

**CITY OF CHESTERMERE**

**PROVINCE OF ALBERTA**

**BYLAW #016-15**

A Bylaw of the City of Chestermere, in the Province of Alberta, to provide for the adoption of the Chestermere Gateway 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 "Chestermere Gateway Area Structure Plan."
- (2) The Chestermere Gateway Area Structure Plan being Schedule "A" attached hereto and forming part of this Bylaw.

**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.
- (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 19th day of October, 2015.

READ A SECOND TIME this 16<sup>th</sup> day of February 2016.

READ A THIRD TIME this 16<sup>th</sup> day of February 2016.

Resolution Numbers –



MAYOR



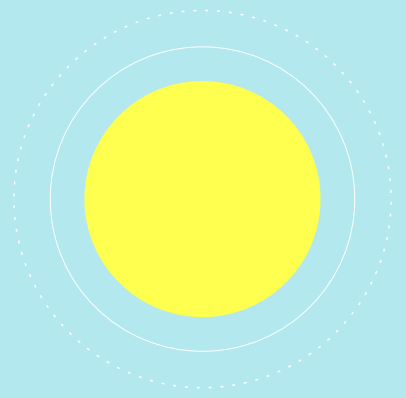
CAO

ADOPTED February 16, 2016

CHESTERMERE



CHESTERMERE  
GATEWAY  
AREA STRUCTURE PLAN







**CHESTERMERE GATEWAY**  
**AREA STRUCTURE PLAN**



**WESTCREEK**  
DEVELOPMENTS



# TABLE OF CONTENTS

<b>1.0</b>	<b>GENERAL</b>	<b>10</b>
1.1	Title of Plan	10
1.2	Purpose of the Plan	10
1.3	Authority of Plan	10
1.4	Composition of the Plan	11
1.5	Context of the Plan	11
1.6	Timeframe of the Plan	11
1.7	Interpretation of the Plan	12
1.8	Amendment of the Plan	12
1.9	Consistency of the Plan	12
1.10	Monitoring of the Plan	12
<b>2.0</b>	<b>PLAN AREA</b>	<b>13</b>
2.1	Delineation of Plan Area	13
2.2	Rationale for Plan Area	13
2.3	Characteristics of Plan Area	13
<b>3.0</b>	<b>FRAMEWORK</b>	<b>16</b>
3.1	Municipal Development Plan	16
3.2	Master Area Structure Plan	17
3.3	City Policy Documents	17
<b>4.0</b>	<b>VISION</b>	<b>18</b>
4.1	A Distinct Character	18
4.2	Destination Appeal	19
4.3	Water Theme	20
4.4	Connected Open Space	21
<b>5.0</b>	<b>COMMUNITY ATTRIBUTES</b>	<b>22</b>
5.1	Overview	22
5.2	Key Considerations	22
<b>6.0</b>	<b>COMMUNITY DESIGN</b>	<b>24</b>
6.1	Overview	24
6.2	Community Definition	24
6.3	Community Identity	25



<b>7.0</b>	<b>LAND USE CONCEPT</b>	<b>26</b>
7.1	Land Use Concept Map	27
7.2	Land Use Concept Components	27
<b>8.0</b>	<b>NEIGHBOURHOODS</b>	<b>29</b>
8.1	Neighbourhood Areas	29
8.2	Neighbourhood Nodes	30
8.3	Village Centres	31
<b>9.0</b>	<b>TOWN CENTRE</b>	<b>32</b>
9.1	General Commercial Area	32
9.2	Main Street Area	33
9.3	Transitional Use Corridor	34
<b>10.0</b>	<b>COMMUNITY FACILITIES</b>	<b>35</b>
10.1	High School / Regional Recreational Centre Site	35
10.2	Parks	35
10.3	School Sites	36
10.4	Community Gathering Spaces	37
10.5	Major Wetlands	38
<b>11.0</b>	<b>TRANSPORTATION NETWORK</b>	<b>40</b>
11.1	Transportation Network Concept	40
11.2	Road Network	42
11.3	Transit Service	43
11.4	Pathway System	43
<b>12.0</b>	<b>UTILITY SERVICING POLICIES</b>	<b>44</b>
12.1	Water Distribution	44
12.2	Sanitary Sewer Collection	44
12.3	Stormwater Management	46
<b>13.0</b>	<b>IMPLEMENTATION POLICIES</b>	<b>48</b>
13.1	Phasing	48
13.2	Outline Plan / Land Use Amendment Application	48
13.3	Growth Management	50



In February 2014, Council of the City of Chestermere adopted a Master Area Structure Plan (MASP) for a future growth area named “Waterbridge”. Waterbridge forms the western gateway to the City and encompasses 970 hectares (2,400 acres) of land. The area will eventually accommodate approximately 46,000 residents living in four communities, together with a business park at its north end along the TransCanada Highway, and a Town Centre along Chestermere Boulevard.

While the Waterbridge MASP provides a policy framework that directs the development of the area, it does not allow Outline Plan and Land Use approval to occur. Rather, the City has introduced an intermediary step in the planning process by first requiring the approval of an Area Structure Plan (ASP) for a portion of the MASP planning area as a precondition to the approval of an Outline Plan and Land Use Amendment application. Accordingly, this plan, termed the “Chestermere Gateway ASP”, has been adopted by the City of Chestermere.

The Chestermere Gateway ASP includes a small portion of Community “A”, the majority of Community “B” and all of Community “C”, as identified in the Waterbridge MASP and spans – a total area of about ±512 ha (±1266 ac) of land. The ASP refines the policy direction in the MASP, and, in doing so, creates a “blueprint” for future development, based upon the following key sustainable design elements:



### **Complete Communities**

The Plan Area comprises two distinct communities, each with its own unique name and identity. The communities will accommodate a broad range of housing together with commercial, institutional, recreational and educational uses that support and complement these communities.



### **Vibrant Activity Centre**

The communities will be located around a mixed-use town centre located along Chestermere Boulevard, which will provide a shopping, living and employment focus for the City.



### **Interconnected Roads**

The road network will achieve a high degree of connectivity for vehicles, pedestrians and cyclists and serve to link the communities with the services and amenities in the area.



### **Integrated Wetland Complex**

The major wetlands identified in the area will be preserved, and integrated into the urban fabric of the communities.



### **Extensive Pathway System**

Open space features such as canals, wetponds and linear parks, will accommodate extensive pathway connections including a regional pathway that extends through the communities along a north to south axis.

# EXECUTIVE SUMMARY

## AREA

The Chestermere Gateway Area Structure Plan (ASP) will guide the development of a ±512 ha land area and comprises portions of Communities “A” and “B” and all of Community C as identified in the Waterbridge Master Area Structure Plan including the Town Centre along Chestermere Boulevard. The communities will accommodate approximately 7,400 dwelling units, and about 20,000 residents.

## FOUNDATION

A number of studies were undertaken as background to both the Waterbridge MASP and this ASP including:

- Commercial Demand Study
- Stormwater Management Study
- Sewer and Water Analysis
- Transportation Analysis
- Environmental Site Study
- Land Use Analysis

## BLUEPRINT

The ASP provides a “blueprint” for the future development of the Chestermere Gateway area. Key design elements of the ASP include:

- Complete communities
- Mixed use activity focus
- Interconnected Road Network
- Integrated Wetland Complex
- Extensive pathway systems

## ENGAGEMENT

Developing the ASP involved input from many different interests:

- Landowners and Residents
- City Departments
- City Council
- General public
- School Boards
- Province of Alberta
- City of Calgary
- Rocky View County



**±512  
Hectares**

**3 COMMUNITIES**

**3 Neighbourhoods**

**1  
Village Centre**

**1 Town Centre**

**7 School Sites\***

**2 Major Wetlands**

**1 Public High School Site**

**1 Regional Recreation Site**

**EXTENSIVE OPEN SPACE  
AND PATHWAY SYSTEM**

\*Actual number of school sites to be determined at the Outline Plan Stage



# 1.0 GENERAL

## 1.1 TITLE OF PLAN

This Area Structure Plan is referred to as the Chestermere Gateway Area Structure Plan (ASP).

## 1.2 PURPOSE OF THE PLAN

The purpose of this ASP is to:

- refine the broader policies contained in the City of Chestermere Municipal Development Plan (MDP) and the Waterbridge Master Area Structure Plan (MASP) and, in doing so, provide a framework for future community development that is logical, compatible, and sustainable; and
- guide and direct the preparation of subsequent Outline Plan and Land Use Amendment applications within the Plan Area.

To accomplish this purpose, this ASP contains land use concepts, policy statements and implementation actions that will work together to ensure that this ASP is achieved through the Outline Plan and Land Use Amendment approval process.



## 1.3 AUTHORITY OF PLAN

The Chestermere Gateway ASP is an “Area Structure Plan” that has been adopted through a bylaw passed by Council in accordance with the Municipal Government Act (MGA). Section 633 of the MGA, which authorizes a council to adopt an area structure plan, states:

“633(1) For the purpose of providing a framework for subsequent subdivision and development of an area of land, a council may by bylaw adapt an area structure plan.”

- (2) An area structure plan
  - (a) must describe
    - (i) the sequence of development proposed for an area,
    - (ii) the land use proposed for the area, either generally or with respect to specific parts of the area,
    - (iii) the density of population proposed for the area either generally or with respect to specific parts of the area, and
    - (iv) transportation routes and public utilities, and
  - (b) may contain any other matters the council considers necessary.”



## 1.4 COMPOSITION OF THE PLAN

The Chestermere Gateway ASP comprises Section 1.0 to 12.0, inclusive.

## 1.5 CONTEXT OF THE PLAN

This ASP has been prepared in accordance with the policy direction contained in both the City of Chestermere MDP and the Waterbridge MASP. These planning documents establish a two-stage process for the planning of new residential areas in the City involving the initial preparation of a Master ASP for a defined residential and commercial growth sector, followed by the subsequent preparation of more detailed ASP's within a portion of the Master ASP area. These detailed ASP's are required prior to the approval of an Outline Plan and Land Use Amendment application.

In this regard, Section 20.1.2, Policy (1) (a) and (b), of the Waterbridge MASP states:

- (a) The adoption of this Master Area Structure Plan by Council shall not be interpreted as allowing for the redesignation, or subdivision and development, of land within Waterbridge to proceed.
- (b) Rather, the land use districts applied to land in Waterbridge at the time of adaption of this Master Area Structure Plan shall remain in effect pending the adaption of a [Detailed] Area Structure Plan, whereupon the redesignation of land may then proceed as determined appropriate by Council in accordance with the policies of the Area Structure Plan.”

## 1.6 TIMEFRAME OF THE PLAN

This ASP is future-oriented and depicts how the Plan Area is to be developed over an extended time period through a series of public and private sector initiatives. No specific time horizon is applied to development within the Plan Area, although most development is expected to occur within the next 15 to 20 years.



## 1.7 INTERPRETATION OF THE PLAN

### 1.7.1 Map Interpretation

Unless otherwise specified within this ASP, the boundaries or locations of any symbols or areas shown on a map are approximate only and not absolute, and shall be interpreted as such. They are not intended to define exact locations except where they coincide with clearly recognizable physical features or surveyed boundaries such as property lines, or road or utility rights-of-way.

### 1.7.2 Policy Interpretation

#### (1) Explanatory Text

Where related text accompanies a policy in this ASP, it is provided for information purposes only to enhance the understanding of the policy. Should an inconsistency arise between the text and a policy, the policy will take precedence.

#### (2) Policy Statements

(a) Where “shall” is used in a policy, the policy is considered to be mandatory; however, where actual quantities or numerical standards are contained within that policy, the quantities or standards may be relaxed provided that,

- (i) the policy does not state otherwise, and
- (ii) the relaxation is necessary to address unique circumstances that otherwise render compliance impractical or unworkable, and the intent of the policy is still achieved.

(b) Where “should” is used in a policy, the policy is intended to be complied with; however, the policy may be relaxed in a specific situation where,

- (i) the relaxation is necessary to address unique situations that otherwise render compliance impractical or unworkable, and the intent of the policy is still achieved, or

- (ii) an acceptable alternative means to achieve the general intent of the policy or create an improved planning outcome over what would ordinarily have been achieved if the policy were complied with is being introduced instead.

(c) Where “may” is used in a policy, it denotes that a choice can be made, and that some discretion can be exercised in making a decision.

## 1.8 AMENDMENT OF THE PLAN

To make any change to the text or maps within this ASP, an amendment to the ASP that includes a public hearing shall be held in accordance with the Municipal Government Act.

Where an amendment to this ASP is requested by an applicant, the applicant shall be required to submit the justification and information necessary to support the amendment.

## 1.9 CONSISTENCY OF THE PLAN

It is intended that consistency between this ASP, and other policy documents adopted by Council, including but not limited to the City of Chestermere MDP and the Waterbridge MASP will be achieved in practice, such that all statutory plans will be in compliance with each other.

## 1.10 MONITORING OF THE PLAN

The policies of this ASP shall be monitored over time in relation to development in order to ensure that they remain current and relevant. Where determined necessary, the policies shall be updated through the plan amendment process either generally or in response to a specific issue.



## 2.0 PLAN AREA

### 2.1 DELINEATION OF PLAN AREA

This Gateway ASP applies to a defined area comprising a small portion of Community “A”, the majority of Community “B” and “C,” and the Town Centre within the Waterbridge MASP as identified in Map 2 and referred to as the “Plan Area”. The Plan Area is defined to the north by an irregular boundary that corresponds with roads and major waterbodies delineating Community “A” and “B;” to the south by Township Road 241; to the east by Rainbow Road; and to the west by Conrich Road. The City of Calgary is situated directly west of the Plan Area.

### 2.2 RATIONALE FOR PLAN AREA

Section 20.0, Implementation Policies, Policy 4 of the Waterbridge MASP states:

- (4) Size of Area Structure Plans
  - (a) Subject to (b), an Area Structure Plan shall apply to an entire community (Waterbridge Business Park, North, North Central, South Central and South community as shown on Map 5), and include the portion of the Town Centre within that community.
  - (b) An Area Structure Plan may apply to,
    - (i) the Town Centre, exclusively, or
    - (ii) a portion of a community where the Plan Area represents a logical planning, servicing and development unit that coincides with neighbourhood boundaries and encompasses at least 65 hectares of land.

The Plan Area comprises about 512 ha (1266 acres) and will accommodate approximately 20,000 residents at full build out. The area includes the Town Centre along Chestermere Boulevard; a Village Centre at its north end; Neighbourhood Nodes interspersed throughout the plan area; an ecological park; a series of school sites, including a high school; a recreation centre; and extensive residential areas. The area is logical and well-defined for planning, servicing, and development purposes and will accommodate residential and commercial growth over the immediate to longer term.

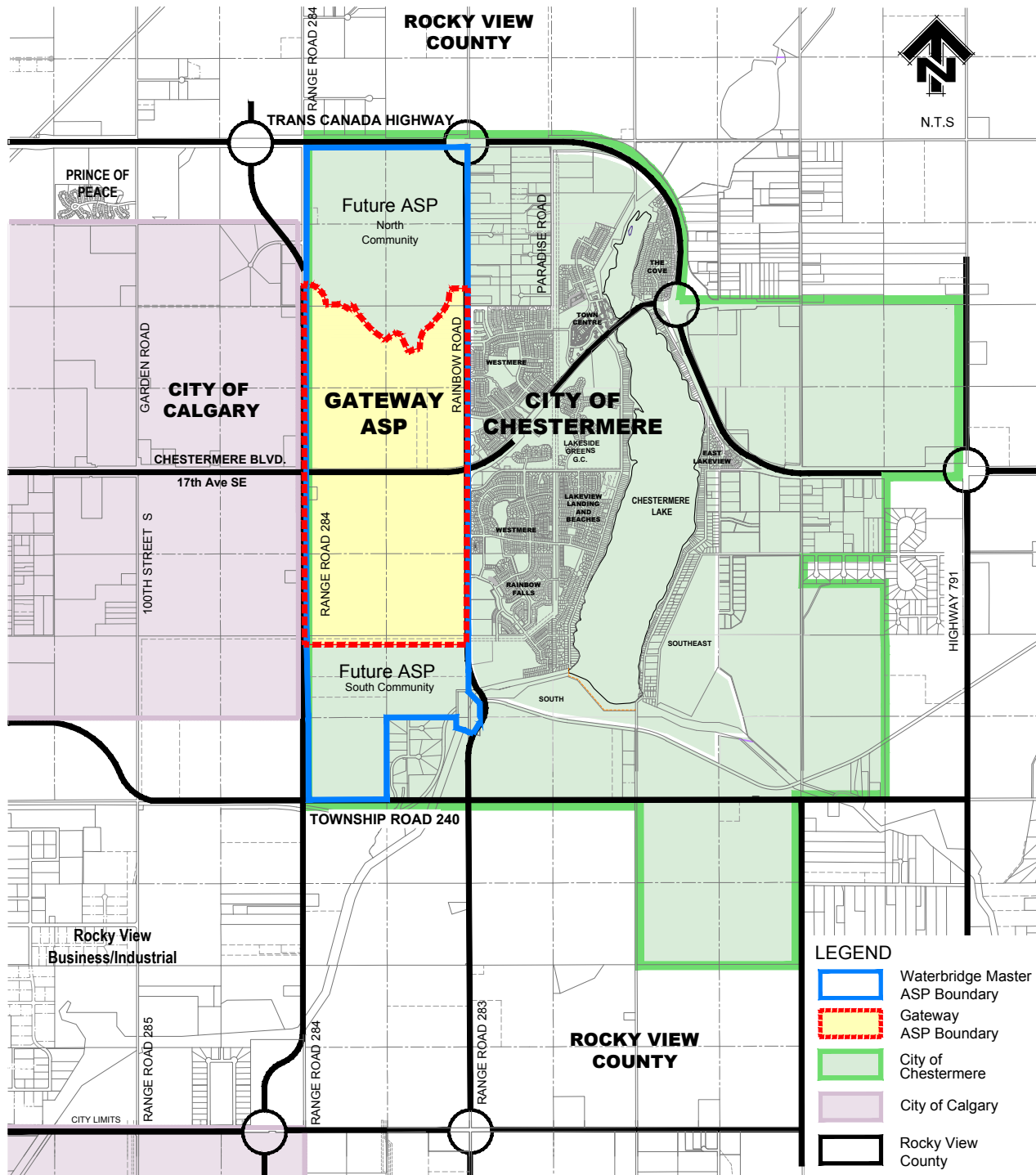
### 2.3 CHARACTERISTICS OF PLAN AREA

The main characteristics of the Plan Area are described in Part 1, Evolution of the Plan Area, in the Waterbridge MASP. Part 1 identifies the ownership pattern, physical features, ecological conditions and development opportunities for the Plan Area and should be referred to where background information is required.



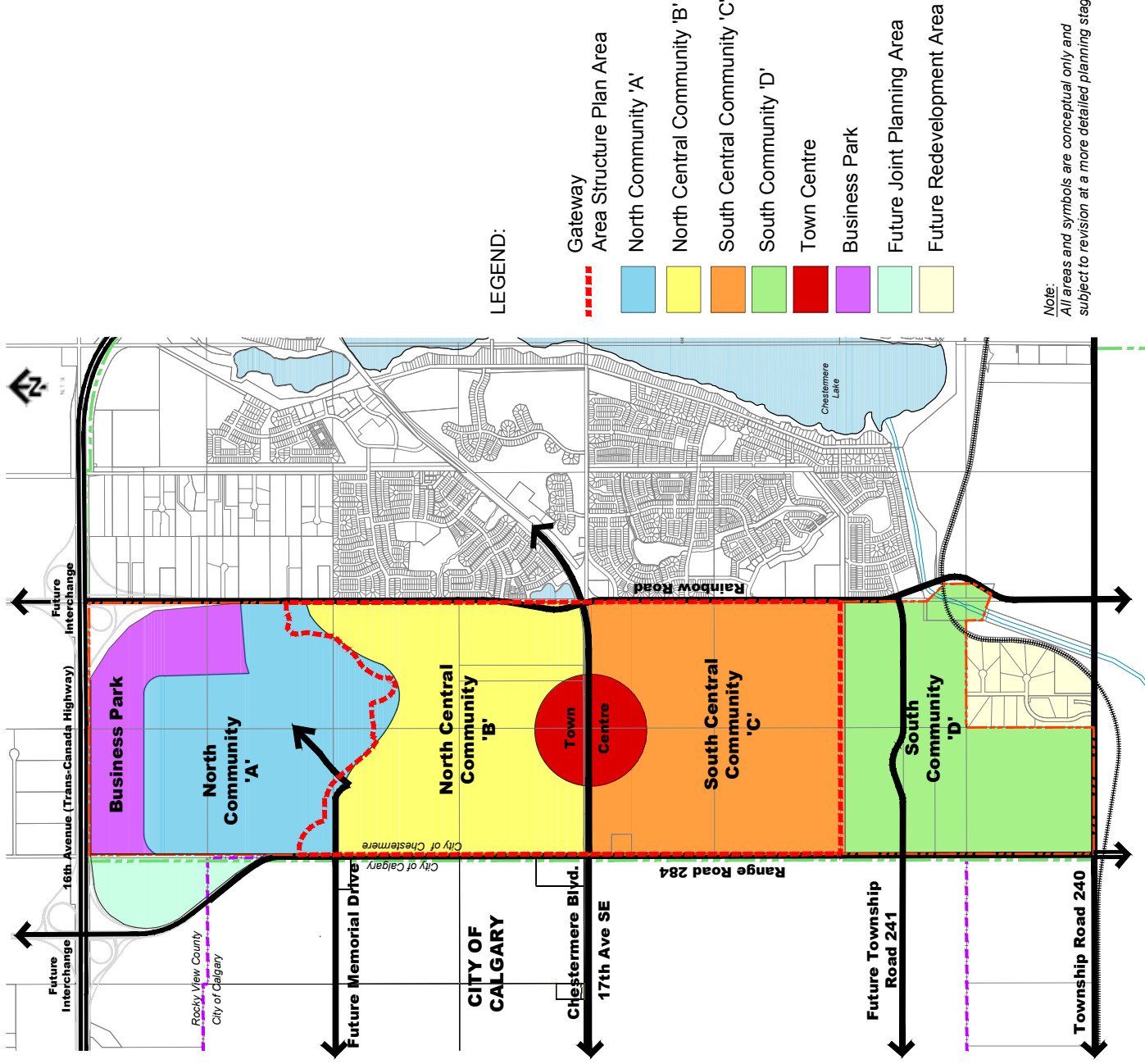
# GATEWAY AREA STRUCTURE PLAN CONTEXT MAP

MAP 1



# WATERBRIDGE MASP COMMUNITY STRUCTURE

MAP 2



**LEGEND:**

- - - Gateway
- Area Structure Plan Area
- North Community 'A'
- North Central Community 'B'
- South Central Community 'C'
- South Community 'D'
- Town Centre
- Business Park
- Future Joint Planning Area
- Future Redevelopment Area

*Note:*  
All areas and symbols are conceptual only and subject to revision at a more detailed planning stage.

# 3.0 FRAMEWORK

## 3.1 MUNICIPAL DEVELOPMENT PLAN

The Chestermere Municipal Development Plan (MDP) provides the overarching planning framework for the City, and establishes the foundation for the Waterbridge MASP, and the subsequent ASP's to be prepared for the area. Section 2.0 of the MDP contains the following vision statement describing the role of the Town:

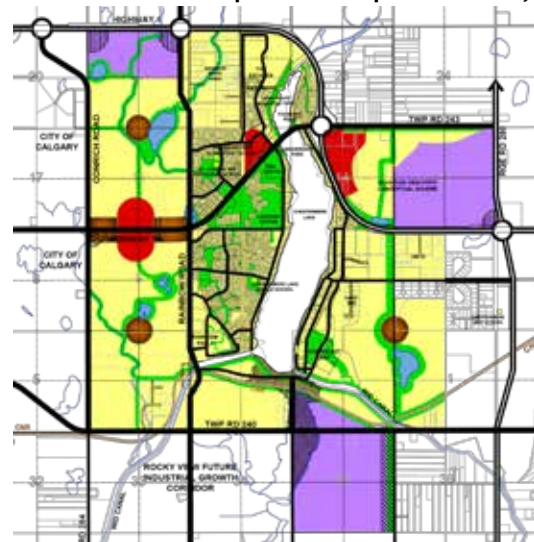
“A distinctive recreational lake community promoting a safe, family-oriented sustainable community.”



This vision statement is based upon the tenets of distinctiveness, sustainability and recreation, and these tenets apply to the communities in the Waterbridge MASP and within this ASP. These communities will strive to achieve these tenets in the following manner:

- The communities will be distinctive, and their development will reinforce the small town feel and ambiance of Chestermere – characteristics that render it unique compared to other communities in the Metropolitan Region.
- The communities will be sustainable, and their development will incorporate features that promote walkability, reinforce the neighbourhood as a social and activity focus for residents, accommodate low impact stormwater features and introduce similar sustainable design elements where practical and feasible.
- The communities will be recreation-based, as a foundation of their design, and development will preserve significant wetlands, watercourses and parkland, provide for an extensive open space systems consisting of canals and pathways and integrate pedestrian routes into the urban fabric of the area.

Chestermere Municipal Development Plan, 2009



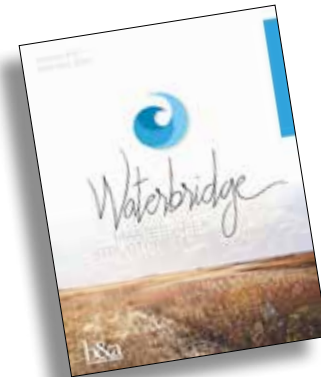
### 3.2 MASTER AREA STRUCTURE PLAN

The Waterbridge Master Area Structure Plan (MASP) provides the direction for the future planning and development of the Waterbridge area. The MASP contains a series of specific policies to guide and direct the preparation of subsequent ASP's for the area as well as Outline Plan and Land Use Amendment applications. This ASP does not eliminate the need for the policies in the MASP pertaining to Communities "A", "B" and "C". Rather, it refines the MASP policies through more detailed design concepts and policy statements. The policies in the MASP continue to remain valid and relevant and still need to be referred to in conjunction with the policies in this ASP in making decisions on Outline Plan and Land Use Amendment applications.

### 3.3 CITY POLICY DOCUMENTS

Other City policy documents also apply to the Plan Area. Some of the more important documents include the Chestermere Boulevard Corridor Study, the Chestermere Wetland Conservation Policy, and the Chestermere Integrated Stormwater Management Plan.

In addition a number of land use, servicing, transportation and market studies have been prepared as background to the MASP, and these studies are still relevant and applicable to this Plan Area. These studies include a Conceptual Stormwater Management Plan for Waterbridge (Westhoff Engineering), a Transportation Impact Assessment (D.A. Watt Consulting), and a Commercial Demand Assessment (Hume Consulting).



**The Area Structure Plan is to be read in conjunction with**



**Chestermere Municipal Development Plan & Waterbridge Master Area Structure Plan**



**Other City of Chestermere Policy Documents**

- **Transportation Master Plan**
- **Master Drainage Plan**
- **Utility Master Plan**
- **Master Recreation Plan**
- **Economic Development Strategy**

## 4.0 VISION

### 4.1 A DISTINCT CHARACTER

#### 4.1.1 Unique Community Identity

Looking forward 15 - 20 years, development within the Chestermere Gateway area is nearing full build-out and has enhanced the City of Chestermere's reputation as a unique, family oriented community within the Metropolitan Region.

The "waterscape" theme as contemplated by the policies of the Waterbridge Master Area Structure Plan (MASP) has guided the creation of a series of distinct communities that demonstrate a high-quality built form, provide an extensive network of connected open space offering a variety of recreation opportunities, and achieve a balance between preservation and integration of natural wetlands and associated habitat that existed on the pre-development landscape.

#### 4.1.2 Complete Communities

The residential areas are considered to be "a place for a lifetime" because they offer diversity in housing and lifestyle choices and allow Chestermere residents to remain in the community as they evolve through the various lifestyle cycles. A wide range of recreational amenities and public facilities cater to both young and old alike.

Residents appreciate their community's 'small town' charm but also value the recreation and commercial services that come with living in a larger centre.

Residential areas showcase a village centre, a series of neighbourhood nodes, concentrated parks and school sites, and a connected open space system to encourage social interaction, a vital and healthy lifestyle and a strong sense of community.



## 4.2 DESTINATION APPEAL

Development within the Chestermere area has enhanced the City's 'resort-type' atmosphere and Chestermere continues to be recognized as a Provincial 'recreation and relaxation' oasis.

The strategically placed Town Centre has built-out with a variety of commercial amenities that serve both local and regional commercial needs. A commercial 'high street' has been established that offers an attractive shopping experience creating a well-designed human-scaled and pedestrian-oriented environment.

A regional recreation site provides opportunities for local residents and visitors from across the region to engage in recreation activities and social engagement.



### 4.3 WATER THEME

Implementation of the waterscape vision theme achieves a balance between wetland preservation/enhancement and local/regional stormwater management.

Key existing wetlands within the area have been preserved and development surrounding these features has been sensitively implemented to carefully mitigate potential for negative impacts to their natural qualities.

Stormwater management systems have been designed and implemented within the area in accordance with the City's engineering standards. Stormwater retention ponds have been naturalized to provide opportunity for passive and active recreation and contribute to an overall livability of the surrounding communities. Where possible and practical, stormwater facilities have been integrated with natural wetland facilities in a complementary manner so as to support the function and aesthetic of each.

An "Eco Park" has been established within the southern portion of the area to preserve and celebrate the rich ecological diversity that exists on the pre-development landscape. The Eco Park includes a range of active and passive recreational spaces connected by a regional pathway that rings the wetland complex. The Eco Park also features an interpretive centre/shelter, various way-finding signage, dipping pools and an assortment of pedestrian amenities designed to enhance the recreational experience for park users.



## 4.4 CONNECTED OPEN SPACE

Taking cues from the pronounced patterns of regional surface drainage present on the pre-development landscape, the area includes a variety of open space 'green' corridors that extend from the northeast portion of the community to the Eco Park in the community's southern boundary.

The green corridors accommodate a pedestrian network that meanders throughout the community to facilitate non-motorized access between the residential areas and all of the key community focal points (i.e. wetlands, school sites and recreation & community centres). In some cases, the green corridors include water features that provide opportunity for year-round recreational use.

Overall, the Chestermere Gateway area creates a strong sense of place for residents, caters to a variety of living, recreation and social needs and provides a special "waterscape" environment comprised of wetlands, green corridors and open space amenities, that are unique to the City of Chestermere and the Metropolitan Region.



# 5.0 COMMUNITY ATTRIBUTES

## 5.1 OVERVIEW

The Chestermere Gateway Area Structure Plan is comprised of a series of vibrant communities developed around a central mixed-use town centre and a series of smaller neighbourhood nodes; integrated through an interconnected road network and pathway system.

## 5.2 KEY CONSIDERATIONS

A number of key design elements provide the foundation of the ASP, and will guide its future development.



### Complete Communities

The Plan Area will be comprised of three distinct communities, each with a unique name and identity. The communities will accommodate a broad range of housing together with local commercial, institutional, recreational and educational uses that promote the development of “complete” communities in the City.



### Mixed-Use Activity Focus

The communities will be oriented around a mixed use Town Centre located along Chestermere Boulevard, which will serve as a shopping, living and employment focus for the City, and will augment the smaller neighbourhood nodes and a village centre.



### Interconnected Roads

The road network will ensure a high degree of connectivity for vehicles, pedestrians and cyclists, and serve to link the communities with local services and amenities.



### Integrated Wetland Complex

The major wetlands in the area will be preserved and integrated into the stormwater system and the urban fabric of the communities.



### Extensive Pathway System

A system of canals, wetponds and linear parks will accommodate extensive pathway connections includes a central regional pathway that links the communities along a north to south axis.





# 6.0 COMMUNITY DESIGN

## 6.1 OVERVIEW

The community boundaries in the Gateway ASP represent logical physical and social planning areas defined by arterial roads and major natural features, and contain a suitable population base to support educational, recreational and civic facilities together with local commercial uses.

## 6.2 COMMUNITY DEFINITION

### 6.2.1 Policies

#### (1) Community “A”

Community “A” represents the most northerly community in the Waterbridge MASP area. A small portion of this community is included in this ASP, with the balance of Community “A” to be contained within a future ASP. The portion of Community “A” will accommodate a Village Centre, and its development will establish a strong entranceway and sense of place for this area of the City.

#### (2) Community “B”

The majority of Community “B” is included in the ASP. The configuration of Community “B” is delineated by the extension of the entrance road into the Waterbridge area from Memorial Drive NE in the City of Calgary, and the alignment of this entranceway road east through the area to Rainbow Road. The portion of Community B included in this ASP is situated south of the major ‘north’ wetland which will be delineated as part of a future ASP preparation process.

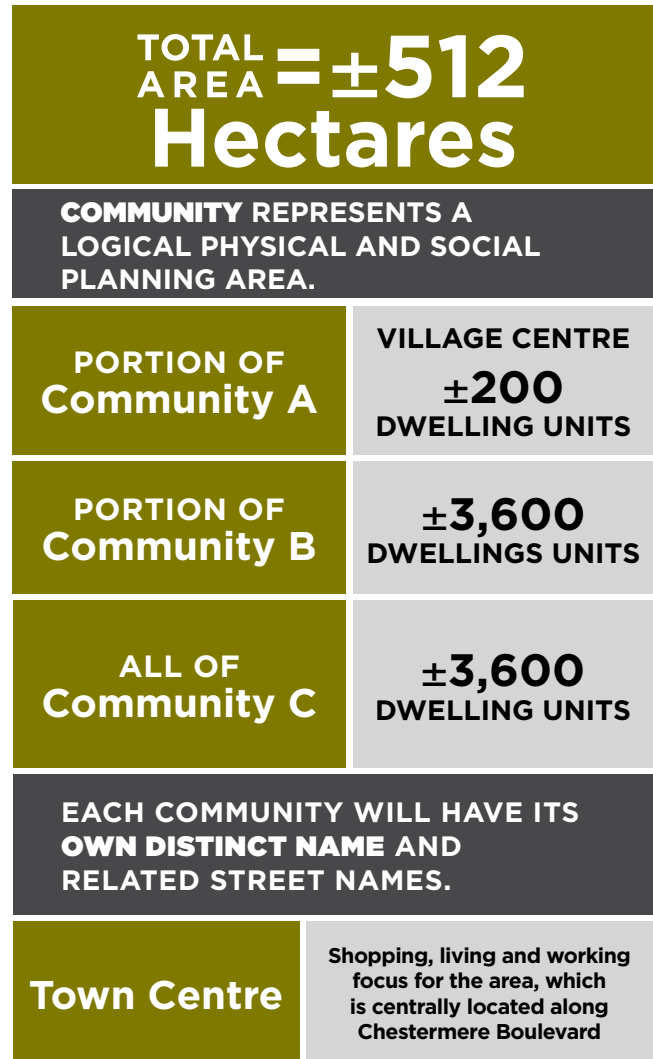
Detailed Community Structure and Identity Policies are also contained in Section 5.3 of the Waterbridge MASP and should be referred to at the Outline Plan and Land Use Amendment review stage.

#### (3) Community “C”

All of Community “C” is included in this ASP. This community is well-defined by the perimeter road network (Rainbow Road, Conrich Road, Township Road 241) on its east, west and south sides, and by the Town Centre to the north.

#### (4) Town Centre

The ASP includes the Town Centre, which is located central to the Plan Area along Chestermere Boulevard.



## 6.3 COMMUNITY IDENTITY

### (1) Community Names

In conjunction with the initial Outline Plan and Land Use Amendment submission for all or any portion of a community or the Town Centre, a community naming application should be submitted and approved by Council in order to define the community name for the subject area.

### (2) Local Street Names

In conjunction with the initial Outline Plan and Land Use Amendment application submitted within an ownership area in each Community and the Town Centre, a street name application shall be submitted to the municipality, identifying the proposed street names that are intended to be applied within the Outline Plan area.

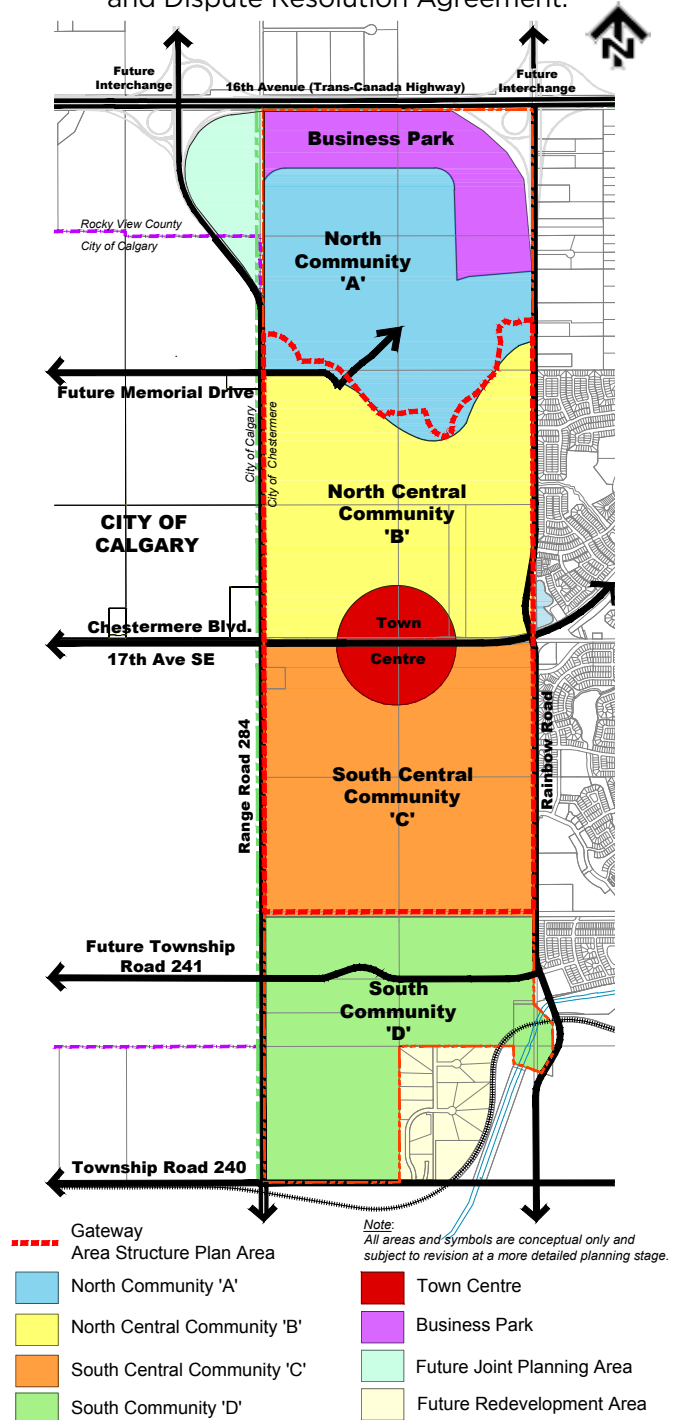
### (3) Arterial Street Names

In recognition of the intra-community function of the east/west arterial/collector street that divides Community "A" and "B", and the east/west arterial street that divides Community "B" and "C," respectively, these streets should be given a common name that is not directly related to the adjacent community name.

### (4) Conrich Road Intermunicipal Interface

- The western edge of the development within the City, located along Conrich Road, shall provide for a compatible interface with this road in accordance with the City's entranceway requirements.
- At the Outline Plan Stage, plans and visual information should be provided to allow for the assessment of the interface with the plans to show:
  - landscaping;
  - fencing;
  - lotting;
  - parking; and
  - building orientation.

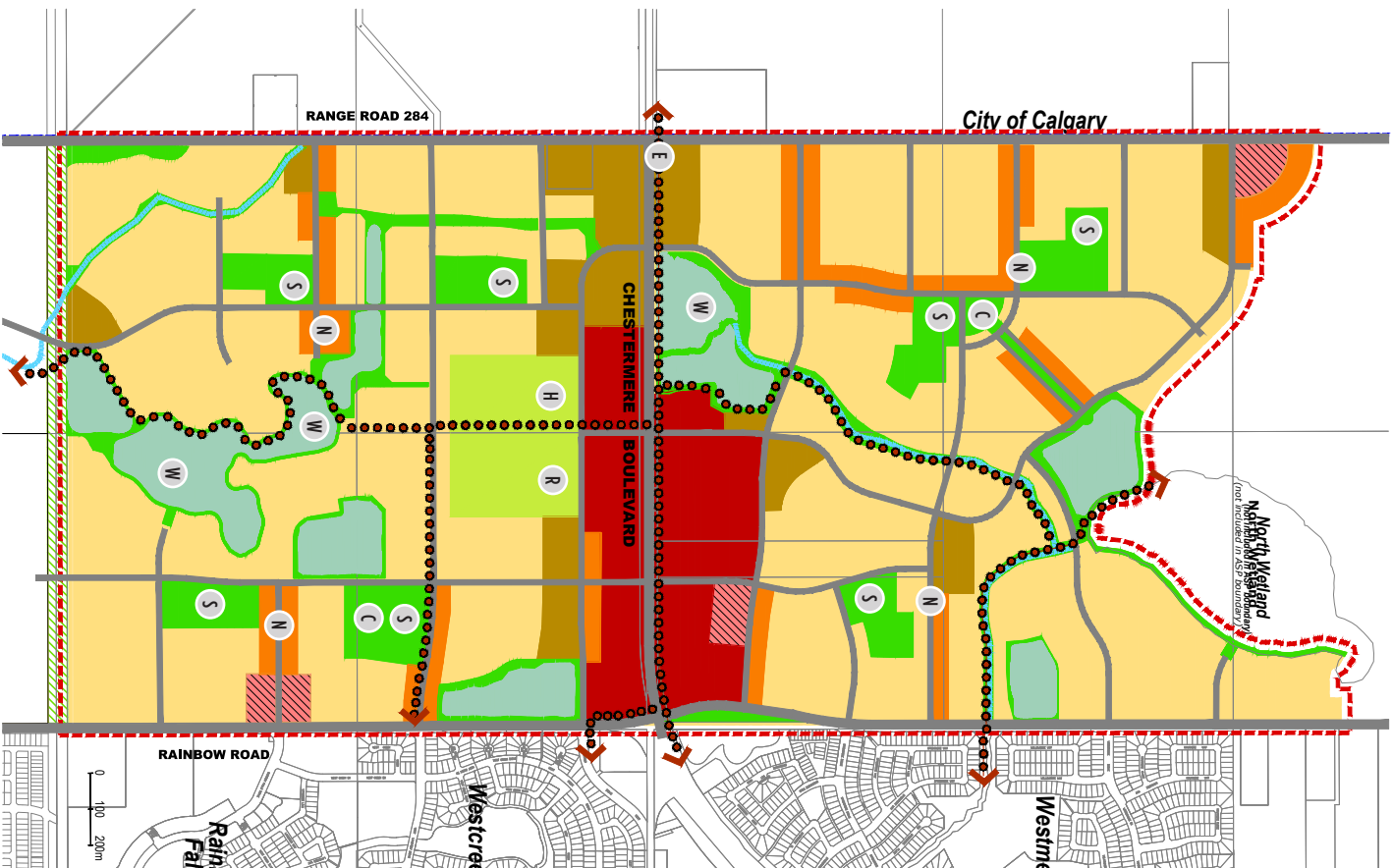
- Outline Plans shall be referred to the City of Calgary by the City of Chestermere in accordance with the Planning Referral and Dispute Resolution Agreement.



# 7.0 LAND USE CONCEPT

## LAND USE CONCEPT

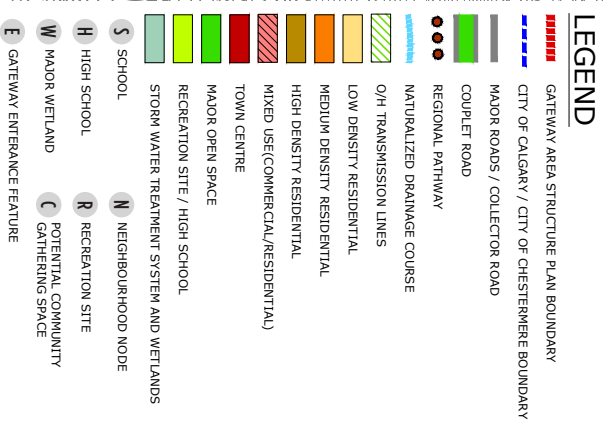
MAP 3



Area In :	± Hectares	± Acres	± Percent
Low Density Residential	236.48	584.33	46.1%
Medium Density Residential	30.7	75.86	6.0%
High Density Residential	31.48	80.26	6.3%
Mixed Use	6.00	14.83	1.2%
Town Centre	41.5	102.55	8.1%
Major Open Space	51.41	127.03	10.0%
Recreation Site/High School	16.25	40.15	3.2%
Stormwater/Wetlands	44.00	108.72	8.6%
Major Roads	53.64	132.53	10.5%
<b>Total Area</b>	<b>512.45</b>	<b>1266.26</b>	<b>100.0%</b>

All calculations are approximate and will be confirmed at the Outline Plan stage.

<b>Total number of Units</b>	±7,400
<b>Projected Population</b>	±20,000
<b>Residential Density</b>	Average of 8 upa



Land use areas are conceptual only and will be refined at the Outline Plan Stage.



## 7.1 LAND USE CONCEPT MAP

### 7.1.1 Overview

The Land Use Concept for the Plan Area is shown on Map 3.

The Land Use Concept provides a general depiction of the future land use pattern for the Plan Area. This pattern will be refined through the Outline Plan and Land Use Amendment process.

## 7.2 LAND USE CONCEPT COMPONENTS



### Residential Area

The Residential Area accommodates predominantly single-detached dwellings, but also allows for compatible multi-family residential development and other complementary neighbourhood-scale uses.



### Neighbourhood Nodes

There are four Neighbourhood Nodes in the Plan Area. These nodes will serve as the focal point of the Neighbourhood, and contain central park space, multi-family residential housing and a future transit stop.



### Village Centre

There is one Village Centre located in the north end of the Plan Area. This centre will accommodate local commercial uses, multi-family residential housing, open space and a potential future transit stop.



### Town Centre

The Town Centre is located along both sides of Chestermere Boulevard. The centre represents a mixed use area, providing a variety of retail, office and service commercial uses, together with residential, institutional and recreational development and a transit station.



### Potential Community Gathering Space

Each community in the Plan Area on either side of Chestermere Boulevard could be provided with a designated site for a Community Gathering Space (eg. concept of a community school or neighbourhood park).



### **Transitional Use Corridor**

The Transitional Use Corridor is situated at the interface between the Town Centre and the residential neighbourhoods. The corridor will contain a variety of multi-family residential housing creating a compatible transition between the Town Centre and the adjacent lower density neighbourhoods.



### **School Sites**

Public and separate school sites will be located within the Plan Area to meet the educational and recreational needs of the residents.



### **High School**

A Public High School will be located at the southern end of the Town Centre.



### **Wetlands**

Two Major Wetlands are identified within the Plan Area. These wetlands will be retained, and will perform a stormwater, recreational and natural area function.



### **Recreation Site**

A Recreation Site will be situated adjacent to the High School, and will provide recreational amenities for the City.



# 8.0 NEIGHBOURHOOD ATTRIBUTES

## 8.1 RESIDENTIAL AREAS

### 8.1.1. Overview

The majority of the Plan Area consists of residential neighbourhoods containing a variety of housing types that provide lifestyle choices for residents. Housing will consist of low density residential, medium density residential and higher density residential. Low density residential will comprise single-detached dwellings; medium density residential will include semi-detached dwellings, duplex dwellings and townhouses; and, higher density residential will include walk-up and mid-rise apartments. The density of residential development shall be in accordance with the requirements of the Municipal Development Plan.

### 8.1.2 Policies

#### (1) Housing Mix

- (a) A variety of low, medium and higher density residential development shall be located within the Neighbourhood Areas of a community.
- (b) Low Density Residential uses shall be the predominant form of housing type within a residential neighbourhood.
- (c) Medium to Higher Density Residential uses should locate on select sites considered to be suitable and compatible for this type of housing.

#### (2) Density Range

- (a) The minimum required residential density shall be in accordance with the provisions of the Municipal Development Plan.
- (b) Opportunities to achieve higher residential densities, over time may be considered in accordance with applicable Municipal Development Plan Policies.

#### (3) Housing Design

The Chestermere Design Guidelines shall be referenced in the design review of medium and higher density residential development.

#### (4) Density and Housing Mix Analysis

- (a) At the Outline Plan and Land Use Amendment approval stage a Density Analysis should be submitted that addresses the proposed density within the subject area.
- (b) The density requirements should apply to each community with no density transfer allowed between Outline Plan Areas unless approved by Council at the land use amendment approval stage.

Detailed Neighbourhood Area and Density Policies are contained in Sections 8.0 and 9.0 of the Waterbridge MASP and should be referred to at the Outline Plan and Land Use Amendment review stage.

## NEIGHBOURHOOD AREAS SURROUND THE NEIGHBOURHOOD NODES

**MINIMUM**  
**MAXIMUM**  
RESIDENTIAL DENSITY REQUIREMENTS  
IN ACCORDANCE WITH THE MUNICIPAL  
DEVELOPMENT PLAN

CONTAIN A VARIETY OF HOUSING, BUT  
PREDOMINANTLY **SINGLE FAMILY**

## 8.2 NEIGHBOURHOOD NODES

### 8.2.1 Overview

Four Neighbourhood Nodes are to be located within the Plan Area, two nodes in Community “B” and two nodes in Community “C.” The nodes will contain multi-family residential development, in proximity to a neighbourhood-scale park, and, in some cases, a school, and will serve as a social and activity focus for the surrounding neighbourhood. The nodes will be spaced so that each community contains two nodes. In the future, the neighbourhood nodes may be served by public transit.

### 8.2.2 Policies

#### (1) Composition of Neighbourhood Nodes

- (a) As required in the Waterbridge MASP, the Neighbourhood Nodes should consist of,
  - (i) multi-family residential uses,
  - (ii) a central park or school site,
  - (iii) an interconnected road or pedestrian system, and
  - (iv) transit stops for future bus transit
- (b) Where appropriate a Neighbourhood Node may also contain local commercial, recreational, institutional or employment-related uses.

#### (2) Distribution of Neighbourhood Nodes

Two neighbourhood nodes should be provided within Community “B” and Community “C” respectively.

#### (3) Design of Neighbourhood Nodes

The Chestermere Design Guidelines shall be referenced in the design review of multi-family residential development within a Neighbourhood Node.

## 4 Neighbourhood Nodes

### CENTRAL ACTIVITY FOCUS FOR EACH NEIGHBOURHOOD

Interconnected  
Roads

Local Park  
Space

Potential  
Transit Stops

Multi-Family  
Residential

#### (4) Analysis of Neighbourhood Nodes

- (a) Outline Plan and Land Use Amendment applications shall include:
  - (i) a density analysis for the Neighbourhood Node, and
  - (ii) a description of the function composition and design of the Neighbourhood Node.
- (b) At the outline plan stage a development concept plan for a Neighbourhood Node shall also be provided showing its potential development pattern including buildings, streets, pathways and open space.

Detailed Neighbourhood Node Policies are contained in Section 8.2 of the Waterbridge MASP and should be referred to at the Outline Plan and Land Use Amendment review stage.



## 8.3 VILLAGE CENTRES

### 8.3.1 Overview

A Village Centre will be located in Community “A” along the municipal entrance road where Memorial Drive extends into the City of Chestermere from Calgary.

Section 3.4, Mixed Use Village Centres, of the Municipal Development Plan, describes these centres as follows:

“Village Centres will provide a convenient community focal point with a small-town character where residents of surrounding neighbourhoods can meet, relax and shop. Village Centres should be centrally located to provide local convenience and appropriate level goods and services.”

Village Centres may accommodate multi-family residential development, local commercial uses and open space, and define the entry to a community.

The Village Centre contemplated by the Waterbridge MASP within Community C will be located in the south community ‘D’ as defined by a future Area Structure Plan process.

# 1 Village Centre

LOCATED AT THE  
**NORTH END**  
OF THE AREA PLAN

Local  
Commercial  
Uses

Local Park  
Space

Transit Stops

Multi-Family  
Residential

DIRECT ACCESS & EXPOSURE FROM  
**ARTERIAL ROADS**

### 8.3.2 Policies

#### (1) Composition of Village Centre

- (a) As contained in the Waterbridge MASP, the Village Centre will accommodate
  - (i) a street-oriented multi-family residential project,
  - (ii) transit stops,
  - (iii) local community uses, and
  - (iv) open space tailored to the surrounding development.
- (b) In addition, the Village Centre may also contain a mixed use project.

#### (2) Orientation of Village Centre

The Village Centre should comprise street-oriented buildings aligned along an internal road that intersects with an arterial entrance road, in order to promote walking and strong pedestrian-scale development.

#### (3) Design of Village Centre

The Chestermere Design Guidelines shall be referenced in the design review of multi-family residential development within the Village Centre.

#### (4) Analysis of Village Centre

- (a) Key analysis to be provided in conjunction with an Outline Plan and Land Use Amendment application shall include:
  - (i) a density analysis for the Village Centre;
  - (ii) a description of the composition and design of the Village Centre.
- (b) At the Outline Plan stage a development concept plan for a Village Centre shall also be provided showing a potential development pattern including buildings, streets, pathways and open space.

Detailed Village Centre Policies are contained in Section 8.3 of the Waterbridge MASP and should also be referred to at the Outline Plan and Land Use Amendment review stage.

# 9.0 TOWN CENTRE

## 9.1 GENERAL COMMERCIAL AREA

### 9.1.1 Purpose

The Town Centre will contain a General Commercial Area to include small, medium and larger format retail uses located within a series of blocks defined by intersecting public roads. These retail uses will include anchor tenants that attract shoppers to the area. Larger format commercial uses should present a street-oriented design that supports the function of the centre. The form and density of development within the General Commercial Area will be specifically determined at the Outline Plan and Land Use Amendment stage.

## TOWN CENTRE

MIXED-USE SHOPPING, LIVING AND EMPLOYMENT FOCUS

COMPOSED OF GENERAL COMMERCIAL AREA, HIGH STREET AREA & TRANSITIONAL USE CORRIDOR

**GENERAL COMMERCIAL**  
WILL INCLUDE LARGE FORMAT RETAIL USES

**HIGH STREET**  
IS A PEDESTRIAN ORIENTED SHOPPING STREET

BORDERED BY TRANSITIONAL USE CORRIDOR CONTAINING MULTI-FAMILY RESIDENTIAL HOUSING

### 9.1.2 Policies

#### (1) Composition of General Commercial Area

The General Commercial Area:

- (i) shall contain predominantly medium to larger format commercial uses, with the size and form of these uses to be subject to the policies of the MDP,
- (ii) may contain a variety of smaller format commercial uses, as well as office, institutional, recreational, public and similar uses that are consistent with and support the function of the area.

#### (2) Design of General Commercial Area

The Land Use Districts applied to the General Commercial Area shall contain standards that address proposed site and building design.

#### (3) Block Layout of General Commercial Area

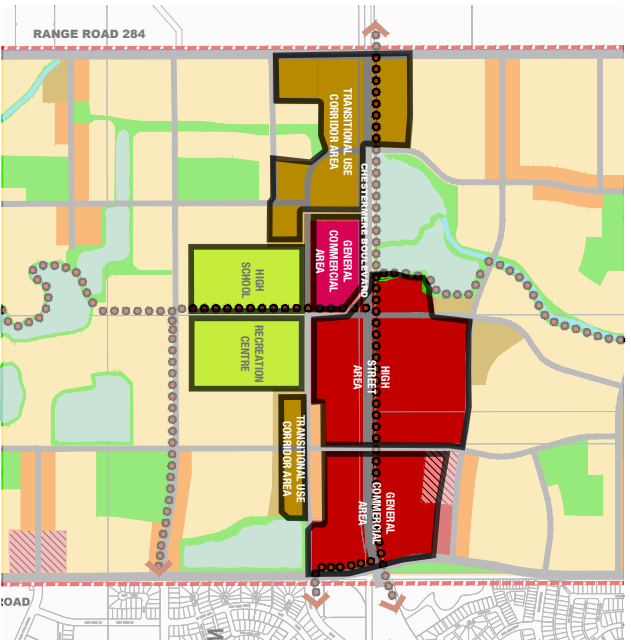
- (a) The General Commercial area layout shall be characterized by blocks defined by an interconnecting and parallel street network.
- (b) The Outline Plan for the General Commercial Area should determine the specific layout of the General Commercial Area.



#### (4) Analysis for General Commercial Area

- (a) In conjunction with the Outline Plan the following analysis should be provided:
  - (i) a Concept Development Plan showing the buildings, parking, landscaping and other features of the area, and
  - (ii) a set of design guidelines addressing the density and form of development on the site for incorporation into the Land Use Districts to be applied to the area.
- (b) Appropriate market rationale that supports the anticipated size of the commercial units to be developed in the area may also be required.

Detailed Town Centre Policies are contained in Section 8.5 of the Waterbridge MASP and should be referred to at the Outline Plan and Land Use Amendment review stage.



## 9.2 HIGH STREET AREA

### 9.2.1 Overview

The High Street Area will be located within the central portion of the Town Centre and will comprise a shopping street framed by smaller format retail stores at grade, with the potential for office, commercial or residential development above. The main street will be pedestrian-oriented and include such elements as wider sidewalks, on-street parking and storefront facades. The High Street Area may also accommodate potential stand alone office use which do not detract from the pedestrian friendly character of the area. The exact location and alignment of the main street will be determined at the Outline Plan and Land Use Amendment stage.

### 9.2.2 Policies

- (1) **Composition of the High Street Area**
  - The High Street Area:
    - (i) shall contain predominantly smaller-scale businesses located along a central retail street characterized by streetscape amenities and enhanced building facades that promote shopping and social activity in the area, and
    - (ii) may contain a variety of office, residential, institutional, recreational and public uses that complement and support the function of the area.



**(2) Design of High Street Area**

- (a) The High Street Area shall predominantly contain a central street that is pedestrian-oriented in its design and characterized by features such as wider sidewalks, pedestrian amenities, street, trees, on-street parking, store front building facades and similar features.
- (b) The Land Use Districts and Street Standards applied in the High Street Area through an Outline Plan and Land Use Amendment application should reinforce the function of the area.

**(3) Analysis of High Street Area**

In conjunction with an Outline Plan and Land Use Amendment application the following should be submitted:

- (i) a Concept Development Plan showing the buildings, parking and streets and other important features of the area;
- (ii) a set of design guidelines that address density parameters and built form within the area that can be incorporated into the Land Use Districts to be applied to the area.

**9.3.2 Policies**

**(1) Composition of Transitional Use Corridor**

- (a) In accordance with the policies in the MASP, the Transitional Use Area should include a variety of medium to high density residential uses, together with other compatible and appropriate uses.
- (b) Vertical and horizontal mixing of uses should be accommodated within the Transitional Use Corridor.

**(2) Orientation of Transitional Use Corridor**

Residential and commercial buildings shall be oriented toward the front street with parking located to the rear or side of the building.

**(3) Design in Transitional Use Corridor**

Multi-family residential development should be subject to the Chestermere Design Guidelines and/or other municipal policies.

**(4) Alignment of Transitional Use Corridor**

The Transitional Use Corridor shall extend along both sides of the western end of Chestermere Boulevard, and around the

**9.3 TRANSITIONAL USE CORRIDOR**

**9.3.1 Overview**

The Transitional Use Corridor will be located on both sides of Chestermere Boulevard at its western end, and along the edge of the Town Centre. This area will accommodate predominantly high to medium density residential developments consisting of townhousing and walk-up apartments, together with the potential for local commercial uses, secondary suites, live-work units and other compatible uses. The mixed use corridor will complement and support the Town Centre.

Detailed Transitional (Mixed Use) Corridor Policies are contained in Section 8.4 of the Waterbridge MASP and should be referred to at the Outline Plan and Land Use Amendment review stage.



# 10.0 COMMUNITY FACILITIES

## 10.1 HIGH SCHOOL / REGIONAL RECREATION SITE

### 10.1.1 Overview

A regional recreation site and a high school will be located adjacent to the south boundary of the Town Centre. The high school is required by the Rocky View School Division and will be in the order of 8.0 hectares in size. The regional recreation site may accommodate outdoor and indoor recreational amenities and shall be considered in accordance with the City's Recreational Feasibility Study. This site is identified as being about 8.0 hectares in size but this size will need to be reviewed at the Outline Plan stage. The two combined sites will provide an activity focus that will complement the Town Centre.

### 10.1.2 Policies

#### (1) Composition of High School / Recreation Site

The high school and recreation site should be located and planned on an complimentary basis at the south end of the Town Centre.

#### (2) Analysis

In conjunction with an Outline Plan and Land Use Amendment application the following analysis should be submitted:

- (i) a concept plan showing the potential development of the High School / Regional Recreation site, demonstrating that its size and configuration is appropriate;
- (ii) a reserve analysis in accordance with the City's Open Space Plan.

## 10.2 PARKS

### 10.2.1 Overview

The Plan Area will contain a variety of park space that will be distributed throughout the communities. This park space will take the form of neighbourhood parks, sub-neighbourhood parks and a variety of naturalized open spaces that accommodate canals, pathways and natural areas. Given the diversity of open space, the detailed park planning will occur primarily at the Outline Plan and Land Use Amendment stage.

### 10.2.2 Policies

#### (1) Composition of Park Space

A wide variety of park space shall be provided to meet a cross-section of user demands for passive and active recreational pursuits.

#### (2) Design of Park Space

The location, size and function of a purposed park shall be determined at the Outline Plan and Land Use Amendment stage. Opportunity to provide programmable open space shall be considered at this stage.

#### (3) Analysis for Park Space

In conjunction with an Outline Plan and Land Use Amendment application the following analyses should be submitted:

- (i) a landscape concept plan for the park space;
- (ii) a reserve analysis.

Detailed Recreation Site and School Site Policies are contained in Sections 8.7 and 8.8 of the Waterbridge MASP and should be referred to at the Outline Plan and Land Use Amendment review stage.

## 10.3 SCHOOL SITES

### 10.3.1 Overview

A total of seven school sites will be located within the Plan Area, in addition to the high school site to be located just south of the Town Centre. Three school sites will be required within Community “B” and four school sites within Community “C.”

### 10.3.2 Policies

#### (1) Composition of School Sites

A school site should consist of a school building envelope and playing fields, together with the related parking, access/egress, student drop-off and landscaping components.

#### (2) Design of School Sites

School sites should be designed to achieve their educational and recreational function in the context of the surrounding neighbourhood.



#### (3) Analysis for School Sites

In conjunction with an Outline Plan and Land Use Amendment application a concept plan showing the layout of the school building envelope and playing field layout shall be submitted.

#### (4) Reserve Analysis

In conjunction with an Outline Plan and Land Use Amendment Application, a Reserve Analysis shall be submitted.

Detailed School Site Policies are contained in Sections 8.7 of the Waterbridge MASP and should be referred to at the Outline Plan and Land Use Amendment review stage.



## 10.4 COMMUNITY GATHERING SPACE

### 10.4.1 Overview

Opportunity for two Community Gathering Spaces are proposed within the Gateway ASP, one in Community “B” and one in Community “C”. The provision of Community Gathering Spaces, if required, will be considered with the recommendation as outlined in the Recreation Feasibility Study.

### 10.4.2 Policies

#### (1) Community Gathering Space Location

A community gathering space site may be located central to Community “B” and “C” and where possible, integrated with a school site.

#### (2) Community Gathering Space Site Size

A community gathering space site should be about 1.6 hectares (4.0 acres) in size.



## 10.5 WETLANDS

### 10.5.1 Overview

The ASP area includes a number of natural wetlands, the majority of which have been disturbed by previous agricultural activities. As a result, most of the site's existing wetlands are not considered candidates for retention and will be removed from the site in accordance with applicable Provincial regulatory requirements and The City of Chestermere's policies and bylaws governing same.

However, two major wetlands complexes within the Plan Area will be preserved and enhanced as follows:

- (1) The major wetland complex situated within the central portion of Community "C"; and
- (2) The major wetland situated in the south-central portion of Community B.

The major wetland complex within Community C will be preserved and enhanced as an Eco Park which will provide a complimentary stormwater and a recreational function, in addition to providing for habitat preservation.



Detailed Wetland Policies are contained in Sections 14.0 and 15.0 of the Waterbridge MASP and should be referred to at the Outline Plan and Land Use Amendment review stage.

The major wetland complex within Community B will also be preserved and enhanced and will provide a complimentary function to the adjacent stormwater retention pond. This major wetland will also provide a passive recreation focus for adjacent uses situated within the Town Centre.

The specific boundaries of the major wetland complexes to be retained and their associated recreation uses will be determined at the Outline Plan stage.

### 10.5.2 Policies

#### (1) Preservation of Major Wetlands

The major wetland complexes within the ASP area that are identified for preservation should be:

- (a) acquired by the City through dedication by the developer as Environmental Reserve (ER);
- (b) sustained through integration with the stormwater management system;
- (c) enhanced with recreational amenities and pathway amenities that complement and support its function;
- (d) integrated with the adjacent urban development in an appropriate manner.

#### (2) Analysis for Major Wetlands

The following should be submitted in conjunction with an Outline Plan and Land Use Amendment application:



- (a) a biophysical impact assessment that identifies the specific type and extent of natural habitat features that should be retained as Environmental Reserve.
- (b) a staged master drainage plan identifying the method of integrating the hydrology of the major wetland with the overall stormwater management system.
- (c) a landscaping concept that illustrates how such elements as pathway connections, viewpoints, interpretive signage and related structures may be sensitively integrated with the major wetland's natural habitat areas.



# 11.0 TRANSPORTATION NETWORK

## 11.1 TRANSPORTATION NETWORK CONCEPT

### 11.1.1 Overview

The Transportation Concept for the Plan Area is shown on the Transportation Network Concept Map (Map 4). This Concept will guide and direct the preparation of more detailed Outline Plan and Land Use Amendment applications within the Plan Area. Residential streets will be determined at the Outline Plan stage, and should be designed to enhance connectivity throughout the communities.

### 11.1.2 Transportation Network Components



#### Arterial Roads

These roads carry the highest volumes of traffic and define the boundaries of the communities. Chestermere Boulevard was the subject of a corridor study that identified the design of this road. The Memorial Drive extension from the west into the Plan Area is intended to disperse traffic and avoid direct routing into the existing communities City to the east of the ASP area.



#### Collector Roads

These roads are located within the communities. The exact alignment will be determined at the Outline Plan stage.



#### Commercial Main Street

The Town Centre will contain a commercial main street that is pedestrian-oriented and framed by small scale businesses.



#### Regional Pathways

Regional pathways will connect to local pathways, school sites, major wetlands and the town centre. Notably, the regional pathways will be aligned along a north/south corridor that extends through the communities.



#### Potential Transit

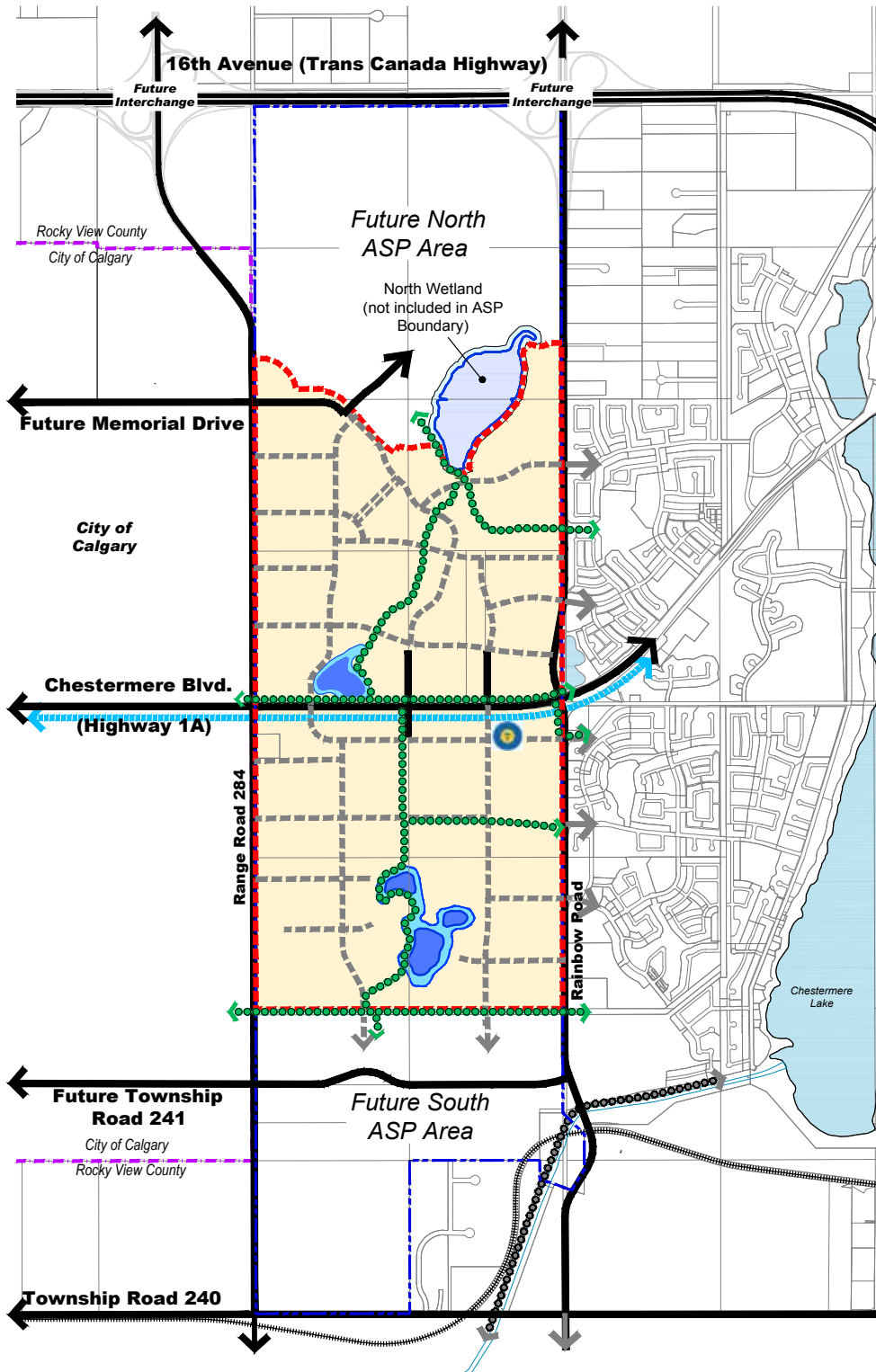
A transit station may be situated toward the eastern edge of the Town Centre. Opportunity for a regional transit service may be accommodated along Chestermere Boulevard. The design of the internal collector roads will accommodate potential for future local bus service.

Detailed Transportation Policies are contained in Section 17.0 of the Waterbridge MASP and should also be referred to at the Outline Plan and Land Use Amendment review stage.



# TRANSPORTATION NETWORK CONCEPT

MAP 4



**LEGEND:**

- Waterbridge Master Area Structure Plan
- Gateway Area Structure Plan

**PERIMETER GRID ROADS**

- Freeway/Primary Highway
- Major

**INTERNAL ROADS**

- Collector/Primary Collector/Major Stub

**PRIMARY TRANSIT SERVICE**

- Primary Transit Route
- Transit Station/Park-N-Ride Facility

**PATHWAY SYSTEM**

- Proposed Regional Pathway
- Existing Regional Pathway

*Note:*  
 a. All roads and pathways are conceptual only and subject to change at a more detailed planning stage.

b. Local roads, local pathways and transit routes are not shown and will be determined through the Outline Plan process.

## 11.2 ROAD NETWORK

### 11.2.1 Overview

The road network serving Communities B and C will consist of the perimeter arterial roads, the internal collector roads, and the local roads. The arterial perimeter roads are fixed, and for the most part follow original surveyed section road patterns for the area, and connect to established roads in The City of Calgary, Rocky View County and the Provincial highway system. The internal arterial/collector road pattern is generally represented on Map 4 but will be subject to refinement at the Outline Plan and Land Use Amendment stage. A number of specialized roads with tailor-made standards will also be provided within the Town Centre area. These standards will need to be approved at the Outline Plan and Land Use Amendment stage.

Although the initial development phases within the Gateway ASP will primarily utilize Chestermere Blvd for access, one or both of the future interchanges onto Highway 1 at Rainbow Road and Conrich/Garden Road will ultimately be required to service the Plan area. At each Outline Plan and Land Use Amendment stage, road network analysis shall be prepared to evaluate the need to implement future infrastructure, including one or both of the proposed interchanges. If the results of this analysis triggers the need for these interchanges, further consultation with Alberta Transportation and other stakeholders will occur in order to prepare a funding strategy and associated implementation timeline.

### 11.2.2 Policies

#### (1) Road Network Design

The specific road network design shall be determined through the Outline Plan process.

#### (2) Road Network Standards

- (a) The commercial street within the High Street Area and Chestermere Boulevard should be based on specialized standards tailored to the function of the road with the standards incorporating treed boulevards where possible.
- (b) The balance of the roads,
  - (i) should comply with the approved City standards;
  - (ii) may contain special standards where determined necessary.

#### (4) Road Network Analysis

In conjunction with an Outline Plan and Land Use Amendment application the following analysis should be provided:

- (i) an updated Transportation Impact Assessment that addresses the capacity and design of the road network needed to serve the proposed land use pattern; and
- (ii) special road cross-section for the commercial streets and Chestermere Boulevard showing the proposed design standards for these roadways.

Detailed Transportation Policies are contained in Section 17.0 of the Waterbridge MASP and should also be referred to at the Outline Plan and Land Use Amendment review stage.



## 11.3 TRANSIT SERVICE

### 11.3.1 Overview

While bus transit service may not be introduced to the communities in the immediate future, at some point it will be required to provide public transit service for the City. As such, transit routes, stops and coverage need to be determined at present, to facilitate the future retrofit of bus transit service within the Gateway ASP's communities. Transit service will consist of transit stops, primary transit routes and feeder transit routes.

### 11.3.2 Policies

#### (1) Transit Routes

At the Outline Plan stage, bus transit routes and stops will be defined.

#### (2) Transit Stops

Where a bus stop is proposed on a street adjacent to a development with potential front driveway access, a restrictive covenant should be registered against the title of the parcel to prevent driveway access and protect the bus stop.

#### (3) Transit Coverage Analysis

In conjunction with an Outline Plan and Land Use Assessment application a Transit Coverage Assessment showing transit routes and stops, and the level of transit coverage that should be provided.



## 11.4 PATHWAY SYSTEM

### 11.4.1 Overview

The regional pathway system will extend north/south through the entire Gateway ASP area. The pathway will provide linkages to the major natural wetlands, select joint use sites and parks and the town centre. As well, the pathway will connect with the existing pathway network location in the City to the east of the ASP area. A number of local pathways will also be provided with their alignment to be determined at the Outline Plan stage.

### 11.4.2 Policies

#### (1) Regional Pathway Alignment

The regional pathway should be aligned along the north/south open space corridor that extends through the Plan Area and with the existing pathways in the City to the east.

#### (2) Local Pathway Alignment

The alignment of local pathways should be determined at the Outline Plan stage.



# 12.0 UTILITY SERVICING POLICIES

## 12.1 WATER DISTRIBUTION

### 12.1.1 Overview

Chestermere's existing water supply is provided from one south pressure zone, with the City reservoir currently being served by two feeder mains, that supply water from the City of Calgary, one on Rainbow Road and one on Chestermere Boulevard. Remaining capacity of the reservoir and water distribution system is limited.

### 12.1.2 Policies

#### (1) Ultimate Water Distribution System

The water distribution system for the Gateway ASP Area shall be designed to adequately and efficiently serve the ultimate development of the area.

#### (2) Staged Water Distribution System

The Plan Area shall be serviced through a staged Water Distribution System consisting of a new pump station and water reservoir to be provided in the 'future north community' as shown on Map 5.

## 12.2 SANITARY SEWER COLLECTION

### 12.2.1 Overview

Existing sanitary sewer services for the City consist of a lift station located adjacent to Chestermere Boulevard, just east of Waterbridge, and a sewer force main to the City of Calgary. However, the City is intended to be served by a new staged lift station to be situated adjacent to the south end of Waterbridge and a force main collection to Calgary. The lift station and force main will ultimately serve the entire City, including Waterbridge.

### 12.2.2 Policies

#### (1) Ultimate Sanitary Sewer Collection System

The sanitary sewer collection system shall be designed to serve the ultimate development of the Gateway ASP Area in accordance with the City of Chestermere standards.

#### (2) Staged Sanitary Sewer Collection System

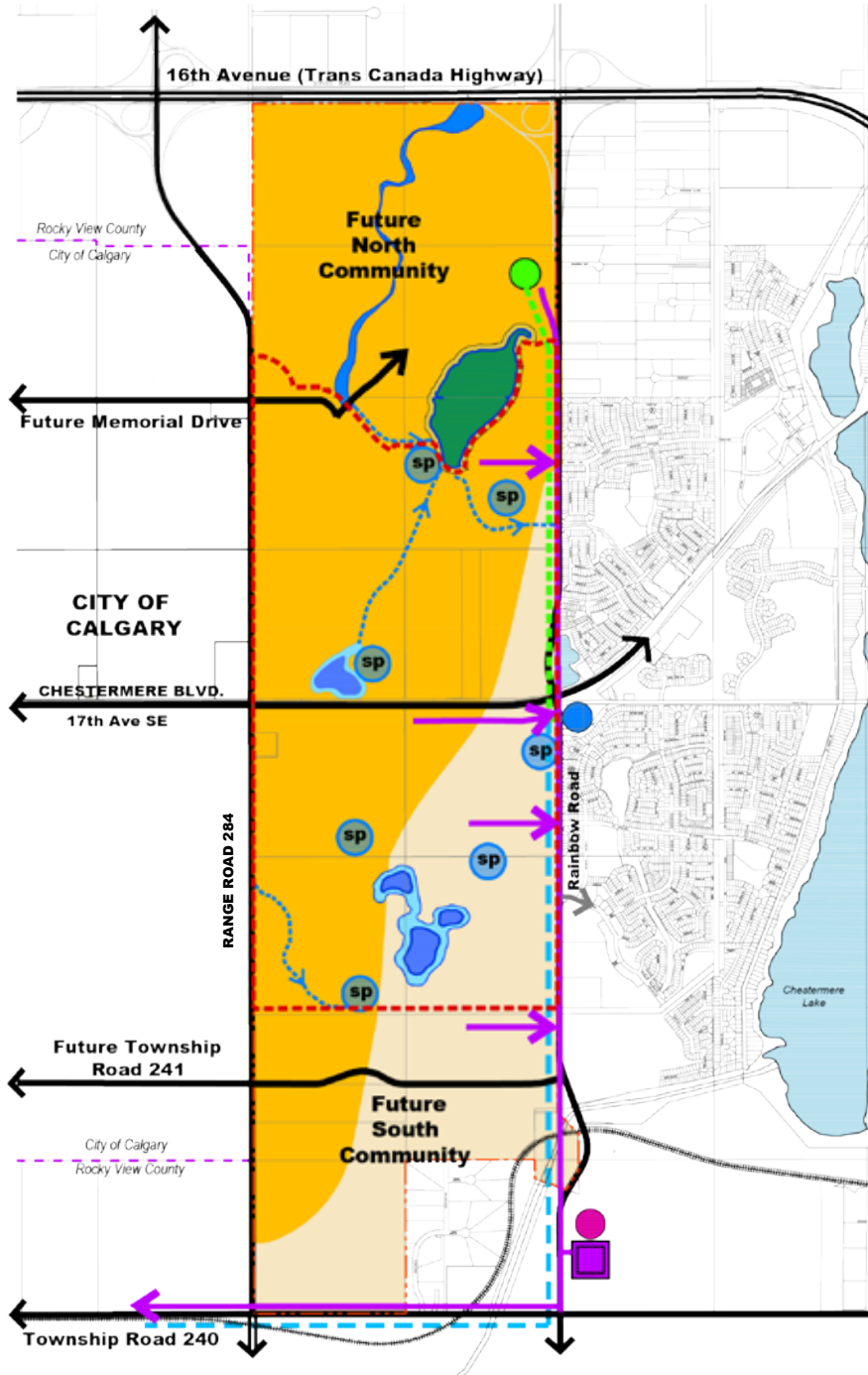
The proposed Plan Area shall be serviced through a staged sewer collection system consisting of a gravity main flowing to a new sanitary trunk in Rainbow Road, which will convey flows to a proposed sanitary lift station at Rainbow Road and Township Road 240 conveying flows through a force main to The City of Calgary.

### 12.2.3 Infrastructure Implementation

All utility servicing within the Plan Area will be provided by the developer and designated and constructed in accordance with City of Chestermere, Chestermere Utilities Inc., Alberta Environment and all other applicable standards and guidelines.

Detailed Sewer Servicing Policies are contained in Section 18.0 and 19.0 of the Waterbridge MASP and should also be referred to at the Outline Plan and Land Use Amendment review stage.





**LEGEND:**

- - - - Gateway Area Structure Plan
- WATER DISTRIBUTION SYSTEM**
- Existing Water Reservoir
  - Future North Water Reservoir/ Pump station
  - Future South Water Reservoir
  - - - - Existing Water Main
  - - - - Future Water Main
  - New North Pressure Zone
  - South Pressure Zone
- SANITARY SEWER COLLECTION SYSTEM**
- Future Lift Station
  - Future Sanitary Sewer Trunk
- STORMWATER MANAGEMENT SYSTEM**
- Retained Wetlands
  - Proposed Storm Ponds
  - - - - Overland Drainage Route

*Note:*

- a. The Boundary between the North and South Pressure Zones is schematic only and subject to change at a more detailed planning stage.
- b. All areas and symbols are conceptual only and subject to change at a more detailed planning stage.

## 12.3 STORMWATER MANAGEMENT

### 12.3.1 Overview

Stormwater management is the foundation of the 'waterscape' vision for this ASP area as contemplated by the Waterbridge Master Area Structure Plan. The 'waterscape' vision is characterized by the integration of a series of major wetlands, interconnected drainage courses and naturalized stormwater facilities alongside community development in order to implement a unique, low impact solution to stormwater management while providing recreational amenities for the adjacent communities.

The Waterbridge MASP contains comprehensive stormwater management policies that are expected to apply within the Plan Area, and these policies should be referred to in association with the evaluation of the stormwater management concept proposed by this ASP.

As illustrated by the Stormwater Management Concept (Map 6), a conceptual stormwater management system will be implemented within the Plan Area in accordance with the Gateway ASP Master Drainage Plan (MDP). The MDP indicates that new development must incorporate sustainable design elements for stormwater runoff capture, retention and use (irrigation) in order to achieve a 'zero discharge design' operating condition while retaining the capacity to implement the ultimate downstream stormwater management options, including the Shepard Regional Drainage Plan and/or the Cooperative Stormwater Management Initiative (CSMI).

A Staged Master Drainage Plan must be submitted at the Outline Plan / Subdivision stage to clarify the specific nature of stormwater management infrastructure necessary to effect positive drainage within the area.

Detailed Stormwater Management Policies are contained in Section 14.0 and 15.0 of the Waterbridge MASP and these policies should be referred to at the Outline Plan and Land Use Amendment Review stage.

### 12.3.2 POLICIES

#### (1) Stormwater Management Solutions

Further to the policies in the Waterbridge MASP, the Gateway ASP Master Drainage Plan specifies that:

- a) the stormwater discharge option(s) and on-site stormwater management system permitted within the Plan area must effect the ultimate regional drainage solution(s) necessary to serve the subject area in addition to providing for,
- b) interim stormwater management measures that can permit subdivision and development to proceed in advance of implementation of the ultimate regional drainage solution(s), provided that sustainable design measures can be incorporated to achieve 'zero discharge design' operating conditions that:
  - i. retain key natural wetlands,
  - ii. provide for low impact development measures
  - iii. set aside lands either within or adjacent to the ASP area to accommodate stormwater irrigation until such time a downstream regional solution is provided, and
  - iv. comply with the City of Chestermere's Interim Stormwater Management Plan and the Master Drainage Plan for the Plan Area.

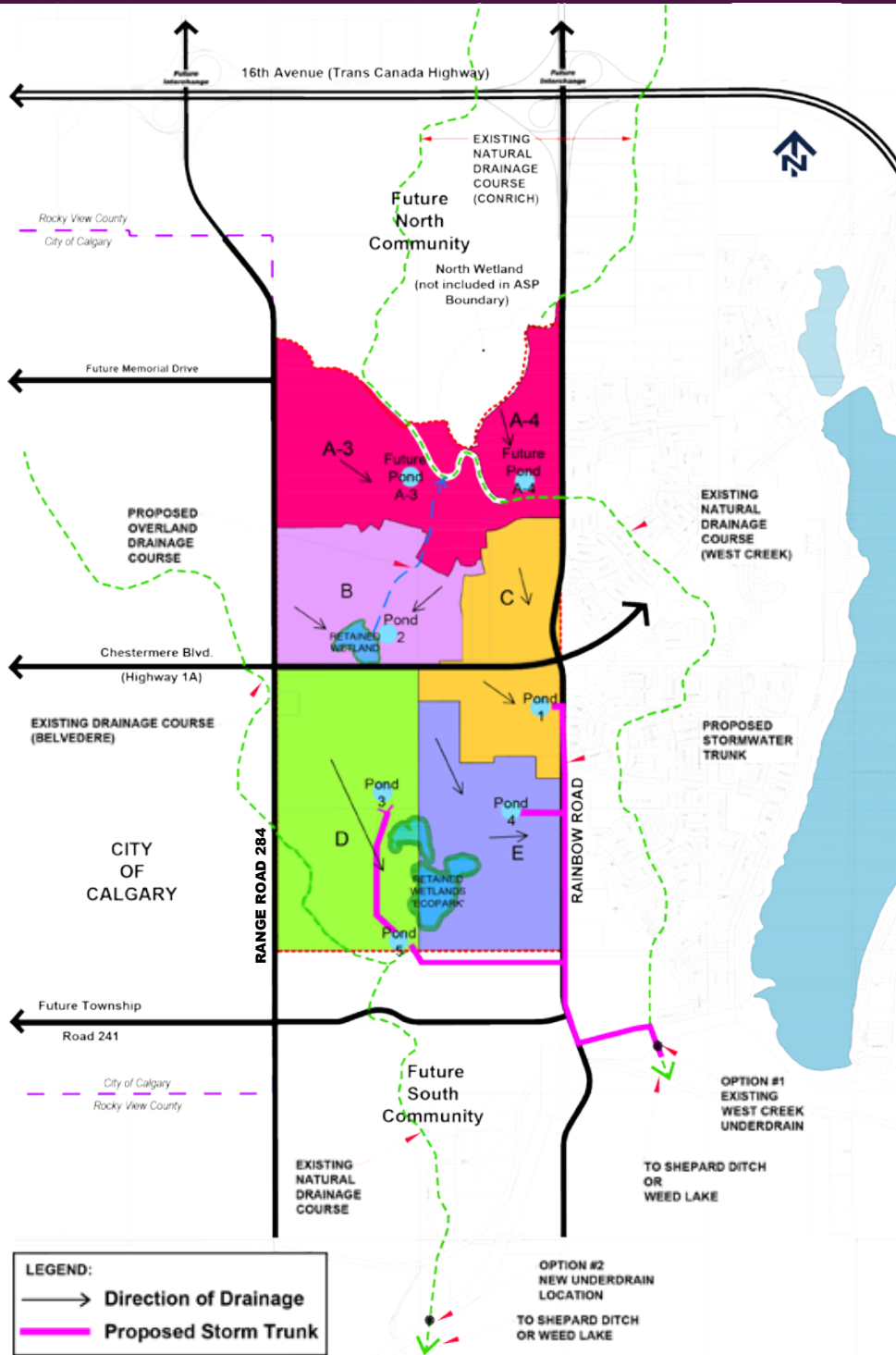
#### (2) Staged Master Drainage Plan

A staged Master Drainage Plan shall be submitted in conjunction with an Outline Plan and Land Use Amendment application to demonstrate a specific stormwater management design solution can be implemented in accordance with the approved Master Drainage Plan for the Plan Area and the City's Integrated Stormwater Management Plan.



# STORMWATER MANAGEMENT CONCEPT

MAP 6



# 13.0 IMPLEMENTATION POLICIES

## 13.1 PHASING

### 13.1.1 Overview

Development within the Plan Area is expected to be staged through sequential implementation of the Outline Plan and Land Use Amendment approval process, as well as the Subdivision and Development Permit approval process.

As illustrated on the Land Use Phasing Map (Map 7), development in the Plan area is expected to commence simultaneously within the southeast portion of Community B and the northwest portion of Community C, and generally proceed from these locations in accordance with the specific provisions of the Outline Plan approval process.

A specific phasing plan will be provided with each Outline Plan stage, and refined at the subdivision tentative plan stage.

### 13.1.2 Policies

#### (1) Phasing Plan

- (a) A phasing plan shall be provided by the developer in conjunction with an Outline Plan application.
- (b) The phasing plan may be revised through the submission of a Subdivision Tentative Plan stage.

## 13.2 OUTLINE PLAN / LAND USE AMENDMENT APPLICATION

### 13.2.1 Overview

The Waterbridge MASP provides a policy framework for the future development within this ASP Plan Area. However, the adopted policy provisions of the MASP does not allow for the immediate approval of an Outline Plan and Land Use Amendment application within the Plan Area.

Rather, as an intermediary step, an ASP must be prepared for portion of lands within the MASP area. Following adoption of this ASP, an Outline Plan and Land Use Amendment application can be submitted by the developer for all or a portion of the ASP area. With the approval of a Land Use Amendment by Council, the subject lands may be subdivided and subsequently developed in accordance with the City's Development Agreement process.

### 13.2.2 Policies

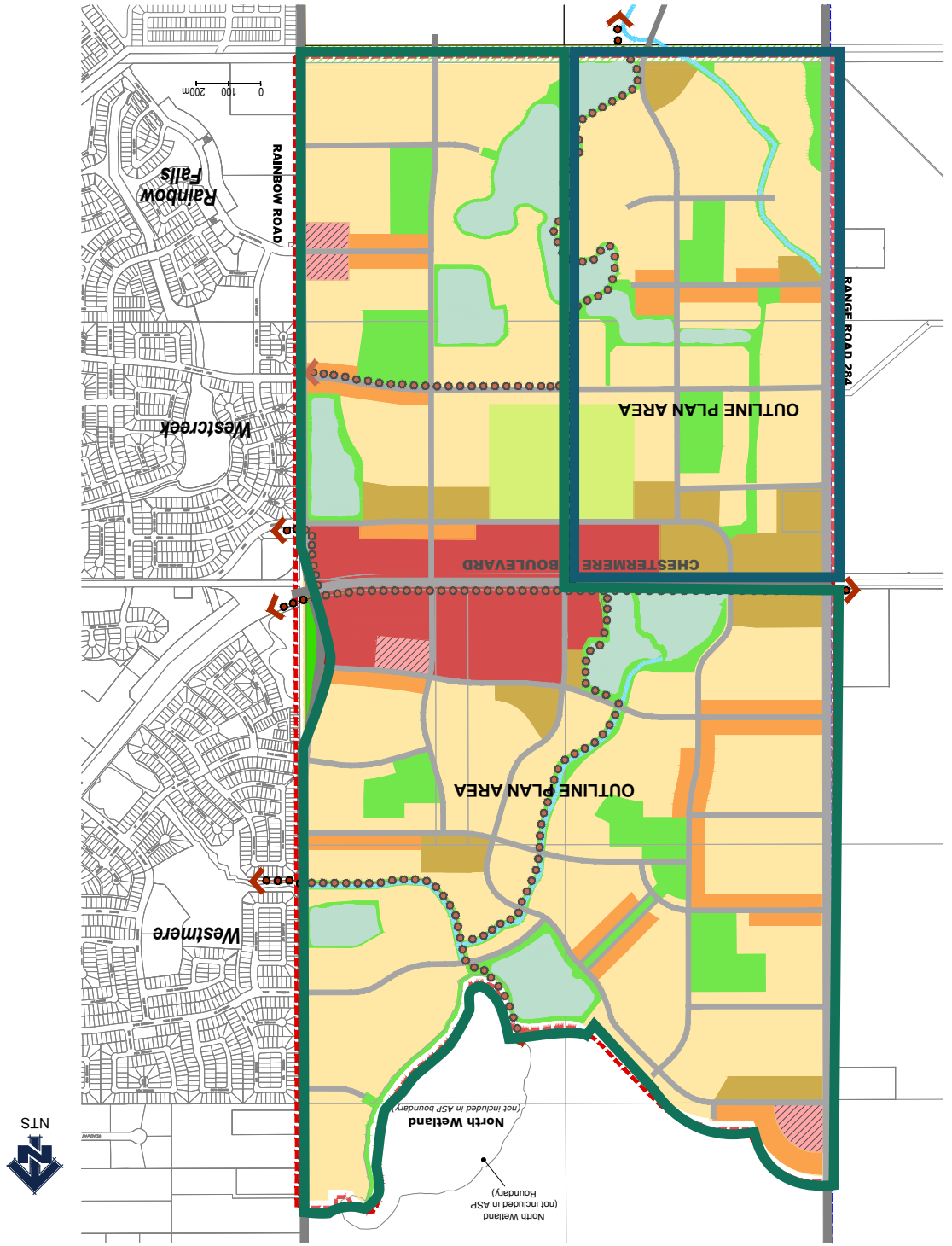
#### (1) Land Use Amendment Approval

An Outline Plan and Land Use Amendment may be submitted and approved for all or any portion of lands within this ASP area.

#### (2) Subdivision Approval

Where lands have received Land Use approval, all or any portion of the lands within the Land Use approval area may be subdivided through the approval of a subdivision application by the Subdivision Authority.





## 13.3 GROWTH MANAGEMENT

### 13.3.1 Overview

The Waterbridge MASP requires the submission of a growth management analysis in conjunction with an Outline Plan and Land Use Amendment application. This analysis identifies the capital services required to support the development and the method of financing those services. The co-ordination of land use, servicing and financing decisions remains an important consideration as development proceeds in the Planning Area.

### 13.3.2 Policies

#### (1) Growth Management Analysis

In conjunction with an Outline Plan and Land Use Amendment, a Growth Management Analysis shall be required to address the co-ordination of development, servicing and financing of infrastructure within the subject site.



CHESTERMERE  
GATEWAY  
AREA STRUCTURE PLAN