

# MASTER SITE DEVELOPMENT PLAN

281044 TOWNSHIP ROAD 252

SE ¼ SECTION 14 25-28 W4TH

# Introduction

This Master Site Development Plan (MSDP) proposes compliance with an enforcement file accommodating a land Use Application and development of an un-serviced industrial storage yard to accommodate a professionally managed and maintained dismantling operation that capitalizes on low proximity to residential neighbors and is within existing industrial areas as identified in the ASP for the area.

The MSDP is intended to describe the development within the context of the County's Municipal Development Plan (The County Plan); the Area Structure plan (C-7468-2015) and the Servicing Standards.

The MSDP describes how the site may be developed with an industrial storage yard including:

- A comprehensive assessment of existing site conditions;
- An illustrative development concept to establish expectations for how the proposed storage yard is to be developed;
- An assessment of stormwater management, transportation and utility servicing infrastructure that exists supporting the project; and
- Any implementation strategies considered.

The MSDP also demonstrates how the project can proceed without negatively impacting existing adjacent businesses, residential lots and/or surrounding agricultural parcels.

This MSDP is located within an approved Area Structure Plan, and as such, it is prepared in accordance with the Other Business Development policies of County Plan (Bylaw C-7280-2013).



# Vision and Rationale

James Roberts has owned the Property for many years and has contemplated the changes that were illustrated in the Conrich Area Structure Plan he has been in the Area and in the Calgary Region for many Decades. Babylon Recycling is currently working through a Purchase Agreement and is intending to operate it's business within County Policies as contemplated in the Conrich ASP

Babylon Recycling operates in the Calgary Region, presently runs their operation within the City of Calgary. Their existing operation is located in an Industrial/Commercial area of the City of Calgary This site is currently operating at capacity which is motivating the principles to consider developing another industrial storage yard in the area.

Over the past decade, Babylon has implemented an environmentally secure operation and believes the Roberts Property can best suit their current needs by accommodating a limited-service industrial storage purpose.

The MSDP area is located along Township Road 252, a gravel municipal road beside the CN Railway Tracks and a Crossing that is often blocked by trains waiting to get into the Marshalling Yard.

The MSDP area does not require the support of municipal utility servicing. The existing regional transportation network servicing the subject lands can support the normal traffic generation contemplated by this development. Stormwater management will be accommodated within the MSDP area and the development has little impact if any.

The MSDP area is located outside established business employment areas in Rocky View and Calgary and is situated within the ASP's established future industrial growth Area.

The proposed development of the MSDP area as an industrial storage yard will provide the County with an increased non-residential assessment which is consistent with Council's strategic objective to maintain the long-term financial viability of the County<sup>2</sup>.

<sup>2</sup>Assessment Base Diversification Policy No. C-197

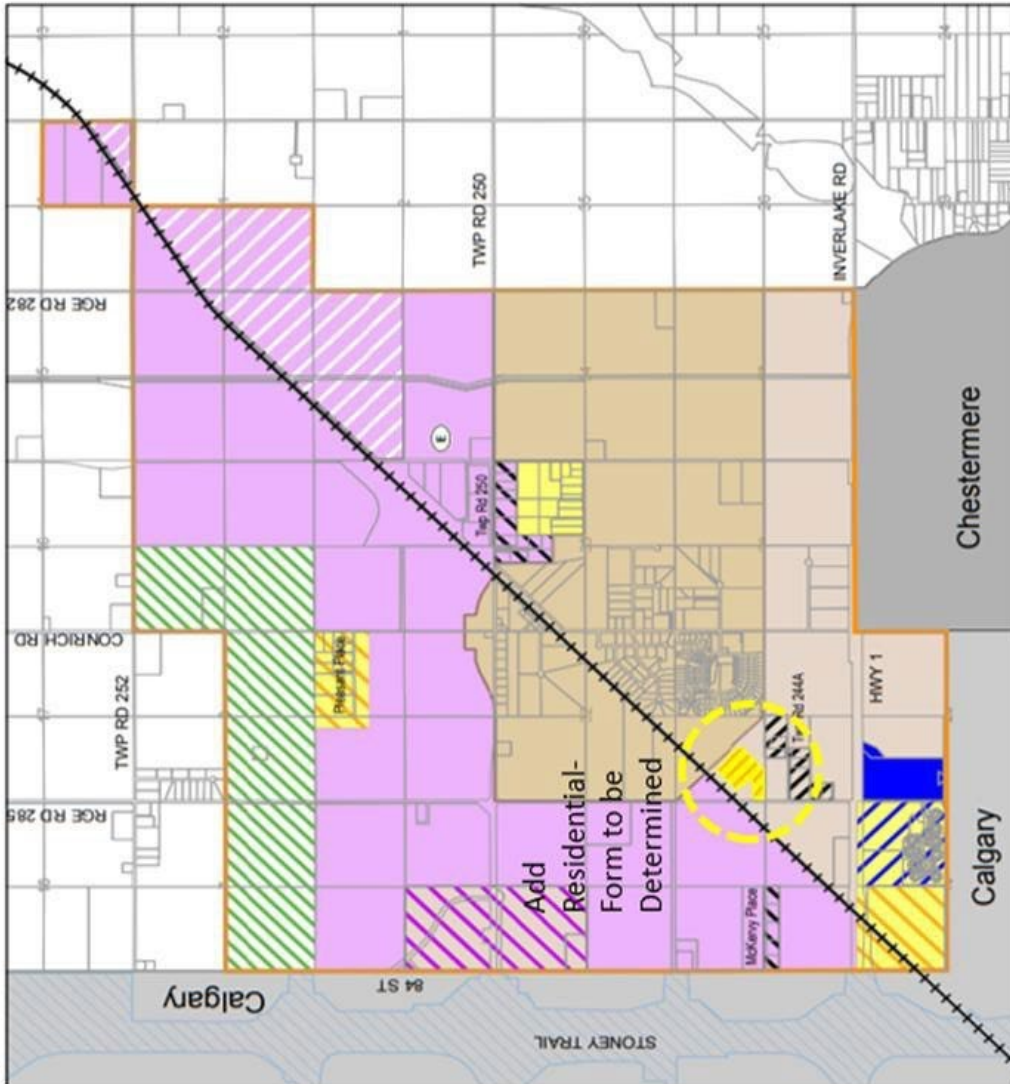
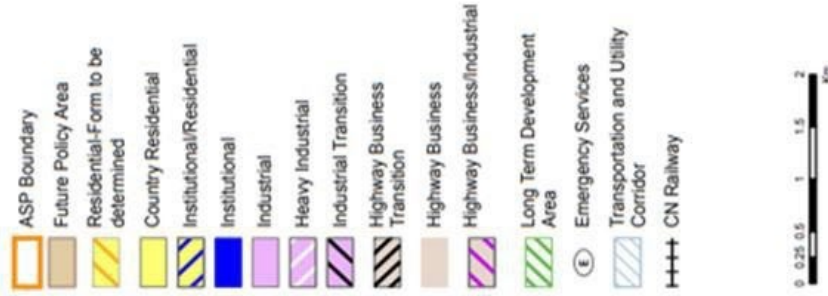
# Area Context

As illustrated by **Map 5: Land Use Strategy in the Conrich Area Structure Plan**, the MSDP area is located directly east of Range Road 288, approximately 2.0 km North of Township Rd 250 (McKnight Blvd), beside the railway ROW in the NE Corner of the ASP Area

The Land use Strategy clearly indicates the Area is planned for Heavy Industrial land use and subdivision within the surrounding area is characterized by an evolving mix of rural business developments, and other Industrial uses.

Township Road 252 is more than adequate for the amount of traffic that exists or may increase with normal area growth, both of which provide important east-west transportation connections that facilitate efficient access to existing industrial business areas within Rocky View County and the City of Calgary. The subject lands are ideally-suited to accommodate the industrial business land uses outside of identified and established employment areas that are intended to accommodate more intensive business.

Map 5:  
Land Use Strategy



This map is conceptual in nature. No measurements or area calculations should be taken from this map.



# Existing Conditions

As illustrated by **Map 5**, the MSDP area is situated east of Range Road 282, approximately 2.0 km North of Township Road 250 (McKnight), on Township Road 252, and directly beside a Railroad Track and crossing.

As illustrated by **The Alberta Land Surveyor's Real Property Report**, the MSDP area is legally described as SE1/4 14-25-28-W4M and contains  $\pm$  ha ( $\pm$  32 ac). The site contains undulating topography that slopes generally from northwest towards southeast and includes a mix of cultivated and non-native grasslands.

The subject land includes a single-family dwelling and associated accessory buildings developed in proximity to a mature shelterbelt. Servicing is provided by an existing private sewage treatment system (PSTS) and groundwater well. Access is provided from Township Road 252 via an existing approach and gravel driveway. The site also includes a Quonset used to store miscellaneous items and equipment situated in the west side of the parcel.

## Historical Resource Considerations

The likelihood of the MSDP area containing historical and/or archaeological significance is considered low. Recently a Phase 1 Environmental report was completed with no adverse implications.

## Biophysical Considerations

This land was previously Agricultural in nature and has no Biophysical Limitations. As illustrated by the Real Property Report the MSDP area contains no identified wetlands or water bodies that will influence the design of the proposed dismantling operation. There is no enhanced drainage need and as such no Stormwater problems are expected to arise.

## Geotechnical Considerations

A brief Geotechnical Site Investigation was completed to assess conditions underlying the site and to establish specific mitigation recommendations that might be required to facilitate development within the MSDP area. The report's conclusions indicate that the sub-surface characteristics within the MSDP area are suitable for the proposed development and do not contain any significant constraints that might restrict the development proceeding.

## Existing Land Use

The subject lands are presently designated as agriculture lands in accordance with the County's Land Use Bylaw (C-4841-97).

Lands in the area are planned to be industrial in nature in accordance with the Conrich Area Structure Plan (C-7468-2015). CN Rails operation in the area has spawned the need for Industrial Lands, this piece is the Northern most Industrial area of the ASP.



# Development Concept

This MSDP contemplates the creation of an industrial storage yard to support outside storage of vehicles, equipment, materials and miscellaneous items associated with Babylon's dismantling business.

Access will be provided by Township Road 252 via the existing gravel approach leading to a gravel driveway that will generally follow the alignment of the existing gravel driveway already developed within the parcel.

Stormwater is not expected to be affected by the operation at all. The lack of need for a stormwater management system will ensure pre and post development surface drainage conditions are positively maintained, and no ponds will be required in accordance with the County Servicing Standards.

No identified wetlands are identified on the site will be determined at the development permit stage.

Landscaping will be provided in accordance with the requirements of the County's Land Use Bylaw and will generally be as the property is to screen the industrial storage area from Township Road 252 and provide an attractive gateway when viewed from surrounding lands.

Parts of the Southern portion of the industrial area will likely be enclosed with security fencing and no extensive security lighting is anticipated. Any lighting contemplated within the site will be designed with dark-sky compliant fixtures.

The existing dwelling is anticipated to remain and will be used as a caretaker's residence to provide surveillance and security for the site during non-business operating times.

# Architectural Design Objectives

Detailed site plans for development will be provided by the developer at the development permit stage to address the following considerations:

- Specific size and location of industrial storage areas, stormwater management facilities and retained wetlands (if required);
- Size, setbacks and building heights and material finishes of any new structures in accordance with the requirements of the County's Land Use Bylaw (if required); and
- Treatment of parking, loading, signage and lighting in accordance with the County's Land Use Bylaw requirements (C- 4841-97).

# Landscaping Objectives

Landscaping treatments for the primary land use of Industrial in a relatively unpopulated area seems redundant. The thought would be to request a relaxation from the 10% Landscaping requirement. There are many trees on the land that serve the purpose of screening the property as well as providing foliage suitable for the area. ,

- A landscaping plan shall be considered at the development permit stage.

# Lighting Objectives

Development within the MSDP area is not expected to include significant outdoor lighting. However, if required to support operations after dark and/or to provide security, the developer will establish and maintain an outdoor lighting system that respects 'dark skies' within the rural area in accordance with Section 27 of the County's Land Use Bylaw (C-4841-97). The overall lighting design imperative will ensure that fixtures within the MSDP area minimize light pollution, glare and light trespass onto adjacent properties.

# Signage Objectives

The implementation of signage within the MSDP area shall be consistent with the regulations established by Section 35 of the County's Land Use Bylaw (C-4841-97). The developer is expected to affix signage on the security fence situated adjacent to the site's main access from Township Road 252.

# Fencing Objectives

As discussed previously, the developer is proposing to enclose portions of the site with security fencing in accordance with the prescribed regulations established by Section 35 of the County's Land Use Bylaw (C-4841-97). However, given the relatively large size of the parcel, and the practical restrictions that would prevent access, the developer may not enclose the entire site with security fencing. The specific design of the proposed fencing will be determined at the development permit stage.

# Agricultural Boundary Design Considerations

The Southern Boundary of the MSDP area Township Road 252, and the balance of the land is relatively undeveloped. As such, the consideration of an appropriate agricultural boundary transition is not anticipated within the portion of the MSDP area. The North Western Boundary is beside the Railroad Tracks

However, the parcels situated directly east of the MSDP area include lands designated Agriculture – which could remain as such indefinitely. Specific design considerations should be implemented within the eastern portions of the industrial storage area to minimize the potential for conflict with these existing agricultural parcels.

The developer will propose specific design considerations at the development permit stage to implement the recommendations of the County's Agricultural Boundary Design Guidelines along the east boundary of the site.

# Transportation

## Traffic Impact Assessment

Additional Traffic is not anticipated to occur and as such a simple Traffic Generation Memo should suffice.

# Utility Servicing

## Servicing Concept

The proposed industrial storage yard is not anticipated to require any new servicing to support on-site operations.

The existing dwelling is proposed to continue operating as a caretaker's residence, and as such, the existing groundwater well and private sewage treatment system (PSTS) will remain as is.