ROCKY VIEW COUNTY

BYLAW C-8343-2022

A bylaw of Rocky View County, in the Province of Alberta, to adopt the Westcon Business Park Conceptual Scheme.

The Council of Rocky View County enacts as follows:

Title

1 This bylaw may be cited as *Bylaw C-8343-2022*.

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 Westcon Business Park Conceptual Scheme Bylaw C-8343-2022 be adopted as detailed in Schedule 'A' attached to and forming part of this Bylaw .

Effective Date

4 Bylaw C-8343-2022 is passed and comes into full force and effect when it receives third reading and is signed in accordance with the *Municipal Government Act*.

ROCKY VIEW COUNTY

READ A FIRST TIME this _____ day of _____, 20__

PUBLIC HEARING HELD this _____ day of _____, 20__

READ A SECOND TIME this _____ day of _____, 20__

READ A THIRD AND FINAL TIME this _____ day of _____, 20__

_____
Mayor

_____
Chief Administrative Officer

_____
Date Bylaw Signed

ROCKY VIEW COUNTY

SCHEDULE 'A'

FORMING PART OF BYLAW C-8343-2022

A Conceptual Scheme affecting the area within NW-31-24-28-W04M, referred to as the "Westcon Business Park Conceptual Scheme".

WESTCON BUSINESS PARK CONCEPTUAL SCHEME

JUNE 2022

Westcon
GATEWAY

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Westcon GATEWAY

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Section 1.0

Introduction

1.1 PLAN AREA OWNERSHIP

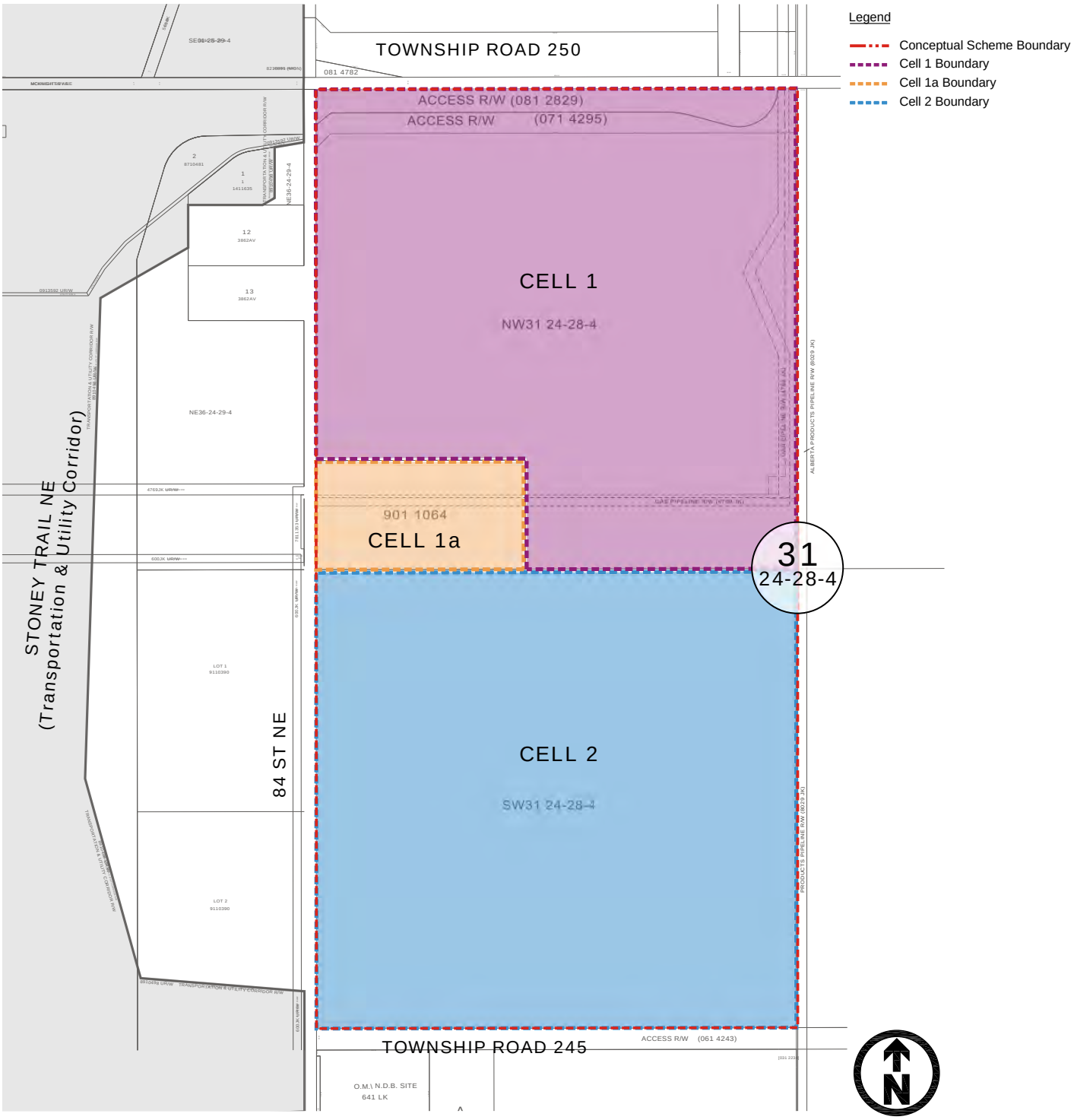
As per the Certificates of Title, the subject lands include +/- 129.4 ha (+/- 320 ac) contained within the NW and SW of 31-24-28-W4M.

As per the Certificates of Title (please refer to **Appendix A**), the subject lands include +/- 129.4 hectares (+/- 320 acres) contained within the NW and SW of 31-24-28-W4M. The Plan Area contains three (3) proposed development cells that correspond with ownership as illustrated on **Figure 1: Conceptual Scheme Boundary and Development Cells** and as described as follows:

CELL 1	418125 Alberta Inc. (Gurdit and Surinder Bhullar)	NW 31-24-28-W4M
CELL 1	Government of Alberta	Access R/W 0812829, within NW 31-24-28-W4M
CELL 1A	Alnoor and Shellina Velji	Lot 1 Plan 9011064
CELL 2	Lansdowne Equity Ventures Ltd.	SW 31-24-28-W4M

The owners of Cell 1 and 1A are herein referred to as 'the developer.' Additionally, 'Cell 1,' includes Cell 1A, unless otherwise noted.

FIGURE 1 | CONCEPTUAL SCHEME BOUNDARY AND DEVELOPMENT CELLS



1.2 THE PURPOSE OF THIS CONCEPTUAL SCHEME

This Local Plan, or Conceptual Scheme, is consistent with the vision and objectives of the Conrich Area Structure Plan (ASP).

The plan area boundary for 'Local Plan B' have been established as shown in Map 12: Local Plans of the ASP. "Local Plan B' is one of the three future plans identified along 84 Street NE adjacent to the City of Calgary as part of the approved Conrich Area Structure Plan. The Conceptual Scheme guides future development within the Plan Area and addresses municipal policy, site opportunities and constraints, land use, transportation and servicing matters.

Local plans must address the requirements for preparing a conceptual scheme as identified in the County Plan (Section 29 and Appendix C). The Conceptual Scheme included a public consultation process for local landowners, stakeholders and the general public. This Conceptual Scheme complies with Rocky View County's Land Use Bylaw and Commercial, Office and Industrial Design Guidelines.

The conceptual scheme is based upon the vision and policy directions provided in the Conrich ASP. The developer participated in the public consultation process during the preparation of the Conrich ASP. The development concept reflects the intent and direction envisioned for the subject lands and contributes to the development of the larger area as a dynamic residential-industrial-commercial hub within Rocky View County. This local plan has been designed to maximize opportunities to serve truck traffic travelling to the business and industrial areas in Conrich and to serve residents with local commercial uses as well.

Detailed policy is contained within this document with regards to the NW 31-24-28 W4M (identified as Cell 1). The Conceptual Scheme requires a future amendment and additional Appendices to further describe development within the SW 31-24-28 W4M (Cell 2) as plans develop.

POLICIES

1.2.1 The policies of this Plan apply within the Conceptual Scheme area as illustrated on **Figure 1: Conceptual Scheme Boundary and Development Cells.**

1.2.2 The Conceptual Scheme outlines a preliminary land use strategy for the SW 31-24-28 W4M (Cell 2). The landowner of this quarter section shall be required by Rocky View County to provide greater detail in a future amendment to this plan should they choose to develop the property.

1.3 CONCEPTUAL SCHEME OBJECTIVES

This Conceptual Scheme (CS) is intended to:

- Summarize a baseline review of existing conditions within the Plan Area to describe features such as topography, waterbodies, existing improvements to the land, existing servicing and transportation infrastructure, oil and gas facilities and any other consideration that may be a constraint to development.
- Establish policy for the development of a comprehensively planned business development area that includes industrial and commercial land uses.
- Identify the type and location of both off-site and on-site transportation improvements required.
- Identify the type and location of both off-site and on-site water and wastewater servicing improvements required.
- Establish a strategy to manage stormwater within the Plan area in accordance with the stormwater management plan.
- Ensure the provision of recreation amenities within the Plan area in accordance with municipal policy.
- Ensure appropriate levels of fire and protective services can be provided to the Plan area.
- Facilitate implementation of the land use concept with tools such as:
    - *Development phasing;*
    - *Architectural guidelines;*
    - *Landscaping, screening and buffering;*
    - *Site development controls;*
    - *Weed management;*
    - *Construction management; and*
    - *Sediment and erosion control;*
- Establish policies to ensure the collection the County's Transportation Off-site Levy, Water/Wastewater Off-site Levy and other applicable Infrastructure Cost-Recoveries.
- Align with Rocky View County's Planning Framework, including the County Plan (Municipal Development Plan) and Conrich Area Structure Plan (ASP).

Section 2.0

Plan Area Description

2.1 REGIONAL CONTEXT

As illustrated on **Figure 2: Regional Context**, the subject lands are bound by Twp Rd 250 (McKnight Boulevard) to the north and 84 Street NE to the west.

The Plan area is situated +/- 2.4 km (1.5 mi) west of the Hamlet of Conrich and adjacent to the City of Calgary boundary, along 84th Street NE. Recently approved developments in the region include the OMNI ASP, located to the north of the Conrich ASP in Rocky View County, which contains future large format commercial and residential development. A future development west of OMNI in the City of Calgary known as the East Stoney ASP will accommodate a future residential community.

The CN intermodal railway facility is located approximately three miles east north of Twp Rd 250. This facility consists of lands designated for industrial development (warehousing). Lands to the south, east and northeast are predominantly un-fragmented agricultural areas designated for industrial use in the ASP. The quarter section located to the north across Twp Rd 250 is designated Highway Business Transition. Residual lands in the City between Stoney Trail and 84 Street NE are designated for future urban development and contain assorted interim uses such as storage and an auction mart.

FIGURE 2 | REGIONAL CONTEXT

2.2 84 STREET NE STUDY

As an outcome of discussion between the City of Calgary and Rocky View County as part of various planning processes along 84 Street NE, including that of the Conrich Area Structure Plan, it was decided that a joint study was necessary to determine how to best accommodate development in the larger area through appropriate realignment of 84 Street NE, being the boundary road between the two municipalities. The study area extends from north of Highway 1 to Country Hills Boulevard/Highway 564. Key intersections were selected for analysis including the 84 Street NE/Twp Rd 250 intersection. The study identified several options which have been presented for public consideration. To date, the Study has yet to be approved by the municipalities. The Land Use Concept provides for the realignment of 84 Street through the plan area and a temporary all-directional intersection with Township Road 250.

2.3 LOCAL CONTEXT

The 'Hamlet of Conrich' is located at the corner of Twp Rd 250 and Rge Rd 284, which is the centre of the larger community of Conrich as defined by the boundary of the ASP. Conrich consists of a private school, residential uses, a service station, industrial uses and rural/agricultural uses. **Figure 3: Conrich Community Context**, illustrates the location of the Meadow Ridge Estates and Cambridge Park neighbourhoods. Residential development in the Buffalo Hills neighbourhood is permitted to begin development in the short term. The Calgary Logistics Park in the northeast portion of the community has led to many changes in the area and has created an environment conducive to complementary industrial and business services.

The Conrich Area Structure Plan (ASP) was approved in December 2015 by Rocky View County Council and was amended by MGB order 020/17 in May 2017. A Memorandum of Agreement was signed between the City of Calgary and Rocky View County which addresses matters related to 84 Street NE including the requirements and boundaries for the 84 Street NE Local Plans. The CS lands are identified as Highway Business/Industrial on the north portion (Cell 1) and Industrial on the south portion (Cell 2).

2.4 EXISTING DEVELOPMENT

As illustrated on **Figure 4: Existing Site Conditions**, the Plan area is largely undeveloped and includes predominantly agricultural cultivated lands and pasture. Cell 1a, a 16 acre parcel, contains a residence and yard with a telecommunications tower. Cell 1a is serviced by a well and private sewage treatment system, and accessed from 84 Street NE. It is expected that the existing building will be removed as the lands are developed as per the land uses contemplated by this CS. An existing right of way directly south of Twp Rd 250 contains the current 'service road' extension of 84 Street NE and is owned by Alberta Infrastructure and Alberta Transportation. It is anticipated that when 84 Street NE is realigned to its future configuration through the plan area that the existing 'service road' will be closed and the land consolidated with adjacent lands to support future development in accordance with the conceptual scheme land use concept.

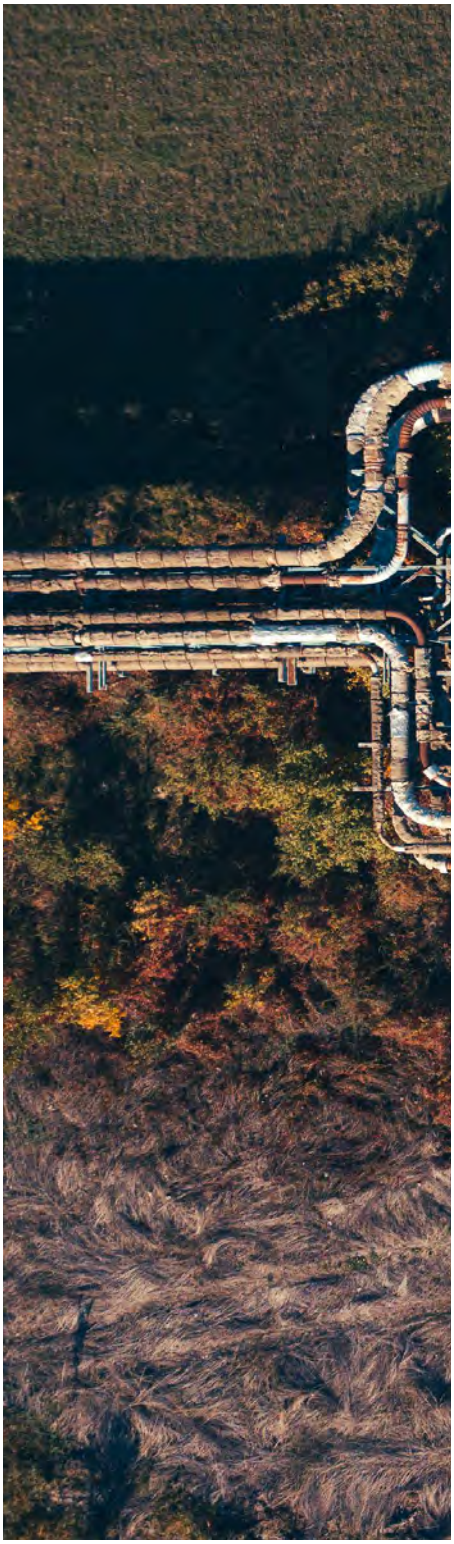
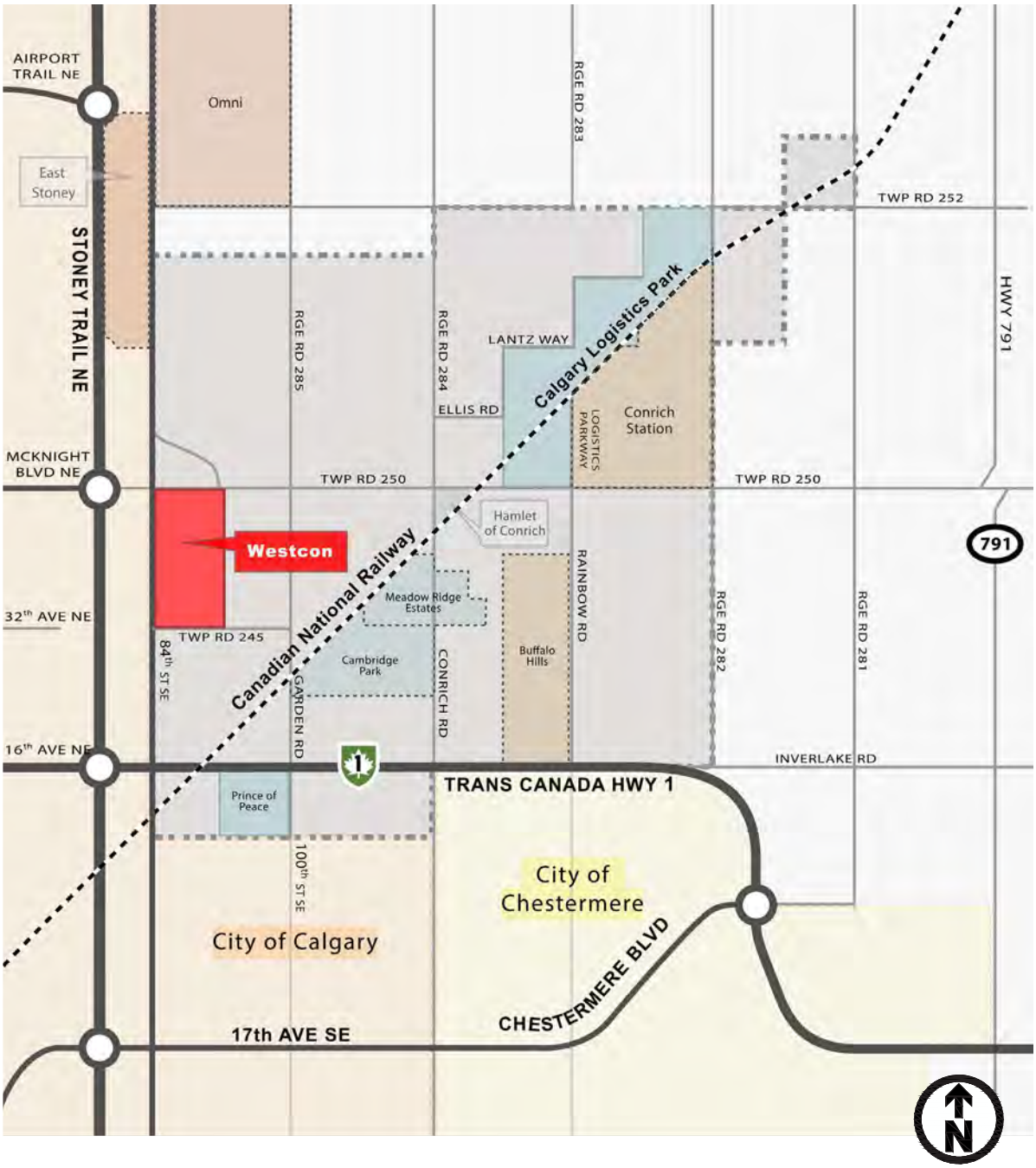


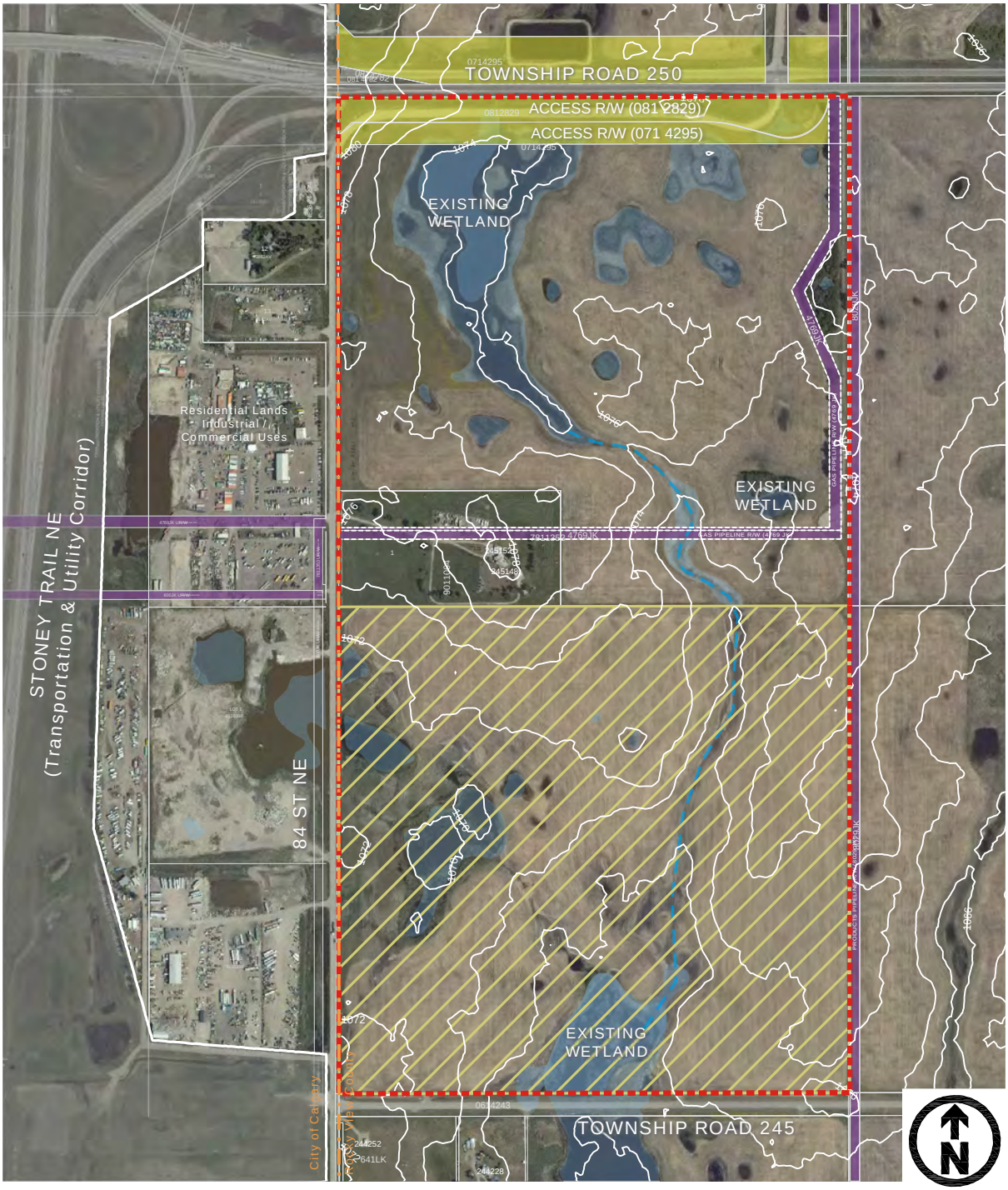
FIGURE 3 | CONRICH COMMUNITY CONTEXT



Legend

- Conceptual Scheme Boundary
- Conceptual Scheme Boundary
- Conrich ASP Boundary
- Master Site Development Plan

FIGURE 4 | EXISTING SITE CONDITIONS



Legend

- Conceptual Scheme Boundary
- Existing Drainage
- Existing Access ROW
- Existing Pipelines
- Existing Wetlands
- Phase 2: Future Development

2.5 PIPELINE RIGHTS-OF-WAY AND WELL SITES

The Plan Area and adjacent lands include several rights-of-way containing abandoned and discontinued pipeline and facility infrastructure once used to convey sour gas, fuel gas and miscellaneous liquids. The locations of all petroleum wells and pipelines (abandoned and operating) in the local plan area were identified using AbaData and provincial databases as indicated on **Figure 4: Existing Site Conditions. Table 1: AER Pipeline Information Current to June 30, 2021** contains the pipelines found within NW 31-24-28W4M.

Table 1: AER Pipeline Information Current to June 30, 2021

AER Licence/Line #	Status	Substance	Company	ROW Plan #
6099-7	Abandoned	Fuel Gas	CNOOC	4769JK
6099-8	Discontinued	Fuel Gas	CNOOC	4769JK
6100 - 37	Abandoned	Sour Gas	CNOOC	4769JK
14621-1	Abandoned	Miscellaneous Liquids	CNOOC	4769JK
14621-2	Abandoned	Miscellaneous Liquids	CNOOC	4769JK
23839-22	Abandoned	Sour Gas	CNOOC	4769JK
23839-23	Discontinued	Sour Gas	CNOOC	4769JK
23839-24	Discontinued	Sour Gas	CNOOC	4769JK
7634-180	Abandoned	Low Vapour	APPL	8029JK
7634-181	Discontinued	Low Vapour	APPL	8029JK
7634-208	Discontinued	Low Vapour	APPL	8029JK

Pipelines within Right-of-Way Plan 4769JK, which extends both west-east and north-south, are owned by CNOOC Petroleum North America ULC. Of these pipeline segments, five are abandoned, and three were discontinued. A pipeline within Right-of-Way Plan 8029JK that contained low vapour, sweet product (refined products such as gasoline, diesel and jet fuel) was discontinued in 2020. This pipeline is owned by Alberta Products Pipe Line Ltd and requires either a crossing or proximity agreement for development within a 30 metre setback.

The Plan Area also contains a junction site (J08B)

» *This Pipeline Valve Site is a Level 1 sour gas facility, with a setback requirement of the pipeline right-of-way*

» *The Junction site is accessed from Twp Rd 250 through a surface lease for an access road which is delineated by a survey plan.*

Consultation with CNOOC Petroleum North America in September 2020 indicates that all their infrastructure assets within the Plan Area are no longer required and are moving towards abandonment/reclamation. CNOOC will work with the developer of the Westcon Business Park to facilitate the abandonment/reclamation process, removal of infrastructure, and discharge of land encumbrances. Coordination of infrastructure removal and reclamation will occur at the development stage.

POLICIES

2.5.1 The developer of the Westcon Business Park shall coordinate with the owner/operator of the oil and gas infrastructure to ensure abandonment, removal of infrastructure, and reclamation of the land, prior to development of plan area.

2.5.2 Cell 2 may be affected by APPL Right-of-Way-Plan 8029JK pipeline infrastructure. The future evaluation of setbacks and their impact on Cell 2 shall be required as a future Amendment to this plan.

2.6 EXISTING ACCESS

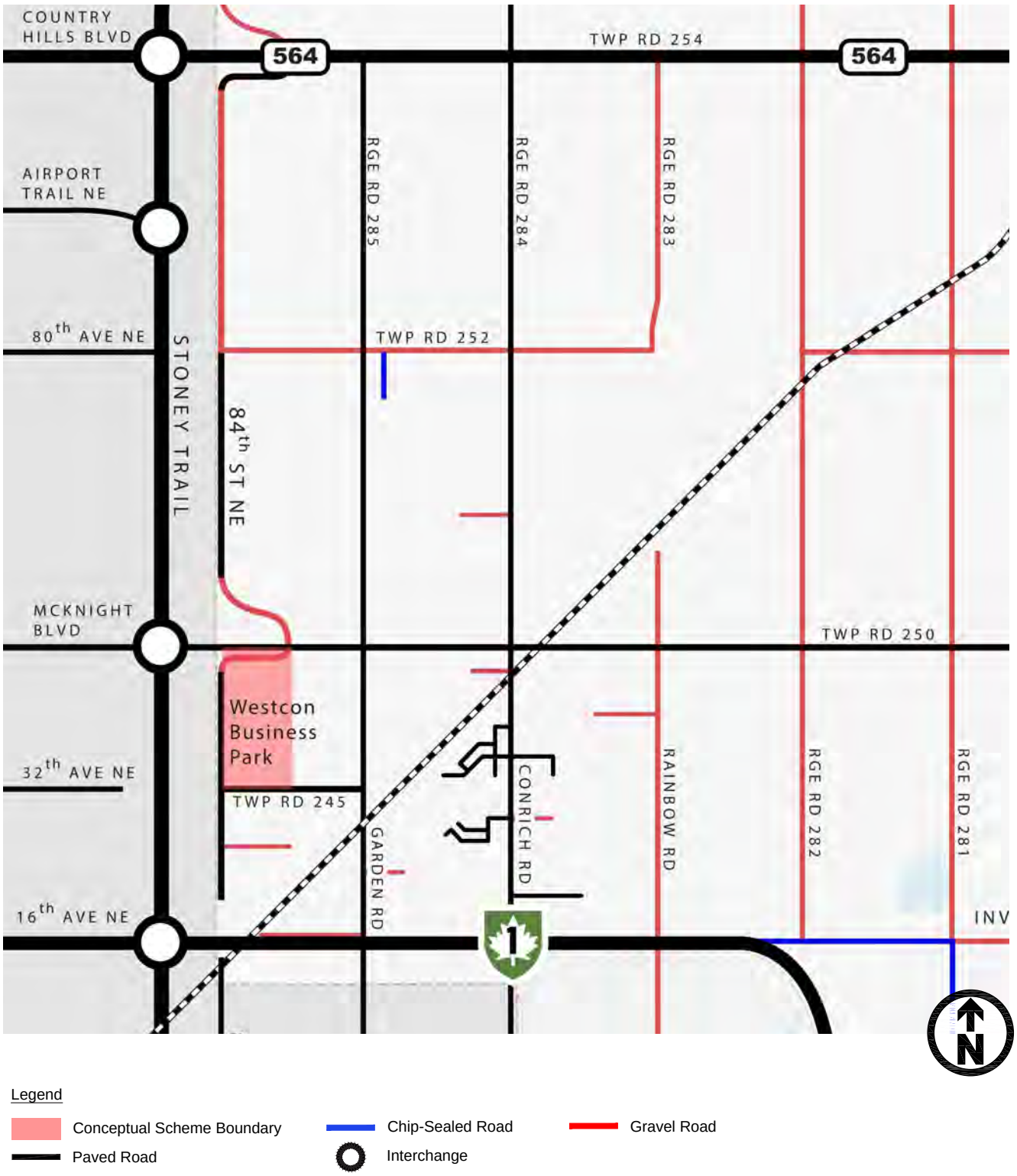
As illustrated on **Figure 5: Existing Transportation Conditions**, the Plan Area is accessed from:

- Twp Rd 250 - a four-lane, divided, roadway with a paved surface treatment;
- 84 Street NE - a gravel east-west 'service road' (right of way plan 081 2829 and access right-of-way 071 4295) which transitions into a north-south two-lane paved road along the western portion of the Plan Area with a paved surface treatment; and
- Twp Rd 245 - a 2 laned paved surface roadway.

The realignment of 84 Street NE is a key component of the proposed transportation system that will determine access into the Plan Area. The 84 Street NE/Twp Rd 250 intersection is currently located at grade and crosses a four-lane divided portion of Twp Rd 250 with no traffic lights. The site has excellent exposure to traffic exiting and entering the Stoney Trail/McKnight Boulevard interchange within the City of Calgary approximately half a mile to the west. Twp Rd. 250 becomes an undivided road closer to the hamlet site to the east.

Regionally, Stoney Trail is well connected to Highway 1, McKnight Boulevard/Township 250 and Country Hills Boulevard/Highway 564.

FIGURE 5 | EXISTING TRANSPORTATION CONDITIONS



2.7 ARCHAEOLOGICAL CONSIDERATIONS

Current use of the Plan Area is primarily for agricultural purposes and is cultivated. Cell 1a contains a residence and is therefore disturbed. In support of this Conceptual Scheme, an application for Historical Resource Clearance was submitted to the Province for Cell 1 containing approximately +/- 136 acres in the NW-31-24-28-W4M. Clearance was granted in June 2015. No Historical Resource Impact Assessment or further work is required. An application for Historical Resource Clearance for Cell 1a (Plan 9011064 Lot 1) was submitted on November 12, 2019 and approved on December 16, 2019.

POLICIES

2.7.1 A application for Historical Resources Act clearance for Cell 2 (SW 31) is required and shall be completed as a future Appendix to this plan.

2.8 TOPOGRAPHY & SURFACE DRAINAGE

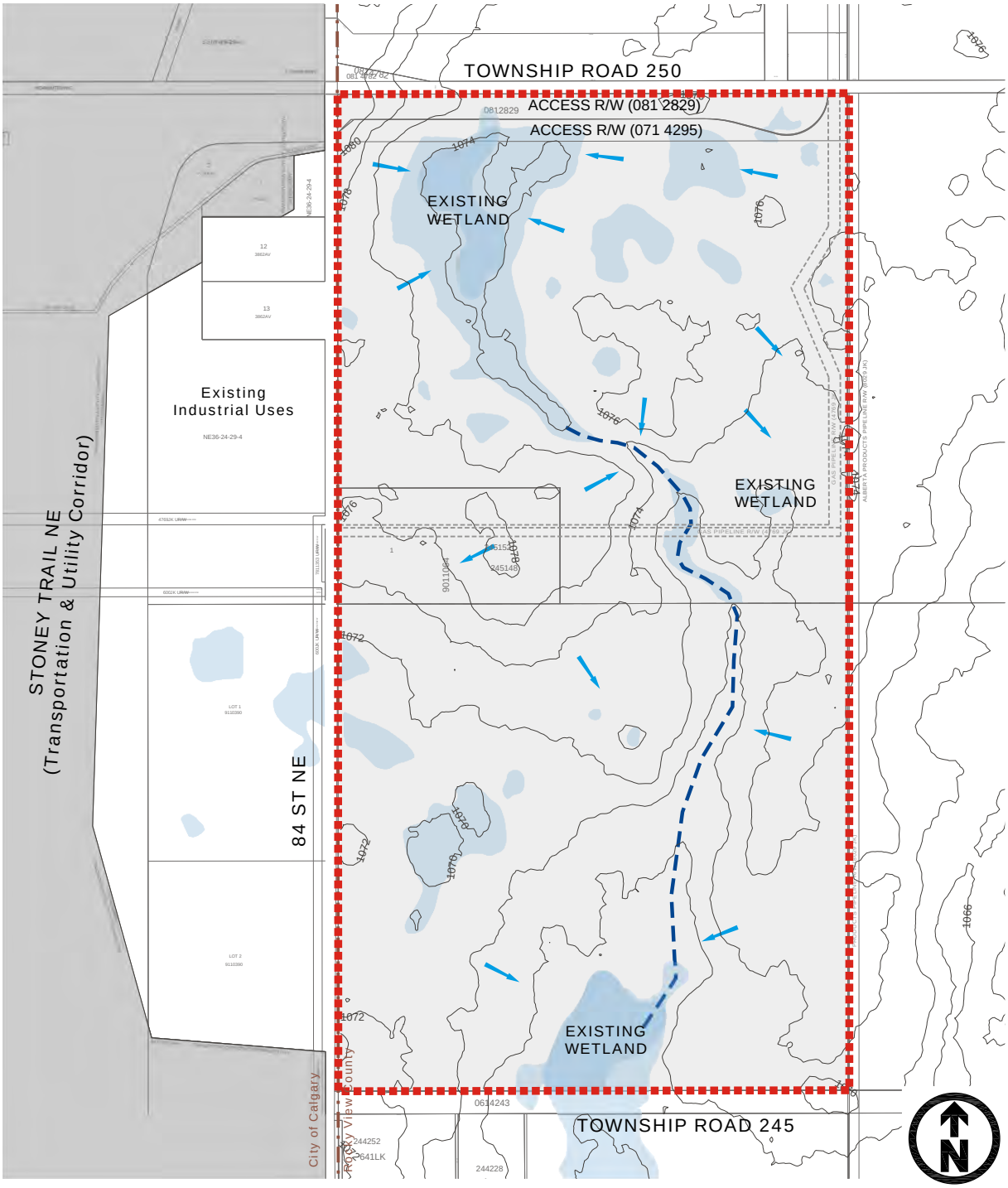
As illustrated on **Figure 6: Topography & Surface Drainage**, the Plan area includes gently undulating topography that generally slopes across the site from the northwest towards the southeast. The Plan area is relatively flat.

The Conrich Master Drainage Plan completed by MPE Engineering contains an overview of the current drainage for the ASP area. The ASP drains southward toward Highway 1 (to the Western Headworks Canal), directly into Chestermere Lake via the Rainbow Falls underdrain. The remaining northeast portion of the ASP drains to the southeast towards the Western Irrigation District B/C Canal (MPE Engineering Ltd. 2014).

POLICIES

2.8.1 A detailed assessment of topography and stormwater management for Cell 2 (SW 31) is required and shall be completed as a future Appendix to this Plan.

FIGURE 6 | TOPOGRAPHY & SURFACE DRAINAGE



Legend

- Conceptual Scheme Boundary
- Existing Drainage
- Existing Wetlands
- Existing Surface Flow Direction

2.9 BIOPHYSICAL CONDITIONS

Most of the Plan area has been previously disturbed in support of agricultural activities. As part of this Conceptual Scheme, the landowners in development Cell 1 prepared a biophysical inventory to establish the type, location, classification and extent of wetland features.

OVERALL REGULATORY APPROVALS PROCESS

The Biophysical Impact Assessment (BIA) regulatory approval process includes municipal and provincial review and/or approval from the following regulatory departments:

- Rocky View County (RVC);
- Public Lands – Crown Claimability for permanent waterbodies; and
- Water Act approvals team.

BIOPHYSICAL IMPACT ASSESSMENT (BIA)

The following is a brief outline of the biophysical information required to satisfy the requirements for a BIA:

- description of the natural region;
- hydrology;
- historical disturbance and land use;
- plant communities;
- wildlife;
- wetlands and drainages;
- wetland functional assessment - ABWRET;
- rare plants and rare ecological communities;
- environmentally significant areas and aquatic environmentally significant areas;
- identification of impacts from the proposed development;
- mitigation strategies and recommendations; and
- residual and cumulative effects.

WATER ACT APPLICATION

The presence of wetlands within the Project Site triggers the provincial regulatory application and approval process under the Water Act. A Water Act application is required whenever development is proposed that overlaps or is adjacent to wetlands. The Alberta Wetland Assessment and Impact Report Directive (Alberta Environment and Parks 2017) provides the wetland inventory requirements for Water Act applications:

- identify and delineate wetlands with reference to the Alberta Wetland Identification and Delineation Directive;
- classify wetlands in accordance with the Alberta Wetland Classification System (AWCS);
- provide results of the relative value assessment computed by the Province based on data collected through the Alberta Wetland Rapid Evaluation Tool – Actual (ABWRET-A); and
- conduct species-specific field surveys to record species occurrence

ALBERTA WETLAND CLASSIFICATION SYSTEM (AWCS)

Identified wetlands are classified with reference to the Alberta Wetland Classification System (AWCS). The AWCS incorporates and merges information from existing wetland classification systems tailored specifically for wetlands in Alberta. Wetlands are subdivided into types based on biological, hydrological or chemical attributes (Alberta Environment and Sustainable Resource Development 2015).

The AWCS wetland classes are:

- Bog (B)
- Fen (F)
- Marsh (M)
- Shallow Open Water (W)
- Swamp (S)

ALBERTA WETLAND RAPID EVALUATION TOOL (ABWRET)

Under the Water Act there is a new Wetland Policy, which includes a new process in evaluating wetlands. This process includes a wetland functional assessment called ABWRET. The ABWRET data is collected on all wetlands and submitted to the Province for a wetland value rating. This rating determines the Value of Wetland Replacement (what was previously referred to as compensation for wetlands). The table below provides the replacement ratios in conjunction with the wetland value rating. The evaluation helps the applicant and province to determine an appropriate mitigation plan for the wetland(s).

THE WETLAND REPLACEMENT MATRIX					
		VALUE OF REPLACEMENT WETLAND			
Value of Lost Wetland		D	C	B	A
	A	8:1	4:1	2:1	1:1
	B	4:1	2:1	1:1	0.5:1
	C	2:1	1:1	0.5:1	0.25:1
	D	1:1	0.5:1	0.25:1	0.125:1

The value rating received from the Province is reported in the BIA indicating which wetlands are proposed to be avoided, minimized or replaced.

The Water Act application will include the following:

- BIA;
- wetland minimization proposal;
- wetland replacement proposal;
- rare plant and rare ecological mitigation plan; and
- any additional information requested by the Province.

As part of the Water Act approval process, the application will need to be submitted in tandem with the Environmental Protection and Enhancement Act (EPEA) application.

A Biophysical Inventory (BIA) was initially prepared in 2015 to describe the existing biophysical conditions within the Project Site and support the development of a land use concept for the Conceptual Scheme. This BIA was also prepared to meet provincial data requirements for wetlands. As referenced under the Alberta Wetland Policy and associated Directives, follow-up inventory and assessment work is required every three years. Therefore, follow-up field checks and reporting were conducted in 2018. The updated data compiled in the inventory was used in preparing the BIA to meet Rocky View County's 2013 Servicing Standards. Once the BIA is finalized and approved by RVC a Water Act application can be submitted to Alberta Environment and Parks.

FIGURE 7 | WETLANDS

Legend
- Project Site
- Temporary
- Seasonal
- Semi Permanent
- Wetlands

Cell 1 and 1a (NW-31-24-28-W4M and Plan 9011064 Lot 1) contain a total of 16 identified wetlands as shown on **Figure 7: Wetlands**. An additional ten wetlands are identified in Cell 2 and the City of Calgary residual lands. Cell 1 and Cell 1a wetlands are marshes and range from temporary to semi-permanent types. The total wetland area for the entire Project Site is 11.87 ha (29.33 ac). All the wetlands have been impacted through cultivation. Some wetlands were cultivated with limited wetland vegetation present. It is anticipated that the wetlands in Cell 2 and those in the City residual land have also been subject to similar levels of disturbance. These wetlands cover approximately 6.47 ha (15.99 ac). However, field delineations would be required for final wetland area confirmation.

Certain wetlands in Cell 1 and 1a have been further impacted with structures such as culverts. Wetland 1 receives water through a culvert under Township Rd 250 and 84 Street NE. Wetland 15 receives water from a culvert installed under the oil and gas access road. Wetland 13 has been impacted by road construction associated with Stoney Trail. The new 'service road' to 84 Street NE may have increased runoff and caused some impoundment at Wetland 13.

A small drainage course has been identified within the Project Area, connecting Wetlands 1 and 17 and has been classified as ephemeral drainage. This drainage is part of a regional conveyance system constituting the upper end of the Cooperative Stormwater Management initiative (CSMI). The drainage running through Wetland 17 likely extends south towards Wetland A. There may also be a small drainage course connecting Wetlands A and B.

The summary of the existing wetland types and areas is described in **Table 2: Alberta Wetland Classification System (AWCS) for Westcon Conceptual Scheme Cell 1 and 1a.** Wetlands have been classified according to the Alberta Wetland Classification System (AWCS). Wetlands are classified based on permanence indicated by vegetation. None of the waterbodies in Cell 1 (Cell 1a) have been Crown-claimed. Further consultation with Public Lands would be required to confirm if any regional wetlands south and west of Cell 1 are Crown claimed.

Table 2: Alberta Wetland Classification System (AWCS) for Westcon Conceptual Scheme Cell 1 and 1a

Wetland #	Class	Area (+/- ha)	Area (+/- ac)
1	Marsh-graminoid semi-permanent	7.53	18.61
4	Marsh graminoid-seasonal	0.07	0.17
5	Marsh-graminoid-seasonal	0.21	0.52
6	Marsh-graminoid-seasonal	0.16	0.40
7	Marsh-graminoid-temporary	0.06	0.15
8/10	Marsh-graminoid-semi-permanent	0.99	2.45
11/12	Marsh-graminoid-seasonal	1.10	2.72
13	Marsh graminoid-temporary	0.17	0.42
14	Marsh-graminoid-temporary	0.09	0.22
15	Marsh graminoid temporary	0.03	0.07
16	Marsh graminoid seasonal	0.30	0.74
17	Marsh-graminoid temporary	0.83	2.05
18	Marsh graminoid seasonal	0.28	0.69
20	Marsh-graminoid temporary	0.04	0.10
	TOTAL	**11.86**	**26.31**

VALUE OF WETLAND REPLACEMENT

As per the Biophysical Impact Assessment (BIA) prepared in support of the Westcon Conceptual Scheme, it is recognized that existing wetlands are anticipated to be removed as part of the development of Cell 1 and 1a. Under the new Provincial Wetland Policy, the Value of Wetland Replacement must be determined based on the wetland value rating prepared as part of the BIA and Water Act Approval. The BIA identified sixteen (16) wetlands which are marshes that range from temporary to semi-permanent types.

Consultation with Public Lands on the potential for claimable wetlands was conducted and no wetlands are being claimed. The ABWBRET-A provides a value category for each wetland: A (highest value) to D (lowest value). The table below provides the replacement ratios in conjunction with the wetland value rating.

POLICIES

2.9.1 The replacement value of wetlands disturbed shall be determined by the developer as part of the Water Act Approval in accordance with Provincial requirements.

Table 4: Wetland Value Score

Value Category	Wetland#
A	8/10, 18
B	4, 11/12, 13, 14, 15, 20
C	1, 16
D	17

As contemplated by this Conceptual Scheme, most of the existing wetlands are expected to be disturbed at such time development proceeds within the site; however, wetland #16 and the surrounding vegetation will be retained. Wetland #16 has good habitat value due to the associated aspen forest cover providing diverse habitat conditions and security cover compared to other wetlands within the site surrounded by cultivated fields.

The values for Cell 2 and the residual land in the City are as follows. However, this would need to be confirmed through separate BIA reports.

Table 5: Regional Wetlands

Wetland#	Estimated Area (ha)
A	2.19
B	1.81
C	0.11
D	0.05
E	0.03

Wetland#	Estimated Area (ha)
F	0.55
G	0.19
H	0.77
I	0.61
J	0.09

2.10 WILDLIFE & WILDLIFE HABITAT AREA

As described by the Biophysical Impact Assessment (BIA), the Plan Area is located within the Grassland Natural Region and Foothills Fescue Natural Subregion. The subject land has been cultivated for over 60 years and the native fescue grassland associated with the Subregion is no longer represented within the CS Area.

The BIA identified five plant communities with the majority being cultivated. Small patches of aspen forest are scattered along the eastern boundary. The disturbed area consists of an oil and gas lease and access road along the east boundary. The general distribution of the plant communities is presented in **Figure 8. Plant Communities** and in **Table 3: Cell 1 and Cell 1a Plant Communities.**

Table 3: Cell 1 and Cell 1a Plant Communities

Plant Community	Area (%)
Cultivated	61
Disturbed	1
Aspen Forest	2
Non-native Grassland	16
Wetland	20

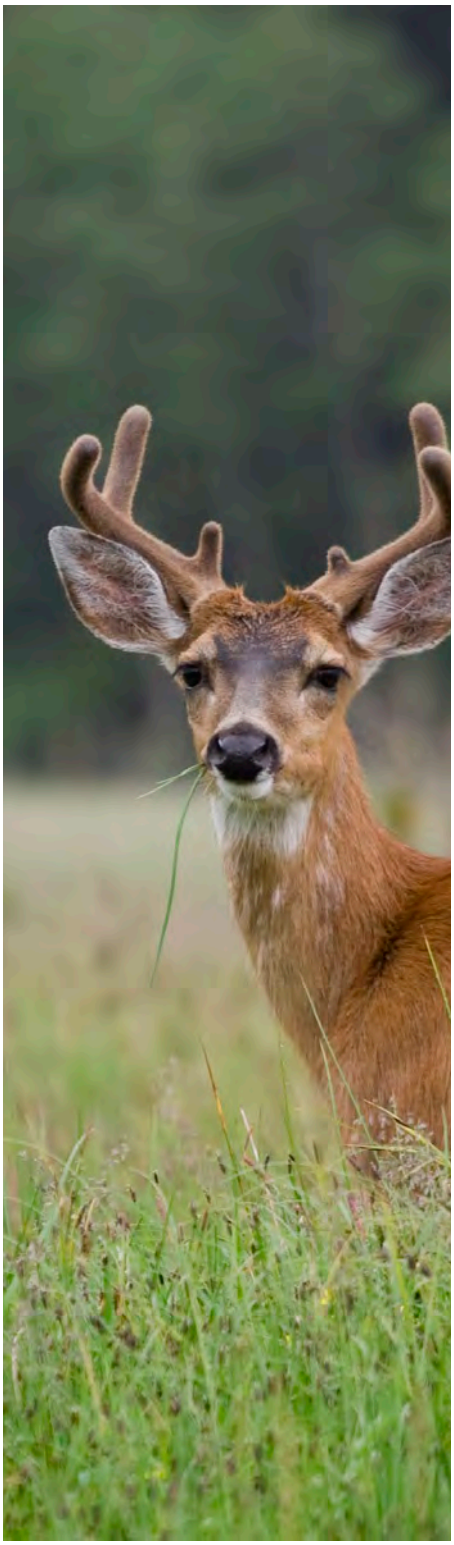


FIGURE 8 | PLANT COMMUNITIES

Legend

- Project Site
- Wetland
- Wetland
- Aspen Forest
- Non-native Grassland
- Disturbed
- Cultivated
- Cultivated
- Disturbance

In Cell 1 and 1a, the BIA identified one rare plant species, bluntleaved watercress (Rorippa curvipes) observed at Wetlands 10 and 18. The BIA also identified a rare ecological community: the Nuttall's salt-meadow grass (Puccinellia nuttalliana) community, observed at the northwest end of Wetland 1.

A total of approximately 125 birds, 30 mammals, and 6 amphibian and 4 reptile species may potentially occur within Cell 1 and 1a. A number of these potential species have been provincially-identified and/or federally-listed as species of conservation concern.

As indicated, the majority of Cell 1 and 1a has been modified through cultivation. Although wildlife may travel and forage within Cell 1 and 1a, conditions in the uplands are considered relatively poor with little or no natural upland habitat remaining. The exception are two small patches of aspen forest associated with Wetlands 15 and 16, which provide some natural habitat structure and security cover. As previously mentioned, Wetland 16 is retained along with the surrounding vegetation.

Wetland 1 has been identified as an Aquatic Environmentally Significant Area (AESA).

As such, the developer will be required to implement mitigation measures prior to development proceeding within Cell 1 and Cell 1a. These are provided in detail in the BIA and include:

- Erosion and sediment control measures;
- Environmental protection planning;
- Stormwater management planning;
- Landscape planning and weed management;
- Rare plant salvage;
- Sensitive timing of construction;
- Monitoring; and
- Wetland in-lieu replacement payment.

RESIDUAL IMPACTS AND SIGNIFICANCE

It is anticipated that the proposed development will have residual impacts after implementation of the mitigation measures. The residual impacts are:

- the loss of wetlands,
- the loss of rare plants, and
- the loss of individual wildlife species.

The proposed development in Cell 1 and Cell 1a will result in the permanent loss of 15 wetlands. Wetland loss will be mitigated through replacement strategies consistent with the Alberta Wetland Policy. Based on available data and without any provincial criteria for evaluation, this residual impact to wetlands is not considered to be significant.

The observed rare plant community will be permanently lost as a result of development. Mitigation measures will include efforts to re-establish individuals of these populations at other locations within the site, such as the retained wetland. With the absence of available criteria, policies or regulations, it is concluded that this residual impact is not significant.

Provincially and/or federally listed wildlife species have the potential to occur within the CS Area. The majority of these listed species are birds, which tend to be highly mobile as adults. These species have the capacity to leave areas quickly once stripping and grading begins.

Therefore, the BIA recommends that stripping and grading occurs outside of the breeding season when less mobile juveniles are present. If this sensitive time period (April 1 to August 31) cannot be avoided, on-site monitoring will be conducted by a qualified biologist prior to and during site-clearing to facilitate avoidance of wildlife and wildlife residences, and particularly, active breeding sites. The fatality risk of listed species outside the breeding season is expected to be low. Therefore, it is concluded that this residual impact to wildlife is not significant.

CUMULATIVE EFFECTS

Wetland losses will be incurred as a result of the Westcon Conceptual Scheme development. To date, the cumulative effects of development on wetlands have been mitigated primarily through the Alberta Wetland Policy wetland replacement program. Overall, it is anticipated that the cumulative effects on wetlands in this region will be managed through the retention of priority wetlands outside the Conceptual Scheme Area coupled with the application of provincially approved wetland replacement measures.

WETLAND DECISION FRAMEWORK

Alberta Environment and Parks (AEP) requires that proponents of development provide a rationale for why wetlands cannot be avoided. With reference to the Alberta Wetland Mitigation Directives, the following notes are provided:

- no wetlands within the CS Area are claimed by the Crown under the Public Lands Act;
- the CS Area is not located within lands designated under the Provincial Parks Act, Wilderness Areas, Ecological Reserves, Natural Areas and Heritage Rangelands Act and the Willmore Parks Act;
- there are no records of any wetland-dependent species in the wetlands that are listed as endangered species under the Wildlife Act, Wildlife Regulation (Schedule 6) or the Species At Risk Act;
- there are no known conflicts in regard to wetland management objectives within the Alberta Land Stewardship Act Regional Plans or nested Sub-Regional Plans; and
- there are no known conflicts in regard to wetland management objectives within any other statutory plan or legislation.

As referenced, field data is available for Cell 2 and the residual lands within the City of Calgary. Separate biophysical and wetland assessment reports for C2 and The City of Calgary Residual Lands should be prepared to meet municipal and provincial approvals.

POLICIES

2.10.1 Management of wetlands should be in accordance with Provincial and County policy and guidelines;

2.10.2 Source water protection strategies should be utilized where appropriate, in order to maintain source water quality and quantity for downstream users and the aquatic environment;

2.10.3 Identified Wetland 16 shall be retained and incorporated into the proposed development and open space concept in consultation with Alberta Environment and Parks;

2.10.4 Restoration of the identified debris dumping area adjacent to Wetland 16 shall be completed by the landowner/developer in order to meet Rocky View County's requirements for Environmental Reserve.

2.10.5 In order to mitigate impacts on rare plant populations, mitigation measures will include efforts to re-establish individuals of these populations at other locations within the CS Area, such as the retained Wetland 16 in consultation with Alberta Environment and Parks;

2.10.6 In order to mitigate impacts on provincially and/or federally listed bird species, stripping and grading activity should be limited to times outside of the breeding season (April 1 to August 31). If this sensitive time period cannot be avoided, on-site monitoring will be conducted by a qualified biologist prior to and during site-clearing to facilitate avoidance of wildlife and wildlife residences, and particularly, active breeding sites;

2.10.7 In order to limit or control the potential for deleterious substances from leaving the CS Area or entering area water bodies, Erosion and Sediment Control (ESC) measures will be identified and implemented as per current RVC or equivalent guidelines. Site-specific measures will be designed and implemented prior to, during, and following the completion of each phase of the proposed development;

2.10.8 Environmental Protection Plan (EPP) Best Management Practices will be implemented to RVC or equivalent standards. Best Management Practices (BMPs) will be identified prior to construction;

2.10.9 In order to reduce post-development impacts to plant communities and wildlife habitat, landscape and weed management strategies will be implemented. In areas designated Municipal Reserve or open green space, species and plant communities observed in the vicinity of the CS Area, and additional native species deemed suitable for this location, will be planted, where possible. Weed management activities will be implemented during development;

2.10.10 A monitoring program will be initiated during construction to document the implementation and success of the ESC and ECO Measures;

2.10.11 Wetland loss will be mitigated through replacement strategies consistent with the Alberta Wetland Policy;

2.10.12 Wetlands shall be classified according to the Alberta Wetland Classification System (AWCS) to the satisfaction of Alberta Environment and Parks;

2.10.13 The value of the wetlands shall be established based on the Alberta Wetland Rapid Evaluation Tool – Actual (ABWRET-A) to the satisfaction of Alberta Environment and Parks;

2.10.14 Wetland compensation / mitigation proposal shall be based on the Alberta Wetland Mitigation Directive to the satisfaction of Alberta Environment and Parks; and

2.10.15 Water Act approvals shall be required after the completion of the wetland classifications, value assessments, replacement / mitigation proposal and rare plant and ecological mitigation plan has been accepted by Alberta Environment and Parks.

2.10.16 A separate BIA shall be required for the Cell 2 (SW-31-24-28-W4M) lands and shall be completed as a future Appendix to this Plan.

2.11 GEOTECHNICAL AND ENVIRONMENTAL SITE CONDITIONS

A geotechnical assessment has been prepared within the NW 31-24-28 W4M. It was found that the site consists of suitable bearing soil provided the recommendations in the geotechnical report are followed. Groundwater seepage was encountered upon drilling mainly in the vicinity of the wetlands and this should be addressed during grading and evaluated further based on final design grades. A separate Pond Report should be prepared once a final pond design is available. A site-specific geotechnical assessment should be conducted at the development permit stage that takes into account local groundwater conditions as well as the final development grades.

POLICIES

2.11.1 A site specific geotechnical investigation shall be prepared by a qualified professional geotechnical engineer prior to development proceeding within the Plan Area at the development stage. Groundwater seepage will be addressed during grading and evaluated further based on final design grades.

2.11.2 A separate Pond Report will be prepared based upon the final pond design at the time of detailed design and development.

2.11.3 A Geotechnical Assessment of Cell 2 (SW-31-24-28-W4M) is required and shall be completed as a future Appendix to this plan.

2.12 ENVIRONMENTAL SITE ASSESSMENT

A Phase 1 Environmental Site Assessment (ESA) has been prepared for the NW-31-24-28 W4M. It was found that the treed area surrounding the waterbody on the southeast corner contains evidence of a small waste/debris dumping site. It is recommended that the waste/debris be removed and if any stained soil or oily water is observed during clean-up that an assessment of the soil and/or groundwater should be undertaken. Based on the age of the house and garage present, there is potential for asbestos containing material (ACM) material to be present. At the time of redevelopment, a hazardous material building survey should be conducted to confirm the absence or presence of any material. Specialized removal and disposal would be required if present.

No significant environmental concerns were identified in the Phase 1 ESA and no further environmental assessment activities are required.

POLICIES

2.12.1 The waste/debris identified by the Phase 1 ESA in Cell 1 will be removed by the developer; if any stained soil or oily water is observed during clean-up, an assessment of the soil and/or groundwater will be undertaken.

2.12.2 At the time of development permit of Cell 1a, a hazardous material building survey shall be conducted to confirm the absence or presence of any ACM material.

2.12.3 A Phase 1 ESA shall be required for the Cell 2 (SW-31-24-28-W4M) lands and shall be completed as a future Appendix to this Plan.

2.13 EXISTING LAND USE CHARACTER

As illustrated on **Figure 9: Existing Land Use**, the Plan area includes all Agricultural General District (A-GEN) land use designation in accordance with the County's Land Use Bylaw. A 'first parcel out' farmstead was approved by the County within the southwest portion of the Plan area. Existing uses on site include a rural residence (built in the mid 1970s) with a cell tower and a permitted transport truck storage yard. The southeast corner of the quarter section contains a lease road to an above ground pipeline riser and meter station site, enclosed with a chain linked fence. This facility was likely constructed in the early to mid 1970s.

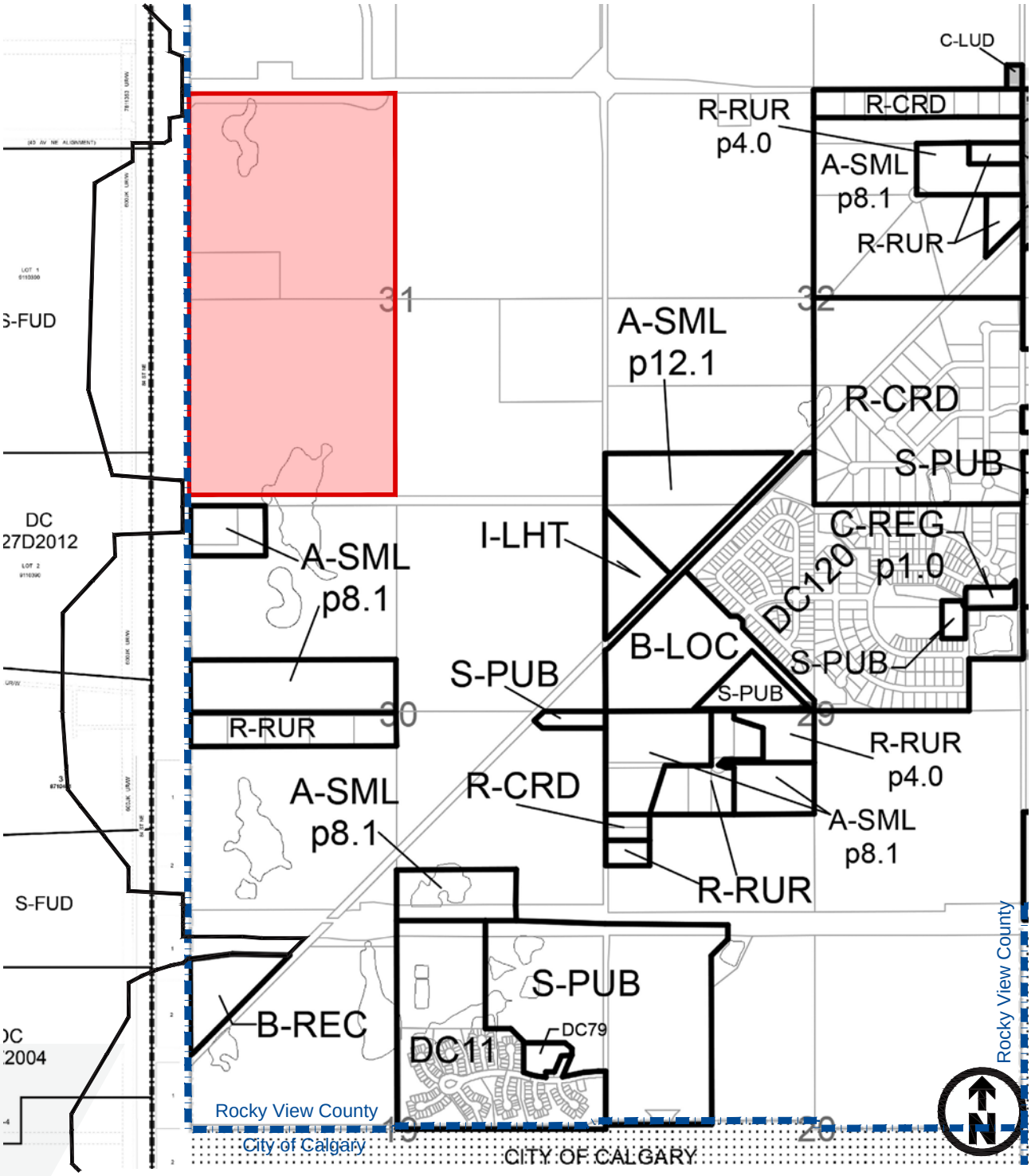
The purpose of the Agriculture General (A-GEN) land use district is to provide for agricultural activities as the primary use on a Quarter Section of land or on large remnant parcels from a previous subdivision, or to provide for residential and associated minor agricultural pursuits on a small first parcel out. Permitted uses include accessory buildings, agriculture, and a single dwelling unit, and discretionary uses include agricultural and farmstead related uses.

Areas north, east and south of the subject area contain mostly Agricultural General (A-GEN) designations. The NW 30-24-28 W4M contains two Agricultural Small Parcel (A-SML) District parcels.

As shown in **Figure 10: Local Development Context**, major developments within the surrounding area include the CN Calgary Logistics Park, a multi-modal large – format warehouse storage and distribution centre, that serves as a regional commercial and industrial centre for the area. This development is located approximately two miles to the east. The Hamlet of Conrich is located immediately to the south of the Logistics Park. Conrich is a growth node and the focus of population growth with a mix of uses. The CS area is ideally situated in proximity to existing regional transportation and utility servicing infrastructure and is within an established corridor for Rocky View County business development.

Residual lands in the City between Stoney Trail and 84 Street NE are designated for future urban development and contain assorted interim uses such as storage and an auction mart. Lands across Township Road 250 to the northwest contain various institutional and outdoor storage type of uses.

FIGURE 9 | EXISTING LAND USE

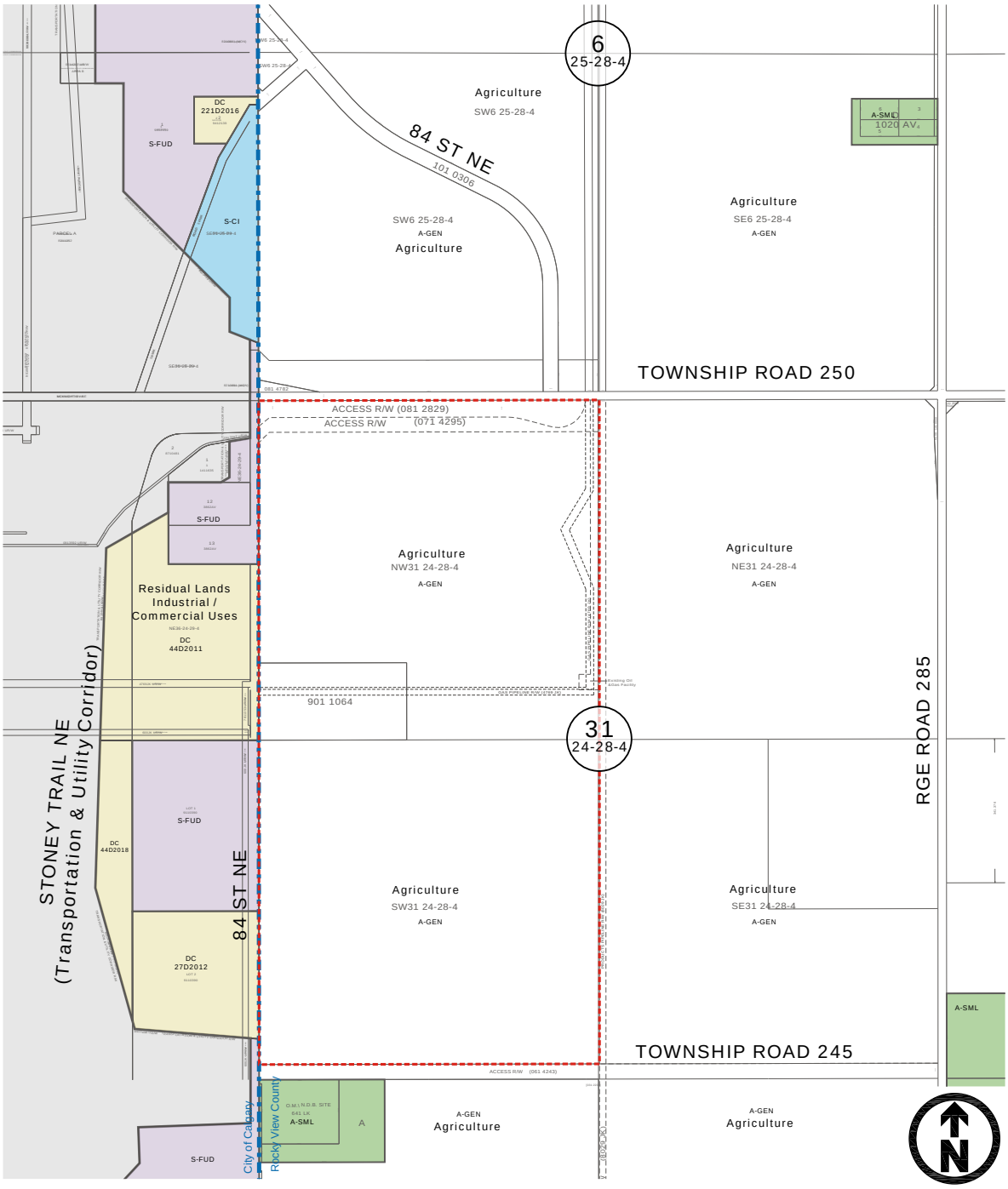


Legend

Conceptual Scheme Boundary

All lands are designated A-Gen unless noted otherwise.

FIGURE 10 | LOCAL DEVELOPMENT CONTEXT



Legend

Conceptual Scheme Boundary

Calgary LU

- S-FUD (Future Urban Development)
- DC (Direct Control Districts)
- S-CI (Community Institution Districts)

Rocky View County LU

- A-GEN (Agricultural - General District)
- A-SML (Agricultural - Small Parcel District)

Section 3.0

Development Plan Concept

3.1 INDUSTRIAL LAND USE POLICY DIRECTION

According to the Conrich ASP, Rocky View County is expected to see greater industrial development owing to several competitive advantages in the region such as land values and good transportation access.

Rocky View's County Plan (MDP) identifies the Conrich area as a regional business centre based on the CN Rail Facility and Logistics Park. It is expected that spin-off industries related to transportation, warehousing and distribution / wholesale trade, particularly rail and trucking transportation and support industries will do well in the coming years.

Policy 11.3 of the Conrich ASP specifically references distribution logistics, warehousing, transportation, industrial services, construction, manufacturing, services (business, petroleum, professional, scientific, and technical) and industrial storage that do not have significant offsite nuisance factors as appropriate uses for the ASP's industrial areas.

- 'Distribution logistics' is defined in the ASP as the business and activities associated with the management, handling and movement of goods and finished products from their point of origin and manufacture to their point of consumption.

Policy 11.4 of the ASP further states that commercial and other business uses that are compatible with industrial uses and have minimal impact on the local infrastructure may be appropriate within industrial areas.

The Westcon CS is consistent with the industrial land use policies of the Conrich ASP (Policies 11.1 to 11.8).

3.2 A HIGHWAY BUSINESS/INDUSTRIAL BUSINESS PARK DEVELOPMENT

The Westcon Conceptual Scheme upon its buildout will make a significant contribution to Conrich as a regional business centre. This promotes the sustainability of Conrich by providing local employment opportunities. Further, it supports the County's financial position by increasing the assessment base. Westcon CS has been designed to capitalize upon the regional transportation network and the CN Rail facility. Critical to the success of this business park over the next fifteen to twenty years, is that land uses are properly targeted to complement the CN Calgary Logistics Park. There are four types of land uses in the Westcon CS tailored to suit the specific opportunities of this location:

- Light/Medium Industrial
- Prestige Industrial
- Service Commercial
- Community Commercial

LIGHT/MEDIUM INDUSTRIAL

The light / medium industrial land use category is intended to accommodate largely mid – size industries that rely on truck fleets and do not create significant offsite nuisance. These industries include logistics, warehouse and distribution services. This area may also accommodate public storage. Therefore, the light / medium industrial use requires larger areas of land. These truck transportation land uses are intended to take advantage of proximity to Twp Rd. 250, Stoney Trail and the rail transportation facility and complement the CN Logistics Park and its larger scale warehouse and distribution uses.

PRESTIGE INDUSTRIAL

The prestige industrial land use category accommodates a range of light industrial uses predominantly within enclosed buildings. This area is characterized by high-quality buildings, high standards of landscaping, fencing, screening and attention to placement of buildings and parking on a site. The overall effect is to create an aesthetic and coordinated appearance. This area may accommodate warehouse and distribution centre uses as well. The prestige industrial land use in the Westcon CS has been situated in proximity to the wetland area and stormpond to benefit from the amenity value.

SERVICE COMMERCIAL

The service commercial land use category is located to gain easy access to 84 Street and to accommodate uses that serve truck traffic. These uses may include local retail, repair services, service-commercial, gas bars, truck stops, convenience stores.

COMMUNITY COMMERCIAL

The community commercial land use category is located along Twp Rd. 250 to benefit from exposure to the traveling public. It is intended to accommodate a range of smaller-scale commercial uses that are targeted towards workers in the surrounding prestige industrial and light / medium industrial areas and to people in Conrich. Employees in Westcon can walk or drive to the businesses close by which may include restaurants, retail, or other services. The northwest corner is intended to accommodate a hotel given excellent exposure to major transportation routes.

Overall, it is important to emphasize that the Westcon CS is not intended to compete with uses in the Logistics Park, rather it is intended to provide services and development that are supportive to this larger, regional industrial facility. The local commercial uses in Westcon are intended to serve local residents in Conrich and workers in the surrounding Conrich employment areas.

3.3 BUSINESS PARK DESIGN CONSIDERATIONS & GATEWAY DEVELOPMENT

The Westcon Conceptual Scheme establishes expectations for the creation of a master-planned business park that aligns with the vision of the Conrich ASP. The ASP also identifies the Westcon CS area along Twp Rd 250 as a gateway into the community of Conrich. By virtue of being gateway development between the City of Calgary into Rocky View County, it is paramount that the Westcon CS is an attractive, cohesive and recognizable business development.

As part of the gateway development into Conrich, the Westcon CS has been designed to accommodate a range of smaller scale local commercial uses along Township Road 250. This community commercial area will attract the travelling public into the Business Park and provide a focal point for the entrance into Conrich.

As part of the subdivision application for each phase of development, the developer will be required to prepare specific architectural guidelines to ensure the form of development maintains a cohesive built-form within the context of the larger Plan area. The architectural controls will be developed in consideration with the Conrich ASP, the County's Land Use Bylaw, and the County's Commercial, Office and Industrial Guidelines.

Detailed architectural controls for the gateway development area along Township Road 250, and at the north entrance of the Westcon development, will consider design elements such as building heights and massing, façade treatments, landscaping, lighting, signage and placement of parking, loading & outside storage areas to ensure a visual appeal as part of Conrich's Gateway Development.

Moreover, it is important for development in the Westcon Conceptual Scheme to be sensitive to its agricultural neighbours. As such, for lots adjacent to an agricultural operation, additional edge treatment should be considered and implemented through the architectural guidelines with guidance from the County's Agricultural Boundary Design Guidelines.

POLICIES

3.3.1 Site design and architectural controls will be detailed at the subdivision stage for each phase in accordance with the provisions of the County's Land Use Bylaw, Commercial, Office and Industrial Guidelines, 'dark sky' policies and the design requirements of Appendix B of the Conrich ASP.

3.3.2 As part of the gateway development area, land uses within the 'Community Commercial' and 'Service Commercial' areas of the plan will include development with enhanced visual aesthetic. Development standards and Architectural Control Guidelines supplementary to the guidance provided by the County land use bylaw shall be developed and administered within these areas at the Subdivision/Development Permit stage to ensure development provides an attractive visual interface in accordance with the Conrich ASP;

3.3.3 Development Standards and Architectural Control Guidelines shall be enforced by the Westcon Business Park Lot Owners Association;

3.3.4 Local commercial that serves the needs of residents and workers in the Conrich area should be encouraged and be well-integrated into the overall design;

3.3.5 Locate buildings at the corner of intersections where possible to help facilitate a sense of place and presence;

3.3.6 Integrate public plazas or green spaces where possible on private lots within the gateway area to promote community interaction;

3.3.7 Buildings should be oriented in such a way that the rear of the building does not face an adjacent property or is screened by high-quality landscaping;

3.3.8 Parking and loading areas should be appropriately screened, or located so as not to be visible from adjacent areas or Township Road 250;

3.3.9 Consideration of highly articulated facades and landscaping should be incorporated into the overall design;

3.3.10 Roads and pathways should be coordinated with adjacent areas;

3.3.11 Lots adjacent to an agricultural operation should consider edge treatment such as incorporation of appropriate landscaping and fencing with guidance from the County's Agricultural Boundary Design Guidelines.

3.4 GENERAL LAND USE CONCEPT

The future development and land use concept for the Westcon CS is illustrated on **Figure 11: Development Concept**. Cell 2 (SW-31-24-28-W4M) is under separate ownership and general policy and planning direction is provided within this Conceptual Scheme for Cell 2. However, Cell 2 remains subject to an amendment to this Conceptual Scheme including a compatible land use concept and all supportive technical studies and other requirements at the discretion of the County. It is anticipated that within Cell 2 (SW-31-24-28-W4M), land use will be industrial as per Map 5 of the ASP.

Development of the commercial/industrial development within Cell 1 of the Plan area is anticipated to occur in stages within an anticipated timeframe of 15 - 20 years. The rate of development will be dependent upon the availability of transportation and utility servicing infrastructure as well as market demand.

POLICIES

3.4.1 Development within Cell 2 (SW-31-24-28-W4M) is subject to future amendment to this Conceptual Scheme including a compatible land use concept, all supportive technical studies and any other requirements at the discretion of the County

3.4.2 Future land uses within the Conceptual Scheme Area are illustrated on **Figure 11: Development Concept** and shall include industrial and commercial uses, which are consistent with the policies of the Conrich Area Structure Plan and regulations of the County land use bylaw.

3.4.3 Areas identified for 'Light / Medium Industrial Use' are expected to accommodate developments that include a medium - format operations with business activities occurring within enclosed buildings and/or within outside areas that are appropriately buffered and screened from adjacent properties. Uses are intended to complement to the Calgary Logistics Park at Conrich and associated distribution-oriented developments.

3.4.4 Areas identified for 'Prestige Industrial Use' are expected to accommodate a range of light industrial uses predominantly within enclosed buildings. Development is characterized by high-quality buildings, high standards of landscaping, fencing, screening and attention to placement of buildings and parking on a site, as per the Land Use Bylaw. This area may accommodate warehouse and distribution centres. Uses are intended to complement the Calgary Logistics Park at Conrich and associated distribution-oriented developments.

3.4.5 Areas identified for 'service commercial use' are expected to accommodate commercial – service operations that cater to truck traffic.

3.4.6 Areas identified for 'community commercial' use are expected to accommodate smaller – scale, local commercial uses that provide amenity and support to the surrounding prestige industrial and light / medium industrial areas and to people in Conrich.

3.4.7 Areas identified for 'Municipal Reserve, Environmental Reserve and Public Utility Lot' are expected to accommodate recreational, environmental and stormwater utility uses respectively.

3.4.8 Visual screening, including berming, fencing, and/or landscaping, should be used to minimize the impact on adjacent areas, including the residual area within the City of Calgary, to the satisfaction of the Development Authority.

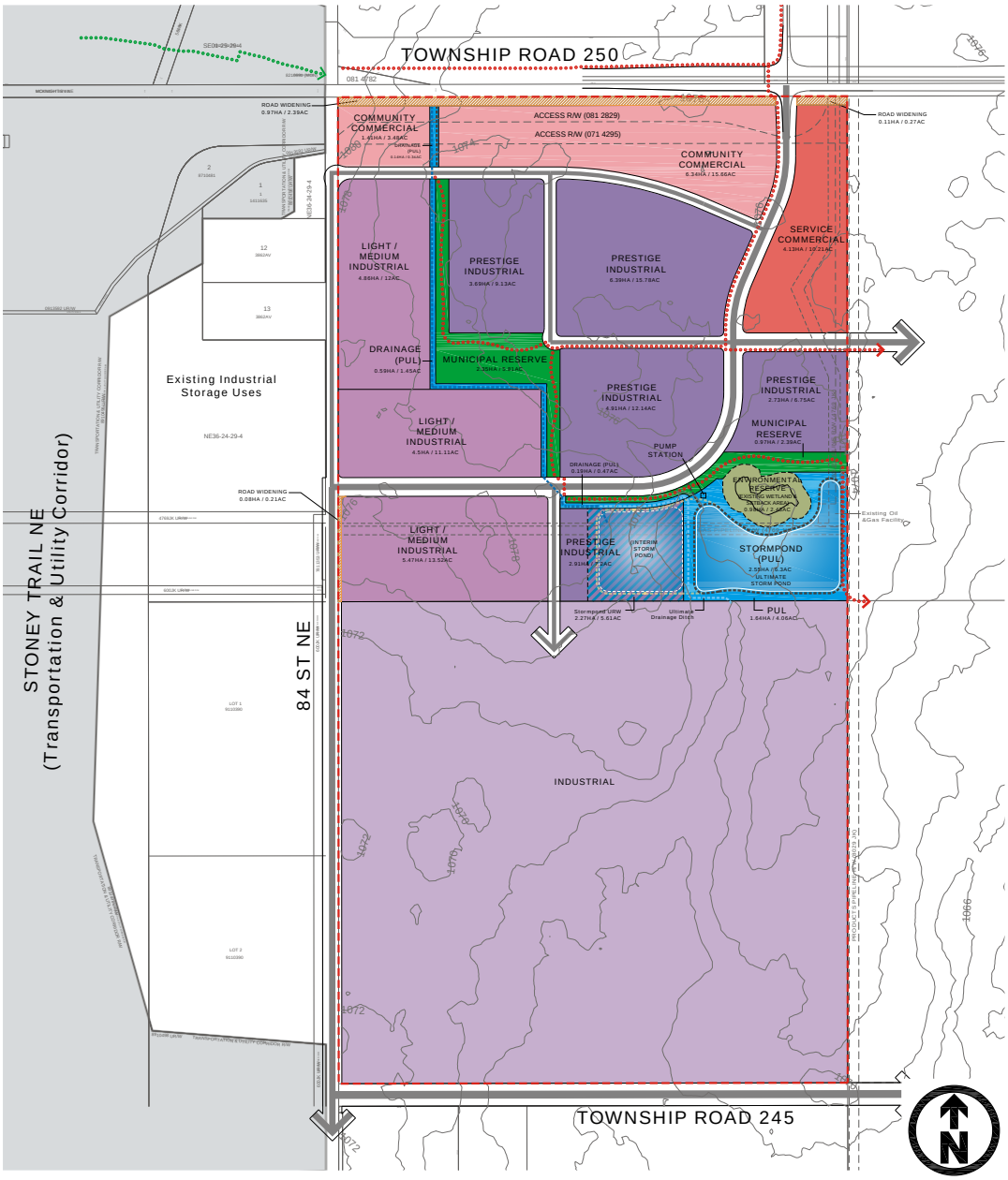
3.4.9 The existing wetland area identified to be retained may be dedicated as Environmental Reserve (ER) to the County at the subdivision stage.

3.4.10 The Interim Stormwater Pond identified on **Figure 11** shall be required to manage the development's stormwater until a connection to downtstream infrastructure is provided. When the Interim Pond is no longer required, the area may be converted to Prestige Industrial uses.

3.5 SUBDIVISION AND DEVELOPMENT CONCEPT

Subdivision and development within the Westcon Conceptual Scheme area will implement the general land uses illustrated on **Figure 12: Development Concept – Cell 1.** Given the somewhat anticipated longer time horizon, the detailed parcel configurations will be established at the subdivision stage by the owner of each Development Cell. The subdivision process is generally described in Section 10.0 of this Conceptual Scheme.

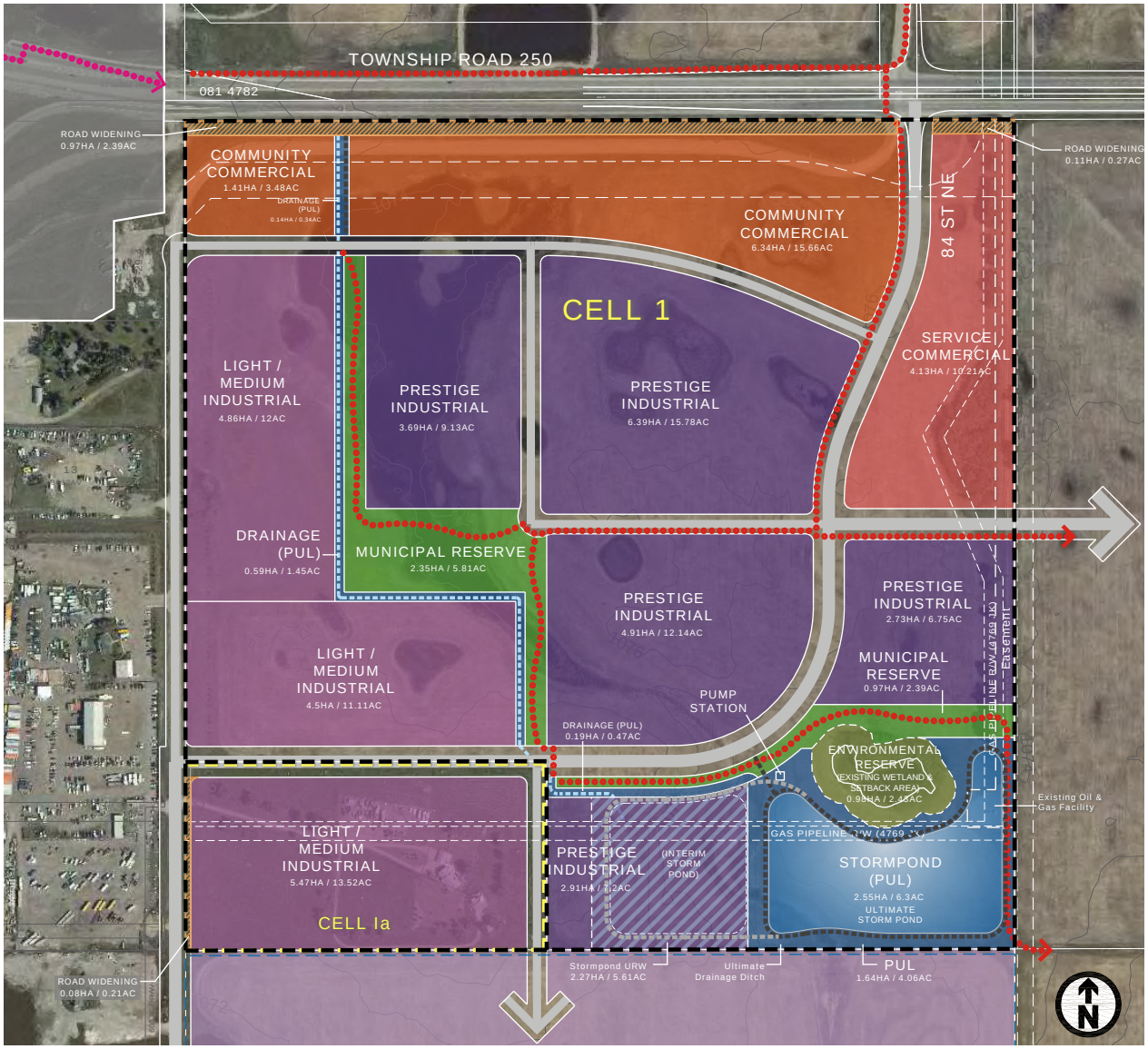
FIGURE 11 | DEVELOPMENT CONCEPT



Legend

- Conceptual Scheme Boundary
- Road Widening
- Service Commercial
- Community Commercial
- Prestige Industrial
- Light/ Medium Industrial
- Industrial
- MR
- Public Utility / Storm Retention Facility/ (PUL)
- Existing Wetlands & Setback Areas
- Interim Stormpond URW Area
- Roads
- Proposed Pathway
- Existing Pathway
- Interim Drainage Ditch
- Ultimate Drainage Ditch
- Interim Maintenance Access
- Ultimate Maintenance Access

FIGURE 12 | DEVELOPMENT CONCEPT – CELL 1



Legend

- Cell 1 Boundary
- Cell 1a Boundary
- Road
- Interim Stormpond URW Area
- Road Widening
- Proposed Pathway
- Existing Pathway
- Interim Drainage Ditch
- Ultimate Drainage Ditch
- Interim Maintenance Access
- Ultimate Maintenance Access

0 50 100 150 200 300

3.6 DEVELOPMENT STATISTICS

A description of general development statistics anticipated within the Plan area as illustrated on **Figure 12: Development Concept – Cell 1** is summarized in the following table. It is acknowledged that these statistics are conceptual only and will be finalized at the subdivision stage.

Overall - Cell 1, Cell 1a & Cell 2 Statistics						
	ROW Plan 0812829 (Assumed to be closed and consolidated)	*3.34*	*ha*	*8.25*	*ac*	
	Plan 9011064 Lot 1	*6.41*	*ha*	*15.84*	*ac*	
	NW 31-24-28-W4M (remainder)	*55.00*	*ha*	*135.91*	*ac*	
	SW 31-24-28-W4M	*61.86*	*ha*	*152.86*	*ac*	
Total Area		**126.61**	**ha**	**312.86**	**ac**	
Cell 1 - Bhullar Lands		**58.34**	**ha**	**144.16**	**ac**	
	Township Road 250 Road Widening	1.08	ha	2.66	ac	
	Environmental Reserve (ER)	0.98	ha	2.43	ac	
Net Developable Area		**56.28**	**ha**	**139.07**	**ac**	**100%**
	Service Commercial	4.13	ha	10.21	ac	7%
	Community Commercial	7.75	ha	19.14	ac	14%
	Prestige Industrial	20.64	ha	51.00	ac	37%
	Light/ Medium Industrial	9.35	ha	23.11	ac	17%
	Municipal Reserve (MR)	3.32	ha	8.20	ac	5.9%
	Storm Retention Facility (PUL)	5.11	ha	12.62	ac	9%
	Roads	5.99	ha	14.79	ac	11%
Cell 1a - Velji Lands		**6.41**	**ha**	**15.84**	**ac**	
	84 Street Road Widening	0.08	ha	0.21	ac	
Net Developable Area		**6.33**	**ha**	**15.63**	**ac**	**100%**
	Light/ Medium Industrial	5.47	ha	13.52	ac	87%
	Roads	0.85	ha	2.11	ac	13%
Cell 2 - Others		**61.86**	**ha**	**152.86**	**ac**	

Section 4.0

Transportation

4.1 REGIONAL TRANSPORTATION INFRASTRUCTURE

As shown on **Figure 13: Proposed Regional Transportation**, the Westcon Conceptual Scheme is significantly influenced by its proximity to major transportation networks, namely Stoney Trail, McKnight Boulevard and 84 Street NE. This Plan is designed to accommodate industrial traffic travelling to and from the Conrich area, primarily the CN Logistics Park, as well as local traffic from Conrich residents themselves. 84 Street NE is designated as both a 'truck route' and a 'high load corridor'. From this perspective, 84 Street NE is well suited to accommodate truck traffic, facilitating business and industrial uses.

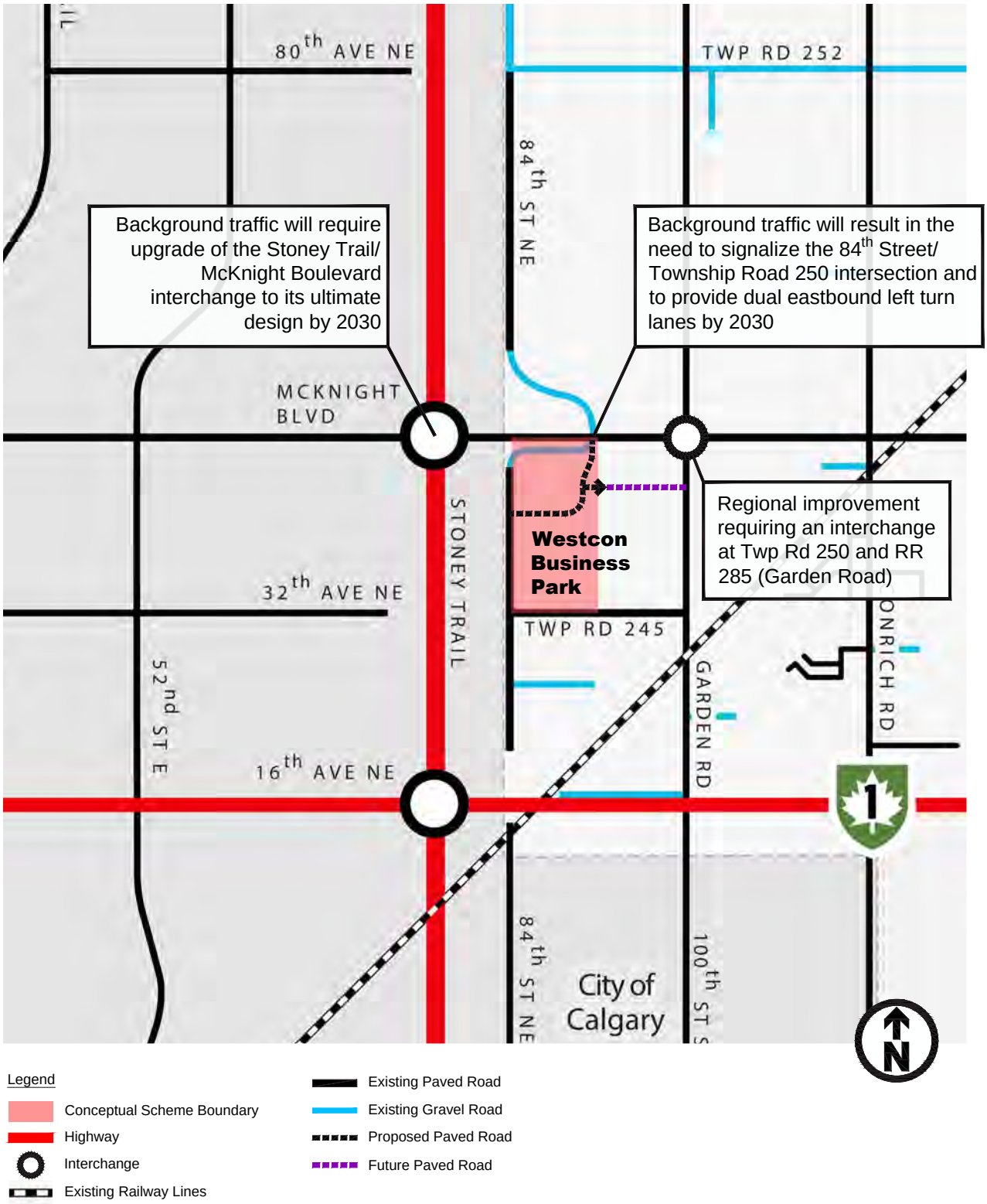
Access to Cell 1 will be from 84 Street NE from the south and the north. Other main roads include Township Road 250 to the north and Range Road 285 / 100 Street NE one mile to the east. Township Road 245 bounds the south side of Cell 2 but presently does not connect to 32 Avenue within the City of Calgary. The DRAFT 84 Street Study indicates that there will be a future intersection constructed at 84 Street NE and Township Road 245 when warranted.

Township Rd 250 is the primary transportation linkage that currently provides access to the plan area from the east and west. As per the Conrich ASP, Township Rd 250 is planned to be upgraded to an Expressway of six lanes from 84 Street to Range Road 285. The ASP also identifies East Stoney Trail and McKnight Boulevard for future interchange upgrades. East Stoney Trail and Township Road 245 is expected to contain a flyover as part of the long-term regional transportation improvements envisioned for the area.

The Westcon Conceptual Scheme accommodates the realignment of 84 Street NE within the regional transportation network as identified in the DRAFT 84 Street NE Study of Alignment, Right-of-Way, Classifications and Access Management Document prepared by Watt Consulting Group. The document is a joint study between the City of Calgary and Rocky View County and has yet to be approved. The study identifies several options for intersection development and access management. It is based on full build-out of the surrounding area.

Discussions with Alberta Transportation and Rocky View County have determined that an interchange at 84 Street and Township Road 250 is not viable due to the proximity to the Stoney Trail and McKnight Boulevard interchange. Through the discussions that have taken place with Alberta Transportation and Rocky View County, it is anticipated that a future interchange will be developed at Township Road 250 and Range Road 285 (100 Street), located approximately 800 metres to the east of the Westcon plan area. Prior to any potential interchange development at Township Road 250 / Range Road 285, the Westcon land use concept and supportive transportation plan allows for interim all-turning movements at 84 Street NE and Township Road 250. All traffic can be controlled with a signalized intersection to provide

FIGURE 13 | PROPOSED REGIONAL TRANSPORTATION



access into the plan area and surrounding area. Based on discussions with Alberta Transportation and Rocky View County throughout the conceptual scheme process, it has been agreed to that once daily trigger volumes and / or level of service thresholds on this all-directional intersection have been reached, the all-directional intersection will require reconfiguration to a right in / right out intersection. These trigger thresholds, as well as the improvement obligations, shall be defined within the terms of a development agreement executed between the developer and Rocky View County during the initial stage of subdivision. Upon conversion to a right in / right out intersection, the plan area will be accessed via a road connection through adjacent lands to Range Road 285 (100 Street). Alternatively, 84 Street to Township Road 245 to Range Road 285 will provide an alternative access to the subject property. A future interchange at Range Road 285 and Township Road 250 has been identified by Rocky View County and Alberta Transportation as a long-term regional transportation improvement to support the development of the Conrich ASP area. This improvement may form part of Rocky View County's transportation off site levy bylaw which is reviewed on a regular basis.

Range Road 285 and Township Road 245 may be required to support primary site access and traffic circulation to the Westcon plan area. If the situation arises that the Range Road 285 (100 St) upgrade to 6 lanes and the 32 Avenue upgrade to 4 lanes have not been completed by the time the roadways are required for site access and traffic circulation, the developers of Westcon will fund and construct improvements that are required to support the Westcon development along Range Road 285 and Township Road 245, subject to the terms and conditions of a Development Agreement. Any improvements will be subject to the County's cost recovery policies and the developer may be eligible to receive a credit to the transportation off-site levy payment in accordance with the applicable bylaw at the time of subdivision or development approval.

The current north leg of 84 Street NE is proposed to terminate south of Township Road 250 as generally shown in **Figure 14: Future Transportation Framework** and maintain legal and physical access to existing properties within the City of Calgary. The realigned portion of 84 Street through the Plan Area is identified in the Conrich ASP as a major roadway with four lanes. A future connection has also been identified through lands to the east of the Plan Area, which should be accommodated when these lands develop to provide connectivity from the Plan Area to 100 Street.

INTERIM ACCESS TO CONCEPTUAL SCHEME AREA

The interim and ultimate access scenarios for the Westcon Conceptual Scheme are illustrated on **Figure 14: Future Transportation Framework**. In the interim, the Westcon Plan Area will be accessed via an all-turns intersection at 84 Street NE and Township Road 250. The intersection will be maintained in its current configuration, two west bound lanes and two east bound lanes with taper turning lanes. Background traffic will result in signalization of the intersection by the 2030 Horizon. The intersection will maintain its existing lanes plus a dual east bound left and dual north bound left will be added. Funding for the signalization of the intersection will be the responsibility of the Westcon developer and may be shared with surrounding developers in the area. Additional access to the Plan Area is available via 84 Street to Township Road 245, which connects to Range Road 285.

The use of 84 Street will require the City of Calgary's endorsement. The developers of Westcon will fund and construct improvements required to support the Westcon development along 84 Street for the length of the conceptual scheme area in accordance with City of Calgary requirements. Should 84 Street south of the conceptual scheme area connecting to Township Road 245 be required for primary site access and traffic circulation, the developers of Westcon will fund and construct improvements on this section of 84 Street in accordance with City of Calgary requirements.

ULTIMATE ACCESS TO CONCEPTUAL SCHEME AREA

In the ultimate scenario, and as agreed to by Alberta Transportation and Rocky View County and defined within a development agreement executed between Rocky View County and the developer as a condition of subdivision approval, the intersection at 84 Street and Township Road 250 will convert to a right in / right out when one or more of the following occurs:

- The trigger volumes are reached:
  - When daily volumes on McKnight Boulevard reaches 41, 800 vehicles per day at the west of 84th Street;
  - Daily volumes reach 22,400 vehicles per day at the east of 84th Street;
  - 84th Street reaches 25,700 vehicles per day at the south of Township Road 250. OR
- The signals at the intersection of Township Road 250/84 Street fail a specified Level of Service; OR
- The last phase of subdivision of the Westcon Conceptual Scheme is complete.

It should be noted that a situation may arise whereby the last phase of the Westcon development is proposed for subdivision and neither the volume nor level of service (LOS) thresholds on the intersection as contemplated above have been achieved warranting its transition to a right in / right out configuration. Under this scenario, the developer may request an option to provide a credit or other form of financial security to the County as part of the development agreement to undertake this transition when warranted by volume and LOS thresholds.

Additional access to the Plan Area is anticipated through a future arterial road within future development directly to the east, connecting to Range Road 285. The connection via 84 Street and 32 Avenue to Range Road 285 will be maintained.

When the 84 Street / Township Rd 250 Intersection converts to a right in / right out, additional site access will be accommodated through:

- Lands directly east of plan area. A proposed arterial road heading east from the Westcon Plan Area will connect to 100 Street (Range Road 285 / Garden Road). This assumes development of lands east of the Westcon Plan Area have initiated.
- If development of lands to the east has not occurred by this time frame, access to the Westcon plan area will be provided via 84th Street to 32nd Avenue to 100 Street (Range Road 285 / Garden Road).

POLICIES

4.1.1 Rocky View County will place, as a condition of subdivision approval, the execution of a Development Agreement that describes the ongoing requirements, monitoring, and transitioning of the 84t Street/Township Road 250 intersection from an all turns intersection to a right in / right our configuration.

4.1.2 A portion of the Alberta Transportation right-of-way (R/W 071 4295) may be closed in accordance with the requirements of Alberta Infrastructure. All contemplated road closures shall be undertaken in accordance with applicable requirements under the Municipal Government Act. The AT right of way (R/W 071 4295) will be maintained in its current state and provide access to Township 250 until such time that new legal and physical access is provided through the development. At such time that legal and physical access has been provided to the satisfaction of Alberta Infrastructure and Rocky View County, a portion of the AT right of way (R/W 071 4295) may be closed, the physical road structure decommissioned, and the lands consolidated for future development purposes.

4.1.3 Range Road 285 and Township Road 245 may be required to support primary site access and traffic circulation to the Westcon plan area. If the situation arises that the Range Road 285 (100 St) upgrade to 6 lanes and the 32 Avenue upgrade to 4 lanes have not been completed by the time the roadways are required for site access and traffic circulation, the developers of Westcon will fund and construct improvements that are required to support the Westcon development along Range Road 285 and Township Road 245, subject to the terms and conditions of a Development Agreement. Any improvements will be subject to the County's cost recovery policies and the developer may be eligible to receive a credit to the transportation off-site levy payment in accordance with the applicable bylaw at the time of subdivision or development approval.

POLICIES *(continued)*

4.1.4 The use of 84 Street will require the City of Calgary's endorsement. The developers of Westcon will fund and construct improvements required to support the Westcon development along 84 Street for the length of the conceptual scheme area in accordance with City of Calgary requirements. Should 84 Street south of the conceptual scheme area connecting to Township Road 245 be required for primary site access and traffic circulation, the developers of Westcon will fund and construct improvements on this section of 84 Street in accordance with City of Calgary requirements.

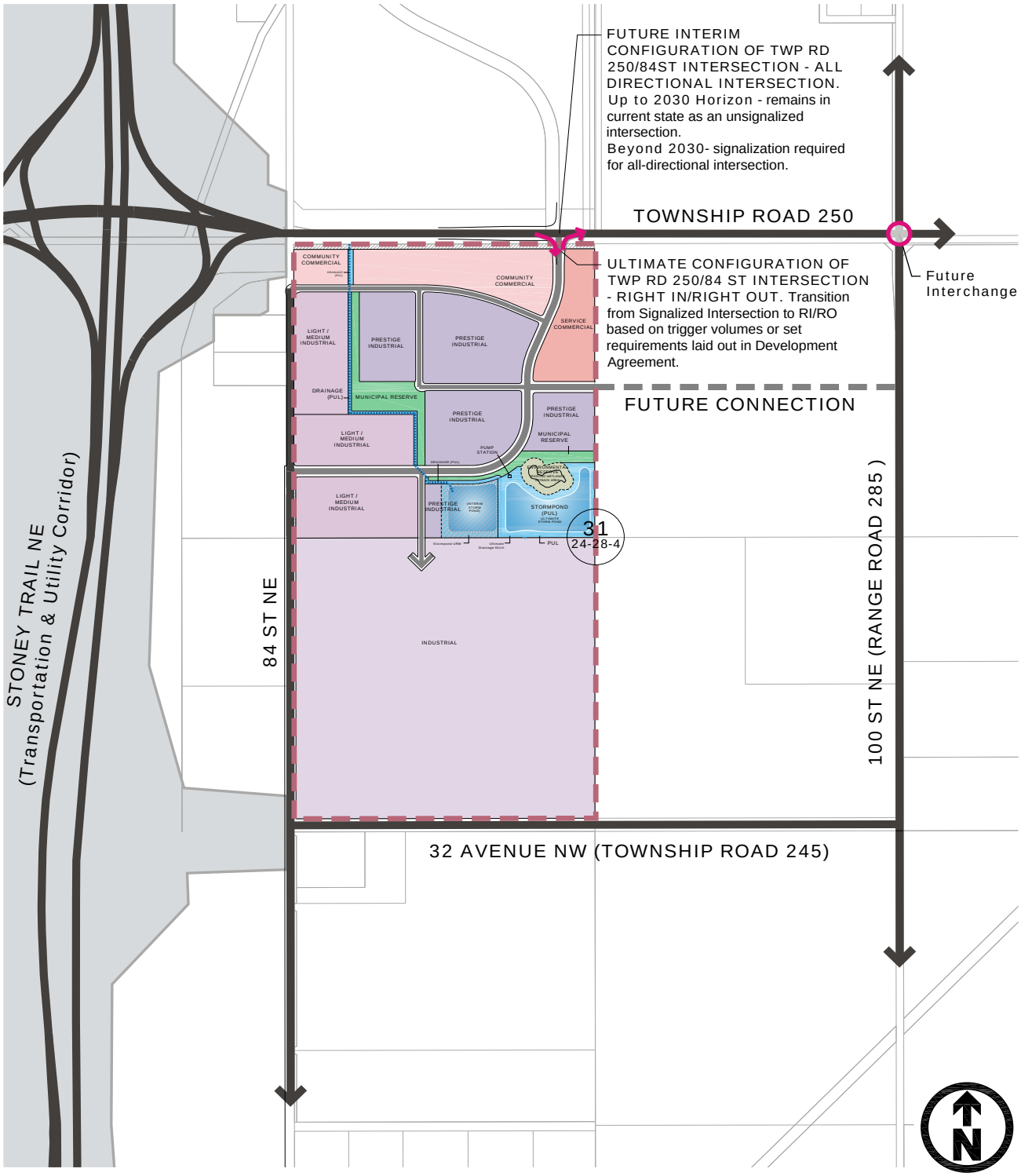
4.2 TRANSPORTATION IMPACT ASSESSMENT

A Transportation Impact Assessment (TIA) was prepared for the Westcon Conceptual Scheme. The TIA pertains to the future development of Cell 1 (NW 31); an additional study shall be required for the Cell 2 (SW-31-24-28-W4M) lands and shall be completed as a future Appendix to this Plan. The primary objectives of this study were to:

- Determine expected development generated trips for vehicles during the weekday AM & PM peak hours based on the Institute of Transportation Engineers' (ITE) Trip Generation Manual;
- Assign development generated trips to the network based on existing traffic patterns and expected draw;
- Complete weekday AM & PM peak hour capacity analysis at the following areas:
  - *84 Street NE/Township Road 250;*
  - *East Ramp Intersection at the Stoney Trail NE/McKnight Boulevard NE Interchange;*
  - *West Ramp at the Stoney Trail NE/McKnight Boulevard NE Interchange;*
- Review traffic conditions for the following time horizons:
  - *Existing;*
  - *Background (2030);*
  - *Background (2040);*
  - *After Development (2030) – Full Build Out;*
  - *After Development (2040); and*
- Identify transportation improvements required to support background or development traffic.

It is noted that a separate report (the 84 Street Study) completed by Watt Consulting Group identifies proposed ultimate configuration options for the 84 Street/Township Road 250 intersection. None of the options from the study have been approved by the City of Calgary, Rocky View County or Alberta Transportation at the time of this Conceptual Scheme.

FIGURE 14 | FUTURE TRANSPORTATION FRAMEWORK



Legend

Conceptual Scheme Boundary

The key recommendations provided are as follows:

Existing:	• No improvements are required.
Background (2030):	• Background traffic growth will result in the need to upgrade the Stoney Trail/McKnight Boulevard interchange to its ultimate (parclo) design. • Background traffic growth will also result in the need to signalize the 84 Street/Township Road 250 intersection, and to provide dual eastbound left turn lanes. • In accordance with the East Stoney ASP TIA, Township Road 250 was assumed to be 6 lanes by this horizon.
Background (2040):	• The 84 Street/Township Road 250 intersection is expected to operate above acceptable capacity threshold, and the east and westbound through volumes reached trigger point. • Regional network improvements will be required- interchange at the intersection of TWP 250 and RR 285 and the 84 Street/Township Road 250 intersection will be converted to a right-in right-out (RIRO).
After Development (2030):	• In spite of dual westbound lanes and northbound lanes, the 84 Street/Township Road 250 intersection is expected to exceed the acceptable capacity parameters, and the through volumes are also expected to have reached the trigger point. • Regional network improvements are anticipated to be required by this horizon.
After Development (2040):	• A triple northbound left was included at the Stoney Trail/McKnight Boulevard interchange to accommodate the growth in traffic through the interchange.
Roadway Analysis:	• Based on the proposed road classifications, all roadways remain within their daily volume guidelines.

It is noted that Westcon is contained within Conrich Special Area 2 as per Rocky View County's recently approved regional transportation off site levy. Schedule "C" of the special area levy has identified the following specific upgrades to the regional transportation infrastructure in Conrich to be funded, in part, from the collection of the Conrich Special Area 2 Levy:

- Township Road 250 (McKnight Blvd) Expansion
- Cost Share Funding from County of Highway 1 & Range Road 285/284
- Cost Share Funding from County of Highway 1 & Rainbow Road
- Cost Share Funding from County of Township Road 250 Stoney Interchange

POLICIES

4.2.1 A new TIA shall be required for the Cell 2 (SW-31-24-28-W4M) lands and shall be completed as a future Appendix to this Plan.

4.2.2 Transportation levies will be payable at the future subdivision and/ or development permit stage in accordance with the applicable levy at time of approvals.

4.3 LOCAL TRANSPORTATION INFRASTRUCTURE

4.3.1 ROADWAY RIGHT-OF-WAY REQUIREMENTS

Township Road 250 (McKnight Blvd) in its current condition can be noted as a Regional Arterial Road with a four-lane divided cross section adjacent to the Westcon site. The road is reduced to a two-lane paved arterial roadway east of Range Road 285 (100th Street). The County's Transportation Levy identifies Township Road 250 adjacent to the Westcon site as requiring a 50m right of way. The 50m right of way is already in place (Road Plan 141 0550).

84 Street NE is under the jurisdiction of the City of Calgary and its ultimate configuration is determined by the City, not RVC. 84 Street NE is currently a two lane paved road within a 20 metre right-of-way. The City of Calgary, through the DRAFT 84 Street NE Study, has identified this section of 84 Street NE as a Primary Collector, 4-lane road, to be accommodated within a 30m right of way.

84 Street NE is proposed to be upgraded to a 30-metre road with four lanes up to the intersection at Cell 1a, where 84 Street NE is then realigned through the Plan Area. The developer of Cell 1a shall be required to dedicate +/- 5 metres along the east side of the existing alignment of 84 Street NE through the subdivision process.

84 Street NE will continue as a 4-lane urban "Industrial Arterial" (30 metres) through the Plan Area, to the intersection of Township Road 250 and also extending east to future development lands. This Conceptual Scheme proposes the remaining portion of the existing 84 Street NE, on the western boundary of the Plan Area, as an urban two-lane 19 metre "Industrial Commercial" (or similar City classification) road. This proposed standard would fit within the existing 20 metre road right-of-way.

POLICIES

4.3.1.1 No new direct parcel access to adjacent properties shall be allowed from 84 Street NE (between City of Calgary and Rocky View County) as per the Conrich Area Structure Plan Memorandum of Agreement.

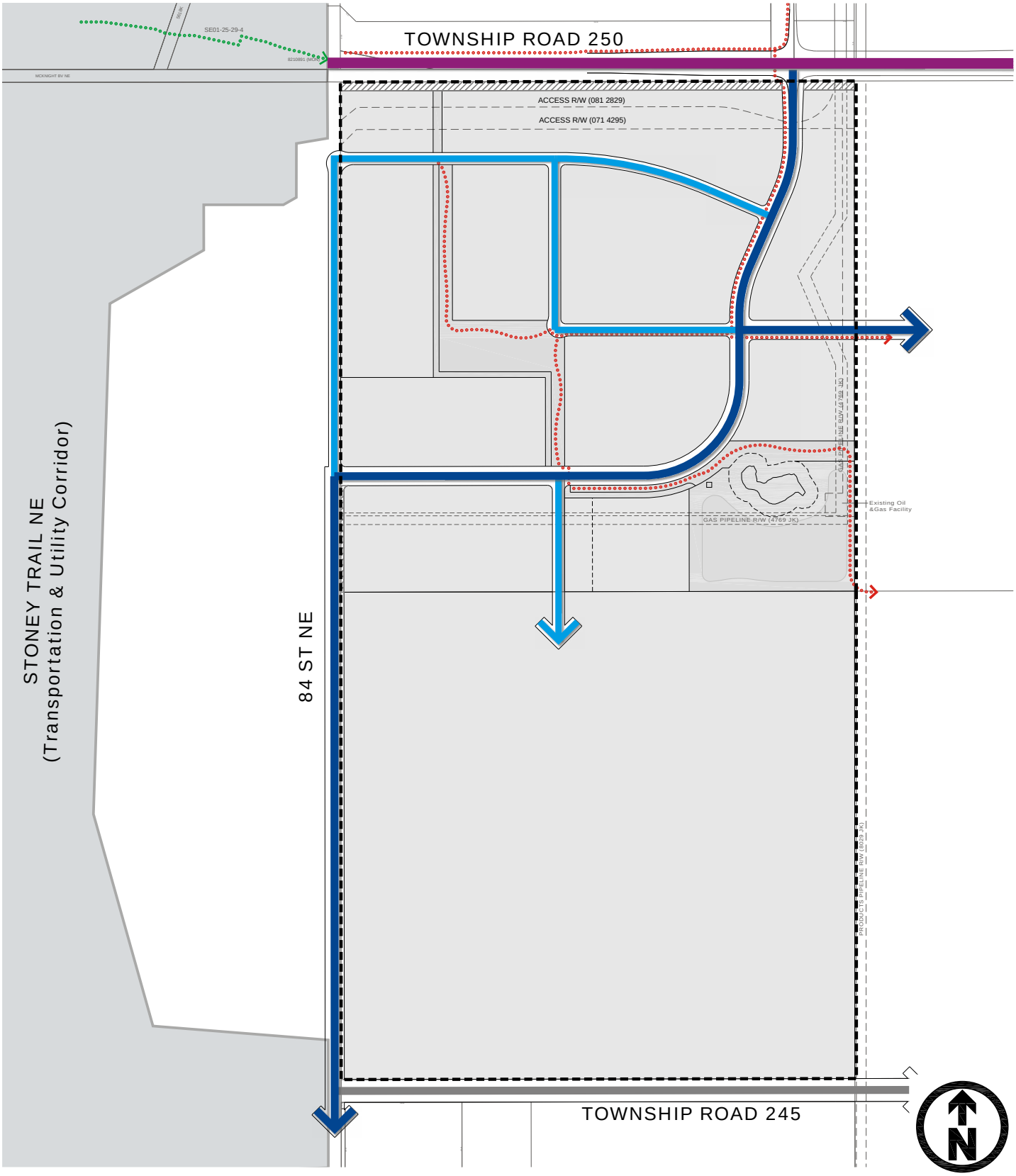
4.3.1.2 The alignment of intersections between the internal road system and the Twp Road 250 and 84 Street NE intersection shall respect minimum spacing requirements in accordance with the Rocky View County Engineering Standards.

4.3.1.3 It is expected that 84 Street NE up to the intersection of Cell 1a will be constructed as a Primary Collector within a 30m right of way in accordance with the DRAFT 84 Street Study.

4.3.1.4 The developer of Cell 1a shall provide +/- 5 metres of right-of-way for road widening, adjacent to the east side of the existing 84 Street NE right of way at the subdivision stage, to the satisfaction of the County.

4.3.1.5 If the City of Calgary determines the full 30m right of way is required for 84 Street NE north of the intersection at Cell 1a, the developer of Cell 1 shall provide +/- 5 metres of right-of-way for road widening, adjacent to the east side of the existing 84 Street NE right of way at the subdivision stage.

FIGURE 15 | INTERNAL ROAD NETWORK & ROAD CLASSIFICATION- CELL 1



Legend

- Conceptual Scheme Boundary
- Road Widening
- Proposed Pathway
- Existing Pathway
- Regional Arterial
- Urban Industrial Arterial (30m ROW)
- Urban Industrial Commercial (19 m ROW)

4.3.2 INTERNAL DISTRIBUTION SYSTEM & ROAD DESIGN

The design of local roads within the transportation network, including classification and street sizing is illustrated by **Figure 15: Internal Road Network & Road Classification– Cell 1**. The main access to the Plan area will be from the Twp Rd 250 / 84 Street NE intersection. Access from south of the Plan area will be from 84 Street NE, NE which will continue through the CS as a 30 metre, 4-lane "Industrial Arterial" road standard.

The local roads within the Plan Area are anticipated as two-lane, 19 metre urban "Industrial Street" roads. The general cross section design for the Industrial Arterial and Industrial roads are illustrated in **Figures 16 and 17.** The exact details of the road design will be determined at the time of subdivision, and all roads will be designed in accordance with Rocky View County Servicing Standards.

4.3.2.1 The general alignment of internal roadways within the Plan area will be developed as illustrated by **Figure 15: Internal Road Network & Road Classification – Cell 1**.

4.3.2.2 The specific alignment of internal roadways is expected to be finalized by the developer at the subdivision stage.

4.3.2.3 All internal roads within the Westcon Conceptual Scheme should be developed as an urban cross-section standard, with rights-of-way deemed appropriate at the time of subdivision.

4.3.2.4 Specific cross sections and pavement structures for roads within the Conceptual Scheme area will be determined by detailed engineering at the subdivision stage as per the terms of a Development Agreement, to the satisfaction of the County.

4.3.2.5 It is expected that internal roadways required to provide access within the Conceptual Scheme area will require over-sizing to accommodate traffic from Cell 2 and other areas. As such, the County will be expected to apply infrastructure cost recoveries.

4.3.2.6 The County shall apply transportation infrastructure cost recoveries at the subdivision stage as per County policy.

4.3.3 ACCESS RIGHT-OF-WAY CLOSURES

Two access rights-of-way currently exist along the north portion of the plan area, adjacent to Township Road 250. Alberta Infrastructure has requested enough road right-of-way for Township Road 250 to be widened to 6 travel lanes. Approximately 14 metres is to be retained as right-of-way within the plan area to accommodate the road widening. This area has been reflected in **Figure 11: Development Concept.** The area required for Township Road 250 widening is within the 3.34 hectares (8.25 acres) of right-of-way owned by the Province of Alberta (R/W 081 2829). The remaining area within R/W 08102829 is not required for road widening, and the access R/W (071 4295) owned by 418125 Alberta Inc. and Gurdit and Surinder Bhullar will be closed and consolidated as part of the ultimate development of the Westcon lands.

The right-of-way owned by the Province of Alberta (R/W 081 2829) contains the current 84 Street NE connection to Township Road 250. This road will be required until a complete connection is provided within the Westcon development from 84 Street NE to the intersection at Township Road 250. Authorization from Alberta Transportation is required prior to land use redesignation of this right-of-way.

4.3.3.1 A portion of R/W 081 2829 may be retained as right-of-way to accommodate the widening of Township Road 250 to 6 lanes.

4.3.3.2 The access right-of-way identified as R/W 071 4295 will be closed and consolidated as part of the ultimate development of the subject lands.

4.3.3.3 Authorization from Alberta Transportation and / or Alberta Infrastructure is required before land use redesignation of R/W 081 2829.

4.3.3.4 All contemplated right of way / road closures required to facilitate closure and consolidation of lands with the plan area for development purposes shall be undertaken in accordance with requirements of the Municipal Government Act and Rocky View County policies and procedures.

FIGURE 16 | CITY OF CALGARY- INDUSTRIAL STREET CROSS SECTION- 19M

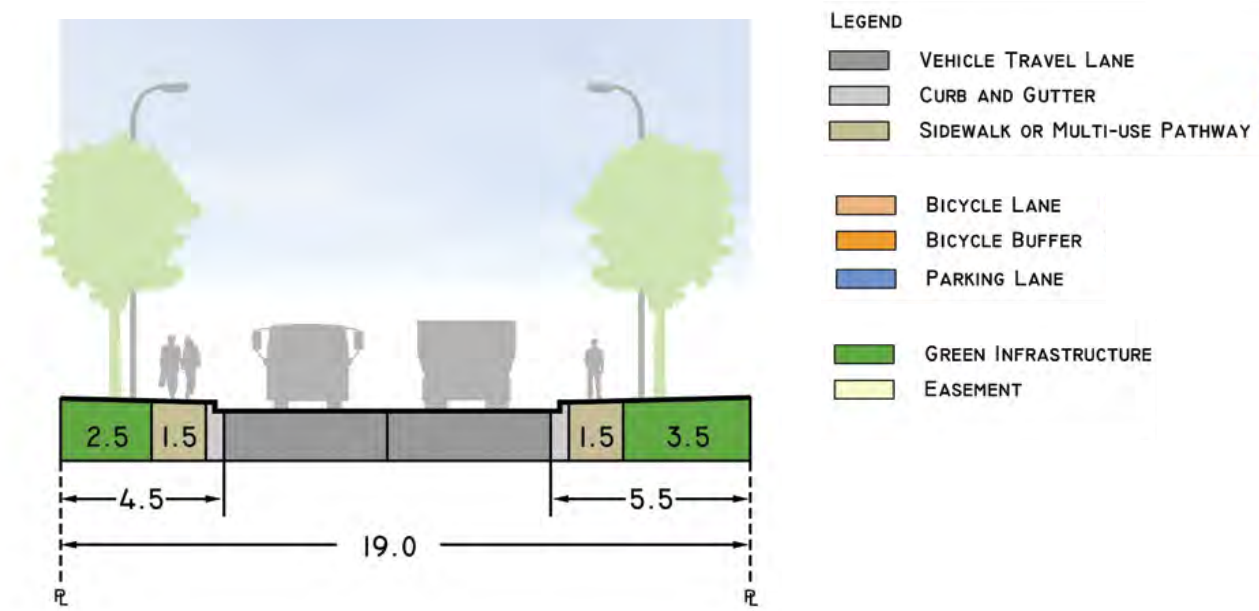
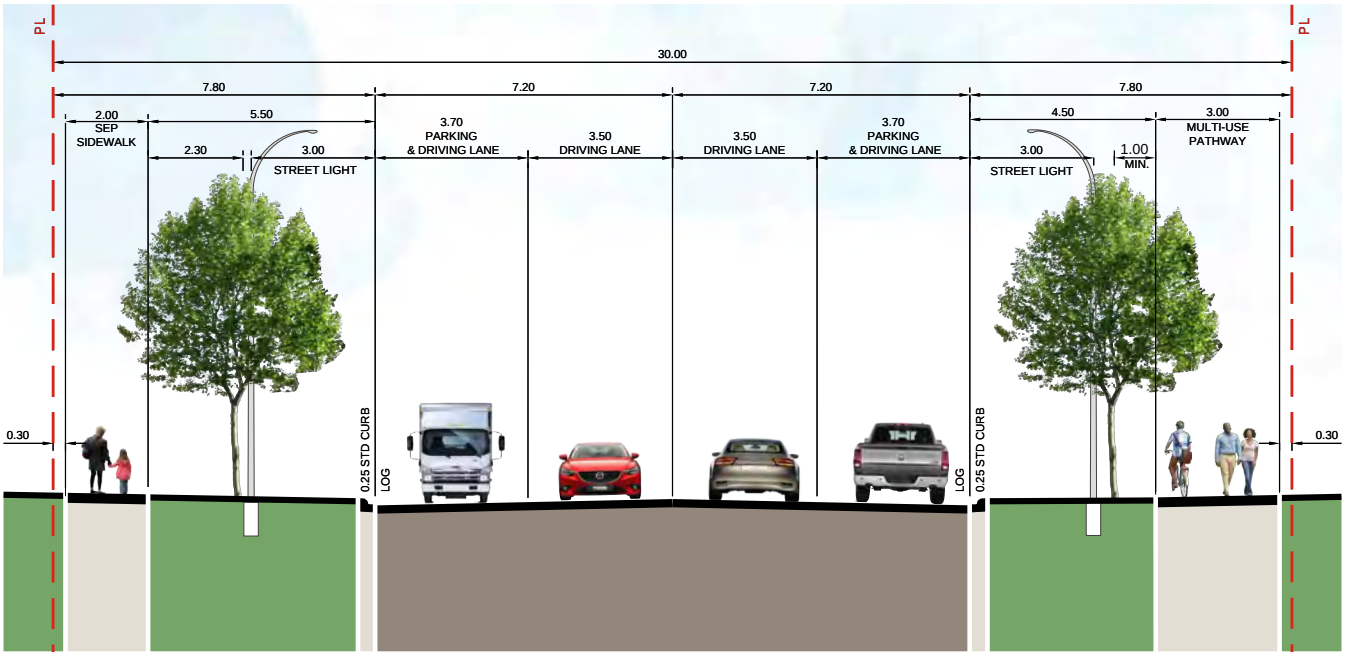


FIGURE 17 | INDUSTRIAL ARTERIAL CROSS-SECTION- 30M



Section 5.0

Utility Servicing

5.1 REGIONAL WATER SYSTEM

It is expected that the Westcon Conceptual Scheme will be serviced by extension of the existing Conrich Water System. In November 2014, MPE Engineering Ltd. prepared a potable water distribution strategy for the area (the Conrich Potable Water Network Plan). Rocky View County constructed the Conrich Pump Station and Reservoir in the SE-33-24-28-W4M, located at the west end of Township Road 245A. This reservoir and pump station are supplied with treated water through a transmission main from the RVC Graham Water Treatment Plan (Graham WTP). The water from this facility is piped via a 300mm transmission main to the Conrich Pump Station & Reservoir (Conrich PSR). The main travels west along Township Road 250 and south along Range Road 283. From the Conrich PSR, water is piped through a 600mm feeder main northward along Range Road 283 and then heads west along Township Road 250.

The Westcon Preliminary Engineering Support Document, prepared by Sedulous Engineering Inc. in 2019, outlines the servicing requirements at a conceptual level. Waterworks system must be capable of providing sufficient quantities of water to meet the needs of users including water for fire protection. The water requirements at the subdivision and development permit stage should be based on an overview of all existing and possible future domestic, institutional, commercial and industrial demands. At detailed design stages for each phase of development, a hydraulic network analysis using acceptable methods connecting to the municipal water network should be submitted to the County to ensure both domestic demands and fire flow requirements are met.

For the type of development proposed for Westcon (i.e., industrial and commercial) the distribution main size should be a minimum of 250mm minimum in diameter. The County's Conrich Potable Water Master Plan provides direction for regional feeder main sizing throughout Conrich. Although it is currently not possible to set exact water demand rates for Westcon due to the potential variety in uses and development configurations, a high-level water demand was calculated to estimate the potential water demand of Westcon. SEI has prepared a brief water demand assessment based on the following three scenarios.

- **Scenario 1:** The unit Average Day Demand (ADD) used in the Conrich Potable Water Network Plan of 3.4m^3/day/gross acre.
- **Scenario 2:** The Weighted Actual Demand based on actual East Balzac Water Demands from the Conrich Potable Network Plan of 1.71 m^3/day/gross acre.
- **Scenario 3:** Actual Demand from Distribution Centres in Balzac of 0.94m^3/day/gross acre. (This is based on actual metered flow from Dec 2012 – Oct 2013 from the Target and Walmart Distribution Centres in Balzac. Flow is divided by gross site acres with an allowance for 25% additional land applied to each site to account for offsite roads.

Scenario 1 was used in the potable water demand calculations because it is the highest and as such the most conservative number. At the date of this document, the Conrich potable water reservoir, has a current capacity of 4500m^3. The County has identified that the 4500m^3 reservoir has the capacity to service 1,400m^3/day of average day demand before upgrades are required. The County has already allocation 800m^3/day of this capacity leaving 600m^3/day available to service development. The Westcon project may be affected by the need to expand the existing reservoir based on both timing of progression of development in the surrounding area as well as actual land uses and water demands on the Westcon site.

It is understood that Developers will be required to enter into Cost Contribution Agreements with RVC under terms of the proposed East Rocky View Water & Waste Levy Bylaw in order to connect to the Conrich Water System. Developers within the CS area pay for their share of the regional water/wastewater improvements at the subdivision and/or development permit stage.

POLICIES

5.1.1 All new development shall connect to the County's potable water system; all business development within the Conceptual Scheme area is anticipated to be serviced by the Conrich Regional Water System.

5.1.2 Each developer will be required to provide financial contribution for required infrastructure upgrades at the subdivision or development permit stage in accordance with the provisions of the County's Water & WasteWater Off-Site Levy Bylaw.

5.1.3 At detailed design stages for each phase of development, a hydraulic network analysis using acceptable methods connecting to the municipal water network should be submitted to the County to ensure both domestic demands and fire flow requirements are met.

5.1.4 The water requirements at the subdivision and development permit stage should be based on an overview of all existing and possible future domestic, institutional, commercial and industrial demands.

5.1.5 The County shall determine servicing capacity requirements and allocation within and external to the Plan area.

5.2 ADJACENT LANDS - WATER SYSTEM

At the time when the developer of Cell 2 proceeds with an amendment to this Conceptual Scheme, a separate engineering report will be needed to confirm servicing. In terms of Potable Water and Fire Suppression, it is proposed that pipe extensions from the Westcon lands be extended south into Cell 2 when needed. An amendment to the Westcon Conceptual Scheme will be required prior to land use redesignation of Cell 2, which will require an updated servicing strategy to plan piping within and through Cell 2. While the layout of roads, land uses and development conditions on lands adjacent to the Westcon site are unknown at this time, Cell 1 enables servicing of adjacent lands through:

- The inclusion of a fully looped internal distribution system within the Westcon CS provides multiple connection locations for future lands in the area.
- The proposed Westcon distribution system, shown in **Figure 12: Development Concept – Cell 1**, provides for water servicing of adjacent lands through:
    - *The ability to extend a 250mm watermain south into Cell 2 if/when development proceeds.*
    - *The ability to extend a 250mm watermain east into the adjacent quarter section if/when development proceeds.*
    - *The ability to extend 250mm, 300mm and 400mm water mains to the west in the event RVC/Calgary servicing is desirable.*

The water mains will be located within the internal public road right of ways. Therefore, extensions can occur when adjacent lands proceed to develop.

5.3 'ON-SITE' WATER DISTRIBUTION SYSTEM

Onsite water distribution will be implemented in two stages, Interim and Ultimate. Both scenarios meet the County's requirement for looped servicing and include a minimum 250mm distribution main along the internal road network.

The onsite distribution grid has been designed to achieve looped servicing in both the interim and the ultimate stage so that the system aligns with the regional plan the County has developed:

- In the Interim Stage, for the required loop, a 300mm main is proposed on the west boundary of the development that ties into the proposed 400mm main to be installed along Township Road 250. The 400mm main runs along Township Road 250 and eventually ties into the existing 600mm main that currently services the CN Intermodal Facility and associated development.
- In the Ultimate Stage, the 300mm main would be built on the lands south of the Westcon site to tie into the proposed 400mm main that extends to the east and ties into the existing Conrich Pump Station and Reservoir.

Figure 18: Water Servicing - Interim shows the conceptual offsite Interim Stage and **Figure 19: Water Servicing - Ultimate** shows the conceptual offsite Ultimate Stage. **Figure 20: Water Servicing - Interim and Ultimate** shows both the conceptual Onsite Interim and Ultimate Stage.

Both scenarios have been developed based on the County's master potable water plan requirements and it must be noted the need to extend offsite pipelines by more than two miles (3.2km) in order to bring service to the site. The north 400 mm pipeline has been identified as the interim feed to the Westcon site based on its current location and the ability to extend the pipe using County owned or controlled lands (road right of way). It is assumed this will suffice until the adjacent lands develop and the south portion of the regional grid (400 mm main) is extended to the site by others.

The specific pipe size, utility line assignments and type/location of connection with the County's Regional Water System will be determined through detailed engineering prepared by the developer at the subdivision and/or development permit stage. Development within the Plan area will be provided with appropriate fire suppression levels in accordance with all applicable regulatory requirements. The design of the onsite water distribution system shall include appropriate hydrant spacing.

POLICIES

5.3.1 The developer shall construct an on-site and offsite water distribution system within the CS area as generally illustrated on **Figure 18: Water Servicing-Interim, Figure 19: Water Servicing- Ultimate** and **Figure 20: Water Servicing-Interim and Ultimate.**

5.3.2 The specific design, alignment, pipe sizing and configuration of the offsite and on-site water distribution system shall be determined by detailed engineering at the subdivision and/or development permit stage as per the terms of a Development Agreement, to the satisfaction of the County.

5.3.3 The on-site water distribution system shall accommodate fire suppression in accordance with all applicable regulatory authorities.

5.3.4 On-site water infrastructure within the CS area shall be owned and operated by the County.

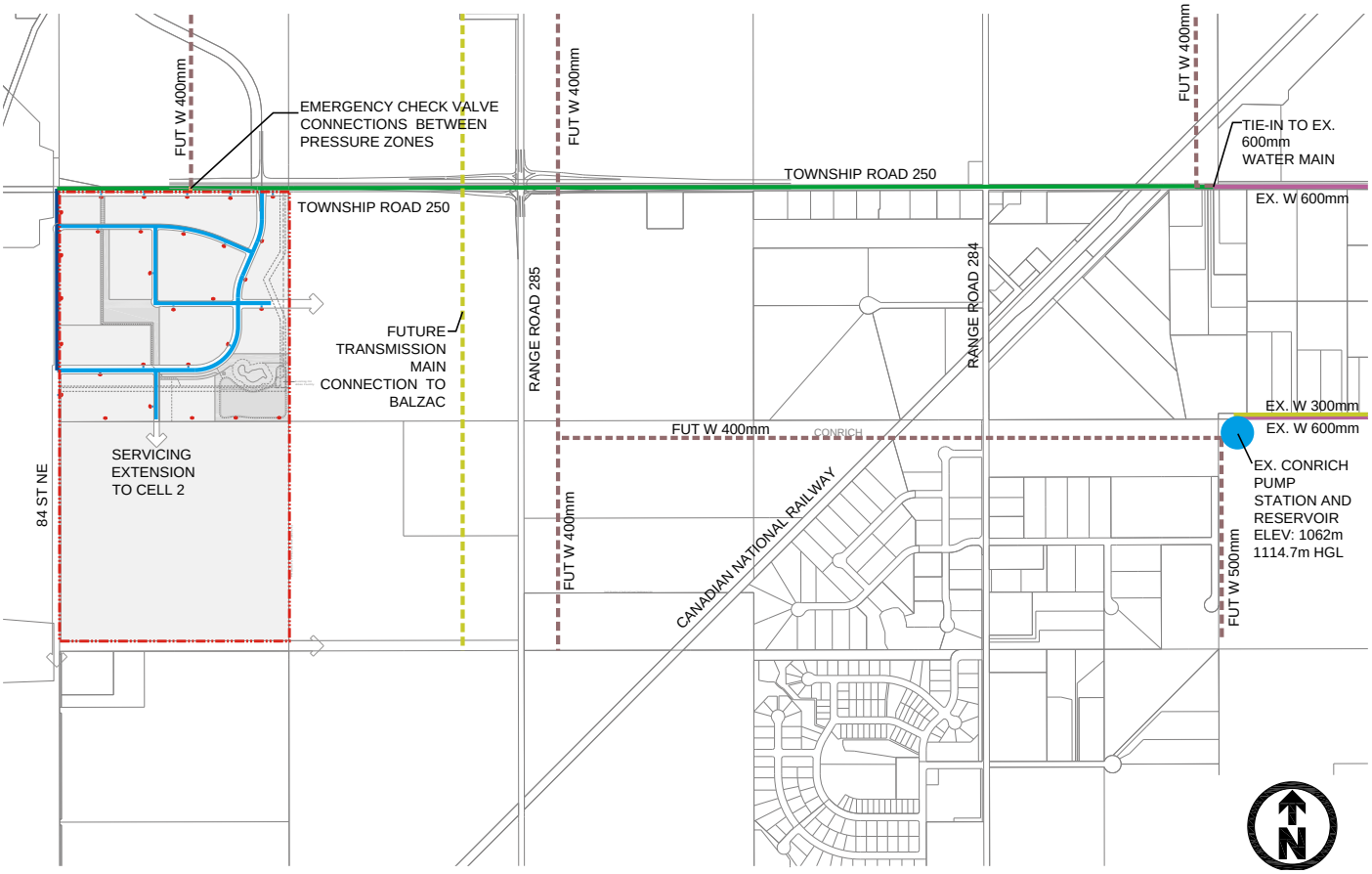
5.3.5 The on-site water distribution system shall be installed within public road rights-of-way and/ or privately-owned utility rights-of-way, to the satisfaction of the County.

5.3.6 Where constructed within a Private Utility Right-of-Way Plan, the developer shall provide the County with an accompanying URW Agreement that establishes rights for access and maintenance for all on-site potable water distribution infrastructure situated within the CS area, to the satisfaction of the County.

5.3.7 A detailed assessment of potable water servicing requirements will be provided by the developer at the subdivision and/or development permit stage.

5.3.8 A separate water demand and overview report for Cell 2 (SW 31) shall be submitted as part of a future amendment to this Plan.

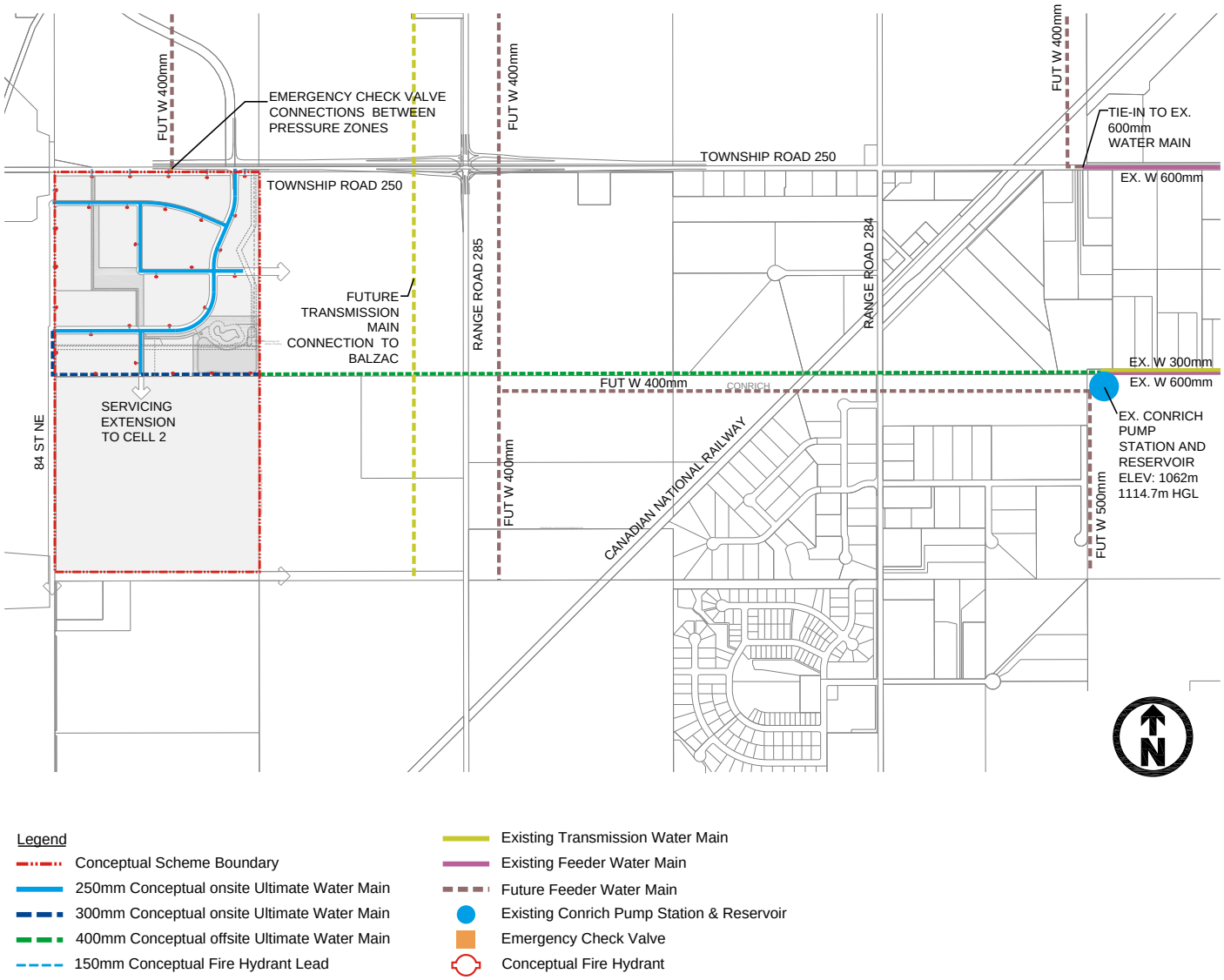
FIGURE 18 | WATER SERVICING - INTERIM



Legend

- Conceptual Scheme Boundary
- 250mm Conceptual onsite Interim Water Main
- 300mm Conceptual onsite Interim Water Main
- 400mm Conceptual offsite Interim Water Main
- 150mm Conceptual Fire Hydrant Lead
- Existing Transmission Water Main
- Existing Feeder Water Main
- Future Feeder Water Main
- Existing Conrich Pump Station & Reservoir
- Emergency Check Valve
- Conceptual Fire Hydrant

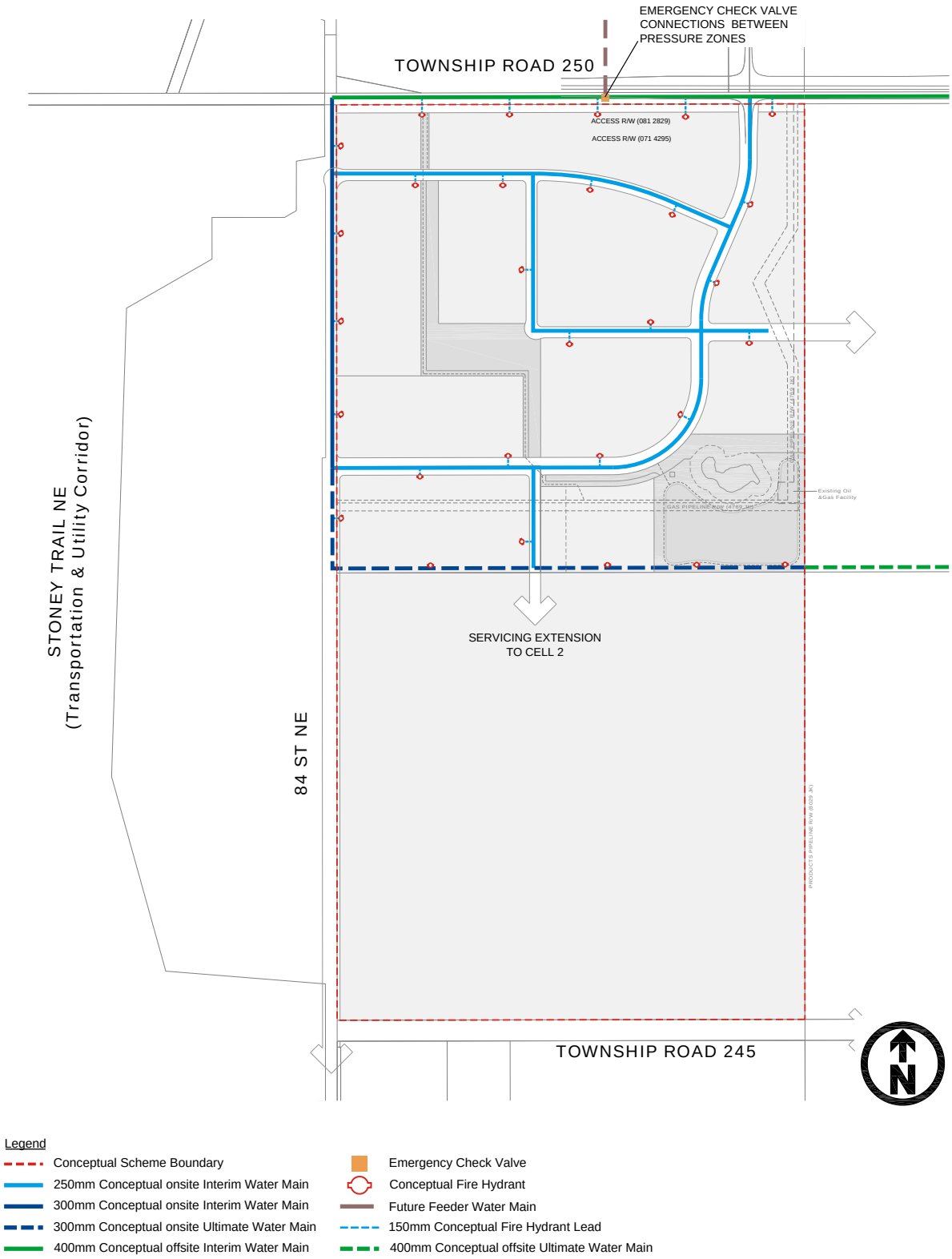
FIGURE 19 | WATER SERVICING - ULTIMATE



Legend

- Conceptual Scheme Boundary
- 250mm Conceptual onsite Ultimate Water Main
- 300mm Conceptual onsite Ultimate Water Main
- 400mm Conceptual offsite Ultimate Water Main
- 150mm Conceptual Fire Hydrant Lead
- Existing Transmission Water Main
- Existing Feeder Water Main
- Future Feeder Water Main
- Existing Conrich Pump Station & Reservoir
- Emergency Check Valve
- Conceptual Fire Hydrant

FIGURE 20 | WATER SERVICING - INTERIM AND ULTIMATE



5.4 REGIONAL WASTEWATER SYSTEM

The hamlet of Conrich is currently serviced by the East Rocky View Wastewater Treatment System through the existing Transmission Main (ERWWTM) and the Langdon Wastewater Treatment Plant located in the Hamlet of Langdon. The Westcon Preliminary Engineering Support Document, prepared by Sedulous Engineering Inc., outlines the servicing requirements at a conceptual level. The proposed development will be serviced by the ERWWTM and Langdon Wastewater Treatment Plant.

Westcon is located within Sanitary Catchment 6 and is part of the Phase 1 servicing area of the Conrich Wastewater Servicing Plan (MPE Engineering Ltd. – 2014) which supports the Conrich ASP. There are two options presented in the County's master plan for future wastewater infrastructure. Option 1 involves connecting all the lateral lift stations in each catchment area directly to the East WWTM. Option 2 involves only three large lateral lift station connecting to the East WWTM with another lateral lift station flowing to one of the three larger lift stations. RVC has not formally committed to either option but favours Option 2 with fewer connections to the East WWTM. The wastewater design requirements at the subdivision and development permit stage should be based on an overview of all existing and possible future domestic, institutional, commercial and industrial flows.

For the purposes of the Conceptual Scheme, it was assumed that 50% of the proposed commercial and industrial designated lands will developed with buildings and infrastructure that would require actual sanitary usage. The estimated Peak Wet Weather Flow from the Westcon development is 37.7 L/s (3257m^3/day). This flow was used to size the onsite collection system and is considered a conservative approach to flow generation. An important consideration will be to evaluate these flows against actual development proposals once development on the Westcon lands proceeds. This is because there can be a large variation from intense commercial uses such as hotels to low flow generating uses such as warehousing.

The County has indicated that the Langdon WWTP is currently undergoing an expansion, however the capacity has been allocated to other development, so further expansions are required to service additional growth in East Rocky View. The County's regional infrastructure program, as detailed in their offsite levy system, will see expansions to the existing ERWWTM's pumping facilities in the future. As timing ot the Westcon development is unknown, the wastewater report completed by Sedulous Engineering recommends the developer monitor capacity and County budgeting for future facility expansions to ensure no impact to the project. It it is anticipated that the Westcon development will contribute toward the upgrades as per the terms of the County's Levy Bylaw

The County's current Water/Wastewater Bylaw requires that developers contribute to the cost of off-site infrastructure in accordance with an agreement between the County and the Developer. This way developers within the CS area pay for their share of the regional water/wastewater improvements at the subdivision and/or development permit stage.

POLICIES

5.4.1 All development within the Conceptual Scheme area shall be serviced by the East Rocky View Wastewater Transmission Main.

5.4.2 Each developer will be required to provide financial contribution for required infrastructure upgrades at the subdivision or development permit stage in accordance with the provisions of the County's Water & WasteWater Off-Site Levy Bylaw.

5.4.3 Subdivision applications relying on County utility services shall not be supported until the County has confirmed servicing capacity exists, or will be provided, to the satisfaction of the County.

5.4.4 The County shall determine servicing capacity requirements and allocation within and external to the Plan area.

5.4.5 Development requiring high water volumes should be reviewed at Subdivision and/or Development Permit stage in accordance with the County's Water Management Strategy.

5.5 'ON-SITE' WASTEWATER COLLECTION & DISTRIBUTION SYSTEM

Offsite and On-site sanitary servicing will be implemented in two stages, Interim and Ultimate. This approach recognizes both the County's long-term plan for sanitary catchment 6 as well as the need to stage infrastructure to support development actually proceeding.

- The Interim Sanitary Servicing Plan is shown in **Figure 21.** The Interim Servicing Stage includes a small local lift station at the southeast corner of Cell 1 from which a 150mm forcemain extends to the southeast to tie into the County's existing 350mm gravity main. The Interim Stage is proposed to service the site until further development occurs in sanitary catchment 6. The analysis shows offsite areas downstream that will require approximately 2km of deep sanitary sewer installation. It is expected that future grading on downstream lands will affect pipe installations. As such, advancing offsite gravity mains before this occurs is not practical. The interim system has been designed to drain to the same point on the Westcon lands as the ultimate scenario.
- The Ultimate Sanitary Servicing Plan is shown in **Figure 22**. The Ultimate stage is based on the County's master sanitary plan and includes a 375mm gravity main to be constructed to the proposed Lift Station in sanitary catchment area 6. Depending on the progression of development on surrounding lands in Conrich, Westcon would have the option of tying into the proposed ultimate 375mm gravity main and abandon the Westcon LS and 150mm forcemain or maintain the connection to the Westcon LS and 150mm forcemain. This option will need to be reviewed with RVC at the subdivision/development stage when timing of development is known. The Westcon conceptual design optimizes the interim condition with no changes to the onsite collection system required for the ultimate, which limits "throw away" infrastructure to the 375 mm on-site gravity main, the local lift station and the offsite connection pipe.

Figure 21: Sanitary Servicing - Interim shows the conceptual offsite Interim Sanitary Plan and **Figure 22: Sanitary Servicing - Ultimate** shows the conceptual offsite Ultimate Sanitary Plan. **Figure 23: Sanitary Servicing - Interim and Ultimate** shows both the conceptual Onsite Interim and Ultimate Sanitary Plan. The specific pipe size, utility line assignments and type/location of connection with the ERWWTM will be determined through detailed engineering prepared by the developer at the subdivision and/or development permit stage.

Collection mains installed within the Plan area generally following the alignment of public road ROW's or within Utility Right-of-Way Plans with accompanying URW Agreements registered by the developer in favour of the County at the subdivision stage.

A detailed assessment of the average daily demand of wastewater flow requirements will be provided by the developer at the subdivision and/or development permit stage once a more specific expectation of actual land uses to be developed within the site has been determined. Where infrastructure is demonstrated to have a benefit for lands in other cells or outside the CS area, the developer shall be entitled to cost recoveries in accordance with County procedure governing same.

POLICIES

5.5.1 The developer shall construct the on-site waste water collection system within the CS area as generally illustrated on **Figure 23: Sanitary Servicing - Interim and Ultimate**.

5.5.2 The specific design, alignment, pipe sizing and configuration of the on-site wastewater collection and distribution system (including type and location of required lift station and proposed offsite connection with the ERVWWTM) shall be determined by detailed engineering at the subdivision and/or development permit stage as per the terms of a Development Agreement, to the satisfaction of the County.

5.5.3 Lift station shall be constructed by the developer within a dedicated Public Utility Lot, to the satisfaction of the County.

5.5.4 On-site wastewater infrastructure within the CS area shall be owned and operated by the County.

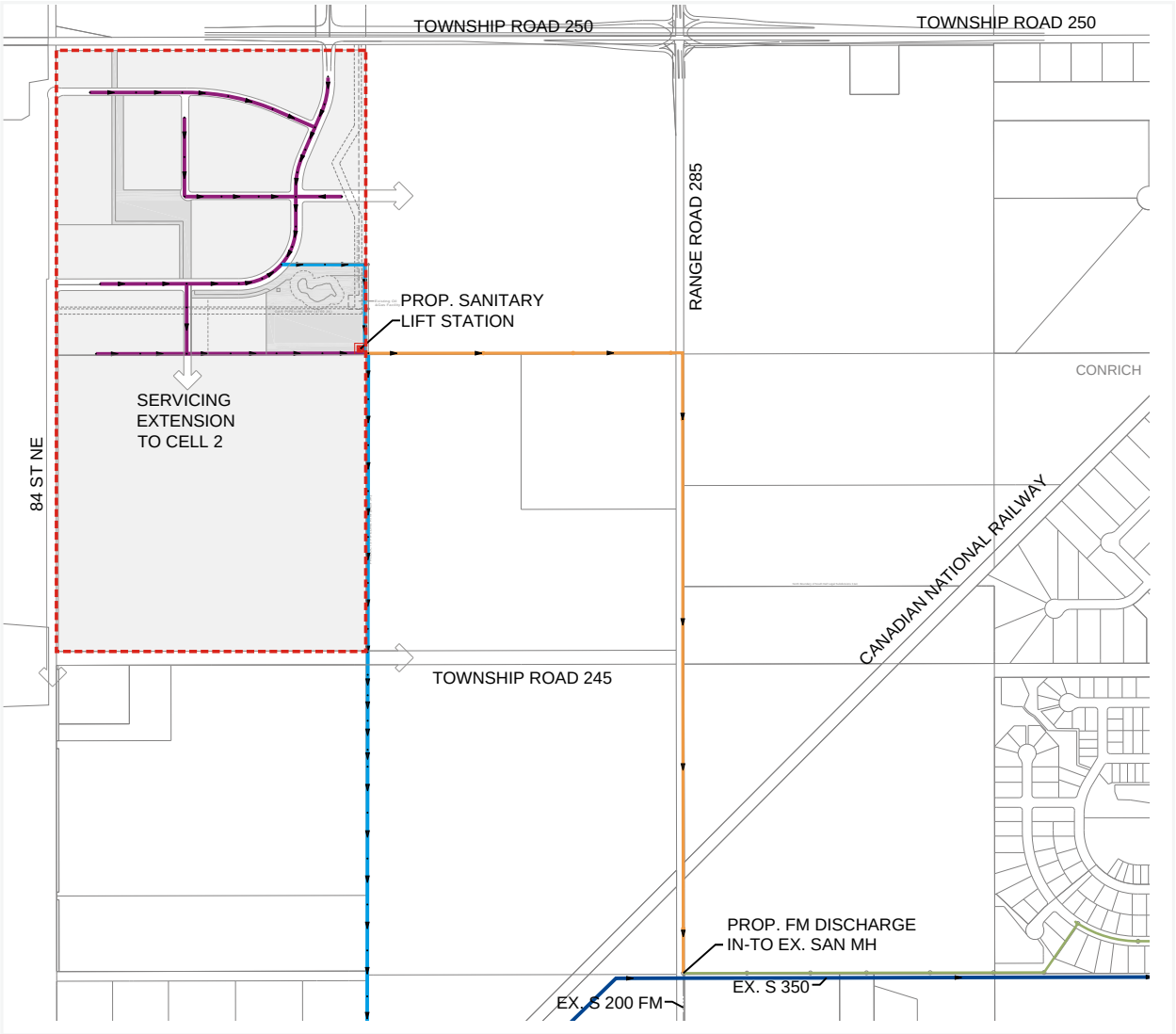
5.5.5 Where constructed within a Utility Right-of-Way Plan, the developer shall provide the County with an accompanying URW Agreement that establishes rights for access and maintenance for the on-site wastewater collection infrastructure situated within the CS area.

5.5.6 The County's Rocky View County Water & Wastewater Off-Site Levy Bylaw shall apply within the CS area and wastewater service shall be determined by a Sanitary Servicing Agreement to be determined at the Subdivision and/or Development Permit stage, to the satisfaction of the County.

5.5.7 A detailed assessment of wastewater servicing requirements will be provided by the developer at the subdivision and/or development permit stage.

5.5.8 Cell 2 (SW 31) wastewater requirements and overview report shall be submitted as part of a future amendment to this Plan.

FIGURE 21 | SANITARY SERVICING - INTERIM



Legend

- Conceptual Scheme Boundary
- 250mm Conceptual Sanitary Gravity Main
- 375mm Conceptual Sanitary Gravity Main
- 150mm Conceptual Interim Sanitary Force Main
- Existing 200mm San FM
- Existing 350mm PVC San Main
- Proposed Lift Station
- Conceptual Sanitary Manhole
- Existing Sanitary Manhole

FIGURE 22 | SANITARY SERVICING - ULTIMATE

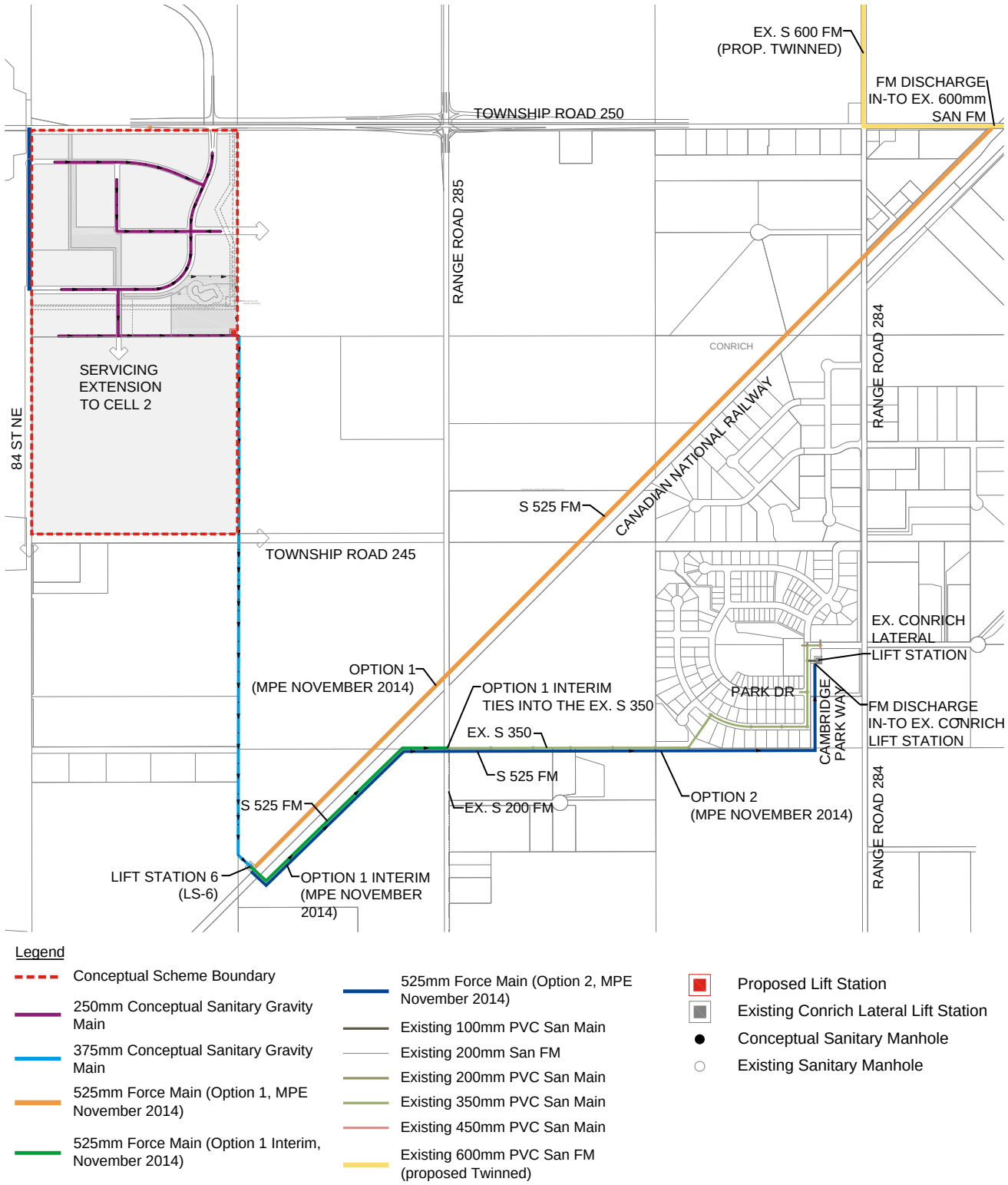
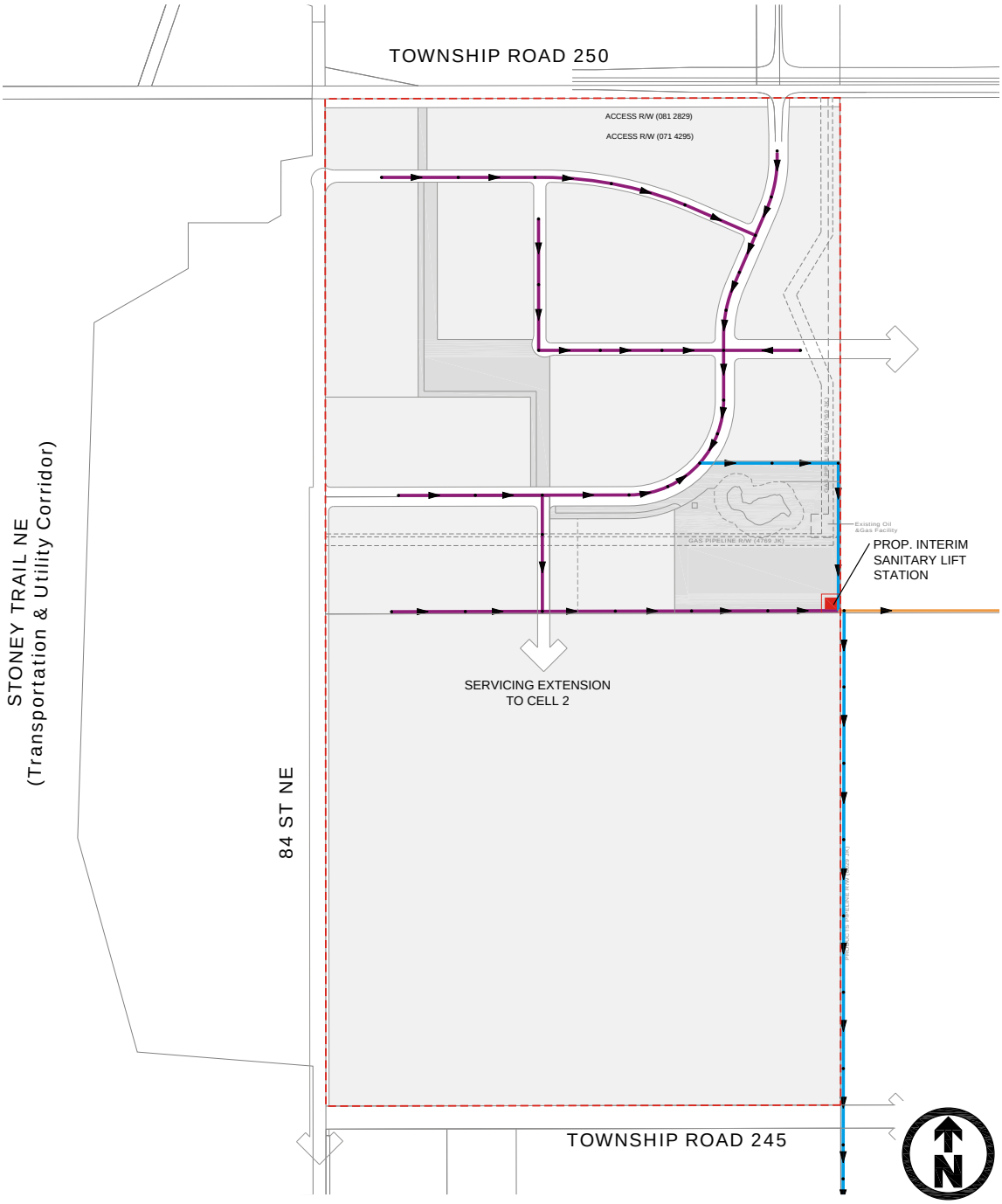


FIGURE 23 | SANITARY SERVICING - INTERIM AND ULTIMATE



Legend

- Conceptual Scheme Boundary
- 250mm Conceptual Interim Sanitary Gravity Main
- 375mm Conceptual Interim Sanitary Gravity Main
- 375mm Conceptual Ultimate Sanitary Gravity Main
- 150mm Conceptual Interim Sanitary Force Main
- Proposed Interim Lift Station
- Conceptual Sanitary Mainhole

5.6 STORMWATER MANAGEMENT

The subject land is located within the Highway 1 North Development Area and is connected to the Stage I-North portion. Westcon, within the overall strategy, must accommodate local drainage conveyance and drain into the regional conveyance channel in Stage I-N to the east. This in turn would drain into the WID b/c canal and then to Weed Lake.

As an interim step, stormwater has to be drained into the canal. However, the ultimate solution, identifies an out of canal alternative as the preferred option where overland drainage is diverted away from the canals to within the WID rights-of-way, treated through best management practices and ultimately drained to the Red Deer River. Implementation of the CSMI requires a variety of drainage channels including pipe to convey surface flows from the development areas to its ultimate natural waterbody. It is noted that for Westcon, the required local drainage conveyance infrastructure is essentially the same whether it be considered under the Shepard Regional Drainage Plan or the CSMI.

Very little of the drainage routes or detention areas have been established downstream of the Conceptual Scheme area. As such, all post development runoff must be maintained within the CS area.

POLICIES

5.6.1 Cell 2 (SW 31) stormwater requirements are generally detailed in this Plan, however, a full Stormwater Management Plan shall be required.

5.6.2 A stormwater management report will be prepared at each phase of subdivision to reevaluate the zero-discharge situation with the Plan area.

A Sub Catchment Master Drainage Plan (SMDP), 2021, was prepared by Westhoff Engineering Resources Ltd, in accordance with the Conrich Master Drainage Plan and RVC standards. The SMDP describes strategies and identifies infrastructure requirements to implement a comprehensive and integrated stormwater management strategy that embraces Best Management Practices (BMP) and Low Impact Development (LID) within the CS area. Given that downstream regional stormwater infrastructure does not exist yet, an interim solution has been identified in accordance with the CSMI and Conrich Master Drainage Plan. Standards necessary for stormwater treatment are also included.

The SMDP is consistent with both the Shepard Regional Drainage Plan and the Co-operative Stormwater Management Initiative and proposes an on-site interim 'zero discharge' model of addressing stormwater within the CS area. The stormwater conveyance system must also provide a right-of-way of sufficient width to accommodate upstream stormwater flow. Similarly, when Cell 2 proceeds with an amendment to the CS, the developer shall identify and secure the necessary downstream stormwater conveyance system and accommodate upstream flow.

STORMWATER STORAGE FACILITY

A wet pond located in the southeast corner of the development will serve as the stormwater storage facility. An adjacent temporary wet pond (Interim Pond) will provide additional storage for the development until connection to downstream infrastructure (CSMI) is available, illustrated on **Figure 24: Stormwater Management Plan- Interim Scenario**. The Interim Pond will be connected to the Ultimate Pond through a PVC pipe. The Interim Pond will remain in an Agricultural zoning and located within a Utility Right-of-Way Plan (URW) and Agreement with Rocky View County, to ensure the County has full access to the Interim Pond for ongoing maintenance and operation. Once a connection to downstream infrastructure is provided and the additional stormwater storage is no longer required, the Interim Pond will be decommissioned and converted to industrial land uses. The Ultimate Pond will then manage the stormwater for the development, as shown in **Figure 25: Stormwater Management Plan- Ultimate Scenario**.

INTERIM ZERO DISCHARGE

Until downstream infrastructure is available to connect to CSMI, an interim zero discharge condition for the stormwater pond will be implemented as shown in **Figure 26: Stormwater Management Plan**. The principle strategy for managing runoff is the waterwise concept of capture, conveyance, storage, treatment and use. The proposed stormwater management system embraces the Low Impact Development (LID) approach and places much focus on the capture of runoff.

The proposed drainage system comprises the following components:

- A piped minor system generally following the road network system leading to the stormwater storage facility;
- Treatment of stormwater incorporates an oil and grit separator as water quality improvement unit;
- A stormwater storage facility;
- A pump station to provide irrigation to the development and to feed the release rate into the ditch when the connection to downstream infrastructure is established;
- A regional drainage ditch that in the future connects the lands to the north to the future downstream infrastructure. In the interim the ditch will not be connected to the downstream lands.

The interim zero discharge condition will involve the irrigation of absorbent landscaping, potentially recirculation of water in the regional drainage ditch (enhanced evaporation), which will not yet be connected to downstream infrastructure, and a portion of the developable lands to be irrigated as agricultural lands.

It is acknowledged that the interim zero discharge condition will temporarily reduce the amount of land available for development. Approximately 11 hectares of the Project Area shall be set aside for irrigation purposes, including PUL areas. This area is shown in **Figure 26: Stormwater Management Plan – Irrigation Areas.** These areas will be registered by the developer as public and/or private easement areas that will be set-aside for irrigation purposes (to dispose of stormwater) in order to support development under the interim scenario of the regional stormwater system. The identified irrigation areas will be required to manage stormwater on-site in accordance with an irrigation plan. Future development areas used for irrigation (approximately 8.6 hectares) will be the last phases of development.

Once the ultimate off-site discharge infrastructure is provided, the reserved irrigation area will be considered developable. A SWMR will be prepared at each phase of the development to re-evaluate the zero-discharge implementation.

To minimize land to be irrigated in the interim scenario an option is to provide recirculating of the water through the regional drainage ditch to enhance evaporation. This will be explored further at the detailed level of design.

The irrigation system will distribute runoff to:

- the interim pond,
- the dedicated irrigated agriculture areas,
- the public utility lot (PUL).

No uplands around the retained wetland will be irrigated unless approved by AEP. In case of an emergency and the pond reaches freeboard elevation, an emergency spill route is provided to the currently undeveloped south lands. The proposed location coincides with the current spill location of the wetlands.

The quantity of the stormwater runoff is reduced by BMPs and LIDs:

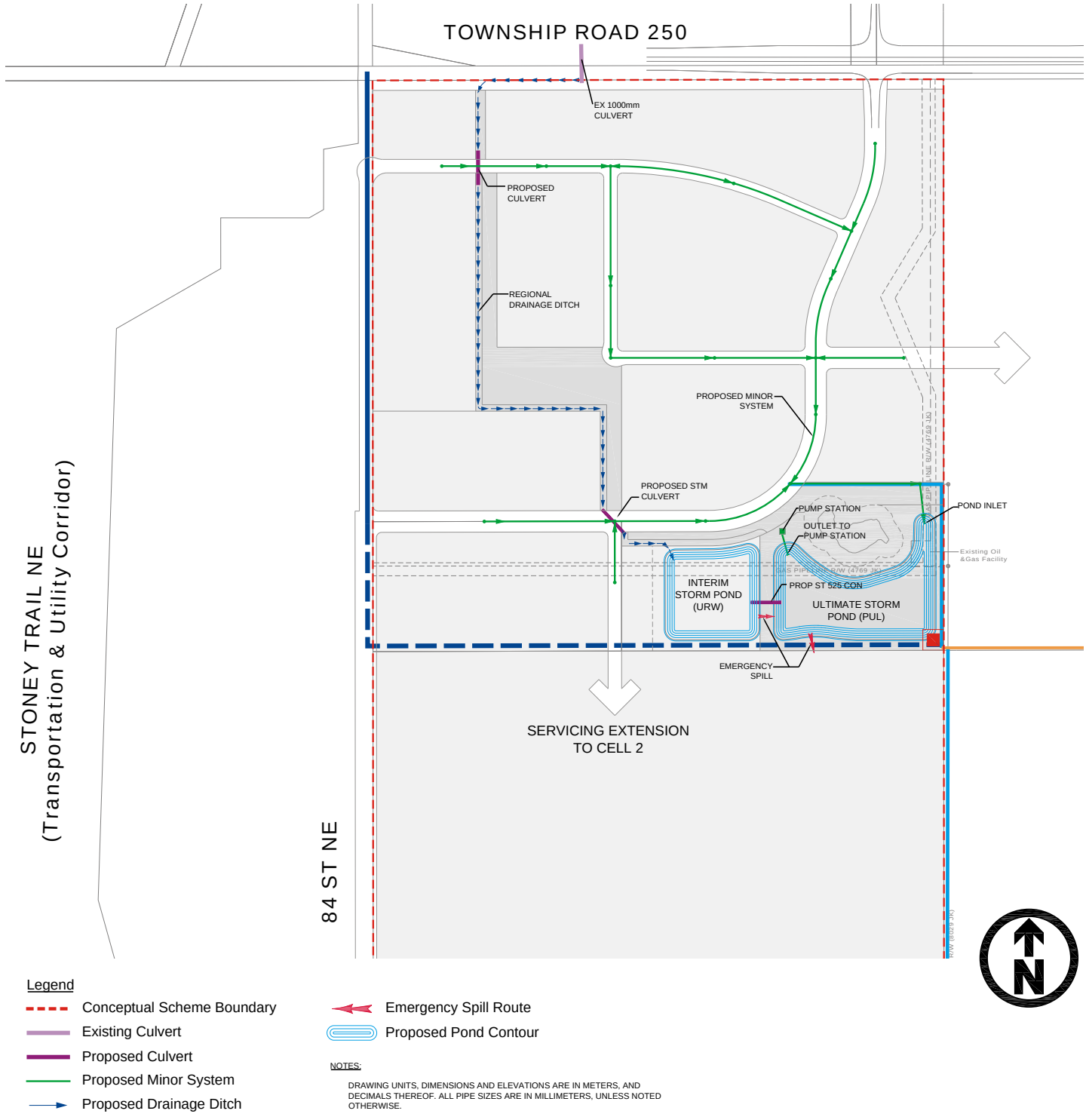
1. routing stormwater flows from industrial and commercial areas through pervious surfaces to promote losses due to infiltration, evaporation and transpiration within the soil mass;
2. irrigating landscape areas using treated stormwater within PUL areas.

The quality of stormwater runoff from the development is improved by:

1. routing stormwater flows from hard surfaces through grassed ditches filtering sediments and surface pollutants; and
2. proposing an Oil and Grit Separator upstream of the stormwater pond to remove sediment prior to flows entering the pond.

It is acknowledged that Alberta Environment must be carefully consulted at each phase of development as required by the evolving Provincial regulatory environment respecting licensing and re-use of surface drainage.

FIGURE 24 | STORMWATER MANAGEMENT - INTERIM SCENARIO



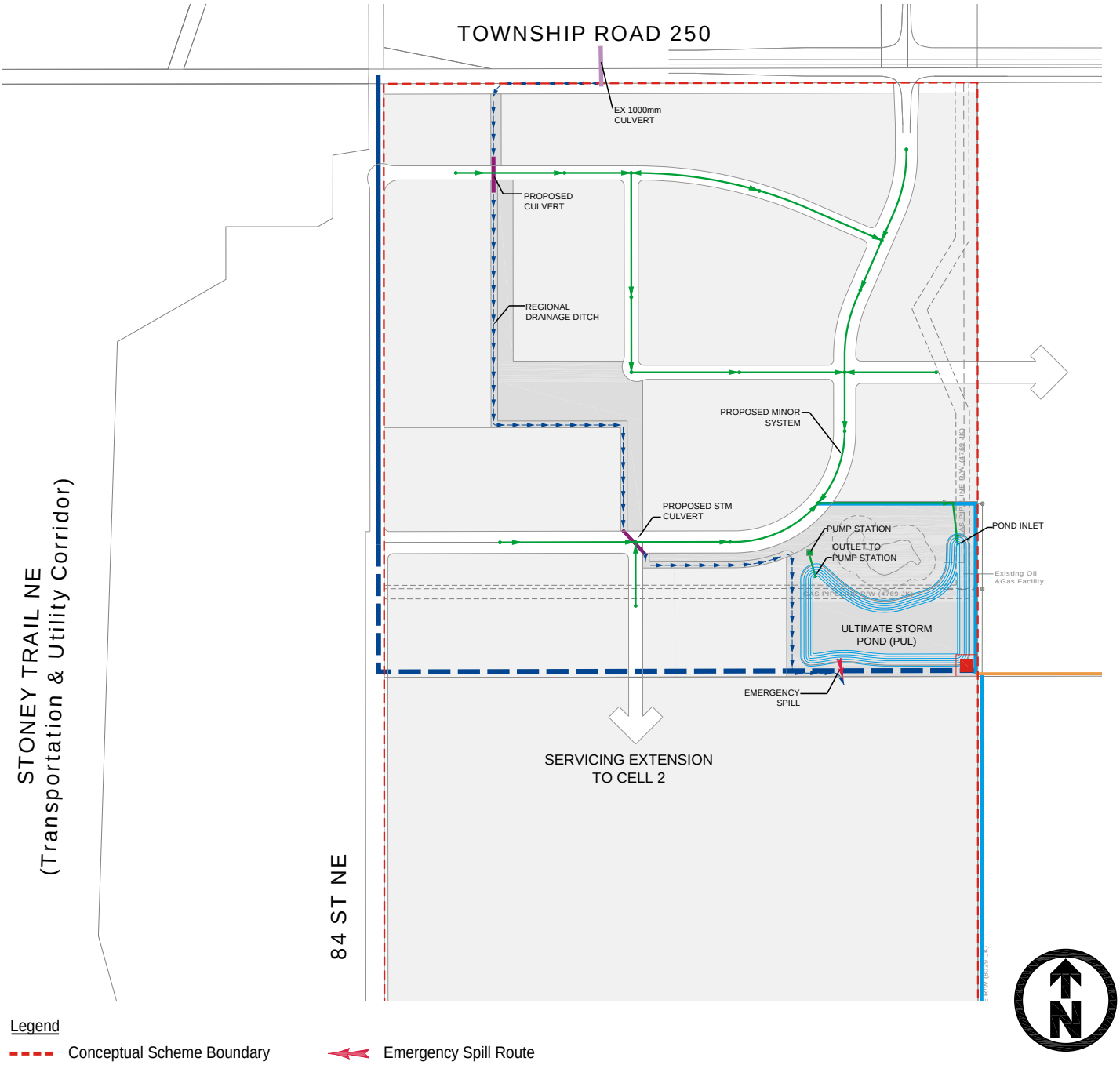
Legend

- Conceptual Scheme Boundary
- Existing Culvert
- Proposed Culvert
- Proposed Minor System
- Proposed Drainage Ditch
- Emergency Spill Route
- Proposed Pond Contour

NOTES:

DRAWING UNITS, DIMENSIONS AND ELEVATIONS ARE IN METERS, AND DECIMALS THEREOF. ALL PIPE SIZES ARE IN MILLIMETERS, UNLESS NOTED OTHERWISE.

FIGURE 25 | STORMWATER MANAGEMENT PLAN – ULTIMATE SCENARIO



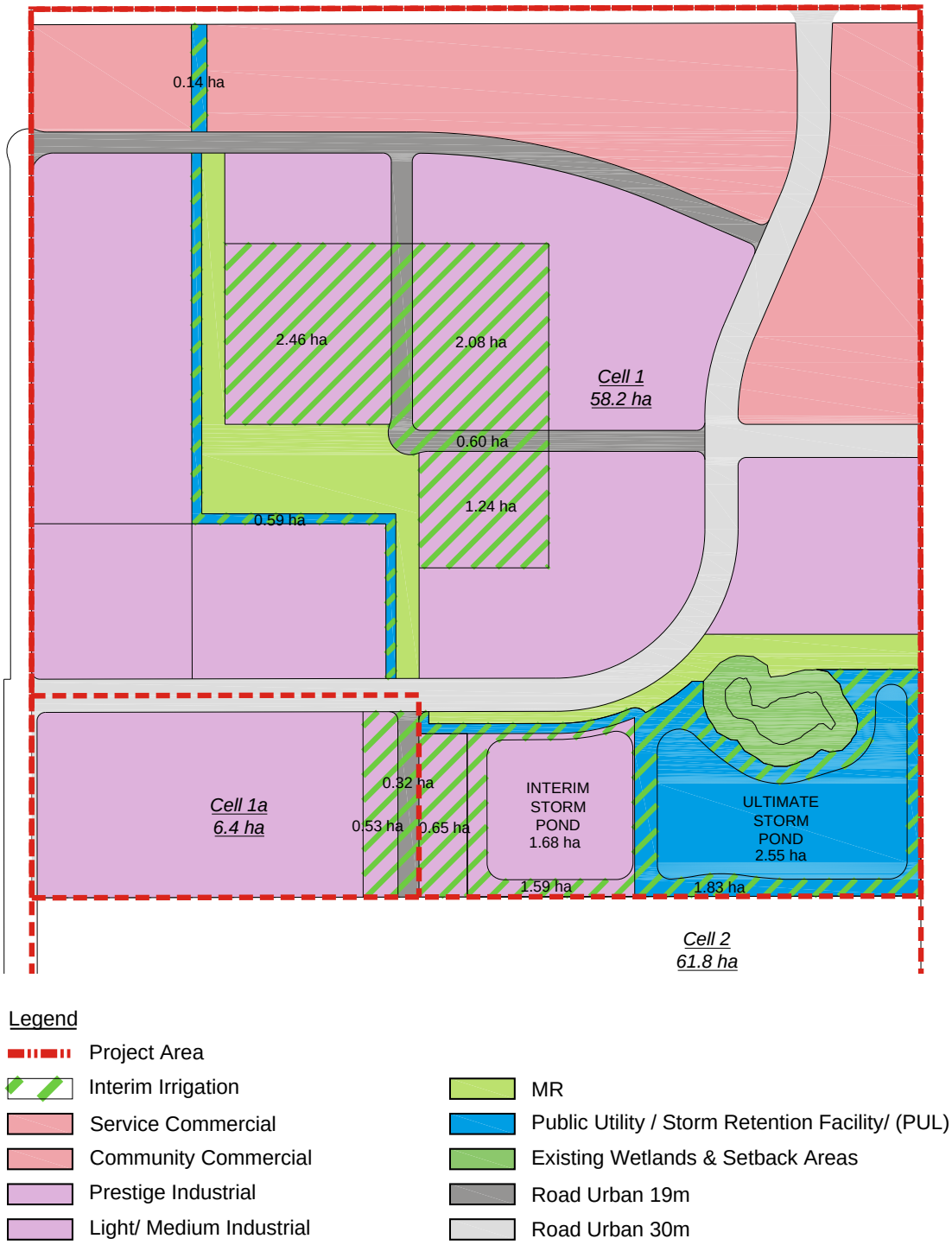
Legend

- Conceptual Scheme Boundary
- Existing Culvert
- Proposed Culvert
- Proposed Minor System
- Proposed Drainage Ditch
- Emergency Spill Route
- Proposed Pond Contour

NOTES:

DRAWING UNITS, DIMENSIONS AND ELEVATIONS ARE IN METERS, AND DECIMALS THEREOF. ALL PIPE SIZES ARE IN MILLIMETERS, UNLESS NOTED OTHERWISE.

FIGURE 26 | STORMWATER MANAGEMENT PLAN – IRRIGATION AREAS



ULTIMATE DEVELOPMENT SCENARIO

In the ultimate scenario, the discharge location of the storm pond will tie into the regional stormwater servicing for the CSMI. The regional drainage ditch will then be connected at that time to the downstream infrastructure, and the pump station will discharge according to the allowed release rate (0.8 L/s/ha) and the 40 mm average annual runoff volume target. The agricultural irrigation lands will no longer be required and can be returned to developable lands.

Overall, the SMDP provides for stormwater storage areas and conveyance routes, stormwater reuse and recycling opportunities via irrigation, as well as support for Low Impact Development and Best Management Practices.

POLICIES

5.6.3 The CS area will be serviced with an integrated stormwater management infrastructure system as generally illustrated on **Figure 24, FIgure 25, and Figure 26**.

5.6.4 The stormwater management facilities shall be designed to retain 100% of the surface drainage generated within the CS area.

5.6.5 An interim stormwater management pond is required to manage stormwater (in addition to the ultimate stormwater pond) prior to connecting to downstream regional infrastructure (CSMI). The interim pond shall remain in an Agricultural Land Use District and be located within an Utility Right-of-Way Agreement to ensure the County has full access for ongoing operation and maintenance.

5.6.6 When a connection to downstream regional infrastructure (CSMI) is provided, the interim stormwater pond shall be decommissioned and converted to developable land. The ultimate stormwater pond will manage the runoff for the development according to the allowed release rate of 0.8 L/s/ha at the required 40 mm average annual runoff volume target.

5.6.7 Stormwater management facilities (ultimate scenario) shall be located within Public Utility Lots (PUL) to be dedicated to the County at the subdivision stage.

5.6.8 Those areas with the CS area required for interim stormwater irrigation will remain as an Agricultural Land Use District and irrigation rights may be protected either via an easement and / or restrictive covenant at the time of subdivision until such time downstream regional infrastructure is in place and irrigation is no longer necessary to manage stormwater on site.

5.6.9 All stormwater management infrastructure within the CS area shall be constructed by the developer at the subdivision and/ or development permit stage, in accordance with the terms of a Development Agreement, to the satisfaction of the County.

5.6.10 The County shall own and maintain all stormwater management infrastructure situated within Public Utility Lots.

5.6.11 The developer will be required to provide a Stormwater Management Plan (SWMP) to re-evaluate the zero-discharge implementation at each phase of Subdivision or Development Permit Stage.

5.6.12 Any future downstream discharge from the CS area's Stormwater Management Facility must meet applicable Provincial and County requirements for water quantity and quality standards, infrastructure needs, and appropriate terms and approvals, including permission for a downstream outfall.

5.6.13 A separate SMDP for Cell 2 (SW 31) shall be submitted as part of a future amendment to this Plan.

5.6.14 The developer shall provide the County with annual reporting respecting ongoing groundwater monitoring, in-situ infiltration testing and seepage analysis to demonstrate the continued positive operation and maintenance of stormwater management infrastructure within the CS area.

5.6.15 In the event that ongoing operation of stormwater management infrastructure within an individual cell of the CS area creates adverse impact to stormwater management infrastructure within the rest of the CS area, any mitigation works required to correct the adverse conditions shall be the responsibility of the landowner/developer for the cell where the impact originated from.

5.6.16 Stormwater will be managed through interim 'zero discharge' infrastructure and ultimate regional stormwater conveyance including best management practices and low impact development (routing drainage through pervious areas and irrigation).

5.6.17 The location of the stormwater conveyance systems shall be protected and acquired as part of the development process, in general accordance with Map 11 of the Conrich ASP.

5.7 ADJACENT LANDS – STORMWATER

The Conrich MDP and ASP shows a local drainage route on the subject lands which routes the stormwater from the lands north of Township Road 250 to a future regional stormpond to be located within Cell 2. Given that Cell 1 is proceeding first, the onsite pond is proposed within Cell 1 to manage the stormwater from the proposed development of Cell 1 and Cell 1a in interim and ultimate conditions. Provisions have been made for the northern external lands to drain through the development and ultimately connect to the Cell 2 local drainage course. Cell 2 will connect to the upstream and downstream drainage. Any development on Cell 2 will be supported by an onsite stormwater pond.

The lands to the west located within The City of Calgary are part of the Forest Lawn Master Drainage Plan which is currently under review by The City of Calgary. These residual lands will be required to manage stormwater onsite in interim and ultimate development conditions However, since these lands are bordered by the Stoney Trail TUC to the west, it is possible they will be added to the MDP area and the Cooperative Stormwater Management Initiative (CSMI) drainage area. If added, they would discharge under the allowable release rate to downstream infrastructure when made available.

5.8 SHALLOW UTILITY SERVICING

Shallow utility services including electric power, natural gas and telecommunications will be provided by local utility companies at the cost of the developer. It is anticipated that a mix of underground utilities and overhead utility lines will be located within the road rights-of-way and private easements as required to serve all new lots.

The Preliminary Engineering Support Report prepared by Sedulous Engineering, (2019) describes how the plan area may be serviced with private franchised utilities. Depending on the type of development, certain services are limited. If existing capacity is less than future demand, the developer will need to discuss the costs and timing of required upgrades with the utility provider as soon as possible in the development process. In some cases, the developer may be required to cover the cost of expanding services to the plan area.

At the detailed design stage for each phase of development, the developer and their engineers will be responsible for coordinating detailed shallow utility locations, alignments and approvals. The location of the shallow utilities must be confirmed by the respecting approving authorities (i.e., Rocky View County) to ensure that all required Utility Right-Of-Ways are shown on the Utility Right-Of-Way Plan.

Given the large study area, power will be distributed via both underground and overhead infrastructure. Overhead utilities will typically include power and illumination infrastructure and will be located within road rights-of-ways and easements on private property. Underground utilities will include gas, telecommunications, and power, and will be located within easements on private property. Where overhead utilities are contemplated, the height of this infrastructure will respect safe clearances for vehicle and equipment access. The same applies to horizontal clear zones in accordance with local standards. If utilities are proposed to be within any County road right-of-way or requires crossing, approvals from Rocky View County are required.

POLICIES

5.8.1 The Developer shall provide all shallow utilities within the plan area.

5.8.2 Shallow utilities shall be constructed within easements on private property.

5.8.3 Shallow utilities constructed within public road allowances or that require crossings shall be subject to County approval.

5.8.4 Power and illumination infrastructure may be installed overhead, whereas all other utilities should be generally installed within underground conduits.

5.8.5 Placement of all utilities underground within the Gateway Development Area should be considered at the Subdivision and Development Permit stage.

5.8.6 The location and size of utility rights-of-way and easements, and related line assignments, should be determined at the subdivision and development stage to the mutual satisfaction of the County, the developer, and the utility companies.

5.9 SOLID WASTE MANAGEMENT

The Conrich ASP requires that local plans address solid waste management during all stages of development. The developer will aim for a diversion target of 50 per cent and will consider post-construction waste management service. Further, industrial and commercial business owners shall be responsible for providing their own solid waste services. Overall, a local plan should:

1. address solid waste management through all stages of development, including occupancy;
2. identify the appropriate waste collection stations that serve the local plan area;
3. conform to the policies of the County's Solid Waste Servicing Strategy (2021); and
4. set a solid waste diversion target to inform the subdivision construction management plan.

The Westcon Business Park Lot Owner's Association will contract solid waste management as required by development within the CS area to a qualified waste management service provider. The developer will consider the management and disposal of solid waste generated through all stages of construction including occupancy.

POLICIES

5.9.1 A qualified waste management provider, to be contracted by the Business Lot Owner's Association will provide solid waste management services within the plan area.

Section 6.0

Open Space

6.1 PUBLIC OPEN SPACE DEDICATION

The anticipated dedication of public open spaces within the Westcon CS is generally illustrated by **Figure 27: Open Space Plan** in alignment with the Open Space, Pathways, and Trails Map of the Conrich ASP.

Linear Municipal Reserve (MR) will be dedicated within the CS area running through the central portion of the Plan to the stormwater pond in the southeast. This linear MR will run beside the PUL which functions as a drainage conveyance facility, and the linear MR will be a recreational amenity with a trail system. The central portion of the MR is intended to accommodate a park area as an amenity for employees (and patrons) of the surrounding businesses. Specific programming and landscaping of the open space will be provided at the subdivision or development permit stage.

Municipal Reserve dedication is also provided to the north of the stormwater pond. Environmental Reserve (ER) dedication will be provided in order to retain the existing wetland and associated tree stands.

The developer will prepare a Landscaping Plan at each subdivision stage to detail the specific improvements within the MR area and confirm the specific maintenance requirements therein.

Table 6 summarizes the municipal reserve analysis for the CS area.

Table 6: Proposed Municipal Reserve Summary

	Cell 1 (Ac.)	Cell 1A (Ac.)	TOTAL (Ac.)
Gross Total Area	144.16	15.84	**160**
Proposed Environmental Reserve (ER) Dedication (Wetland #16)	2.43	0.00	**2.43**
Net Developable Area	141.73	15.84	**157.57**
Amount of MR Owing (10% as per MGA)	14.17	1.58	**15.75**
Proposed Municipal Reserve (MR) Dedication	8.20	0.00	**8.20**
AMOUNT OF MR OUTSTANDING	5.97	1.58	**7.55**

All other required public land dedication as required by the Municipal Government Act will be provided by the developer at each phase of development in the form of cash-in-lieu.

Cell 2 (SW 31) Municipal Reserve requirements and Environmental Reserve dedication areas will be determined at a later date and as part of an amendment to this plan.

POLICIES

6.1.1 The developer shall provide a linear Municipal Reserve dedication and a centralized open space, as conceptually illustrated on Figure 22: Open Space Plan.

6.1.2 The developer shall prepare a Landscaping Plan at the subdivision stage, to be prepared by a qualified professional, to detail the type and extent of landscaping and specific type and configuration of recreation improvements within the Municipal Reserve areas. Landscaping plans shall be submitted in accordance to the County's Servicing Standards.

6.1.3 The area identified for Environmental Reserve on **Figure 27: Open Space Plan** shall meet Rocky View County's standards for Environmental Reserve lands. Reclamation of the small debris dumping area adjacent to the existing wetland shall be the responsibility of the developer.

6.1.4 The developer shall implement the improvements within the Municipal Reserve areas at the subdivision stage. Landscaping construction shall be in accordance to the terms and conditions of the applicable Development Agreement.

6.1.5 The County shall assume maintenance of the improved Municipal Reserve upon issuance of a Final Acceptance Certificate in accordance with the County's Servicing Standards and the terms of a Development Agreement.

6.1.6 Public and/or private utilities may be installed within the Municipal Reserve areas provided their alignments do not conflict with ongoing access and/or maintenance of landscaping and/or recreation improvements.

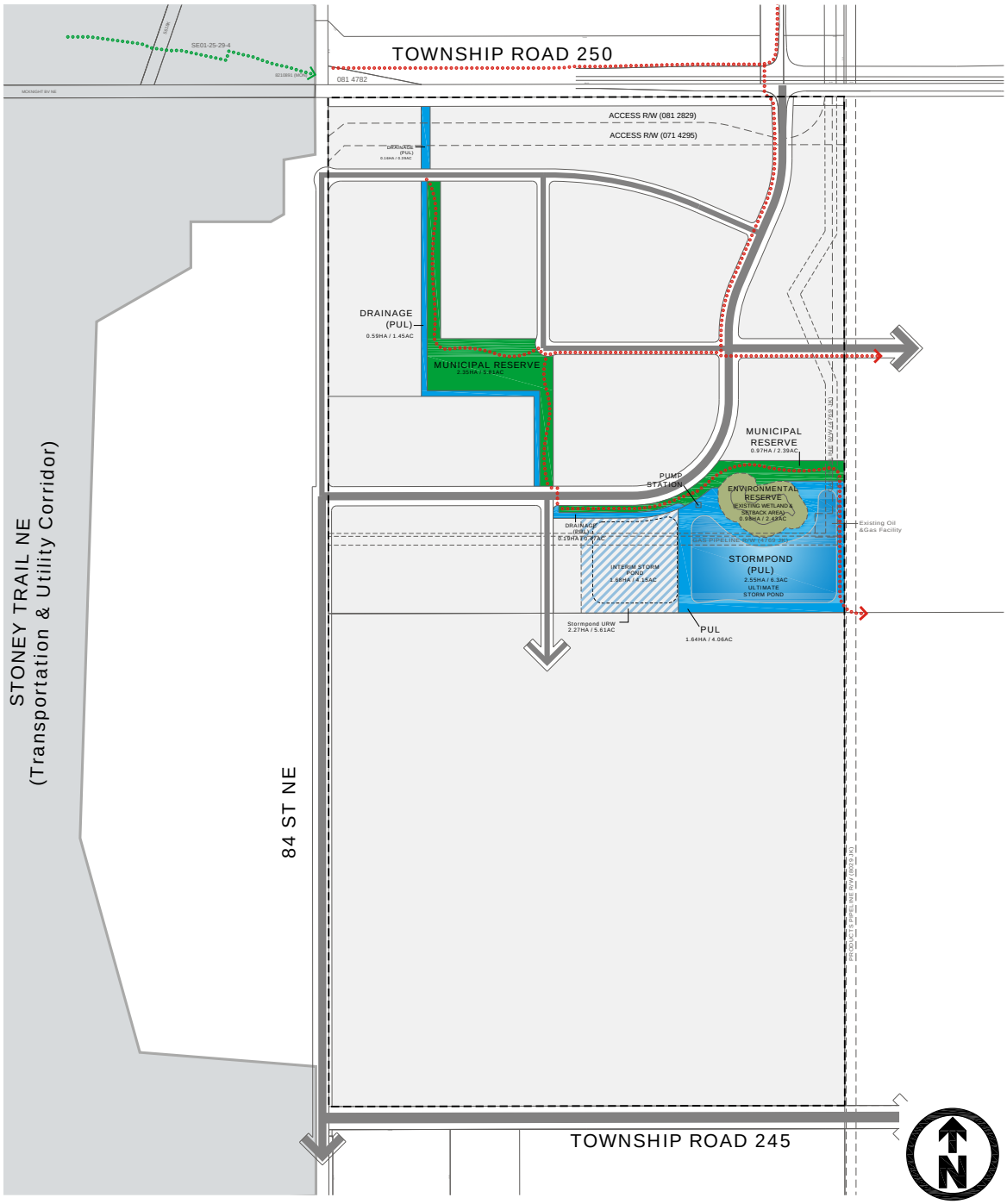
6.1.7 Entry signage may be installed within the Municipal Reserve subject to the approval of the County. The maintenance of such signage shall be provided by private lots owners in accordance with the terms of an Optional Amenities Agreement with the County.

6.1.8 Municipal Reserve outstanding after proposed land dedication shall be provided by the developer via cash-in-lieu payment pursuant to the provisions of the Municipal Government Act. The exact amount of each will be determined at the subdivision stage. Municipal Reserve dedication for Cell 1 shall be as shown in **Figure 27: Open Space Plan.** Cell 2 Municipal Reserve dedication shall be determined at a future date as an amendment to this Plan.

6.1.9 Appropriate setbacks for public access and development near the Environmental Reserve will be determined at the subdivision stage to the satisfaction of the County. Rocky View County Policy C-420 Wetland Conservation and Management should be applied when determining setbacks. Environmental Reserve dedication for Cell 1 shall be as shown in **Figure 27: Open Space Plan**. Cell 2 Environmental Reserve dedication shall be determined at a future date as an amendment to this Plan.

6.1.10 Cell 2 will require the preparation of a Biophysical Impact Assessment including ground truthing prior to the amendment of this Conceptual Scheme.

FIGURE 27 | OPEN SPACE PLAN



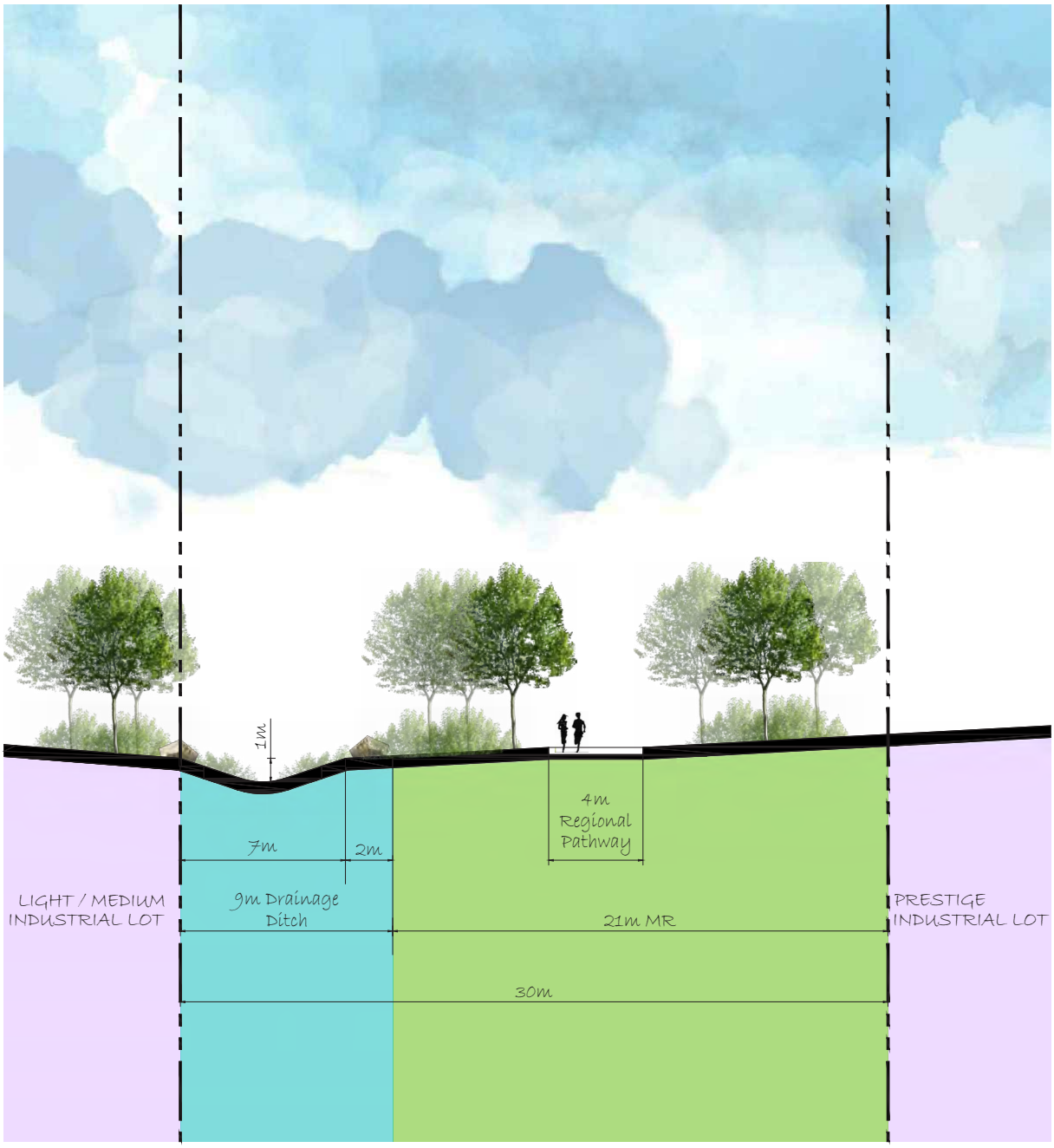
Legend

- Conceptual Scheme Boundary
- Environmental Reserve
- Municipal Reserve
- Public Utility / Storm Retention Facility (PUL)
- Proposed Pathway
- Existing Pathway
- Roads

FIGURE 28 | OPEN SPACE CONCEPT - CENTRAL MR

FIGURE 29 | OPEN SPACE CONCEPT - STORMPOND / WETLAND MR

FIGURE 30 | OPEN SPACE CONCEPT - LINEAR PUL / MR



6.2 PEDESTRIAN FACILITIES

Implementation of a pedestrian/bike trail network is anticipated within the CS area as generally illustrated on **Figure 27: Open Space Plan**. The specific design and configuration of the trails will be determined at the subdivision / development permit stage to the satisfaction of the County.

An at-grade pedestrian crossing will be provided at the intersection of 84th Street and Township Road 250 when upgraded to a signalized intersection. When the 84th Street/ Township Road 250 intersection is altered to the ultimate right-in-right out configuration, the pedestrian crossing will no longer be viable in this location and should be relocated to the interchange at Range Road 285 (100th Street) and Township Road 250.

POLICIES

6.2.1 At-grade pedestrian crossing accommodations should be provided when upgrading the intersection of 84 Street and Township Road 250 to a signalized intersection.

6.3 PUBLIC UTILITY LOTS

The Westcon CS will include Public Utility Lots (PUL's) dedicated to the County which includes the stormwater pond as generally illustrated on **Figure 27: Open Space Plan.**

Section 7.0

Community Infrastructure

7.1 FIRE RESPONSE

Conceptual Schemes must demonstrate how fire protection services will be provided in compliance with the County's Fire Suppression Bylaw. Fire suppression will be provided by the municipal potable water supply system with adequate water pressure.

7.2 POLICE RESPONSE

Police service is expected to be provided by the Royal Canadian Mounted Police Detachments situated in the Town of Chestermere and supported by Rocky View County Community Peace Officers.

7.3 EMERGENCY RESPONSE PLAN

At the subdivision stage of each phase of anticipated industrial development, an Emergency Response Evacuation Plan will be prepared to respond to emergency situations that may arise within these portions of the Conceptual Scheme area.

7.4 COMMUNITY RECREATION CONTRIBUTION

The developer will explore contributions to the Community Recreation Fund at the subdivision and/or development permit application stage.

POLICIES

7.4.1 The Developer will work with the County to determine which station will provide fire response for the CS area.

7.4.2 At the subdivision stage of each phase of anticipated industrial development, an Emergency Response Evacuation Plan will be prepared.

Section 8.0

Municipal Policy Framework

8.1 COUNTY PLAN (MUNICIPAL DEVELOPMENT PLAN), 2013 AMENDED APRIL 10, 2018

The County Plan supports residential and employment growth in the Conrich area. The County Plan identifies Conrich as a 'Hamlet – Full Service' and as a 'Regional Business Centre'.

A regional business centre has the following characteristics:

- a concentration of commercial and / or industrial businesses;
- an efficient road connection to the provincial highway network;
- significant scale and scope of operations;
- infrastructure with the potential to service the proposed development.

By classifying the Conrich area as a Regional Business Centre, it means the County strongly supports the growth of the Plan area as a Highway Business/Industrial area.

A regional business centre provides local and regional employment opportunities. The CN Logistics Park serves an industrial 'hub' for the surrounding area and creates spin-off opportunities for Westcon in the form of complementary and supportive industrial and commercial uses. Westcon will help the County's fiscal objectives of broadening the non-residential assessment base and creating local and regional commercial/industrial development opportunities.

8.2 CONRICH AREA STRUCTURE PLAN, 2015

The Conrich Area Structure Plan establishes the Conrich area as a Regional Business Centre with more than half of the Plan area devoted to industrial and commercial uses. The plan has a 30-year development horizon.

As shown on **Figure 31: Conrich Area Structure Plan**, Cell 1 of the Westcon Conceptual Scheme is identified as Highway Business/ Industrial and Cell 2 is identified as Industrial. Policies 10.3 – 10.8 Land Use – Highway Business state that land uses should be large format retail centres, shopping centres, outlet malls, office buildings, business parks, regional services and tourist facilities that benefit from access to Stoney Trail. Other potential uses are institutional uses, campgrounds, medical treatment centres, recreation facilities and light industry. Under Policy 11.3, industrial use can include distribution logistics, warehousing, transportation, industrial services, construction, manufacturing, services and industrial storage without off-site nuisance factors. Compatible commercial uses are also acceptable.

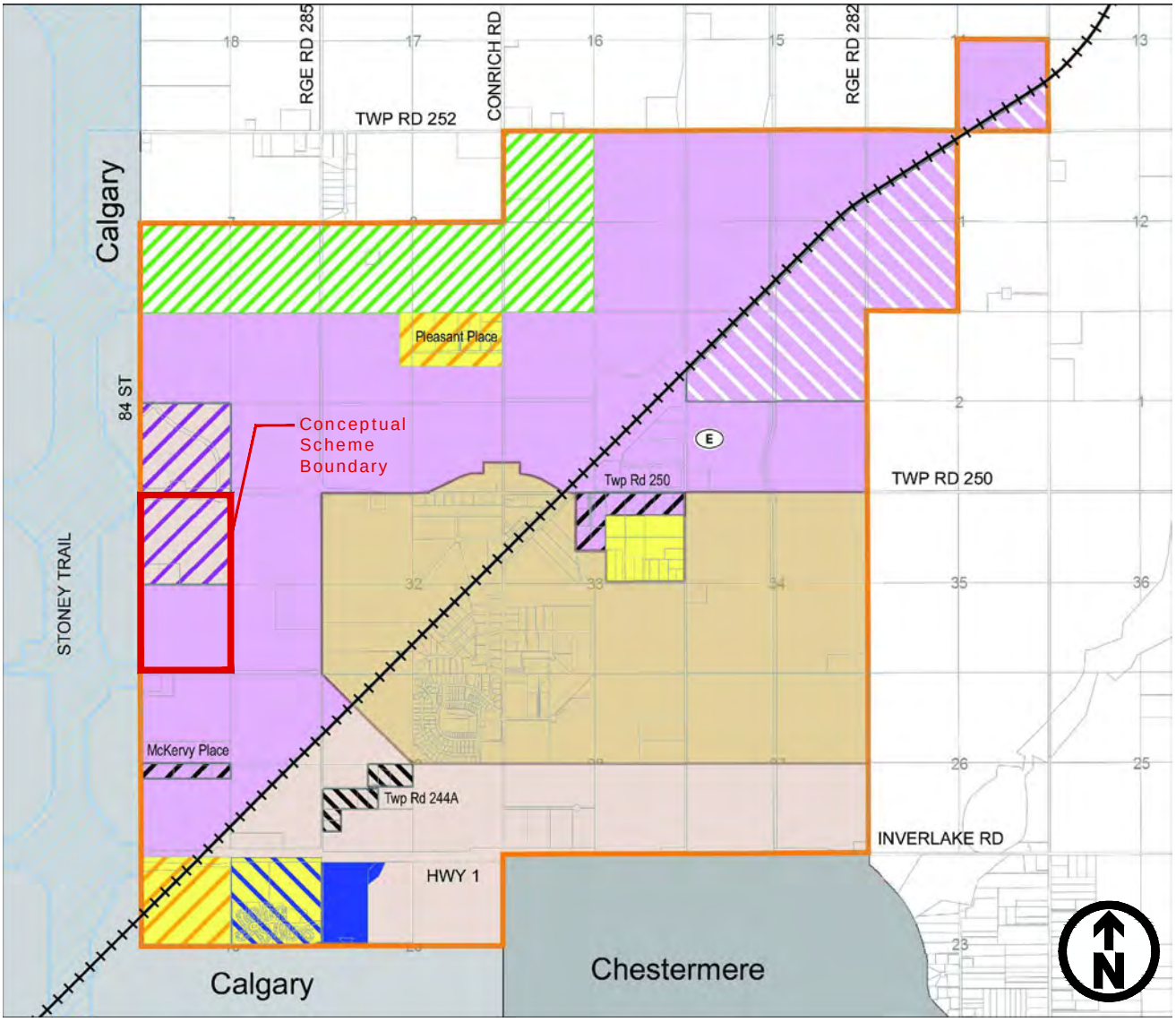
The ASP requires that a local plan be prepared for the lands adjacent to 84 Street as per Map 12 of the ASP. Initial consultation took place with the City of Calgary and concerns were expressed regarding regional commercial in this area. For this reason, the land use concept focuses on industrial / business uses that serve the Conrich area. As shown in **Figure 32: Conrich Area Structure Plan – Phasing**, Cell 1 is in the first phase of development as identified in the ASP while Cell 2 is in the second phase. According to the ASP, phase 2 lands may proceed when there is demonstrated market demand and the regional stormwater conveyance strategy is finalized.

Overall, the industrial and business uses in Westcon take advantage of the regional transportation network and the proximity of the CN rail facility. The general development concept established by this Conceptual Scheme (local plan) is consistent with the overall vision established by the Conrich ASP.

During the Municipal Government Board appeal that took place during the approval process for the Conrich Area Structure Plan, the City of Calgary and Rocky View County signed a Memorandum of Agreement (MOA) dated June 17, 2016. The MOA addresses several intermunicipal items including the terms of reference to complete the 84 Street Study. The MOA specifies the requirement for local plans within the ASP boundary along the 84 Street. These local plan boundaries are shown on Map 12: Local Plans of the ASP (see **Figure 33: Conrich Area Structure Plan – Local Plans**). A specific component of the local plan is that it must address the specific boundary conditions, namely the interface with the residual lands within the City of Calgary between Stoney Trail and 84 Street.

To show how the Westcon CS has addressed the residual area, a shadow plan has been prepared that shows potential for integrated access and compatible land use. The shadow plan has no legal standing but demonstrates how the residual lands have been considered in planning for the Westcon CS area. The Stormwater management and servicing reports have addressed this area at a high level.

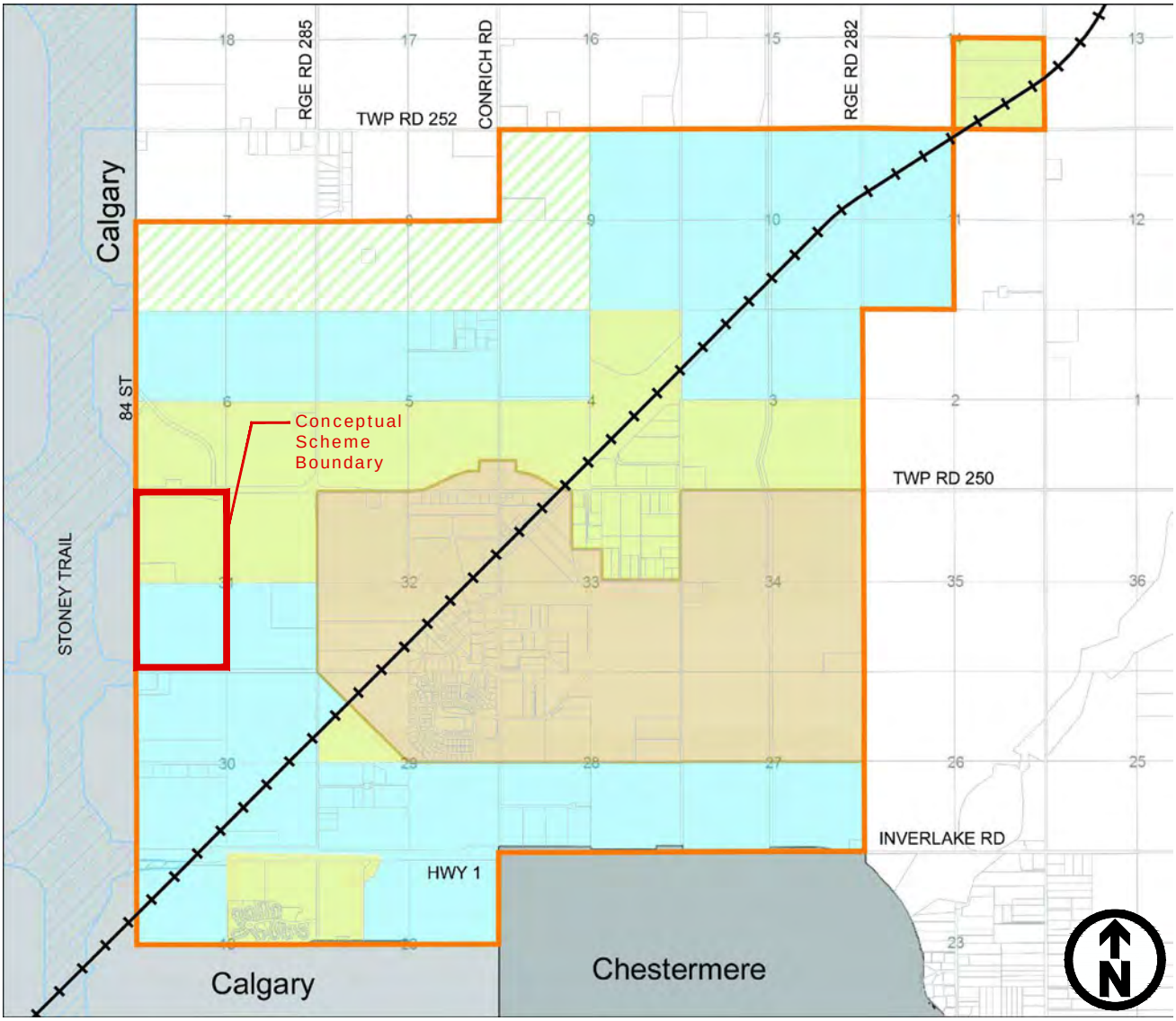
FIGURE 31 | CONRICH AREA STRUCTURE PLAN



Legend

- ASP Boundary
- Future Policy Area
- Residential-Form to be determined
- Country Residential
- Institutional/Residential
- Institutional
- Industrial
- Heavy Industrial
- Industrial Transition
- Highway Business Transition
- Highway Business
- Highway Business/Industrial
- Long Term Development Area
- Emergency Services
- Transportation and Utility Corridor
- CN Railway

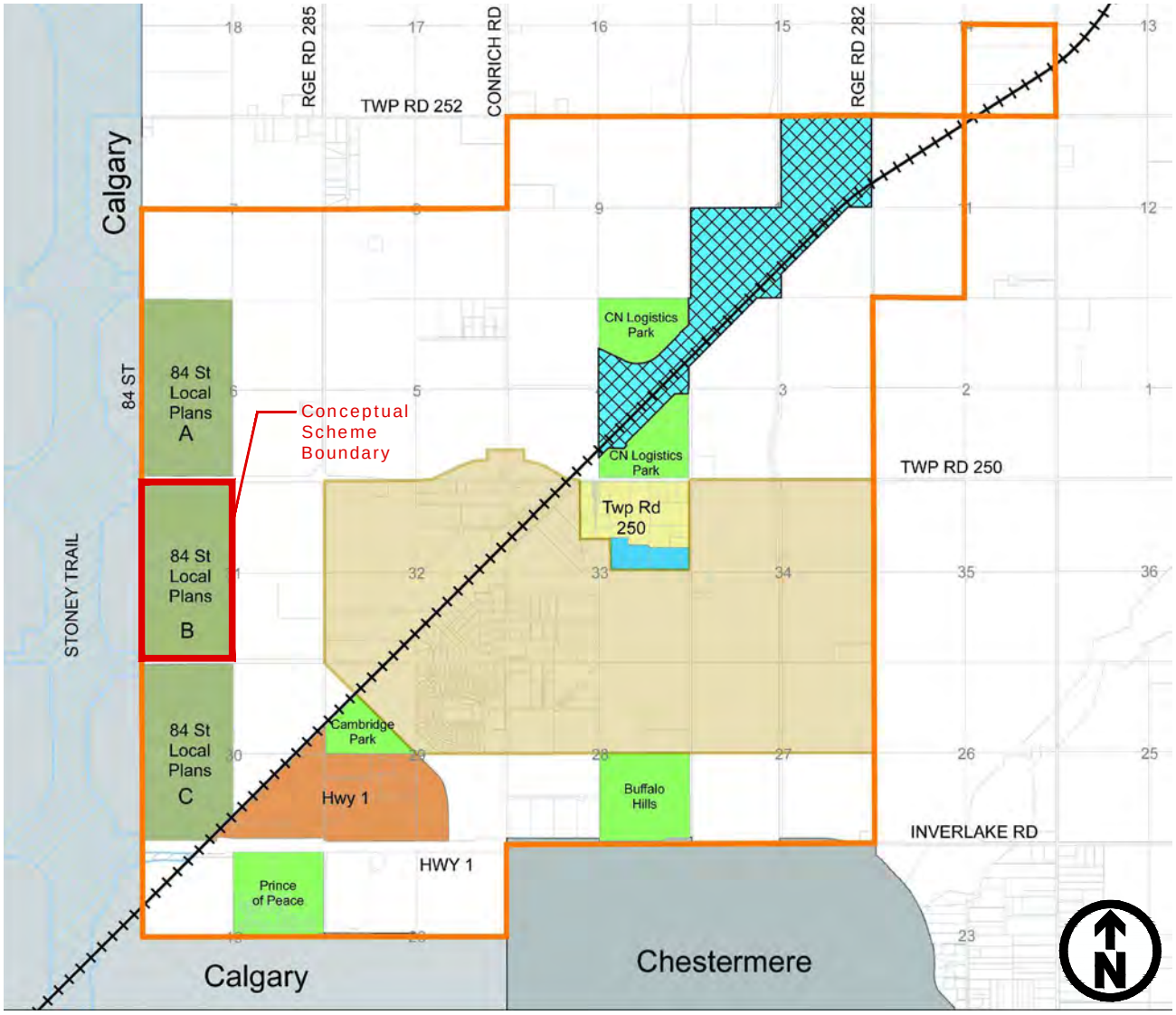
FIGURE 32 | CONRICH AREA STRUCTURE PLAN – PHASING



Legend

- ASP Boundary
- Future Policy Area
- Phase 1 (Cell 1 and 1A) : Lands May Proceed With Development
- Phase 2 (Cell 2) : Future Development
- Long Term Development
- Transportation and Utility Corridor
- Railway Lines

FIGURE 33 | CONRICH AREA STRUCTURE PLAN – LOCAL PLANS



Legend

- ASP Boundary
- Future Policy Area
- Federal Jurisdiction
- Existing Local Plans
- Local Plans not required

Predetermined Local Plan Boundary

- Hwy 1
- Twp Rd 250
- 84 St Local Plans
- CN Railway

8.3 ROCKY VIEW COUNTY / CITY OF CALGARY INTERMUNICIPAL DEVELOPMENT PLAN

The Rocky View/Calgary Intermunicipal Development Plan (IDP) applies to areas with planning matters of mutual interest such as transportation, stormwater, utilities, etc. Westcon is contained within the IDP 'RVC Growth Corridor' and 'Policy Area' but outside of the Key Focus Area that extends into the Conrich area. Pathway and open space connections are to be coordinated between municipalities.

Transportation items to consider include:

- interchange planning,
- road connections between municipal boundaries,
- road standards,
- joint or shared transportation studies, and
- future right of- way to facilitate agreed upon transportation upgrades;

84 Street marks the boundary between the City of Calgary and Rocky View County, with the City of Calgary having jurisdiction over 84 Street itself. Twp Rd 250 is also considered part of the 'intermunicipal road system.' Therefore, transportation and other matters of mutual concern including land use compatibility, drainage, etc. must be discussed and addressed with the City of Calgary. The City has been engaged during the preparation of the land use concept and this feedback has influenced the design of the Plan. The regional pathway connection to the north of McKnight Boulevard has been integrated into the Plan.

Westcon is also adjacent to a Residual Long-Term Growth Area identified in the IDP. These landowners were consulted during the pre-application planning phase. No concerns or development aspirations were expressed other than about existing drainage matters. As required under IDP and ASP policy, key considerations for the residual lands have been addressed such as access and land use compatibility. To ensure this design is practicable, a non-binding shadow plan has been prepared.

8.4 PARKS & OPEN SPACE MASTER PLAN/ ACTIVE TRANSPORTATION PLAN SOUTH COUNTY, 2018

The Open Space Master Plan does not appear to contemplate any recreation improvements within the Plan Area. A conceptual pathway is shown along Twp Rd. 250 in the direction of the Hamlet of Conrich. It is expected that this pathway will be connected to the regional network within the City of along the north side of Twp Rd. 250. No improvements appear to be indicated for the plan area under the Active Transportation Plan South County either. A local pathway system is proposed within Westcon consistent with direction of the ASP

Section 9.0

Implementation

9.1 LAND USE

The Westcon Conceptual Scheme anticipates prestige industrial use, light/medium industrial use, service commercial and community commercial uses including potential for a hotel in the northwest corner of Cell 1.

The land use districts proposed to support the development of the Westcon Conceptual Scheme are contained within the County's Land Use Bylaw C-8000-2020. The proposed land use amendment has been submitted as part of the Conceptual Scheme application.

As noted in Section 5.6, lands required for interim stormwater irrigation and the interim stormwater pond will retain the Agricultural General (A-GEN) land use district until such time as a downstream stormwater infrastructure becomes available and irrigation and additional stormwater storage is no longer required for stormwater management on the site.

The Alberta Transportation right-of-way adjacent to Township Road 250 will also maintain an Agricultural General land use designation until a connection is provided in the plan area between 84th Street and the intersection of Township Road 250. Authorization from Alberta Transportation is required prior to land use redesignation of this right-of-way.

9.2 SUBDIVISION

It is expected that each development phase and subdivision application shall address the following:

- Schedule of Areas and allocation of Municipal Reserve within the development phase;
- A tentative plan with lot configurations within the subdivision area;
- An update to the servicing reports and expectations regarding implementation of utility service infrastructure in relation to the requirements of the overall plan area and surrounding lands;
- An update to the Traffic Impact Assessment and expectations required to implement local and regional roadway improvements in relation to the requirements of the overall plan area and surrounding lands;
- An update to the Stormwater Management Plan and expectations regarding implementation of stormwater infrastructure in relation to the requirements of the overall plan area and surrounding lands;
- Assess wetlands in more detail through the subdivision application;
- If the phase includes Municipal Reserve dedication, a Landscaping & Public Amenities Plan to detail the anticipated public improvements including expectations for use and maintenance responsibilities;
- An Emergency Response Plan if deemed required to ensure a strategy is put in place to address emergency responses and/or evacuations in the event of a major industrial accident;
- A summary of specific performance standards and architectural controls as may be required to implement development considerations such as open space areas, architectural theme, parking and loading expectations, fencing and screening considerations, signage and lighting elements, etc.; and
- Landscaping, lot, and building design requirements that provide for high quality development.
- Mitigation against offsite nuisance factors.

9.3 DEVELOPMENT STAGING AND PHASING

Subdivision of Cell 1 is generally anticipated to proceed in two to three stages as shown on **Figure 34: Development Staging and Phasing**. The stormwater pond and conveyance infrastructure will need to be constructed in the first stage along with the realignment of 84 Street. It is anticipated that development will proceed from east to west as servicing becomes available. Phase 3 on **Figure 34** includes lands required for interim irrigation to manage stormwater until a regional connection is provided.

Cell 1a can be constructed as a separate stage because it is under different ownership at this time. Notwithstanding, subdivision within the Plan area may proceed in accordance with an alternate staging pattern without requirement of an amendment to this Plan.

The Conrich ASP identifies three development phases for the growth of the Conrich area (Phase 1, Phase 2, and Long Term Development areas). Cell 2 is contained in the ASP's Phase 2 area. The ASP states that "Phase 2" lands may proceed when market demand has been demonstrated and a regional stormwater conveyance system and appropriate governance system has been selected along with mechanisms to implement the system. At the time when the landowner(s) in Cell 2 choose to proceed with development, the landowner(s) of Cell 2 must apply for an amendment to the Westcon CS and the land use bylaw. As such, they must prepare a compatible land use plan, supportive technical reports, conduct public consultation and fulfill any other requirements determined by the County at that time.

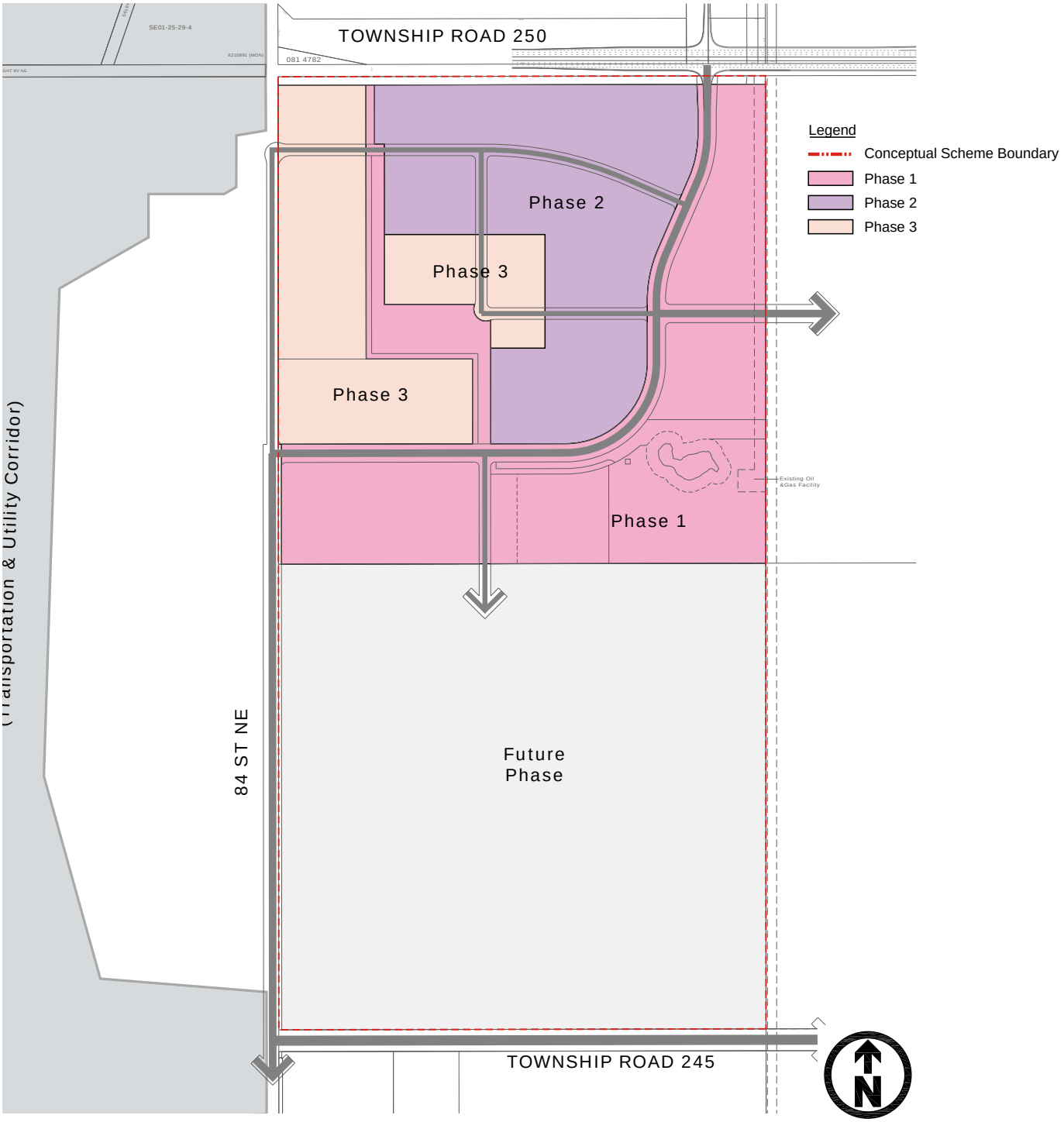
POLICIES

9.3.1 Development staging and phasing is expected to proceed within the Plan area in accordance with **Figure 34: Development Staging and Phasing**. Cell 2 (SW-31-24-28-W4M) shall be a later phase of development and may be broken into further stages at the discretion of the landowner.

9.3.2 Development will be phased in a manner that makes efficient use of road and utility infrastructure, while providing sufficient land to meet market demand.

9.3.3 Development of Cell 1 may proceed in accordance with an alternate staging pattern without the requirement of an amendment to this Plan.

FIGURE 34 | DEVELOPMENT STAGING AND PHASING



9.4 WEED MANAGEMENT

A Weed Management Plan will be prepared and submitted in accordance with Rocky View County requirements to address any issues with invasive weeds during the construction and grading process.

POLICIES

9.4.1 A Weed Management Plan shall be provided by the developer at the subdivision stage in accordance with Rocky View County requirements that controls, impedes and removes weed growth during construction and grading.

9.5 CONSTRUCTION MANAGEMENT PLAN

The developer shall submit a Construction Management Plan at the subdivision stage to address any ongoing construction issues, such as noise and construction access to the Plan area, which may have a negative impact on surrounding residents.

POLICIES

9.5.1 A Construction Management Plan shall be provided by the developer at the subdivision stage to establish potential mitigation measures as may be necessary to limit negative impacts to surrounding residents during ongoing construction activities including noise, sedimentation and erosion control, construction waste management, emergency response procedures, an evacuation plan, hazardous material containment.

9.6 SUBDIVISION & ROAD NAMING

An application for Subdivision & Road Naming will be submitted at the subdivision stage. Naming of roads within each phase of development is expected to follow the County's standard naming conventions.

POLICIES

9.6.1 A Subdivision & Road Naming application shall be provided by the developer at the subdivision stage.

9.7 SEDIMENT & EROSION CONTROL

The developer shall submit a Sediment & Erosion Control Plan at the subdivision stage to address any drainage issues that might be created due to construction activities within the Plan area in order to mitigate potential for negative impact on surrounding properties.

POLICIES

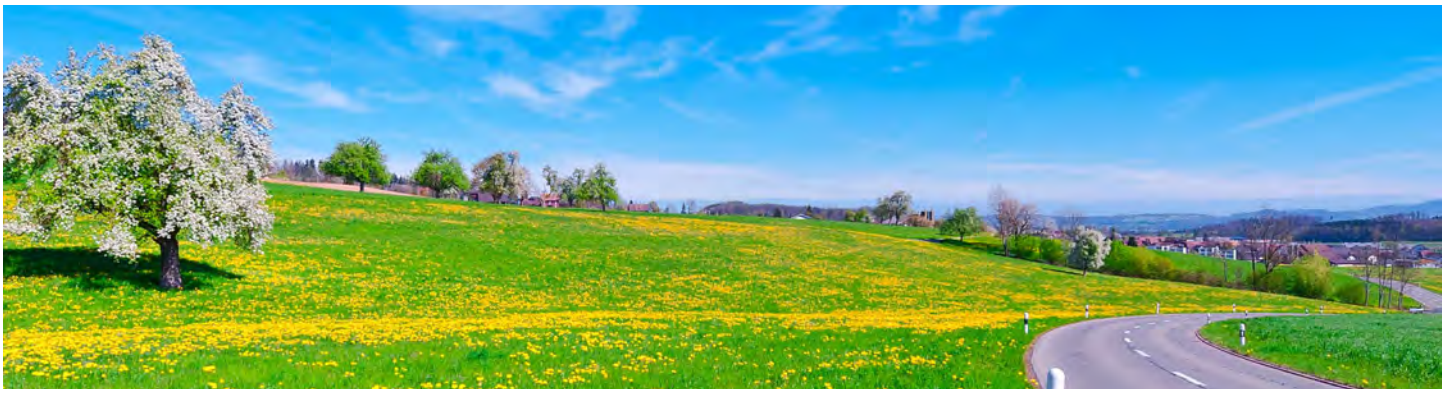
9.7.1 A Sediment & Erosion Control Plan shall be provided by the developer at the subdivision stage to address any drainage issues that might be created due to construction activities within the Plan area in order to mitigate potential for negative impact on surrounding properties.

9.8 LOT OWNER'S ASSOCIATION

A Westcon Business Park Lot Owner's Association (LOA) will be created at the subdivision stage. The LOA will be responsible for the operation and management of stormwater irrigation, solid waste management, and architectural controls within the plan area.

POLICIES

9.8.1 A Lot Owner's Association shall be created at the subdivision stage to manage stormwater irrigation, solid wasted management, and architectural controls.



Section 10.0

Community Consultation

10.1 COMMUNITY CONSULTATION

Public Engagement activities in support of the Westcon Conceptual Scheme took place in from 2018 - 2020. An Engagement Summary was prepared in support of this report and distributed to Rocky View County and project stakeholders.

POLICIES

10.1.1 Further community consultation shall be required should this plan be amended to support future development within Cell 2.

Section 11.0

Supporting Studies

11.1 SUPPORTING TECHNICAL STUDIES & REPORTS

The Westcon Business Park Conceptual Scheme has been informed and guided by baseline investigations and a range of technical studies prepared in support of the project. The following is a comprehensive list of these studies, with corresponding dates of completion and sub consultant responsible.

Copies of these reports have been submitted under separate cover in electronic and hard cover form in support of the Conceptual Scheme:

- Biophysical Impact Assessment (BIA) - Westhoff Engineering - January 2021
- Staged Master Drainage Plan (SMDP) - Westhoff Engineering - April 2021
- Preliminary Engineering (Servicing) Report - Sedulous Engineering - April 2021
- Transportation Impact Assessment (TIA) - Bunt & Associates - April 2021
- Phase 1 Environmental Site Assessment (ESA) - Envirotech Engineering - June 2018
- Geotechnical Report - McIntosh Lalani Engineering - July 2018
- Market Opportunity Assessment - Hume Consulting - December 2018
- Engagement Summary - B&A Planning Group - February 2020

APPENDIX A

CERTIFICATES OF TITLE

LAND TITLE CERTIFICATE

S

LINC	SHORT LEGAL	TITLE NUMBER
0033 343 112	0812829;OT	081 228 241

LEGAL DESCRIPTION

PLAN 0812829
ACCESS RIGHT OF WAY WITHIN
MERIDIAN 4 RANGE 28 TOWNSHIP 24
SECTION 31 QUARTER NORTH WEST
CONTAINING 3.34 HECTARES (8.25 ACRES) MORE OR LESS
EXCEPTING THEREOUT ALL MINES AND MINERALS

ATS REFERENCE: 4;28;24;31;NW
ESTATE: FEE SIMPLE

MUNICIPALITY: ROCKY VIEW COUNTY

REFERENCE NUMBER: 921 015 651

REGISTERED OWNER(S)

REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
081 228 241	30/06/2008	NOTIFICATION - PUBLIC WORKS ACT (PART)		

OWNERS

HER MAJESTY THE QUEEN IN RIGHT OF ALBERTA
AS REPRESENTED BY THE MINISTER OF INFRASTRUCTURE
OF 3RD FLR 6950-113 STREET
EDMONTON
ALBERTA T6H 5V7

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
1197X .	29/10/1909	RESTRICTIVE COVENANT "SUBJECT TO THE RIGHTS AND RESERVATIONS CONTAINED IN TRANSFER"

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
1891KD .	12/03/1968	PUBLIC UTILITIES BOARD ORDER IN FAVOUR OF - CANADIAN OCCIDENTAL PETROLEUM LTD. 1500,635-8 AVE SW CA GARY ALBERTA T2P3Z1 AFFECTED PLAN: 4769JK "6.7 ACRES. ORDER NO 28529--AFFECTED PLAN CORRECTED 7 JUNE 1990" (DATA UPDATED BY: TRANSFER OF PUBLIC UTILITIES BOARD ORDER 951230325)
781 101 701	28/06/1978	SURFACE RIGHTS BOARD ORDER IN FAVOUR OF - CANADIAN OCCIDENTAL PETROLEUM LTD. "PORTION ON PLAN ATTACHED, ORDER NO C279/78 UNDER THE SURFACE RIGHTS ACT" DOCUMENT TYPE CORRECTED DEC 1/11 BY 111312440" (DATA UPDATED BY: TRANSFER OF SURFACE RIGHTS BOARD ORDER 951230325)
881 209 435	16/11/1988	UTILITY RIGHT OF WAY GRANTEE - CANADIAN WESTERN NATURAL GAS COMPANY LIMITED.
111 313 257	01/12/2011	SURFACE RIGHTS BOARD AMENDING ORDER AFFECTS INSTRUMENT: 781101701 ORDER #C279/78 PARTY NAME CHANGED TO NEXEN INC.

TOTAL INSTRUMENTS: 005

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 21 DAY OF APRIL, 2020 AT 12:37 P.M.

ORDER NUMBER: 39187142

CUSTOMER FILE NUMBER: C2154

END OF CERTIFICATE

(CONTINUED)

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER, SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION, APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).

LAND TITLE CERTIFICATE

S

LINC	SHORT LEGAL	TITLE NUMBER
0013 905 543	9011064;;1	911 124 446

LEGAL DESCRIPTION

DESCRIPTIVE PLAN 9011064
LOT 1
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 6.41 HECTARES (15.84 ACRES) MORE OR LESS

ATS REFERENCE: 4;28;24;31;NW
ESTATE: FEE SIMPLE

MUNICIPALITY: ROCKY VIEW COUNTY

REFERENCE NUMBER: 911 067 287

REGISTERED OWNER(S)

REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
911 124 446	12/06/1991	TRANSFER OF LAND	$267,000	$267,000

OWNERS

ALNOOR VELJI

AND
SHELLINA A VELJI
BOTH OF:
SITE 18, BOX 9, R.R. 6
CALGARY
ALBERTA T2M 4L5
(DATA UPDATED BY: 921007133)

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
1197X .	29/10/1909	RESTRICTIVE COVENANT "SUBJECT TO THE RIGHTS AND RESERVATIONS CONTAINED IN TRANSFER"

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2
911 124 446

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
1891KD .	12/03/1968	PUBLIC UTILITIES BOARD ORDER IN FAVOUR OF - PETROGAS PROCESSING LTD. AFFECTED PLAN: 4769JK "6.7 ACRES. ORDER NO 28529--AFFECTED PLAN CORRECTED 7 JUNE 1990"
781 101 701	28/06/1978	SURFACE RIGHTS BOARD ORDER IN FAVOUR OF - PETROGAS PROCESSING LTD. "PORTION ON PLAN ATTACHED, ORDER NO C279/78 UNDER THE SURFACE RIGHTS ACT" DOCUMENT TYPE CORRECTED DEC 1/11 BY 111312440"
881 209 435	16/11/1988	UTILITY RIGHT OF WAY GRANTEE - CANADIAN WESTERN NATURAL GAS COMPANY LIMITED.
001 273 357	26/09/2000	CAVEAT RE : LEASE CAVEATOR - MICROCELL CONNEXIONS INC. PLACE BONAVENTURE, FLOOR A 800, DE LA GAUCHETIERE STREET WEST MONTREAL QUEBEC H5A1K3 AGENT - DAVID E HARDY
111 163 548	29/06/2011	MORTGAGE MORTGAGEE - THE TORONTO DOMINION BANK. 500 EDMONTON CITY CENTER EAST, 10205-101 STREET, 5TH FLOOR EDMONTON ALBERTA T5J5E8 ORIGINAL PRINCIPAL AMOUNT: $800,000
111 313 257	01/12/2011	SURFACE RIGHTS BOARD AMENDING ORDER AFFECTS INSTRUMENT: 781101701 ORDER #C279/78 PARTY NAME CHANGED TO NEXEN INC.
131 201 567	15/08/2013	CAVEAT RE : LEASE INTEREST CAVEATOR - FIDO SOLUTIONS INC. ATTN: MANAGER, REAL ESTATE C/O ROGERS COMMUNICATIONS INC. ONE MOUNT PLEASANT ROAD, 2ND FLOOR TORONTO ONTARIO M4Y2Y5 AGENT - WARD MORISON

TOTAL INSTRUMENTS: 008

(CONTINUED)

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 21 DAY OF APRIL, 2020 AT 12:37 P.M.

ORDER NUMBER: 39187142

CUSTOMER FILE NUMBER: C2154

END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER, SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION, APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).

LAND TITLE CERTIFICATE

S

LINC	SHORT LEGAL	TITLE NUMBER
0032 351 653	4;28;24;31;SW	071 174 679 +1

LEGAL DESCRIPTION

MERIDIAN 4 RANGE 28 TOWNSHIP 24
SECTION 31
QUARTER SOUTH WEST
CONTAINING 64.7 HECTARES(160 ACRES) MORE OR LESS
EXCEPTING THEREOUT:

	HECTARES	(ACRES) MORE OR LESS
A) PLAN 0614243 - RIGHT OF WAY	2.89	7.14

EXCEPTING THEREOUT ALL MINES AND MINERALS
AND THE RIGHT TO WORK THE SAME

ESTATE: FEE SIMPLE

MUNICIPALITY: ROCKY VIEW COUNTY

REFERENCE NUMBER: 061 006 975

REGISTERED OWNER(S)

REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
071 174 679	12/04/2007	TRANSFER OF PART OF LAND		

OWNERS

LANSDOWNE EQUITY VENTURES LTD.
OF 350, 295 MIDPARK WAY SE
CALGARY
ALBERTA T2X 2A8

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
881 208 857	16/11/1988	CAVEAT RE : EASEMENT CAVEATOR - CANADIAN WESTERN NATURAL GAS COMPANY LIMITED.

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2
071 174 679 +1

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS

909 - 11TH AVE. S.W., CALGARY
ALBERTA

TOTAL INSTRUMENTS: 001

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LAND TITLE CERTIFICATE

S

LINC	SHORT LEGAL	TITLE NUMBER
0033 343 104	4;28;24;31;NW	081 228 241 +1

LEGAL DESCRIPTION

MERIDIAN 4 RANGE 28 TOWNSHIP 24
SECTION 31
QUARTER NW
CONTAINING 64.7 HECTARES (160 ACRES) MORE OR LESS
EXCEPTING THEREOUT:

		HECTARES	(ACRES) MORE OR LESS
A) PLAN 9011064	- DESCRIPTIVE	6.41	15.80
B) PLAN 0812829	- RIGHT OF WAY	3.34	8.25

EXCEPTING THEREOUT ALL MINES AND MINERALS
AND THE RIGHT TO WORK THE SAME

ESTATE: FEE SIMPLE

MUNICIPALITY: ROCKY VIEW COUNTY

REFERENCE NUMBER: 921 015 651

REGISTERED OWNER(S)

REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
081 228 241	30/06/2008	NOTIFICATION - PUBLIC WORKS ACT (PART)		

OWNERS

GURDIT BHULLAR

AND
SURINDER BHULLAR
BOTH OF:
3250 - 60 ST NE
CALGARY
ALBERTA
AS JOINT TENANTS AS TO AN UNDIVIDED 2% INTEREST

418125 ALBERTA INC.
OF 87 WHITERAM HILL NE
CALGARY
ALBERTA

(CONTINUED)

AS TO AN UNDIVIDED 98% INTEREST

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
1197X .	29/10/1909	RESTRICTIVE COVENANT "SUBJECT TO THE RIGHTS AND RESERVATIONS CONTAINED IN TRANSFER"
7551JV .	28/11/1967	CAVEAT CAVEATOR - CNOOC PETROLEUM NORTH AMERICA ULC. PO BOX 2727 STATION "M" CALGARY ALBERTA T2P5C1 AGENT - VALERIE N HANSEN "DATA UPDATED BY: CHANGE OF ADDRESS FOR SERVICE NO 841163622" (DATA UPDATED BY: TRANSFER OF CAVEAT 951243548) (DATA UPDATED BY: TRANSFER OF CAVEAT 001321420) (DATA UPDATED BY: CHANGE OF NAME 191086784)
1891KD .	12/03/1968	PUBLIC UTILITIES BOARD ORDER IN FAVOUR OF - CANADIAN OCCIDENTAL PETROLEUM LTD. 1500,635-8 AVE SW CA GARY ALBERTA T2P3Z1 AFFECTED PLAN: 4769JK "6.7 ACRES. ORDER NO 28529--AFFECTED PLAN CORRECTED 7 JUNE 1990" (DATA UPDATED BY: TRANSFER OF PUBLIC UTILITIES BOARD ORDER 951230325)
781 101 701	28/06/1978	SURFACE RIGHTS BOARD ORDER IN FAVOUR OF - CANADIAN OCCIDENTAL PETROLEUM LTD. "PORTION ON PLAN ATTACHED, ORDER NO C279/78 UNDER THE SURFACE RIGHTS ACT" DOCUMENT TYPE CORRECTED DEC 1/11 BY 111312440" (DATA UPDATED BY: TRANSFER OF SURFACE RIGHTS BOARD ORDER 951230325)
881 209 435	16/11/1988	UTILITY RIGHT OF WAY GRANTEE - CANADIAN WESTERN NATURAL GAS COMPANY LIMITED.
051 376 839	06/10/2005	MORTGAGE

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
		MORTGAGEE - ROYAL BANK OF CANADA. 220, 4820 NORTHLAND DRIVE NW CALGARY ALBERTA T2L2L3 ORIGINAL PRINCIPAL AMOUNT: $500,000
111 313 257	01/12/2011	SURFACE RIGHTS BOARD AMENDING ORDER AFFECTS INSTRUMENT: 781101701 ORDER #C279/78 PARTY NAME CHANGED TO NEXEN INC.
131 111 864	15/05/2013	SURFACE RIGHTS BOARD AMENDING ORDER AFFECTS INSTRUMENT: 1891KD . ORDER # 0484/2013;PARTY NAME CHANGED TO NEXEN INC

TOTAL INSTRUMENTS: 008

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Westcon
GATEWAY

Westcon
GATEWAY