

**PUBLIC HEARING MINUTES FOR BYLAW 021-11 FOR THE
TOWN OF CHESTERMERE HELD SEPTEMBER 19, 2011 AT 7 PM IN
COUNCIL CHAMBERS AT THE MUNICIPAL OFFICE**

PRESENT: Mayor Patricia Matthews
Deputy Mayor Kelsey Johnson
Councillor Christopher Steeves
Councillor Heather Davies
Councillor Stu Hutchison
Councillor Patrick Bergen
Councillor Terry Leighton
Terry Hurlbut, CAO

ALSO PRESENT: Ray MacIntosh, Director of Finance
Tracy Anderson, Director of Administrative & Legislative Services
Blake Termeer, Director of Public Works
John Popoff, Director of Development Services
Patricia Sproule, Director of Community Services
Tammy Botsford, Recording Secretary

GALLERY: 16 people
1 media

A. CALL TO ORDER

Mayor Matthews called the meeting to order at 7:04 p.m. and provided an overview of Public Hearing procedures

B. ADOPTION OF AGENDA

Moved by Councillor Bergen that the Agenda be adopted as presented.

CARRIED:

C. BYLAW 021-11

Municipal Planner Intern, Katie Schwing presented the information regarding Bylaw 021-11, being a bylaw to amend the Municipal Development Plan Amendments – Master Area Structure Plans.

In October of 2010, Bylaw 016-10 amended Chestermere's Municipal Development Plan, to add in a new level of planning in the town, known as a Context Study. The Context Study became a requirement for planning areas larger than one section (640 acres) in size. It would function as a higher level document that would address regional-scale issues, such as land uses, utility servicing,

stormwater, major transportation networks, parks and open space, and phasing, in order to inform future Area Structure Plans within the Context Study area. The name Context Study was developed as not to confuse it with more focused Area Structure Plans developed in the future within the same area.

The impetus for developing the Context Study as a planning document in Chestermere 60 and amending the MDP was:

“In 2010 Town Council discussed the challenges associated with preparing Area Structure Plans for large areas, especially those greater than 1 Section (640 acres). Council also expressed interest in matching the level of detail requested by our MDP with an appropriate ASP area. It was noted that the ASP areas in Chestermere’s MDP appear larger than those in most other Alberta jurisdictions. Council questioned whether it was possible to identify a planning framework which is more manageable for planning in accordance with the MDP.”

(October 2010 Planning and Development Staff Report)

As a result of a conversation with the Town’s legal representative, it has been determined that a Context Study is not a statutory document under the MGA. Therefore, staff recommends changing the term Context Study to “Master Area Structure Plan”. The prefix “Master” will better clarify the role of the higher-level document, yet still be called an Area Structure Plan to ensure the document has statutory status under the MGA.

This amendment will not change the town’s current planning procedures. Only the name of documents will change. The proposed change to the wording of the MDP is found below. The only changes that have been made from the current accepted MDP are replacing the term *Context Study* with *Master Area Structure Plan*.

Section 3.2 (Neighborhoods and Housing)

POLICY 2: Development in future residential

- a. Future residential areas will be subject to a Master Area Structure Plan and/or Area Structure Plans (ASP) prior to Development. Master Area Structure Plans may be required for any area over One Section or 640 acres (259 hectares). Boundaries will be determined based on planning best practices (e.g. highways, major roads and natural features may or may not be considered a natural

boundary).

- b. A Master Area Structure Plan will serve as a high level planning document for large areas of land over one section or 640 acres. It will highlight significant development considerations such as establish generalized mix of land uses, servicing, stormwater management, major transportation network, major parks and open space concepts, and phasing. Phasing plans must depict future ASPs. Sustainable development initiatives are encouraged.
- c. An ASP will be required for all areas and will establish a detailed mix of land uses, community theme and identity, population projections, sustainable development initiatives, parks and open spaces, more detailed servicing, neighbourhood nodes at an approximately 180 to 220 acres, and phasing for future outline plans. If no Master Area Structure Plan has been prepared, all elements in 2.1.b must also be addressed.
- d. Outline Plans shall provide information necessary to support a Land Use Redesignation application and may include detailed site design, road networks and servicing plans.

In accordance with the *Municipal Government Act (MGA)*, a copy of Bylaw 021-11 was circulated to the agencies that were circulated when the Municipal Development Plan was approved. In addition, staff circulated to area developers and their planning consultants for feedback.

Staff from Rocky View County had no objections to the amendment and only had a minor grammatical suggestion. Comments from the City of Calgary included a desire that intermunicipal communication be included in the Master Area Structure Plan process. It was also communicated that clarification may be needed for how the Town is planning on maintaining consistency in overlapping statutory plans for the same area. Town staff will be addressing these issues through the creation of an Operations Manual explaining the requirements of the various plans and plan processes (See Appendix B).

All other circulated parties either made no response or had no objection to the proposed amendment.

D. IN FAVOUR

No one spoke in favour.

E. OPPOSED

No one spoke in opposition.

F. ADJOURNMENT

Moved by Councillor Hutchison that the meeting adjourn at 7:11 p.m.

CARRIED:

Mayor Patricia Matthews

Terry Hurlbut, CAO