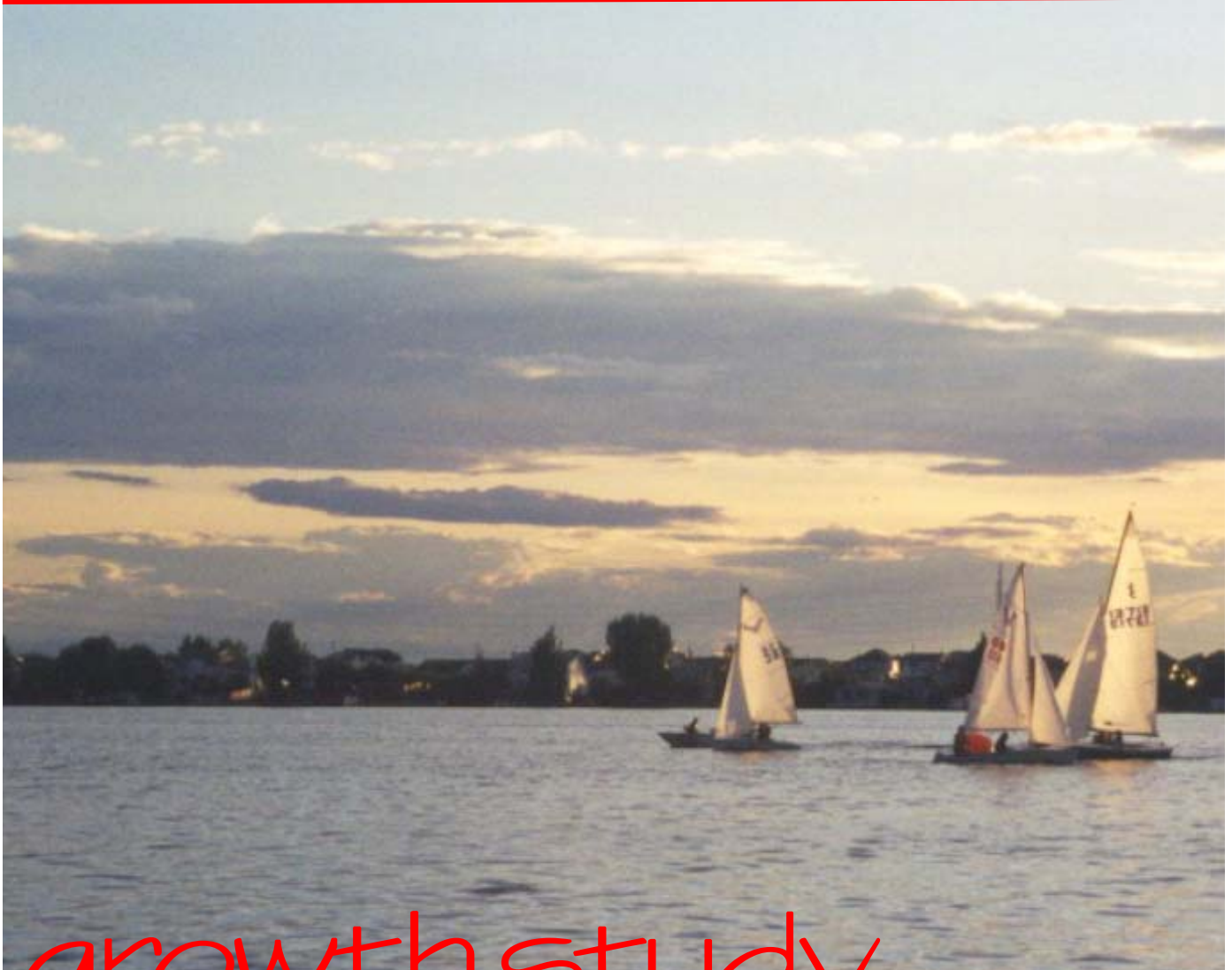


town of chestermere



growth study

March 2007

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prepared by The Town of Chestermere Annexation Committee
with Brown & Associates Planning Group

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1.0 Introduction

1.1 Background

The Town of Chestermere is currently managing a very high rate of growth while strong growth throughout the Calgary Economic Region is also creating significant development interest in lands surrounding the Town. Both the MD of Rocky View and the City of Calgary are planning to accommodate future growth on lands immediately abutting the existing Town of Chestermere boundaries. The purpose of this Growth Study is to identify lands that are most suitable for accommodating short-term and longer term anticipated growth of the Town. The Town requires a long-term growth strategy in order to:

- a) accommodate anticipated growth;
- b) secure its own long-term identity and development potential through appropriate growth management planning; and,
- c) respond appropriately to regional growth and development beyond its own boundaries.

The Town of Chestermere has been studying future growth requirements for several years. A previous study entitled Town of Chestermere Growth Analysis, by Southwell Trapp and Associates Ltd. (June 2005) was released during the fall of 2005 and posted on the Town's website for public viewing. In November 2005, Town Council adopted "Growth Scenario A" from the Southwell Trapp report as the preferred growth strategy for purposes of public and intermunicipal consultation. In the face of increasing development interest in lands surrounding the Town, on November 9, 2005 the Town sent a formal letter of "Intent to Annex" lands based on "Growth Scenario A" to the Municipal District of Rocky View, the Alberta Municipal Government Board, and the City of Calgary. This letter provided public notice of the Town of Chestermere's interest in future expansion, particularly with regard to the important west growth corridor identified in the Southwell Trapp Growth Analysis (June 2005) report.

In February 2006, the Town's growth strategy was reviewed in cooperation with Brown and Associates Planning Group. At that time, it was concluded that, the prospect of continued high rates of regional growth and growth pressures on the Town's current boundaries required that the Town define a longer term growth strategy for the next 30 to 50 years. The February 2006 Growth Strategy was adopted by resolution of Council as a basis for intermunicipal annexation discussions with the MD of Rocky View. This study confirmed the annexation areas identified in the earlier Southwell Trapp study and concluded that additional lands to the south of the existing Town boundary would be required to protect land for the longer term growth needs of the Town.

The future growth areas recommended in this report have been determined following twelve meetings of the Town of Chestermere / MD of Rocky View Joint Annexation Committee and two public open house meetings. Subject to future public review and input from landowners it is anticipated that this study will provide the basis for an annexation application to be submitted to the Municipal Government Board.

1.2 Purpose

The purpose of this report is provide an update to the June 2005 growth study that will clearly outline the Town of Chestermere's proposed growth strategy and provide specific supporting information required for the intermunicipal negotiation, public consultation, and provincial review stages of the annexation process. In particular, this report will:

- Provide a population projection for the Town of Chestermere;
- Identify the amount of land required to accommodate future population growth;
- Update the 2005 Growth Study with respect to the broader intermunicipal and regional context; and
- Provide the rationale for the currently proposed Chestermere annexation boundaries as prepared by the Town of Chestermere / MD of Rocky View Joint Annexation Committee.

1.3 Organization of Report

This report commences in Section 2.0 with a review of historical and projected population growth in the Town of Chestermere. Population growth and associated land requirements are estimated for a 30 year period and for a long term future period (approximately 50 years).

Section 3.0 reviews lands surrounding the Town and identifies proposed growth corridors based on considerations including intermunicipal land use policies, municipal infrastructure, and providing for a mix of residential and non-residential land uses. This section refers to previous work undertaken by the Town in 2005. It identifies a preferred growth strategy and an updated annexation boundary proposal that reflects the discussions held by the Chestermere / Rocky View Joint Annexation Committee.

Section 4.0 provides general information about the annexation process, the role of the Alberta Municipal Government Board and the role of intermunicipal negotiation and public consultation within the annexation process. This information is advisory in nature and intended for the use of interested stakeholders who have not been directly involved in a previous annexation process.

2.0 Population Projection & Land Requirements

2.1 Historical Growth

Chestermere was a Summer Village until incorporated as a Town in 1993. The Town remained relatively small until commencement of the Lakeside Greens residential and golf community in the early 1990's. Lakeside Greens demonstrated the strong demand for homes in a unique lakeside community with good connections to the regional freeway system and proximity to jobs in the City of Calgary.

In 1995, the Town of Chestermere annexed 1,373 gross acres (936 developable acres) of land to accommodate 30-year growth. At that time, the Town expected to grow from 1,603 people in 1994 to 9,000 people by 2025. This proved to be a significant underestimation of the Town's growth requirements. By 2006 the actual population of the Town was 9,564 persons (Statistics Canada) and based on building activity since 2006 the population is currently well over 10,000 persons.

The Town's recent growth to a 2006 census population of 9,564 people is described in Table 1. Annual population growth rates during recent years have ranged between a low of 15% to a high of 32% during a single year. These growth rates demonstrate the remarkably strong and consistent demand for housing in the Town.

Table 1: Historical Population Growth

Year	Population	% Change
1999	2,552	----
2000	3,358	32%
2001	3,856	15%
2002	4,727	23%
2003	5,712	21%
2004	6,861	20%
2005	7,904	15%
2006	9,564	21%

Statistics Canada released 2006 federal census information in March 2007 showing that the Town of Chestermere had grown from 3,856 people in 2001 to 9,564 people in 2006, a five-year growth rate of 148%.

The current Town boundary is illustrated in Figures 1 and 2. Figure 1 illustrates the location of the Town of Chestermere within the MD of Rocky View context and with respect to the current City of Calgary boundaries to the west. Figure 2 provides an airphoto showing the existing Town and surrounding lands within the MD of Rocky View.

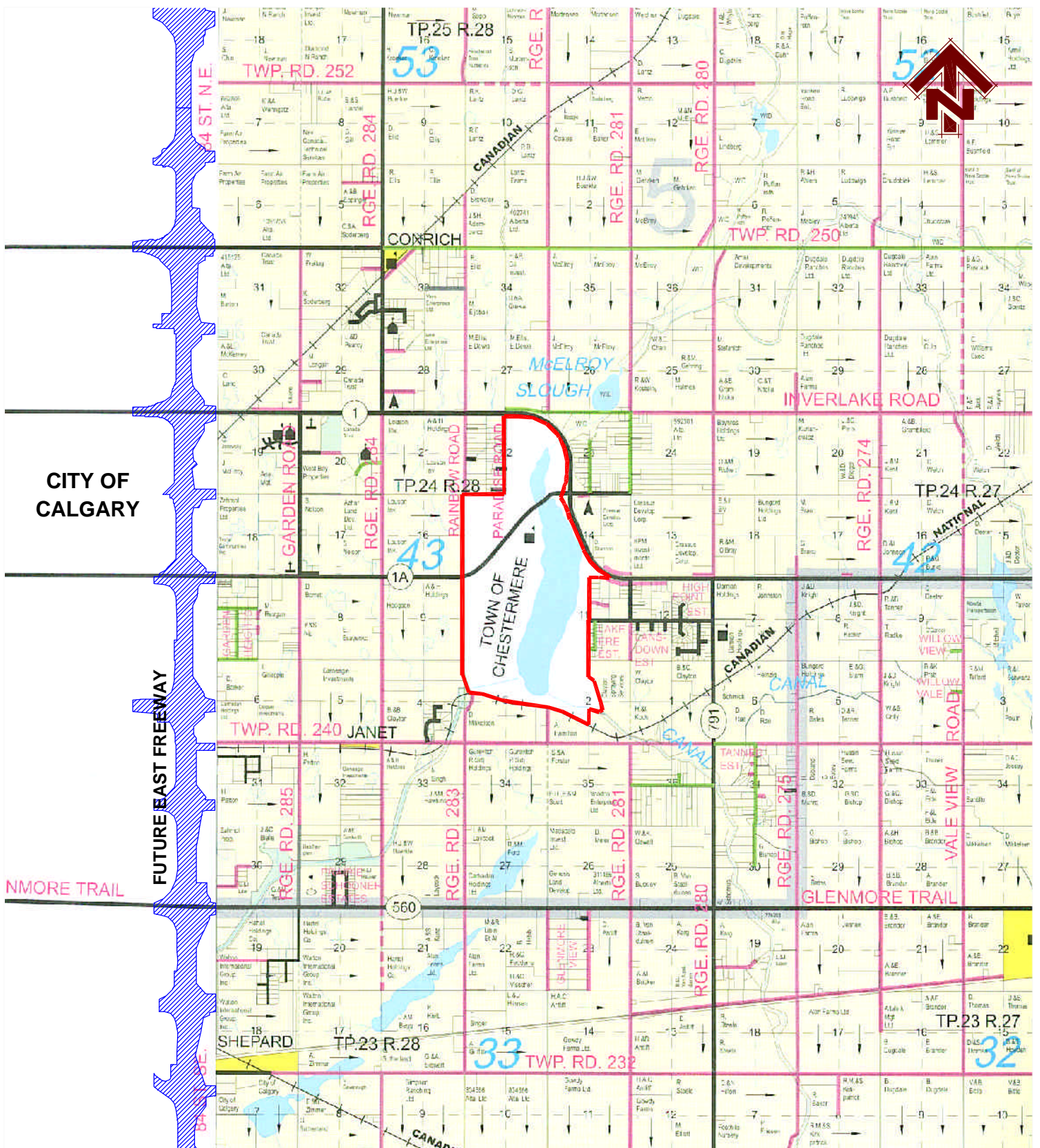
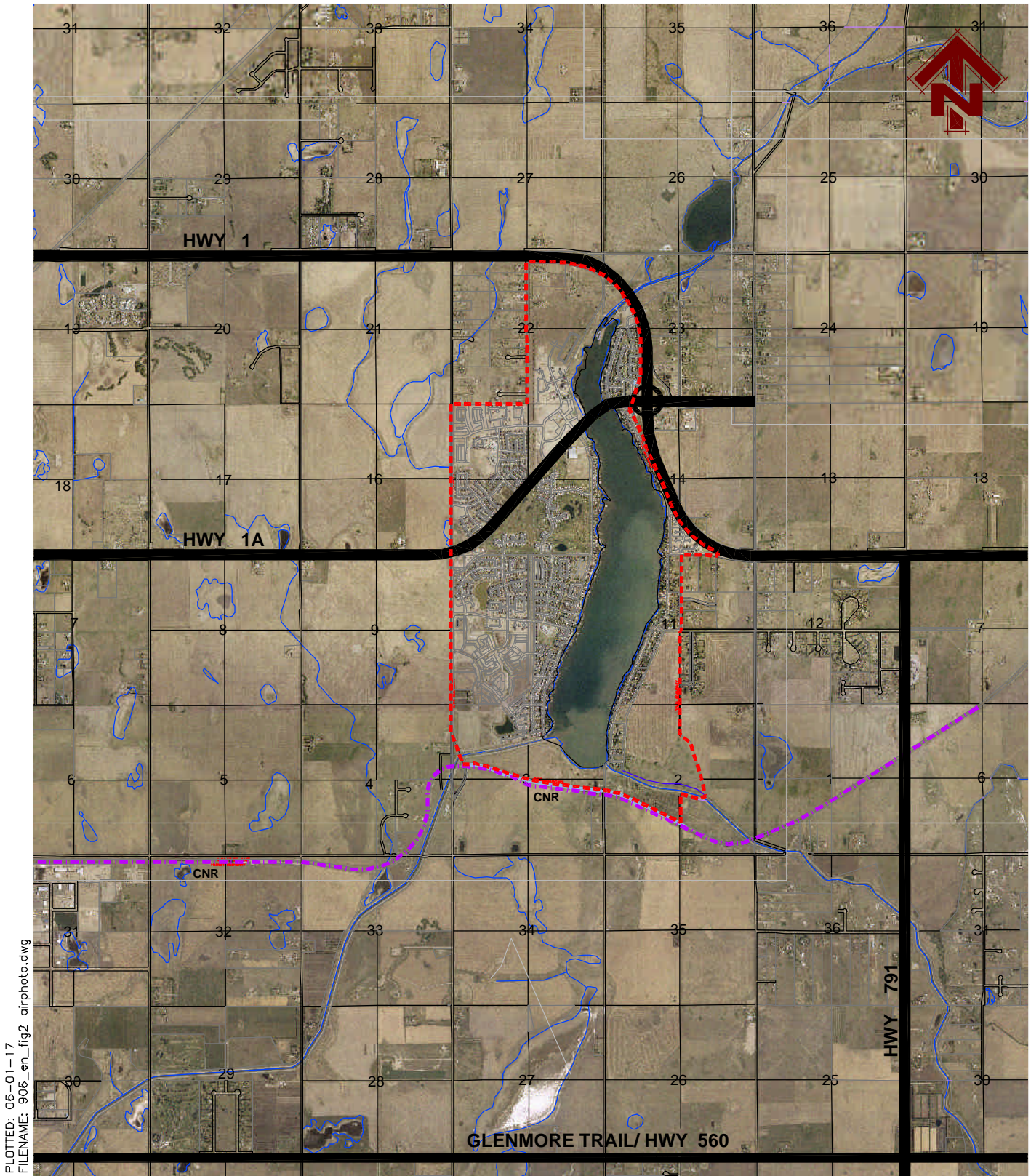


Figure 1
CONTEXT MAP

TOWN OF CHESTERMERE GROWTH STUDY



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- EXISTING INTERCHANGE
- HIGHWAY ROAD NETWORK
- - - TOWN BOUNDARY

Figure 2
AIRPHOTO

TOWN OF CHESTERMERE GROWTH STUDY

2.2 Population Projection

Table 2 describes anticipated future population growth in the Town of Chestermere.

The Town of Chestermere population projection is rooted in the City of Calgary's "high" growth population forecast for the Calgary Economic Region (CER). The high growth population forecast is the most prudent estimate for purposes of growth planning in order to avoid future land constraints.

	30-YEAR PROJECTION				LONG-TERM
	2006	2016	2026	2036	2056
Calgary Economic Region (1)					
City of Calgary Pop'n	962,275	1,144,853	1,356,487	1,506,122	1,819,644
Rest of Region Pop'n	202,362	286,674	362,157	403,278	487,227
Calgary Economic Region Pop'n	1,164,637	1,431,527	1,718,644	1,909,400	2,306,872
Town of Chestermere (2)					
Number of People	9,564	26,426	40,013	47,415	62,526
Average Annual Growth Rate (calculated)		17.6%	5.1%	1.8%	1.6%
Percent of "Rest of Region" Growth (forecast)		20%	20%	20%	20%
Percent of Calgary Region Growth (calculated)		6%	5%	4%	4%
2006 to 2016 Growth		16,862			
2016 to 2026 Growth			13,587		
2026 to 2036 Growth				7,402	
2036 to 2056 Growth					15,111
1. Calgary Economic Region and City of Calgary population forecast from "Calgary's Shifting Socio-Economic					
2. Brown and Associates projection based on 20% of "Rest of Region".					

The forecast anticipates that the Town will accommodate approximately 20% of "Rest of Region" population growth. "Rest of Region" is the total population growth within the Calgary Economic Region that is located outside the City of Calgary. The boundaries of Chestermere are expected to be contiguous with the City of Calgary pending current annexation proposals by both municipalities. The corridor between Calgary and Chestermere is expected to be a high growth regional development corridor within the next decade. Therefore, the Town will be an important focal point for future regional growth.

Based on these assumptions, the Town of Chestermere is projected to grow from 9,564 persons in 2006 to 47,415 by 2036 (i.e., during the next 30 years). During the first ten year period (i.e., 2006 – 2016) this represents average growth of 17.6% per year. Beyond ten years, the forecast anticipates a growth rate of 5.1% through 2026, followed by slower growth rates in the range of 1.6 to 1.8% per year beyond 2026. The Town is projected to be home to approximately 62,500 people in about 50 years. Strategic growth management planning is a long-term process. A 30-50 year projection provides a good long-term basis for growth management planning purposes.

2.3 Growth Management Policies

The Chestermere Municipal Development Plan (MDP) was approved by Council in December 1999. The MDP sets out policies that are intended to guide growth, development and redevelopment within the current Town boundaries. The Town's growth management policies can determine the character of future growth within the Town and the amount of land that will be required to accommodate future growth needs. Generalized MDP land use policy for all lands within the Town boundary is illustrated in Figure 3.

Key policies of the MDP that affect the form of future growth include the following:

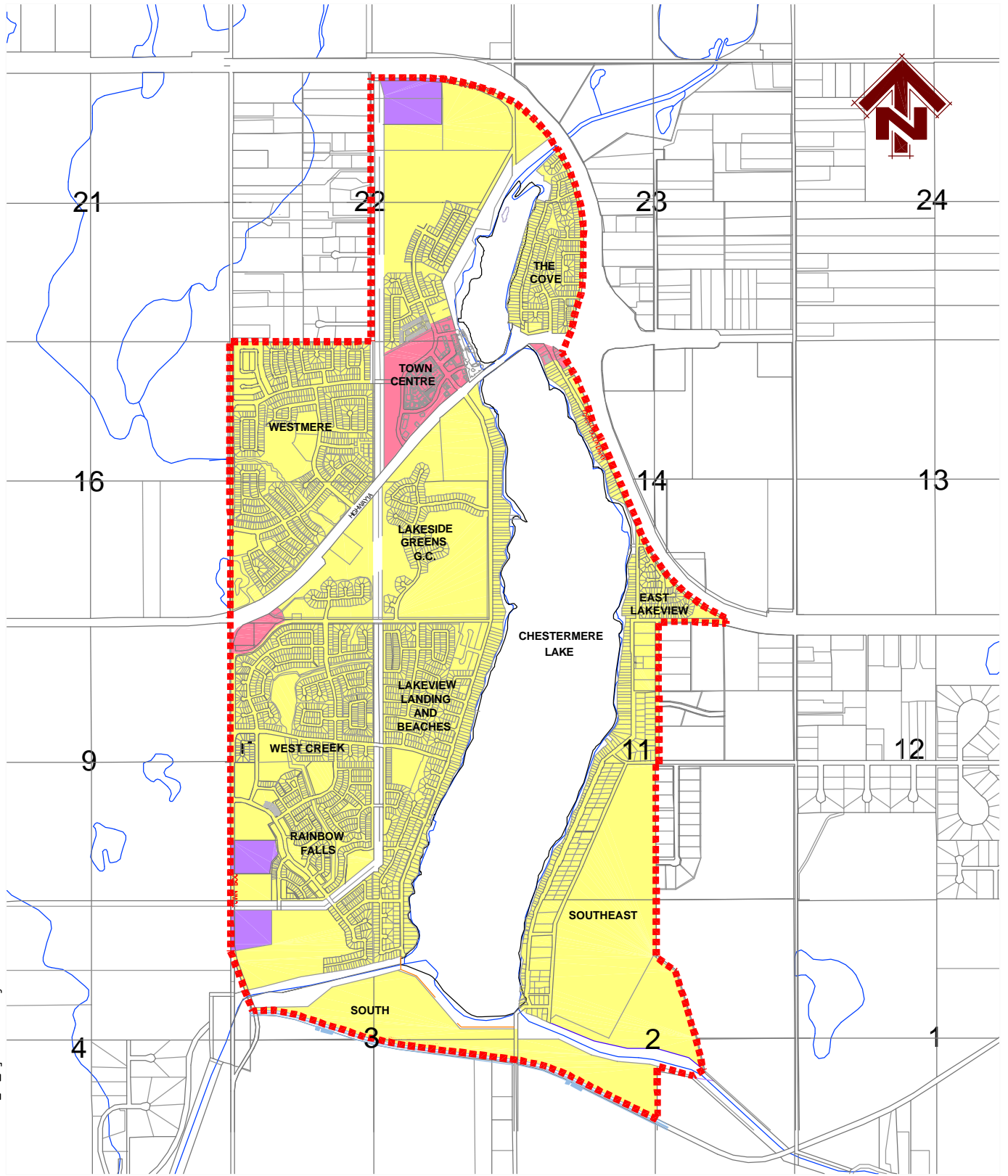
- Maintain the primarily residential and recreational nature of the community;
- Develop a "Town Centre" area as a focal point and gathering place for the Town;
- Encourage a mix of residential unit types throughout the community;
- Accommodate a target density of 4.8 to 5.3 units per acre as an average throughout new communities;
- Attract clean light industry to planned business parks in order to provide a more balanced residential to non-residential tax assessment base within the Town;
- Incorporate continuous parks and pathway systems throughout the Town and investigate the feasibility and timing for major indoor recreation facilities;
- Work toward establishing a collector roadway link between east and west Chestermere at the south end of the lake;

- Work with the MD of Rocky View to establish how the roadway system surrounding the Town may be effectively used as growth continues;
- Work with the Rocky View School Division and private or contracted service providers to ensure provision of effective services that meet community needs;
- Maintain the distinctive urban/rural character of the community environment by protecting agricultural lands until needed for urban development, protecting drainage courses and Chestermere Lake, protecting clean air, and creating appropriate buffers between major roadways and residential areas.

A number of the goals and policies of the 1995 MDP are now in the process of being met. The core of a new Town Centre area includes a major grocery store, retail stores and a new Municipal Building. Area Structure Plans have been adopted for most of the remaining “greenfield” developable lands within the Town. A wide range of new housing types including condominium apartment projects are being built throughout the Town.

The Town has been less successful to date in attracting a non-residential assessment base. Regional growth will continue to provide opportunities for the Town to attract non-residential developments where lands are available with characteristics that are well-suited to the market (e.g., excellent truck access, separation from residential areas).

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LEGEND

- GENERAL URBAN**
(Primarily Residential, Parks & Schools)
- TOWN CENTRE/ COMMERCIAL**
- INDUSTRIAL**

Figure 3
EXISTING LAND USE POLICIES
TOWN OF CHESTERMERE GROWTH STUDY

2.4 Existing Land Inventory and Anticipated Build-Out

Table 3 provides a statistical summary of land that is already developed and land that remains for future development within the Town boundary by generalized land use category as of November 2005. Figure 4 illustrates the lands that remain available for future development within the existing Town boundaries as of November 2005.

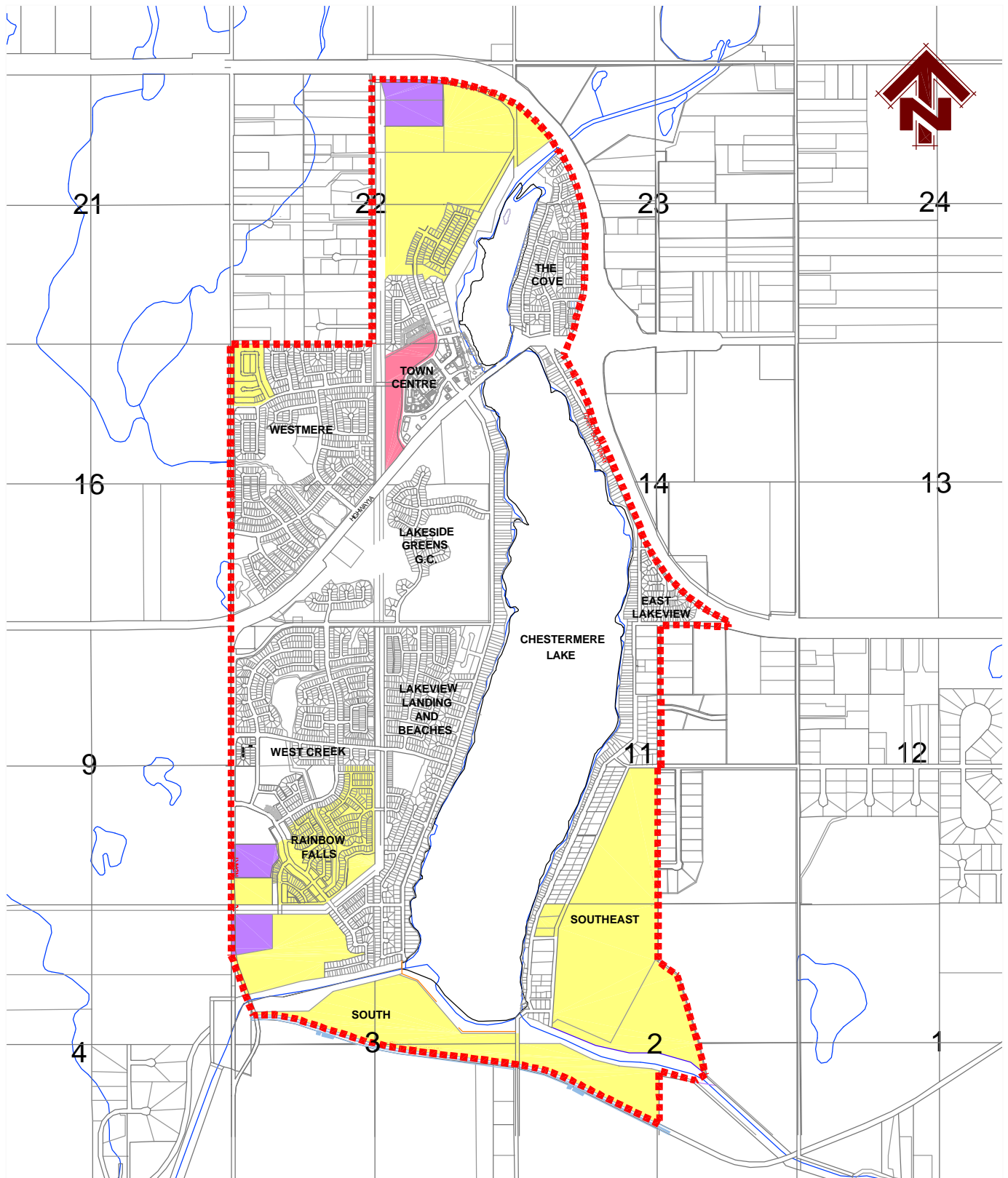
Table 3: Existing Land Use Inventory (November 2005, Acres)

Land Use	Developed	Developable	Total	
Residential	1,198	646	1,844	94%
Commercial	50	23	73	4%
Industrial	0	48	48	2%
Total (1)	1,248	717	1,965	100%

1. Areas exclude Highway 1A, Chestermere Lake, and major power rights-of-way.

It is useful to note that 1,248 acres of existing developed land in Chestermere represents 130 acres per 1,000 people (1,248 acres / 9,564 people * 1000). Applying this same density standard to all land within the current Town boundary indicates that the Town's existing total area of 1,965 gross developable acres can be expected to accommodate a population of 15,115 people (1,965 acres / 130 acres * 1,000). At the forecast growth rate of 17.6% per year all available developable land within the existing Town boundary can be expected to be built-out within three years.

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LEGEND




-  GENERAL URBAN
(Primarily Residential, Parks & Schools)
-  TOWN CENTRE/ COMMERCIAL
-  INDUSTRIAL

Figure 4
**VACANT LAND INVENTORY
(NOVEMBER 2005)**

TOWN OF CHESTERMERE GROWTH STUDY

2.5 Land Requirements

The analysis of future land requirements is based on assumptions about the form and type of future development that will occur in the Town. These assumptions are taken from a number of sources including the Town’s current MDP policies, typical “standards” of provision in other urban centers, and judgments about the Town’s ability to attract non-residential land uses within a competitive regional market. These assumptions are briefly explained below in Table 4.

TABLE 4: Assumptions Regarding Future Land Requirements

Residential	Average household size of 2.5 persons. Average density of 5 units per gross acre. Note that this standard includes local parks, schools, roads, convenience retail and other land uses normally found within a residential neighbourhood.
Industrial	Provides for 20 acres of clean industrial land for each 1,000 persons of new growth. This compares with an existing rate of industrial land provision of approximately 30 acres per 1,000 people in Airdrie, 25 acres per 1,000 in Red Deer, and 16.5 acres per 1,000 in Cochrane.
Commercial	Non-convenience or “general” retail goods and services are typically provided in General Commercial areas. This study uses a typical standard of 35 sq.ft. of general commercial floorspace per capita. This is equivalent to approx. 4 acres per 1,000 persons at suburban retail density levels.
Other Land Uses	This study adds 20% of the calculated residential, industrial, and commercial lands to accommodate a broad range of other land uses including institutional, public and quasi-public facilities, freeways, regional parks, vacant land, major stormwater ponds, drainage systems, and land held off the market and unavailable for development at any particular time.

Using the factors from Table 4, Table 5 describes projected land requirements to accommodate 30-year and long-term (approximately 50-year) growth of the Town to 47,415 people and 62,526 people respectively.

As described in Table 5, the total amount of land required to accommodate projected 30-year population growth will be 4,724 acres (See Table 5). Land required to accommodate long-term population growth (approx. 50 years) will

be 6,610 acres. This total land requirement is equivalent to 125 acres per 1,000 persons population growth. This compares with existing Town development of 130 acres per 1,000 persons.

Existing developable lands within the current Town boundary will be used to partially meet future growth requirements. As shown in Table 5, existing developable lands are deducted from total land requirements to determine the additional land requirements that will need to be met through annexation. These additional land requirements total 4,007 acres or 25 quarter sections of developable land during the next 30 years. Long term land requirements (approximately 50 years) of 5,893 acres require a total of 37 quarter sections of developable land.

Table 5:							
Summary of Land Requirements / Town of Chestermere							
	2006-2016	2016-2026	2026-2036	30 Year Total	2036-2056	50 Year Total	
Population Growth by Period (from Table 2)	16,862	13,587	7,402	37,851	15,111	52,962	
New Households / Units (at 2.5 persons per un	6,745	5,435	2,961	15,141	6,044	21,185	
Land Requirements							
Average units per gross acre	5	5	5		5		
Residential Acres	1,349	1,087	592	3,028	1,209	4,237	
Industrial acres per 1,000 pop'n growth	20	20	20		20		
Industrial Acres	337	272	148	757	302	1,059	
Commercial acres per 1,000 pop'n growth	4	4	4		4		
Commercial Acres	67	54	30	151	60	212	
Subtotal	1,754	1,413	770	3,937	1,572	5,508	
Other Land Use	20%	20%	20%		20%		
Other Land Use Acres	351	283	154	787	314	1,102	
Total Land Requirements	2,104	1,696	924	4,724	1,886	6,610	
Total as Acres per 1,000 population	125	125	125	125	125	125	
Existing Developable Land Supply (Acres)				717		717	
Additional Land Requirement (Annexation)				4,007		5,893	
Annexation 1/4 Sections (at 160 acres)				25		37	

3.0 Proposed Growth Areas

This section of the report reviews lands surrounding the Town of Chestermere and identifies preferred lands to accommodate future growth of the Town. The report identifies preferred lands based on regional growth and intermunicipal planning considerations, municipal servicing (including proximity and fragmentation), and ability to accommodate a sustainable mix of residential and non-residential land uses.

3.1 Intermunicipal Planning Considerations

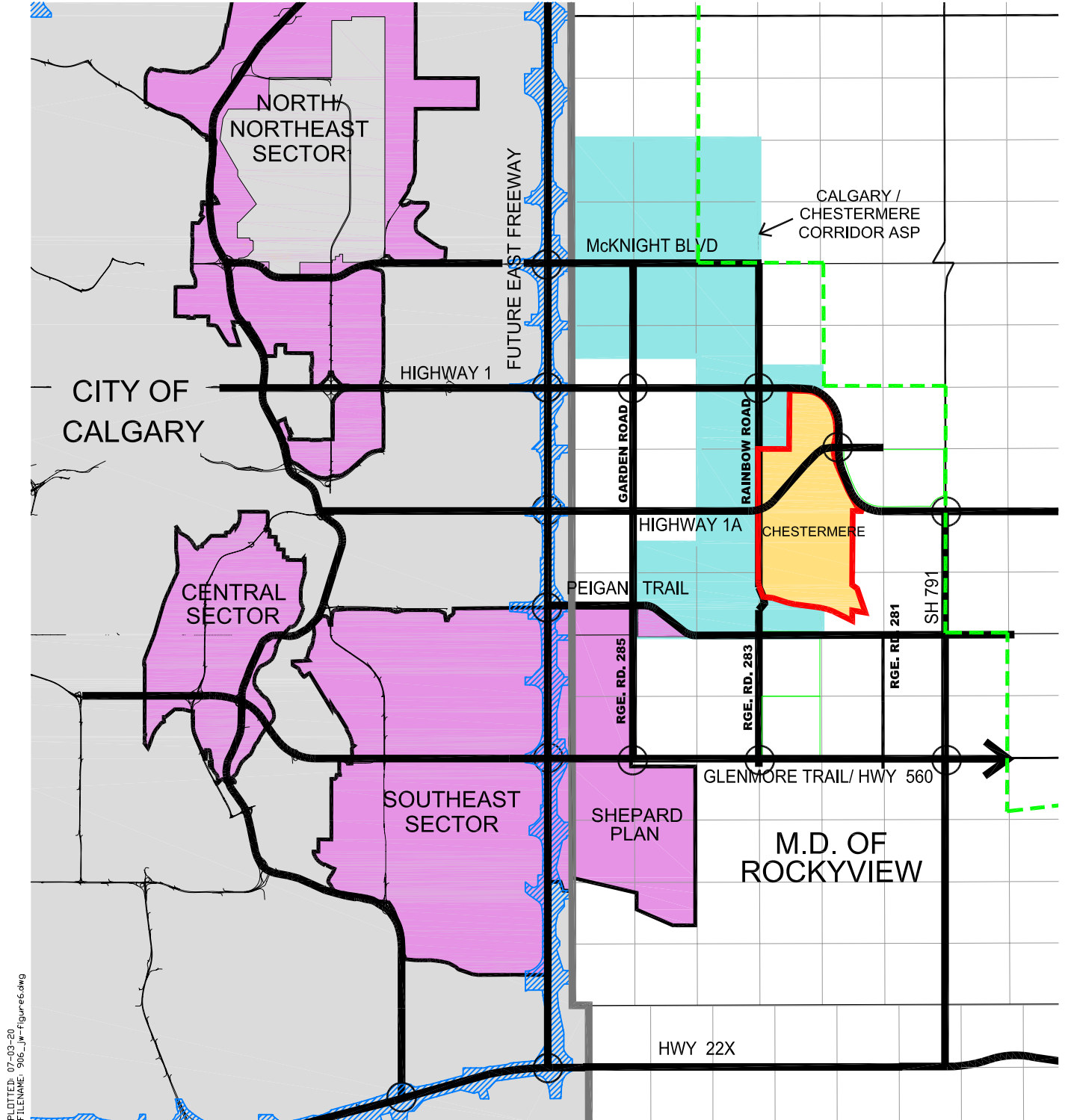
Land surrounding the Town of Chestermere has been the subject of a number of plans and development proposals from both the MD of Rocky View and the City of Calgary. Figure 5 illustrates the existing relationship between the Town of Chestermere, the City of Calgary, and abutting lands within the MD of Rocky View. Chestermere is located about three miles east of the current City of Calgary boundary and the future East Calgary “ring-road” freeway system which is scheduled to be operating north of Highway 1A by the year 2010. A system of planned freeway and major roadways will link Chestermere directly to the regional freeway system.

The MD of Rocky View has adopted the Calgary-Chestermere Corridor Area Structure Plan to accommodate primarily residential land uses to the west and north of Chestermere. The MD of Rocky View has also adopted the Shepard Plan to accommodate business and industrial uses extending east from Calgary along the Glenmore Trail corridor.

Key intermunicipal planning initiatives that have influenced the Chestermere growth strategy also include the MD of Rocky View / City of Calgary Annexation Agreement, and the construction in 2006 of the East Rocky View Wastewater Utility Main.

MD of Rocky View / City of Calgary Annexation Agreement

Figure 6 illustrates Mediated Calgary/Rocky View annexation agreement in the vicinity of the Chestermere growth study area. This agreement is scheduled to be considered by the Alberta Municipal Government Board commencing in March 2007. Under the Agreement, the City of Calgary will annex lands extending to within one mile of the existing Town of Chestermere boundary. In addition, the City and the MD of Rocky View have agreed to a Joint Planning Area extending south of the Town of Chestermere. This Joint Planning Area has been identified as a future Industrial growth corridor for the MD of Rocky View.



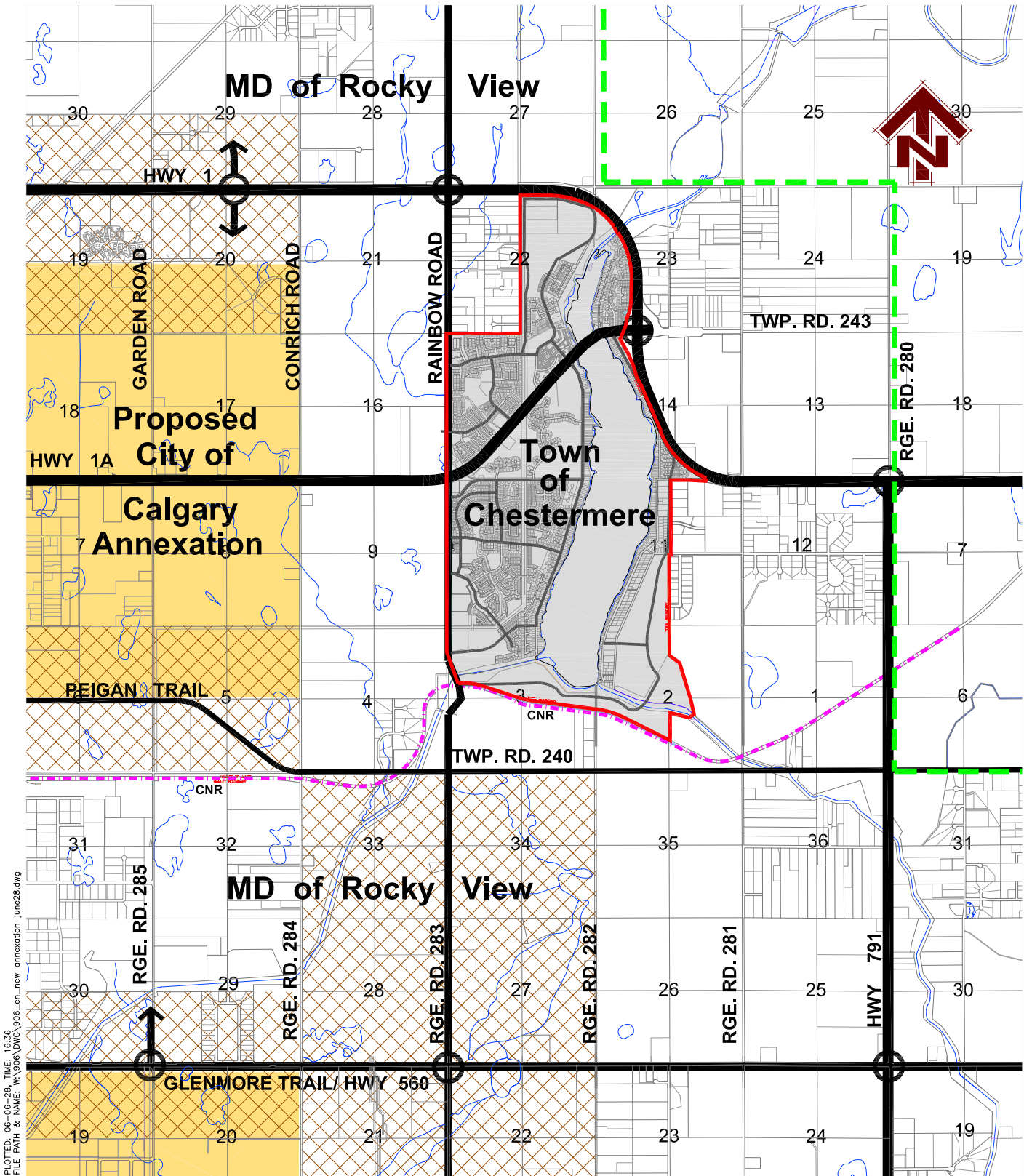
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- CITY OF CALGARY BOUNDARY
- EXISTING TOWN BOUNDARY
- EXISTING AND APPROVED REGIONAL BUSINESS / INDUSTRIAL AREAS
- EXISTING / PLANNED INTERCHANGE
- EAST ROCKY VIEW WASTEWATER TRANSMISSION MAIN

Figure 5

EXISTING REGIONAL CONTEXT

TOWN OF CHESTERMERE GROWTH STUDY



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Figure 6

- CURRENT TOWN BOUNDARY
- EXISTING / PLANNED INTERCHANGE
- MEDIATED CALGARY/ ROCKY VIEW ANNEXATION TO CALGARY (OCTOBER 2006)
- MEDIATED CALGARY/ ROCKY VIEW JOINT PLANNING AREAS (OCTOBER 2006)
- EAST ROCKY VIEW WASTEWATER TRANSMISSION MAIN

INTERMUNICIPAL CONTEXT

TOWN OF CHESTERMERE GROWTH STUDY

East Rocky View Utility Main

The East Rocky View Wastewater Transmission Main was constructed in 2006. The alignment of this wastewater main is illustrated in Figure 6. The MD intends to provide piped wastewater service to areas that are generally located north and east of the Town of Chestermere. The MD plans to provide a future potable water line to be located in the same or similar alignment as the Wastewater Main pending future water license approvals or agreements.

The East Rocky View Wastewater Main and planned future water supply system may allow the MD of Rocky View to accommodate a wider range of land uses in the future including higher density, fully-serviced, mixed-use communities. In July 2006, the MD approved the Buffalo Hills Conceptual Scheme for fully-serviced mixed-use development of three quarter sections of land located immediately north of Chestermere at the northwest corner of Highway 1 and Rainbow Road. The MD is also considering a number of other Conceptual Scheme planning applications located in proximity to the East Rocky View Wastewater Main.

3.2 Municipal Infrastructure

An evaluation of municipal infrastructure requirements was undertaken as part of the June 2005 Growth Analysis prepared by Southwell Trapp and Associates Ltd., engineers for the Town of Chestermere. Table 6, below, provides a summary of the key points from the Southwell Trapp infrastructure evaluation along with additional information shown in italics that has been added for purposes of this updated growth study.

Table 6: Municipal Infrastructure Evaluation

Evaluation Factors	Key Findings
<p>Sanitary Sewer</p>	<p>Growth to the west is highly efficient due to the availability of gravity servicing or short force main lengths to connect to the existing City of Calgary lift station located near Highway 1A/Rainbow Road.</p> <p>Growth to the southeast would be most expensive to service to the Calgary lift station due to the number of lift stations and length of force mains necessary.</p> <p><i>The existing 18 inch sanitary sewer connection to the City of Calgary system will accommodate a population of 22,000 people. Prior to this population an additional sanitary trunk line will be required. Options for the new trunk line include a new "south" sanitary trunk line to connect to the City system.</i></p> <p><i>Lands located east and southeast of the existing Town boundaries could be provided with sanitary sewer services by connecting to the East Rocky View Wastewater Main subject to appropriate regulatory and intermunicipal</i></p>

	<p><i>agreements.</i></p>
<p>Stormwater Management</p>	<p>Areas to the west and northwest are preferred, at least for short term development, since they drain through existing Town drainage systems.</p> <p>Areas to the south will tie directly into the Shepard Slough network. These will be preferred areas in the future since runoff will not impact the W.I.D. system and drainage to the Bow River will flow through the Shepard Slough system.</p> <p><i>Lands to the northeast, east and southeast of the Town will require regional stormwater analysis to ensure appropriate stormwater management and drainage in conformity with the policies of the Western Irrigation District.</i></p>
<p>Roadways</p>	<p>Areas to the west are preferred short-term growth corridors because direct access is available to Highway 1A west of Rainbow Road and to Highway 1 via the existing Highway 1/Highway 1A interchange.</p> <p>Highway 1 will be a “limited access freeway” in the future. Existing access locations will eventually be closed and replaced with a system of frontage roads. Access will be provided by planned grade-separated interchanges at Rainbow Road, Highway 1A, Highway 791 and a location to be determined near Garden Road.</p> <p><i>Lands to the northeast of Chestermere across Highway 1 are a preferred location for non-residential uses, since direct access is available to the existing Highway 1 and Highway 1A interchange. Lands directly north of Chestermere will have limited development potential until such time as an interchange is constructed at Highway 1 and Rainbow Road.</i></p> <p><i>In the longer term future, lands to the south of Chestermere will be well served by planned extensions of Pagan Trail/50th Avenue and Glenmore Trail to/from the East Freeway.</i></p> <p><i>Lands to the east of Chestermere provide important connections to Highway 791. There is potential for Highway 791 to be extending north of Highway 1 in the future, thereby becoming an important regional freeway and a logical intermunicipal boundary for purposes of infrastructure and community planning.</i></p>
<p>Proximity and Fragmentation</p>	<p>Growth to the west and south is preferred because there are many quarter sections that have not been previously subdivided (i.e., not held in fragmented ownership parcels).</p> <p>Unregimented quarter sections also exist to the north and northeast of the Town across Highway #1. Highway #1 will be a physical boundary and barrier to safe pedestrian movement. Significant expansion of the Town across Highway #1 would be predominantly in the form of non-residential land uses which will need to be carefully planned to integrate with existing MD of Rock View residential communities to the north. Non-residential uses at this location would be well served by Highway 1, Highway 1A, and Highway 791 and associated future interchanges.</p>

3.3 Sustainable Mix of Residential and Non-Residential Land Uses

A key objective of the Town of Chestermere's 1999 Municipal Development Plan is to "attract clean light industry to planned business parks in order to provide a more balanced residential to non-residential tax assessment base within the Town." As the Town grows it will be increasingly necessary to accommodate jobs that are located close to residences. This provides the opportunity for employees to minimize time and costs associated with the journey-to-work trip. At the same time, all residents will benefit from the property tax revenue obtained from businesses. This revenue offsets the costs of providing services to residents.

In order to attract business uses more effectively in future years, the Town will require land with characteristics that are attractive to businesses. Key characteristics of land that are attractive to business include the following:

- Good access to/from the regional freeway and major road system;
- Proximity to other business support services located in existing business areas;
- Separation from adjacent residential areas;
- Availability of land for expansion;
- Good visual exposure to freeways and major roadways.

Lands that offer a combination of these characteristics should be made available to attract and accommodate future non-residential growth in the Town of Chestermere.

The Southwell Trapp Growth Analysis (June 2005) study identified lands northeast of Highway #1 and immediately south of the Town as appropriate for non-residential growth. This study recommends that additional lands located to the south of the Town be considered for both residential and non-residential growth. These lands are well located to connect into the growing southeast business corridor that is being extended eastward from the City of Calgary along the Glenmore Trail and 50th Avenue corridors.

3.4 Proposed Annexation Areas

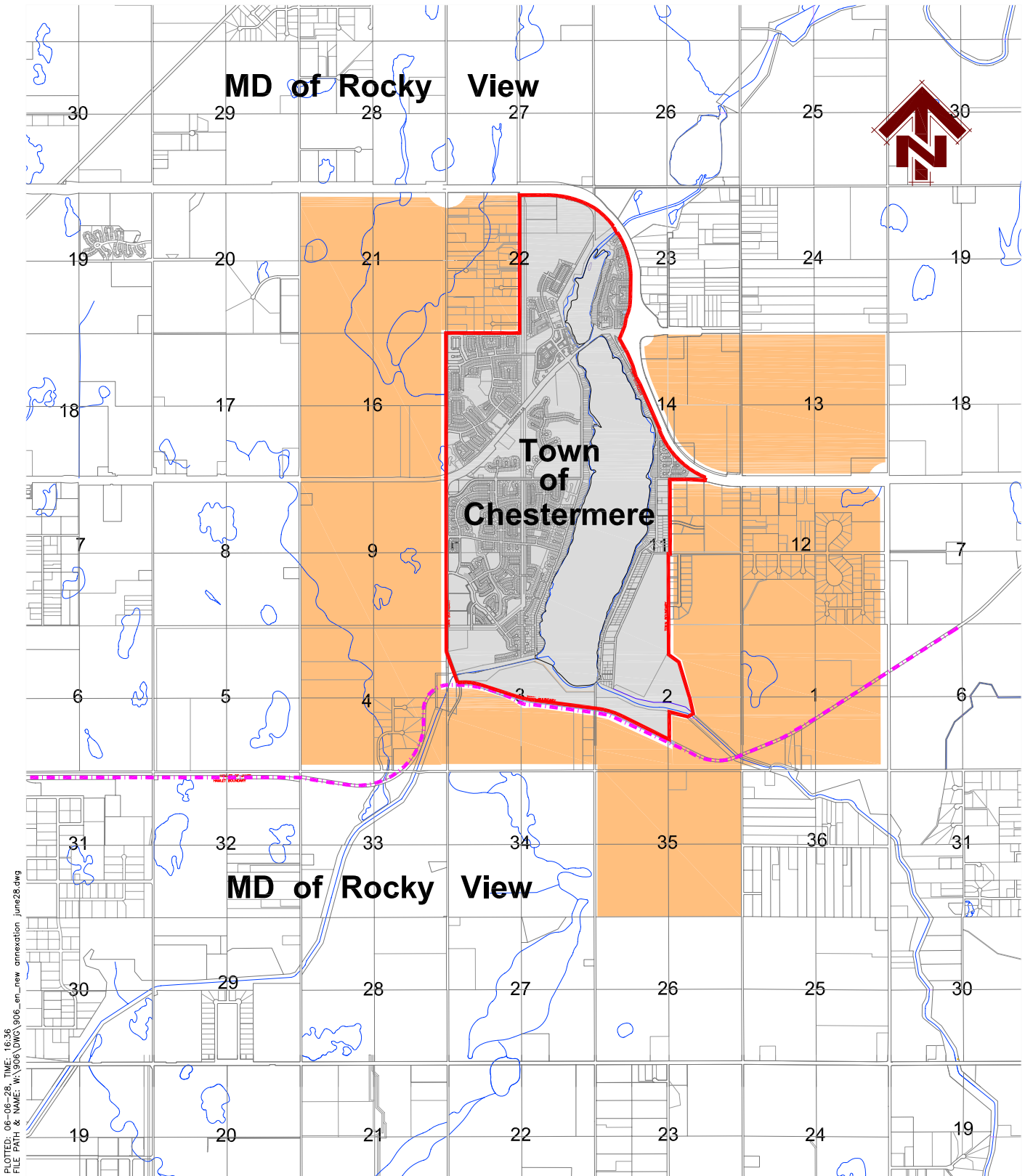
This section describes the proposed growth strategy and areas recommended for annexation to accommodate the Town's growth needs over the next 30 to 50 years. This growth strategy has evolved from planning analysis work contained in this report and discussions held during twelve meetings of the Town of Chestermere/MD of Rocky View Joint Annexation Committee.

Overall Growth Strategy

Figure 7 illustrates the proposed Town of Chestermere growth areas recommended by the Joint Annexation Committee for public and landowner review. Key points to emphasize about the strategy are these:

- The recommended strategy provides a long-term vision for the Town of Chestermere. The proposed growth areas are intended to be well-integrated with existing City of Calgary and M.D. of Rocky View plans and prior agreements. Figure 8 illustrates the proposed Town of Chestermere growth areas in the context of the MD of Rocky View/City of Calgary Annexation Agreement.
- The recommended strategy provides a basis for intermunicipal coordination of a long-term Chestermere growth strategy that is integrated with the objectives of both the MD of Rocky View and the City of Calgary, whereby each jurisdiction can comprehensively plan and coordinate future development with certainty of future jurisdiction.
- The strategy is not focused on the calculation of forecast land requirements for a specific timeframe. It is possible that long-term growth in the Town of Chestermere could be greater than forecast in this report (e.g., where the Town of Chestermere becomes a preferred growth centre within the Calgary Economic Region).
- The strategy is focused on logical long-term intermunicipal boundaries and land use patterns. For example, the majority of the proposed annexation lands have not been previously identified as priority development corridors by either the MD of Rocky View or the City of Calgary.
- The lands recommended for annexation contain 5,692 acres of unfragmented agricultural land suitable for development at urban density levels. This annexation would accommodate the projected growth requirements of Chestermere for an estimated 39 years without considering the potential infill development that may occur on existing rural residential lots contained within the annexation area.

Figure 8 illustrates the recommended growth strategy in the local context.



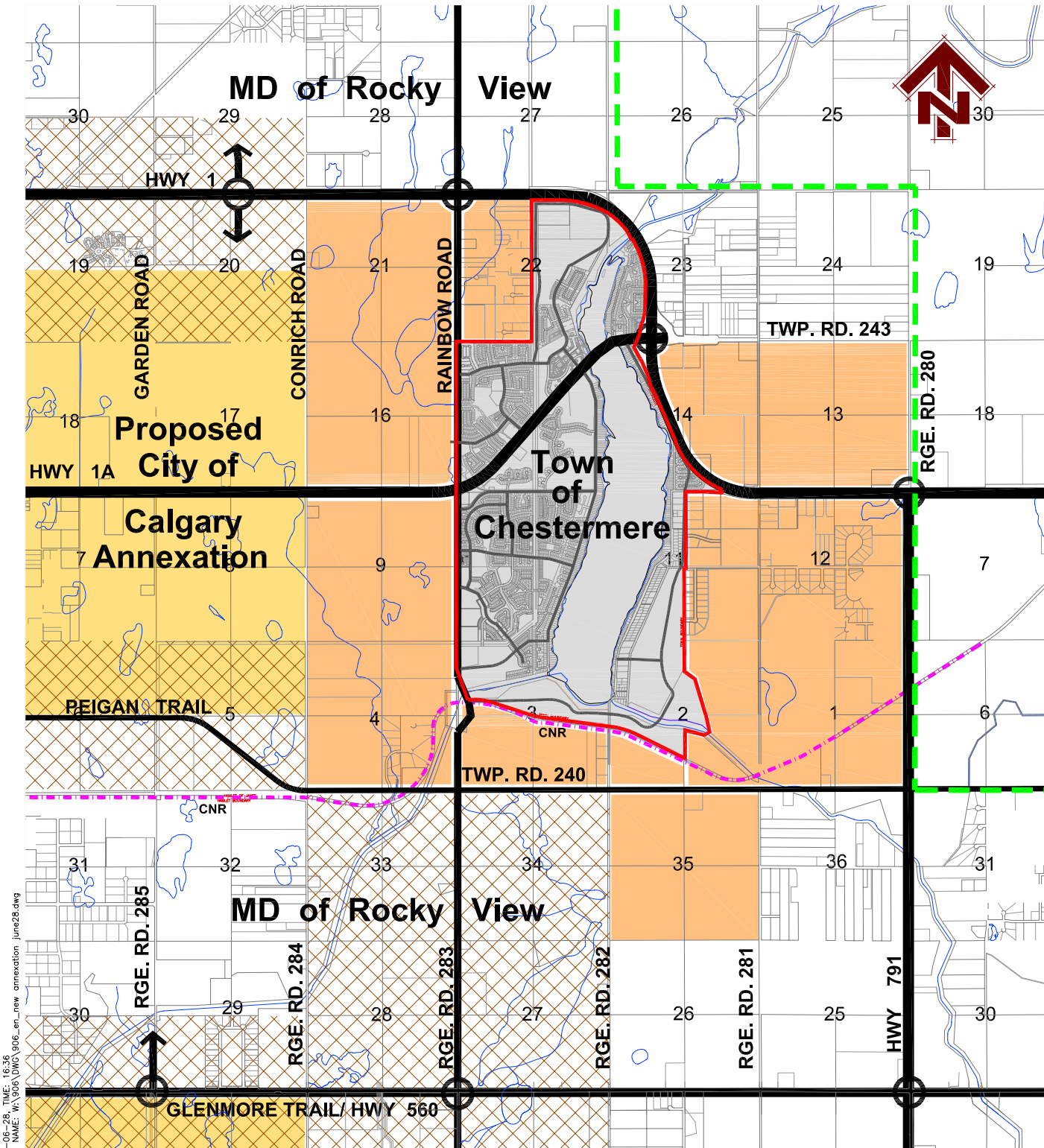
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- CURRENT TOWN BOUNDARY
- PROPOSED ANNEXATION TO THE TOWN OF CHESTERMERE

Figure 7

PROPOSED GROWTH AREAS

TOWN OF CHESTERMERE GROWTH STUDY



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- CURRENT TOWN BOUNDARY
- EXISTING / PLANNED INTERCHANGE
- MEDIATED CALGARY/ ROCKY VIEW ANNEXATION TO CALGARY (OCTOBER 2006)
- MEDIATED CALGARY/ ROCKY VIEW JOINT PLANNING AREAS (OCTOBER 2006)
- EAST ROCKY VIEW WASTEWATER TRANSMISSION MAIN
- PROPOSED ANNEXATION TO THE TOWN OF CHESTERMERE

Figure 8
**PROPOSED GROWTH AREAS
 IN LOCAL CONTEXT**
 TOWN OF CHESTERMERE GROWTH STUDY

Table 7 compares the forecast 30 and 50-year annexation land requirements (from Table 5) with the proposed growth areas as illustrated in Figure 7. The proposed growth areas are not intended to precisely match the forecasted land requirements. The proposed growth areas define long-term boundary that logical with respect to the regional roadway system, the boundaries of Calgary and Rocky View, and allows for implementation of long-term municipal and intermunicipal land use plans and infrastructure by all three municipalities.

Unfragmented agricultural lands within the proposed annexation area are forecast to meet the growth requirements of Chestermere for approximately 39 years.

Table 7: Land Requirements and Proposed Annexation Area			
	30 Year Land Requirement (Table 5)	50 Year Land Requirement (Table 5)	Proposed Annexation (Figure 8)
Total Area (acres)	4,007	5,893	5,692*
Total Area (1/4 sections)	25	37	35.5*

* Acreage statistics for the proposed annexation area are described in Attachment 2. The gross area proposed for annexation includes 5,692 acres of unfragmented agricultural land suitable for urban development. Due to the uncertain timing and density of infill development that can be anticipated in areas that are held predominantly as rural acreages and country residential lots, these areas have been excluded from the developable land inventory for purposes of this study.

West Sector

- The recommended growth strategy strongly confirms the proposed west growth corridor as recommended in the Southwell Trapp Growth Study (June 2005).
- Lands in the west corridor can be efficiently serviced with stormwater, water, and sanitary sewer services.
- Rainbow Road will become a critical north/south arterial roadway link through the Town between Highway #1 to Glenmore Trail/Highway #560. Lands extending one full section west of Rainbow Road are required to plan and develop completely integrated and sustainable new communities.
- The proposed growth boundary anticipates abutting boundaries between the City of Calgary and the Town of Chestermere between Highway #1

and Township Road #240/Peigan Trail. Abutting boundaries will require that both municipalities coordinate land uses and continuity of linear systems at the municipal interface.

South Sector

- Lands to the south of Chestermere represent a potential for Chestermere to grow south toward Glenmore Trail and the future east Calgary regional business development corridor. These lands have also been identified as linking efficiently to a planned future south wastewater trunk main that will be required to connect Chestermere to the City of Calgary's Pine Creek Wastewater Treatment Plant.
- The south sector lands are well-drained and located to the south of the Western Irrigation District with direct flows to the City of Calgary's Shepard Wetland Complex and drainage system.
- Although lands in the south sector are highly rated for future development, the preferred lands in this sector have already been committed to future development within the MD of Rocky View under the City of Calgary/MD of Rocky View Annexation Agreement. The Chestermere/Rocky View Joint Annexation Committee has agreed to respect this prior agreement where alternative lands can be made available to meet Chestermere's long term requirements.
- Lands recommended for annexation in the south sector include Section 35, located immediately south of Township Road 240. This land shares many of the attributes of other south sector lands and is not included in the prior City of Calgary /MD of Rocky View Agreement as a Rocky View/Calgary Joint Plan Area. Future Chestermere growth on Section 35 is consistent with the need to define new roadway routes to serve the east Chestermere area. Future land use planning will need to provide an appropriate transition between future Rocky View industrial development to the west and existing MD of Rocky View residential and small holdings parcels located in Section 36 to the east.

Southeast and East Sector

- Proposed residential growth areas immediately east of the Town and south of Highway #1 includes land that drains naturally toward the east and has been identified by the MD of Rocky View as a Phase 1 servicing area for the East Rocky View Utility Network. As such, the area may experience fully-serviced development at increased density levels, regardless of whether the lands are annexed to the Town of Chestermere or remain within the MD of Rocky View. Therefore the Town of Chestermere has agreed to use the East Rocky View Wastewater Main to service annexed lands that naturally drain toward the Rocky View wastewater line. This will benefit the MD of Rocky View

by ensuring acreage assessments for the wastewater line, regardless of the ultimate timing and location of a future Rocky View potable water supply system.

- Although the east sector contains a number of existing rural acreage communities, it is anticipated that fully-serviced development will occur in this broader eastern area regardless of whether these lands are part of Chestermere or remain in the MD of Rocky View. Annexation of these lands will allow Chestermere to undertake comprehensive planning that is sensitive to existing communities, and that encompasses a logical future infrastructure and community planning cell extending to Highway 791.
- The Town of Chestermere is currently experiencing bottlenecks in its existing roadway system serving East Chestermere. Annexation of land to the east is recommended to allow the Town of Chestermere to establish appropriate future roadway routes to/from the area, including access to Highway 791 and to establish an appropriate transition between existing “lakeside” communities and future development areas.

North and Northeast Sectors

- Lands located east of Chestermere and north of Highway #1 (Sections 13 and 14) were recommended for non-residential growth in the Southwell Trapp Growth Analysis (2005). These lands are located in close proximity to the Town, are not fragmented by previous subdivisions, and they offer good visual exposure for businesses. These lands also benefit from the availability of access to Highway 1 via the existing Highway 1/Highway 1A interchange and the future Highway 1/Highway 791 interchange.
- Lands immediately north of the Town are not considered a short to medium term preferred growth corridor for the Town since the highway creates a barrier to the integration of residential communities and pedestrian movements with future Town services. The MD has approved the Buffalo Hills Conceptual Scheme at the northwest corner of Highway 1 and Rainbow Road. Lands located north of Highway 1 and east of Rainbow Road will be the subject of future intermunicipal development plan discussions with the MD of Rocky View. These lands may provide a longer-term growth corridor option for the Town of Chestermere.

4.0 Next Steps in the Annexation Process

This section provides answers to commonly-asked questions about the annexation process, the responsibilities of the municipalities involved, the role of the public, and the role of the province in the annexation process.

Every annexation process will be unique and will need to be responsive to the unique interests of the local stakeholders and municipalities involved. Therefore, the following information is not intended as a prescriptive model of the Town of Chestermere annexation process. The following information is intended to describe legislative requirements and common practices. This knowledge should help the Town of Chestermere to model an effective annexation process in consultation with the MD of Rocky View.

4.1 What are the Main Steps in the Annexation Process?

The Municipal Government Act sets out the legal requirements that a municipality must follow to achieve annexation of lands from another municipality. The following is a summary of these requirements as it pertains to the Town of Chestermere. See Attachment 1 for more detailed information on the annexation process.

The Town of Chestermere has identified the need to annex additional lands within its town boundaries to accommodate future growth. This annexation is based on a demonstrated need for these lands given anticipated growth population forecasts over the next 30 to 50 years. In November 2005, the Town submitted a formal written notice to the M.D. of Rocky View and the Municipal Government Board of its intention to annex additional lands. This initiated a process of formal discussions with the MD of Rocky View whereby both municipalities have established a Joint Annexation Committee and designated elected and staff representatives to the Committee. Meetings of the negotiation committee commenced in March 2006, at which time the Committee established an agreed upon series of intermunicipal negotiation meetings and an agreed upon public and landowner consultation program.

Both municipalities held separate public meetings regarding the proposed annexation in May 2006. A Joint Public Meeting was held in January 2007 to present a revised annexation proposal as prepared by the Joint Annexation Committee. Additional opportunities for public input will be scheduled in 2007 prior to finalization of an inter-municipal annexation agreement.

The Town of Chestermere and the MD of Rocky View are cooperating to undertake an agreed-upon, joint public consultation program. The landowner

and public consultation program will inform residents of the annexation proposal, the annexation process, and provide opportunities for residents to provide feedback to the Joint Annexation Committee.

An objective of the Joint Annexation Committee is to produce an Annexation Agreement that deals with the issues and concerns of both municipalities. If the series of intermunicipal committee meetings fails to produce an annexation agreement between the two municipalities, the Town of Chestermere must attempt mediation. In this case, a professional mediator acceptable to both municipalities would be retained to hold a series of facilitated intermunicipal negotiating committee meetings.

Upon conclusion of the public consultation program, the intermunicipal negotiation meetings, and mediation (if required), the Town of Chestermere will prepare a final annexation application for submission to the provincial Municipal Government Board. This document must include an overview of the intermunicipal discussions, a description of the public consultation process and landowner feedback, and the results of the mediation process (if applicable). The final annexation application is submitted to the Provincial Municipal Government Board as the formal annexation agreement/application.

The Municipal Government Board will consider the annexation application report. If the Board determines that there is not general agreement with the annexation proposal then the Board will conduct one or more public hearings and allow any affected person to appear before the Board at the hearing. The Board then makes its recommendation on the annexation to the Lieutenant Governor in Council for the final decision on the proposed annexation.

4.2 How Are Landowners Involved in the Annexation Process?

The Municipal Government Board will expect that all affected landowners will have been consulted and that their views have been taken into consideration in finalizing the annexation agreement/application that is ultimately submitted to the Board. A typical public consultation program will include a series of newsletters and open houses. The intent of the public consultation program is to inform residents of the intent to annex, to inform residents about the annexation process, to answer questions about the effect of annexation on particular lands, and to provide opportunities for residents to provide feedback regarding the proposed annexation areas.

The following sequence of events describes the major steps in an annexation process and possible stages for a public consultation program. This program contains mandatory components (MGA) and recommended components that are typically part of a significant annexation process.

- 1) Formal notice of intention to annex (MGA)**
The municipality initiating annexation provides notice of intent to annex territory to the Municipal Government Board and to the Municipality from which the lands are proposed to be annexed (MGA Section 116(1)). The notice must describe the lands to be annexed and the reasons for the annexation.
- 2) Establish an Intermunicipal or Joint Annexation Committee (MGA)**
Both municipalities must meet, discuss the annexation proposal and negotiate in good faith. If there are matters on which there is no agreement, the initiating municipality must attempt mediation and if mediation failed or did not occur, the reasons for this must be provided to the Board along with the negotiation report. If there is agreement between the municipalities, the report must still be filed with the Board (MGA Section 117(1) (2), 118, 119).
- 3) Establish Annexation and Public Consultation Process (MGA)**
In its formal Notice of intention to annex, the initiating municipality must include proposals for consulting with the public and meeting with the owners of the land to be annexed (public consultation plan). The public consultation process should be endorsed by both municipalities.
- 4) Public Newsletter #1**
A public newsletter can be used to communicate with the public and landowners, as outlined in a public consultation plan, agreed upon by both municipalities. Communicate annexation proposal to public and landowners within the annexation and adjacent to the annexation area.
- 5) Public Open House Meeting #1**
A well advertised public open house meeting can be used to communicate with the public and landowners. Communicate annexation proposal to public and landowners and provide opportunity for questions and discussion.
- 6) Intermunicipal or Joint Annexation Committee Meetings**
Ongoing committee negotiations to address municipal concerns and address comments/feedback from landowners and the public.
- 7) Draft Intermunicipal Agreement**
A Draft Annexation Agreement prepared based on intermunicipal discussions and public and landowner feedback.

- 8) Public Newsletter #2**
Communicate contents of draft annexation agreement.
- 9) Public Open House #2**
Communicate contents of draft intermunicipal agreement and provide opportunity for discussion.
- 10) Endorsement of Annexation Agreement by both Councils**
Upon completion, the recommended annexation agreement is typically forwarded to the respective municipal Councils for approval of full Council.
- 11) Submit formal Annexation Application to the provincial Municipal Government Board (MGA)**
The negotiation report, all related information and the appropriate fees must be sent to the Board at which time the proposal becomes an official application for annexation (MGA Section 119(1)). If the Board decides that there is general agreement with the proposed annexation, it will notify all interested parties, including landowners that objections or concerns must be received by a certain date (usually within a month). If no objections are received then the Board will not hold a public hearing. The Board will then forward its report and recommendation to the Minister of Municipal Affairs (MGA 120(1) (2)).
- 12) Municipal Government Board determines if Public Hearing required (MGA)**
If the Board receives objections within the specified time or if the Board finds there is not general agreement and that mediation attempts have failed, then the Board must conduct one or more hearings and allow any affected person to appear before the Board at the hearing (MGA Section 120(3)). The Board's notice of hearing must be advertised for two consecutive weeks in a newspaper which is circulated in the affected territory. After the hearing is closed, the Board forwards its report and recommendations to the Minister of Municipal Affairs (MGA Section 122, 123, 124)
- 13) Municipal Government Board recommendation to the provincial Lieutenant Governor in Council (Cabinet)**
- 14) Decision by the Lieutenant Governor in Council (MGA)**
The Lieutenant Governor of Alberta, after considering the Board's report may, by Order in Council, approve, approve in part or refuse the annexation proposal. The Order in Council may list specific conditions

of approval if the annexation has been successful in full or in part (MGA Section 125, 126, 127, 128).

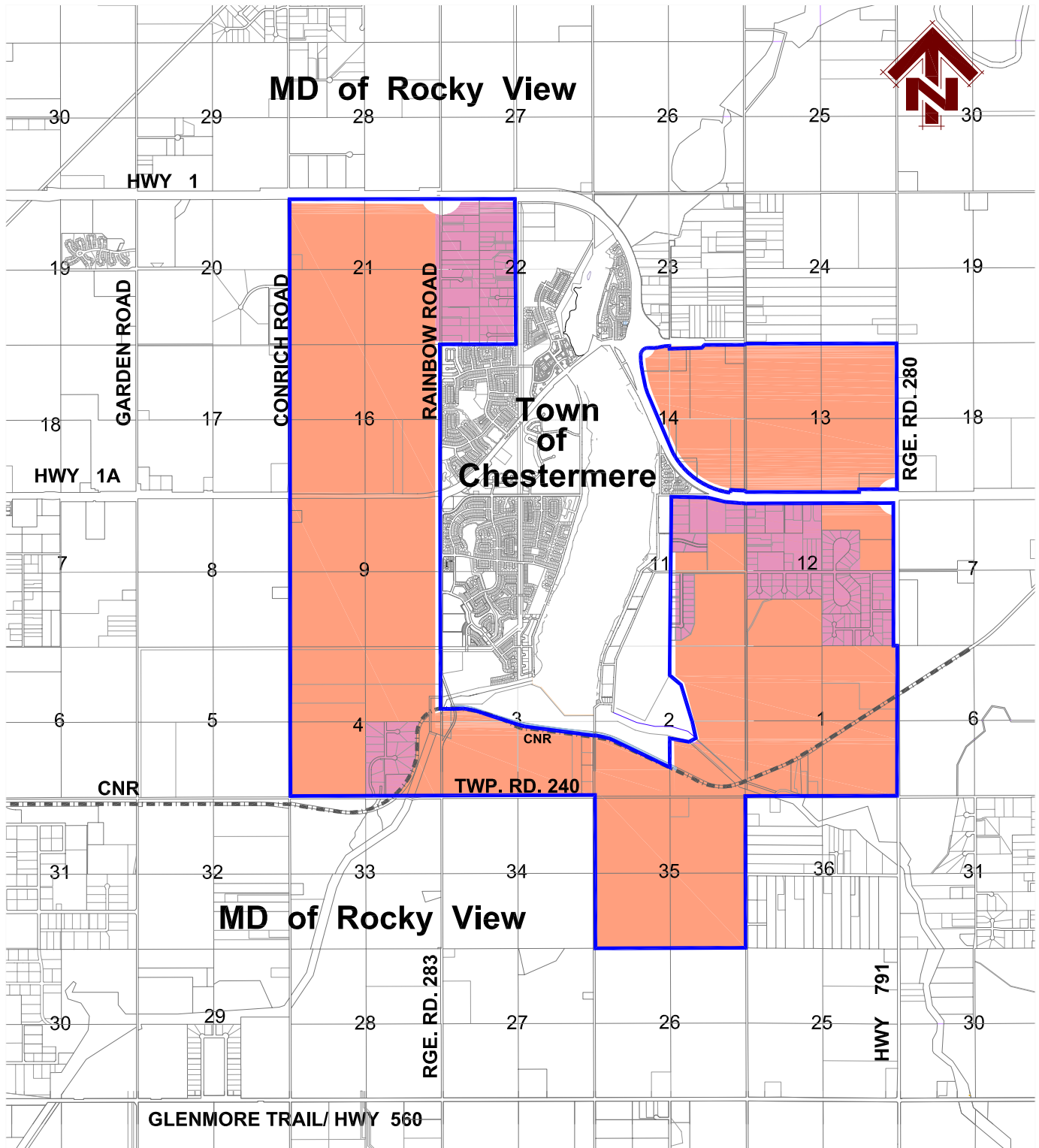
4.3 What Factors are considered by the Municipal Government Board?



A review of numerous Municipal Government Board Annexation Orders indicates that the following are important considerations to be weighed by the Municipal Government Board in making an annexation decision.

- A clear demonstration of the need for the proposed annexation lands:
i.e.,
 - that there is a minimal amount of land currently available for development within the current municipal boundaries
 - that the municipality has been experiencing rapid growth
 - that the economic and population projections support the proposed annexation
- That the annexation is supported by an Intermunicipal Development Plan and a growth study
- That the annexation is a logical extension of existing patterns of development and servicing
- That existing servicing capacities are efficiently utilized
- That future land use patterns make efficient use of land, infrastructure, public services and public facilities which promote resource conservation, enhance economic development activities, minimize environmental impact, protect significant natural environments and contribute to the development of healthy, safe and viable communities
- That mechanisms are in place to deal with any related environmental issues
- That the municipality is in a position to administratively deal with the expected growth and manage the financial impacts
- A thorough understanding and documentation of the primary stakeholders and their issues/concerns surrounding the annexation, the steps taken to resolve issues/concerns, how the final annexation agreement changed to incorporate landowner concerns, the final position of the major stakeholders in regards to the annexation identifying areas that are controversial.
- Significant emphasis on consultation with affected authorities, municipalities and landowners, ensuring that planning activities are carried out in a fair, open, considerate and equitable manner and that opportunities were provided for meaningful participation in the planning

process by residents, landowners, community groups, interest groups, municipal service providers and other stakeholders:

- develop a public consultation process / interviews with affected landowners
 - ensure that all landowners within the proposed annexation area as well as outside/adjacent to the proposed annexation area have opportunity to voice their concerns
 - ensure that a clear and concerted effort was made to establish a cooperative relationship between municipalities – if at all possible, the MGB would like municipalities to cooperate in the planning of future land uses in the vicinity of their adjoining boundaries
 - take additional time and effort to discuss the implications, responses and remedies with affected landowners ensuring that all parties understand each other's position, that all parties have a good understanding of the annexation proposals, and that municipalities have a good understanding of the concerns being raised
 - try to resolve primary landowner issues/concerns prior to final submission to the MGB
 - clearly document process and results, including dates of meetings, purpose of meetings, what occurred at the meetings, and the end result of the meetings
- Significant emphasis on agreement or mediated solution between the affected municipalities



	UNFRAGMENTED	
	AGRICULTURAL LAND:	5,692 Acres
	FRAGMENTED/DEVELOPED	
	RESIDENTIAL LAND:	958 Acres
TOTAL ANNEXATION AREA:		6,650 Acres

Attachment 1

LAND STATISTICS FOR PROPOSED GROWTH AREAS

TOWN OF CHESTERMERE GROWTH STUDY

Attachment 2 - The Annexation Process

The following information includes a general description of the annexation process, a flowchart of events, and specific information pertaining to the actual annexation submission.

Figure 1. General Description of the Annexation Process

General Description of Annexation Process (Alberta Municipal Government Act, Division 6, Sections 112.1 to 128)

1. The municipality proposing an annexation must provide notice to the Board and to the municipality from which the land is to be annexed. The notice must describe the lands to be annexed and the reasons for the annexation. The notice must include proposals for consulting with the public and meeting with the owners of the land to be annexed. If the proposal is an uncontested application pursuant to Section 126 of the Act and the municipality is satisfied that there is no objection to the proposal, public consultation is not required.
2. Both municipalities must meet, discuss the annexation proposal and negotiate in good faith. If there are matters on which there is no agreement, the initiating municipality must attempt mediation and if mediation failed or did not occur, the reasons for this must be provided to the Board along with the negotiation report. If there is agreement between the municipalities, the report must still be filed with the Board.
3. The negotiation report, all related information and the appropriate fees must be sent to the Board at which time the proposal becomes an official application for annexation.
4. If the Board decides that there is general agreement with the proposed annexation, it will notify all interested parties, including landowners that objections or concerns must be received by a certain date (usually within a month). If no objections are received then the Board will not hold a public hearing. The Board will then forward its report and recommendation to the Minister of Municipal Affairs.
5. If the Board receives objections within the specified time or if the Board finds there is not general agreement and that mediation attempts have failed, then the Board must conduct one or more hearings and allow any affected person to appear before the Board at the hearing.
6. The Board's notice of hearing must be advertised for 2 consecutive weeks in a newspaper which is circulated in the affected territory.
7. After the hearing is closed, the Board forwards its report and recommendation to the Minister of Municipal Affairs.
8. The Lieutenant Governor of Alberta, after considering the Board's report may, by Order in Council, approve, approve in part or refuse the annexation proposal. The order in Council may list specific conditions of approval if the annexation has been successful in full or in part.

Figure 2. Annexation Flowchart

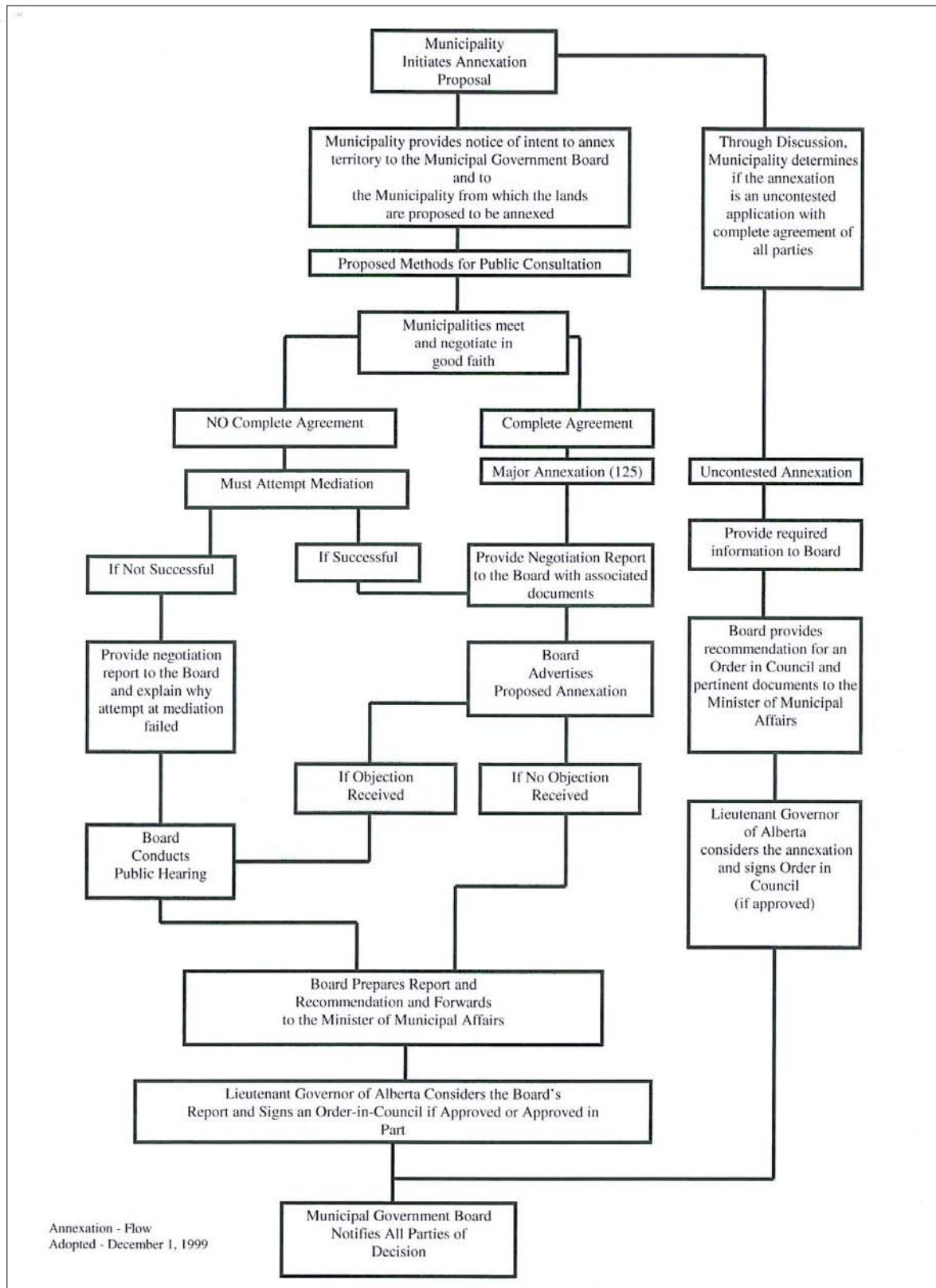


Figure 3. Submitting the Annexation Application

ANNEXATION APPLICATIONS

Administrative Requirements

(For notification requirements see Section 116 of the Municipal Government Act)

1. Application Fee (Cheque payable to Minister of Finance)

\$300.00 for the first quarter section or portion of a quarter section.

\$50.00 for each additional quarter section or portion of a quarter section.
2. An up-to-date map showing the location of the existing municipal boundary and the proposed municipal boundary.
3. Excerpts from any Municipal Development Plan or other Statutory Plan that apply to the application.
4. A description of the intended uses for the annexation area including a general description of how the area can be serviced with water, sewer, storm sewer and other related municipal services.
5. The written consent (or signed negotiation report) of the municipality from which the land is to be annexed.
6. The up-to-date written consent (signed) of each landowner with territory in the annexation area.
7. The results of the public consultation process (Public consultation not required for Section 126 application).
8. Which boundary roads are to be included or excluded in the annexation approval.
9. Up to date copies of titles for each parcel proposed to be included in the annexation.
10. The names and mailing addresses of each landowner and each circulation agency or any other party known to have an interest in the annexation proposal.
11. Any special requirements such as the effective date of the annexation, any special conditions regarding assessment and taxation, any special conditions on compensation or revenue sharing and references to any other matter which may arise during the annexation process prior to submission of the formal application.

Other information that may be required by the Board after the formal application is received.

Contact: Dennis Hawthorne, Senior Secretariat Advisor, Municipal Government Board - 15th Floor, Commerce Place, 10155 - 102 Street, Edmonton, Alberta, Canada, T5J 4L4. Direct Phone: 780-422-8652; Direct Fax: 780-427-0986. e-mail: dennis.hawthorne@gov.ab.ca