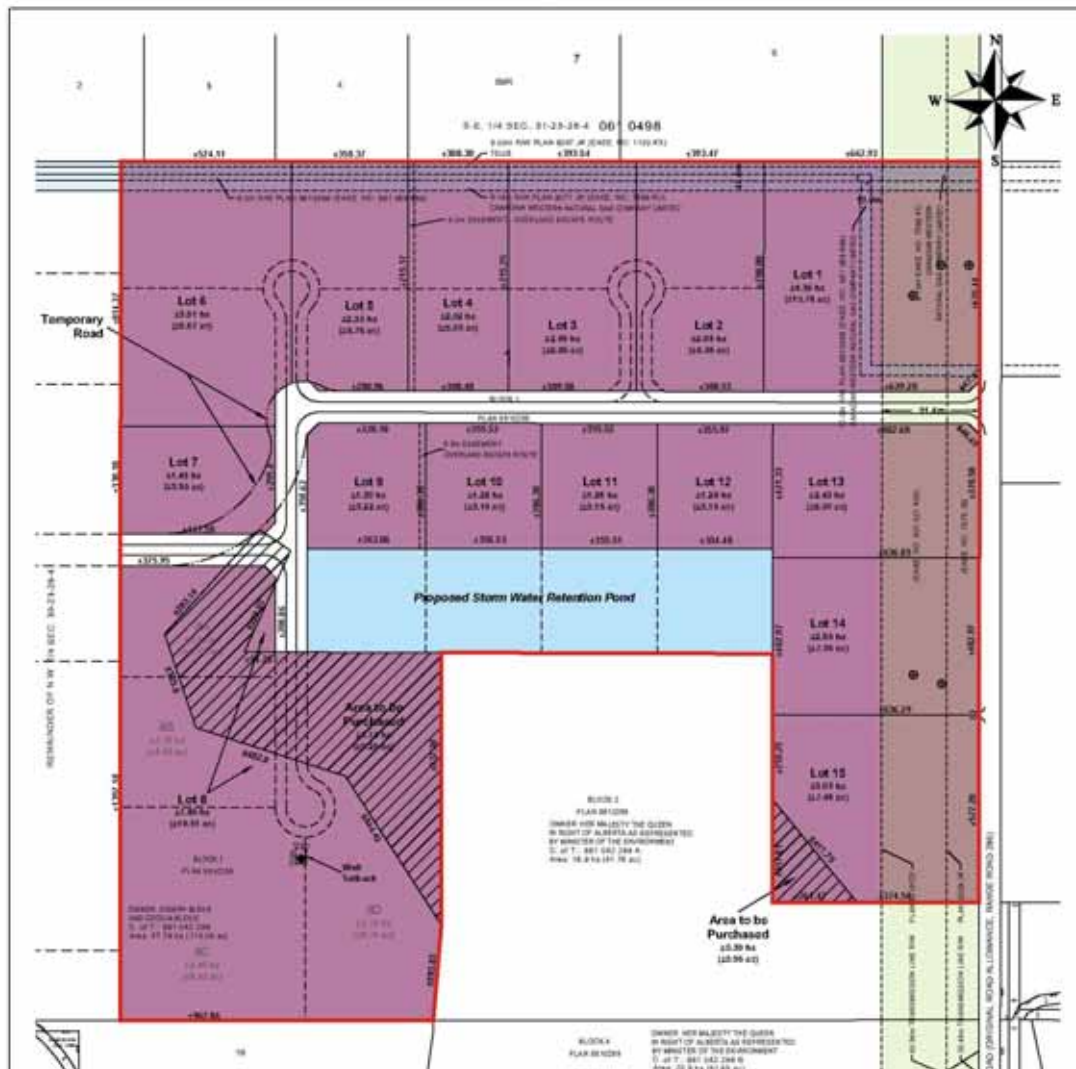




# WESVIEW INDUSTRIAL Conceptual Scheme



Bylaw C-6676-2008, Adopted September 09, 2008

**MUNICIPAL DISTRICT OF ROCKY VIEW NO. 44**  
Department of Planning and Community Services

**MUNICIPAL DISTRICT OF ROCKY VIEW NO. 44**  
**BYLAW C-6676-2008**

A Bylaw of the Municipal District of Rocky View No. 44, pursuant to Divisions 7 & 12 of Part 17 of the Municipal Government Act, to adopt the attached Schedule 'A' referred to as the "Wesview Industrial Conceptual Scheme".

**WHEREAS** the Council of the Municipal District of Rocky View No. 44 has received an application to adopt a Conceptual Scheme to establish a comprehensive policy framework to guide and evaluate future redesignation, subdivision and development applications within Block 1, Plan 881 0299 within NE 30-23-28-W4M consisting of an area of approximately  $\pm 47.75$  hectares ( $\pm 118$  acres), as shown on Schedule 'A', attached to and forming part of this Bylaw; and

**WHEREAS** the Council deems it desirable to amend the Conceptual Scheme; and

**WHEREAS** a notice was published on August 5, 2008 and August 12, 2008 in the Rocky View Weekly, a newspaper circulating in the Municipal District of Rocky View No. 44, advising of the Public Hearing for September 9, 2008; and

**WHEREAS** Council held a Public Hearing and have given consideration to the representations made to it in accordance with Section 692 of the Municipal Government Act, being Chapter M-26 of the Revised Statutes of Alberta, 2000, and all amendments thereto.

**NOW THEREFORE** the Council enacts the following:

1. That the Conceptual Scheme be adopted to provide a comprehensive policy framework to guide and evaluate future redesignation, subdivision and development applications within Block 1, Plan 881 0299 within NE 30-23-28-W4M, consisting of approximately  $\pm 47.75$  hectares ( $\pm 118$  acres), as shown on Schedule 'A', attached to and forming part of this bylaw; and
2. The Bylaw comes into effect upon the date of its third reading.

**Division: 5**  
**File: 03330002-2007-RV-331**

First reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, on Tuesday, July 29, 2008 on a motion by Councillor Solberg.

Second reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, on Tuesday, September 9, 2008, on a motion by Councillor Solberg.

Third reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, on Tuesday, September 9, 2008, on a motion by Deputy Reeve Boehlke.

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REEVE OR DEPUTY REEVE

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MUNICIPAL SECRETARY

# **WesView Industrial Conceptual Scheme**

NE 30-23-28-W4M

**Prepared for:**

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Bunt and Associates

Western Ecological Systems Management Consulting Inc.

Bison Historical Services Ltd.

Sabatini Earth Technologies Inc.

Base Property Consultants Ltd.

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# 1. INTRODUCTION

## 1.1 Vision

This Conceptual Scheme is intended to establish policy and design guidance for the subdivision and redesignation of  $\pm 51.94$  ha ( $\pm 128.34$  ac) of land within the Municipal District of Rocky View (the Municipality) located in the NE  $\frac{1}{4}$  Section 30, Township 23, Range 28, West of the 4th Meridian. Through a comprehensive planning process, this Conceptual Scheme describes a proposed industrial centre designed to adhere to the provisions set forth within the Shepard Plan (herein referred to as the Shepard ASP), address the requirements of the local community, and effectively meet the needs of the industrial market.

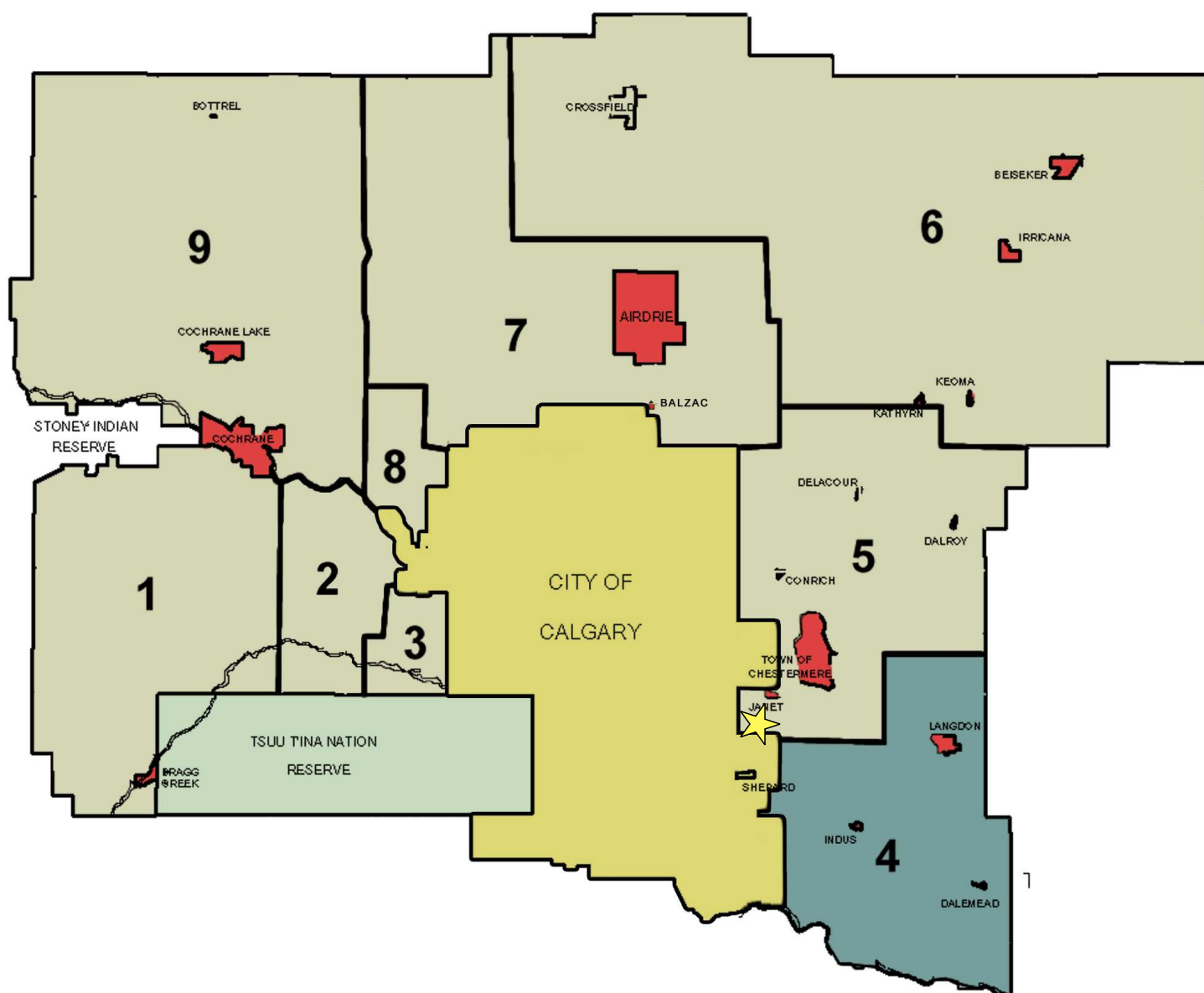
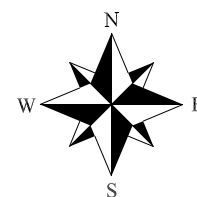
The development of the proposed WesView Industrial Conceptual Scheme was guided by the Municipal Development Plan, the Shepard ASP and Land Use Bylaw of the Municipal District of Rocky View No. 44. When adopted by Bylaw, the policies outlined in the WesView Industrial Conceptual Scheme will guide the responsible development of the subject lands. The objectives of the WesView Industrial Conceptual Scheme are:

1. To provide a policy and design framework that will guide the development of the subject lands and is consistent with the provisions of the Shepard ASP;
2. To provide a comprehensive guide for the environmentally responsible redesignation, subdivision and development of the lands located within the WesView Industrial Conceptual Scheme Plan area;
3. To ensure a land use and subsequent development is appropriate for future and existing surrounding land uses;
4. To utilize the municipal infrastructure constructed adjacent to the WesView Industrial Conceptual Scheme Plan area;
5. To allow for a long term development strategy that integrates social, economic and environmental factors to create a development strategy that can adapt to changing real estate markets and ensure long term viability and;
6. To develop performance standards and development guidelines for industrial land uses within the Conceptual Scheme Planning Area.

# 2. CONCEPTUAL SCHEME PLANNING AREA

## 2.1 Location

The location of the Conceptual Scheme Plan area is identified on Exhibit 1.0 - Location Plan. The Conceptual Scheme Plan area is located approximately  $\frac{1}{2}$  a mile east of the City of Calgary boundaries, east of 84<sup>th</sup> Street, south of 61<sup>st</sup> Avenue SE and directly west of Garden Road (Range Road 285). An existing utility line runs along the eastern portion of the property. Exhibit 2.0 is an aerial photo of the property. The subject lands through amendment have been included into the Shepard Area Structure Plan Area. The subject site is legally described as part of NE  $\frac{1}{4}$  Section 30, Township 23, Range 28, West of the 4th Meridian and is bounded by the Garden Road to the east.



★ Subject Lands

## Location Plan

NTS

Ptn. NE¼ Sec. 30 - 23 - 28 - W4M

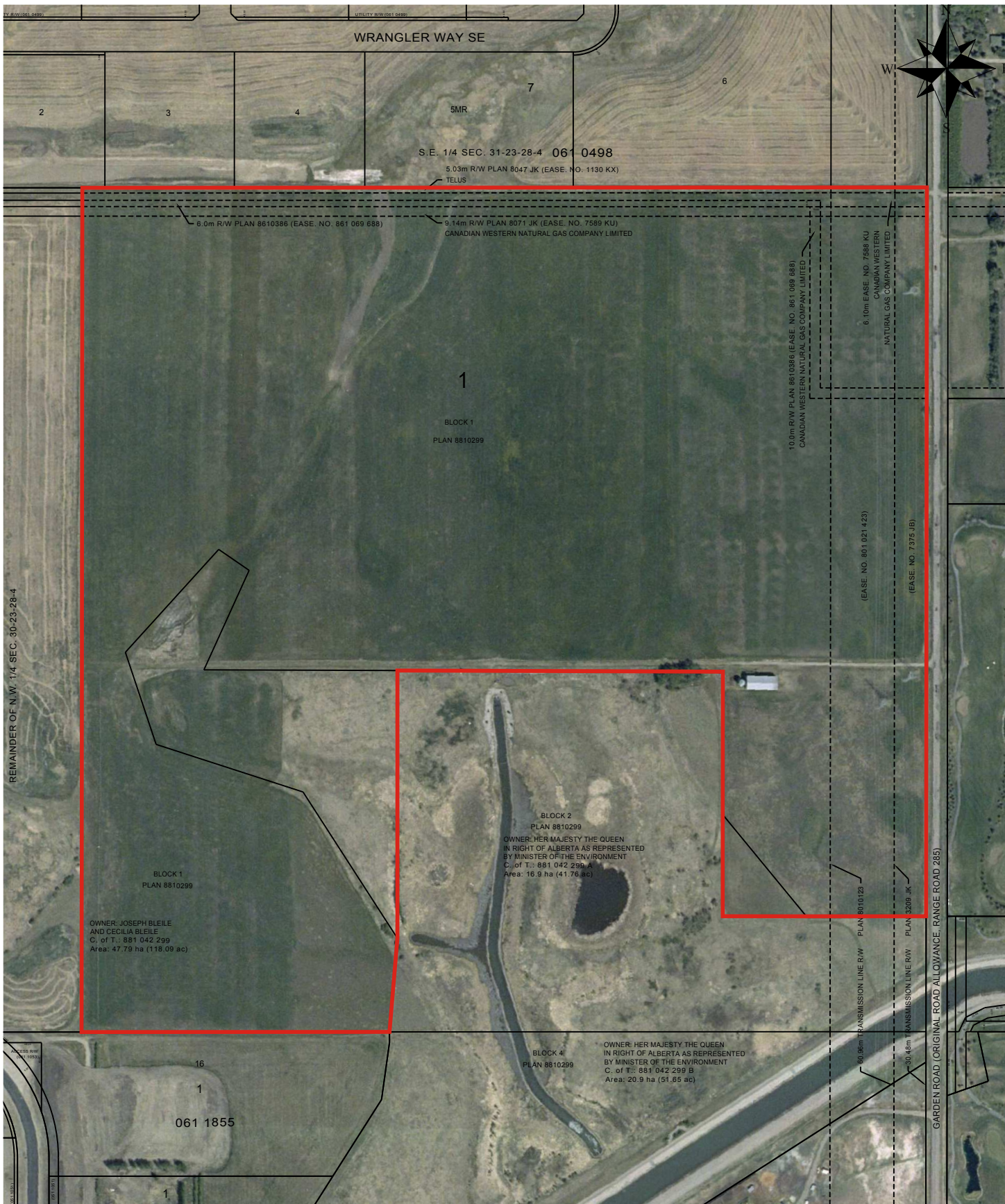
Exhibit 1.0

July 2008

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Source: MD of Rocky View No. 44







## 2.2 Ownership and Legal Descriptions

The Conceptual Scheme incorporates two landowners. Table 1.0 – Ownership outlines the ownership for the parcel of land in this Plan Area.

**TABLE 1.0: OWNERSHIP**

Legal Description	Certificate of Title Number	Approximate Parcel Size in Conceptual Scheme Plan area	Land Owner
Plan 8810299, Block 1	881 042 299	±47.81 ha (±118.14 ac)	Joseph Bleile and Cecilia Bleile
Portion of Plan 8810299, Block 2	881 042 299A	±4.13 ha (±10.20 ac)	Her Majesty the Queen in Right of Alberta as represented by Minister of the Environment of Land Services Section
<b>TOTAL PLAN AREA</b>		<b>±51.94 ha (±128.34 ac)</b>	

## 2.3 Existing Land Uses

### 2.3.1 CONCEPTUAL SCHEME PLAN AREA

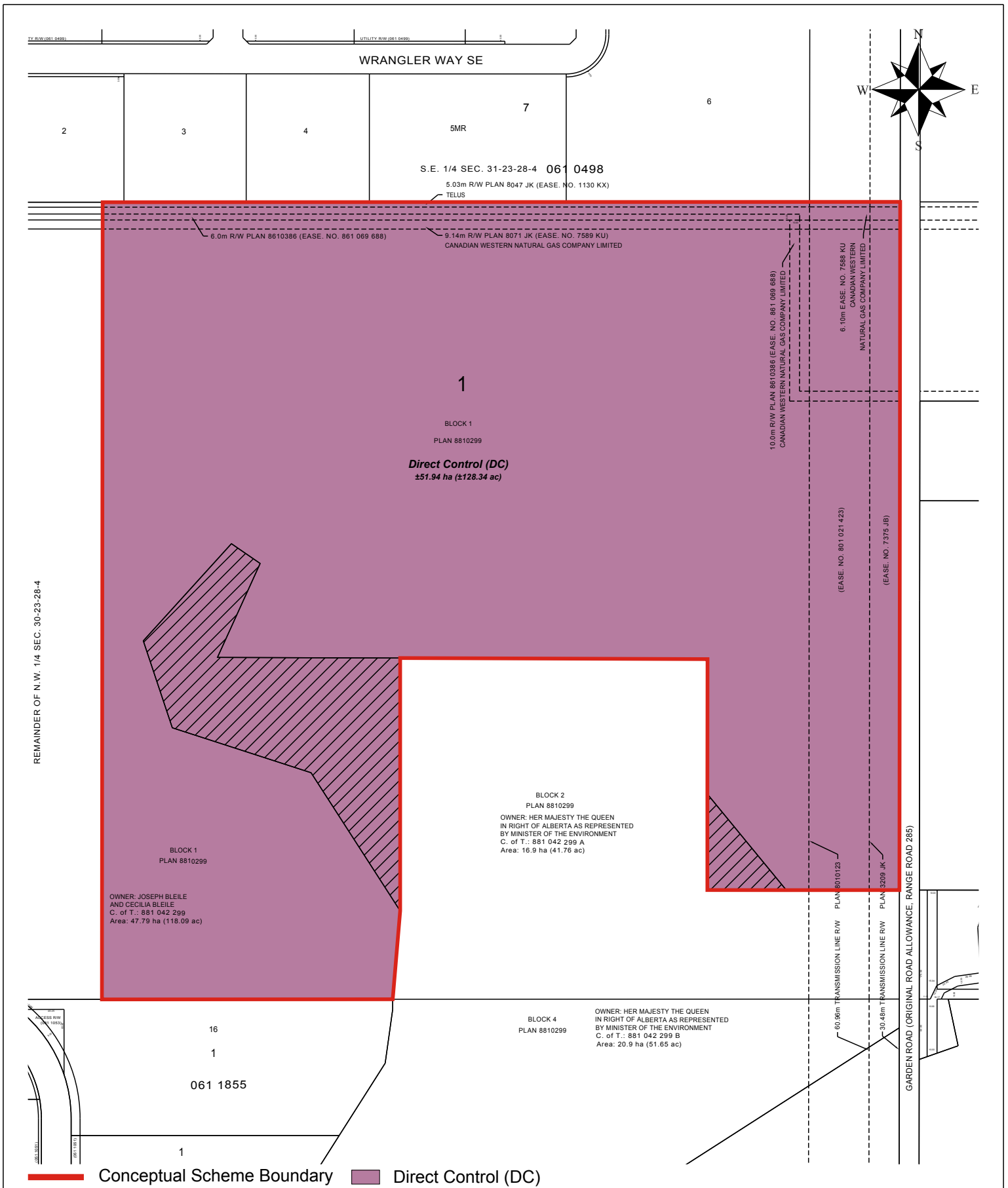
The land uses within the plan area are identified in Exhibit 3.0 – Plan Area. Table 2.0 outlines the legal description and the current land use for each parcel in the plan area. Exhibit 4.0 - Land Use Map identifies these land uses on a municipal map. The surrounding land uses include a B-4 district to the east, B-2 district to the west, Direct Control district to the north, and Ranch & Farm to the south.

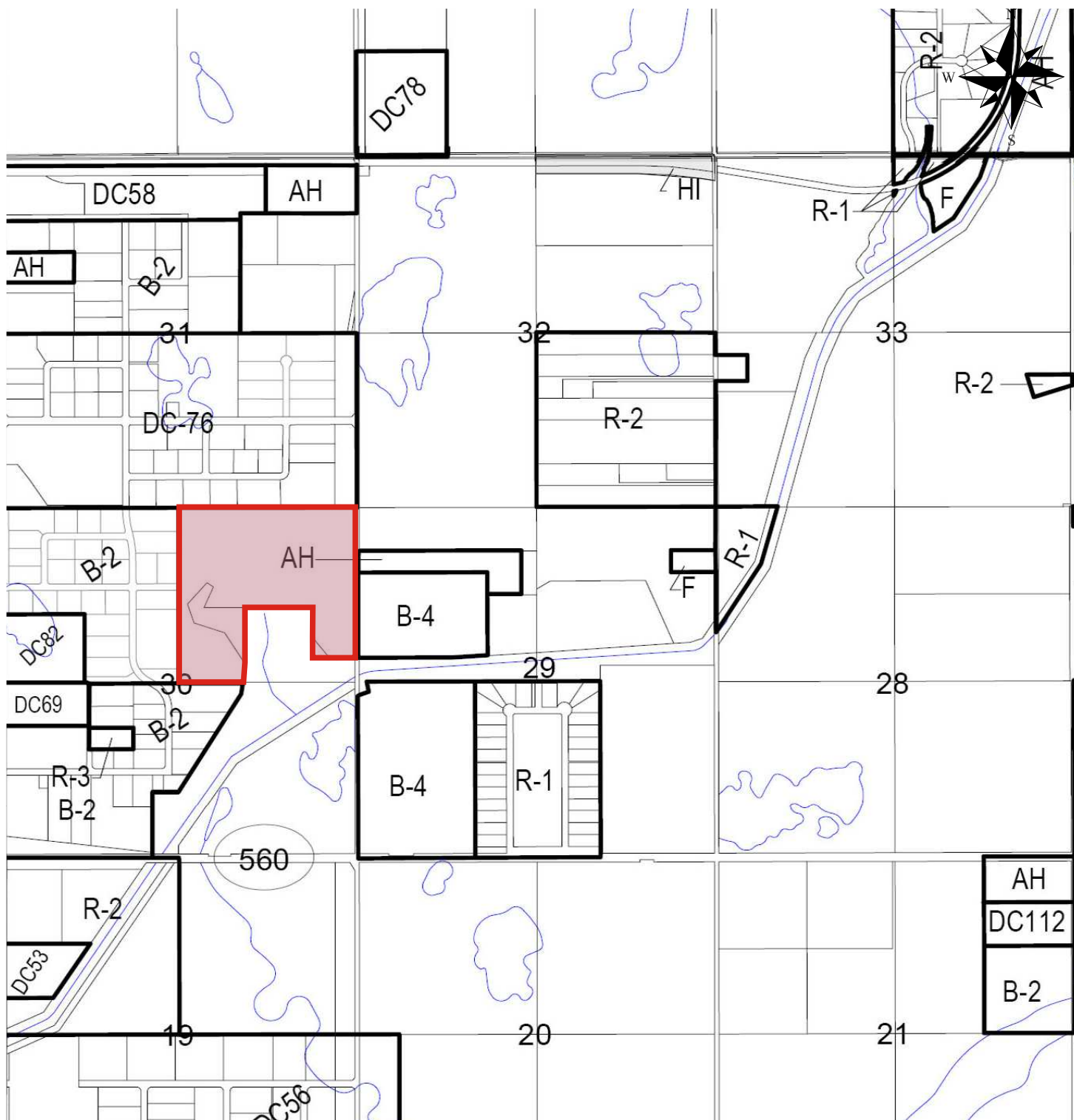
**TABLE 2.0: CURRENT LAND USES**

Legal Description	Approximate Parcel Size in Conceptual Scheme Plan area (to be confirmed by Plan of Survey)	Current Land Use
Plan 8810299, Block 1 and portion of Plan 8810299, Block 2	±51.94 ha (±128.34 ac)	Ranch and Farm (RF) District

## 2.4 Topography and Surface Drainage Considerations

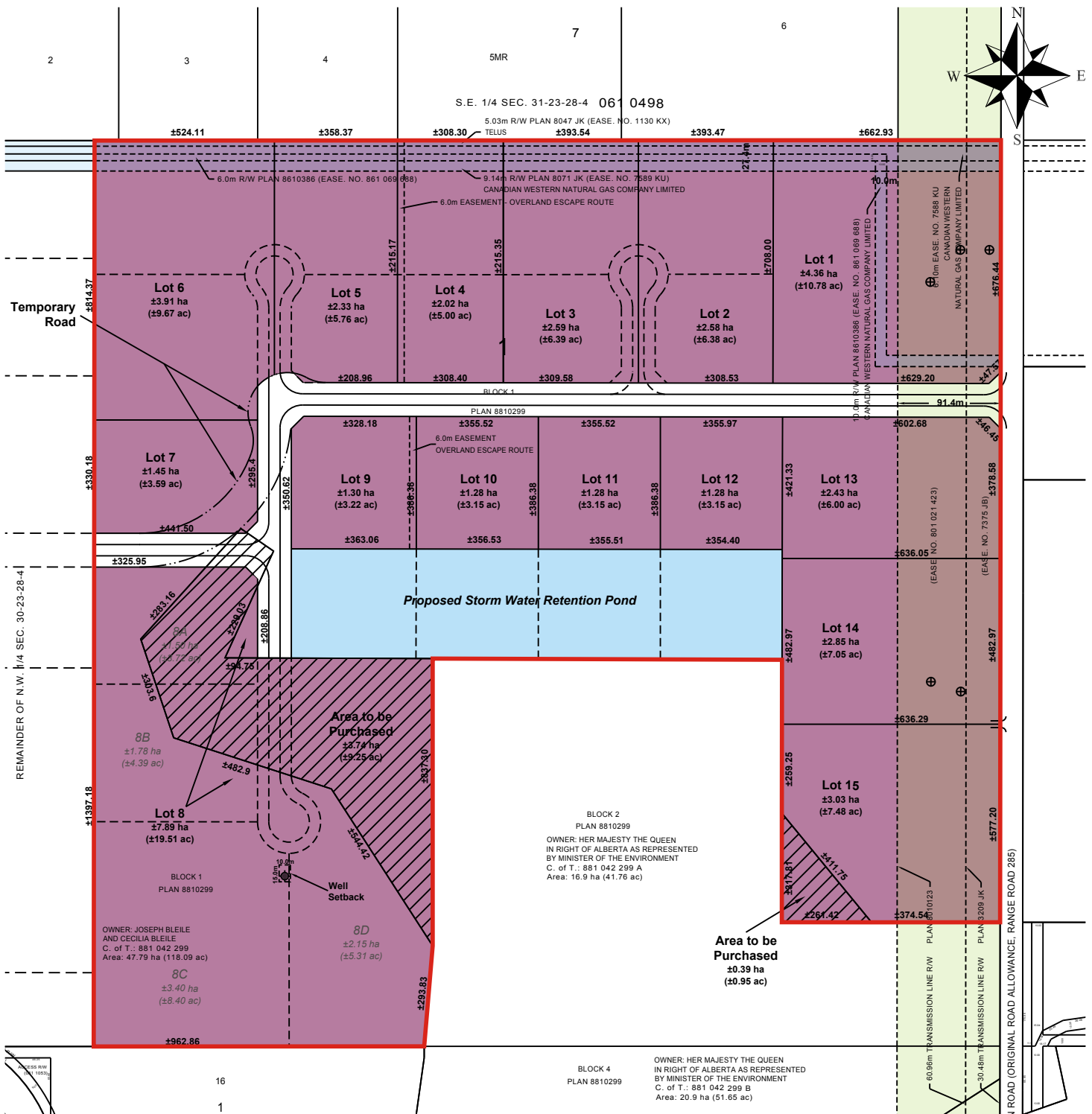
The topography of the plan area is predominately flat prairie with the land generally sloping from the northwest to the southeast (Exhibit 7.0). Exhibit 2.0 – Aerial Photo shows the drainage areas and the natural and manmade features within the Plan Area. Exhibit 7.0 identifies the topography within the Plan Area. South of the site is an existing wetland along with an irrigation canal that runs





Conceptual Scheme Boundary

- |                           |                                   |   |
|---------------------------|-----------------------------------|---|
| RF - Ranch & Farm         | B-1 - Highway Business            | HR-1 - Hamlet Residential Single Family |
| RF* - See Exceptions      | B-2 - General Business            | HR-2 - Hamlet Residential (2)           |
| AH - Agricultural Holding | B-3 - Limited Business            | HC - Hamlet Commercial                  |
| F - Farmstead             | B-4 - Recreation Business         | HI - Hamlet Industrial                  |
| R-1 - Residential One     | B-5 - Agricultural Business       | PS - Public Services                    |
| R-2 - Residential Two     | B-6 - Local Business              | AP - Airport                            |
| R-3 - Residential Three   | NRI - Natural Resource Industrial | DC - Direct Control                     |



- Conceptual Scheme Boundary
- Approx. Location of Transmission Towers
- General Business
- Stormwater Pond
- Canadian Western Natural Gas R/W
- Transmission Line R/W
- Shadow Plan Area (Areas to be Purchased)

#### Project Information

Site Area: ±47.81 ha (±118.14 ac)  
 Area to be Purchased: ±4.13 ha (±10.20 ac)  
 Total Area: ±51.94 ha (±128.34 ac)

Number of Lots: 15

#### Project Information

Total Area: ±51.94 ha (±128.34 ac) minus:  
 Area of Utility ROW: ±8.48 ha (±20.95 ac)  
 Area of Proposed Road ROW: ±2.70 ha (±6.66 ac)  
 Area for Storm Water Retention: ±4.25 ha (±10.50 ac)=

Developable Area: ±36.51 (±90.23 ac)

## Concept Plan

1:5000

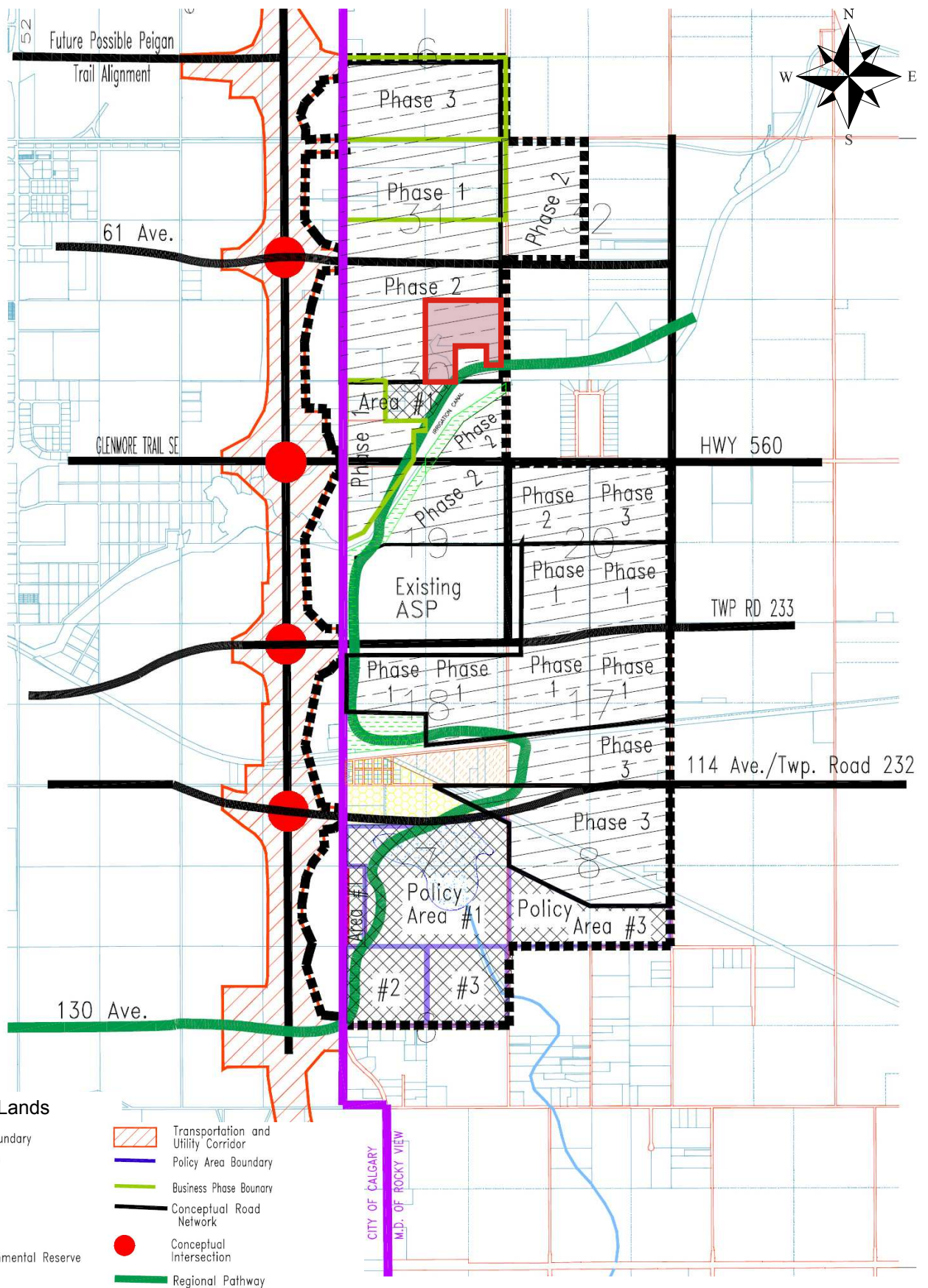
Ptn. NE¼ Sec. 30 - 23 - 28 - W4M

Exhibit 5.0

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Source:



## MD of Rocky View No. 44 Land Use Strategy

Ptn. NE¼ Sec. 30 - 23 - 28 - W4M

Exhibit 6.0

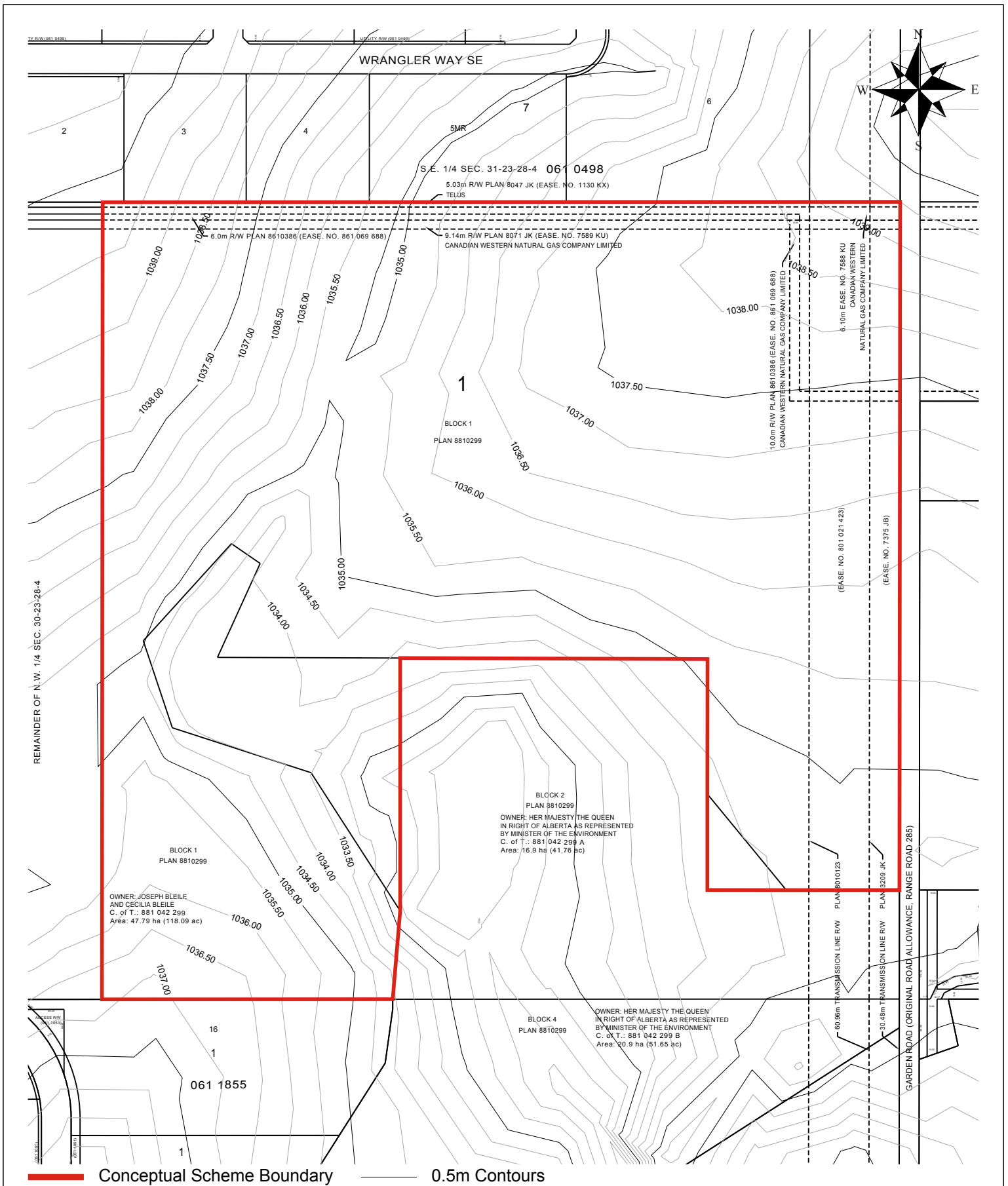
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Source: Figure B-1, MD of Rocky View No. 44, The Shepard Plan





# Contours

1:5000

Ptn. NE¼ Sec. 30 - 23 - 28 - W4M

Exhibit 7.0

July 2008

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Source:



through the adjacent southeast quarter section and is operated by the Western Headworks and Alberta Environment.

Policy 2.4.1 No alterations of the existing predevelopment topography shall occur prior to approval of a storm water management plan and overall site-grading plan to the satisfaction of the Municipality and Alberta Environment.

### 3. TECHNICAL REPORTS

#### 3.1 Geotechnical Investigation

In August of 2006, Sabatini Earth Technologies Inc. drilled nineteen (19) test holes within the subject lands to a maximum depth of 6.1 metres. Groundwater levels have been monitored and reported for six months from the time of drilling. The evaluation assessed the general subsurface soil conditions within the Conceptual Scheme area and provided geotechnical construction guidelines for the development. The general subsurface till was determined to consist of topsoil and overlying interbedded layers of sand, silt and clay layers. The geotechnical report, dated October 31, 2006, has been submitted under separate cover.

Policy 3.1.1 Development of this site shall comply with the recommendations outlined in the geotechnical study, to the satisfaction of the Municipality.

#### 3.2 Historical Resource Overview

A Historical Resources Impact Assessment (HRIA) was completed for the subject lands during the month of January 2007. In a letter dated April, 2007 from Alberta Community Development, Cultural Facilities and Historical Resources Division (CHFRD) the CHFRD agreed with the consultant's assessment and granted Historical Resource Act clearance to proceed with the development as described.

Policy 3.2.1 Should any historical resources be encountered during construction, Alberta Tourism, Parks, Recreation and Culture are to be contacted immediately.

#### 3.3 Biophysical Impact Assessment

The Biophysical Impact Assessment was conducted by Western Ecological Systems Management Consulting Inc. to characterise biophysical resources in the project area, evaluate their significance, and recommend measures to mitigate adverse effects of the project.

Potential biophysical effects of the project are considered at the local and regional scales. Potential effects have also been considered and minimized through the design process.

The two primary issues addressed through the BIA are 1) habitat loss from the proposed development of 1.24 ha local Class I wetland (ephemeral wetland, meaning it holds water for only a part of any given year, usually only spring runoff) and 2) net gain (a net gain can be argued as compensation) of wetland habitat with constructed storm water wetland of potentially higher value. A Restoration Plan can address the issue of naturalizing the storm water pond. Other mitigation includes:

1. Preparation of a Restoration Plan that will focus on salvage and replacement of existing soils, weed control, and planting appropriate native shrubs, trees and ground covers to naturalize the storm water wetland;

2. Preparation of an Erosion and Sediment Control Plan and an Environmental Protection Plan to direct contractors, to be included in the Construction Management Plan;
3. Field surveys at the appropriate spring-summer season for amphibians and breeding birds utilizing Alberta Environment's wetland habitat adjacent to the proposed development area and draining toward the Western Irrigation Canal;
4. Possibly intercepting storm water for treatment at the constructed wetland; and
5. Minimizing possible adverse effects on the adjacent wetland (open space) system owned by Alberta Environment.

The significance of these effects are evaluated in terms of the policy direction provided for the project area. Provided the mitigation measures are incorporated, there is not expected to be any significant impact at the local scale through loss of native vegetation and habitats.

- Policy 3.3.1            The recommendations laid out within the Biophysical Impact Assessment shall be implemented through condition of subdivision approval and/or development permit process, to the satisfaction of the Municipality.
- Policy 3.3.2            The recommendations of the Biophysical Impact Assessment shall not preclude the use of Alberta Environment's wetland for stormwater management purposes.

In addition to the BIA, a rare plant and bird species survey has been conducted on the adjacent wetlands to the south.

- Policy 3.3.3            The recommendations laid out within the rare plant and bird species survey shall be implemented through a condition of subdivision approval and/or development permit process on the adjacent lands, to the satisfaction of the Municipality.

### 3.4 Traffic Impact Study

Bunt & Associates Engineering Ltd. completed the *Transportation Impact Assessment* (TIA) for the Plan Area. This document has been submitted under separate cover and provides an analysis of the proposed road network's ability to accommodate the future development of the subject lands. The following sections present a summary of the Plan Area's transportation network and proposed improvements by Bunt & Associates. It should be noted that Bunt & Associates also undertook further analysis in anticipation of the closure of Garden Road (Range Road 285) at Highway 560 (Glenmore Trail) once the East Freeway/Highway 560 interchange was complete. This analysis is provided in a separate letter.

#### 3.4.1 FUTURE REGIONAL TRANSPORTATION NETWORK

Bunt & Associates identifies the future regional road network by referencing other transportation impact assessments already completed for the surrounding area. Recognised road improvements that would affect the Plan Area include:

- The twinning of Highway 560 and interchanges at RR 284, RR 283 and Highway 791.
- Construction of an overpass at 61<sup>st</sup> Avenue SE and an interchange at Peigan Trail along the future Calgary East Ring Road. Peigan Trail is planned to curve to the south east of the East Freeway and continue on as Township Road 240.

- Township Road 240 and Range Road 285 are both planned to be Major Streets.

#### 3.4.2 INTERNAL TRANSPORTATION NETWORK – OPENING DAY

The Transportation Impact Assessment found that for the opening day, the proposed development could be accommodated within the adjacent transportation network if the improvements in the TIA were implemented. Specifically, the TIA found that the intersections are currently operating within acceptable capacity parameters. With the addition of the site generated traffic, the study determined that the internal road and Range Road 285 to Highway 560 needed to be constructed to the MD Industrial Road Standards as per the Servicing Standards, as amended.

#### 3.4.3 INTERNAL TRANSPORTATION NETWORK – 20-YEAR HORIZON

Bunt and Associates expected that with the closure of Garden Road at Highway 560, the majority of traffic would travel north on Garden Road to access the regional road network. In conjunction, the transportation consultants found that the intersection of the internal road and Garden Road would operate within acceptable parameters.

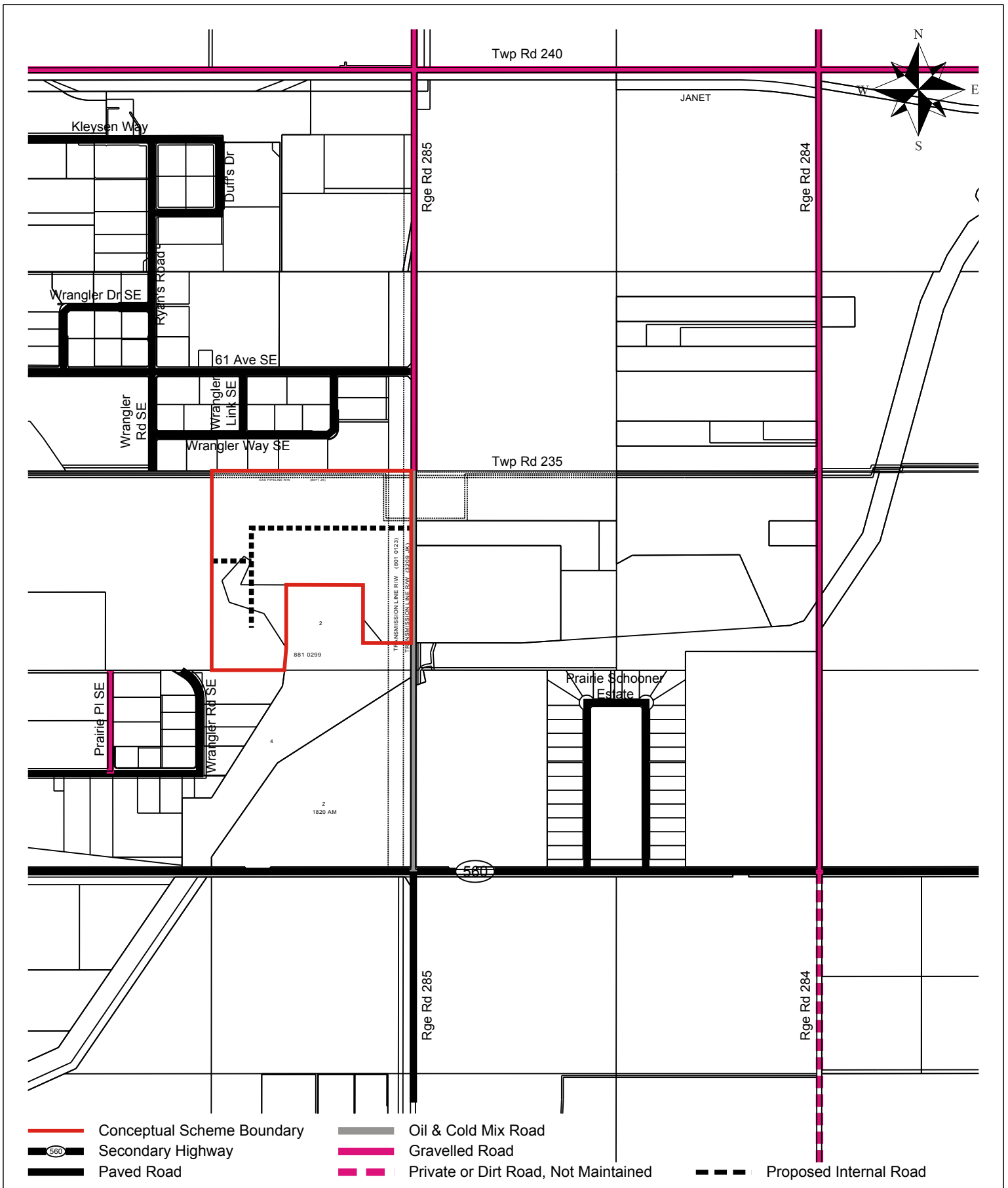
Should the Garden Road/Highway 560 intersection continue into the long term (20 years) horizon the following road improvements were proposed:

- Signalize all-turns access intersection with RR 285 including a protected northbound left turn phase during the AM peak hour.

The following policies are provided in respect to the transportation network for the Plan Area:

- |              |   |
|--------------|---|
| Policy 3.4.1 | The internal road pattern should conform to the transportation plan as generally shown in Exhibit 9.0 – Proposed Transportation Network.  |
| Policy 3.4.2 | The traffic impact study recommendations outlined in the Traffic Impact Assessment shall be implemented through condition of subdivision approval and/or the development permit process, to the satisfaction of the Municipality. |
| Policy 3.4.3 | The Municipality may require an update to the Traffic Impact Assessment prior to each phase of subdivision, to the satisfaction of the Municipality and Alberta Transportation.   |
| Policy 3.4.4 | If required, all intersectional upgrades should be constructed by the developer to the satisfaction of the Municipality and the Alberta Transportation.   |
| Policy 3.4.5 | The developer will construct and maintain the roadways and associated infrastructure until such time as a Final Acceptance Certificate (FAC) is issued by the Municipality.   |
| Policy 3.4.6 | Internal road systems shall be constructed by the Developer to the satisfaction of the Municipality.  |
| Policy 3.4.7 | If required, temporary emergency access shall be provided until such time as a direct link occurs with the adjacent road networks, to the satisfaction of the Municipality.   |
| Policy 3.4.8 | A Transportation Off-Site Levy shall be paid by the developer to the Municipality in accordance with the Transportation Off-Site Levy Bylaw, as amended.  |





# Transportation Network

Ptn. NE¼ Sec. 30 - 23 - 28 - W4M

Exhibit 9.0

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July 2008

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Source:

- Policy 3.4.9      Cost sharing and/or endeavours to assist will require approval by Council and will only be warranted where oversized infrastructure is provided beyond what is required for the particular phase of development.

### 3.5 Environmental Considerations

Phase One and Two Environmental Site Assessments were completed for the Conceptual Scheme area by Base Property Consultants in April 2007 and March 2008. An environmental records review and a historic title search was undertaken with results showing no records of impairment or environmental violations for the Conceptual Scheme area. An oil and gas database for this area shows an abandoned oil and gas well and natural gas pipelines. It is in the consultant's opinion that the potential for environmental impairment exists on the subject site. The source of the potential impact is the abandoned oil and gas well. A Phase Two Environmental Assessment was conducted and based upon the results of the site drilling investigation, and soil and groundwater sampling, no significant concerns were found. Further environmental investigation is not required.

- Policy 3.5.1      Should any contamination or environmental violations be encountered during construction, the Municipality and Alberta Environment shall be contacted immediately. If any remediation is required, the remediation will be carried out by the responsible party to the satisfaction of the Municipality and Alberta Environment.

### 3.6 Storm Water Management Plan

The subject lands are located north of a wetland area that borders the Western Headworks Main Canal (WH Canal). Two Storm Water Management Plans were prepared for this development. The first study was completed in June 2007. This study concluded that for the proposed development, the offsite wetland to the south was capable of handling flows released from the on-site stormwater management facility and without any release into the WH Canal.

In June 2008, an additional study was prepared to evaluate the potential of managing stormwater runoff incorporating the off-site wetland to the south. In addition, the analysis included an evaluation of the capacity of the existing wetland to handle flows in excess of the capacities of the stormwater storage facilities in the Kleysen and Patton Industrial Parks. These properties are located directly north of the site. On-site storage ponds have exceeded their capacity and spill from the Kleysen and Patton developments has occurred. Exhibit 8 – Proposed Drainage Concept Plan shows the proposed drainage pattern for the site.

The following were the conclusions from the June 2008 study:

- Spill has been computed for the ponds in the Kleysen and Patton Industrial Parks.
- Detailed analysis of the wetland has been completed including the stage-area relationships using Light Detection and Ranging (LIDAR) data.
- The off-site wetland includes a channel that extends toward the WH canal. The channel is connected with the WH Canal by a 900 mm diameter culvert that is equipped with a manual gate. Also, there are two drain inlets with invert elevations at 1031.39 m and 1031.41 m, respectively.

The following were the recommendations of the June 2008 study:

- The analysis as presented in this report be accepted by regulatory agencies.
- The wetland is capable of handling the runoff from the site and spill from the Kleysen and Patton Industrial Parks, providing that the existing diversion structure is inactivated and that



minor adjustments to the drain inlets are made to prevent diverted runoff entering the WH Canal.

- |              |  |
|--------------|--|
| Policy 3.6.1 | Adherence to subsequent/updated/site-specific Stormwater Management Plans shall be mandatory at the subdivision stage and/or the development permit process, to the satisfaction of the Municipality and the Province of Alberta.  |
| Policy 3.6.2 | Stormwater management facilities within the Plan Area shall be designed in a manner that generally conforms to the Stormwater Management Report by Westhoff Engineering Resources, dated on June 2008, documenting the manner as to how overflow runoff from the Kleysen and Patton Industrial Parks north of the site is to be accommodated, to the satisfaction of the Municipality. |
| Policy 3.6.3 | Site-specific Stormwater Management Plans may be required by the Municipality at the Development Permit stage.   |

## 4. CONFORMITY OF CONCEPTUAL SCHEME WITH EXISTING MUNICIPAL POLICY

### 4.1 MD of Rocky View Municipal Development Plan (MDP)

In addition to the planning policies, principles and guidelines established by this Conceptual Scheme, implementation of the development of these lands must conform to the MD of Rocky View No. 44 Municipal Development Plan.

- |              |   |
|--------------|---|
| Policy 4.1.1 | The development of the Plan Area shall conform to the Municipal District of Rocky View No. 44 Municipal Development Plan. |
|--------------|---|

The WesView Conceptual Scheme is located within the boundaries of the Shepard ASP. This is an area that has been, and will continue to be pressured by in industrial development occurring in the City of Calgary that is expanding eastward. Conceptual Schemes are being prepare and have been approved in close proximity to the subject lands (i.e. Boychuk Industrial Scheme, the Patton Conceptual Schemes, and Transport Industrial Park). This has, in effect, virtually surrounded the WesView Conceptual Scheme by other industrial development.

The land within the vicinity of the WesView Conceptual Scheme has been fragmented with industrial subdivisions and therefore more suitable for non-agricultural pursuits. The factors noted above indicate that the MDP Policies in Section 4.0 Agriculture are less applicable to the subject lands and surrounding area.

### 4.2 Shepard ASP Land Use Strategy

With the adoption of the WesView Conceptual Scheme, the development will proceed within the Phase 2 Business area of the Shepard ASP (Exhibit 6.0). The majority of the lands in Phase 1 of the Sheppard ASP have been developed. Development is now occurring in Phase 2 and parts of Phase 3. With the ongoing development, it is clear there is a need for a supply of industrial land within the Shepard ASP.

The Shepard ASP states the following in Section 5.0:

*“The plan area consists of existing and approved Business Uses. The business areas are intended to consist of large, limited service business parcels existing in harmony with other land uses.*

*Section 5.19(a): The Municipality encourages businesses that enhance, strengthen and diversify the Municipality’s economy.”*

The proposed use of the subject lands for general business use is consistent with the policy of the Shepard ASP with respect to future land uses.

### 4.3 Industrial Development

Section 6.0, of the Municipal Development Plan states that, “diversification of business development is important to the economy of the Municipality” (Page 22). Furthermore, this section states, “commercial and industrial development uses should be facilitated which are of a scale and character which integrate into the existing land use pattern”.

The proposed industrial development within the Conceptual Scheme Plan area provides opportunity for the expansion of non-residential land uses within the M.D. of Rocky View; thus providing a platform for the diversification of businesses in the Municipality. A greater diversification of the tax base within Rocky View will create a sustainable municipality in the long term.

The industrial development proposed, will comply with the policies outlined in the Municipal Development Plan.

- |              |  |
|--------------|--|
| Policy 4.3.1 | The industrial development within the proposed Conceptual Scheme Plan area shall be architecturally controlled with forms taking cues from the rural traditions of southern Alberta. |
| Policy 4.3.2 | Industrial Districts shall fall within permitted and discretionary land uses, landscaping and parking within development.  |

## 5. PROPOSED DEVELOPMENT

The proposed development represents a comprehensively planned limited-service industrial business park. The proposed development will accommodate a diversity of business and industrial uses that are appropriate on limited service sites, require mid to large land parcels, are compatible with each other and do not create any significant adverse offsite impacts. The range of operations that will take place within the development may include the manufacturing, transporting or retailing of a wide variety of items. There will also be offices associated with the uses and local retail stores may be permitted providing that they are limited to serving the local business area. This business park will cater to uses that can benefit from the development’s access to the regional transportation network on the periphery of Calgary while enjoying the close proximity to a significant economic centre. Architecture and landscaping within the District will be used to limit visual impacts upon Garden Road (Range Road 285) and adjacent uses.

The layout of the development will include approximately 15 lots with an efficient internal road system that will access Garden Road and the regional road network. A stormwater management facility will be integrated into the development to manage stormwater runoff. The proposal contains fragments of land owned by the Province and the developer has initiated dialogue with the Province to acquire these lands to be consolidated with the development. This is as per the direction of the MD of Rocky View. Table 3.0 outlines the land use and the anticipated number of lots within the Conceptual Scheme area. See Exhibit 5.0 - Concept Plan.

**TABLE 3.0: ANTICIPATED LAND USE AND NUMBER OF LOTS**

<i>Land Use</i>	<i>Total Acreage</i>	<i>Anticipated Number of Lots</i>
<i>Direct Control</i>	<b>±51.94 ha (±128.34 ac)</b>	<b>15</b>

## 6. SERVICING AND UTILITIES

### 6.1 Provision of Essential Utilities

The Municipal Development Plan outlines the goal of Section 9.0 Infrastructure as follows:

“To encourage and facilitate the development and maintenance of an efficient infrastructure that is supportive of planned growth” (Section 9.0, page 33).

**Policy 6.1.1** Essential utilities to service the proposed development will be paid for and constructed by the developer including water, sanitary, stormwater and shallow utilities.

**Policy 6.1.2** The subdivision/ development process stage for each phase shall outline the engineering details of the provision of, sanitary sewer services, potable water services, stormwater management services, solid waste management services and recycling services.

#### 6.1.1 POTABLE WATER SERVICES

Currently there are no water systems within the area. For developments with minimum water requirements the water may be trucked in to storage cisterns and/or drinking water is provided by a bottled water service. Some developments may have larger water requirements for a large number of employees or industrial processes. The water supply may be either from individual wells or trucked in and stored in large capacity cisterns.

**Policy 6.1.3** Should water be obtained from individual onsite wells, approval shall be in accordance with the Provincial Water Act and the lot owners shall obtain a License to Divert Water from Alberta Environment prior to extracting water for commercial purposes.

#### 6.1.2 SANITARY SEWER SERVICES

Sanitary sewer servicing will be by individual septic disposal systems (pump out or septic fields). Developments with a small number of employees generally use pump out tanks for sanitary sewage management. Developments which produce larger quantities of sewage may find on-site septic fields better suited for sewage disposal.

**Policy 6.1.4** Individual developments will determine sanitary sewage service requirements during the Development Permit process. Geotechnical testing will be conducted for developments proposing on-site sewage treatment systems, as required by the M.D. of Rocky View to determine suitability of the proposed system.

### 6.1.3 STORMWATER MANAGEMENT SERVICES

Stormwater management servicing will be provided by overland drainage system component comprising of roadside ditches and bio-swales along property lines. A pond will be constructed within the Conceptual Scheme Planning area to accommodate the post development stormwater flows.

Additional items considered during the development of the Master Drainage Plan were:

- Existing drainage patterns locally and regionally
- Provide stormwater storage to handle the runoff from a 1:100 year design storm event;
- On-Lot Best Management Practices (BMPs) are encouraged to minimize the use of the stormwater pond on the off-site large wetland. For example, on-lot rain harvesting of runoff can be used for irrigation of green spaces and dust control.
- On-site flood protection measures shall include setting building floor elevations a minimum of 0.3m above the spill elevation of the on-site pond.

### 6.1.4 SOLID WASTE MANAGEMENT SERVICES

The developer will establish a solid waste collection service for the Conceptual Scheme Plan Area. The private land owners will take over the solid waste collection responsibilities from the developer once the development has been established.

Policy 6.1.5            The developer shall establish and manage a solid waste collection service for the Conceptual Scheme Plan Area, to be taken over by a lot owners association.

## 6.2 Shallow Utilities

Shallow utilities including natural gas, electric, telephone, and cable services are available within the vicinity and will be provided by the respective utility companies. Detailed design of the shallow utilities will commence within the subdivision / development process stage for each phase shall. It is anticipated that the shallow utilities will be underground throughout the servicing area and will be located within easements on private property for local streets and within the road right-of-way for collector roads.

Policy 6.2.1            All shallow utilities shall be constructed by the developer in conformance with the MD of Rocky View's current Servicing Standards for Industrial Subdivisions and Road Construction, as approved by the MD of Rocky View.

## 7. TRANSPORTATION

### 7.1 Proposed Internal Road Networks

The internal road network will be constructed to the MD Industrial Road Standards as per the Servicing Standards, as amended..

### 7.2 Regional and Local Road Conditions

The site currently has access to Highway 560 (Glenmore Trail) via Garden Road (Range Road 285) This route is anticipated to be open for the next 15 – 20 years. As an interim measure, Garden

Road will be upgraded to an industrial collector standard from 61<sup>st</sup> Avenue SE to Glenmore Trail. See Exhibit 9.0 - Transportation Network.

Beyond 15 - 20 years, the Province of Alberta intends to complete the East Freeway which is a mile west of the subject site. It is understood that once the interchange is constructed at Highway 560 and the East Freeway, access to Highway 560 via Garden Road will be closed. At this point, the majority of traffic from the site is expected to travel north on Garden Road to the existing and future regional network. This network facilitates a number of options for accessing Highway 560 and the future East Freeway, however, the ultimate route of traffic will be dependent the timing of completion of planned road infrastructure.

In respect to local conditions, access to the property will be via Garden Road (Range Road 285) along the eastern boundary. Access to the site from the western property line will eventually be provided once the proposed connection has been constructed on the adjacent property. All roads within the subject property are to be constructed to the MD of Rocky View standards.

Policy 7.2.1 Any required upgrades resulting from impacts by the development as determined by the updated TIA, the City of Calgary, the Province of Alberta, and/or the Municipality will be built at the cost of the developer.

Policy 7.2.2 Detailed upgrade requirements, including internal roads and off-site upgrades will be determined at the subdivision stage.

## 8. PUBLIC CONSULTATION

Public consultation for the proposed development will be held during the development of the Conceptual Scheme. As recommended by the Municipality, and requested by Council two public open houses will be held during the planning process. The public open houses are intended to collect input from all directly and indirectly affected landowners within and adjacent to the Conceptual Scheme Plan area. The first of the two public open houses will take place once the internal Municipal review of the draft Conceptual Scheme has been completed. The second open house will be held approximately one month prior to the public hearing for the Conceptual Scheme.

## 9. IMPLEMENTATION

### 9.1 Industrial Implementation Plans

Implementation of the policies contained within this Conceptual Scheme will require a series of planning approvals including redesignation, subdivision and development permit approvals.

Policy 9.1.1 Redesignation, subdivision and development of lands within the Conceptual Scheme Planning Area shall be guided by the policies herein and implemented through the redesignation to Direct Control (DC), Conditions of Subdivision approval and the Development Permit approval process in consultation with the City of Calgary as required by the Shepard ASP.

### 9.2 Proposed Development Phasing

Exhibit 10.0 – Phasing Plan, outlines the three (3) proposed phases of development. The development shall proceed with phase one and move from east to west in subsequent phasing.

Policy 9.2.1 WesView should be developed as outlined in the phasing plan, however if servicing constraints require a change to this phasing scheme an amendment to this Conceptual Scheme will not be required.





### 9.3 Land Use Redesignation

In order to facilitate the development of the Plan Area, the Conceptual Scheme proposes that the subject lands be redesignated to Direct Control District. As per section 5.0 of the Shepard ASP, the Direct Control Bylaw will be written to accommodate general business uses. The DC bylaw will also include a set of performance standards to ensure the site operates in a clean and organised manner.

Municipal Reserve dedication will be allocated through the cash in lieu policy set forth through the MD of Rocky View.

- Policy 9.3.1            The design, character and appearance of all buildings shall be appropriate and compatible with the surrounding area and shall be constructed of durable materials designed to maintain the initial quality throughout the life of the project.
- Policy 9.3.2            A Direct Control Bylaw shall be submitted with the Conceptual Scheme by the developer to the satisfaction of the Municipality.
- Policy 9.3.3            The Direct Control Bylaw shall be in conformity with the policies of the Shepard Area Structure Plan (as amended) and this Conceptual Scheme (as amended).

### 9.4 Community Policing and Emergency Services

The Municipal Development Plan requires that “proposals for redesignation, subdivision and development shall accommodate design elements that consider safety factors and facilitate accessibility by police, fire and ambulance services.” (Section 9.7, page 37)

In the event of an emergency or police related matter policing and emergency response will come from the City of Calgary, the Hamlet of Langdon and the Town of Chestermere.

- Policy 9.4.1            As a condition of subdivision approval, the developer shall develop an emergency response plan for the Conceptual Scheme Plan Area.
- Policy 9.4.2            Emergency access locations to the stormwater ponds / lakes shall be identified at the subdivision / development permit approval stage. The locations shall be determined in consultation with, and subject to the approval of the Fire Chief of the MD of Rocky View.

The fire suppression system will be linked with the storm water management system creating an opportunity to use onsite water when necessary. Fire hydrants will be installed in association with the water distribution system. The hydrants will be sized and spaced appropriately to allow for an adequate supply of water for firefighting purposes as specified by the MD of Rocky View.

- Policy 9.4.3            All fire hydrants and services shall be constructed in conformance with the MD of Rocky View's current standards and as approved by the MD of Rocky View Fire Chief.
- Policy 9.4.4            Access locations to the stormwater ponds shall be provided by the developer as approved by the MD of Rocky View Fire Chief.
- Policy 9.4.5            Along with other agencies and jurisdictions, the Municipality shall monitor the needs of inhabitants within and surrounding the Conceptual Scheme plan area to ensure appropriate levels of services are maintained.

## 10. POLICY SUMMARY

Policy 2.4.1	No alterations of the existing predevelopment topography shall occur prior to approval of a storm water management plan and overall site-grading plan to the satisfaction of the Municipality and Alberta Environment.
Policy 3.1.1	Development of this site shall comply with the recommendations outlined in the geotechnical study, to the satisfaction of the Municipality.
Policy 3.2.1	Should any historical resources be encountered during construction, Alberta Tourism, Parks, Recreation and Culture are to be contacted immediately.
Policy 3.3.1	The recommendations laid out within the Biophysical Impact Assessment shall be implemented through condition of subdivision approval and/or development permit process, to the satisfaction of the Municipality.
Policy 3.3.2	The recommendations of the Biophysical Impact Assessment shall not preclude the use of Alberta Environment's wetland for stormwater management purposes.
Policy 3.3.3	The recommendations laid out within the rare plant and bird species survey shall be implemented through a condition of subdivision approval and/or development permit process on the adjacent lands, to the satisfaction of the Municipality.
Policy 3.4.1	The internal road pattern should conform to the transportation plan as generally shown in Exhibit 9.0 – Proposed Transportation Network.
Policy 3.4.2	The traffic impact study recommendations outlined in the Traffic Impact Assessment shall be implemented through condition of subdivision approval and/or the development permit process, to the satisfaction of the Municipality.
Policy 3.4.3	The Municipality may require an update to the Traffic Impact Assessment prior to each phase of subdivision, to the satisfaction of the Municipality and Alberta Transportation.
Policy 3.4.4	If required, all intersectional upgrades should be constructed by the developer to the satisfaction of the Municipality and the Alberta Transportation.
Policy 3.4.5	The developer will construct and maintain the roadways and associated infrastructure until such time as a Final Acceptance Certificate (FAC) is issued by the Municipality.
Policy 3.4.6	Internal road systems shall be constructed by the Developer to the satisfaction of the Municipality.
Policy 3.4.7	If required, temporary emergency access shall be provided until such time as a direct link occurs with the adjacent road networks, to the satisfaction of the Municipality.
Policy 3.4.8	A Transportation Off-Site Levy shall be paid by the developer to the Municipality in accordance with the Transportation Off-Site Levy Bylaw, as amended.

- Policy 3.4.9 Cost sharing and/or endeavours to assist will require approval by Council and will only be warranted where oversized infrastructure is provided beyond what is required for the particular phase of development.
- Policy 3.5.1 Should any contamination or environmental violations be encountered during construction, the Municipality and Alberta Environment shall be contacted immediately. If any remediation is required, the remediation will be carried out by the responsible party to the satisfaction of the Municipality and Alberta Environment.
- Policy 3.6.1 Adherence to subsequent/updated/site-specific Stormwater Management Plans shall be mandatory at the subdivision stage and/or the development permit process, to the satisfaction of the Municipality and the Province of Alberta.
- Policy 3.6.2 Stormwater management facilities within the Plan Area shall be designed in a manner that generally conforms to the Stormwater Management Report by Westhoff Engineering Resources, dated on June 2008, documenting the manner as to how overflow runoff from the Kleysen and Patton Industrial Parks north of the site is to be accommodated, to the satisfaction of the Municipality.
- Policy 3.6.3 Site-specific Stormwater Management Plans may be required by the Municipality at the Development Permit stage.
- Policy 4.1.1 The development of the Plan Area shall conform to the Municipal District of Rocky View No. 44 Municipal Development Plan.
- Policy 4.3.1 The industrial development within the proposed Conceptual Scheme Plan area shall be architecturally controlled with forms taking cues from the rural traditions of southern Alberta.
- Policy 4.3.2 Industrial Districts shall fall within permitted and discretionary land uses, landscaping and parking within development.
- Policy 6.1.1 Essential utilities to service the proposed development will be paid for and constructed by the developer including water, sanitary, stormwater and shallow utilities.
- Policy 6.1.2 The subdivision/ development process stage for each phase shall outline the engineering details of the provision of, sanitary sewer services, potable water services, stormwater management services, solid waste management services and recycling services.
- Policy 6.1.3 Should water be obtained from individual onsite wells, approval shall be in accordance with the Provincial Water Act and the lot owners shall obtain a License to Divert Water from Alberta Environment prior to extracting water for commercial purposes.
- Policy 6.1.4 Individual developments will determine sanitary sewage service requirements during the Development Permit process. Geotechnical testing will be conducted for developments proposing on-site sewage treatment systems, as required by the M.D. of Rocky View to determine suitability of the proposed system.
- Policy 6.1.5 The developer shall establish and manage a solid waste collection service for the Conceptual Scheme plan area, to be taken over by a lot owners association.

- Policy 6.2.1 All shallow utilities shall be constructed by the developer in conformance with the MD of Rocky View's current Servicing Standards for Industrial Subdivisions and Road Construction, as approved by the MD of Rocky View.
- Policy 7.2.1 Any required upgrades resulting from impacts by the development as determined by the updated TIA, the City of Calgary, the Province of Alberta, and/or the Municipality will be built at the cost of the developer.
- Policy 7.2.2 Detailed upgrade requirements, including internal roads and off-site upgrades will be determined at the subdivision stage.
- Policy 9.1.1 Redesignation, subdivision and development of lands within the Conceptual Scheme Planning Area shall be guided by the policies herein and implemented through the redesignation to Direct Control (DC), Conditions of Subdivision approval and the Development Permit approval process in consultation with the City of Calgary as required by the Shepard ASP.
- Policy 9.2.1 WesView should be developed as outlined in the phasing plan, however if servicing constraints require a change to this phasing scheme an amendment to this Conceptual Scheme will not be required.
- Policy 9.3.1 The design, character and appearance of all buildings shall be appropriate and compatible with the surrounding area and shall be constructed of durable materials designed to maintain the initial quality throughout the life of the project.
- Policy 9.3.2 A Direct Control Bylaw shall be submitted with the Conceptual Scheme by the developer to the satisfaction of the Municipality.
- Policy 9.3.3 The Direct Control Bylaw shall be in conformity with the policies of the Shepard Area Structure Plan (as amended) and this Conceptual Scheme (as amended).
- Policy 9.4.1 As a condition of subdivision approval, the developer shall develop an emergency response plan for the Conceptual Scheme Plan area.
- Policy 9.4.2 Emergency access locations to the stormwater ponds / lakes shall be identified at the subdivision / development permit approval stage. The locations shall be determined in consultation with, and subject to the approval of the Fire Chief of the MD of Rocky View.
- Policy 9.4.3 All fire hydrants and services shall be constructed in conformance with the MD of Rocky View's current standards and as approved by the MD of Rocky View Fire Chief.
- Policy 9.4.4 Access locations to the stormwater ponds shall be provided by the developer as approved by the MD of Rocky View Fire Chief.
- Policy 9.4.5 Along with other agencies and jurisdictions, the Municipality shall monitor the needs of inhabitants within and surrounding the Conceptual Scheme plan area to ensure appropriate levels of services are maintained.