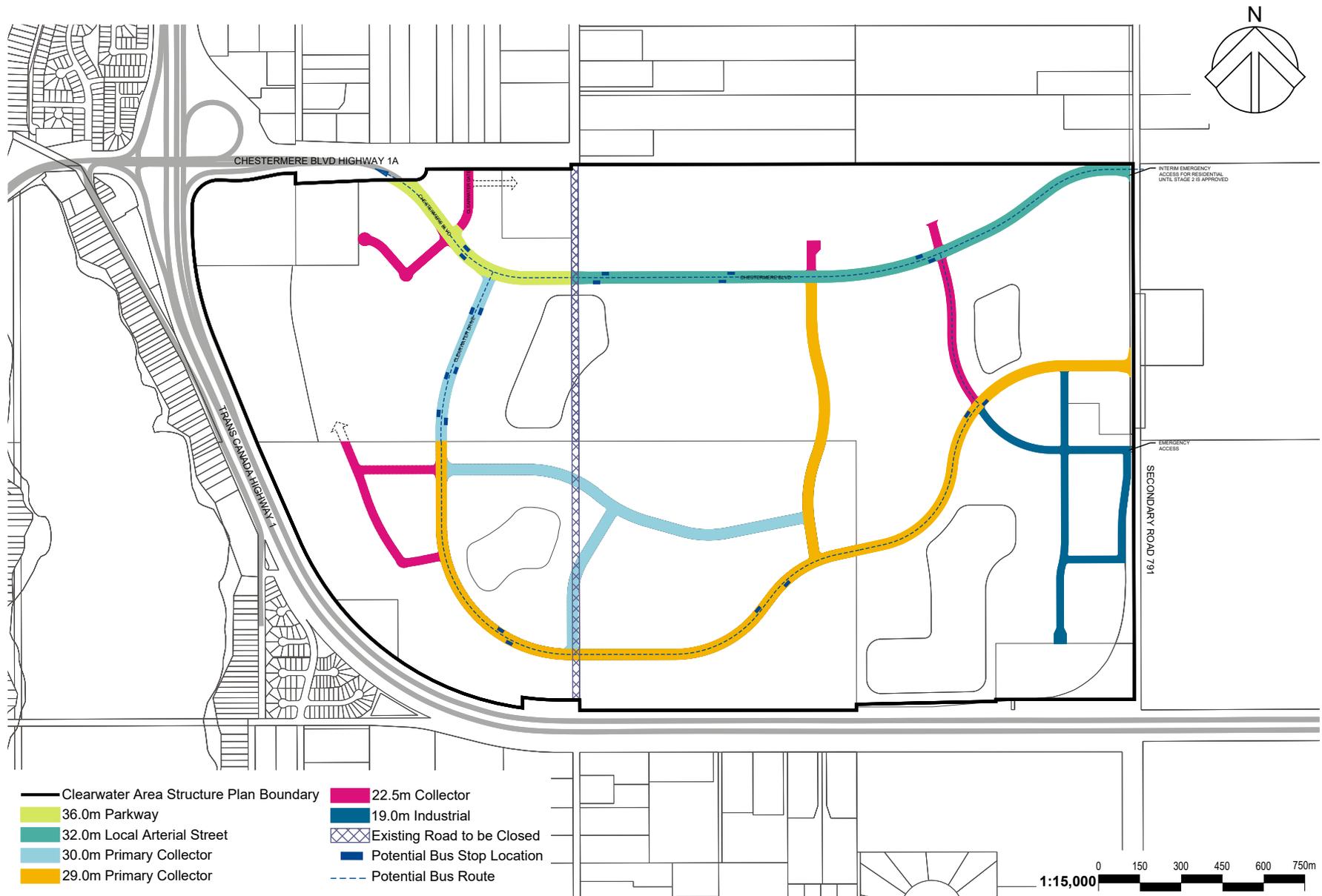
## 6.2 Transit Service

Section 4.3.2 of the MDP provides a policy framework for the inclusion of public transit in the design of neighbourhoods.

Chestermere does not have an existing transit system servicing the community. A privately-run service does provide commuter service between Chestermere and downtown Calgary. Development of a transit system that services both markets is a goal of Chestermere's MDP (Section 4.3.2), with the CMRB Interim Growth Plan listing the Highway 1 corridor as a future transit route between Calgary and Strathmore.

Consideration is also being given for the extension of bus service between East Calgary and Chestermere. Clearwater Park's location may serve as a future terminus of this type of service.

Clearwater Park has been designed so that local service can be extended first along Chestermere Boulevard, and in later stages, along Clearwater Drive, to form a neighbourhood loop. Transit stops shall be identified as part of an Outline Plan application to demonstrate compliance with the MDP and this ASP.





Plan View - Multi-Use Pathway Connection to Chestermere Lake



A Example of Pedestrian Strobe Lighted Sign



A Example of Pedestrian Strobe Lighted Sign and In-Pavement Ground Lights



2 Existing Conditions under Trans-Canada Highway on Chestermere Boulevard



3 Proposed Crossing with Strobe Pedestrian Lights



1 Proposed Pedestrian Crossing over Exit to Chestermere Boulevard



2 Proposed Pathway Connection under Trans-Canada Highway on Chestermere Boulevard Gabion Wall Basket



4 Proposed Crossing with Strobe Pedestrian Lights

**Policies:**

- 6.2.1 The arterial and collector road network within the Clearwater Park should be designed to accommodate future transit routes and stops.
- 6.2.2 Transit stops shall have a maximum separation of 400 m.
- 6.2.3 Future transit routes and stops should be generally located as shown on **Exhibit 11: Road Network** and confirmed as part of an Outline Plan application.
- 6.2.4 Future transit use should be supported by pedestrian connectivity as identified in Section 3.4.5 of the Chestermere MDP.

### 6.3 Regional Pathway System

Open space has been incorporated into the design of the Clearwater Park community through several parks/programmable recreational space with linking trails between park space and around the stormwater management ponds.

On-site pathways will connect across Highway 1 to the existing part of Chestermere at two points:

- The Highway 1/1A interchange to connect to regional pathways along Chestermere Lake, to be built as part of Stage One; and
- A future pathway and pedestrian overpass that will connect Clearwater Park to Sunset Park, along Chestermere Lake.

**Policies:**

- 6.3.1 Regional pathways and the active transportation network must connect people to natural areas, neighbourhood parks, commercial nodes, school sites, and future transit stops throughout the Plan Area.
- 6.3.2 The location of regional pathways shall generally conform with **Exhibit 9: Open Space and Pathway Connections**. Alignment of the regional pathways may be refined at the Outline Plan/Land Use Amendment stage and additional regional pathways may be added.

6.3.3 As part of Stage One, the Developer and City shall review plans to construct the regional pathway across Highway 1 with Alberta Transportation.

6.3.4 A second pathway connecting Clearwater Park with Sunset Park will be provided by the Developer in a future phase.

6.3.5 Dedicated cycling facilities should be considered within the Plan Area, including but not limited to the provision of bike lanes (according to approved road and pathway cross-sections), and bike storage facilities at institutional and recreational facilities.

### 6.4 Road Closure Areas

Existing road rights-of-way within the Plan Area may need to be closed and consolidated as development of the land occurs and new road networks are developed. **Exhibit 11: Road Network**, identifies existing road rights-of-way that may be closed and consolidated as development proceeds.

**Policies:**

- 6.4.1 The existing road rights-of-way as shown on **Exhibit 11: Road Network**, shall be closed and consolidated with adjacent parcels prior to development.



## SERVICING

### 7.1 Water Servicing

Currently there is no municipal or regional water supply available to this land. The City of Chestermere Utilities Master Plan (CIMA+, 2017) identifies the following as the upgrades required to the water supply network in order to adequately service the City's full build out scenario:

- Construction of 3.6 km of 500 mm distribution trunk along Chestermere Boulevard between the existing pump station at Rainbow Road and the proposed tie-in point at the NW corner of the Clearwater Park development.
- Upgrades to the pump station.
- Construction of 620 m of 250 mm main from the existing 250 mm main at the corner of East Chestermere Drive/East Lakeview Road to a proposed tie-in point at the SW corner of the development.
- Construction on the east side of the lands requires the installation of an additional 1.9 km of 300 mm main from the existing 250 mm main at the corner of East Chestermere Drive/East Merganser Drive to a proposed tie-in point at the SE corner of the development.

All financing and cost sharing for the potable water improvements shall be negotiated and reviewed by the City of Chestermere at the Outline Plan stage.

Line assignments for this offsite water construction will be confirmed through discussion with the City of Chestermere.

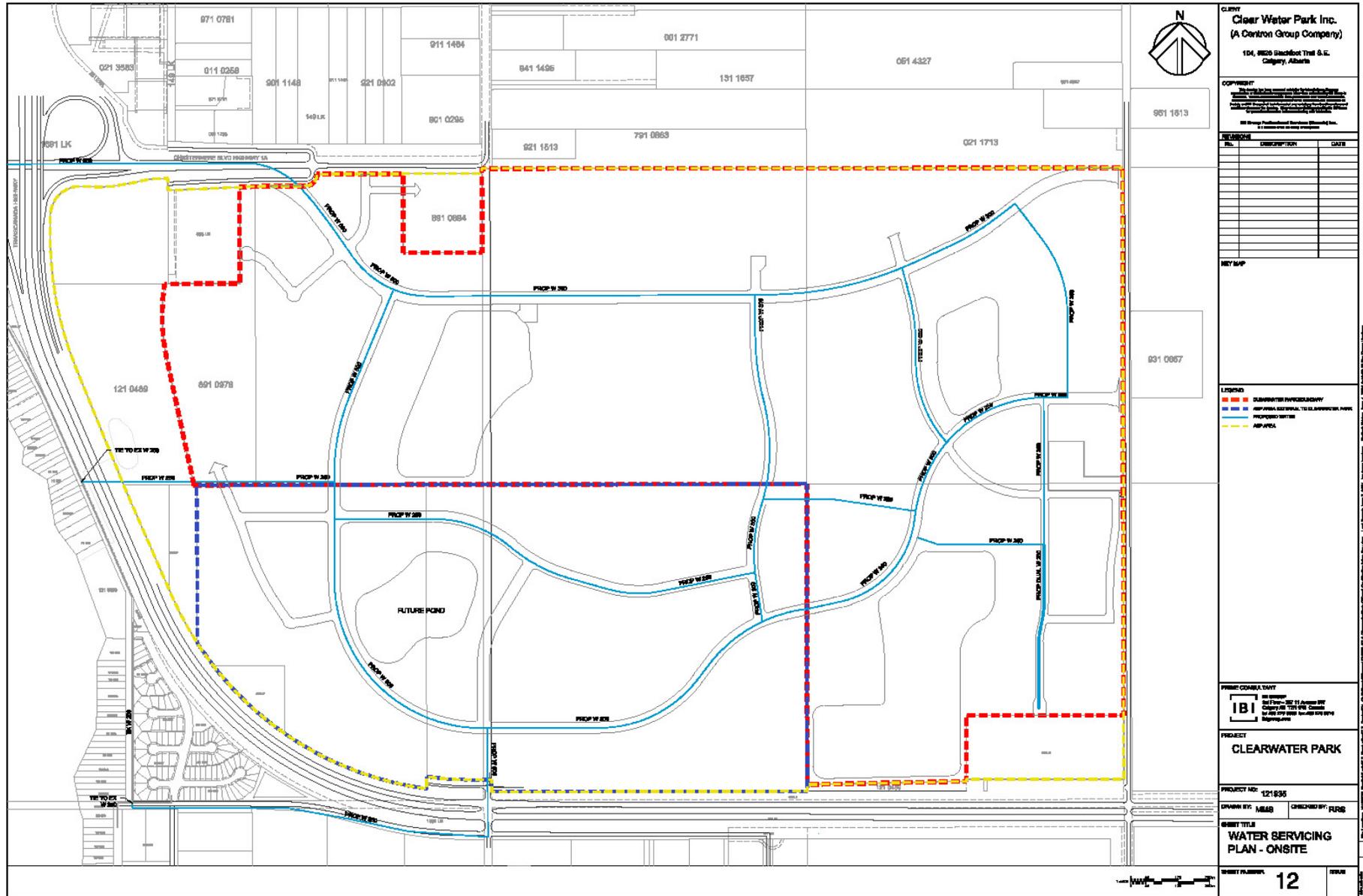
The internal water distribution network is designed to have pipes sized at 200 mm and greater in accordance with the proposed layout shown in the Utilities Master Plan for the Plan Area.

A review of the existing hydraulic model for the Utilities Master Plan was carried out by CIMA in March 2020 and it was confirmed that the above upgrades shall be required to service the development.

**Exhibit 12: Proposed Onsite Water Servicing Plan** and **Exhibit 13: Proposed Offsite Water Servicing Plan** show the proposed water servicing plans.

#### Policies:

- 7.1.1 Potable water shall be supplied by the City of Chestermere, in accordance with the City's Utilities Master Plan.
- 7.1.2 Internal water distribution systems shall be designed to accommodate an efficient phased system to allow phasing of development.
- 7.1.3 Offsite utility line assignments are subject to approval at the detailed design stage of development.
- 7.1.4 The Municipality shall endeavour to assist (but not guarantee) in the recovery of the water distribution system infrastructure oversizing costs from adjacent developers and benefiting areas both in and outside the plan area. The Endeavour to Assist Agreement shall be subject to acceptable cost recovery mechanisms.





## 7.2 Sanitary Servicing

The City of Chestermere Utilities Master Plan (CIMA+, 2017) identifies that the ultimate servicing strategy for these lands is for the sanitary sewer to tie in to a future gravity trunk which would flow south to future lift station #14, which would pump wastewater to existing lift station #13.

This sanitary servicing solution requires the construction of Projects 10, 11, and 14 detailed in the City's Utilities Master Plan. These three projects entail the construction of 5 km of gravity trunk, a new major lift station and 2.5 km of 450 mm force main and are not slated for completion until after the year 2039.

While the intention was for the ASP lands to utilize this new gravity trunk for servicing, the timeline of construction led to the exploration of alternative servicing options.

IBI Group investigated possible alternative solutions and propose that one sanitary lift station to service Clearwater Park shall be constructed adjacent to the northeast corner of proposed Pond 1. The proposed lift station will pump wastewater to the existing City of Chestermere sanitary sewer system at lift station #10. It is proposed that the entire ASP area will be serviced by this lift station. A technical memo detailing this solution has been submitted under separate cover.

The line assignment for this offsite sanitary sewer force main will be confirmed through discussion with the City of Chestermere.

All construction of the listed off-site and on-site sanitary improvements shall be front ended by the developer in accordance with Policy 7.2.3. The City of Chestermere shall consider an Endeavour to Assist Agreement at the Outline Plan Stage.

See **Exhibit 14: Proposed Sanitary Sewer System**.

### Policies:

7.2.1 Internal sanitary sewer systems shall be designed in accordance with the City's Utilities Master Plan (updated) and shall conform to the City's servicing standards and Alberta Environment Design Standards and Guidelines.

7.2.2 Sewer lines shall be designed to accommodate an efficient phased system to allow phasing of development.

7.2.3 The Municipality shall endeavour to assist (but not guarantee) in the recovery of sanitary sewer infrastructure oversizing costs from adjacent developers and benefitting areas both in and outside the plan area. The Endeavour to Assist Agreement shall be subject to acceptable cost recovery mechanisms.

## 7.3 Stormwater Management

IBI Group prepared a conceptual stormwater management plan for the Developer based on the parameters identified in the City of Chestermere Integrated Stormwater Master Plan (Urban Systems, 2015) and the City of Chestermere Stormwater Master Plan (KWL/MPE, 2020). The proposed storm water management system is based on the East Catchments Option 'B' described in the City's Stormwater Master Plan. Previously (2015 Master Plan), the Centron lands were shown being serviced by a stormwater facility in Rocky View County. This is no longer being considered.

The entire Clearwater Park ASP area is shown being serviced via the City's system in the current Stormwater Master Plan East Catchments Option 'B'. 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.

The Stage One area shown on **Exhibit 15** shall be serviced by Pond P1. In the interim situation (until the City future stormwater outlet is constructed), there shall be a pumped outlet connection from this pond to the Stage Two lands which will be used for irrigation of agricultural lands. This concept is shown on **Exhibit 15**. 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. Irrigation water from the storm ponds will be provided to some MR lands and the school site. This concept is shown on **Exhibit 17**.









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. 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 by gravity. Irrigation water from the storm ponds will be provided to some MR lands and the school site. This concept is shown on **Exhibit 16**.

All construction of the listed off site and onsite storm water management infrastructure shall be front ended by the developer with endeavour to assist in recovery of oversizing costs in accordance with Policy 7.3.10. The City of Chestermere shall consider an Endeavour to Assist Agreement at the Outline Plan Stage.

Management and operations of the irrigation system shall be at the Developer's expense until turnover to the City of Chestermere.

**Policies:**

- 7.3.1 All storm water management facilities, either off-site or within the planned area shall be designed and constructed to meet the City of Chestermere and Alberta Environment standards in accordance with the approved storm water management plan.
- 7.3.2 Storm water management shall be designed to facilitate regional storm water solutions as required by the approving authority.
- 7.3.3 Storm pond storage and treatment facilities shall be designed and constructed, either off-site or within the planned area, concurrently with development occurring within a Land Use Stage in order to meet the City of Chestermere and Alberta Environment treatment requirements.
- 7.3.4 The proposed storm water management facilities within the Plan Area shall be constructed by the Developer and dedicated to the City on lands registered as Public Utility Lots. The location and size shall be confirmed with an Outline Plan application.

- 7.3.5 Final design criteria and agreements with approving authorities for storm water management shall be required at the Tentative Plan of Subdivision stage as part of development phasing.
- 7.3.6 As Low Impact Development (LID) proceeds, the Developer shall review the functionality of the LID in the developed subdivision and the practicality of the LID in the future phases. If required, the LID initiatives shall be reviewed for future phases and revised accordingly.
- 7.3.7 Weeping tile drains in the commercial and residential areas shall be connected to the storm sewer system.
- 7.3.8 All storm water management facilities shall be designed to discourage prohibited activities to take place in the interest of public safety as described in the City of Chestermere Bylaw #001-21. Appropriate signage shall be erected adjacent to all storm ponds to warn the public about prohibited activities as described in the Bylaw.
- 7.3.9 Management and operations of the irrigation system shall be at the Developer's expense until turnover to the City of Chestermere.
- 7.3.10 The City of Chestermere shall endeavour to assist (but not guarantee) in the recovery of storm water management infrastructure oversizing costs from adjacent developers and benefitting areas both inside and outside the Plan Area. The Endeavour to Assist Agreement shall be subject to acceptable cost recovery mechanisms.
- 7.3.11 Stormwater management adjacent to a provincial highway shall be designed and constructed to ensure infiltration of the highway right-of-way shall not occur.
- 7.3.12 Alberta Environment and Parks approval shall be required for the proposed agricultural irrigation system.

## 7.4 Solid Waste Management Performance Standards

In employment and commercial areas, solid waste shall be contained on site by the owners within garbage enclosures designed to City standards, and either serviced by the City or a private contractor retained by the landowner.

In residential areas, solid waste and recycling shall be collected on a regular basis from each residence by the City or a private contractor retained by a condominium association.

### Policies:

7.4.1 The methods of collection and removal of solid waste within the Plan Area shall be determined at either the Subdivision or Development Permit approval stage, to the satisfaction of the City.

## 7.5 Shallow Utilities

Shallow utilities include telephone, natural gas, electrical, internet and cable services. The necessary easements and utility rights-of-way for these services must be provided to the specifications of the utility companies.

### Policies:

- 7.5.1 At a minimum, electrical and gas servicing is required for all lots within the Plan Area, unless an alternative comprehensive energy plan is approved by the City.
- 7.5.2 The location of proposed utility rights-of-way shall be identified at the Outline Plan/Land Use Amendment stage.
- 7.5.3 Shallow utility rights-of-way must avoid Environmental Reserve areas except where permitted by the Approving Authority in special situations.



## PLAN IMPLEMENTATION

### 8.1 Plan Adoption

In accordance with Part 17 of the Municipal Government Act, once passed, the Clearwater Park ASP will become a statutory planning document of the City of Chestermere.

To advance development on the subject lands, an Outline Plan and Land Use Amendment must first be prepared in accordance with the Chestermere MDP and the Clearwater Park ASP. The purpose of an Outline Plan is to provide for a more detailed land use, transportation and servicing framework which is consistent with the Clearwater Park ASP.

**Policies:**

- 8.1.1 An Outline Plan and Land Use Amendment application must be approved for a specific land area prior to subdivision and development of the land.
- 8.1.2 All Outline Plan and Land Use Amendment applications shall be consistent with the CMRB Interim Growth Plan, the Chestermere MDP and Clearwater Park ASP.
- 8.1.3 Innovative strategies for employment lands, municipal reserve contributions, recreation and stormwater management, will be explored prior to submission of the Stage 2 or Stage 3 Land Use Amendment and Outline Plans for Clearwater Park. The Area Structure Plan would be amended, if deemed necessary, at the time of submission of the said Land Use Amendment or Outline Plans.

### 8.2 Intermunicipal Planning

As illustrated on **Exhibit 1: Location**, the Plan Area is located directly adjacent to the boundary of Rocky View County. The ASP was circulated to Rocky View County for review and comment in accordance with Section 636(1)(d) of the Municipal Government Act.

**Policies:**

- 8.2.1 The City of Chestermere will engage with Rocky View County in discussions regarding the implementation of mutually beneficial land use strategies.
- 8.2.2 If necessary, staff representatives from the Rocky View County/City of Chestermere Intermunicipal Committee shall meet during the circulation of an application for Land Use Bylaw Amendment, Outline Plan and/or Subdivision approval to address issues of intermunicipal concern.

### 8.3 Plan Amendment

Any changes to the text or maps within the Clearwater Park ASP may require an amendment unless otherwise stated or deemed necessary by the Approving Authority. Applicants must submit all necessary supporting information to evaluate and justify the potential amendment.

**Policies:**

- 8.3.1 This plan must be comprehensively reviewed and amended prior to acceptance of any Outline Plan or Land Use Amendment application for lands beyond Stage Two.



APPENDIX A -  
Public Engagement  
Summary

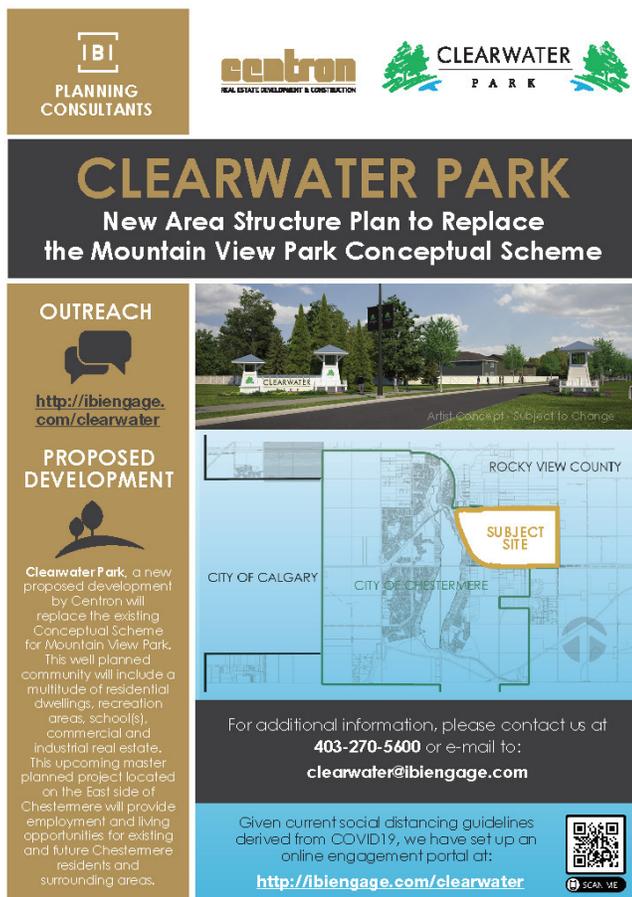


# A1 PUBLIC ENGAGEMENT PLAN OVERVIEW

The purpose of the Clearwater Park ASP Public Engagement Plan was to facilitate an inclusive forum to engage area residents and gather input for the vision of updates to the existing statutory plan (Mountain View Park Conceptual Scheme) currently in force and effect. Clearwater Park lies on the boundary between the City of Chestermere and Rocky View County, therefore residents of both municipalities were invited to review the draft Area Structure Plan.

The public engagement program included the following:

- Notice of Development sign posted at the north end of the Plan Area, abutting Township Road 243;
- Introductory conversations with non-participating landowners within the Plan Area;
- Creation of a project website:  
[www.ibipublicengagement.com/clearwater](http://www.ibipublicengagement.com/clearwater);
- A postcard mailer sent to stakeholders on January 4, 2021; and
- Notice of the public engagement program, published in the Chestermere Anchor and Rocky View Weekly.



**IBI**  
PLANNING CONSULTANTS

**centron**  
REAL ESTATE DEVELOPMENT & CONSTRUCTION

**CLEARWATER PARK**

## CLEARWATER PARK

New Area Structure Plan to Replace the Mountain View Park Conceptual Scheme

**OUTREACH**

<http://ibiengage.com/clearwater>

**PROPOSED DEVELOPMENT**

Clearwater Park, a new proposed development by Centron will replace the existing Conceptual Scheme for Mountain View Park. This well planned community will include a multitude of residential dwellings, recreation areas, school(s), commercial and industrial real estate. This upcoming master planned project located on the East side of Chestermere will provide employment and living opportunities for existing and future Chestermere residents and surrounding areas.

Artist Concept - Subject to Change

ROCKY VIEW COUNTY

CITY OF CALGARY

CITY OF CHESTERMERE

**SUBJECT SITE**

For additional information, please contact us at **403-270-5600** or e-mail to: [clearwater@ibiengage.com](mailto:clearwater@ibiengage.com)

Given current social distancing guidelines derived from COVID19, we have set up an online engagement portal at: <http://ibiengage.com/clearwater>

SCAN ME



**IBI**  
PLANNING CONSULTANTS

**centron**  
REAL ESTATE DEVELOPMENT & CONSTRUCTION

**CLEARWATER PARK**

## CLEARWATER PARK

New Area Structure Plan to Replace the Mountain View Park Conceptual Scheme

**CONCEPT PLAN**  
ASP Plan Area: +/-391 hectares (+/-967 acres)

**PLANNING CONSULTANTS CONTACT INFORMATION**

IBI Group  
3rd Floor  
227 11 Ave SW  
Calgary, AB  
T2R 1R9  
403-270-5600  
E:clearwater@ibiengage.com

Legend:  
 - CLEARWATER PARK (PROPOSED DEVELOPMENT)  
 - HIGH SCHOOL (EXISTING)  
 - PARKS (EXISTING)  
 - COMMERCIAL (EXISTING)  
 - INDUSTRIAL (EXISTING)  
 - RESIDENTIAL (EXISTING)  
 - PARKING (EXISTING)  
 - HIGHWAY (EXISTING)  
 - WATERWAYS (EXISTING)  
 - BOUNDARY LINES (EXISTING)

You are invited to learn about and provide your input for the Clearwater Park Area Structure Plan through our online engagement portal.  
<http://ibiengage.com/clearwater>

**Developer:** Clear Water Park Inc. (A Centron Company)

**City of Chestermere Contact:** Elizabeth Armitage  
[earmitage@chestermere.ca](mailto:earmitage@chestermere.ca)

SCAN ME

## A2 SUMMARY OF STAKEHOLDER INPUT AND FEEDBACK

CLEARWATER PARK, UNIQUE PAGE VIEWS									
PAGES	Jan 11-16	Jan 17-23	Jan 24-30	Jan 31-Feb6	Feb 7-13	Feb 14-20	Feb 21-27	Feb 28-Mar 6	Total
index.php	36	215	152	21	10	13	12	10	469
maps.php	41	355	375	60	28	37	8	8	912
download.php	9	35	45	5	0	1	0	2	97
faq.php	7	27	34	7	2	0	0	1	78
feedback.php	9	29	21	1	2	1	0	2	65
contact.php	9	19	21	1	7	4	3	1	65
thankyou.php	0	3	5	0	0	0	0	0	8

SUMMARY OF COMMENTS RECEIVED	
DATE OF COMMENT	COMMENT
January 21, 2021 (Website Comment)	Do you have a plan for servicing? Will servicing come from the south across Highway 1?
January 21, 2021 (Website Comment)	I hope you can get this approved and done. Especially the commercial and *employment lands*. I presume that means industrial? I have a couple of questions. 1. What is the timeline? 2. One map appears to show 791 with a right of way for an intersection with Highway 1, is that correct and is it a multi level intersection? 3. How big, in acres, is the commercial in the northwest corner compared to the commercial center in Chestermere ( the one with the banks, Safeway and Shoppers)? A couple of suggestions before you go too far.... maybe change the several references to Township Road 252 on your site. That road is 5 miles north of your north boundary. I think you might mean Township 243. But maybe call it East Chestermere Blvd so people know. And also, this may be too late but are you aware there is already a Clearwater Park in the Calgary area?
January 24, 2021 (Website Comment)	Hello, I have reviewed your proposed plan and you have missed the mark. Chestermere annex the Mountain View lands because it was going to provide retail and light industrial lands with a small amount of residential land. You need to take advantage of highway exposure for things like retail, hotels, and services (gas, truck stops, restaurants, ect...). You need to make use of the Chestermere Blvd and Hwy 1 interchange as well as the proposed interchange at 791. You need to exploit the inland port opportunities. Residential you need to concentrate on the NE portion of the land, where it back on to RVC. You should be looking at multi family and cost effective housing options. This is to allow the people who will be needed to or will work in these businesses an opportunity to live close to work. One other concern. Centron had purchased land for an offsite stormwater pond, yet you show one on site. Why? I would be glad to discuss further and provide you with my professional opinion and advise.
January 25, 2021 (Website Comment)	What is the timeline that stage 1 and 2 will start? When will roads be built?
January 25, 2021 (Website Comment)	<p>I am a resident of Rocky View County who is an adjacent neighbour to this parcel of land, located north on highway 1A at 281040 Twp Rd 243, Rocky View Country, AB. I first heard of this development by a post from a Chestermere Resident on Facebook, in the I Love Chestermere group. I did not receive any formal notification from the City of Chestermere, or the developers that this new development plan was being proposed.</p> <p>I was in contact with my Ward 5 Councillor to ask if he was aware, which he was not. As a direct "neighbour" to this plan, I and many other residents will be affected negatively if the current structure plan goes through placing multi-level, multi-family residential units right in front of our Luxury homes. In a previous plan approved by Rockyview and the then Town of Chestermere, it was agreed that a berm and luxury resident houses would be in the area directly across from our Rocky View Estate homes.</p> <p>We are not apposed to the development but would appreciate consolation and consideration to the value of our properties.</p> <p>Also, to take into consideration is the access to our properties and high traffic impact to the area where school bus route would be affected on this post secondary highway.</p> <p>Our big concern is the fact that they feel it appropriate to build multi level units across from luxury Rocky view Homes, that as you know we pay high taxes on these homes. The audacity that we as residents of Rocky View County and direct neighbour of the City of Chestermere were not contacted in any way shape or form is inappropriate and not right.</p>
January 28, 2021 (Website Comment)	I think this is the best thing this city could do as Rockyview has the CN intermodel park just north of this development with 2.5 million sq feet of warehousing and anticipated to be 3rd largest distribution center in canada, this area along with the conrich area structure plan will contribute to this development, if chestermere does not jump on this opportunity it would be a mistake. I think this is the right direction of planning just as other places have done like Strathmore building east, there is no better way to go for chestermere for industrial commercial and residential than the direction of this plan. build it and they will come

SUMMARY OF COMMENTS RECEIVED (CONTINUED)

DATE OF COMMENT	COMMENT
January 30, 2021 (Website Comment)	Hi; I notice that there are provisions for widening of Hwy 791, which is currently a VERY well known, dangerous (some say notorious and DEADLY!) access to the Trans Canada Hwy. So much so, that the Province instituted special lanes and traffic control/speedlimits to mitigate the danger at Hwy 1 and 791. The province has long term plans to move Hwy. 791 to the east, and behind Chestermere Highschool and to build an overpass in order to meet Alberta Hwys. standards for anticipated traffic levels, which, by the way, do not include the increased traffic generated from this proposed development. My questions are: 1. What discussions have there been between the various levels of gov*t in regard to increased traffic in general, and in regard to accessing Hwy*s 1 and 791. As well, what is the increase in traffic anticipated by this proposal in these areas? 2. How much traffic increase is anticipated south on Hwy 791 to Chestermere Highschool, and west of 791 on RR 241A? 3. Has any consideration been given to extending Highway 1A east to a possible intersection w/Hwy 791? As a longtime resident of this area, I see this as an opportunity to solve a long standing safety issue at Hwy 1 & 791, by eliminating the use of HWY 1 as a “feeder” to access Chestermere, ESPECIALLY traffic from the Highschool/Hwy 791, by incorporating the realignment of Hwy 791, and the planned overpass to create a safer “back door” access to Chestermere via Hwy 1A? Also, would you please include a copy of my questions (above) as the only copy I could generate was screenshot. Thank-You;
February 2, 2021 (Telephone Conversation)	Conversation with Rocky View acreage owner regarding Stage One construction timing and probable housing forms at the north end of the ASP.
February 3, 2021 (Telephone Conversation)	Conversation with Area Landowner to update him regarding the plan. No issues raised except for future access at the intersection of Highway 791 and Township Road 242 A.
February 5, 2021 (Microsoft Teams Meeting)	Conversation with Area Landowner to update them regarding the planning process and the implications for their property. No major issues raised, but the planning team will keep them informed about future development and how it may impact their property.

## Stakeholder Meeting with Chestermere-Area Developers – July 14, 2021 (10:00 – 10:45 am)

Present at Meeting: Liz Armitage, Jorie McKenzie (Chestermere), Jason Palasko (Centron), Catherine Agar (West Creek), Doug Whitney (Douglas Homes), Rod Sieker, Elvin Karpovich, Michael Slattery, Harry Shnider (IBI Group)

### Purpose of Meeting

- The purpose of the meeting was to discuss proposed MDP amendments with representatives of the Chestermere development community.

### Employment Lands Discussion

- Elvin noted that the changes to employment lands pertained only to Area B, which is in the Clearwater Park area. The MDP text changes would not affect Areas A and C.
- Doug asked if all the area employment lands were being removed.
- In response, Elvin showed the areas that were proposed to be converted from Employment Lands to Residential.

### Homeowner Association Discussion

- Elvin gave an overview of the discussion and Liz was especially interested if the amendment language was needed, specifically related to ‘adverse impacts on public facilities.
- Doug felt that it would be difficult to define ‘adverse impact’ in relation to existing and proposed recreational facilities.
- Catherine asked Jason for an overview of Centron’s proposed facility, particularly in light of the new larger facility proposed on the west side.
- Jason gave an overview of the proposed Centron facility and said that they wanted something that could showcase the east part of Chestermere. Centron also feels it to be important that the facility is walkable as opposed to driving across the City to the new westside facility.
- The meeting participants overall didn’t feel that it was necessary for a developer to demonstrate adverse impacts.
- The meeting participants also thought that HOAs should offer more to residents that simply ‘enhanced landscaping’ as part of their mandate.

### Other Discussions

- Doug asked about any impacts that the proposed storm water management system may have on other developments within Chestermere.
- Michael gave an overview of the proposed water, sanitary, and storm configurations.
- Rod noted that the City’s off-site levy framework did not have the Clearwater Park lands contributing to the City’s levy collections for the short/medium term. Development of Clearwater Park means these levies will be collected much earlier.

### Summary

- Elvin thanked everyone for participating and noted that a copy of today’s discussion will be forwarded to the meeting invitees that did not attend.

The meeting ended at 10:45 AM.



CLEARWATER

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P A R K

