

Intermunicipal Interface Policy Implementation Strategies

The Intermunicipal Interface Policy, if approved, will become a statutory document that will guide development for the lands within the policy area. Until the date of approval, the Memorandum of Understanding will continue to be used. The vision for the area, when affirmed by both Councils, will be an additional tool to guide development for the area.

The project team is seeking Council's direction to support the negotiations with developers and landowners for the area. The approved outline plans with respective land use districts along Range Road 284 (RR284) cover approximately 75 percent of the policy area within Chestermere. These outline plans include areas where i) lots back or side onto RR284, ii) service-roads are proposed between the interface road and residential uses, and/or iii) lower densities are considered in areas envisioned for higher densities. This conflicts with the proposed vision for the area. Chestermere has indicated that the outline plans are flexible and changes can be discussed and explored with the developers.

There is currently one outline plan / land use application under review within Calgary's jurisdiction. The outline plan proposes to redesignate lands along RR284 as Industrial Business (I-B) district to host a server farm which will include warehouse-type buildings surrounded by security fencing. This proposal conflicts with the vision for the area. Calgary Administration is working with the applicant to amend the plans to better align with the vision for the area.

The policy team will continue to work with the applicants and landowners to implement changes to the outline plans to better align with the vision and future policy for the area.