



BYLAW C-8207-2021

A bylaw of Rocky View County, in the Province of Alberta, to adopt the High Plains East Conceptual Scheme.

The Council of Rocky View County enacts as follows:

Title

1 This bylaw may be cited as *Bylaw C-8207-2021*.

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 the “High Plains East Conceptual Scheme”, affecting quarter sections SW-06-26-28-W04M and NW-06-26-28-W04M, be adopted as defined with Schedule ‘A’, which is attached to and forms part of this Bylaw.

Effective Date

- 4 Bylaw C-8207-2021 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 _____ 27 day of July _____, 2021

PUBLIC HEARING HELD this _____ day of _____, 2022

READ A SECOND TIME this _____ day of _____, 2022

READ A THIRD AND FINAL TIME this _____ day of _____, 2022

Mayor

Chief Administrative Officer

Date Bylaw Signed



SCHEDULE 'A'

Forming Part of Bylaw C-8207-2021

A Conceptual Scheme affecting quarter sections SW-06-26-28-W04M and NW-06-26-28-W04M, referred to as “High Plains East Conceptual Scheme”, is attached to and forms part of this Bylaw.

DRAFT
JULY 2022



HIGH PLAINS EAST

INDUSTRIAL PARK

CONCEPTUAL SCHEME

Submitted to:
ROCKY VIEW COUNTY

Submitted by:
**HIGHFIELD LAND MANAGEMENT
AND CLT DEVELOPMENTS**

High Plains
Industrial Park



PREPARED FOR



ROCKY VIEW COUNTY

PROJECT TEAM



B&A PLANNING GROUP

BUNT & ASSOCIATES ENGINEERING

CIMA+

GHD GROUP

GROUND CUBED

LAWSON PROJECTS

MCINTOSH LALANI

WESTHOFF ENGINEERING RESOURCES INC.

High Plains
Industrial Park



ROCKY VIEW COUNTY
Cultivating Communities

HIGH PLAINS EAST INDUSTRIAL PARK CONCEPTUAL SCHEME

DRAFT | JULY 2022



CONTENTS

1.0 INTRODUCTION	1
1.1 Purpose of this Plan	1
1.2 Development Rationale	1
1.3 Conceptual Scheme Objectives	3
2.0 PLAN AREA DESCRIPTION	5
2.1 Location	5
2.2 Legal Descriptions & Ownership	7
2.3 Existing Land Use Context	9
2.4 Site Conditions	11
3.0 DEVELOPMENT CONCEPT	19
3.1 High Plains East Industrial Park	19
3.2 Development Statistics	22
3.3 Transportation	23
3.4 Utility Servicing	25
3.5 Stormwater Management	29
3.6 Open Space	32
3.7 Community Support Services	34



4.0 IMPLEMENTATION FRAMEWORK	35	FIGURES	
4.1 Proposed Land Use	35	F1 Regional Context	02
4.2 Future Subdivision	37	F2 Local Context	06
4.3 Anticipated Phasing	39	F3 Legal Descriptions	08
4.4 Architectural Controls	41	F4 Existing Land Use	10
4.5 Business Lot Owner's Association	42	F5 Site Conditions	12
4.6 Development Permit Process	42	F6 Topography	14
5.0 MUNICIPAL POLICY FRAMEWORK	43	F7 Wetlands	16
5.1 The County Plan, 2013	43	F8 Development Concept	20
5.2 Balzac East Area Structure Plan	44	F9 Transportation	24
5.3 Agricultural Boundary Design Guidelines	45	F10 Potable Water Servicing	26
5.4 Intermunicipal Development Plan, 2012	47	F11 Wastewater Servicing	28
5.5 Interim Growth Plan	47	F12 Stormwater Management	30
6.0 COMMUNITY CONSULTATION	49	F13 Open Space	33
		F14 Proposed Land Use	36
		F15 Potential Subdivision	38
TABLES		F16 Anticipated Phasing	40
T1 Legal Description and Ownership	07	F17 Agricultural Boundary Design Guidelines Considerations	46
T2 Development Statistics	22		
T3 Proposed MR Disposition	32		

1.0

INTRODUCTION

1.1 PURPOSE OF THIS PLAN

This Conceptual Scheme outlines a strategic framework to implement The High Plains East Industrial Park, a master-planned business development featuring fully-serviced industrial lands intended to accommodate large-format warehousing in addition to a variety of smaller-scale supportive business services. The project will capitalize and leverage proximity to the Stoney Trail transportation corridor to attract business development opportunities that benefit from efficient access to the regional transportation network.

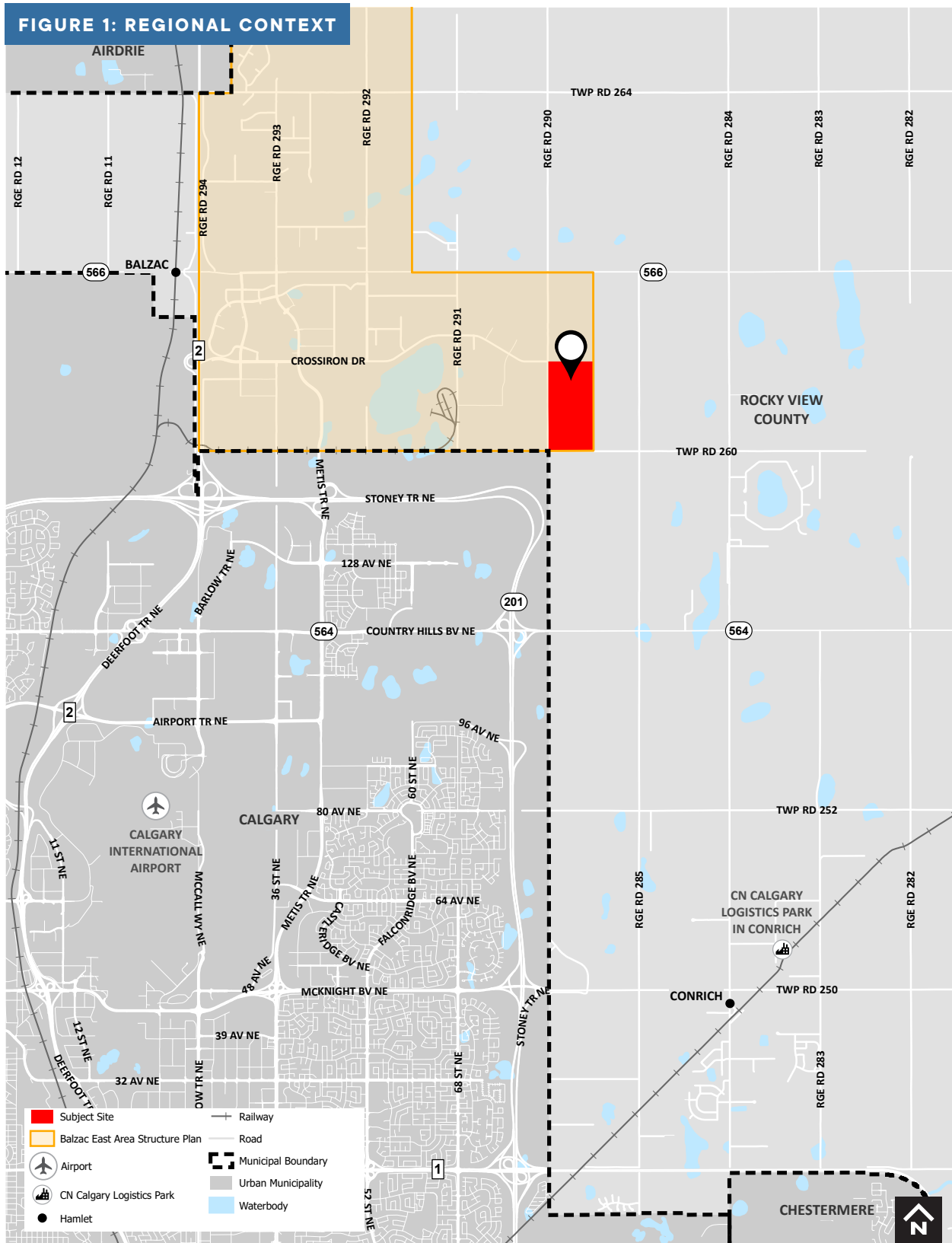
This Conceptual Scheme establishes expectations for the development of the subject lands with comprehensively planned business uses. The Plan's proposed land use and subdivision concept considers the site's existing development opportunities and constraints, relevant municipal policy requirements, and the conclusions and recommendations of supporting technical reports. The Conceptual Scheme process is supported by a public consultation program designed to provide stakeholders with opportunity to receive project information and provide input accordingly.

1.2 DEVELOPMENT RATIONALE

As shown on **Figure 1: Regional Context**, the Plan area comprises ± 129 ha (± 319 ac) situated in the County's East Balzac Regional Employment Centre. The site is situated immediately east of Range Road 290, north of Township Road 260, and approximately ± 1.6 km (± 1 mile) south of Highway 566. The Project is located directly east of the High Plains Industrial Park, a rapidly building out transportation logistics and distribution centre strategically developing in proximity to regionally-significant air, rail and road infrastructure. As such, the Plan area is ideally-suited to accommodate a logical expansion of the High Plains distribution centre to facilitate continued industrial development opportunities that support the County and the Region's transportation logistics economic development sector.

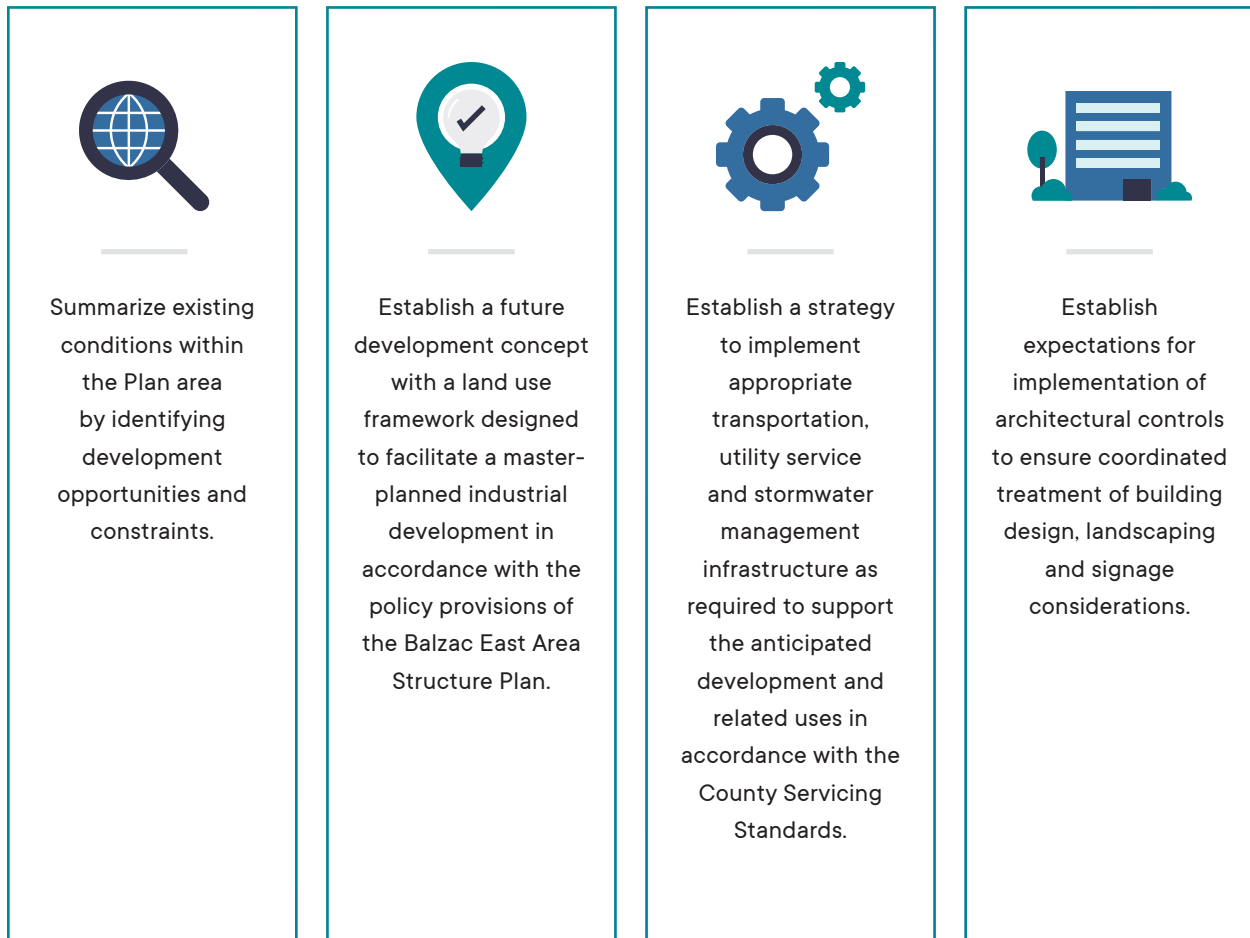
The High Plains East Industrial Park proposes a master-planned industrial development purposefully designed to accommodate business opportunities as contemplated by the Balzac East Area Structure Plan (BEASP).

HIGH PLAINS EAST INDUSTRIAL PARK



1.3 CONCEPTUAL SCHEME OBJECTIVES

The High Plains East Industrial Park Conceptual Scheme is intended to:





Establish an overall phasing strategy for development within the Plan area.



Establish expectations for provision of fire, emergency response and community support services within the Plan area.



Summarize the conclusions of a community consultation program implemented in support of the Plan's preparation process to inform & educate affected landowners and interested stakeholders.

2.0

PLAN AREA DESCRIPTION

2.1 LOCATION

As shown on Figure 2: Local Context, the Plan area is bound to the south by Township Road 260, to the east by existing agricultural lands, to the west by Range Road 290 and to the north by a fragmented quarter section containing a mix of small holdings agricultural and country residential parcels.

Rolling topography, spectacular mountain views, proximity to regional transportation infrastructure and convenient access to services in East Balzac and northeast Calgary make this an ideal location for business industrial development.



HIGH PLAINS EAST INDUSTRIAL PARK

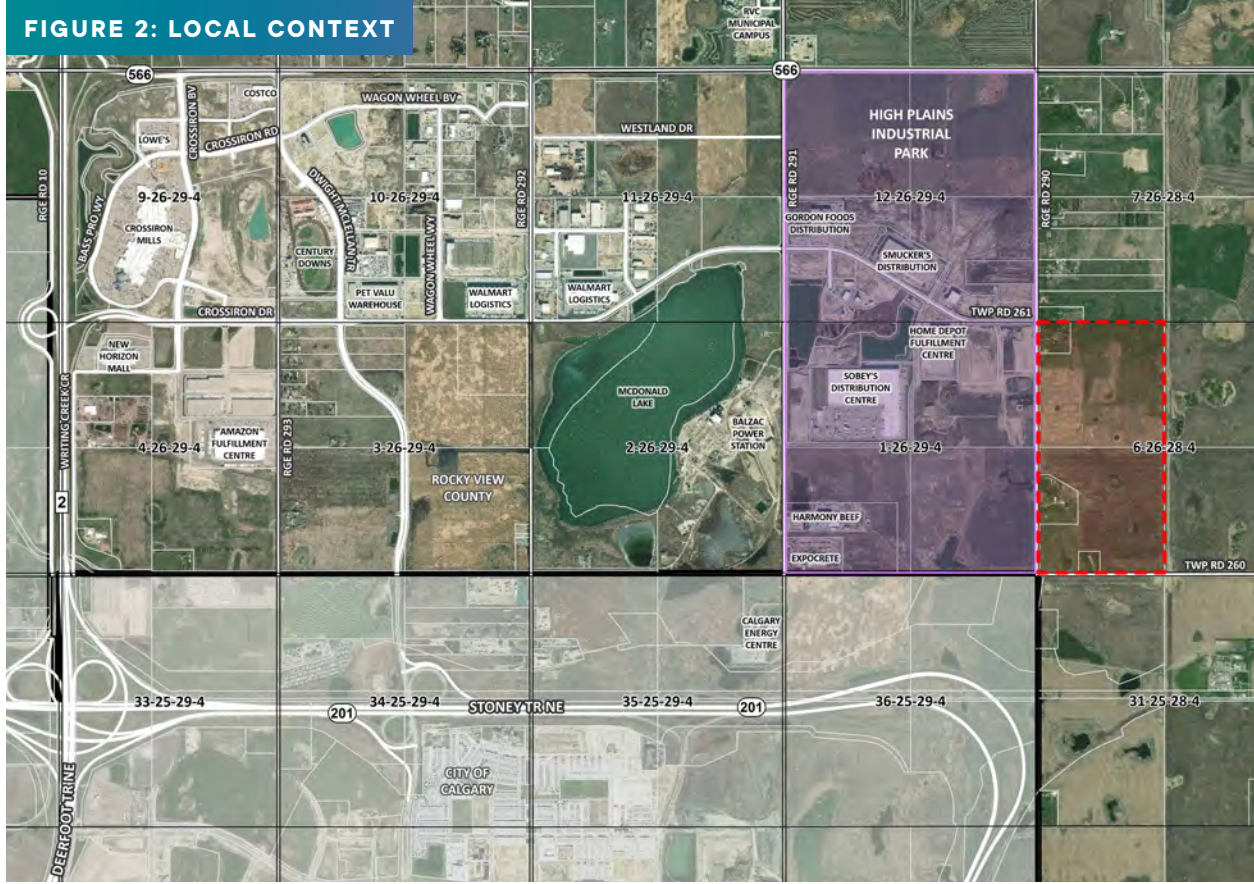


FIGURE 2: LOCAL CONTEXT

-  Subject Site
-  High Plains Industrial Park
-  Road
-  ATS Grid
-  City of Calgary - City Limit
-  Parcel



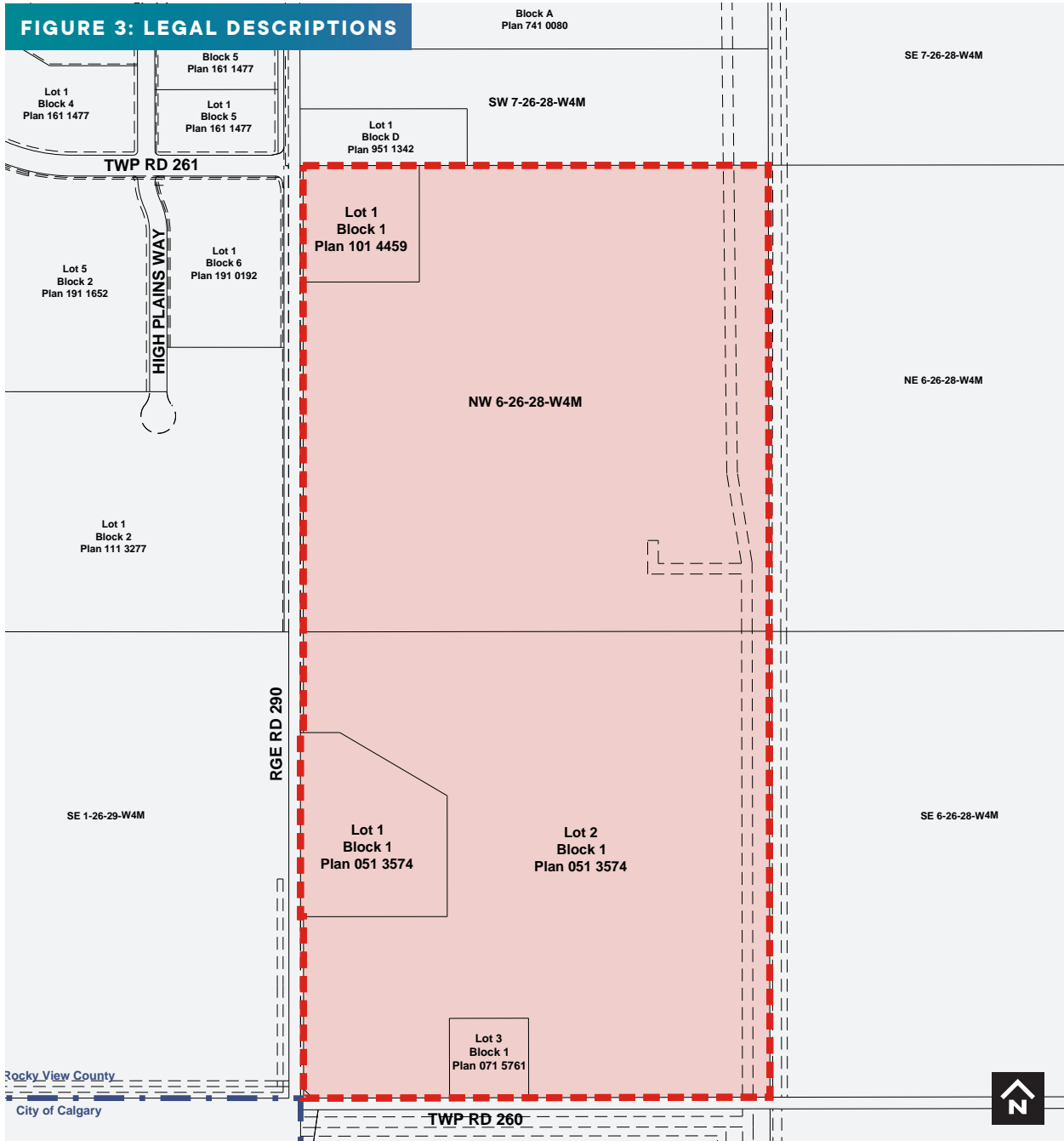
2.2 LEGAL DESCRIPTIONS & OWNERSHIP

As shown on Figure 3: Legal Descriptions, the study area includes five (5) titled parcel with legal descriptions and current ownership described in Table 1: Legal Description & Ownership.

TABLE 1: LEGAL DESCRIPTION & OWNERSHIP

Legal Description	ha (±)	ac (±)	Ownership
NW 06-26-28-W4M	60.25	148.88	2295226 Alberta Ltd.
Lot 1, Block 1, Plan 101 4459	4.05	10	CLT Developments Ltd.
NW 06-26-28-W4M	56.12	138.68	2295226 Alberta Ltd.
Lot 1, Block 1, Plan 051 3574	7.05	17.42	Allan & Cheryl Laxdal
Lot 3, Block 1, Plan 071 5761	1.88	4.65	Vincent McKervey
Total Plan Area	129.35	319.63	





--- Conceptual Scheme Plan Area

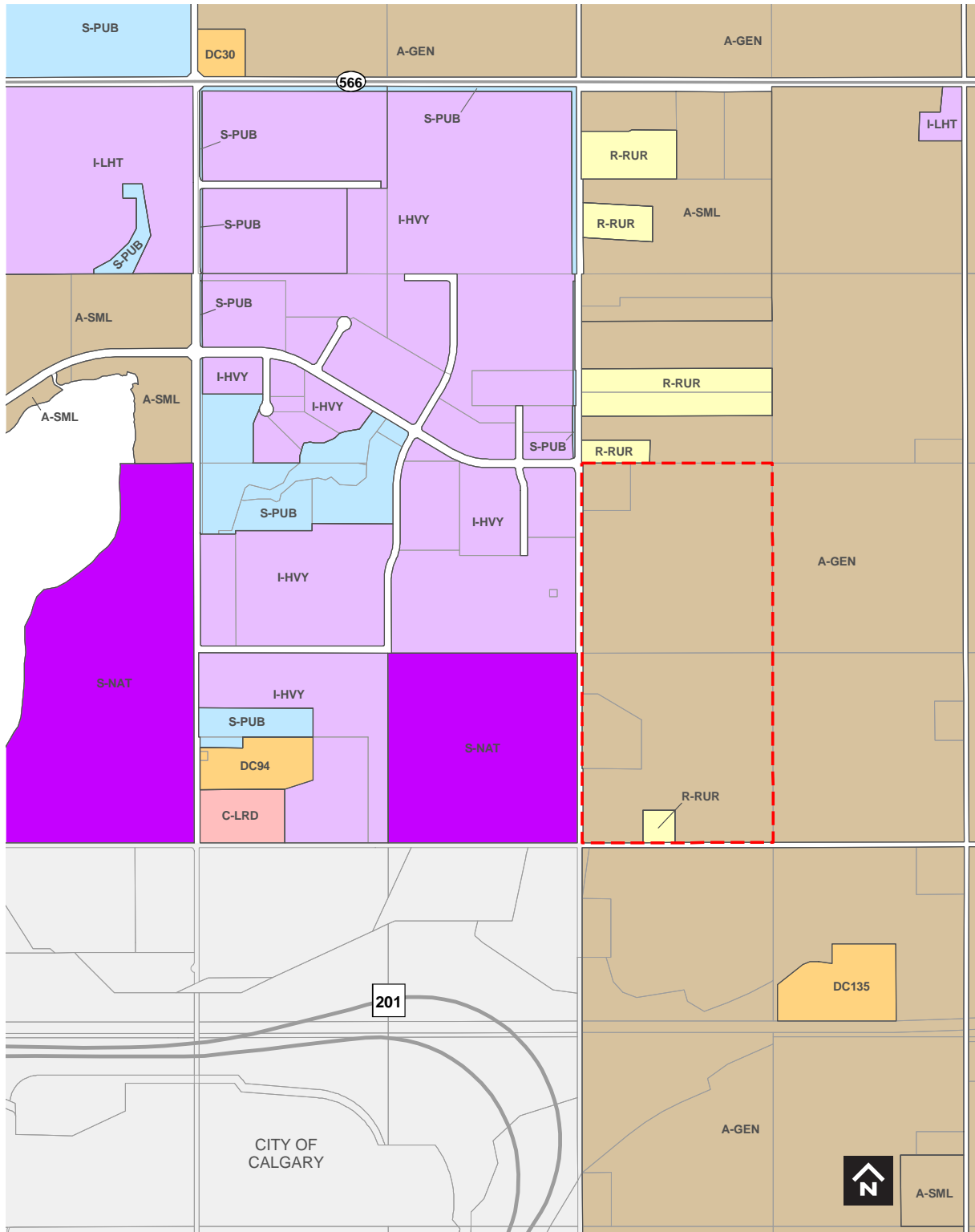


2.3 EXISTING LAND USE CONTEXT

As shown on Figure 4: Existing Land Use, the Plan area is currently designated with an evolving mix of Agriculture, General District (A-GEN) and Residential, Rural District (R-RUR) land uses in accordance with the County's Land Use Bylaw C-8000-2020.

Surrounding parcels include Agriculture, General District (A-GEN) to the east, Residential, Rural District (R-RUR) and Agriculture, Small Parcel District (A-SML) to the north, and Industrial, Heavy District (I-HVY) to the west, including the High Plains Industrial Park. The lands situated directly adjacent to the southern portion of the Plan area includes Special, Natural Resources District (S-NAT), previously the site of the former Turbo Refinery.

FIGURE 4: EXISTING LAND USE



2.4 SITE CONDITIONS

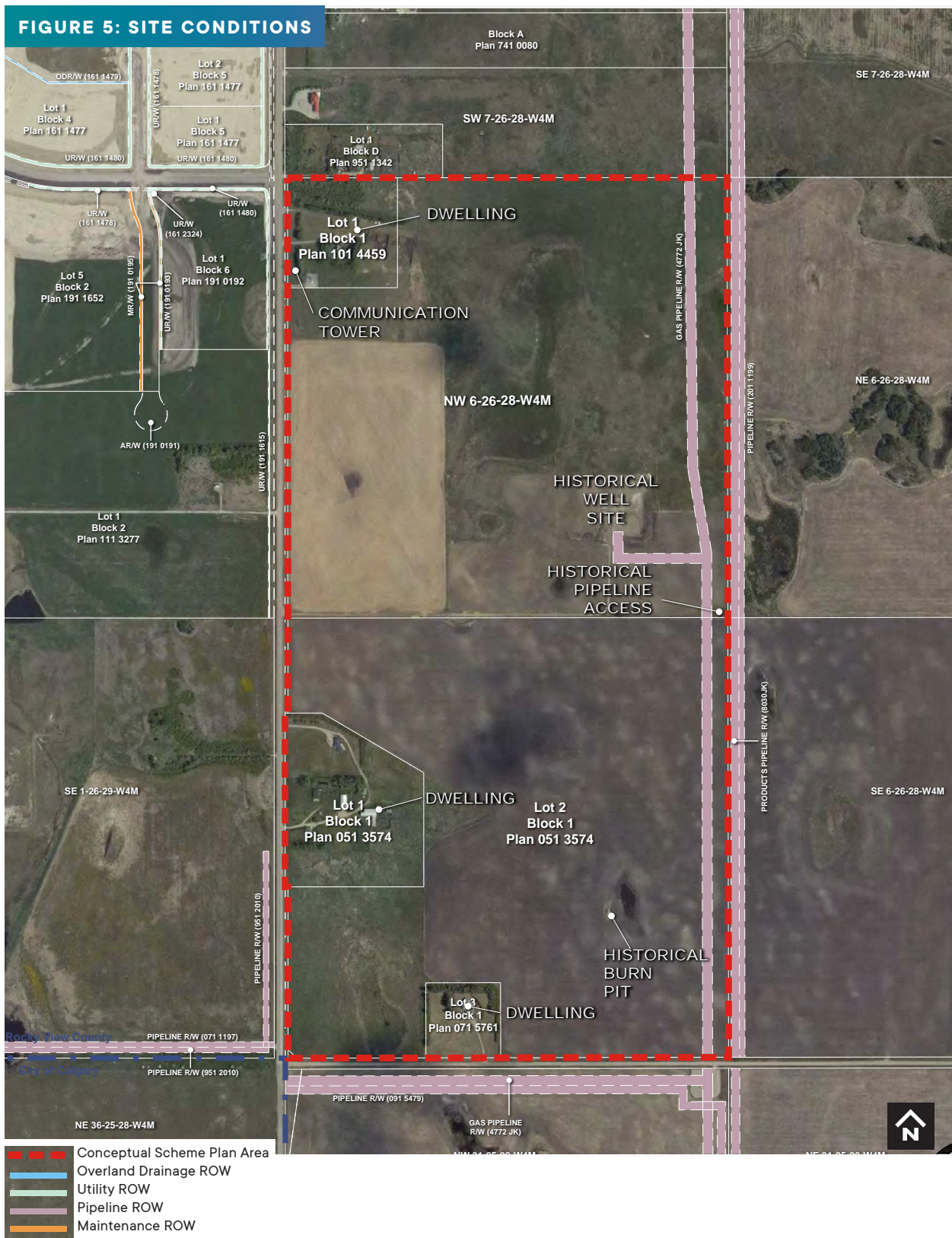
As shown on Figure 5: Site Conditions, the subject lands include two (2) existing agricultural parcels containing a mix of cultivated lands, pasture and low-lying areas with ephemeral drainages. Each of the agricultural quarter sections have been previously-subdivided to isolate two (2) first parcels-out and a third country residential parcel – all of which are developed with dwellings and associated accessory buildings.

2.4.1 EXISTING ACCESS

The subject lands are bounded to the west and south by existing developed municipal roads described as follows:

- Range Road 290: A paved roadway under the jurisdiction of the County abuts the Plan area to the west and is aligned to connect Highway 566 in the north with 84th Street NE in the south – a gravel roadway under the jurisdiction of the City of Calgary.
- Township Road 260: A gravel roadway under the jurisdiction of the County abuts the Plan area to the south and extends from Range Road 290 to provide access to a number of agricultural and country residential parcels located to the east.

Access to each lot/parcel within the Project Site is provided by a number of individual residential and agricultural field approaches which will be removed and reclaimed alongside comprehensive redevelopment as contemplated by this Plan.



2.4.2 TOPOGRAPHY

As illustrated on Figure 6: Topography, elevations within the Plan Area are variable with gentle slopes falling generally from the northwest towards southeast, with the west half of the Plan Area being notably higher than the east half. The site does not contain any significant slopes and/or grade changes that would impede development.

2.4.3 BIOPHYSICAL CONSIDERATIONS

A Biophysical Impact Assessment (BIA) was prepared in support of the Conceptual Scheme to assess the ecological value of existing wildlife and wildlife habitat within the Plan area. Field inventories of vegetation, soils, wetlands, and wildlife were initiated in the spring/summer of 2021 and sampling results were reported to Rocky View County.

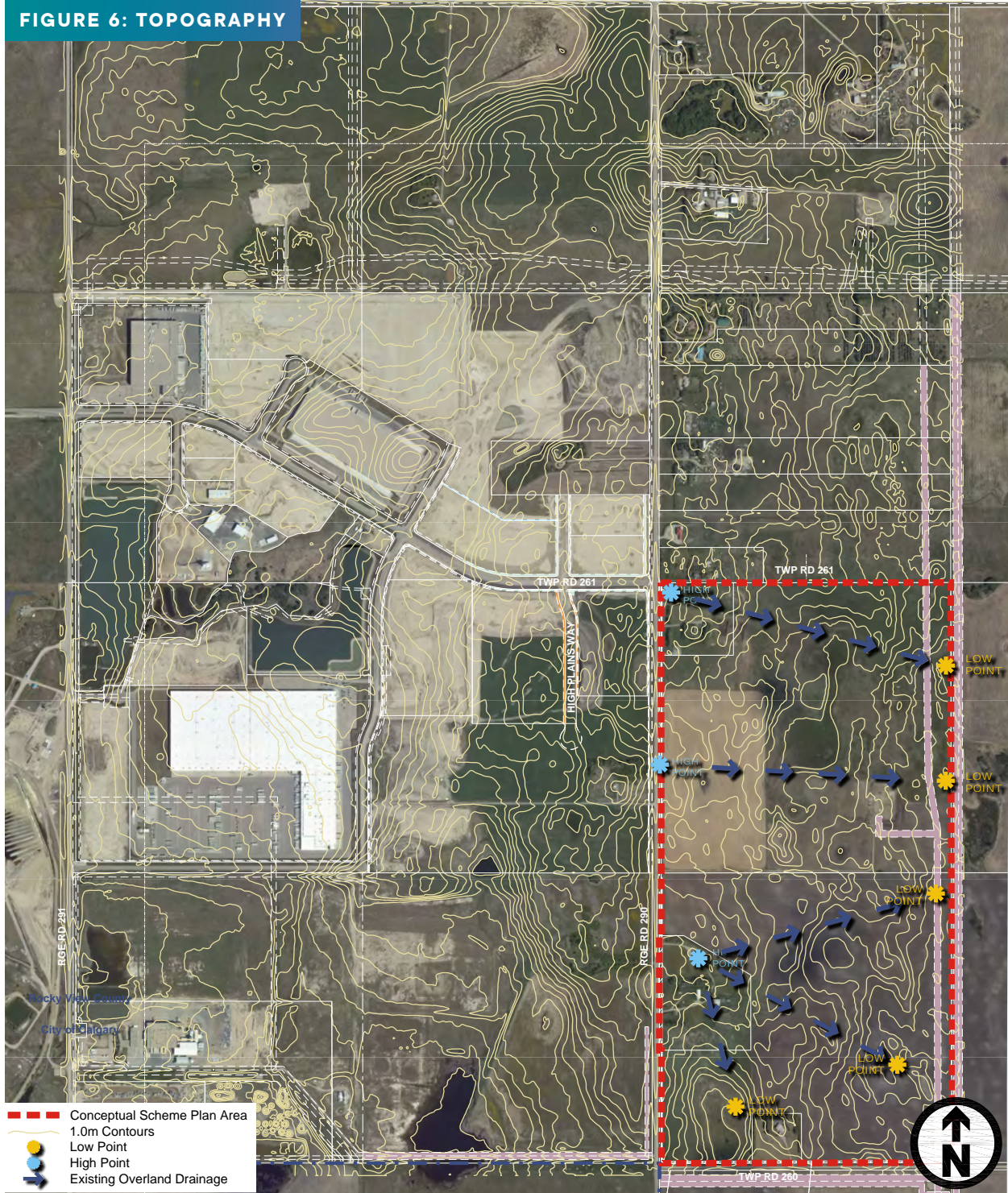
Terrain conditions within the Project Site are relatively uniform with mild grades throughout and gentle slopes to the Southwest. Delacour soils are the dominant pre-disturbance soil type consisting of Orthic Black Chernozems (Alberta Agriculture and Rural Development 2020).

A review of historical aerial photographs indicates that the Project Site has been used primarily for agricultural purposes. There are multiple homesteads and a telecommunications tower, as well as a decommissioned oil and gas lease within the Site.

The Plan area contains four (4) plant communities including crop land, pasture land, disturbed wetlands, and ephemeral waterbodies. An ACIMS database search was completed which did not identify any past observations of provincially listed plant species on or in the vicinity of the Project Site. Surveys revealed one (1) rare plant, the bluntleaved watercress (*Rorippa curvipes*), observed at multiple wetland locations. One (1) rare ecological community was observed at Wetland #19.

As illustrated on Figure 7: Wetlands, the Plan area contains twenty (20) wetlands totaling ± 26.35 ha classified as temporary to seasonal graminoid marshes. The majority of wetlands and waterbodies appear to have been disturbed through agricultural practices from 1962 to present day. The waterbodies were submitted for review at the Water Boundaries Division of Alberta Public Lands, none of which are deemed to be claimed by the Crown. Most of the wetlands within the Plan area are expected to be removed to accommodate the proposed development. It is acknowledged that wetland disturbances must proceed in accordance with the requirements of the Alberta Provincial Wetland Policy to the satisfaction of Alberta Environment & Parks (AEP).

FIGURE 6: TOPOGRAPHY



While the BIA indicates there is potential for development to impact the biophysical conditions within the Plan area, their cumulative impacts are expected to be managed and mitigated primarily through retention of priority wetlands situated outside the Project Site alongside application of provincially approved wetland replacement measures. The BIA also recommends implementation of best practices at the subdivision stage to mitigate potential negative impacts such as Erosion & Sediment Controls, Landscape & Weed Management Plan, Rare Plant Mitigation Plan, Stormwater Management Plan and timing of construction to avoid damage or loss of wildlife.

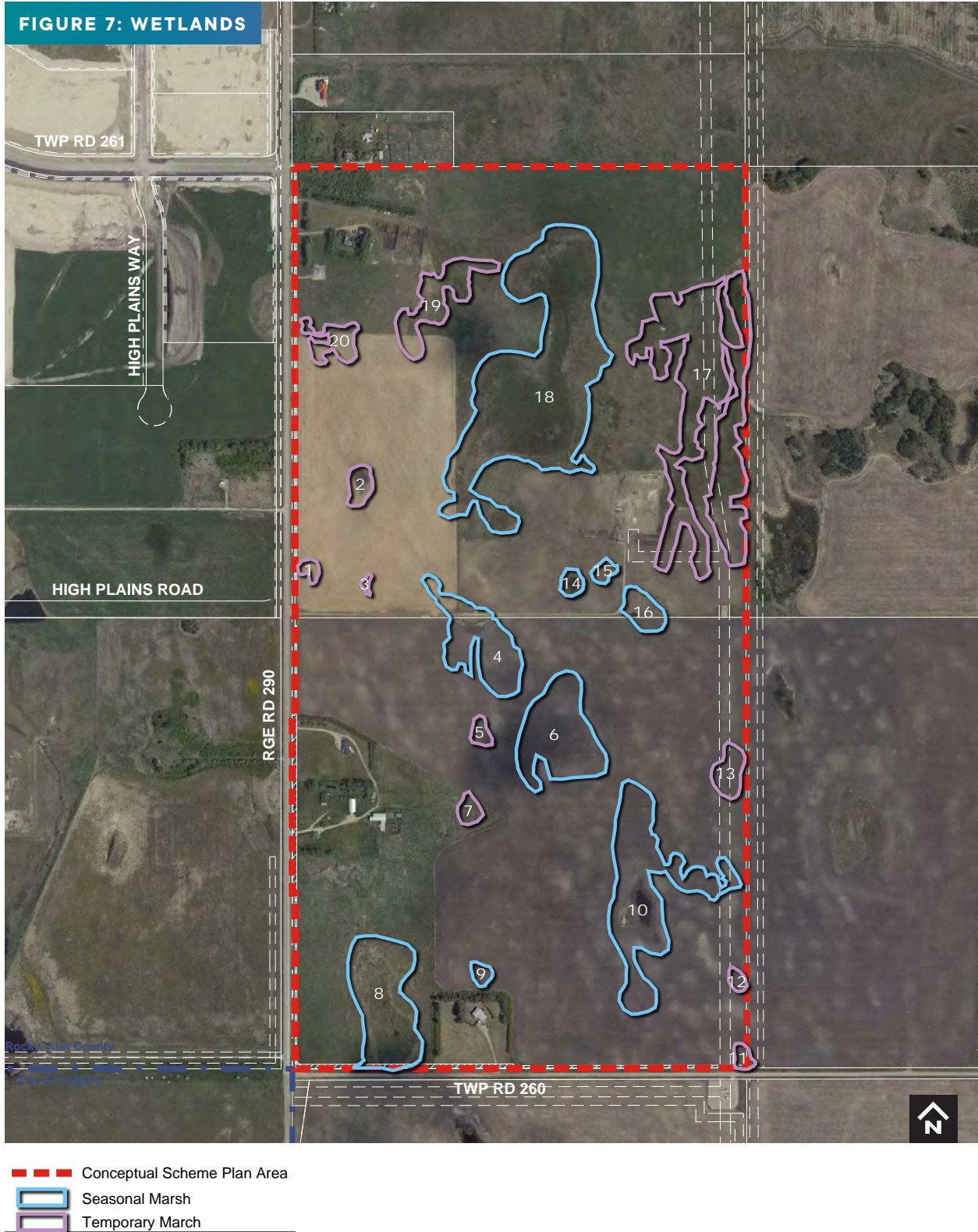
POLICIES

Policy 2.4.3.1

Wetland disturbances must proceed in accordance with the procedural, technical and compensation requirements established by Alberta Provincial Wetland Policy to the satisfaction of Alberta Environment & Parks (AEP).

Policy 2.4.3.2

The Developer shall implement the best practices recommended within the Biophysical Impact Assessment (BIA) at the subdivision stage to mitigate potential loss or damage to vegetation, wetlands, water bodies, wildlife, wildlife habitat, and landscaped connectivity.



2.4.4 GEOTECHNICAL CONSIDERATIONS

A Geotechnical Investigation was prepared in support of this Conceptual Scheme to investigate sub-surface conditions underlying the Plan area.

The conclusions of the report indicate the soils within the site are expected to accommodate both deep and shallow foundation types and are capable of supporting shallow and deep utility infrastructure. In some cases, excavation activities in certain portions of the site that might require de-watering, over-excavation of native materials, and ripping and/or blasting of bedrock. More specific geotechnical investigation will be required at the subdivision stage to confirm these initial findings.

2.4.5 ARCHAEOLOGICAL & HISTORICAL RESOURCES CONSIDERATIONS

Alberta's Listing of Historical Resources identifies the Plan area as HRV 5 - which indicated the site may contain provincially significant historic resources. Pursuant to the requirements of the Historical Resources Act, a Historical Resource Application (HRA) was submitted to the Province of Alberta via the Online Permitting & Clearance (OPaC) system. In response to this application, Alberta Culture has determined that a Historic Resources Impact Assessment (HRIA) is not required to support this proposed subdivision.

POLICIES

Policy 2.4.4.1

The Developer shall submit a detailed Geotechnical Investigation at the subdivision stage, to be prepared by a qualified Geotechnical Engineer, to confirm the suitability of subsurface conditions in accordance with the requirements of the County Servicing Standards.

2.4.6 ENVIRONMENTAL SITE ASSESSMENT (ESA)

Two (2) Phase One Environmental Site Assessments were prepared in support of this Conceptual Scheme to investigate previous development activities within the Project Site and determine if potential environmental impairments associated with same might require mitigation prior to development proceeding.

As illustrated on Figure 5: Site Conditions, the eastern portion of the Plan area contains three (3) abandoned and two (2) operational pipelines currently licensed to CNOOC Petroleum North America ULC. The abandoned pipelines historically transmitted fuel gas, glycol, and natural gas, while the operating pipelines transmit light vapour products (LVP). Based on information available from Abadata, no records of spills were identified to be associated with the abandoned or operational pipelines within the Project Site.

Previous owners of the property disposed of refuse in a “burn pit” located within the south central portion of Lot 2, Block 1, Plan O51 3574. This historic activity occurred since the 1980s and is considered a potential source of environmental impairment that requires further investigation and potential mitigation prior to any business development proceeding within the Project Site.

A historical gas well and pipeline access point, owned by CNOOC, are located within the southeastern portion of NW 6. No reclamation certificates were available for review for the well site or pipeline access point, and as such, they are identified as potential sources of environmental impairment that require further investigation and potential mitigation prior to any business development proceeding within the Plan area.

POLICIES

Policy 2.4.6.1

The potential environmental impairment associated with the “burn pit” and gas well site/pipeline access point, as described in the Phase 1 Environmental Site Assessments, shall be further investigated and mitigated by the developer prior to any development proceeding within the Project Site to the satisfaction of Alberta Environment & Parks and the County.

3.0

DEVELOPMENT CONCEPT

3.1 HIGH PLAINS EAST INDUSTRIAL PARK

As shown on Figure 8: Development Concept, the High Plains East Industrial Park will accommodate a master-planned industrial business park strategically designed to leverage development opportunities that benefit from proximity to Stoney Trail NE, the Calgary International Airport (YYC), the CN Calgary Logistics Park in Conrich, and the evolving warehouse distribution centre in the High Plains Industrial Park situated directly west of the Plan area.

As illustrated on Figure 8: Development Concept, the design of The High Plains East Industrial Park anticipates the potential subdivision of approximately sixteen (16) industrial parcels, a stormwater management facility to be established within a public utility lot (PUL), and implementation of required transportation and utility servicing infrastructure. It is noted that the specific number and size of industrial lots will be determined at the subdivision stage subject to the availability of supporting infrastructure and evolving market demand.

The Project will be accessed via paved internal industrial subdivision roads to be constructed by the developer with two (2) intersections onto Range Road 290 and a third intersection onto Township Road 260. The internal subdivision roads and intersections, and the upgrade of existing roads, will be designed at the subdivision stage, in accordance with the County Servicing Standards.

Potable water and wastewater services will be provided via the County's Balzac Water System and the East Rocky View Wastewater Transmission Line. The developer will construct an internal network of piped water distribution and wastewater collection infrastructure in accordance with the County Servicing Standards. The design of the water system will accommodate fire suppression, including pressurized hydrants. Stormwater management will be provided via an overland drainage system that will convey surface flows to a stormwater facility within a Public Utility Lot (PUL) in the southeast corner of the Site. The stormwater facility will be constructed to retain surface drainage from each lot and the road rights-of-way within the Project area augmented by each lot including a landscaped easement area to accommodate low impact development (LID) techniques.

FIGURE 8: DEVELOPMENT CONCEPT



- - - Conceptual Scheme Plan Area
- Industrial
- PUL Stormwater Management / Sanitary Lift Station

Parcel	Area	
	ha	ac
Industrial	113.10	279.48
PUL	8.30	20.51
Road ROW	8.42	20.81
Internal Subdivision Roads (ROW)	7.40	18.29
Road Widening	1.02	2.52
Total Area	129.82	320.79

aw County
Calgary

Architectural controls will be established by the developer at the subdivision stage to ensure the exterior facades of all buildings maintain a unified and cohesive architectural style, colour, finish and design.

Future development within industrial parcels abutting agricultural lands situated adjacent to the Plan area will consider the County's Agriculture Boundary Design Guidelines.

Fee simple ownership is anticipated for each lot. A Business Lot Owner's Association will be established by the developer at the subdivision stage to manage various services within the project such as waste removal, recycling, maintenance of landscaping on private lands, and implementation of the Project's architectural controls.

The High Plains East Industrial Park is anticipated to be developed in a series of subdivision phases likely spanning a 10 – 15 year time horizon in response to the availability of infrastructure and market demand.

POLICIES

Policy 3.1.1

Future subdivision & development within the Plan area is expected to proceed as generally illustrated on Figure 8: Development Concept.

3.2 DEVELOPMENT STATISTICS

The assignment of land uses and approximate areas within the Plan area is anticipated as follows:

TABLE 2: DEVELOPMENT STATISTICS

Development Type	ha (±)	ac (±)	%
Industrial Use	113.10	279.48	87.1%
Internal Subdivision Roads (ROW)	7.40	18.29	5.7%
Road ROW Widening	1.02	2.52	0.8%
Public Utility Lot (PUL) Stormwater Management Facility / Sanitary Lift Station	8.30	20.51	6.4%
TOTAL	129.82	320.79	100.0%

3.3 TRANSPORTATION

3.3.1 TRANSPORTATION IMPACT ASSESSMENT

A Transportation Impact Assessment (TIA) was prepared in support of this Conceptual Scheme to evaluate the impacts of the proposed development on the surrounding municipal and regional transportation network.

As shown on Figure 9: Transportation, access to the Plan will be provided by a subdivision road network with two (2) new intersections onto Range Road 290 and one (1) new intersection onto Township Road 260. Township Road 261 will be extended within a 36 m road ROW centered on the existing quarter section line. Additional road ROW will be required from the adjacent landowner at the subdivision stage. Only the portion of Township Road 261 required to provide access to the internal subdivision road network will be constructed pending the need for an additional connection to the east.

The internal subdivision roads within the Plan area will be constructed in 30 m ROWs established by the developer at the subdivision stage. All new intersections onto Range Road 290 will align with existing/future roads planned within the High Plains Industrial Park Conceptual Scheme.

Range Road 290 is classified as a Network 'A' road in accordance with the County's Regional Transportation Off-Site Levy Bylaw. As such, road ROW widening varying between ± 3 m and ± 8 m will be provided at the subdivision stage along the western boundary of the Plan area.

Township Road 260 is classified as a Network 'A' road in accordance with the County's Regional Transportation Off-Site Levy Bylaw. As such, ± 8 m of road ROW widening will be provided at the subdivision stage along the southern boundary of the Plan area.

POLICIES

Policy 3.3.1.1

Access within the Plan area shall be provided as generally illustrated on Figure 9: Transportation.

Policy 3.3.1.2

All roads within the Plan area shall be constructed by the developer in accordance with the County's Servicing Standards.

Policy 3.3.1.3

Road ROW shall be provided along Range Road 290 at the subdivision stage in accordance with the requirements of the County's Regional Transportation Offsite Levy Bylaw.

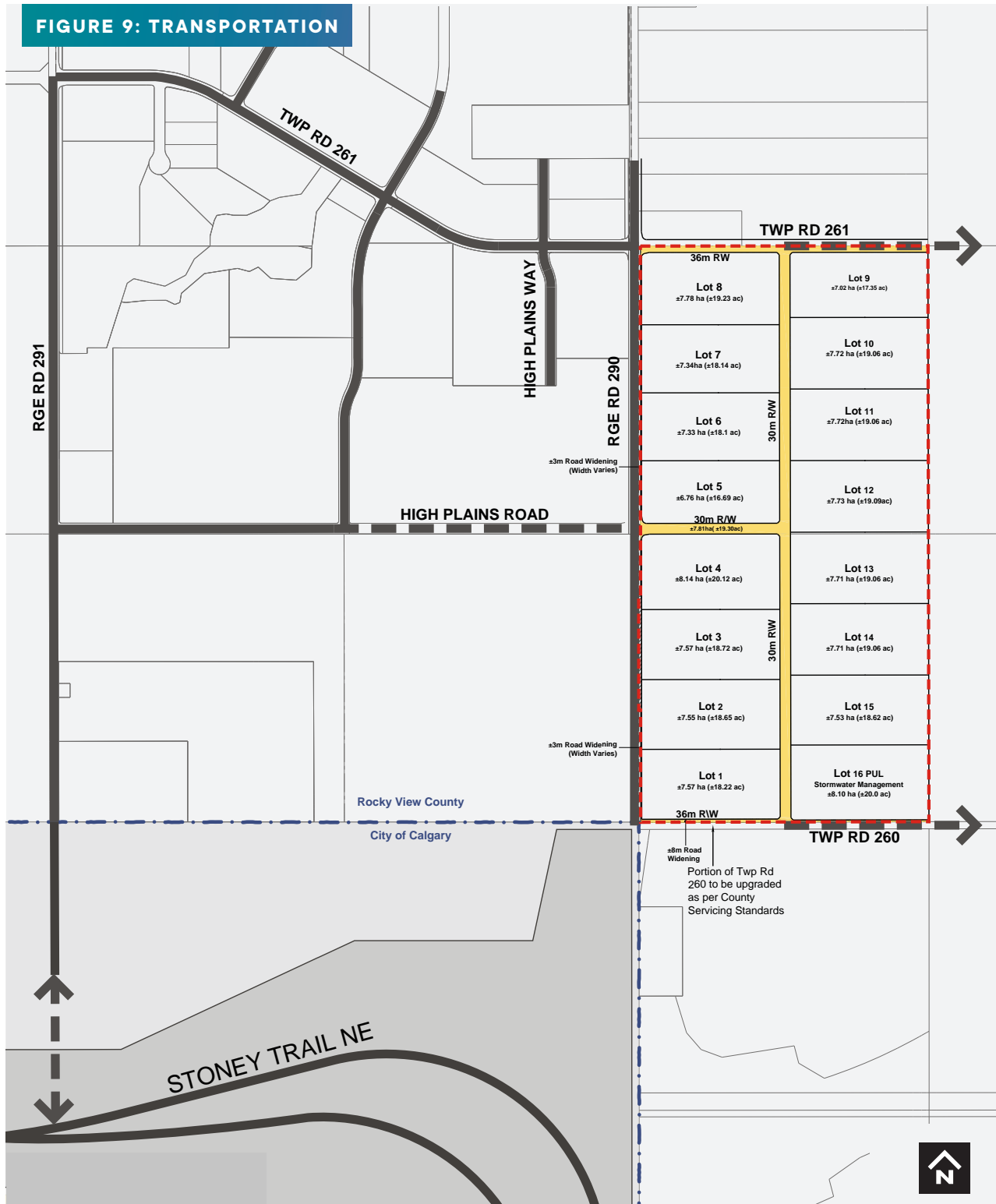
Policy 3.3.1.4

Future transportation improvements shall be provided, as generally illustrated by Figure 9: Transportation, in accordance with the conclusions and recommendations of the Traffic Impact Assessment (TIA), to the satisfaction of the County and Alberta Transportation.

The conclusions of the TIA indicate the three (3) new intersections proposed immediately adjacent to the Plan area are expected to operate within acceptable levels of service within the current time horizon, with no additional off-site transportation improvements required during this period.

The High Plains East Industrial Park is not currently serviced by a municipal transit system. However, it is noted that the 'looped' transportation network contemplated for this development could accommodate a transit system should the County decide to implement one in the future. Likewise, the municipal road rights-of-way have sufficient width to support the construction of transit stops.

FIGURE 9: TRANSPORTATION



- - - Conceptual Scheme Plan Area
- Industrial / Collector Road
- Future Road Connections

3.4 UTILITY SERVICING

3.4.1 UTILITY SERVICING DESIGN BRIEF

A Utility Servicing Design Brief was prepared in support of this Conceptual Scheme to establish conceptual expectations for servicing within the Plan area.

3.4.2 POTABLE WATER SERVICE

The Plan area will be serviced with potable water via connection to the Balzac water system as generally shown on Figure 10: Potable Water Servicing.

3.4.3 INTERNAL WATER DISTRIBUTION NETWORK

The developer will construct an internal water distribution network within the Plan area with pipes ranging in size from 300 mm to 400 mm. Where possible, water mains within the Plan area will be looped to connect with existing/anticipated water infrastructure alignments in the High Plains Industrial Park Conceptual Scheme. The design of the water system will accommodate fire suppression, including pressurized hydrants, in accordance with applicable regulations and the County Servicing Standards.

The developer may be required to dedicate a PUL to accommodate a booster or booster with reservoir to service portions of the Plan area situated above the 1,107 m contour elevation. Specific requirements and timing of constructing this infrastructure shall be confirmed at the subdivision design stage in accordance with the County Servicing Standards.

POLICIES

Policy 3.4.2.1

Potable water service shall be provided within the Plan area by the Balzac Water System as generally shown on Figure 10: Potable Water Servicing.

POLICIES

Policy 3.4.3.1

The internal water distribution network shall be constructed by the developer, at the subdivision stage, in accordance with the County Servicing Standards.

Policy 3.4.3.2

The internal water distribution network shall be owned and maintained by the County.

Policy 3.4.3.3

The design of the internal water distribution network shall accommodate fire suppression in accordance with the County Servicing Standards.

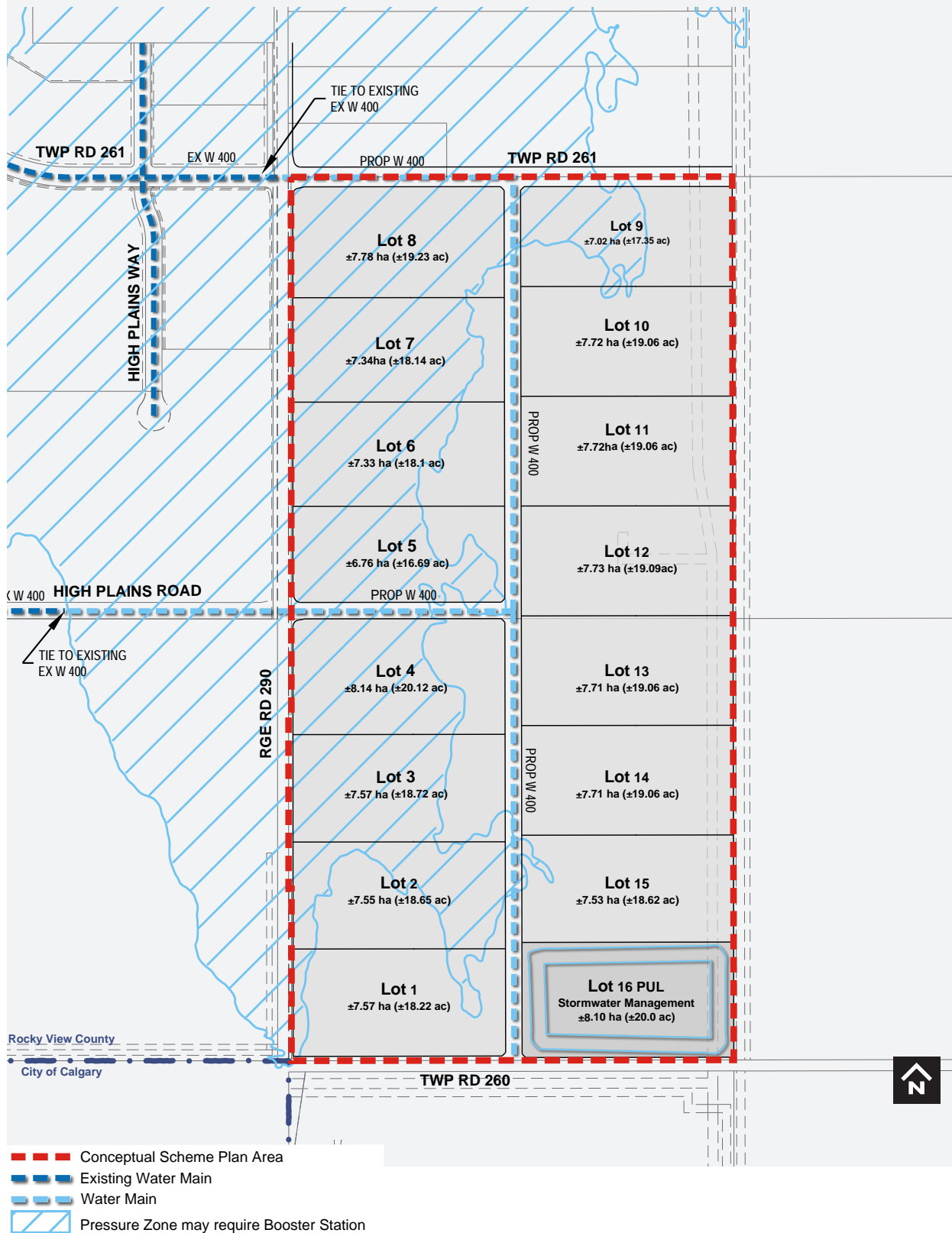
Policy 3.4.3.4

The Developer shall engage a qualified professional at the subdivision stage to prepare a detailed estimation of water demand expected within the subdivision area.

Policy 3.4.3.5

The Developer shall provide payment for required water infrastructure upgrades at the subdivision stage in accordance with the County's Water & Wastewater Off-Site Levy Bylaw.

FIGURE 10: POTABLE WATER



3.4.4 WASTEWATER SERVICE

The Plan area will be serviced with wastewater via connection with the County's East Rocky View Wastewater Transmission Line as generally shown on Figure 11: Wastewater Servicing.

POLICIES

Policy 3.4.4.1

Wastewater shall be provided within the Plan area by the County's East Rocky View Wastewater Transmission Line as generally shown on Figure 11: Wastewater Servicing.

3.4.5 INTERNAL WASTEWATER COLLECTION NETWORK

The developer will provide a gravity sanitary sewer collection system within the Plan area to convey effluent to a proposed lift station to be constructed within a Public Utility Lot (PUL) to be dedicated within the southern portion of the site. A forcemain will be constructed to connect the liftstation with the County's existing 600 mm sanitary forcemain located within Township Road 260. The specific design of the wastewater system will be confirmed at the subdivision design stage in accordance with the County Servicing Standards.

POLICIES

Policy 3.4.5.1

The internal wastewater collection network shall be constructed by the developer at the subdivision stage in accordance with the County Servicing Standards.

Policy 3.4.5.2

The internal wastewater collection network shall be owned and maintained by the County.

Policy 3.4.5.3

The Developer shall engage a qualified professional at the subdivision stage to prepare a detailed estimation of proposed wastewater generation expected within the subdivision area.

Policy 3.4.5.4

The Developer shall provide payment for required infrastructure upgrades at the subdivision stage in accordance with the County's Water & Wastewater Off-Site Levy Bylaw.

3.4.6 FRANCHISE UTILITIES

Franchise utilities will be provided within the Plan area by the developer at the subdivision stage in accordance with the requirements of the applicable utility providers and the County Servicing Standards.

POLICIES

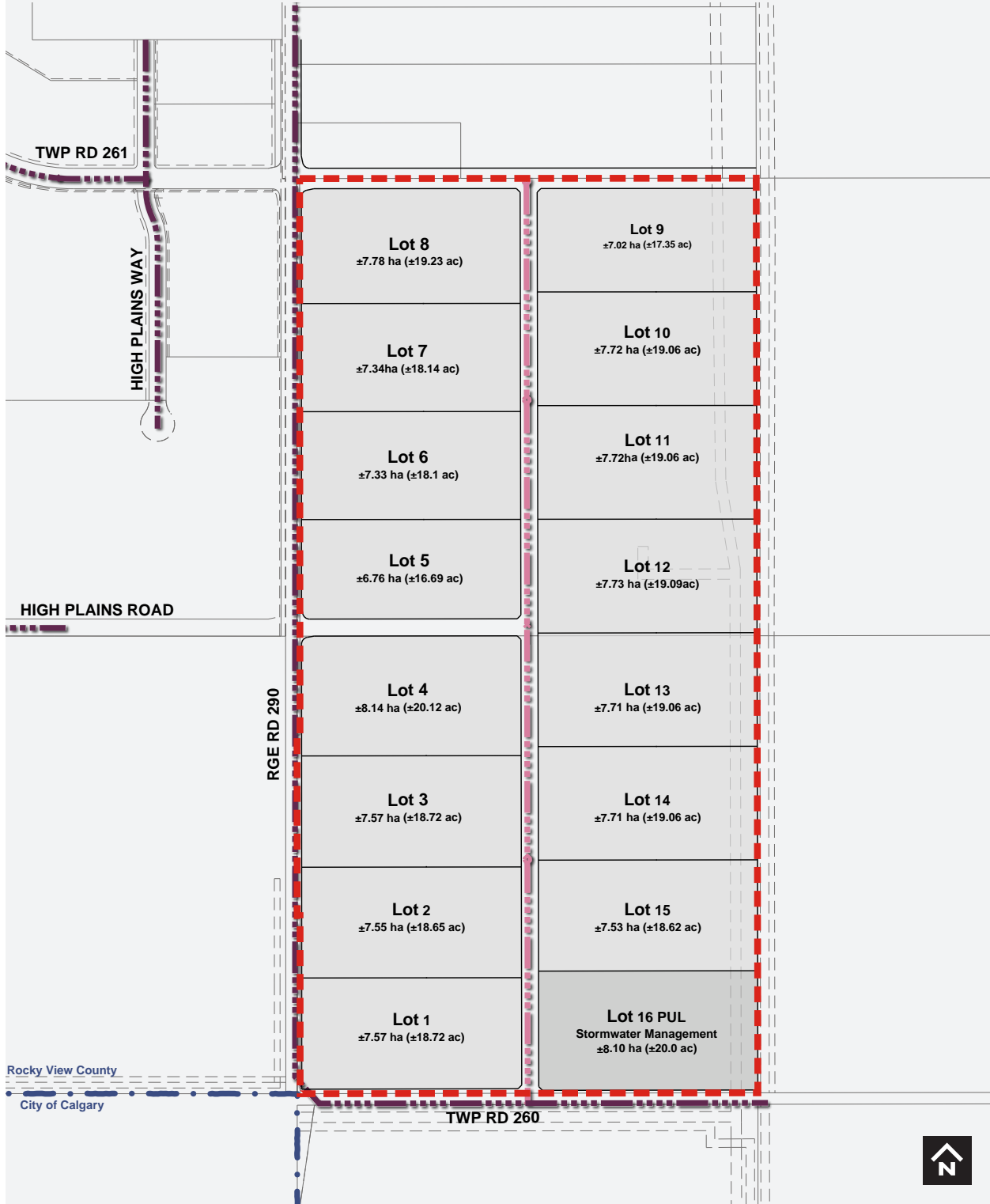
Policy 3.4.6.1

Franchise utilities shall be installed and/or financed by the developer at the subdivision stage in consultation with the applicable utility providers.

Policy 3.4.6.2

The alignments for franchise utility installations shall be determined at the subdivision stage in accordance with the County Servicing Standards.

FIGURE 11: WASTEWATER SERVICING



- - - - Conceptual Scheme Plan Area
- - - - Existing Sanitary
- - - - Proposed Sanitary
- Proposed Sanitary Manhole



3.5 STORMWATER MANAGEMENT

As shown on Figure 12: Stormwater Management, surface drainage will be accommodated by a stormwater management facility situated in the southeast corner of the Plan.

3.5.1 STAGED MASTER DRAINAGE PLAN

A Staged Master Drainage Plan was prepared to determine the methods of accommodating positive surface drainage within the Plan area.

Surface drainage will be managed within an engineered stormwater management facility designed in accordance with the requirements of the County Servicing Standards.

The Plan area is located in the headwaters of the Rosebud River Watershed which forms part of the Cooperative Stormwater Management Initiative (CSMI) regional drainage system. At present, there is no discharge contemplated from the East Balzac area (including the subject lands) to the CSMI system. As such, a zero discharge stormwater management concept is proposed for this Plan similar to the drainage infrastructure system in the adjacent High Plains Industrial Park Conceptual Scheme.

Captured runoff will be stored and treated to meet irrigation water quality within a Public Utility Lot (PUL) to be dedicated at the subdivision stage.

Treated stormwater will be redistributed through the development to supply irrigation, dust control, and eventually other uses when the Use of Stormwater is made available by Alberta Environment and Parks (AEP).

POLICIES

Policy 3.5.1.1

Stormwater management shall be provided within the Plan area as generally illustrated on Figure 12: Stormwater Management.

Policy 3.5.1.2

The stormwater management facility shall be constructed by the developer within a Public Utility (PUL) to be dedicated at the subdivision stage in accordance with the County Servicing Standards.

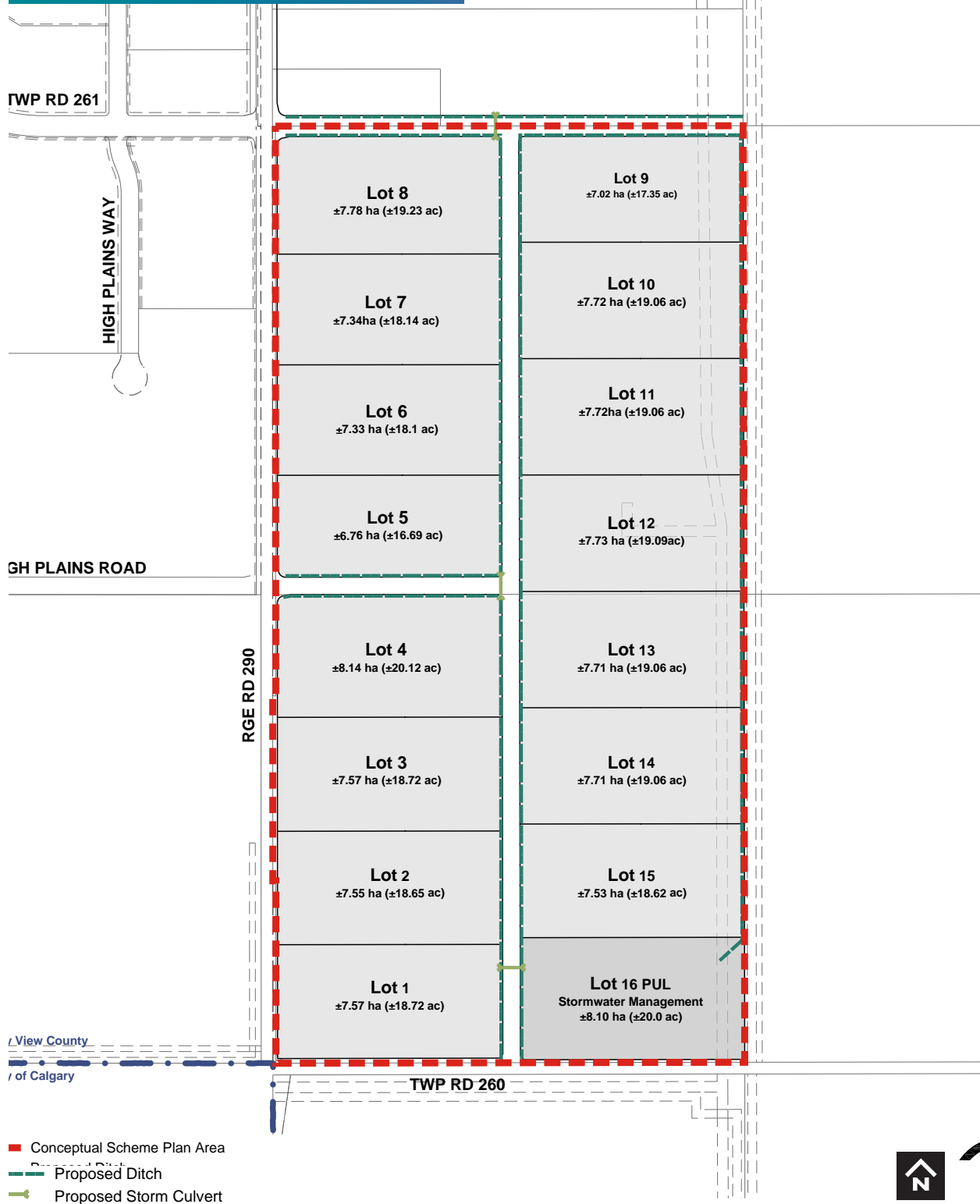
Policy 3.5.1.3

The design of the stormwater management system shall be in accordance with the conclusions of the Staged Master Drainage Plan.

Policy 3.5.1.4

Opportunities to use treated stormwater for purposes other than irrigation will be explored at the subdivision stage in accordance with municipal and Provincial policies regarding same.

FIGURE 12: STORMWATER MANAGEMENT



- - - Conceptual Scheme Plan Area
- - - Proposed Ditch
- Proposed Storm Culvert

3.5.2 PRIVATE LANDSCAPED EASEMENT

A ± 5.5 m wide Private Landscaped Easement Area shall be provided within each business lot adjacent to the internal subdivision roads to include plantings and absorbent materials to be irrigated as part of the Plan area's stormwater management system.

This private easement area will provide an attractive and uniform aesthetic for each business parcel when viewed from the internal subdivision road and will be maintained by the Business Lot Owner's Association.

A Landscaping Plan will be provided at the subdivision stage to detail the specific treatment of landscaping elements within the private easement area to provide an attractive and uniform aesthetic for each business parcel when viewed from the internal subdivision road. The private landscaped easement area will be maintained by the Business Lot Owner's Association.

3.5.3 OVERLAND DRAINAGE RIGHT-OF-WAY

The developer shall register an overland drainage right-of-way plan in favour of the County to assign rights for the municipality to access the stormwater management infrastructure in the event of emergency or to ensure required maintenance activities are completed.

Stormwater management infrastructure within the Plan area will be owned and operated by the County.

POLICIES

Policy 3.5.2.1

A ± 5.5 m wide private landscaped easement shall be provided within each business lot adjacent to the internal subdivision road.

Policy 3.5.2.2

A Landscaping Plan will be provided at the subdivision stage to establish expectations for a unified treatment of landscaping elements within a private landscaped easement area to be provided within the portions of each lot fronting onto public road ROWs.

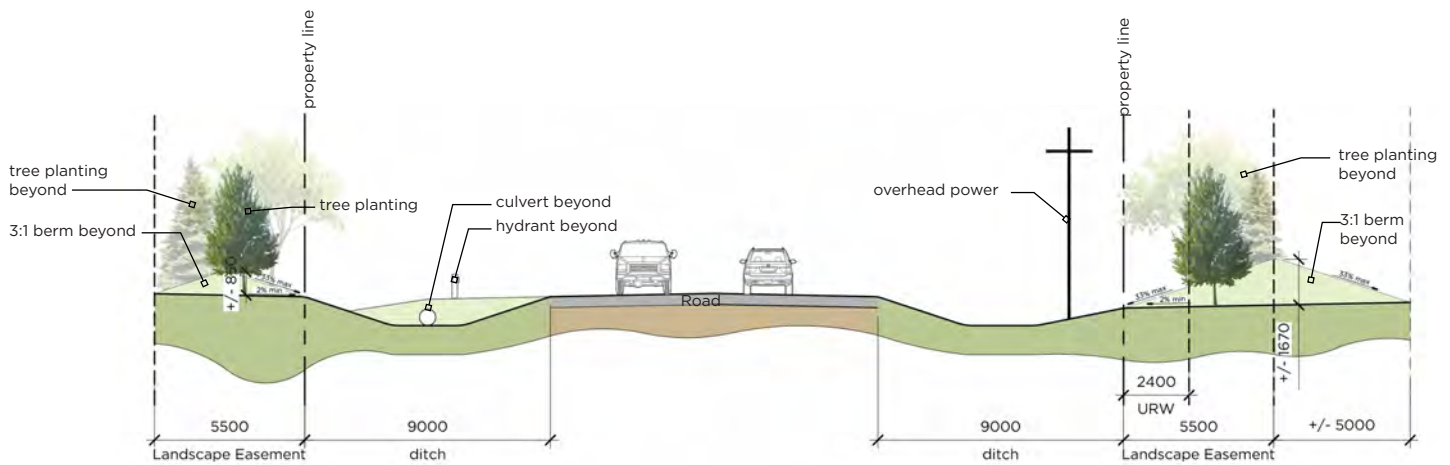
POLICIES

Policy 3.5.3.1

The developer shall register an overland drainage ROW within the Plan area to assign rights for the County to gain access to the stormwater management infrastructure in the event of emergency or to ensure required maintenance activities are completed.

Policy 3.5.3.2

With the exception of the temporary irrigation area and the private landscaped easement area, stormwater management infrastructure within the Plan area will be owned and operated by the County.



PRIVATE LANDSCAPED EASEMENT CROSS SECTION

3.6 OPEN SPACE

Open space system within the Plan area will be provided as generally illustrated on Figure 13: Open Space.

3.6.1 MUNICIPAL RESERVE (MR)

Disposition of outstanding municipal reserve (MR) within the Plan area shall be provided by the developer at the subdivision stage by dedication of “cash-in-lieu” of land in accordance with the requirements of the Municipal Government Act.

The amount of municipal reserve outstanding and anticipated disposition is summarized in Table 3: Proposed Municipal Reserve Disposition as follows:

POLICIES

Policy 3.6.1.1

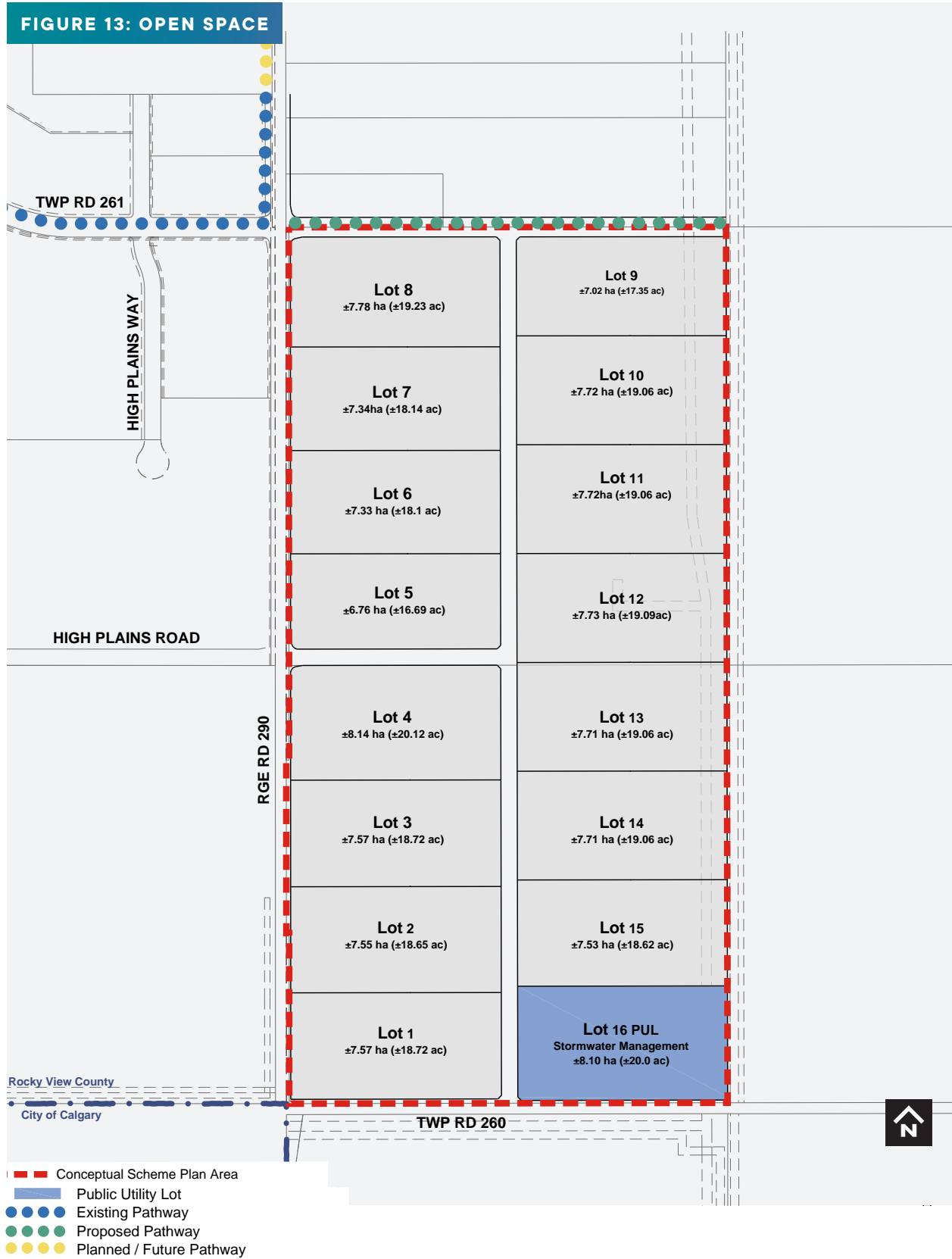
Open space within the Plan area shall be provided as generally illustrated on Figure 13: Open Space.

Policy 3.6.1.2

Outstanding Municipal Reserve (MR) shall be dedicated by the developer at the subdivision stage via “cash-in-lieu” payment of land pursuant to the provisions of the Municipal Government Act.

TABLE 3: PROPOSED MUNICIPAL RESERVE (MR) DISPOSITION

	ha (±)	ac (±)
Gross Development Area	129.35	319.63
Net Developable Area (NDA)	129.35	319.63
Amount of MR Outstanding (10% of NDA)	12.94	31.96



3.6.2 PEDESTRIAN CONNECTIVITY

As generally shown on Figure 13: Open Space, a pedestrian pathway is proposed to be constructed along the north boundary of the Plan area within the Township Road 261 road allowance to connect with the existing pathway already constructed within the Township Road 261 road allowance on the west side of Range Road 290. No other pathways are proposed within the Conceptual Scheme area. This overall approach is consistent with the pedestrian strategy established by the adopted High Plains Conceptual Scheme which directs that linear open space (MR) be dedicated along the portions of Range Road 290 and 291 situated north of Twp Rd 261.

3.7 COMMUNITY SUPPORT SERVICES

3.7.1 FIRE RESPONSE

Fire response within the Plan area is expected to be provided from Fire Station No. 107 situated in East Balzac. The specific mechanism to provide fire response within the Plan area will be established at the subdivision stage.

3.7.2 POLICE RESPONSE

Police response will be provided by the RCMP Detachment in the City of Airdrie with support from the Rocky View County Community Peace Officers.

3.7.3 EMERGENCY RESPONSE

Emergency response will be accommodated by the 911 system with dispatch of ambulance service from EMS facilities located within the City of Airdrie and/or the City of Calgary.

3.7.4 SOLID WASTE MANAGEMENT

The developer shall prepare a Waste Management Plan at the subdivision stage to determine the specific methods of managing waste during the construction process.

The Business Lot Owner's Association will contract solid waste management within the Plan area to a qualified waste management service provider.

POLICIES

Policy 3.6.2.1

A pedestrian pathway shall be constructed by the developer at the subdivision stage within the Township Road 261 road allowance to extend the existing pathway along the north boundary of the Plan area which is already constructed on the west side of Range Road 290.

Policy 3.7.4.1

The developer shall prepare a Waste Management Plan at the subdivision stage, to the satisfaction of the County.

Policy 3.7.4.2

The Business Lot Owner's Association shall contract solid waste management services within the Plan area to a qualified waste management provider.

4.0

IMPLEMENTATION FRAMEWORK

4.1 PROPOSED LAND USE

Land use within the Plan area is expected to be assigned by Council in accordance with the Rocky View County Land Use Bylaw (C-8000-2020) as generally illustrated on Figure 14: Proposed Land Use and described as follows:

- The business industrial areas are expected to be designated Industrial, Heavy District (I-HVY).
- The Public Utility Lots (PULs) are expected to be designated Special, Public Service District (S-PUB).

POLICIES

Policy 4.1.1

Future land uses within the Plan Area are as generally illustrated on Figure 14: Proposed Land Use.

FIGURE 14: PROPOSED LAND USE



- - - - Conceptual Scheme Plan Area
- I-HVY: Industrial, Heavy District
- S-PUB: Special, Public Service District

4.2 FUTURE SUBDIVISION

Implementation of subdivision is expected to occur within the Plan area as generally illustrated on Figure 15: Proposed Subdivision and described as follows:

- Approximately fifteen (15) industrial lots ranging in size from \pm 18 ac.
- Dedication of public road ROW for internal subdivision roads and existing road ROW widening.
- Dedication of a Public Utility Lot (PUL) for a stormwater management facility.
- Dedication of a Public Utility Lot (PUL) for a sanitary lift station.
- Potential dedication of a Public Utility Lot (PUL) for a potable water booster station and/or a potable water booster station and reservoir (specific size and location to be determined at the subdivision stage).
- Payment of outstanding cash-in-lieu of land for Municipal Reserves (MR).
- Installation of required municipal and franchise infrastructure.

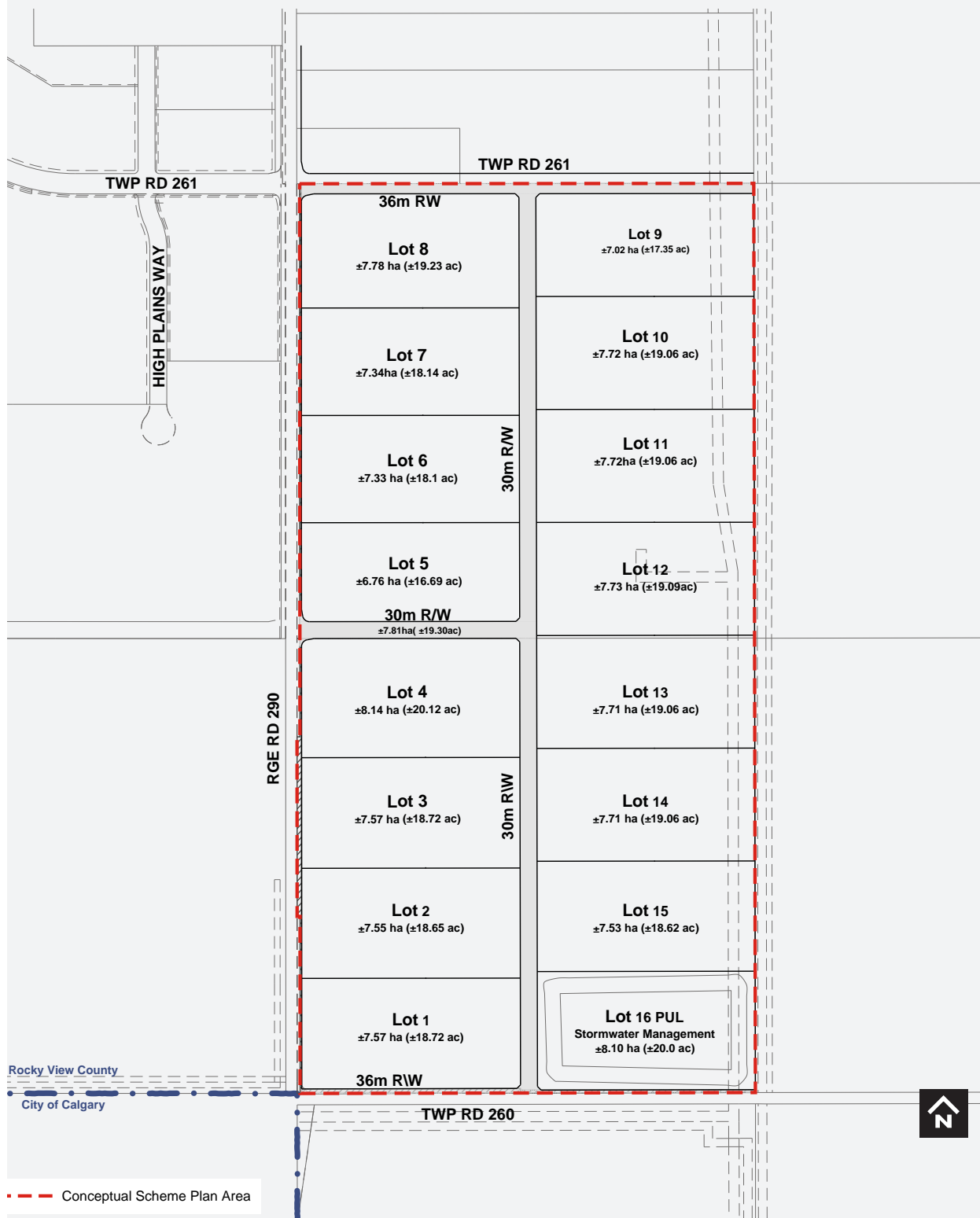
The development scenario illustrated by Figure 15: Proposed Subdivision is conceptual only. It is acknowledged that the specific number, size and configuration of industrial lots will be determined at the subdivision stage subject to the phasing program proposed by the developer, the availability of utility servicing and transportation infrastructure, and market demand.

POLICIES

Policy 4.2.1

Subdivision within the Plan area is expected to proceed as generally illustrated on Figure 15: Subdivision.

FIGURE 15: FUTURE SUBDIVISION



4.3 ANTICIPATED PHASING

Development within Plan area is expected to proceed from north to south in two (2) phases as generally illustrated on Figure 16: Anticipated Phasing.

Phase 1 is generally expected to include:

- Approximately eight (8) business lots situated in the north and central portions of the Plan area.
- A stormwater management facility in a Public Utility Lot (PUL) in the southeast corner of Plan area.
- A sanitary lift station in a Public Utility Lot (PUL) in the southcentral portion of the Plan area.
- A potential booster and/or booster and reservoir to be constructed in a Public Utility Lot (the specific size and location to be determined at the subdivision stage).
- Dedication of road rights-of-way and ROW widening (as required).
- Dedication of outstanding cash-in-lieu of municipal reserves (MR) outstanding for the Phase 1 area.

Phase 2 is generally expected to include:

- Approximately seven (7) additional business lots situated in the central and southern portions of the Plan area.
- Dedication of road rights-of-way and ROW widening (as required).
- Dedication of outstanding cash-in-lieu of municipal reserves (MR) outstanding for the Phase 2 area.

Notwithstanding, the anticipated phasing strategy described above, the developer may pursue an alternate phasing strategy without requiring an amendment to this Plan provided that appropriate infrastructure is provided to support the proposed subdivision phase.

POLICIES

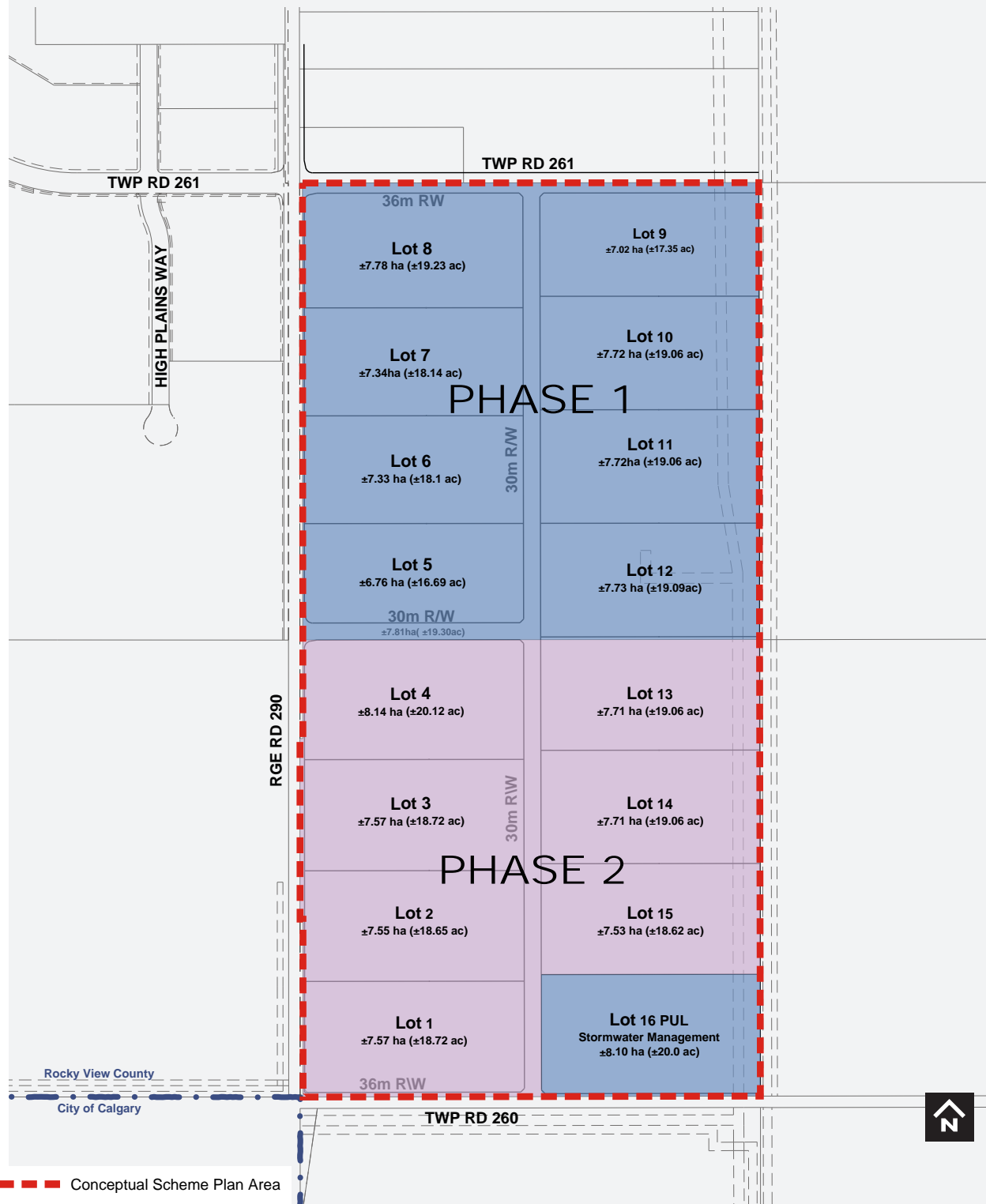
Policy 4.3.1

The development within the Plan area is expected to proceed in two (2) phases as generally illustrated on Figure 16: Anticipated Phasing.

Policy 4.3.2

The developer may develop the project with an alternate phasing program provided there is appropriate infrastructure available to support each development phase.

FIGURE 16: ANTICIPATED PHASING



4.4 ARCHITECTURAL CONTROLS

The Conceptual Scheme contemplates a master-planned industrial park that will be attractively designed, integrate with existing adjacent developments, and respect the County's Commercial, Office and Industrial Design Guidelines.

The specific type and scale of development anticipated within The High Plains East Industrial Park is expected to include buildings with a varying type, scale and intensity. However, in all cases, business development is expected to establish and maintain an attractive development form within the Plan area.

As part of the subdivision application for each phase of development, the developer shall prepare architectural guidelines to ensure the specific form of development within each phase maintains a cohesive built-form. The architectural guidelines to be prepared as part of each subdivision phase will establish specific design criteria to consider matters such as (but not limited to):

- Consistency of public realm design elements.
- Water conservation measures.
- Landscaping requirements.
- Entrance signage/feature requirements.
- Fencing.
- Lighting and Signage.
- Outside Storage and Screening.
- Rooftop Screening (for exposed mechanical and electrical treatments).
- Generalized building form & character (i.e. architectural theming).
- Appropriate articulation of building massing and treatment of facades, material finishing & colour and glazing with the objective on maintaining a coordinated design aesthetic along the public roadway frontages.
- Consistency with other existing business developments adjacent to the Plan area.

It is expected that the developer will assign the same or similar architectural controls within this Plan area as those established within the adjacent High Plains Industrial Park.

POLICIES

Policy 4.4.1

The developer shall establish Architectural Controls at the subdivision stage to coordinate industrial building design criteria such as massing, material finishing & colour, break of bulk massing, glazing, landscaping, and dark sky compliant exterior illumination.

4.5 THE BUSINESS LOT OWNER'S ASSOCIATION

The developer will establish a Business Lot Owner's Association (BLOA) at the subdivision stage. The purpose of the BLOA will be to manage a contract with a waste management provider and undertake other administrative and maintenance functions as required.

It is expected that the developer will include the new industrial lots developed within this Plan area as part of the existing High Plains Industrial Park Business Lot Owner's Association.

4.6 DEVELOPMENT PERMIT PROCESS

Future construction of buildings and related improvements within each lot shall occur as required by the County's Development Permit Process with regard for Section 4.4 Business Use Performance Standards and Section 4.7.5 Special Development Area #5 as described in the Balzac East Area Structure Plan, and the applicable provisions of the County's Land Use Bylaw.

POLICIES

Policy 4.5.1

A Business Lot Owner's Association shall be established at the subdivision stage for the purposes of managing a contract with a waste management provider and other duties as required.

5.0

MUNICIPAL POLICY ASSESSMENT

5.1 THE COUNTY PLAN, 2013

Rocky View County adopted a Municipal Development Plan (The County Plan) in October 2013. The County Plan includes the following vision statement:

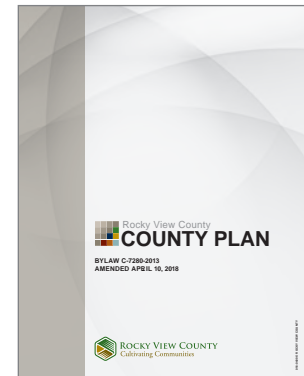
“Rocky View is an inviting, thriving and sustainable county that balances agriculture with diverse residential, recreational and business development opportunities”.

The County Plan establishes a series of planning principles which all future developments within the municipality are expected to consider including:

- Growth & Fiscal Sustainability
- The Environment
- Agriculture
- Rural Communities
- Rural Service
- Partnerships

The County Plan’s Business Policies are intended to facilitate non-residential development within identified regional business centres, highway business areas, and hamlets, with emphasis placed on facilitating new development within the regional business centres. In doing so, the County receives a significant return on its investment in municipal transportation and utility servicing infrastructure which directly enhances its non-residential assessment base in keeping with the County Plan’s fiscal and growth management objectives.

The High Plains East Industrial Park Conceptual Scheme proposes new business industrial land uses within an identified Regional Business Centre which is supported by the adopted Balzac East Area Structure Plan. As such, this Conceptual Scheme’s objectives are consistent with the County Plan’s growth management framework.

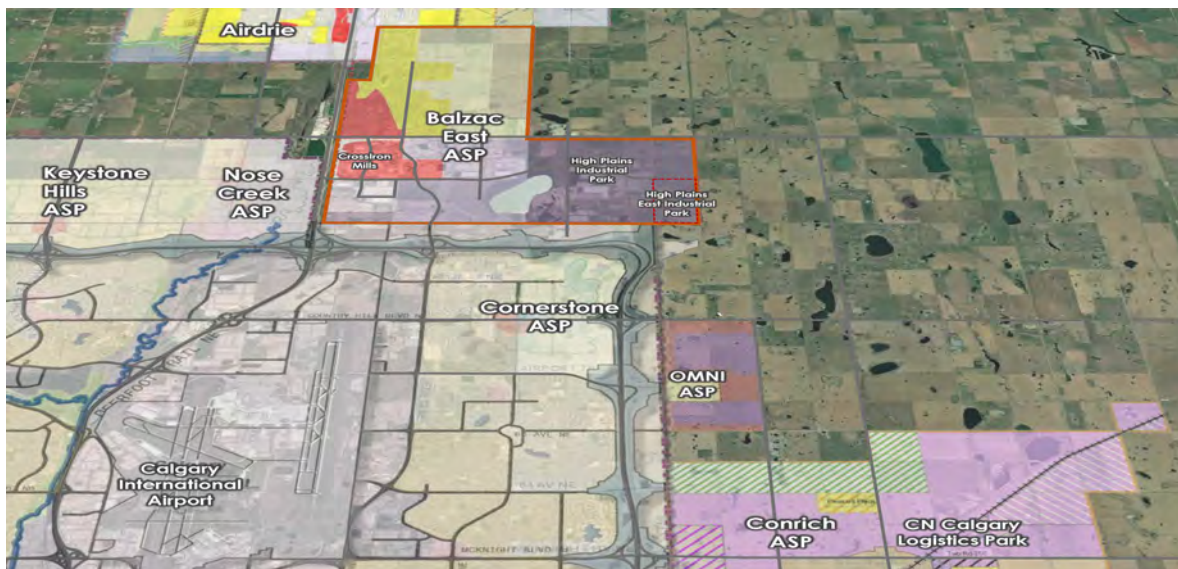
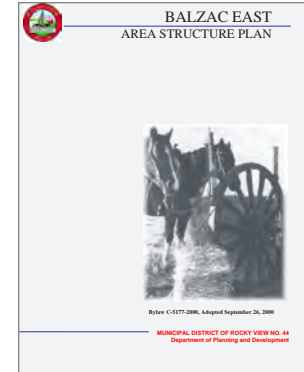


5.2 BALZAC EAST AREA STRUCTURE PLAN

The County adopted the Balzac East Area Structure Plan (BEASP) in 2000 with various Plan amendments approved over time to support ongoing developments within the Regional Business Centre. The ASP's business development strategy was purposefully crafted to accommodate a range of business developments situated within the noise exposure forecast (NEF) contour of the Calgary International Airport which are accessed by Highway 2 and Highway 566.

The Conceptual Scheme is situated within the far east portion of the BEASP boundary, within an area identified as "Special Development Area #5". According to Section 4.7.5 of the BEASP, this area is intended to accommodate developments requiring larger lots with a lower level of some municipal servicing. However, all development is required to connect with the County's water and wastewater infrastructure.

The High Plains East Industrial Park Conceptual Scheme is consistent with the development objectives of the Balzac East Area Structure Plan.



5.3 AGRICULTURAL BOUNDARY DESIGN GUIDELINES

The County adopted the Agricultural Boundary Design Guidelines to provide a simple tool to apply to proposed development to minimize potential land use conflicts that can occur when agricultural and non-agricultural uses are located adjacent to one another.

The guidelines provide a set of design considerations that can be incorporated at the subdivision and/or development permit stage.

It is acknowledged that the High Plains East Industrial Park Conceptual Scheme area is located directly west of agricultural parcels that are anticipated to remain as such for the foreseeable future. Therefore, it is important to establish design expectations that can be implemented to reasonably mitigate the potential for land use conflicts between the existing agricultural and future business land uses.

As illustrated on Figure 17: Agricultural Design Guideline Considerations, certain design considerations will be applied as the Project builds out to respect the intent of the Design Guidelines summarized as follows:

- The location and configuration of the stormwater management facility and sanitary lift station (PULs) will maintain a suitable buffer for agricultural lands directly south and east of the Plan area.
- The alignment of Township Road 260 and the existing utility rights-of-way on the adjacent lands will maintain a suitable buffer for agricultural lands directly south of the Plan area.
- The alignment of Township Road 261 will maintain a suitable buffer for agricultural lands directly north of the Plan area.
- The north to south alignment of the gas pipeline within the eastern portion of the Plan area will limit opportunity for construction of buildings, which will soften the transition between industrial and agricultural developments.
- The location and configuration of the “temporary irrigation area” will maintain a suitable buffer for agricultural lands directly east and northeast of of the Plan area.
- The developer will ensure the mutual property boundary line is appropriately landscaped and fenced in accordance with the requirements of the Land Use Bylaw C-8000-2020.

POLICIES

Policy 5.3.1

The developer shall consider the application of the County's Agricultural Design Guidelines at the development permit stage.

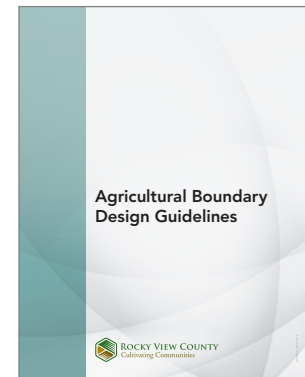
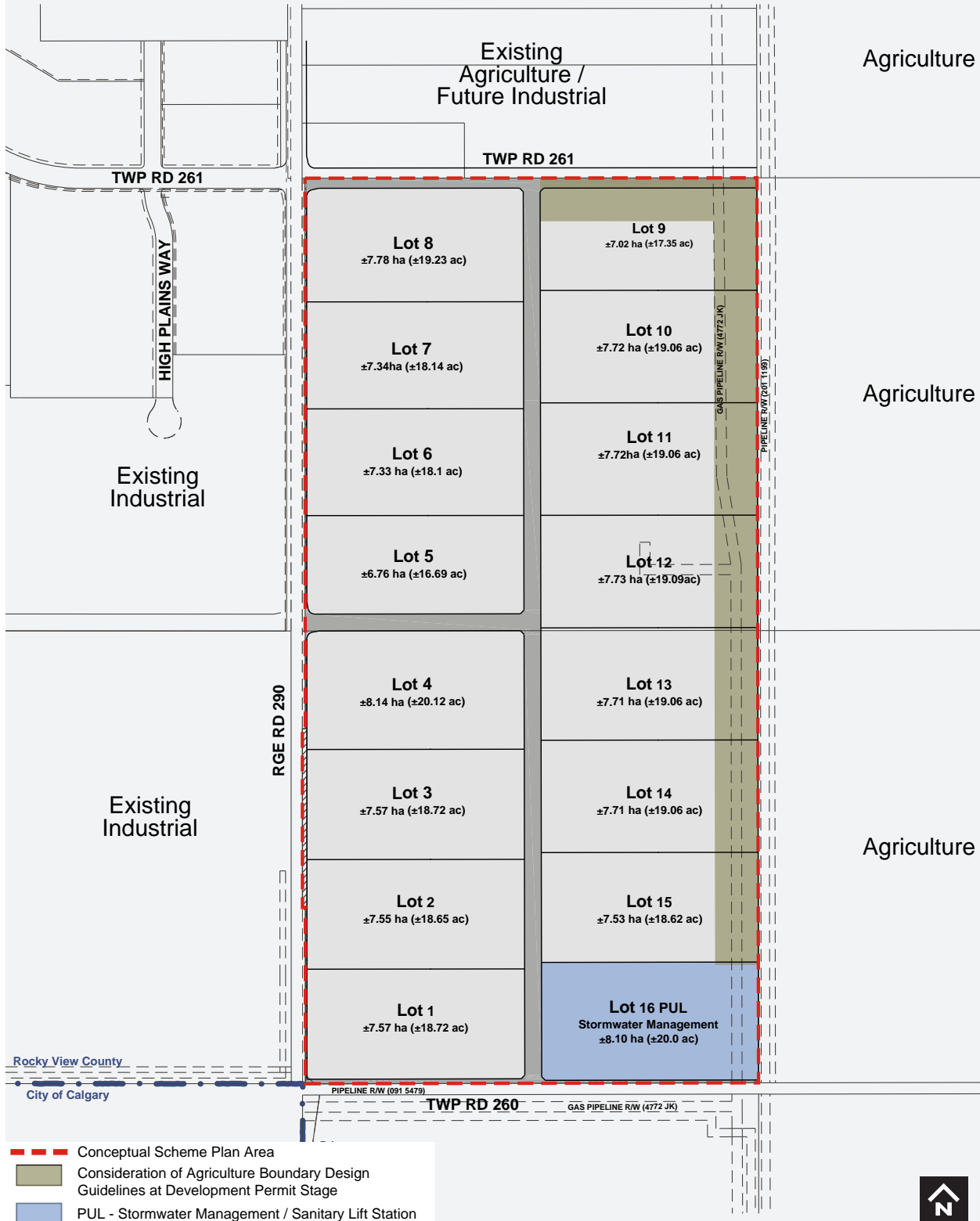


FIGURE 17: AGRICULTURAL BOUNDARY DESIGN GUIDELINES CONSIDERATIONS



5.4 ROCKY VIEW COUNTY / CITY OF CALGARY INTERMUNICIPAL DEVELOPMENT PLAN, 2012

The boundary of this Conceptual Scheme is situated within the Policy Area referenced by Map 1 of the Rocky View County / City of Calgary Intermunicipal Development Plan, 2012. As such, the City's administration was circulated copy of the draft proposal and given opportunity to provide referral comments accordingly. The City expressed specific concerns relative to the provision of transportation infrastructure and future transit service which are addressed in Section 3.3 of this Conceptual Scheme.

5.5 CALGARY METROPOLITAN REGION BOARD INTERIM GROWTH PLAN, 2018

The Calgary Metropolitan Region Board (CMRB) adopted an Interim Growth Plan (IGP) on October 18, 2018. The IGP provides guidance on land-use, population and employment growth, and infrastructure planning related to matters of regional significance on an interim basis in the Region, prior to the approval and implementation of the long-term Growth and Servicing Plans. The policies of the IGP apply to the development, evaluation, and approval of new statutory plans and/or amendments to existing statutory plans. It is noted that this Conceptual Scheme was prepared pursuant to the policy framework of the existing adopted Balzac East Area Structure Plan (Bylaw C-5177-2000). As such, the policies of the CMRB's IGP do not apply to this proposal.

6.0

COMMUNITY CONSULTATION

The proponent of The High Plains East Industrial Park Conceptual Scheme is committed to consulting with the adjacent landowners and key local/regional stakeholders to share details relative to this proposed development in accordance with the following principles:

- To ensure stakeholders are identified and included in the application review process.
- To generate awareness about the Conceptual Scheme and provide opportunity for stakeholders to provide input.
- To present preliminary development plans for the development prior to seeking approval of same by the County.
- To solicit and record concerns from stakeholders and address them during the Conceptual Scheme review process.
- To ensure stakeholders are kept informed of the Plan's progress.

Prior to submitting the application to the County administration for processing and review, plans for the development were shared with all landowners with parcels situated within the Conceptual Scheme area. Additionally, the developer's representatives contacted all adjacent landowners to provide details about the proposal. Likewise, public notice signs were posted on the property along the Range Road 290 and Township Road 260 roadway frontages.

Given the public health limitations for in person engagement caused by the COVID19 pandemic, the developer decided not to host an in-person community information session instead relying on the prior contact with the adjacent landowners and the County's circulation process to facilitate public consultation in support of this proposal.

SUPPORTING TECHNICAL REPORTS (SUBMITTED UNDER SEPARATE COVER)

- 1) Phase One Environmental Site Assessment for Lot 2, Block 1, Plan 051 3574, GHD, December 2020
- 2) Phase One Environmental Site Assessment for Pt. NW 6-26-28-W4M, GHD, April 2021
- 2) Geotechnical Investigation, McIntosh Lalani, March 2021
- 3) Biophysical Impact Assessment, Westhoff Engineering Resources Inc., May 2022
- 4) Transportation Impact Assessment, Bunt & Associates, January 2022
- 5) Staged Master Drainage Plan, Westhoff Engineering Resources Inc., May 2021
- 6) Utility Servicing Design Brief, CIMA+, November 2021



HIGH PLAINS EAST
INDUSTRIAL PARK
CONCEPTUAL SCHEME



**PLANNING
GROUP**