



Planning & Development Report to
SPC on Planning and Urban Development
2020 February 05

ISC: UNRESTRICTED
PUD2020-0047

New Policy: Calgary–Chestermere Interface Intermunicipal Development Plan, POL2017-0012 (Ward 9)

Chestermere will work with developers and landowners who wish to consider amendments to their approved outline plans.

The Plan will be considered by Calgary and Chestermere councils. The Chestermere Council gave first reading to The Plan on 2020 January 21, with the purpose of scheduling the date for the public hearing and second reading. The public hearing and first reading with Calgary Council **was** scheduled for 2020 March 16. The public hearing and second reading with Chestermere Council **was** scheduled for 2020 March 17. **However, those dates changed due to the following:**

At the Calgary Combined meeting of Council on 2020 February 03, the 2020 February 05 SPC on Planning and Urban Development (PUD) meeting was cancelled due to lack of quorum. At that meeting, The Plan was forwarded directly to the 2020 February 24 Combined Meeting of Council. Consequently, Chestermere Council changed its Council date to 2020 March 03.

Following first reading at Calgary Council and second reading at Chestermere Council, The Plan will be submitted to the Calgary Metropolitan Regional Board for approval. Pending approval by the Calgary Metropolitan Regional Board, The Plan will return to Calgary and Chestermere councils for final readings.

Site Context

The plan area is approximately 102 hectares (252 acres). It extends 150 metres east and west of the Interface Street, measuring approximately 4.85 kilometres between the future alignments of 8 Avenue NE and Peigan Trail SE (see attachment 2). There are approximately 20 privately-owned titled parcels of varied sizes in the plan area. the majority of parcels are undeveloped and used for agricultural purposes although a private school/church, country residential cluster and a couple of parcels devoted to industrial/commercial uses are located in the plan area.

Natural features in the plan area include wetlands, natural drainage courses and a significant tree stand. A high-voltage power transmission line and its 40 metre right-of-way, and an abandoned sour gas pipeline are located to the south of 17 Avenue SE/Chestermere Boulevard.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The Plan refines and aligns the strategic objectives and policies of higher level plans and legislations as detailed in the Strategic Alignment section of this report. The Plan supports intermunicipal collaboration and coordination as well as guides development along the Interface Street. The Plan should be read in conjunction with municipal policies and plans.

Planning Considerations

Policy Overview

Policies found in The Plan support the long-term common vision for the area, which is that the plan area will become an attractive, unique, high-quality and vibrant residential corridor with

Approval(s): Stuart Dalgleish concurs with this report. Author: L. Burga Gheri

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