



ROCKY VIEW COUNTY

BYLAW C-7977-2020

A Bylaw of Rocky View County known as the, in the Province of Alberta, to adopt the Canna Park Conceptual Scheme.

The Council of Rocky View County enacts as follows:

PART 1— Title

- 1 This Bylaw may be cited as *Bylaw C-7977-2020*.

PART 2— Definitions

- 2 ~~Words in this Bylaw the definitions and terms shall have the same meanings given to them in the Land Use Bylaw C-4841-97,~~ as those set out in and the *Municipal Government Act* except for the definitions provided below:-
- (1) **“Council”** means the duly elected Council of Rocky View County;
 - (2) **“Municipal Government Act”** means the *Municipal Government Act*, RSA 2000, c M-26, as amended or replaced from time to time; and
 - (3) **“Rocky View County”** means Rocky View County as a municipal corporation and the geographical area within its jurisdictional boundaries, as the context requires.

PART 3— Effect

- 3 THAT Bylaw C-7977-2020, being the “Canna Park Conceptual Scheme,” affecting SE-32-23-28-W04M and Lot 1, Plan 0111882, be adopted as defined in Schedule ‘A’, which is attached to, and forms part of this Bylaw.

PART 4— Transitional

- 4 Bylaw C-7977-2020 is passed and comes into full force and effect when it receives third reading and is signed in accordance with the *Municipal Government Act*.

Division: 5

File: 03332014/03332017 / PL20190131



ROCKY VIEW COUNTY

READ A FIRST TIME IN COUNCIL this 14th day of January, 2020

PUBLIC HEARING HELD this _____ day of _____, 2020

READ A SECOND TIME IN COUNCIL this _____ day of _____, 2020

READ A THIRD TIME IN COUNCIL this _____ day of _____, 2020

Reeve_____
Chief Administrative Officer or Designate_____
Date Bylaw Signed



ROCKY VIEW COUNTY

SCHEDULE 'A'

FORMING PART OF BYLAW C-7977-2020

A Conceptual Scheme affecting SE-32-23-28-W04M and Lot 1, Plan 0111882, herein referred to as the Canna Park Conceptual Scheme.

Conceptual Scheme

Part of SE 1/4 Sec. 32-23-28-W4M

Canna Park Development

Prepared at the request and as a requirement of:

Rocky View County
262075 Rocky View Point
Rocky View County, Ab. T4A 0X2

Sept.13 , 2019

Submitted to Rocky View County by:

**ARJ Consulting
124 Maitland Pl. NE
Calgary, Ab. T2A 5V5**

on behalf of

**Jaroc Holdings Ltd
213-10a Street NW
Calgary, AB T2N 1W6**

Part One
Conceptual Scheme - Part of SE 1/4 Sec. 32-23-28-W4M

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Table 1 – Development Cells within the Planning Area

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Part Two - Development Cells

Development Cell B (Phase 1) - Portion of the SE ¼ Sec. 32-23-28-W4M

Detailed planning for subsequent phases of Development in Cell B and Development of Cells A,C and D Portion of the SE ¼ Sec. 32-23-28-W4M to be completed and appended to this Conceptual Scheme at a future date:

Development Cell A-

Subdivision and Development in this Cell is not referred to in this Concept Scheme and will have to be appended to this plan prior to Land Use Change or Development Permit

Development Cell C -

Subdivision and Development in this Cell is not referred to in this Concept Scheme and will have to be appended to this plan prior to Land Use Change or Development Permit

Development Cell D -

Subdivision and Development in this Cell is not referred to in this Concept Scheme and will have to be appended to this plan prior to Land Use Change or Development Permit

1.0 Introduction

This Conceptual Scheme was prepared at the request and as a requirement of Rocky View County. This Conceptual Scheme is characterized by the Municipality as a “Limited-Scope Conceptual Scheme” and applies to lands within a portion of the SE 1/4 Sec. 32-23-28-W4M. These lands are collectively referred to in this Conceptual Scheme as the Planning Area in Cell B.

2.0 Conceptual Scheme Purpose and Objectives

This Conceptual Scheme provides:

- ☐ A description of all lands contained within the Conceptual Scheme Area;
- ☐ A description of the existing and future road network within the entire Conceptual Scheme boundary; including its relation to main transportation routes.
- ☐ Proposed development and Phasing Plan

3.0 Conceptual Scheme Planning Area

3.1 Municipal Location

The Conceptual Scheme Planning Area is located within Division 5 of Rocky View County, approximately two (2) kilometers north of Glenmore Trail, adjacent and west of Range Road 284 and approximately one (1) kilometer South of TWP RD 240

3.2 Planning Area

The Planning Area for this Conceptual Scheme is defined as Residential Transition within the Janet Area Structure Plan Approved November 11, 2014. The Planning Area is 25 acres contained within the 160 acre area (SE ¼ Sec.). This ¼ Sec. is comprised of eleven (11) titled parcels under separate and individual land ownership.

Exhibit 13.1 - Conceptual Scheme Planning Area describes the Planning Area.

Conceptual Scheme Policy: Conceptual Scheme Planning Area

Policy 3.2.1 Policies contained in this Conceptual Scheme shall apply to lands identified in Exhibit 13.1 – Conceptual Scheme Planning Area.

3.3 Planning Area - Development Cells

In order to recognize individual landowner expectations respecting the future subdivision and development of their lands, the Planning Area is divided into four (4) Development Cells. Exhibit 13.2 - Development Cells and Table 1 - Development Cells within the Planning Area provide a description of this Conceptual Scheme's Development Cells.

Table 1 – Development Cells within the Planning Area

Development Cell	Land Description	Area (acres)	Area (Hectares)	Percentage of Planning Area
Development Cell B	Portion of the SE ¼ Sec. 32-23-28-W4M	40	16.19	24.4
Development Cell A	Portion of the SE ¼ Sec. 32-23-28- W4M	44	17.81	26.8
Development Cell C	Portion of the SE ¼ Sec. 32-23-28- W4M	40	16.19	24.4
Development Cell D	Portion of the SE ¼ Sec. 32-23-28- W4M	40	16.19	24.4
	Planning Area Total	164	66.4	100.00

Table Notes:

1. Table information current as per Rocky View County Map
2. Totals may not equal due to rounding and metric conversion.
3. All areas should be considered more or less.

Conceptual Scheme Policy: Development Cells

Policy 3.3.1 Detailed planning which responds to the common planning issues and those specific to the individual Development Cells will follow independently and be appended to this Conceptual Scheme as required by the M.D. of Rocky View.

3.4 Planning Area - Community Context and Land Use

Country Residential and Industrial land uses characterize the community in which the Planning Area is located. Land use districts within the Planning Area by Development Cell are provided in Table 2 – Land Use Designation within the Planning Area by Development Cell

Table 2 – Land Use Designations within the Planning Area by Development Cell

Development Cell	Land Use Designation
Development Cell A	Residential Two District (R-2)
Development Cell B	Residential Two District (R-2) and Industrial (I-IA)
Development Cell C	Residential Two District (R-2)
Development Cell D	Residential Two District (R-2)

Table Notes:

1. Table information current as per

This Conceptual Scheme concludes:

- ☐ Industrial land uses exist on lands within and adjacent to the Planning Area.
- ☐ Existing Industrial land supply is limiting development opportunities
- ☐ Residential land uses within the planning area will be transitioning to Industrial land uses in the very near future due to increased demand and landowner expectations.
- ☐ The adjacent Industrial development is of a quality and character consistent with the Industrial development throughout the Janet Area Structure Plan area.
- ☐ the Planning Area should establish appropriate subdivision design principles, site development standards and architectural controls consistent with adjacent Industrial Development
- ☐ Site Specific Stormwater Plan conclusions and executive summary provided by Stormwater Solutions

Site Specific Stormwater Plan – 235077 Range Road 284

The proposed project includes the development of 25 acres (10.1 hectares) of land in Rocky View County on the west side of Range Road 284, and 1.1 km south of TWP Rd 240.

The attached report by Stormwater Solutions provides a proposed stormwater management system for this parcel.

This report was designed according to the “Janet Master Drainage Plan, by MPE Engineering Ltd., June 2016”, which states that post-development runoff volume must be equal to pre-development to preserve the integrity of the existing wetland.

From the **Wetland Assessment and Impact Report (WAIR) from Omnia, July 2019, (see attached)** the Site contains two wetlands; one semi-permanent wetland and one seasonal wetland. A third possible wetland has been confirmed as a man-made dugout. The semi-permanent wetlands straddles the

south property line. One of the goals of the stormwater management plan is to allow the wetlands to attain approximately the same amount of runoff volumes and peak flows to preserve them. If the portion of this wetland on the property is removed, the on-site stormwater management system will ensure there is no impact on the remaining portion.

All design items in the attached report from **Stormwater Solutions**, conform to the current City of Calgary Stormwater Management Design Manual, dated September 2011 and the Alberta Environment and Sustainable Resource Development (AESRD) - Standards and Guidelines for Municipal Waterworks, Wastewater and Storm Drainage Systems - Stormwater Management Guidelines 2013.

(Note: The above are Conceptual Scheme conclusions not policies.)

3.5 Planning Area - Physical Characteristics

Physical Characteristics of Cell B in this Concept Scheme have been a

Conceptual Scheme Policy: Terrain

Policy 3.5.1 All future land use scenarios, subdivision and development concepts prepared for individual Development Cells within the Planning Area should be prepared in response to the existing terrain.

Policy 3.5.2 Alterations in the existing terrain of the Planning Area should proceed in accordance with a "Master Drainage Plan", a detailed "Storm Water Management Plan" and an attendant "Grading Plan".

Conceptual Scheme Policy: Predevelopment Drainage Pattern

Policy 3.5.3 Alterations in the existing drainage pattern of the Planning Area to accommodate subdivision and development should proceed in accordance with the requirements of the Rocky View County.

Conceptual Scheme Policy: Subsurface Conditions

Policy 3.5.4 The Municipality at its discretion may require the Developer of Development Cells within the Planning Area to undertake a geotechnical assessment prepared by a qualified professional engineer in support of a proposal for subdivision and/or development, solely as approved by Rocky View County.

Conceptual Scheme Policy: Environmental Assessment

Policy 3.5.5 The Municipality at its discretion may require the Developer of Development Cells within the Planning Area to undertake an “Environmental Assessment or Overview” for individual Development Cells within the Planning Area prior to their development to the satisfaction of the Municipality.

Policy 3.5.6 Where an “Environmental Assessment or Overview” is required by the Municipality it shall be at a minimum a Phase 1 Environmental Assessment or Overview.

Conceptual Scheme Policy: Vegetation

Policy 3.5.7 Future subdivision and development of the Planning Area should maintain native vegetation where possible.

Existing Development

The Planning Area contains 10 existing residences and accessory buildings as follows:

- ☐ Development Cell A contains 3 single family residences and accessory buildings.
- ☐ Development Cell B contains four (4) single family residences and accessory buildings. The house on the South East corner of the Cell will be removed to allow phase one of the proposed development to proceed.
- ☐ Development Cell C is undeveloped farm land .
- ☐ Development Cell D contains four single family residences and accessory buildings.

4.0 Conformity to the Janet Area Structure Plan

This Conceptual Scheme has been prepared in accordance with the objectives and policies of the Janet Area Structure Plan.

5.0 Future Land Use

Land Use Change

Conceptual Scheme Policy: Land Use Changes and Subsequent Subdivision

Policy 5.0.1

Policy 5.0.2 Proposals for the redesignation of lands within the Planning Area to

Industrial or Commercial districts pursuant to the Land Use Bylaw shall be considered appropriate where such proposals will support subsequent subdivision and development which:

- a) Recognizes and responds to the physical characteristics and attributes of the Planning Area;
 - b) Will result in a sustainable Industrial development area at a scale appropriate and sensitive to the adjacent developments;
 - c) Accommodates the full potential of these lands for Industrial subdivision and development; and
 - d) Conforms to the policies of this Conceptual Scheme, the Janet Area Structure Plan and other relevant policies and regulations of Rocky View County.
- e) Locate storage, service, loading areas and most parking to the side and /or rear of the main building. These areas should have additional screening if adjacent to public roadways and /or residential

6.0 Subdivision and Development Concept

Exhibit 13.3 – Subdivision and Development Concept is a conceptual subdivision design for the Planning Area. The Subdivision and Development Concept is comprised of four Development Cells (Development Cells A to D).

Development Cell A

Development Cell A comprises 44 acres (17.81 ha) contained under three (3) separate titles. Exhibit 13.3 – Subdivision and Development in this Cell is not referred to in this Concept Scheme and will have to be appended to this plan prior to Land Use Change or Development Permit

Development Cell B

Development Cell B comprises 40 acres (16.19 ha) contained under 3 separate titles. Exhibit 13.3 – Subdivision and Development Concept contemplates no additional subdivision within this Development Cell. This Concept Scheme includes detailed analysis of 25 acres in this Cell and provides direction on the Development within this Cell and guidance in the Residential Transition Area. The remaining 15 acres (6.07 ha) in this Cell will require an amendment to this Concept Scheme prior to Land Use change or Development Permit application.



Eastern portion of Subject lands
(buildings to be removed)



Neighboring property North East section of cell B

Development Cell C

Development Cell C comprises 40 acres (16.19 ha) contained under one title. This parcel is currently being used for agricultural purposes.

Exhibit 13.3–. Subdivision and Development in this Cell is not referred to in this Concept Scheme and will have to be appended to this plan prior to Land Use Change or Development Permit.

Development Cell D

Development Cell D comprises 40.0 acres (16.19 ha) contained under four (4) separate titles. Exhibit 13.3 – Subdivision and Development in this Cell is not referred to in this Concept Scheme and will have to be appended to this plan prior to Land Use Change or Development Permit.



View of Cell D looking through Cell C

Conceptual Scheme Policy: General Subdivision Design

- Policy 6.0.1 Proposals for the subdivision of land within the Planning Area should be generally in accordance with subdivision design of Exhibit 13.3 – Subdivision and Development Concept.
- Policy 6.0.2 Lot layouts illustrated in Exhibit 13.3 – Subdivision and Development Concept are conceptual only and may not reflect the final subdivision design, number or sizes of lots that may be proposed in future tentative plans of subdivision. The final size, configuration and design of individual parcels proposed through subdivision shall be determined at the tentative subdivision plan approval stage and conform to the provisions of the Janet Area Structure Plan and other relevant policies and regulations of Rocky View County

Conceptual Scheme Policy: Subdivision Design Principles

Policy 6.0.3 The following Subdivision Design Principles should be applied to subdivision proposed for the Planning Area:

- a) Commercial and Industrial design which is compatible with land uses adjacent and in proximity to the Planning Area.
- b) A Business community design which is sustainable, and responsive to the natural characteristics of the Planning Area.
- c) A Business community design which offers a wide range of lot sizes to provide for a wide range of small and medium sized businesses reflective of market demand.
- d) A Business community design that when developed will achieve a high standard of architectural and site development that retains the historical character of the surrounding community.
- e) Integrate stormwater design with landscaping. Use stormwater ponds as amenity as well as a utility
- f) Security Fencing should be limited to side and rear yards and visually screened with landscaping. Security fencing should be located behind the landscape buffer so that the landscaping is visible from the street or the adjacent parcels. Fencing in front yards should be limited to decorative use unless it can be demonstrated that it is required for security reasons.

Conceptual Scheme Policy: Lot Size

Policy 6.0.4 Lots provided within the Planning Area should be designed to be a minimum of (1.2) acres or greater in size (more or less) to provide options for a variety of Business types.

Conceptual Scheme Policy: Municipal Reserve

Policy 6.0.5 Where municipal reserves are owing as a result of subdivision approvals for parcels within the Planning Area, the provision of these reserves shall be in accordance with the provisions of the Municipal Government Act.

Conceptual Scheme Policy: Pedestrian Pathways

Policy 6.0.6 Where appropriate, pedestrian pathways should be developed within each Development Cell of this Conceptual Scheme in order to provide pedestrian linkages to the municipal reserve parcels and the developing regional pathway system.

7.0 Road System

The Planning Area is accessible to Rocky View County municipal road network and the Provincial Highway network via Range Rd 284. This road connects to TWP Rd 240 approximately 1Km to the North and to Glenmore Trail approximately 2 kms to the South.

Conceptual Scheme Policy: Road System Design

- Policy 7.0.1 Access to developments proposed within the planning area shall be in accordance with Rocky View County policies and to the satisfaction of the municipality
- Policy 7.0.2 All public internal roads are proposed as local public roads with development in accordance with Rocky View County policies and standards.
- Policy 7.0.3 Internal roads within individual Development Cells shall be constructed to municipal standards in accordance with the current Rocky View County policies and standards.
- Policy 7.0.4 The Municipality may require road widening agreements or road widening at such time as lands within the individual Development Cells are proposed for subdivision approval.
- Policy 7.0.5 Linear pathways will not be permitted within the road right of way.

Policy 7.0.6 A Transportation Off-Site Levy shall be paid by the Developer to the Municipality in accordance with the Transportation Off-Site Levy Bylaw as amended.

Policy 7.0.7 No Development Permit will be issued for parcels fronting a new or upgraded road until a Development Agreement has been entered into and the required Road System has been constructed and received a Construction Completion Certificate (C.C.C.) from the Municipality.

Policy 7.0.8 This Conceptual Scheme contemplates that future ingress and egress to the development concept which is proposed to be 3 buildings constructed over 2-3 phases and will be industrial agricultural facilities.

The primary access will continue to be from Range Road 284 in approximately the same location as the existing driveway.

This access will not be a public roadway. The site will not be subdivided so the access roadway will be internal to the site and will be constructed to the appropriate industrial standard with its junction with Rge 284 being between a driveway and public roadway, not a full intersection between public roadways.

There are now proposed to be 2 accesses to the site, the primary access will be referred to as the 'middle access'

A new south access is proposed which will be along the south side of the site, as well as a north access on the north side of the site; both are shown on the attached site plan (Exhibit 13.2) along with the middle access.

The north access will provide access to the west residential property that is surrounded by the subject site, similar to how that residential property is currently accessed with a driveway from Rge 284, and emergency only access for the subject site should the primary access be blocked.

The south access is needed to assist trucks with circulating around Building A, it is proposed to be restricted to a right-in/out configuration. The result is that the middle access will be used by almost all of the trips generated by the site on a typical day, the north access will only be used in emergencies and the south access only used for convenience by large trucks and some employees.

Details on trip generation and Road classification requirements are included in the attached TIA completed by JCB Engineering LTD on July 3, 2019

8.0 Utility Servicing Strategy

Shallow Utilities

The Planning Area will be serviced by shallow utilities by the appropriate utility company providing service to the area in accordance with Janet Area Structure Plan.

Conceptual Scheme Policy: Shallow Utilities

Policy 8.0.1 Shallow utilities will be provided by the appropriate utility company providing service to the Planning Area at the sole expense of the Developer.

Policy 8.0.2 The Developer of individual Development Cells will provide easements to any utility company requiring them to provide services to the Planning Area.

Solid Waste Management

Conceptual Scheme Policy: Solid Waste Management

Policy 8.0.3 A “Solid Waste Management Plan” should be considered at the first phase of subdivision approval for all Development Cells within the Planning Area to the satisfaction of the Municipality. Implementation of the Solid Waste Management Plan shall be the responsibility of the Developer.

9.0 Development Concept

Industrial development proposed for the Development Cell will comprise three (3) independent detached structures at full build out.

9.1 Suitability to Accommodate Development

Conceptual Scheme Policy: Building Envelope

Policy 9.1.1 Proposals for subdivision within the Planning Area shall provide a suitable development that compliments the adjacent developments and is consistent with architectural design within the Janet Area Structure Plan.

9.2 Population Densities and Projections

It is anticipated that upon full build out of the Planning Area, the number of jobs per hectare will be consistent with the surrounding area.

9.3 Architectural and Site Development Standards

Architectural standards should be developed at the time of subdivision of the individual Development Cells and registered against individual titles by restrictive covenant. Management and enforcement of the architectural standards will be the responsibility of each

Development Cell Developer and following subdivision and development, subsequent landowners.

Conceptual Scheme Policy: Architectural and Site Development Standards

Policy 9.3.1 Architectural and site development standards proposed for developments within each Development Cell should be considered at the time of subdivision approval and be registered by caveat or restrictive covenant at the time of plan approval.

Policy 9.3.2 Enforcement of the architectural and site development standards shall be the responsibility of the Developer and following subdivision and development, subsequent landowners.

Policy 9.3.3 Architectural and site development standards should identify and encourage the use of high quality finishing materials.

10.0 Community Considerations

Public Consultation

Consultation with affected property owners within the Planning Area and other adjacent affected parties within the Residential Transition area occurred prior to and during the preparation of this Conceptual Scheme. This consultation involved direct communication with affected parties and an open house held Feb 13, 2019 in the board room of Hill Bros Expressways. Seven people attended the open house.

Conceptual Scheme Policies: Historical Context

Policy 10.0.1 All proposals for subdivision within the Planning Area should consider the integration of any features of cultural landscapes into the subdivision design.

Policy 10.0.2 All local road names should incorporate the names of settlement families, historical events or locations.

11.0 Subdivision and Development Phasing

Conceptual Scheme Policies: Phasing

Policy 11.0.1 The potential for future subdivision is limited by the densities and policy provisions of this Conceptual Scheme and the provisions of Rocky View

County Land Use Bylaw as it applies to individual Development Cells within the Planning Area.

Policy 11.0.2 Subdivision and development within the Planning Area should be matched to a logical progression of servicing. Subdivision and development within Development Cell B may proceed in multiple phases without amendment to this Conceptual Scheme provided the required infrastructure or an acceptable alternative to sustain the planned subdivision and development is in place and/or available at the time of approval.

12.0 Conceptual Scheme Implementation

This Conceptual Scheme is in conformity to the Janet Area Structure Plan and no amendment to the ASP is required prior to adoption of this Conceptual Scheme.

Subdivision of the Planning Area is guided by the policies herein and implemented through conditions of subdivision approval by Rocky View County

Conceptual Scheme Policies: Implementation

Policy 12.0.1 Pursuant to the provisions of the Janet Area Structure Plan, this Conceptual Scheme shall be appended to the Area Structure Plan specifically in relation to the Residential Transition Area. The Residential Transition areas are near or adjacent to future industrial development areas. This Plan recognizes that the existing residential areas are ready to transition to Business uses as determined by the existing Industrial land supply in the area and landowners desire to redesignate to Industrial Land Uses. This is further supported by the existing uses on numerous sites within this zone which are mixed use industrial residential. The County Council also concluded at it's meeting on April 30th that the transition to Industrial land uses is deemed appropriate at this time.

. 8.1 Residential uses on lands identified as Residential Transition area (Map 5) will be allowed to continue until such time as a transition to industrial use is deemed appropriate, a local plan has been prepared, and the proposals for new land uses address the policies of this Plan.

8.2 Applications for industrial and commercial uses adjacent to a Residential Transition area shall: a. demonstrate how the proposed land use is compatible with the adjacent residential use by considering the

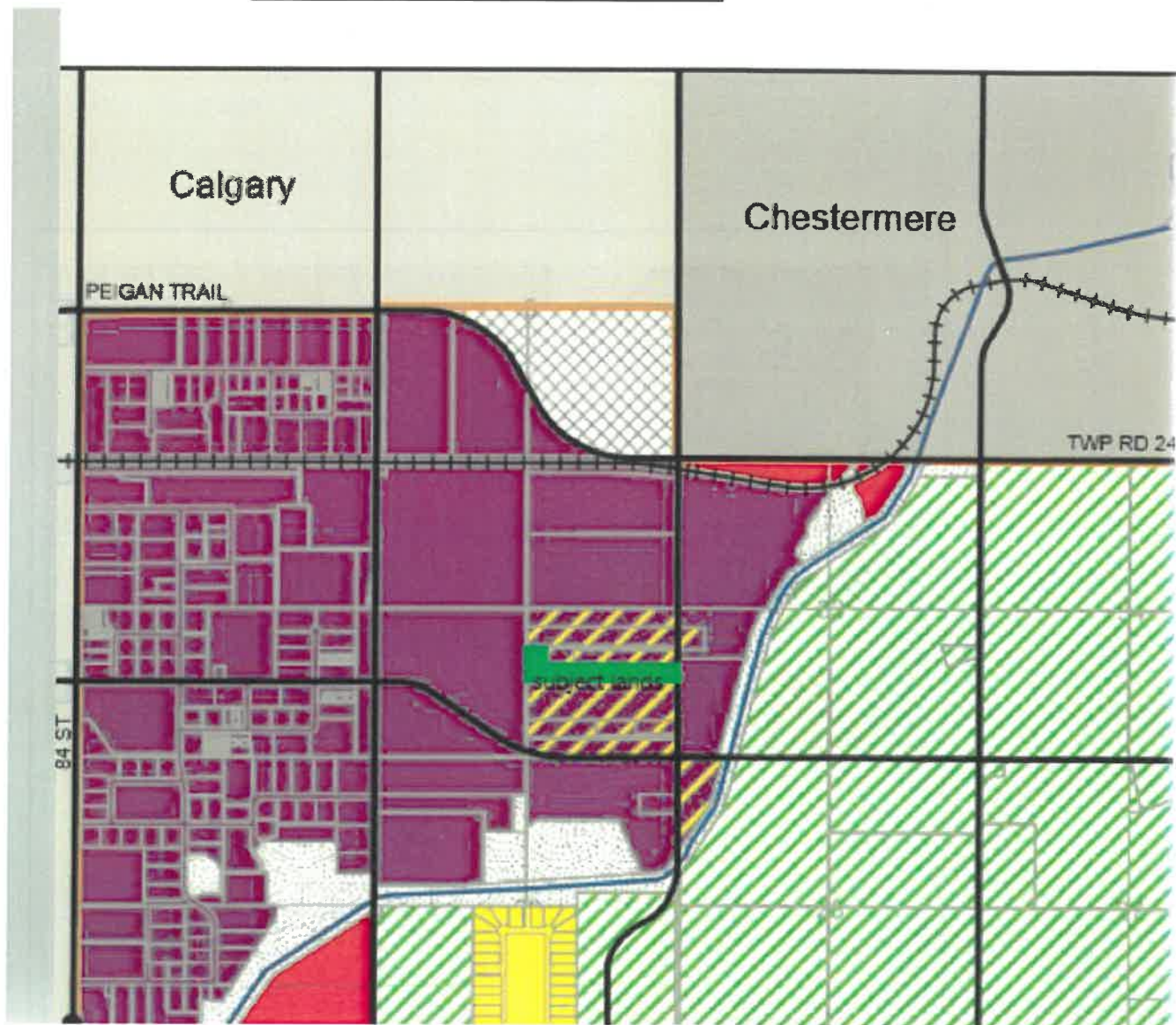
Business-Residential Interface area policies and the requirements of Section 10 of Janet Area Structure Plan; and b. include screening, buffering, and landscaping measures to mitigate the impact on the Residential Transition area.

Policy 12.0.2 Rocky View County shall implement the policies of this Conceptual Scheme through the land use and subdivision approval process.

13.0 Exhibits

- 13.1** Planning Area
- 13.2** Development Cells
- 13.3** Development Concept
- 13.4** Proposed ingress/egress plan

Planning Area exhibit 13.1



-19-

Development Cells [Exhibit 13.2]

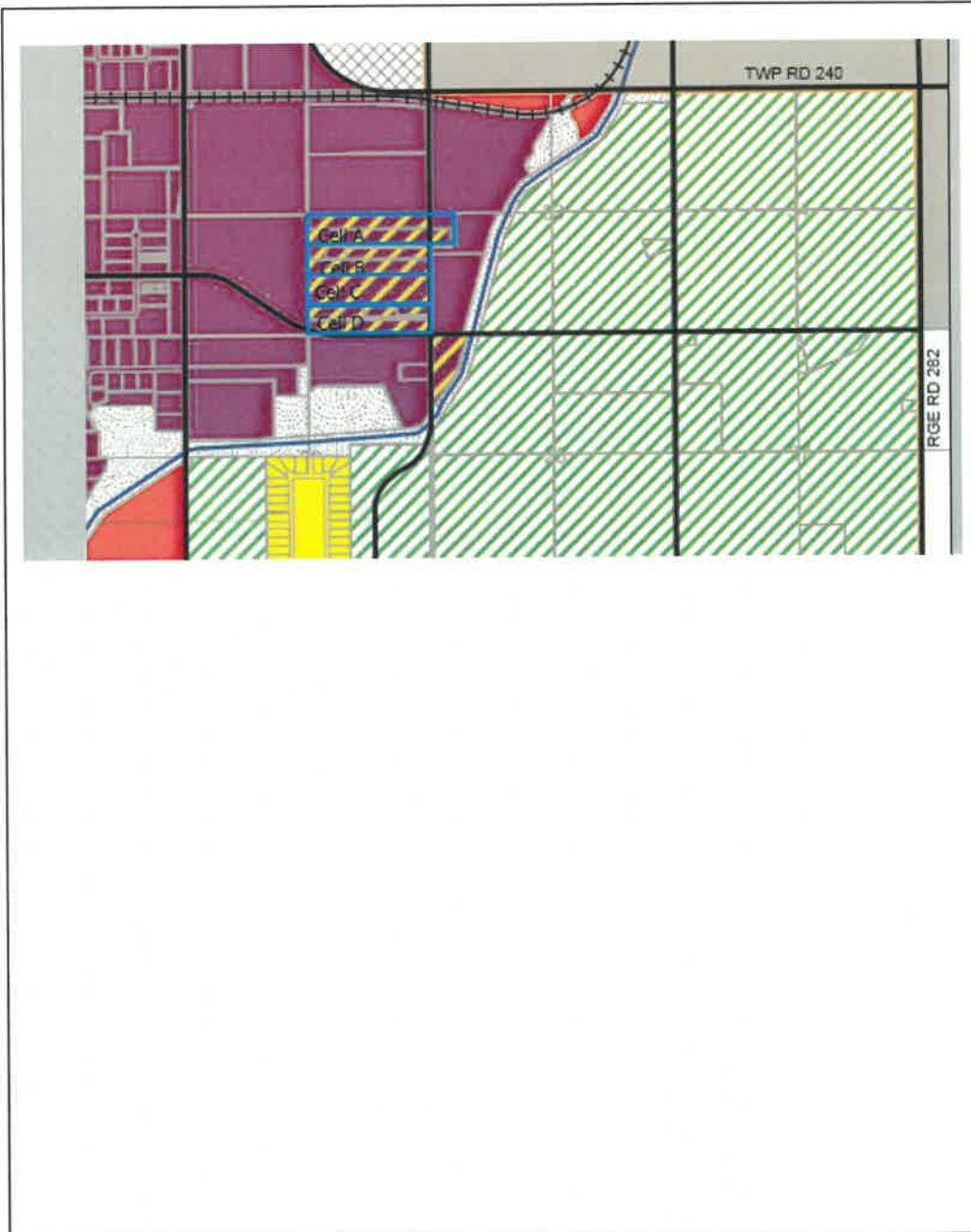


Exhibit 13.3

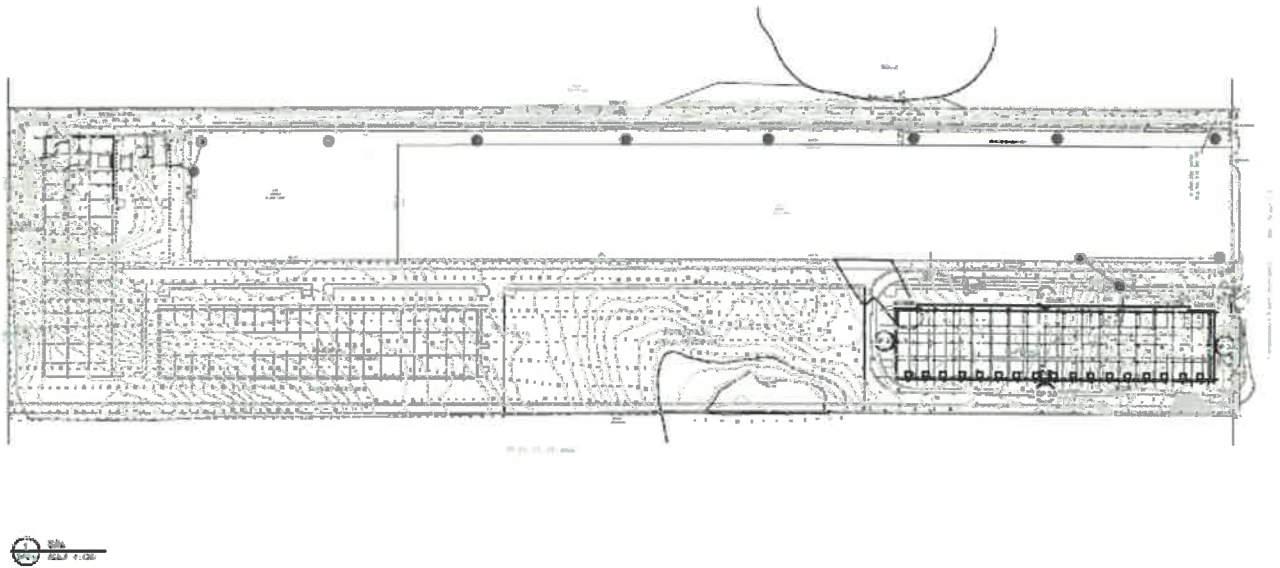
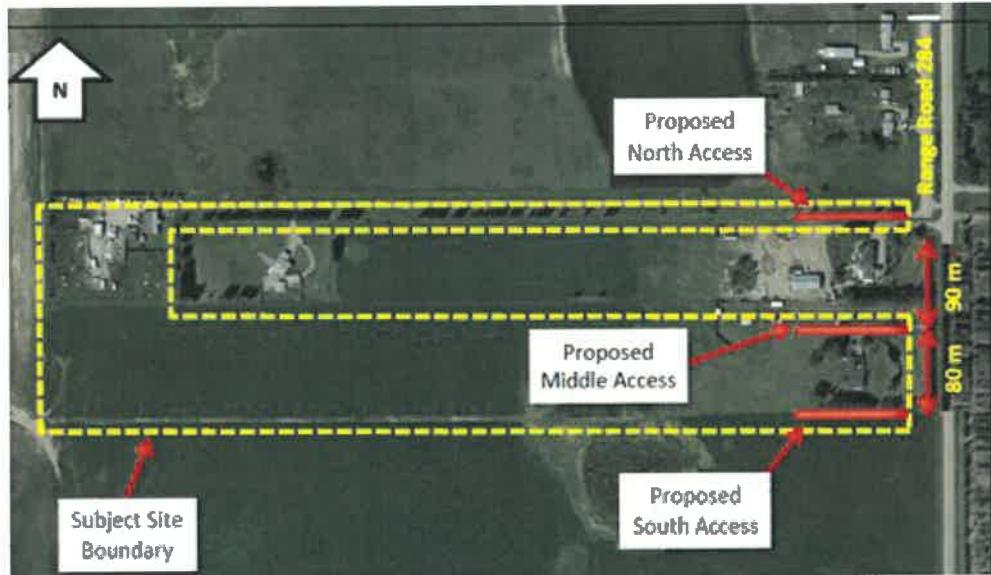


Exhibit 13.4 Proposed ingress/egress to Range Road 284 Plan



Part Two - Development Cells

- Appendix 1 - Development Cell B - Portion of the SE $\frac{1}{4}$ Sec. 32-23-28-W4M
- Appendix 2 - Development Cell A - Portion of the SE $\frac{1}{4}$ Sec. 32-23-28-W4M
- Appendix 3 - Development Cell C - Portion of the SE $\frac{1}{4}$ Sec. 32-23-28-W4M
- Appendix 4 - Development Cell D - Portion of the SE $\frac{1}{4}$ Sec. 32-23-28-W4M

Development Cell labels do not indicate progression of phasing.

Appendix 1

Development Cell B - Portion of the SE ¼ Sec. 32-23-28-W4M

Phase 1 Redesignation and Subdivision of Development Cell B

Phase 1 of Development Cell B proposes to redevelop a portion of the SE 1/4 Sec. 32-23-28-W4M in a 11.93 acre portion of the 25 acres with the balance of the site to be developed as a separate 13.07 acre in one or two phases.

The objective of the Landowner to develop will proceed contiguously in order to accommodate the sharing of an existing access driveway and approach to Range Road 284

Appendix Exhibit 1.0: Phase 1 parcelling out the 11.93 acres is attached and forms part of this appendix. The following table provides the land use statistics for Appendix Exhibit 1.0:

Proposed Lot	Area (Acres)	Area (Hectares)	Percent
Phase 1	11.93	4.83	47.7
Balance Parcel Phase 2	13.07	5.29	52.3
Total	25	10.12	100.00

Table Notes:

1. Areas are approximate and require verification by legal survey.
2. All areas should be considered more or less.
3. Totals may not equal due to rounding or metric conversion.

The subject lands are currently designated Industrial-Industrial Activity (I-IA) by Rocky View County Land Use Bylaw.

Currently, no subdivision of Development Cell B is contemplated by the Landowner. At such time as future phases in Development Cell B are proposed, they will follow the provisions and policies of this Conceptual Scheme.

Physical Characteristics of Development Cell B

Terrain

Development Cell B has an east west aspect. The subject land contains no areas of terrain which would impair its development within Development Cell B.

Vegetation

Development Cell B is believed to contain no environmentally significant areas of vegetation and/or wildlife habitat. Native and domestic grasses comprise the dominant plant communities found on the subject lands.

Existing Development

Development Cell B contains four (4) Residential properties one of which will be removed prior to Phase 1 Development.

Berms and other landscaping measures may be implemented to minimize the Industrial residential interface to the satisfaction of Rocky View County.

Historical Resources

The Planning Area is believed to contain no important historical resources. Notwithstanding, where sites of historical importance are identified during the development of separate phases within Development Cell B, these sites will be identified and removed and or preserved or avoided prior to development to the satisfaction of Rocky View County.

Details about the planning area are provided by an environmental assessment provided by

Hans Skatter, P.Biol. Cand. Scient.

Omnia Ecological Services

722 27 Ave NW

Calgary, AB, T2M 2J3

Omnia Project ID: 1905-03

July 19, 2019

The report is attached to this concept Scheme for information.

Site Development and Architectural Standards

Architectural standards will be developed at the time of development permit application for Phase 1 of Development Cell B and registered against title by restrictive covenant. Management of the architectural standards will be the responsibility of the Developer.

Potable Water

Potable water is supplied to the existing residence by an existing well. Potable water is

proposed to be provided to the proposed Phase 1 development by connection to a tank system combined with the existing well.

Sewage Treatment

Sewage management for development on proposed Phase 1 will be via private sewage systems (septic tank and field) installed in accordance with the Alberta Sewage Systems Standard of Practice and Municipal policies.

Storm water Management

The proposed development will compliment the natural drainage patterns found within Development Cell B. Post development drainage from Development Cell B will continue to flow towards the centre of the site to an existing depression located within Development Cell B. The management of storm water shall be in accordance with best management practices and M.D. of Rocky View policies and standards.

A Stormwater Management Plan has been developed by Stormwater Solutions and is attached to this Plan.

Shallow Utilities

Shallow utilities are currently provided to Development Cell B and additional service connections will be provided by the appropriate service provider in the area. Where required, easements will be provided as required by the utility service provider.

Access Management

Access to proposed Phase 1 and the Balance of the Parcel will be via an all turns approach and existing driveway to Range Rd. 284.

This Conceptual Scheme (pursuant to Policy 7.0.8) contemplates that further phases of Development in Cell B will require ingress and egress to the Municipal Road system to be via an internal road system.

Municipal Reserve

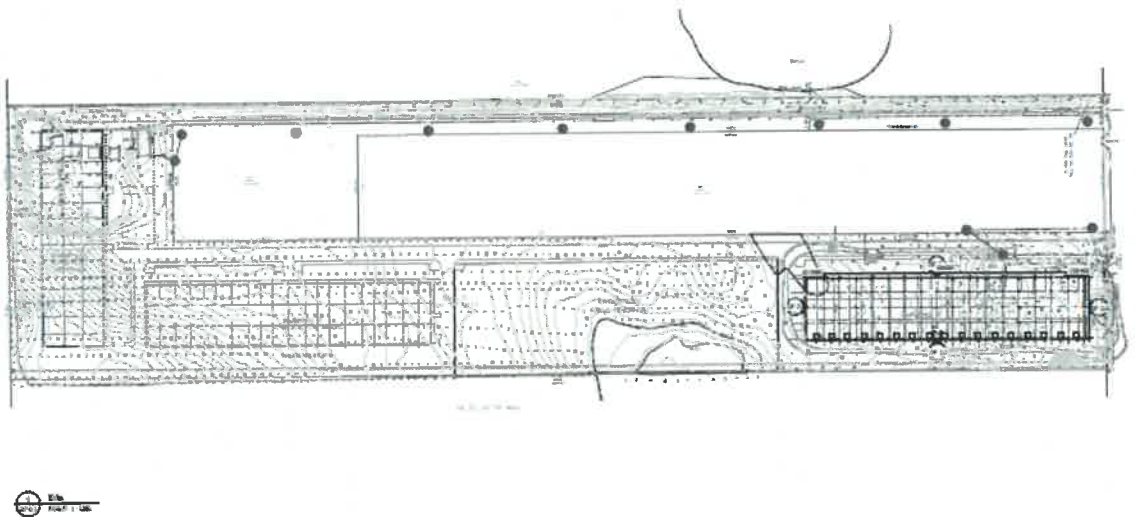
Disposition of Municipal Reserve owed as the result of the subdivision of Development Cell B shall be in accordance with Section 666 of the Municipal Government Act. .

Conceptual Scheme - Pt. SE 1/4 Sec. 32-23-28-W4M
Appendix 1 Exhibit 1.0:
Phases 1-3 of Development in Cell B

Development portion of Cell B comprises 25 acres (10.12 h) and is outlined.



Exhibit is not to scale.
August 2005



Attachment # 1- Omnia report

Attachment # 2 Transportation impact assessment