

Bylaw 007-21

Amendment to the Municipal Development Plan for Clearwater Park

i

CITY OF CHESTERMERE

PROVINCE OF ALBERTA

BYLAW #007-21

A Bylaw of the City of Chestermere, in the Province of Alberta, to amend the Municipal Development Plan (Bylaw 015-15) of the City of Chestermere to include development standards for future growth areas.

WHEREAS The Municipal Government Act, RSA 2000, C. M-26 and amendments thereto provides that a Municipal Council must pass a Municipal Development Plan;

AND WHEREAS Council deems it desirable to amend the Municipal Development Plan Bylaw 015-15;

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

1. SECTION 3.4.4 PLANNING NEW COMMUNITIES is amended as follows:

a) Add **Section 3.4.4.7** to read:

“3.4.4.7 Where a proposed Residential Neighbourhood abuts or backs onto a road that fronts Country Residential development within Rocky View County, or where it abuts a provincial highway or secondary highway, policy provisions that reflect a rural to urban interface transition shall be included in an Area Structure Plan. Cross section details shall be provided in an Area Structure Plan and confirmed with an Outline Plan application.”

2. SECTION 3.5.3 MIXED USE COMMERCIAL CENTRE is amended as follows:

a) Add **Section 3.5.3.5** to read:

“3.5.3.5 Council, through the approval of an Area Structure Plan, may consider residential as a discretionary use within a designated Mixed-Use Commercial: Centre area. The Area Structure Plan shall include policy that describes the discretionary uses and what will facilitate the eventual conversion to commercial uses.

3. SECTION 3.6.2 EMPLOYMENT LANDS AREA POLICY is amended as follows:

a) Replace **Section 3.6.2.2** to read:

Bylaw 00-21

Amendment to the Municipal Development Plan for Clearwater Park

"3.6.2.2 Employment Lands Area B should accommodate business park and light industrial uses. Development shall be focused on access to Highway 791. An updated Transportation Impact Assessment shall be included with an Outline Plan application that contemplates development with employment uses. The Transportation Impact Assessment shall consider, but not be limited to, to the continued viability of the Highway 791/1 intersection. The Transportation Impact Assessment shall be reviewed and approved by the City of Chestermere and Alberta Transportation.

4. SECTION 3.7.1 GENERAL PARKS AND OPEN SPACE POLICY is amended as follows:

a) Add **Section 3.7.1.9** to read:

"3.7.1.9 Proposed privately-run and managed community recreation facilities that offer membership by residence or through a homeowner's association (HOA) shall be identified as part of an Area Structure Plan application. The following general principles shall be considered as part of an approval for the HOA:

- Location of the facility and/or amenities within the proposed community to maximize accessibility and usage
- The catchment area of the facilities and/or amenities
- Quality and accessibility of the proposed facility and/or amenities
- Operational and financial sustainability of the proposed facility and/or amenities
- Amenities and activities that are complementary to the existing and proposed public facilities within the City.
- Alignment with the City of Chestermere current Recreation Policies and Recreation Master Plan."

b) Add **Section 3.7.1.10** to read:

"3.7.1.10 Proposed privately-run and managed community recreation facilities that offer non-public community recreation facilities owned and operated by HOAs shall not be considered as dedicated municipal reserve."

5. SECTION 4.3.1 GENERAL TRANSPORTATION POLICY is amended as follows:

a) Add **Section 4.3.1.8** to read:

Bylaw 007-21

Amendment to the Municipal Development Plan for Clearwater Park

“4.3.1.8 Any proposed roadway intersection with Highway 791/Range Road 280 shall require an updated Transportation Impact Assessment. The Transportation Impact Assessment shall consider, but not be limited to, to the continued viability of the Highway 791/1 intersection. The Transportation Impact Assessment shall be reviewed and approved by the City of Chestermere and Alberta Transportation.”

6. SECTION 4.3.3 BICYCLE + PEDESTRIAN SYSTEMS is amended as follows:

a) Add **Section 4.3.3.5** to read:

“4.3.3.5 A bicycle and pedestrian access pathway shall be developed that connects the Clearwater Park Area Structure Plan area with trails on the west side of Highway 1. The design of the pathway shall be confirmed within the Clearwater Park Area Structure Plan. The pathway shall be reviewed and approved by the City of Chestermere and Alberta Transportation.”

7. SECTION 4.4 WATER SUPPLY + SANITARY SEWER is amended as follows:

a) Add **Section 4.4.3** to read:

“4.4.3 The City shall use the most recent Utilities Master Plan (UMP), and any subsequent updates or amendments to the UMP, as the basis for future planning and improvements to the City’s potable water system and sanitary sewer collection system. Incremental upgrades are necessary to ensure that the system can handle the needs of future development and to accommodate future demand, based on the population growth trends included in this MDP.”

8. SECTION 4.5 STORMWATER MANAGEMENT is amended as follows:

a) Replace **Section 4.5.4** to read:

“4.5.4 The most recent Integrated Stormwater Master Plan requires strict adherence to post-development release rates, source control Low Impact Development (LID) practices and volume controls. The Plan identifies the following practices that the City should promote:

- Stormwater reuse through the use of irrigation of green spaces within the community;
- Extensive use of absorbent landscaping in public areas;
- Limited use of impervious surfaces that restrict water infiltration;
- and

Bylaw 00-21

Amendment to the Municipal Development Plan for Clearwater Park

- Decreased lot coverage, where appropriate, to provide increased absorbent landscaping in residential development.”

b) Replace **Section 4.5.5** to read:

“4.5.5 Since LID performance is a key component to the most recent Integrated Stormwater Master Plan, the City should support development industry initiatives to research and implement LID practices, so to create a better understanding of LID performance and the impacts of how engineering and design affect the function of stormwater management facilities and wetlands.”

9. APPENDIX B: GLOSSARY OF TERMS is amended as follows:

a) Add the following **definition** to read:

Home Owners Association (HOA): A Home Owners Association (HOA) is an organization in a planned community that makes and enforces rules for the properties and its residents, including architectural guidelines, and provides enhanced services and amenities to residents. The HOA is a registered non-profit organization through the Societies Act in Alberta or a Part 9 company under the Companies Act in Alberta.

Those who purchase property within an HOA's jurisdiction automatically become members and are required to pay dues, known as HOA fees, through an encumbrance registered on the title of each property. The HOA's responsibilities will be determined through the Area Structure Plan approval process and will include the responsibility for the operation and maintenance of agreed upon amenities, any enhanced landscape associated with the community, and any other items approved through the Area Structure Plan approval process.

HOA's are generally associated with developments that provide private amenity centers and could include enhanced landscape maintenance. HOA's are not generally associated with enhanced landscape maintenance only. HOA's are generally associated with full developments within the Area Structure Plan boundaries, and not small parcels within the ASP. HOA's, if approved for a neighbourhood, will be at the discretion of the City of Chestermere approving Authority.

10. Figure 4 CHESTERMERE PLANNING AREAS is amended as follows:

a) Replace **Figure 4** with Exhibit A.

11. Figure 8 LAND USE CONCEPT is amended as follows:

Bylaw 007-21

Amendment to the Municipal Development Plan for Clearwater Park

a) Replace **Figure 8** with Exhibit B.

12. Figure 12 STREET NETWORK CONCEPT is amended as follows:

a) Replace **Figure 12** with Exhibit C.

13. PART SEVERABILITY

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 Sections or parts shall be deemed to be severable and all other Sections or parts of this Bylaw shall be deemed to be separate and independent there from and to be enacted as such.


14. GENERAL

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.

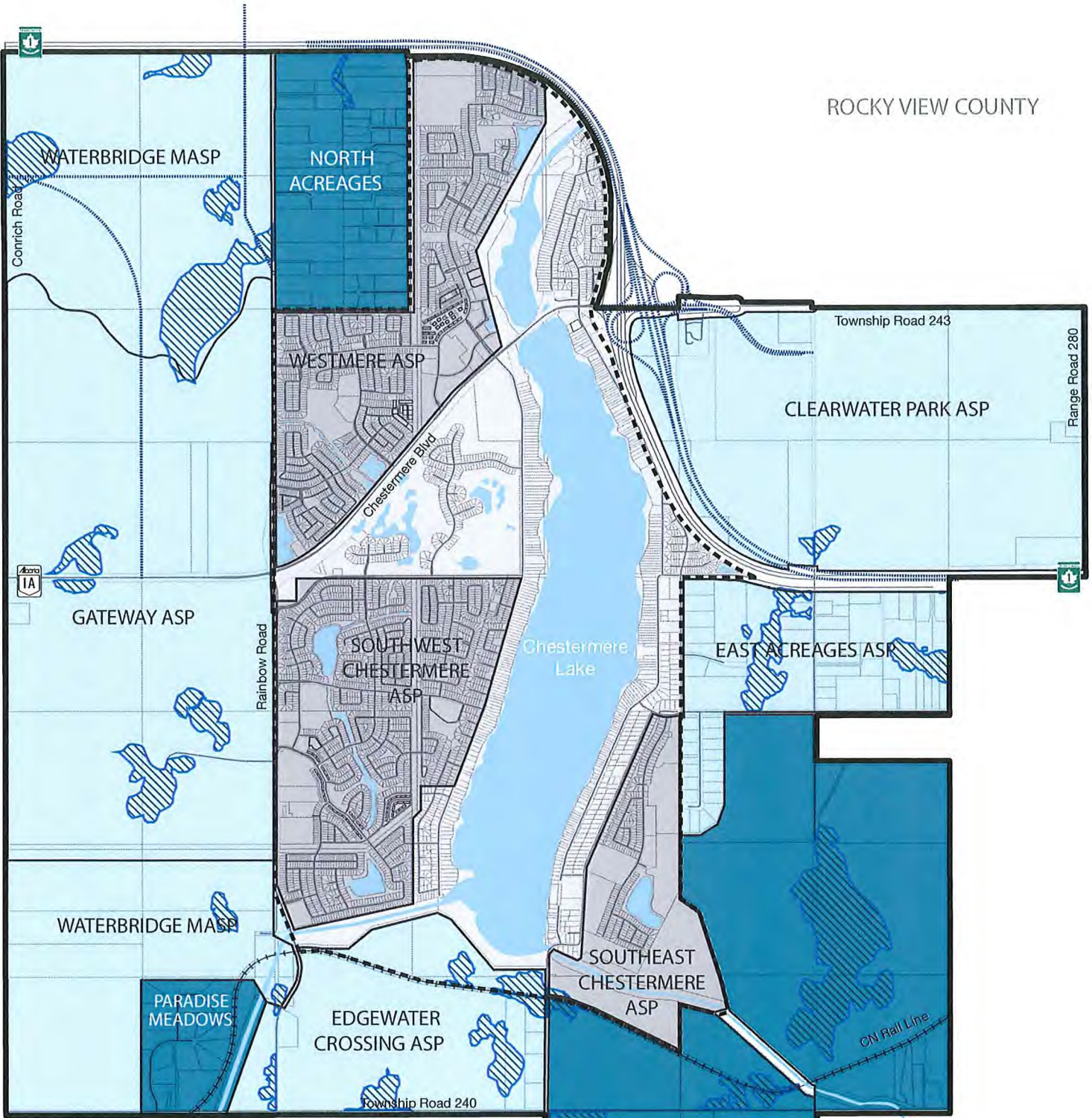
READ A THIRD TIME this 10th day of May, 2022.








MAYOR



CAO



-  Municipal Boundary
-  Pre-2009 Annexation Boundary
-  Developed areas, including built-out ASPs
-  Planning Areas In-Progress: MASP + ASP areas
-  Future Planning Area: areas without an ASP/MASP