



# BYLAW C-8513-2024

A Bylaw of Rocky View County, in the Province of Alberta, to amend Bylaw C-6930-2010, known as the “High Plains Industrial Park Conceptual Scheme”.

The Council of Rocky View County enacts as follows:

## Title

- 1 This bylaw may be cited as Bylaw C-8513-2024.

## Definitions

- 2 Words in this Bylaw have the same meaning as those set out in the *Land Use Bylaw* and *Municipal Government Act* except for the definitions provided below:
  - (1) “**Council**” means the duly elected Council of Rocky View County;
  - (2) “**Land Use Bylaw**” means Rocky View County Bylaw C-8000-2020, being the *Land Use Bylaw*, as amended or replaced from time to time;
  - (3) “**Municipal Government Act**” means the *Municipal Government Act*, RSA 2000, c M-26, as amended or replaced from time to time; and
  - (4) “**Rocky View County**” means Rocky View County as a municipal corporation and the geographical area within its jurisdictional boundaries, as the context requires.

## Effect

- 3 THAT Bylaw C-6930-2010, known as the “High Plains Industrial Park Conceptual Scheme”, be amended to append the “Stage 7 Outline Plan” affecting SE-01-26-29-W04M, as contained in Schedule A and B, attached to and forming part of this Bylaw, and
- 4 THAT the amendments contained in Schedule A and B attached to and forming part of this Bylaw to be adopted to provide a framework for subsequent redesignation, subdivision and development within SE-01-26-29-W04M.

## Effective Date

- 5 *Bylaw C-8513-2024* is passed and comes into full force and effect when it receives third reading and is signed in accordance with the *Municipal Government Act*.



READ A FIRST TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2025

PUBLIC HEARING HELD this \_\_\_\_\_ day of \_\_\_\_\_, 2025

READ A SECOND TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2025

READ A THIRD AND FINAL TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2025

\_\_\_\_\_  
Reeve

\_\_\_\_\_  
Chief Administrative Officer

\_\_\_\_\_  
Date Bylaw Signed



**SCHEDULE 'A'**  
**FORMING PART OF BYLAW C-8513-2024**

**Amendment #1**

Amend the Table of Content by adding a reference to the Appendix and numbering accordingly:

- APPENDIX 'G' – STAGE 7 OUTLINE PLAN

**Amendment #2**

Attach the "High Plains Industrial Park Stage 7 Outline Plan" as defined in Schedule 'B' attached to and forming part of this Bylaw.



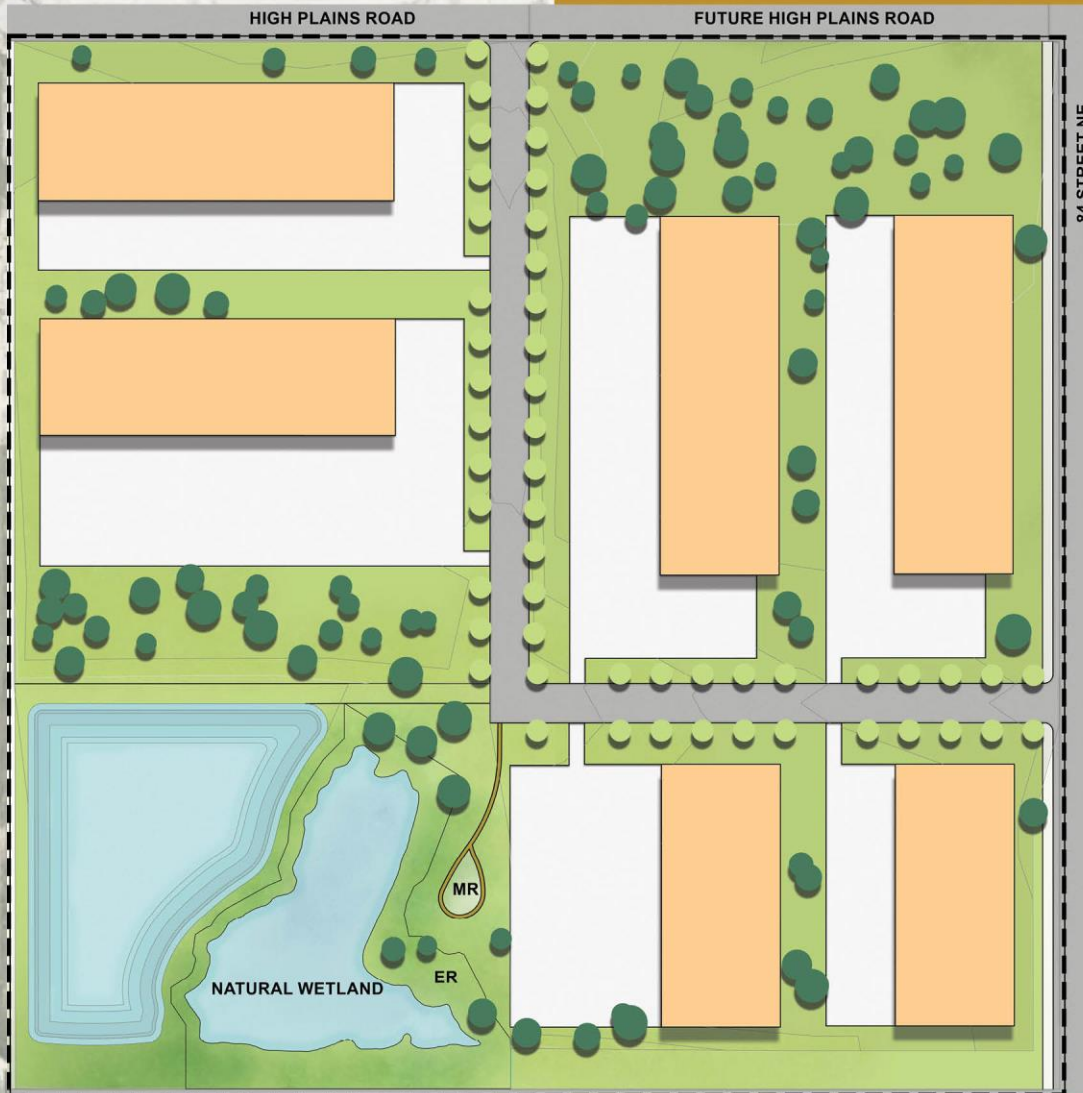
**SCHEDULE 'B'**  
**FORMING PART OF BYLAW C-8513-2024**

An Outline Plan affecting SE-01-26-29-W04M, consisting of an area of approximately  $\pm$  64.75 hectares (160 acres), herein referred to as the "High Plains Industrial Park Stage 7 Outline Plan".

HIGH PLAINS INDUSTRIAL PARK

# OUTLINE PLAN

STAGE 7





# TABLE OF CONTENTS

1	INTRODUCTION AND BACKGROUND .....	1
2	LOCATION AND CONTEXT .....	2
2.1	Plan Area .....	2
2.2	Planning & Policy Context .....	3
2.2.1	Calgary Metropolitan Region Board (CRMB) Growth Plan .....	3
2.2.2	Inter-Municipal Development Plan .....	4
2.2.3	The County Plan .....	5
2.2.4	Balzac East Area Structure Plan .....	6
2.2.5	High Plains Industrial Park Conceptual Scheme .....	7
2.3	Existing & Surrounding Land Uses .....	8
2.4	Existing Developments within Plan Area .....	10
2.5	Topography and Natural Features .....	11
2.5.1	Geotechnical Assessment .....	12
2.5.2	Biophysical Assessment .....	12
2.6	Easements, Pipelines and Well Sites .....	13
3	DEVELOPMENT CONCEPT .....	15
4	UTILITIES & INFRASTRUCTURE .....	18
4.1	Water Servicing .....	18
4.2	Sanitary Servicing .....	19
4.3	Storm Water Management .....	20
5	TRANSPORTATION .....	22
6	OPEN SPACE AND MUNICIPAL RESERVE .....	24
7	ARCHITECTURAL GUIDELINES .....	25
8	EMERGENCY SERVICES .....	28




---

## FIGURES

Figure 1: Plan Location .....	2
Figure 2: Context Plan .....	3
Figure 3: Preferred Growth Areas (Calgary Metropolitan Region Board - Growth Plan).....	4
Figure 4: Key Focus Areas (Rocky View County / City of Calgary Inter-Municipal Development Plan).....	5
Figure 5: Balzac Regional Business Centre (County Plan – Map 1) .....	6
Figure 6: Balzac East Area Structure Plan .....	7
Figure 7: High Plains Industrial Park Conceptual Scheme .....	8
Figure 8: Surrounding Land Uses (RVC and City of Calgary) .....	9
Figure 9: Topographical Site Conditions .....	11
Figure 10: Pipelines and Utility Easements .....	13
Figure 11: Development Concept Plan .....	15
Figure 12: Concept Visualization .....	16
Figure 13: Water Servicing.....	19
Figure 14: Sanitary Servicing.....	20
Figure 15: Storm Water Management.....	21
Figure 16: Transportation Plan.....	22

---

## TABLES

Table 1: Pipeline Reference and Location .....	14
Table 2: High Plains Industrial Park Stage 7 Land Use Statistics .....	17

# 1 INTRODUCTION AND BACKGROUND

The purpose of the High Plains Industrial Park Stage 7 Outline Plan (the ‘Outline Plan’) is to provide a comprehensive planning framework that will guide the development of High Plains Industrial Park Stage 7 area in a manner that is consistent with Rocky View County’s strategic objective of accommodating larger format business development opportunities within the East Balzac major business/employment area.

Business activity in Rocky View County’s Balzac East area has been growing steadily in recent years and is anticipated to continue over the next ten years. Steady absorption rates are expected to lead to demand for more commercial and light industrial land in the area, especially as the Balzac East Area Structure Plan (ASP) encourages diversification of business within its plan area and as industry in the area continues to expand.

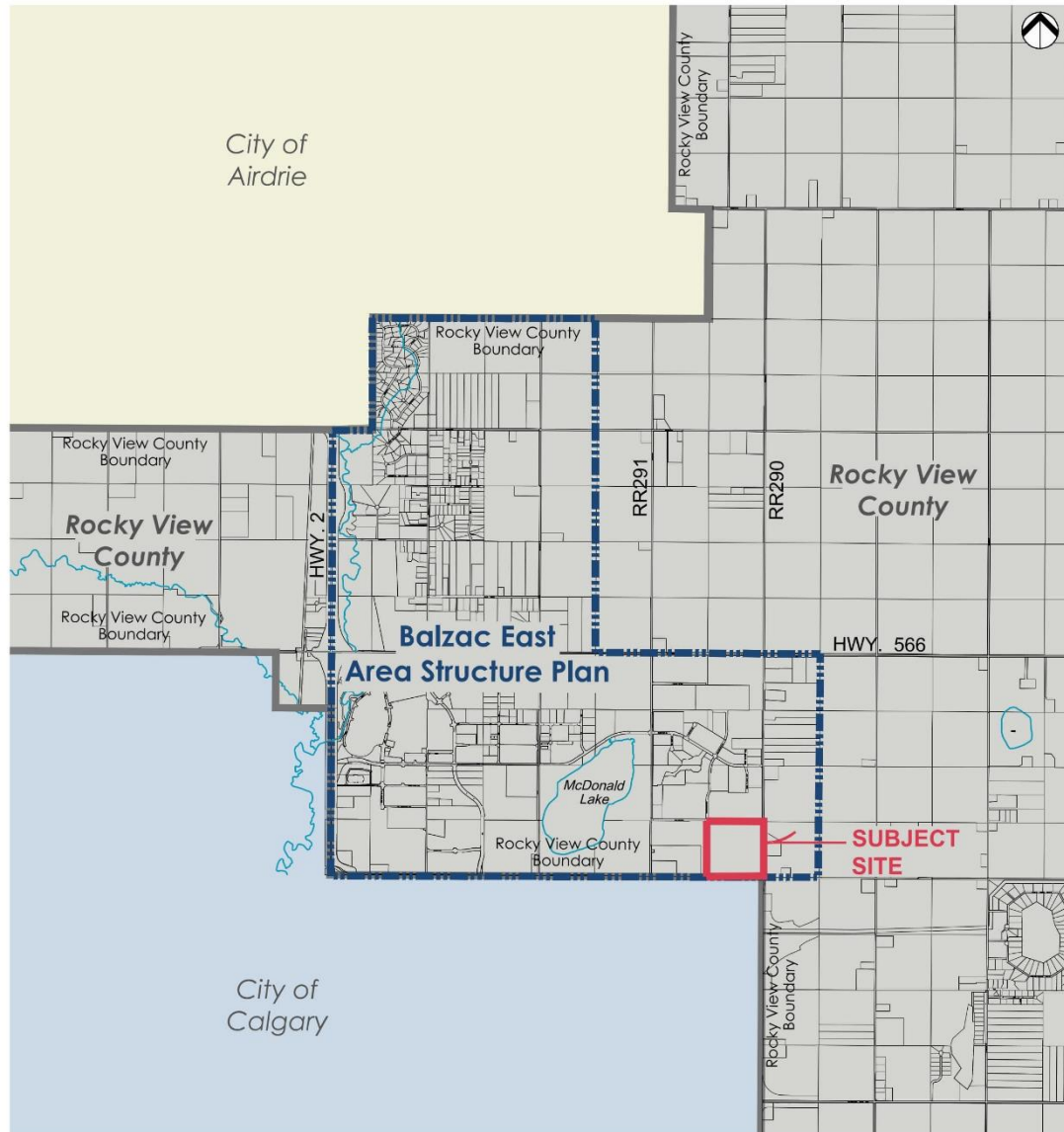
The establishment of this Outline Plan is intended to address market demand for additional developable land inventory. It is envisioned the proposed development will supplement inventory by providing a land use strategy for a range of development opportunities, particularly in the form of commercial and light industrial uses. The subject lands are ideally situated along a major transportation corridor and can easily be connected to the County’s existing infrastructure and therefore aligns with the County’s Strategic Plan for responsible growth.



## 2 LOCATION AND CONTEXT

### 2.1 PLAN AREA

The Outline Plan's Plan Area applies to the lands as outlined in red on **Figure 1**; the contents of this Plan only apply to lands within the Plan Area's boundaries.



**Figure 1: Plan Location**

The Plan Area is located within the Balzac East Area Structure Plan, within the municipal boundaries of Rocky View County, and the Outline Plan's southern boundary is located adjacent to the City of Calgary's municipal boundary. Specifically the Plan Area is located on the property legally described as SE Section 1, Township 26, Range 29, W4M in Rocky View County, Alberta. The site is approximately 800 m north of Stoney Trail, to the west of Range Road 290, to the south of High Plains Road and about 800m east of Range Road 291 and is approximately 64.7 ha in area.

The Plan Area adjoins the existing High Plains Industrial Park Stage 3 and Stage 6 development to the north and west, with the subject lands being predominantly agricultural. Please note that the boundaries and locations of areas shown on

**Figure 1** is not intended to define exact areas except where they coincide with clearly recognizable features or fixed boundaries such as municipal boundaries, property lines, roads or utility rights-of-way.

The Queen Elizabeth II Highway (QE 2) runs north to south approximately 5.4 km west of the Plan Area, while the Stoney Trail NE lies approximately 0.8 km south of the Plan Area. This regional transportation infrastructure will provide the convenient access into the Plan Area.



Figure 2: Context Plan

## 2.2 PLANNING & POLICY CONTEXT

### 2.2.1 Calgary Metropolitan Region Board (CRMB) Growth Plan

The CMRB Growth Plan identifies the subject site to be an area of employment growth and is listed as a **Joint Planning Area 1** between Rocky View County, City of Airdrie and City of Calgary. Industrial and commercial developments being the major existing and proposed land uses in this Planning Area.

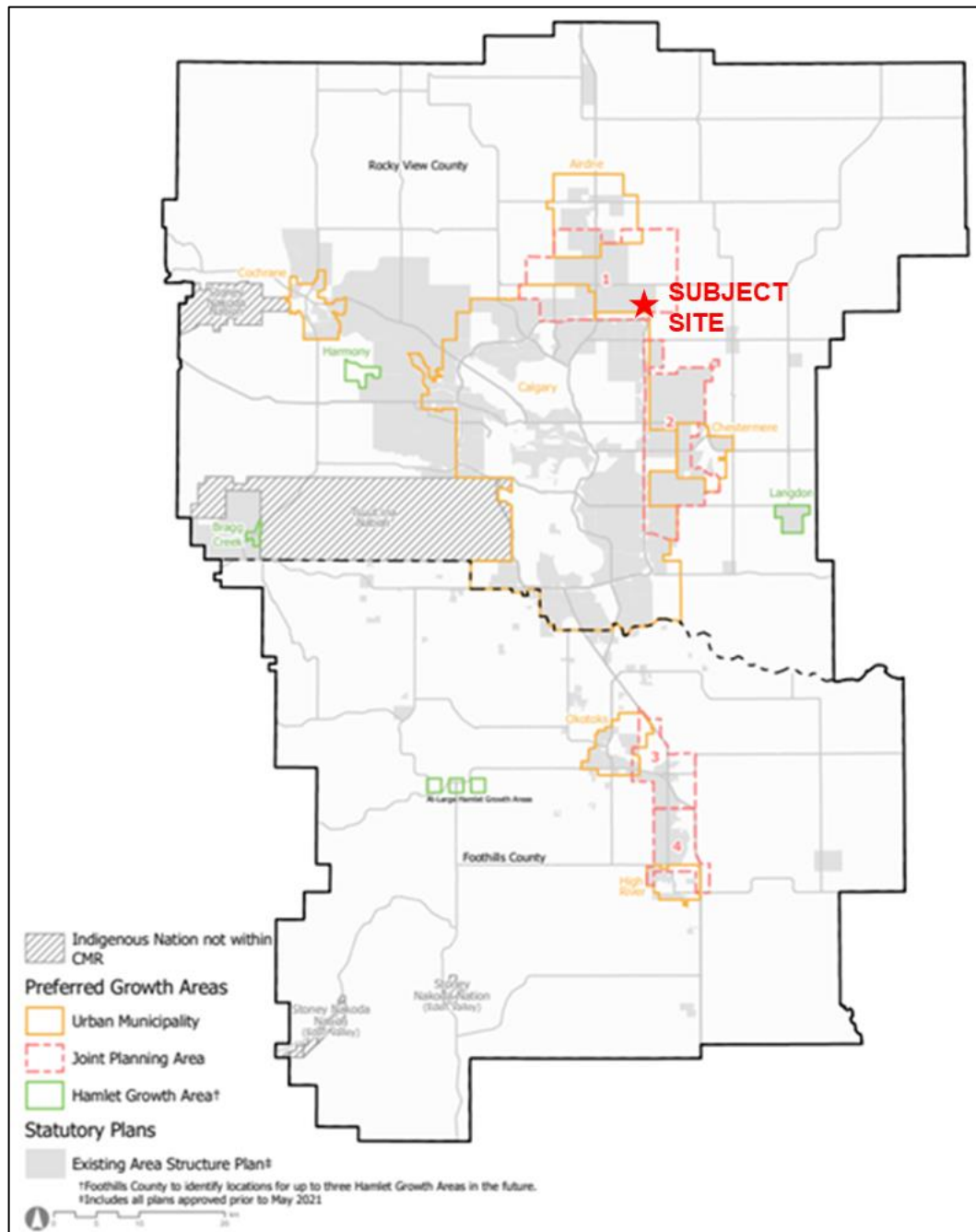


Figure 3: Preferred Growth Areas (Calgary Metropolitan Region Board - Growth Plan)

### 2.2.2 Inter-Municipal Development Plan

The Plan Area falls within the Queen Elizabeth II Highway (Highway 2) North Corridor, which is part of an important gateway to both Rocky View County and the City of Calgary and is a key provincial highway corridor within Alberta. The future land use of the Queen Elizabeth II Highway North Corridor Key Focus Area is envisioned as non-residential employment uses such as industrial and commercial development, due to its proximity to the Calgary International Airport, Canadian Pacific Railway, and the Queen Elizabeth II Highway.



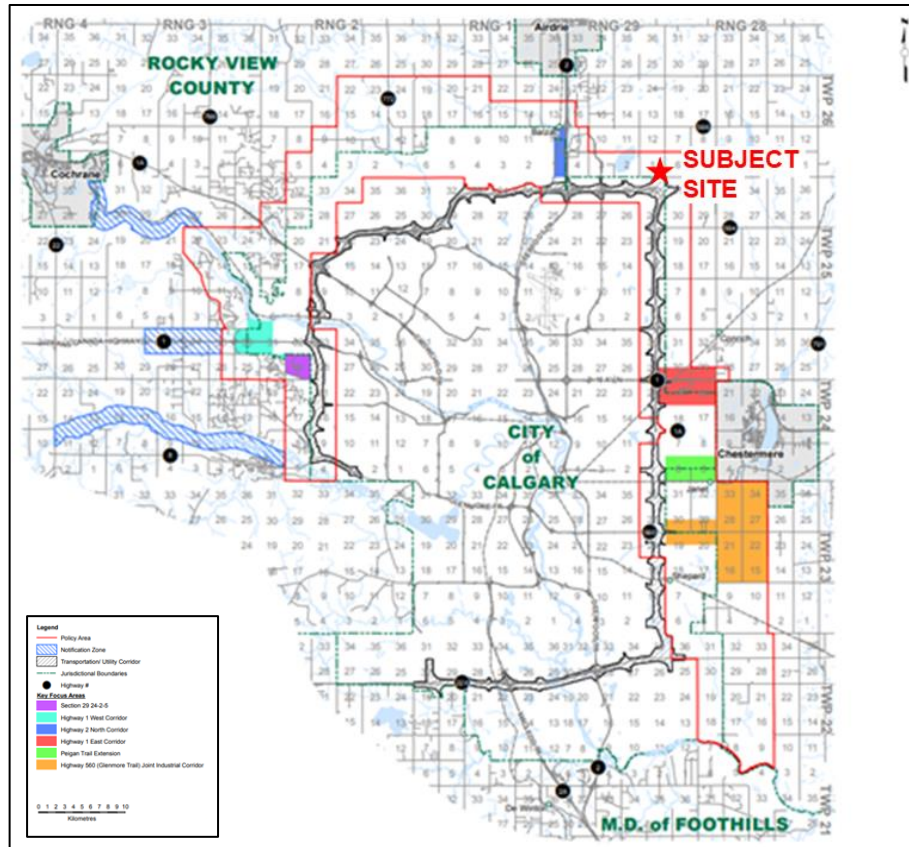


Figure 4: Key Focus Areas (Rocky View County / City of Calgary Inter-Municipal Development Plan)

### 2.2.3 The County Plan

The County plan supports industrial development in existing business. The subject lands are part of the Balzac East Regional Business Centre and the County Plan indicates the regional business centre to consist predominantly of commercial and industrial development in alignment with efficiencies in transportation and infrastructure systems. The County Plan also directs all business development in regional business centres to follow the County's Commercial, Office, and Industrial Design Guidelines, as well as the development review criteria identified in Section 29 of the Plan.

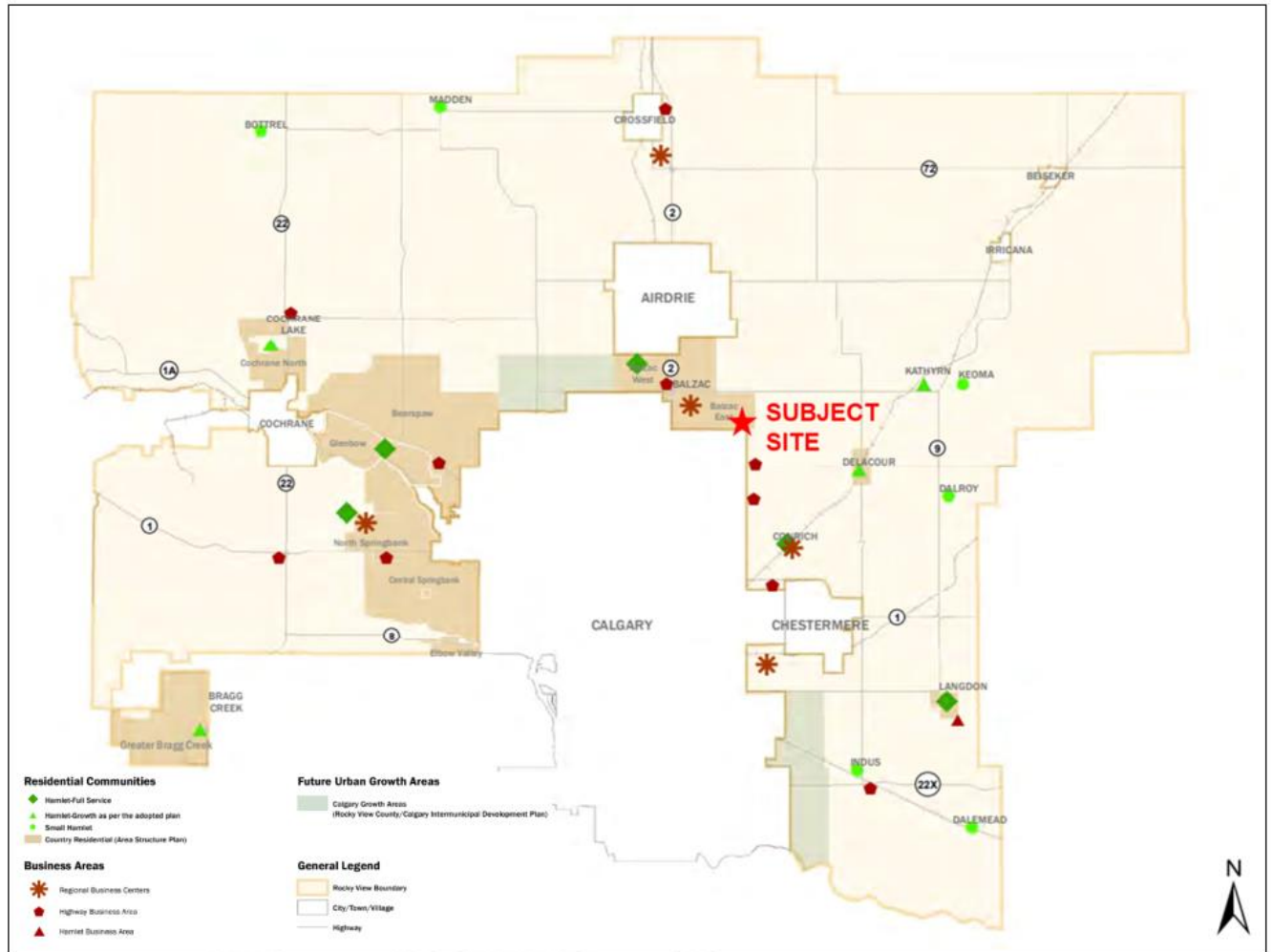


Figure 5: Balzac Regional Business Centre (County Plan – Map 1)

#### 2.2.4 Balzac East Area Structure Plan

The Plan Area falls within the Balzac East Area Structure Plan (BEASP), specifically within the Special Development Area #5 (SDA5) Cell B. SDA5 is envisioned in the BEASP as requiring larger lots with a lower level of municipal servicing. As such, SDA5 will complement industrial, and business uses planned on other lands to the west that do not cater to businesses requiring larger parcels of land. In addition, the subject lands are not impacted by the influence of the Noise Exposure Forecast (NEF) of the Calgary International Airport.

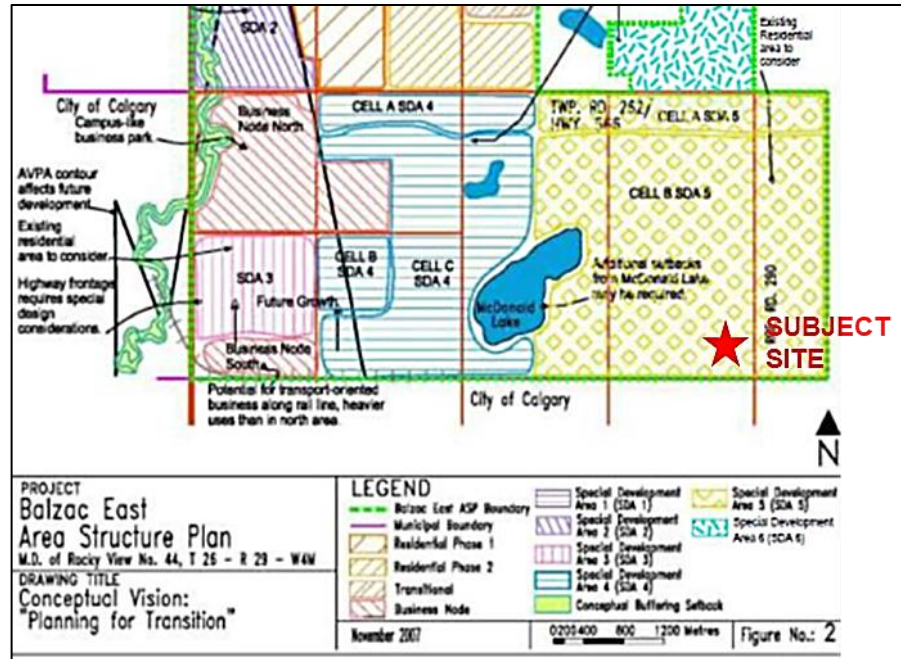


Figure 6: Balzac East Area Structure Plan

### 2.2.5 High Plains Industrial Park Conceptual Scheme

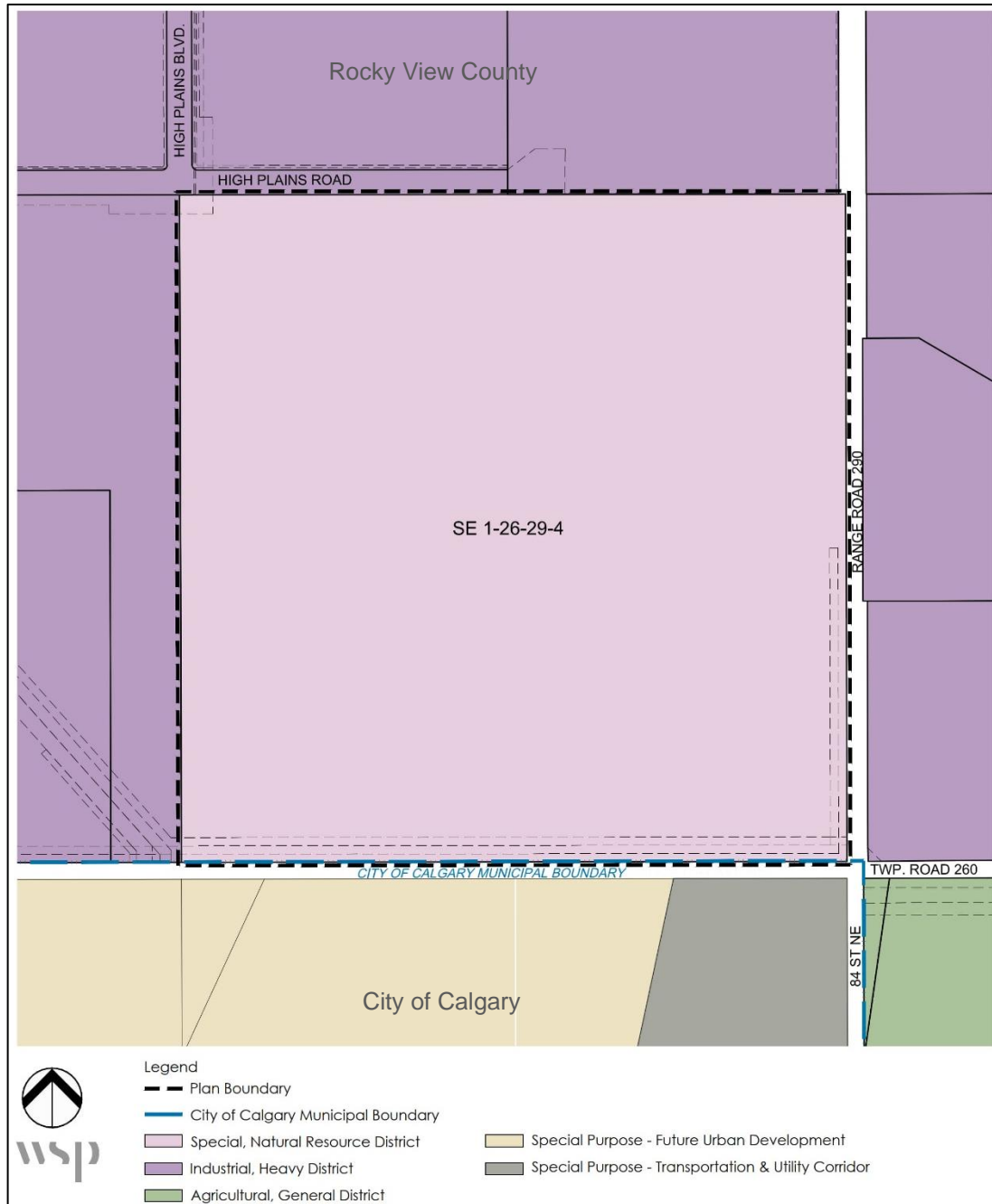
The High Plains Industrial Park Conceptual Scheme (HPIP CS) is a 'broad-based' policy document that sets general expectations to guide implementation of comprehensively planned industrial and commercial business developments within the eastern portion of the East Balzac area. The HPIP CS establishes a general land use concept proposing industrial land uses within the southern portion of the site with a mix of industrial/business park uses within the central portion, and regional commercial developments within the northern portion (adjacent to Hwy 566). The subject lands fall within Cell 'C' as illustrated in **Figure 7**.



FIGURE 5  
**GENERAL LAND USE CONCEPT**

The existing land uses that are within and surround the Plan Area are illustrated within **Figure 8**. Agricultural lands are located south east of the Plan Area, however the most predominant surrounding land use is Heavy Industrial, located adjacent to the Plan Area on its north, west, and east sides.





**Figure 8: Surrounding Land Uses (RVC and City of Calgary)**

The surrounding City of Calgary lands located to the south of the Plan Area are designated as Special Purpose - Future Urban Development District (S-FUD) and Special Purpose - Transportation and Utility Corridor District (S-TUC). The S-FUD designation is primarily for lands that are awaiting urban development and is largely limited to uses that can easily be removed to allow for future urban development while the S-TUC designation is primarily for provincial transportation facilities and utilities.



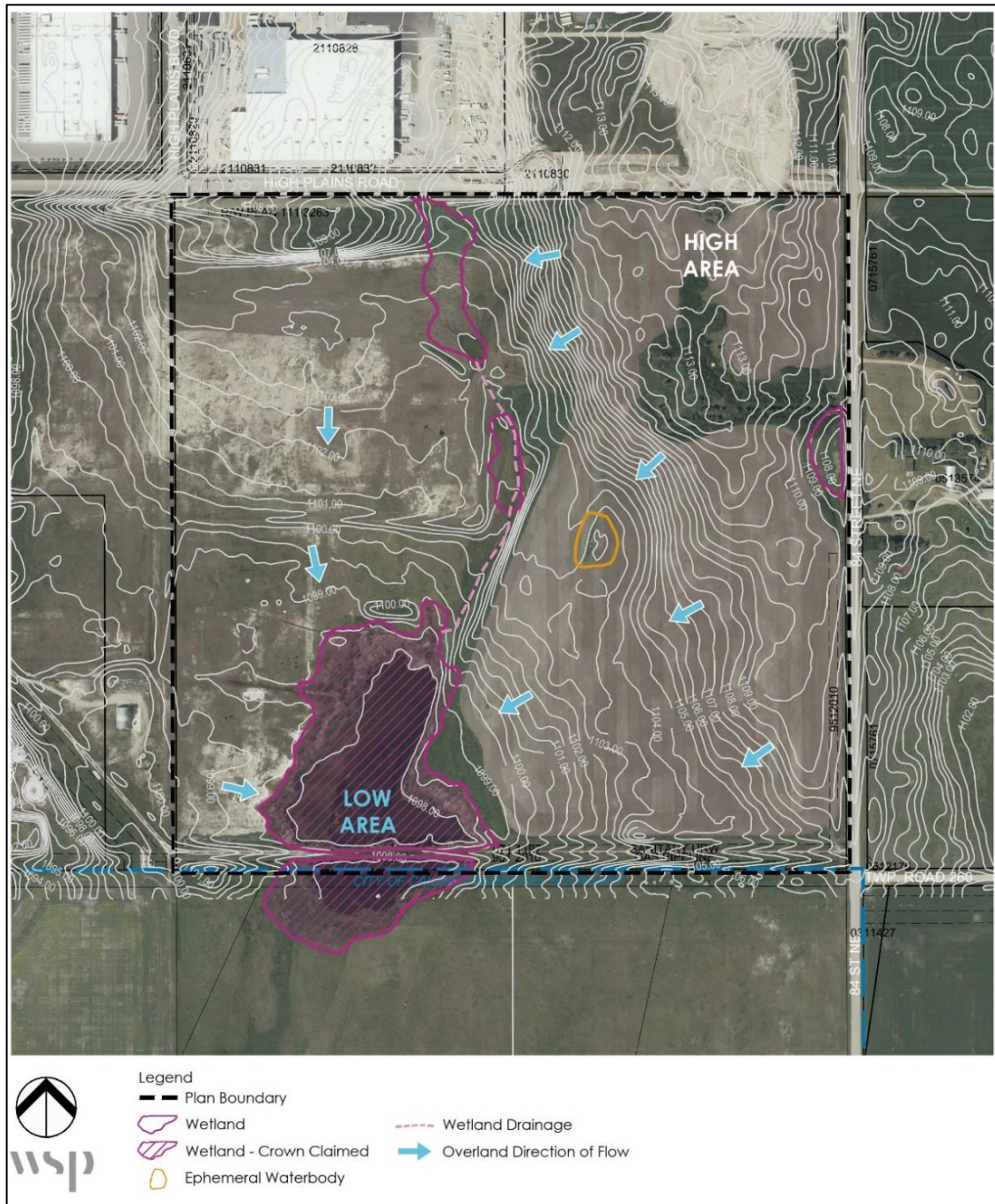
## 2.4 EXISTING DEVELOPMENTS WITHIN PLAN AREA

The Plan Area includes agricultural uses with access available from 84 St. NE or Range Road 290 and High Plains Road. Range Road 290 is currently paved from Highway 566 south to the City of Calgary municipal boundary, where it transitions to a gravel surface south to Country Hills Boulevard NW in the City of Calgary.

The site consists of several abandoned oil and gas leases, as well as several wet features (i.e., wetlands, one ephemeral waterbody and a drainage ditch). The west half of the property is an old refinery site that had storage tanks and a local "road" network. Search of ESAR indicates a reclamation certificate was issued to Shell Canada Southern Alberta Refinery in 2005 (rec certificate no. 00214053-00-00). One of the wetland features has been claimed by the Crown pursuant to Section 3 of the Public Lands Act as illustrated in **Figure 9**. Surrounding areas are part of the High Plains Industrial Park Conceptual Scheme and has many industrial businesses to the north and west of the subject lands.

## 2.5 TOPOGRAPHY AND NATURAL FEATURES

Topography within the Plan Area is undulating and rolling with general slopes upward from the west to east with a site elevation difference of about 10 m, as illustrated in **Figure 9**. Four wetlands, one ephemeral waterbody and a drainage ditch have been confirmed to be present in the Plan Area. One of the wetlands located in the southwest portion of the site has been claimed by the Crown, and previous industrial development activities were observed in the western half of the site. The Plan Area will be regraded as development proceeds and will be designed to optimize the proposed industrial land use and provide natural storm water drainage. Site topography will not pose any significant constraints to the development of the Outline Plan.



**Figure 9: Topographical Site Conditions**

### 2.5.1 Geotechnical Assessment

A Geotechnical Assessment for the Outline Plan area was undertaken covering field drilling and laboratory testing of the soil samples. Individual lot developers within the Plan Area are recommended to complete a detailed geotechnical investigation to evaluate the geotechnical conditions for their proposed developments. Abandoned utilities, historical fills or infrastructure may be encountered in this area and should be assessed during detailed geotechnical investigation.

### 2.5.2 Biophysical Assessment

A Biophysical Assessment (BA) was undertaken covering both the biophysical attributes and the environmental integrity of the site in accordance with the County's Draft Municipal Development Plan (MDP) Bylaw C-8090-2020 (Rocky View County, 2021), County Servicing Standards No. 188-13 (Rocky View County, 2013) Land Use Bylaw C-8000-2020 (Rocky View County, 2020). Based on this assessment there are multiple biophysical attributes, including soils, hydrology, vegetation, four wetlands, one ephemeral waterbody, one drainage ditch and potential wildlife habitat which may be impacted by the change in land use. Specific measures have been identified within the BA to preserve and protect biophysical attributes in the Plan Area.

The wetlands identified within the Plan Area were classified as seasonal graminoid marshes, and a semi-permanent shallow open water following the *Alberta Wetland Classification System*<sup>1</sup> as illustrated in **Figure 9**. The semi-permanent shallow open water wetland meets the requirements of reasonably permanent and requires review by the Alberta Environment and Protected Areas Water Boundaries Unit for determination of Crown ownership. Based on a permanence evaluation for all of the wetlands located in the Plan Area, one of the identified wetlands meets the criteria to be claimed by the Crown as summarized in the Guide for Assessing Permanence of Wetland Basins<sup>2</sup>, as it is a naturally occurring semi-permanent or permanent feature. Wetlands that are not claimed by the Crown but have a high functional value as per the Alberta Wetland Rapid Evaluation Tool – Actual (ABWRET-A), should be dedicated as environmental reserve or environmental reserve easement. Where wetlands are not retained, appropriate compensation shall be required, in accordance with the Alberta Wetland Policy<sup>3</sup> and the *Water Act*.

The biophysical assessment confirmed the presence of four wetlands, an ephemeral waterbody, and a man-made drainage feature within the subject lands. The largest wetland in the southwest portion of the Plan Area is not wholly contained within the subject lands and extends to the property immediately south of the Plan Area. This feature is a Crown-claimed wetland and would not be removed with this development. It will be retained and dedicated to Rocky View County as Environmental Reserve in accordance with the provision of the Municipal Government Act. An approval under the Alberta *Water Act* will be required for the removal of the other three wetlands, the ephemeral waterbody, and the man-made drainage feature.

A naturalized storm water management facility (SWMF) is proposed within the Plan Area based on natural drainage patterns and pre-development sub-basin drainage boundaries. Outlets will be designed to ensure the release is controlled to pre-development flow rates. The SWMF will be constructed as a naturalized pond to provide wildlife habitat and improve water quality through natural filtration. A design for these features has not been finalized at the time of preparing this report.

From an implementation perspective, the following actions will be considered at the subdivision and or development permit stage:

- Compensation for lost wetlands will adhere to standard procedures established in the *Water Act*.
- The Owner shall implement the best practices recommended within the Biophysical Assessment (BA) during the subdivision stage to mitigate potential loss or damage to vegetation, wetlands, waterbodies, wildlife, wildlife habitat, and landscaped connectivity.
- The Owner shall obtain the required permits/approvals for the proposed development in compliance with all applicable municipal, provincial, and federal legislation, regulations, and policies

<sup>1</sup> Government of Alberta. (2015a). Alberta Wetland Classification System. Water Policy Branch, Policy and Planning Division, Edmonton, AB. Retrieved March 2023 from: <https://open.alberta.ca/dataset/92fbfbf5-62e1-49c7-aa13-8970a099f97d/resource/1e4372ca-b99c-4990-b4f5-dbac23424e3a/download/2015-alberta-wetland-classification-system-june-01-2015.pdf>

<sup>2</sup> Wetland Regulatory Requirement Guide (2015). Government of Alberta: [Wetland Regulatory Requirements Guide \(alberta.ca\)](https://open.alberta.ca/dataset/92fbfbf5-62e1-49c7-aa13-8970a099f97d/resource/1e4372ca-b99c-4990-b4f5-dbac23424e3a/download/2015-alberta-wetland-classification-system-june-01-2015.pdf).

<sup>3</sup> Government of Alberta (2013). [Alberta Wetland Policy](https://open.alberta.ca/dataset/92fbfbf5-62e1-49c7-aa13-8970a099f97d/resource/1e4372ca-b99c-4990-b4f5-dbac23424e3a/download/2015-alberta-wetland-classification-system-june-01-2015.pdf). Environment and Sustainable Resource Development.

## 2.6 EASEMENTS, PIPELINES AND WELL SITES

The Plan Area is encumbered by a pipeline corridors that traverses along the property line to the east and the south of the Plan Area. **Figure 10** illustrates the pipelines and right of ways on subject lands. Low pressure pipelines are for visual reference as are the sources from the AbaData pipeline mapping tool and are not intended to portray the actual pipeline location. The Plan Area contains five pipelines along the East and south property boundaries as identified in **Table 1**. Two of the pipelines were licensed for sour gas, though they have been abandoned. No additional setbacks outside of the registered utility rights of way are required. No well sites are located within the subject lands. All easement, right-of-way and pipeline information to be confirmed at the subdivision stage.



**Figure 10: Pipelines and Utility Easements**



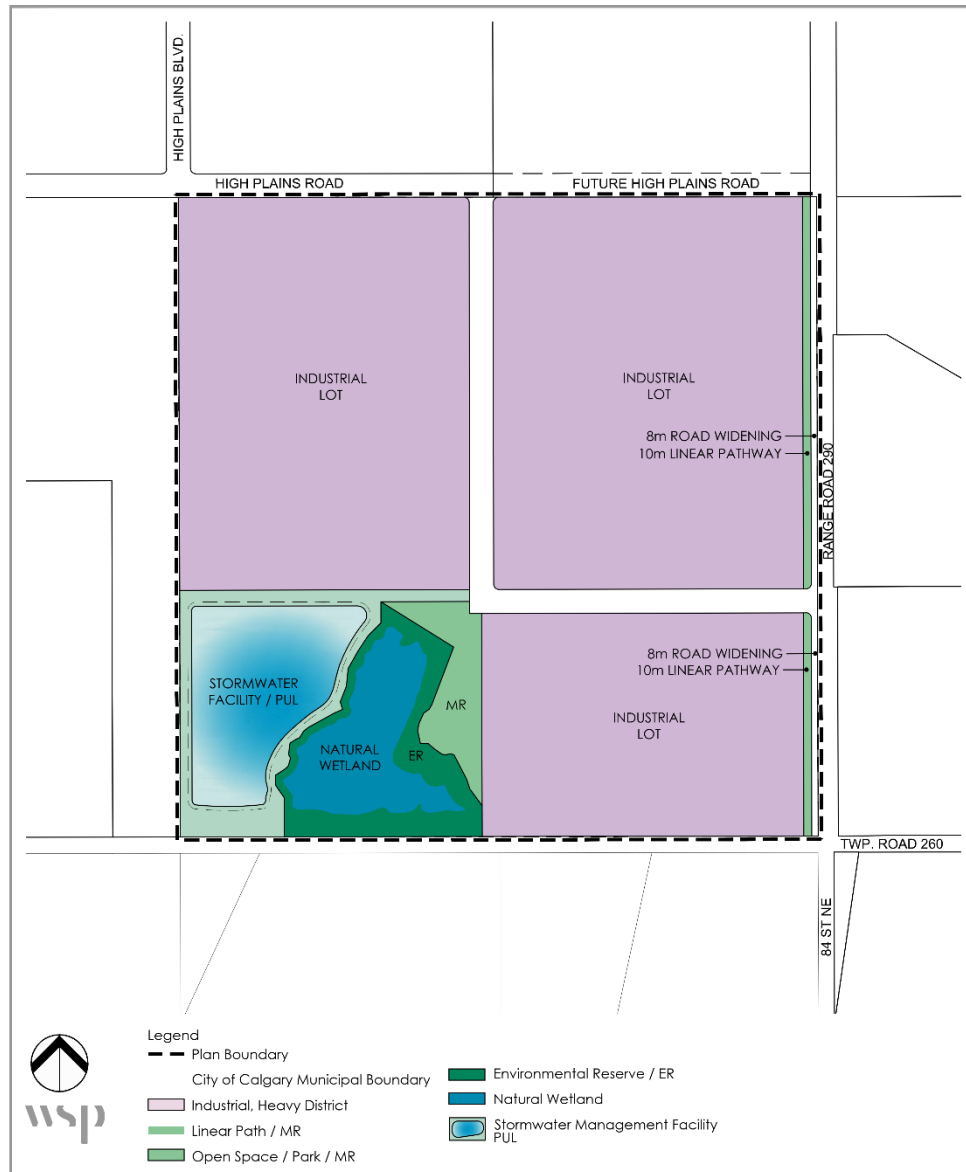
Table 1: Pipeline Reference and Location

PIPELINES								
	COMPANY	Type	Status	MOP (kPa)	OD (mm)	High Pressure	H <sub>2</sub> S (mol/kmol)	Plan No.
1	Municipal District of Rocky View No. 44	Sanitary Force-main	Existing					Plan 071 1197
2	Atco Gas * (formerly Canadian Western Natural Gas Company)							Plan 951 2010
3	CNOOC Petroleum North America ULC *	Sour Natural Gas *	Abandoned *	0 kPa *	355.6 mm *	No *	20 *	
4	CNOOC Petroleum North America ULC *	Fuel Gas *	Abandoned *	0 kPa *	88.9 mm *	No *	0 *	
5	Atco Gas *	Natural Gas Co-op *	Existing *					N/A *
RIGHTS OF WAY								
	COMPANY	Type	Status	MOP (kPa)	OD (mm)	High Pressure	H <sub>2</sub> S	Plan No.
1	Fortis Alberta Inc.	Powerline	Existing	-	-	-	-	N/A
2	Rocky View County	Temporary Sloping Easement	Existing	-	-	-	-	Plan 111 3263

\*All information shown with \* is subject to errors and omissions, awaiting confirmation.

### 3 DEVELOPMENT CONCEPT

The development concept implements the purpose for the High Plains Industrial Park Stage 7 by detailing the spatial organization of land uses in the Plan Area as identified on **Figure 11**. The proposed development concept identifies land uses, their approximate boundaries, the location of transportation corridors, natural lands, and the site's SWMF. The development concept provides for a comprehensively planned heavy industrial area that is consistent with Rocky View County's business / employment related strategic objectives, as well as the Balzac East ASP. The land-uses included within the proposed development concept will address local, as well as regional market demands for needed industrial land inventory.



**Figure 11: Development Concept Plan**

As illustrated in **Figure 9**, the site generally drains from the northeast to the southwest, with the lowest lying area existing with the site's southwest quarter, along its southern border. To maintain the natural ecology of the Plan Area, particularly within its lowest area, which currently provides natural stormwater drainage for the site, this 'low lying area' is being maintained as a 'natural wetland', protected through the Environmental Reserve land-use designation. The remaining area of this southwest quarter section not designated as Environmental Reserve, is designated as Public

Utility Lot (PUL), will contain a constructed SWMF that will provide on-site drainage for the entire site, as well as an outdoor amenity space intended to be utilized by area employees and others who visit the site. In addition, a Municipal Reserve linear 10 m wide pathway is proposed to be located on the eastern edge of the site, adjacent to 84 Street NE.

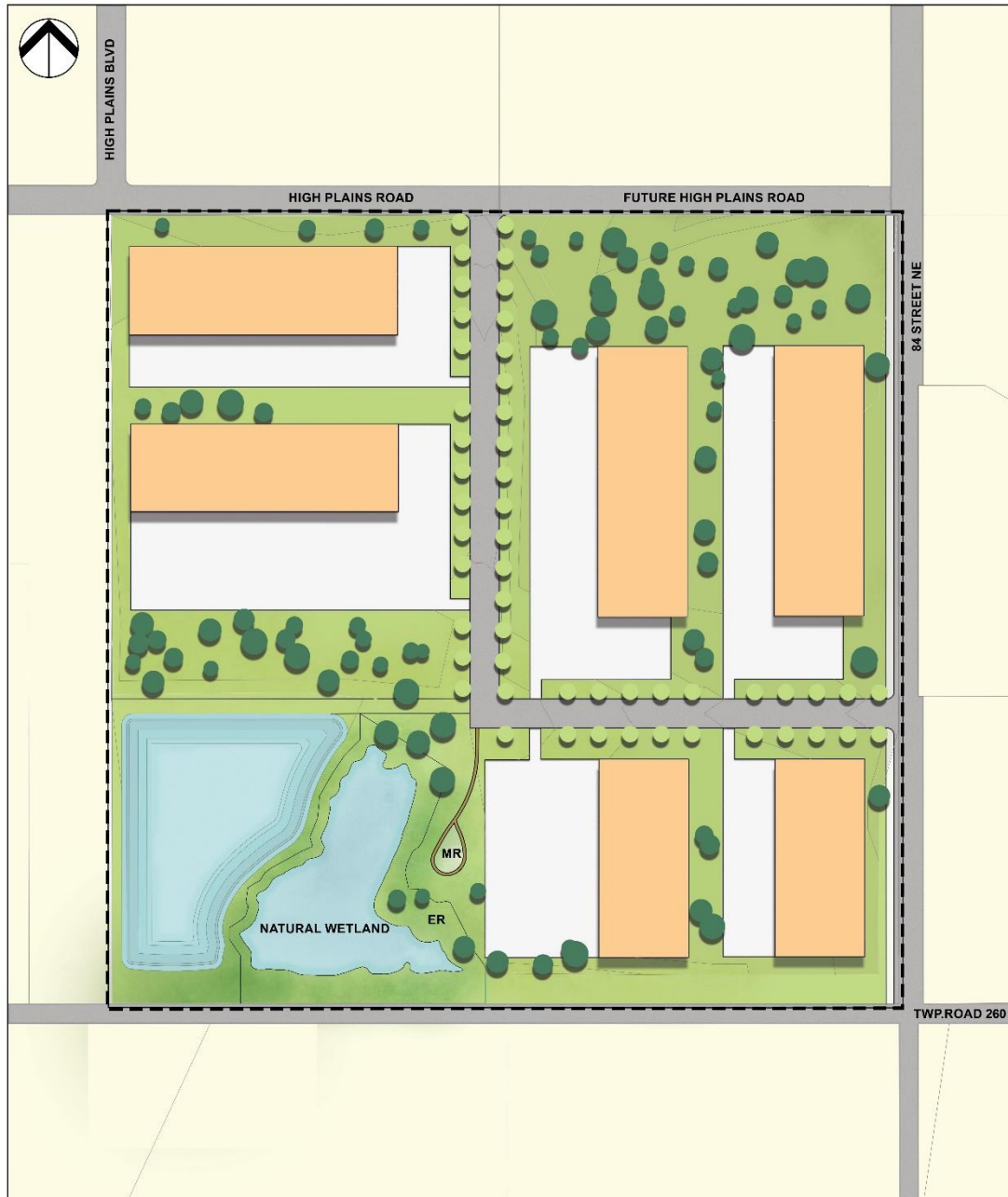


Figure 12: Concept Visualization

Approximately three fourths of the site (its northwest, northeast, and southeast quarter) has been designated as Industrial, Heavy to provide industrial employment uses to increase Rocky View County's industrial land inventory. Existing transportation corridors that bound the site on the north (High Plains Road) and on the east (84 Street NE) provide sufficient access into the site. Please see **Table 2** for the development concept's land-use statistics breakdown.

Given the relatively large area included within the development concept, the specific illustration of anticipated lot layouts has not been defined at this scale. Instead, the detailed parcel configurations will be established through subsequent phasing of development in accordance with specific market demands. It is intended that the development concept will be built-out through implementation of a logical sequences, contributing to the market demands and economic development of the County's industrial portfolio. Development abutting agricultural lands will employ design, setbacks, parking, open space buffering or landscaping mitigate the impact of differing development forms and will be included in subdivision applications.

The development concept illustrates a series of 'blocks' which may be divided into smaller parcels tailored to suit specific industrial users.

High Plains Stage 7 anticipates subdivision configurations generally in accordance with the land-use illustrated in **Figure 12. Table 2** indicates the land-use statistics summary of the proposed development concept.

**Table 2: High Plains Industrial Park Stage 7 Land Use Statistics**

	Area(ha)	Area(ac)	% GDA
<b>GROSS AREA</b>	<b>64.70</b>	<b>159.90</b>	
Environmental Reserve	2.07	5.10	
Wetland	2.47	6.10	
Arterial Road Right-of-Way	0.40	1.00	
<b>GROSS DEVELOPABLE AREA</b>	<b>59.76</b>	<b>147.70</b>	<b>100.0</b>
Municipal Reserve (Park)	1.38	3.40	2.3
Municipal Reserve (Linear Pathway)	0.77	1.90	1.3
Stormwater Management Facilities	5.87	14.50	9.8
Circulation (30.0m Roads)	2.79	6.90	4.7
<b>NET DEVELOPABLE AREA</b>			
<b>Non-Residential Land Use</b>	<b>Area(ha)</b>	<b>Area(ac)</b>	<b>% GDA</b>
Heavy Industrial	48.95	121.00	81.90
<b>Total</b>	<b>48.95</b>	<b>121.00</b>	<b>81.90</b>

Note:

- Gross Area is noted as the titled area specified on Title Number 171 097 892
- The numbers shown in the table are conceptual and subject to confirmation during the subdivision and detailed engineering design stages.



## 4 UTILITIES & INFRASTRUCTURE

Servicing for the Plan Area will consist of potable water, storm water, and sanitary infrastructure, as well as shallow utilities, including power, natural gas, telephone, cable, and fibre optics. Extensions or connections to the regional systems are planned and described below. Garbage disposal servicing the Plan Area will be provided by future lot owners. This section depicts the general servicing concepts for the Plan Area. The details of these concepts will be further defined through detailed engineering design in accordance with Rocky View County standards as development proceeds.

From an implementation perspective, the following actions should be considered at the subdivision and or development permit stage:

- A detailed review of Low Impact Development strategies for decreasing water usage, water re-use strategies and treatment processes will be conducted by a qualified engineer.
- All costs to facilitate extension and upgrade of required water and wastewater infrastructure to the development Area, including any required upgrades to the Water and Wastewater Systems Plants shall be the responsibility of the developer.
- Utility rights-of-way and easements shall be provided to accommodate water and sanitary utilities at the subdivision and development permit stage, as deemed necessary.

### 4.1 WATER SERVICING

Municipal water servicing for daily consumption and fire protection will be supplied from Rocky View County's regional water system as per the MPE Engineering Ltd. water model. Currently the Stage 3 Outline Plan Area immediately to the north is under construction and an existing 400mm watermain is constructed along both High Plains Road and High Plains Boulevard. The Plan Area's lands will connect to the existing 400mm watermain at the High Plains Road and will connect to the Stage 6 Outline Plan lands to west as illustrated in **Figure 13**.

In case the connection to the Stage 6 Outline Plan lands is not available at the time of the development of the Plan Area, an alternate looping connection back to the intersection of High Plains Road and Boulevard is proposed.

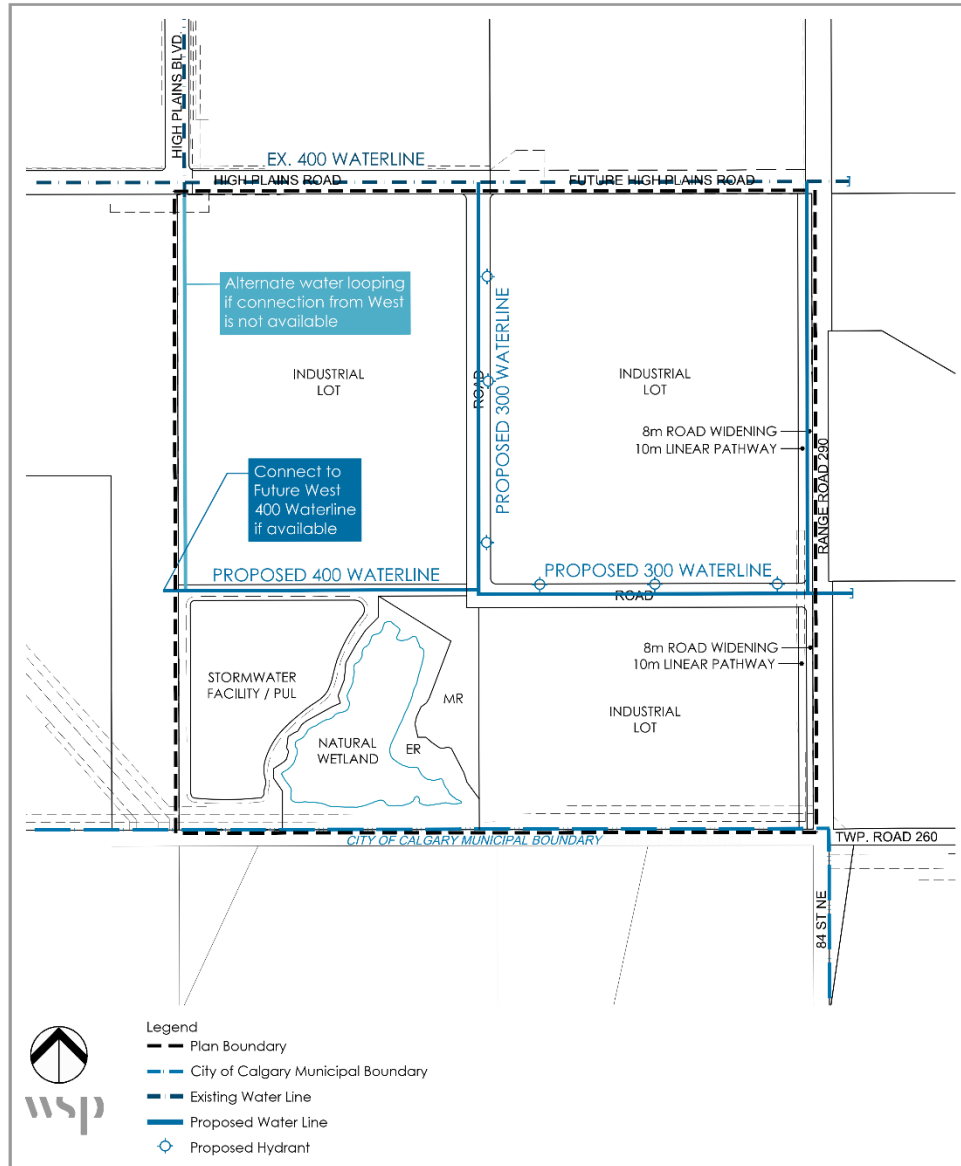
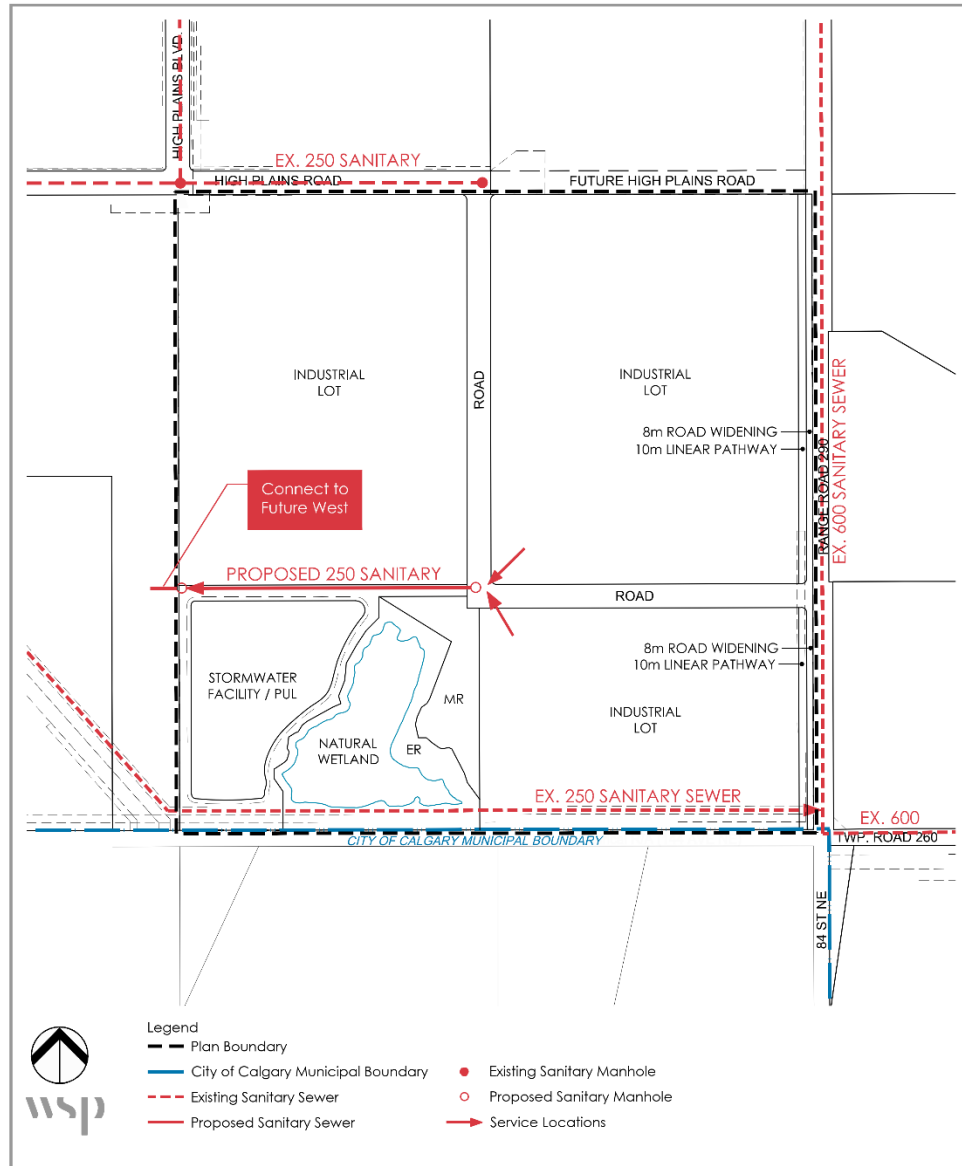


Figure 13: Water Servicing

## 4.2 SANITARY SERVICING

The Plan Area will be serviced with a gravity sanitary collection system. Sanitary gravity mains will connect from the Plan Area to the existing gravity mains, located at the intersection of High Plains Road and Boulevard, that are connected to an existing lift station located along Range Road 291 as illustrated in **Figure 14**.

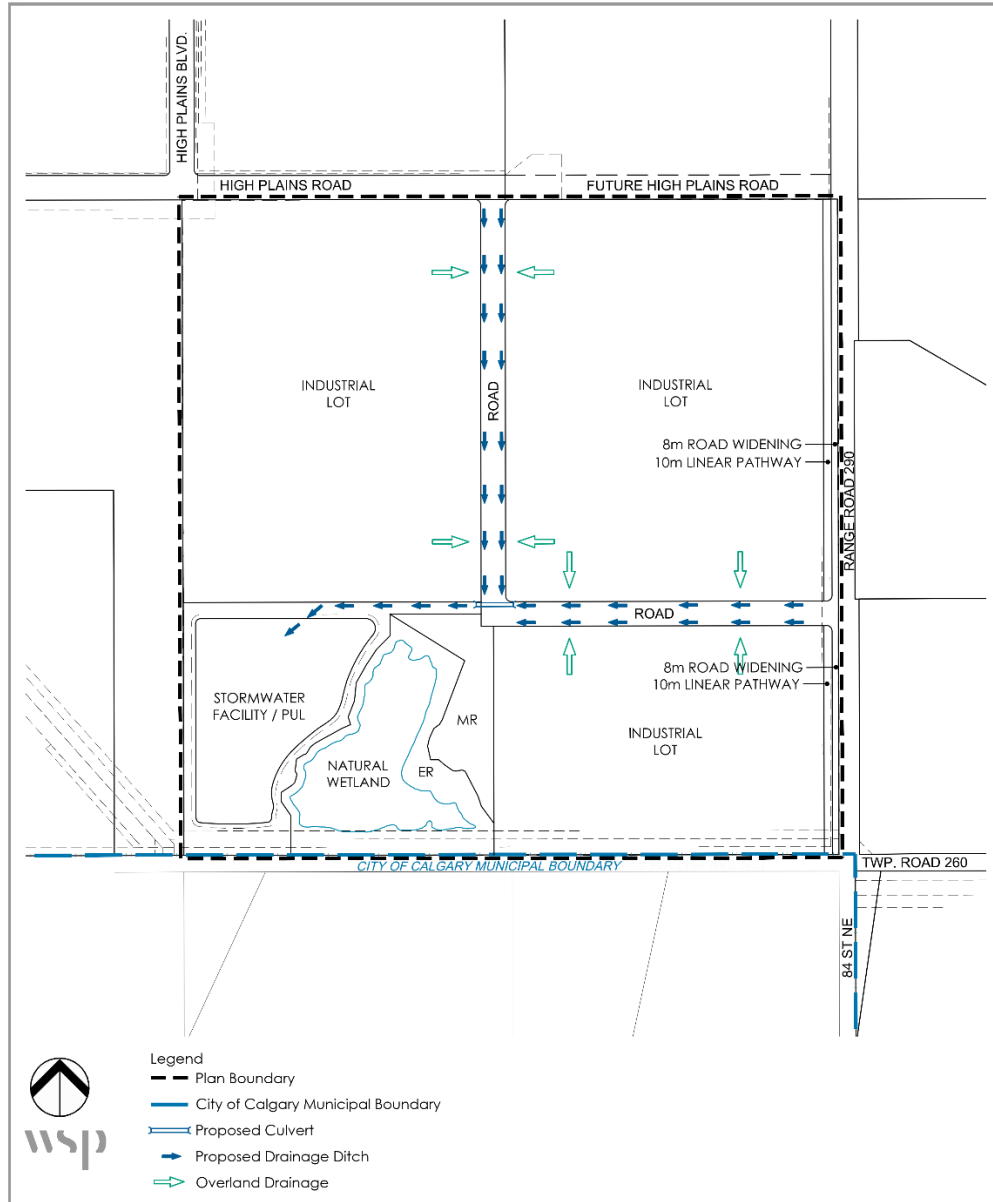


**Figure 14: Sanitary Servicing**

The sanitary sewer connection at the intersection of High Plains Road and Boulevard is approximately at 1096.00 elevation and is deep enough to be able to service the Plan Area which ranges in grade from 1101.00 to 1113.00. The existing lift station is able to accommodate the additional flows from this development. The sanitary sewer system should be designed in accordance with the latest Rocky View County design standards. All wastewater utility systems must meet the regulatory requirements of the Rocky View County Servicing Standards (2013) and where applicable, the City of Calgary Design Guidelines for Subdivision Servicing (2020).

### 4.3 STORM WATER MANAGEMENT

The Plan Area is located within the Nose Creek Watershed. The stormwater servicing strategy is based on the Nose Creek Watershed Water Management Plan, as well as the 2009 Staged Master Drainage Plan for High Plains Industrial Park in Sections 1 & 12-26-29-W4M Rocky View County outlining the concept of zero discharge of stormwater runoff for the study area. The proposed conceptual scheme includes a stormwater storage pond located in the southwest corner of the site, as illustrated in **Figure 15**.



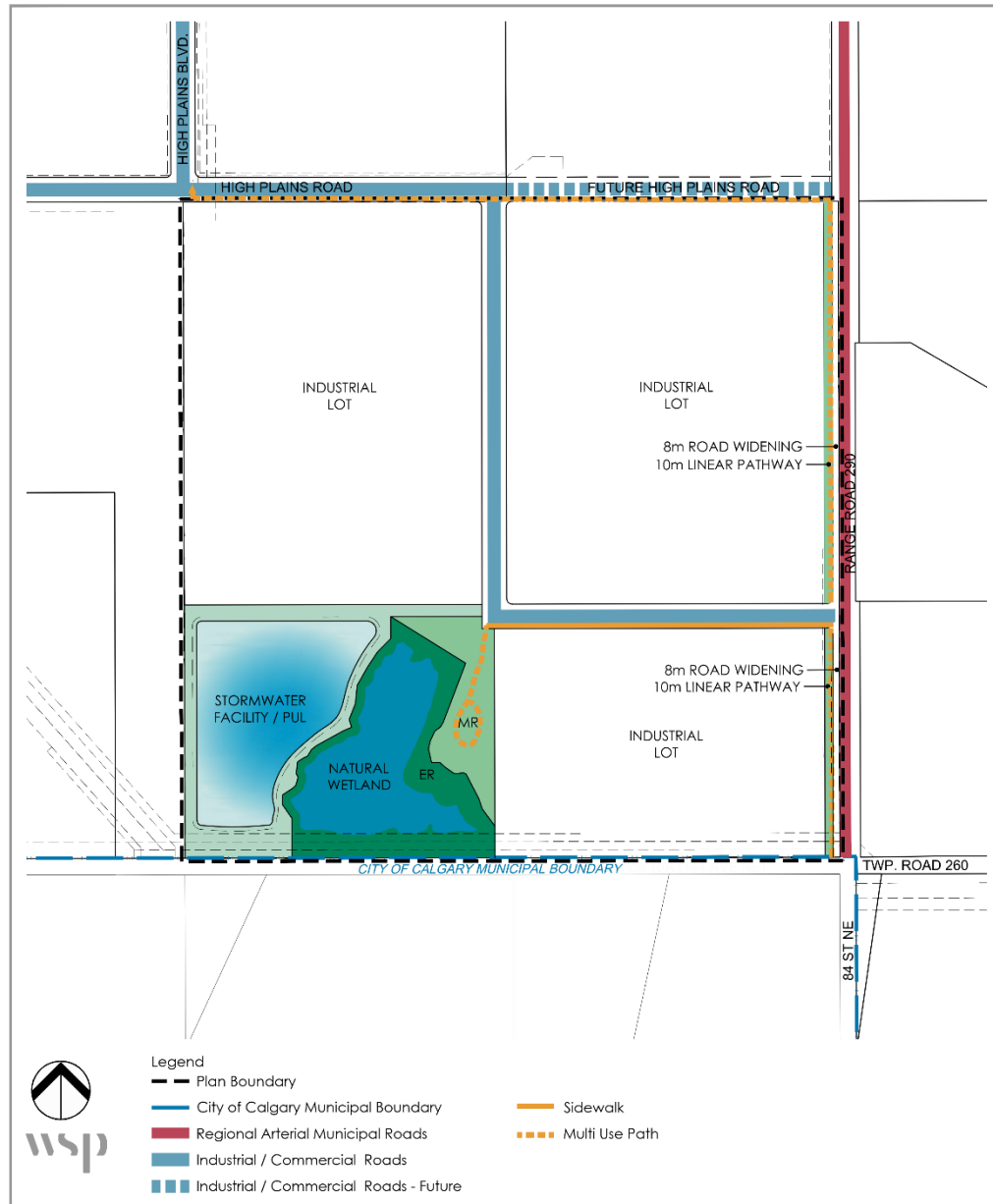
**Figure 15: Storm Water Management**

The maximum allowable impervious ratio for the lots is proposed to be set at 90%. The stormwater runoff will be collected in a roadside ditch system designed as bioswales and conveyed to a central stormwater pond. The landscaped areas, including the roadside ditches will be used for irrigation and enhanced evaporation. Stormwater runoff stored in the central stormwater pond will go through a small water treatment system and pump station to the sprinkler irrigation system. Excess irrigation water will be conveyed by the ditch system to the stormwater pond.

It is recommended to establish a Lot Owner's Association to operate and manage the central stormwater pond and enhanced evaporation system. A Stormwater Management Report will be required to identify the overall stormwater balance model and provide guidelines for the on-lot level design measures required. A comprehensive landscaping plan will be required at the future development permit and/or subdivision stage to confirm the integration of the irrigation system, bioswales and on-lot landscaping.

## 5 TRANSPORTATION

The Plan Area is located near important regional and provincial transportation links. The site is bounded to the east by 84<sup>th</sup> Street NE/Range Road 290, High Plains Road to the north, the City of Calgary municipal boundary to the south, and ties into the rest of the Balzac industrial area via High Plains Road to the north. The proposed extension of the High Plains Road, as well as the proposed local internal road network will provide connection to High Plains Road and 84<sup>th</sup> Street, as shown in **Figure 16**. No direct access to individual sites will be permitted High Plains Road or the 84<sup>th</sup> Street NE/Range Road 290.



**Figure 16: Transportation Plan**

The preliminary identified transportation network within the site is anticipated to support any developed industrial traffic through Industrial/Commercial Local Roads, which will provide direct access to internal sites. There are a number of unknowns with regards to exact land uses at this time; the type of development may range for lay-down

industrial facilities to warehousing, to distribution centres for shipment. The typical peak and volumes from those land uses may vary enough to impact intersection requirements with High Plains Road and 84 Street NE be identified at that time. Additionally, the timing of build out of key external infrastructure, like the proposed interchange at Stoney Trail and 60<sup>th</sup> Street NE will impact how users from the site access the greater network. An associated Traffic Impact Assessment (TIA) has been submitted to support this Outline Plan. A transportation memo can be provided at the subdivision stage, if needed, to incorporate any updates to the TIA.

There may be some recreational active mode use within the Plan Area. However, given the nature of site trips, all trips generated from the site are anticipated to be personal vehicles or industrial traffic. Therefore, no trails or pathways have been identified within the Plan Area. 84th Street NE /Range Road 290 includes a linear greenspace and pathway running north/south adjacent to the site. Ultimately, there may be a shared use path along regional networks to provide regional active transportation connections. Pedestrian and cyclist crossings should be provided at signalized intersection locations.

The proposed sidewalk connecting the park (MR) from the proposed linear multi-use path along Range Road 290 is intended to be within the 30 m right-of-way for the industrial internal road, located on the backslope of the ditch adjacent to the property line. If constraints during detailed design do not allow for this, a landscaping easement will be added to the adjacent lot to accommodate the sidewalk.

The Plan Area is not currently serviced by a municipal transit system. However, the construction of transit stops has been taken into the consideration of the municipal road rights-of-way allocation should the County decide to implement one in the future.

## 6 OPEN SPACE AND MUNICIPAL RESERVE

Open space has been included within the Plan Area; the majority of this open space area has been included within the site's southwest quarter, save for a linear pathway included along the site's eastern boundary (see **Figure 11**). This open space area consists of lands dedicated as Municipal Reserve, specifically for the development of a park surrounding the site's stormwater management facility providing a central communal amenity space for the site's visitors, Environmental Reserve lands to provide a buffer for the protection of the Crown-claimed wetland, and a Municipal Reserve linear pathway. This linear pathway will provide a link from the Municipal Reserve land to the north connecting the internal roads, across the future High Plains Road, where a future linear pathway will be developed.

The site's designated open spaces will be eligible for credit towards the Municipal Reserve dedication requirements. Cash-in-lieu will be provided for any additional Municipal Reserve requirements that the dedication of the park spaces do not satisfy. The design of the Municipal Reserve park space will be determined at the subdivision stage. In addition, the size of Municipal Reserve will be further verified at the subdivision stage.





## 7 Architectural Guidelines

### Overview

The included Architectural Guidelines are intended to convey general expectations for on-site development within the Stage 7 Outline Plan area. A Restrictive Covenant referencing the architectural guidelines will be registered as an encumbrance on each title with specific development criteria to be enforced by business lot owner's associates to be created by the developer, to be referred to as the Owner's Association.

Lot owners will be required to submit site and building plans to the Owner's Association for review and approval prior to seeking approvals from Rocky View County. Lot owners will be expected to provide an endorsement from the Owner's Association to Rocky View County with an application for development permit and/or a building permit.

### Building Orientation

The Outline Plan ensures that the sides of the structures facing High Plains Road and Range Road 291 are attractive. All site and building layouts will conform to the regulations prescribed by the Rocky View County Land Use Bylaw's Industrial Activity District (I-IA) and the Commercial / Industrial / Office Design Guidelines. Buildings will be oriented so that the main building entrance will face the public road that provides access to it.

The design of building facades facing the public roads will incorporate variations in finish and colour, roof-line offsets, and pedestrian scaling techniques designed to visually break the building mass and provide a high-quality appearance. The use of "green" building techniques which result in enhanced energy efficiencies will be encouraged.



### Parking and Loading

Business-oriented public parking will be located near the front of each lot and will be situated in general proximity to the main entry of each building. All parking for visitors and employees will be provided on-site, and quality directional designs will be provided.



Large-scale parking, service and loading areas will be located at the sides and/or rear of the building and shall be appropriately screened from adjacent properties and public roads. Open outdoor storage areas will be screened from adjacent properties and public roads. Materials to be stored outside, not located within an enclosed building, will be always maintained in an orderly fashion.

Parking and outdoor stages areas will incorporate Low Impact Development (LID) stormwater management principles such as permeable pavement, on-site stormwater detention & treatment areas, rainwater capture/re-use and vegetated swales to implement ‘source control’ stormwater best management practices to reduce volume and improve surface drainage quality prior to its release into the roadside ditch system.

### **Fencing**

Fencing at the front of buildings will be discouraged. If required for visual screening and/or security purposes, it will include a low-scale, decorative design and be located behind street-oriented landscaping in accordance with the requirements of the Rocky View County Land Use Bylaw.

Perimeter fencing situated at the side & rear property boundaries will be utilized to provide screening that reduces negative visual impacts of outdoor storage and large scale parking when viewed from public roads and adjacent parcels.

All fencing and screening will be designed and constructed with durable, high-quality material to maintain its original quality over time without necessitating frequent maintenance. The design of fencing and screening will be integrated with that of the overall building design.

Perimeter fencing along the side & rear property boundaries should be utilized to provide screening that reduces negative visual impacts of outdoor storage and large-scale parking when viewed from public roads and adjacent parcels. Landscaped berms, mass planting of trees, shrubs and hedges should be used where appropriate to provide required screening.

### **Lighting**

Exterior lighting within each business lot will consider “dark sky” principles to mitigate light pollution. Exterior lighting will include full cut-offs to direct light downward and prevent light spillage on adjacent properties. Lighting should only be used to illuminate the area requiring lighting.

Adequate lighting will be provided to ensure traffic safety at key roadway confluences. Additionally, all pedestrian / public areas are to be illuminated.

### **Signage**

Lot and building signage will demonstrate a high-quality design and construction that is integrated with the overall building design. The size and placement of all signage must be in accordance with the requirements of the Rocky View County Land Use Bylaw. Signage will be sensitive to the adjacent, neighbouring parcels. No back-lit signage is permitted within the Stage 7 Outline Plan Area.

### **Outside Storage**

All outdoor storage will be located away from the primary entry of buildings and will be visually screened from neighbouring sites and public roadways. The Rocky View Land Use Bylaw will also apply.

## Landscaping

In alignment with the expectations established in Stages 1-6 Outline Plans, a private landscaped easement area will be established within each lot abutting public roadways in the Stage 7 Outline Plan. Landscaping treatments within the Stage 7 Outline Plan will be implemented in accordance with the general provisions established by the High Plains Industrial Park Conceptual Scheme (2010). Plantings within the Landscaped Easement area will be provided by the developer in accordance with the County's Development Agreement process. The Landscaped Easement area will be maintained by the Owner's Association. Planting within the Landscaped Easement area will be irrigated with treated stormwater from the facilities within the development's Public Utility Lots.

As per the Balzac East Area Structure Plan and the Land Use Bylaw, a minimum of 10% of each business lot must be landscaped. A detailed Landscaping Plan will be prepared by a qualified professional as a condition of development permit to establish how each lot-specific development plan will satisfy the 10 % landscaped requirement. The portion of each lot including the Landscaped Easement area above described may be included in the calculation to determine the 10% area requirement. A Landscaping Plan will be prepared by a qualified professional to detail the type and extent of plantings within the landscaped easement area, as a condition of subdivision. Plant materials must be appropriately suited for the Calgary region and will include a theme that is appropriate for the overall aesthetic of the industrial development.

## 8 EMERGENCY SERVICES

Emergency services within the Plan Area are focused on fire and protective service needs. The entire Plan Area falls under the coverage area of Station 107 Balzac. Station 107 is considered the primary response for the area, the secondary response is Station 154 Crossfield, the tertiary response is Station 111 Langdon, and the fourth is Station 108 Irricana.

In addition, the County has mutual aid agreements with the City of Airdrie and the City of Calgary, who will provide the assistance depending on what the incident is requires. Emergency services established within Rocky View County are detailed within the County's Fire Service Bylaw C-8776—2019.

Rocky View County also oversees emergency management for larger events such as natural disasters, Municipal Enforcement with Community Peace Officers, and Bylaw and Safety Codes Officers for fire investigations and inspections and building codes.

The RCMP Detachment in the City of Airdrie, with support from the County's Community Peace Officers, will police the area, and emergency ambulance services will be provided by EMS Facilities located in North Calgary and within the City of Airdrie.

The Plan Area will accommodate two points of access/egress on the north and east end of the development in accordance with County Standards and the Alberta Building Code and Alberta Fire Code.