



ECO PARK

MASTER SITE DEVELOPMENT PLAN

NW-7-27-1 W5M



September 2017

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Background Studies Submitted Under Separate Cover:

1. Airdrie Transfer Station Agreement between the City of Airdrie and the Municipal District of Rocky View No. 44 (Rocky View County), dated June 22, 2006.
2. 2015 Annual Groundwater Monitoring Report, dated November 10, 2015 and prepared by Environmental Diagnostics Inc.
3. Site Development Plan for Waste Management Facilities: Biophysical Assessment and Ecological Constraints for Siting of Facilities, dated September 11, 2013 and prepared by Avens Consulting Inc.
4. Stormwater Management Report for Airdrie Waste Transfer Station, dated September 21, 2015 and prepared by McElhanney Consulting Services Ltd.
5. Airdrie Eco Park: Public Consultation Summary, prepared summer 2015 by McElhanney Consulting Services Ltd.

1. INTRODUCTION

The subject site at NW 7-27-1-W5M is owned by the City of Airdrie and is located within Rocky View County. It is the home of various uses including a waste transfer site, utilized by City of Airdrie and Rocky View County ratepayers and Rodeo Grounds that host a pro-rodeo. This Master Site Development Plan (MSDP) outlines a **purpose** and **vision** for this site that respects the existing uses and natural features as well as provides for future options for the City of Airdrie in collaboration with Rocky View County to provide sustainable waste management opportunities for City and County ratepayers

The City of Airdrie is committed to sustainable waste management based on Council's Strategic goals and the City's Waste Management Strategy in order to reduce per capita waste to landfills. The City has implemented a curbside organics program and a curbside recycling program.

This EcoPark will:

- support regional and local special events hosted in a rural environment;
- preserve the site's natural features and regional drainage characteristics;
- and allow for traditional and emerging agricultural activities to continue as primary uses.

Rocky View and Airdrie have a history of cooperation on the subject site through the mutual use agreement of the waste transfer site and the community spirit generated through the rodeo events. Airdrie would like to build on this cooperation through the long-term development of an Eco Park that would integrate leading examples of sustainable waste and recycling in in an agricultural and natural setting.

PURPOSE

The purpose of this Master Site Development Plan is to provide a vision and long-term concept to guide the evolution of future development on the subject lands for both Rocky View County and the City of Airdrie.

VISION

A comprehensively planned Eco Park that will provide for special events to occur in a rural setting while preserving the site's natural features and to develop and integrate sustainable waste and recycling options for Airdrie and Rocky View County residents.

2. STUDY AREA

The Site is located approximately 4.1 kilometers (2.5 miles) west of Airdrie along Highway 567 (see Figure 1).

Historically, the quarter section has been associated principally with agricultural uses (grazing). Isolated portions of the quarter have been developed for other uses such as the Airdrie & District Rodeo Grounds, the Airdrie Waste Transfer Site and Airdrie Festival of Lights storage (see Figure 2).

The Waste Transfer Site was selected by Alberta Environment and the Mountain View Health Unit in 1977 as the most appropriate location for waste management when the City's landfill was decommissioned.

A 15.24 m (50 ft.) pipeline right-of-way (ROW) runs north-south through the subject lands on the eastern portion of the Site. Texaco Exploration Company registered the pipeline right-of-way in 1962. An Alberta Energy Regulator Land Development Information Package, dated January 7, 2013, shows the pipeline's owner as Bonavista Energy Corporation and the pipeline categorized as "Discontinued, Abandoned OR Abandoned and Partially Removed".

A gas main easement held by Rockyview Gas Co-op Ltd. also runs through the Site with its approximate location identified on Figure 2.

Figure 1: Location of Subject Site

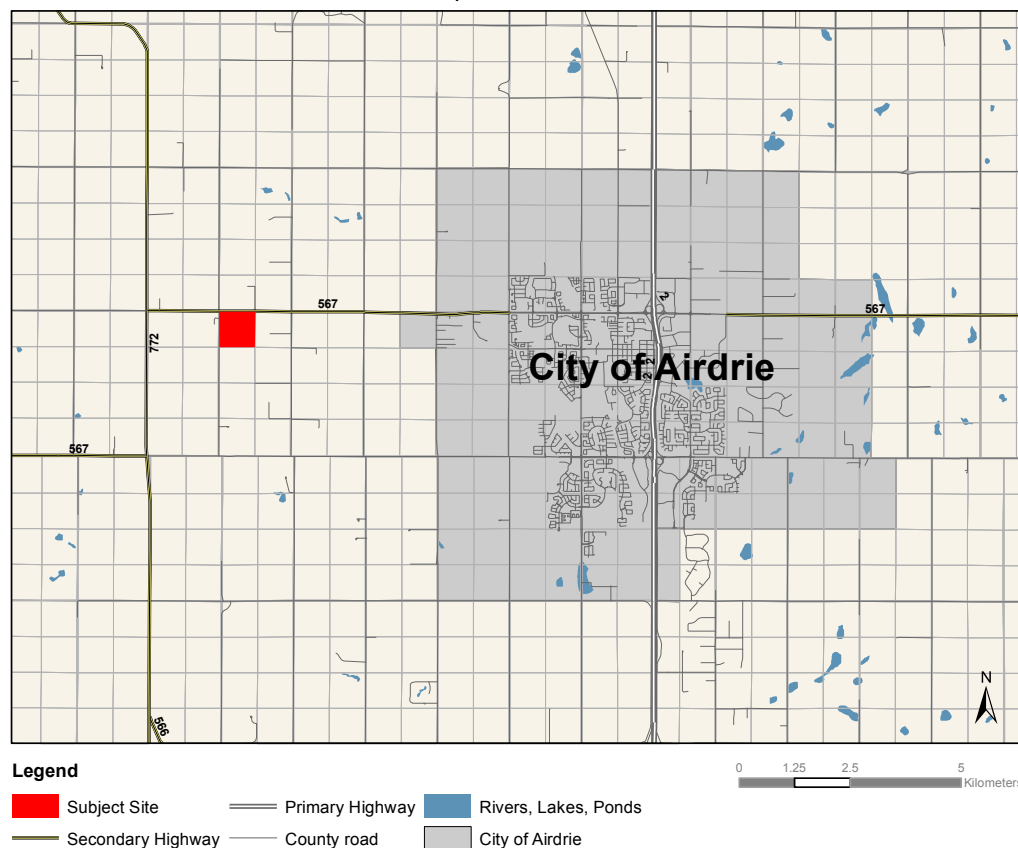


Figure 2: Existing Conditions



Legend

- | | | |
|---------------------|-----------------------|------------------|
| BUILDING (EXISTING) | UTILITY R.O.W. | EXISTING BERMING |
| PRIMARY ACCESS | GAS MAIN | |
| SECONDARY ACCESS | SEASONAL WATER COURSE | |

Study Area Site Photos



Picture Locations



A: Looking southeast from main access road towards Waste Transfer Site



B: Looking South from main access road



C: Looking east from secondary access



D: Looking south at Rodeo grounds



2.1 Physical Characteristics

The Site has two areas of higher topography. One area on the northwest corner near the rodeo grounds and one on the southeast portion where the Waste Transfer Facility is located (see Figure 3). These two areas slope towards a drainage course that traverses from the southwest to the northeast area of the Site.

2.2 Existing Land Use Designations

The subject lands are presently designated as Ranch and Farm District (RF) (Figure 4). All existing uses have been developed in accordance with the applicable rules and regulations in place at the time of development.

2.3 Adjacent Lands

The surrounding area can be characterized as predominantly agricultural in nature with associated land use designations (see Figure 4). Agricultural pursuits have been primarily for crops with some grazing in the area. Nose Creek tributaries run west-east on the northern adjacent lands, north of Highway 567.

There are nine residences located on the eight adjacent quarter sections. All residences are more than 400 meters from the operational area of the Waste Transfer Facility creating a buffer of green space.

2.4 Access

Access to the Site is approximately 110 meters south of Highway 567, from Range Road 20 (RR20), where an existing approach connects to a private internal gravel road.

A secondary approach from RR20 is located further south. This secondary access is used by the rodeo for participant parking and staging.

2.5 Servicing

The land is currently unserviced. Portable washrooms & wash stations are brought to the site by truck as needed for special events.

2.6 Biophysical Assessment

A Biophysical Assessment (BA) of the study area was completed in September 2013 by Avens Consulting Services. The Biophysical Assessment identified and mapped the natural features of the site including a seasonal watercourse.

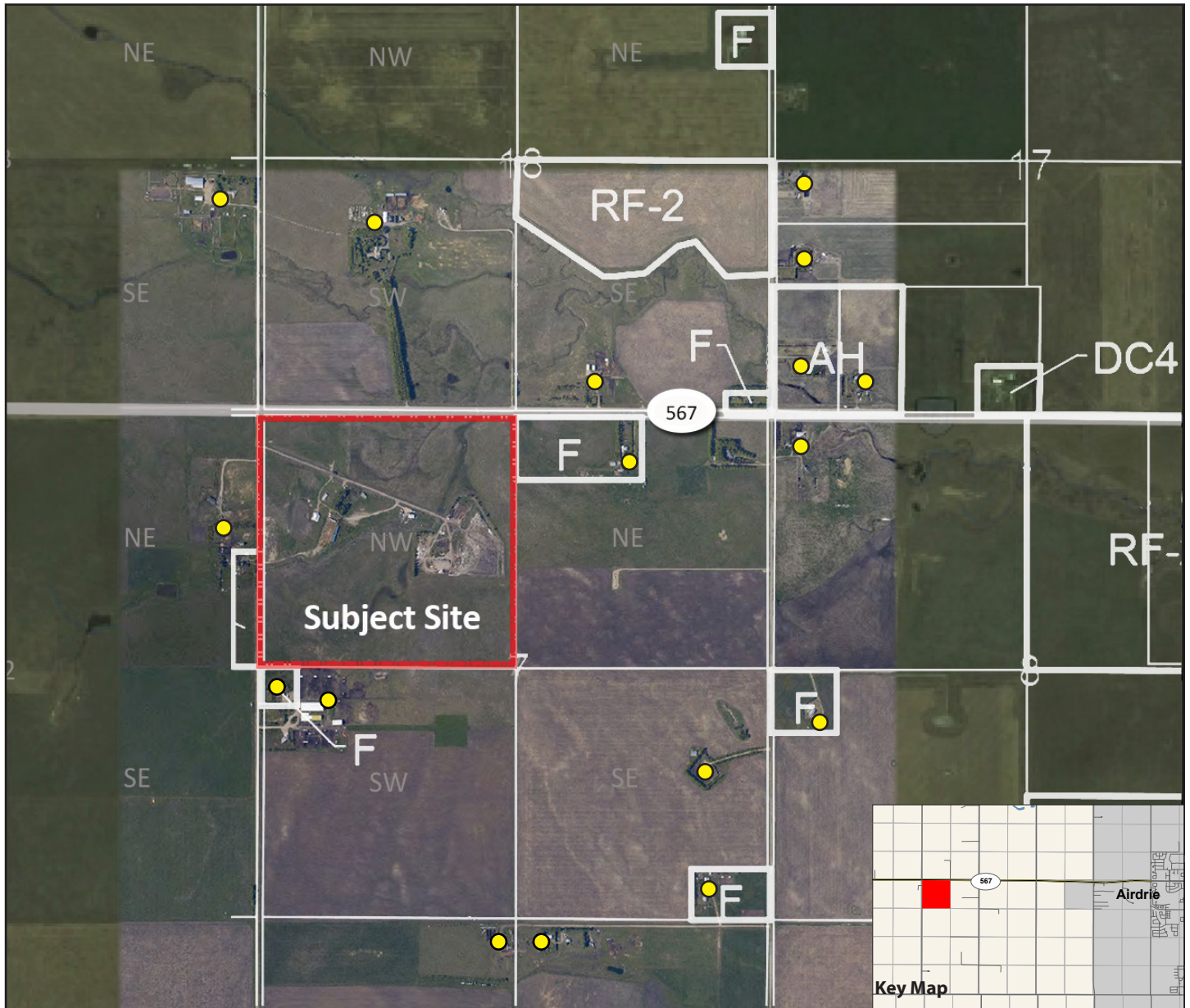
2.7 Groundwater Monitoring

Groundwater monitoring has taken place on the Site since 2004. Three groundwater wells just outside the perimeter of the Waste Transfer Facility have provided data since 2004. The latest report was conducted in 2016 by Environmental Diagnostics Inc. The Report concluded "As in previous years, there does not appear to be a significant impact from the landfill to any of the wells".

Figure 3: Topography & Drainage



Figure 4: Site Context and Adjacent Land Use



Legend

ALL LANDS ARE DESIGNATED RF UNLESS OTHERWISE NOTED

- RF.....RANCH AND FARM DISTRICT
- RF - 2.....RANCH AND FARM TWO DISTRICT
- RF - 3.....RANCH AND FARM THREE DISTRICT
- AH.....AGRICULTURAL HOLDING DISTRICT
- F.....FARMSTEAD DISTRICT
- R - 3.....RESIDENTIAL THREE DISTRICT
- DC.....DIRECT CONTROL DISTRICT
-RESIDENTIAL DWELLING

2.8 Site History

Below is a detailed history of the Site. The history outlines the cooperation and on-going communication that has existed between Airdrie and Rocky View over the lifetime of the Site.

The history also details Airdrie's due diligence with obtaining the necessary permits to operate the facilities on site.

TABLE 1: AIRDRIE RODEO SITE AND APPROVALS HISTORY

| Date | Description |
|---------------|--|
| 2005 (Oct 4) | Temporary Development Permit No. 2005-DP-11517 issued by Rocky View for renewal of an "existing equestrian centre" valid until June 1, 2010. |
| 2012 (June 6) | <p>Temporary Development permit No. 2012-DP-14931 issued by Rocky View for renewal of an "existing equestrian centre." Conditions include:</p> <ul style="list-style-type: none">• That an equestrian centre with an existing outdoor arena may continue to operate on the subject site in accordance with the Site Plan as submitted with the application.• That the equestrian centre shall be limited to rodeo events, gymcana shows, 4-H Club, and related agricultural activities.• That concerts and rock festivals shall not be allowed.• That the applicant shall be responsible for crowd, parking, and traffic control.• That adequate measures shall be taken to maintain the site reasonably free of litter during and after events.• That there shall be no camping except for contestants/employees involved in the rodeo events.• That proper temporary sanitary facilities shall be provided during the events in accordance with the Alberta Public Health Act.• That all manure shall be collected and disposed of off-site or worked into the fields, within 5 days of the start of any event and continually thereafter.• That any other government permits, approvals, or compliances are the sole responsibility of the applicant.• That this Development Permit shall be valid until June 1, 2020. |
| 2016 (May 11) | <p>Board Order No. 36-16 issued by Rocky View County Subdivision & Development Appeal Board for an Equestrian Centre II with overnight camping for up to 100 camping units per day, music nights and a farmer's market. Conditions include:</p> <ul style="list-style-type: none">• Water supply and handling of wastewater is defined to the satisfaction of the County.• That a Fire Safety Plan and Security Plan be prepared.• The Equestrian Centre be limited to rodeo events, gymkhana events, the 4-H club and related agricultural activities.• A maximum of 300 horses and 375 cattle be kept on site.• Maximum overnight camping shall not exceed ten nights per year.• Five music nights are permitted for the Airdrie Pro Rodeo and one for the Bikes and Bulls Rodeo.• All music nights shall adhere to the Rocky View County Noise Control Bylaw.• The City is responsible for all crowd, parking, and traffic control for rodeo events.• All vehicles will be contained on-site to avoid encroachments on the road ROW.• Emergency access shall be provided at all times. |

| Date | Description |
|------|--|
| | <ul style="list-style-type: none"> • 24-hr, on-site security shall be provided during events. • The Farmer's Market shall operate on Saturdays between 10 am and 5 pm from the 1st week in May to the last week in September. • Water, sanitary and garbage facilities will be provided during events. • That all manure be collected and disposed of off-site or worked into the fields within 5 days of the start of any event and continually thereafter. • All regulations as per Section 41 - Riparian Protection of the Land Use Bylaw be adhered to for any future development. • There shall be enhanced dust control on RR 20 from Highway 567 to the south Airdrie Rodeo property line. • That this Development Permit shall be valid until September 30, 2017. |

TABLE 2: WASTE TRANSFER FACILITY HISTORY

| Date | Description |
|--------------------|--|
| 1977 | Airdrie abandoned a landfill site located within its boundary and asked Alberta Environment to locate an alternate site. Alberta Environment identified the existing NW-7-27-1- W5M as the location for Airdrie's landfill. |
| 1977 (Jan 17) | Rocky View Municipal Planning Commission conditionally approves the development of a Sanitary Landfill Site on a portion of the NW 7-27-1 W5M. |
| 1977 (Feb 15) | Affected landowners in Rocky View appeal the decision of the Municipal Planning Commission. |
| 1977 (Jul 6) | Rocky View Development Appeal Board Order No. 8-77 grants approval for the Sanitary Landfill. Eight (8) conditions were placed on the Board Order including: restricting the site to be open only 3 days per week, construction of fencing and berming, covering of exposed debris, security, and site access and roads. |
| 1978 (March 29) | "Refuse Disposal System Permit" No. RD420 issued by the Provincial Board of Health Alberta. |
| 1978 - 1979 | <p>November 6, 1978 Airdrie requests to amend Development Appeal Board Order 8-77 condition from operations 3 days per week to 6 days per week.</p> <p>February 19, 1979 Rocky View states a new application would be required as the Appeal Board Order cannot be amended.</p> |
| 1978 - 1988 | Operation of the landfill continues until the latter part of 1988 (approximately June) when concerns were expressed by the Mount View Health Unit regarding the potential for groundwater contamination. |
| 1988 (Dec) | Option to close the landfill was brought to Council. |

| | |
|----------------|--|
| 1989 (Jan 2) | Alberta Environment completes a reclamation site inspection and feasibility report outlining the requirements for reclamation of the landfill. |
| 1989 (June 5) | Airdrie Council minutes indicate continued operation of the landfill site will occur while construction of a waste transfer site commences. |
| 1989 (Nov 6) | Airdrie Council minutes indicate that startup date for the transfer station set for November 11, 1989 pending final construction details. |
| 1989 (Nov 8) | Airdrie granted permit by Alberta Public Health (W0490) to operate a Waste Management Facility. The type of facility on the permit is specified as a "Transfer Station". The only condition on the permit states "Domestic Waste Only". |
| 1989 (Nov 27) | Airdrie applies to Alberta Environment for reclamation of the landfill portion of the site. |
| 1989 (Dec 18) | Airdrie Council minutes indicate a contract is awarded for transfer site operations for a 6-month period. |
| 1989 (Dec 21) | Alberta Environment acknowledges receipt of Airdrie's application for reclamation of a landfill. |
| 1990 - Present | Transfer Site is owned by Airdrie and operated on a contract basis by Alberta Waste and Recycling. |
| 2012 (July) | <p>Airdrie applies to redesignate a portion of the quarter section from Ranch and Farm District to Industrial-Industrial Activity to accommodate the existing Waste Transfer Facility in a more appropriate district as well as allow for the potential development of a compost facility.</p> <p>The application was tabled by Rocky View Council pending further information from Airdrie and the preparation of a Master Site Development Plan.</p> |
| 2013 | Airdrie initiated a Master Site Development Plan for the Site. |
| 2013 | The City formally withdrew the 2012 application to re-designate a portion of the Site with the intent to make a re-submission with the required MSDP, public consultation and application for Direct Control land use designation. |
| 2014 | Submission of an application for a Master Site Development Plan and a redesignation application to have the subject lands regulated by Direct Control. |

3. SUSTAINABILITY & FUTURE NEEDS

The Master Site Development Plan (MSDP) is based on the City's strategic priority of reducing per capita waste, the City's commitment to Sustainability as well as a needs assessment that was completed to better understand the needs of the growing City.

The City has documented and exhibited their commitment to waste reduction through Council's Strategic Goals, the City's Waste Strategy, a curb-side organics program, a comprehensive recycling program including a curbside bluecart program and restrictions on garbage limits.

The Needs Assessment, outlined in table 3, considers the future needs of the various land uses within the Eco Park with an estimated time range of 25 years.

As an important asset to the City of Airdrie, any future use and development of this Site will reflect the three pillars of sustainability:

1. Social sustainability: the rodeo grounds host high quality events including the Airdrie Pro Rodeo and other seasonal and special events that support and enhance the social fabric of our communities within the rural context of this region.

2. Fiscal Sustainability: The City of Airdrie is re-purposing existing infrastructure to work towards a more sustainable waste management model rather than build new.

3. Environmental Sustainability: The proposed development is reflective of the City's commitment to sustainable waste management by incorporating alternate methods of waste reduction and respects the natural features of the site through continued agricultural practices and protection of riparian areas.



3.2 Arts, Culture and Recreation

Unique arts, cultural and recreational opportunities form a key element for Airdrie in contributing to the overall identity, sense of place and quality of life of the region. Cultural and community events such as the Airdrie Pro Rodeo and special events contribute to this sustainability objective.

3.2.1 Special Events

Airdrie encourages the hosting of special events on the Site that would bolster community spirit as well as the local economy. Examples of potential special events include farmers markets, weddings, family reunions, kite festivals, music festivals, stock dog trials, and mountain biking competitions. The site previously hosted the 2014 Alberta Summer Games mountain biking event. Event parking, washroom facilities and camping could be accommodated in the same way as they are currently managed during the Airdrie rodeos. Specific locations for seating, event structures and land uses could be addressed and approved in either a special event permit or temporary development permit approved by Rocky View.

3.2.2 Rodeo Grounds

The annual Airdrie Pro Rodeo attracts approximately 8,000 visitors to its five-day event. The rodeo grounds have hosted other annual rodeo events, such as the Calgary Police Rodeo, the Ranch Hands Rodeo and the Bikes and Bulls Rodeo. The Rodeo Grounds are and will continue to be a valuable contributor to the social fabric and the rural roots of the region.

3.3 Agriculture

Traditional agricultural activities are encouraged to remain an important part of land management on the subject lands. A significant portion of the lands will remain in agricultural use in the form of pasture and grazing. Cattle grazing has taken place on the Site for several years and the continued grazing activity would complement the surrounding agricultural land uses. These agricultural activities form an important part of the land management concept and provide mitigating influences on the more intensive site activities occurring on the quarter section.

3.4 Natural Environment

The protection of natural areas is encouraged. Environmentally sensitive areas such as the seasonal watercourse and riparian areas are vital to the overall sustainability of the region.

The City of Airdrie is committed to protecting riparian areas as per the Province's Stepping Back from the Water Guide in order to maintain the health of the natural landscape.

It is also important to note that this Site has been altered through the establishment of the Waste Transfer Site in 1977.

Future development will consider the Site based on this altered state and will balance the needs of the natural environment as part of the overall sustainability framework. Furthermore, the proposed development will not decrease the permeability of the site, which will result in minimal impacts to the existing drainage patterns and riparian areas.

TABLE 3: FUTURE NEEDS FOR ECO PARK LAND USES (25 YEAR HORIZON)

| Future Use | Current Situation | Future Needs (25 Year Horizon) | Rationale |
|--|--|--|---|
| Construction Waste Recycling | 3-5 vehicles/day (winter) 8-10 vehicles/day (summer) | Up to 35 loads/day, separation of residential and construction traffic | Accommodate increased population and construction growth |
| Residential Waste | 48-50 vehicles/day | Separation of residential and construction traffic | Accommodate increased population growth |
| Future Sustainable Waste Management (eg. In-vessel composting facility) | N/A | 8-10 acres 8-10 loads/day Parking Large building Good transportation access Internal roads to accommodate large vehicles | Provide alternative methods for waste disposal Reduce per capita waste to transfer site |
| Special Events including Farmers Market Special Events Parking Special Events Camping | Rodeo events, Farmers market Parking for approximately 700-1,000 vehicles Accommodate 8,000 spectators & participants over 5 days 100 camping units | Ability to host variety of special events | Provide a variety of community and agricultural related activities |
| Natural Spaces | Agricultural activities (grazing) | Agricultural activities (grazing) Benches, garbage containers, natural interpretive signage, fencing, trails | Continued agricultural activities Passive activities, such as walking trails, etc. |

4. POLICY CONTEXT

4.1 AirdrieOne Sustainability Plan

The AirdrieOne Sustainability Plan supports the protection of natural areas and suggests these areas should be set aside for conservation and outdoor recreational purposes. While the Eco Park is outside Airdrie's municipal boundary the Site is owned by the City and therefore is considered part of Airdrie's Sustainability Plan. As such, the natural areas within the Site will be protected and outdoor activities will not impact the natural attributes of the area.

4.2 City of Airdrie Waste Strategy

In 2009 the Integrated Solid Waste Management Plan (ISWMP) was endorsed by Airdrie as a tool to assist in developing the next steps in waste management. The strategy identified options and recommendations for a comprehensive solid waste management program for the next 5-10 years and identified environmental and economic waste management strategies.

The proposed development of the Eco Park, including expansion of the waste transfer facility presents an opportunity to align with the ISWMP by providing increased recycling opportunities for Airdrie and Rocky View residents.

4.3 Rocky View County Solid Waste Master Plan

The Rocky View County Solid Waste Master Plan (SWMP), adopted on July 17, 2007 guides decision-making with respect to solid waste management.

The SWMP ensures that every household in the County has convenient access to easy, environmentally responsible, cost effective, community-supported, and appealing ways of reducing, reusing, recycling, and disposing their household solid waste.

The proposed Eco Park is one opportunity for the County to continue to provide these services to the County residents.

4.4 County Plan

The Rocky View County Plan (Municipal Development Plan), adopted on October 10, 2013, guides growth and development throughout Rocky View. The expansion of the Airdrie Waste Transfer Facility is governed primarily by Section 18, Rural Services and Partnerships. The purpose of this Section of the Plan is to provide rural levels of service to Rocky View residents by partnering with municipal neighbors, among others.

The Airdrie Waste Transfer Facility accommodates the waste needs of both Airdrie and Rocky View as per the mutual usage agreement between Rocky View and Airdrie.

4.5 Rocky View County Land Use Bylaw

The MSDP provides guidance on the future uses and development of the Site and the Direct Control (DC) Bylaw, as part of the Land Use Bylaw, provides the regulatory mechanism to implement the vision put forth in this document. The DC Bylaw outlines specific and permitted land uses for the Site. The issuance of a Development Permit, as required, would provide further direction on how, for example, a special event would be managed.





5. LAND USE PLAN

In order to accommodate the future vision for the Eco Park and the needs outlined in Section 3, the following Land Use Plan (Figure 5) outlines a comprehensive plan that will address immediate as well as long-term needs as per the overall vision for the Site.

The Land Use carefully considers the rural context of the site and the concerns expressed from adjacent landowners during previous public consultations (see Section 5.10).

The vision for an Eco Park will benefit Airdrie and Rocky View residents through the provision of multiple services (waste and recycling) that promote and encourage sustainability.

The Land Use will provide a level of certainty to Rocky View and the adjacent landowners as to what land uses can be expected at what locations and scale on the Site in the future. The Land Use is a general concept for the future development of the site. Minor variations may occur through the development permit process for a new or expanded land use; however the general vision of the Land Use should be maintained. Significant variations would require the amendment of this MSDP.

5.1 Land Use Areas and Policies

Figure 5 outlines the proposed land use areas within the Site. Proposed land uses will be regulated through the Direct Control Bylaw and development permit process, providing specific conditions pertaining to specific land uses and locations on the site. Existing land uses on the site will continue in their present form until a development permit is submitted to the County for proposed expansion of the land use in accordance with this MSDP.

TABLE 4: DEVELOPMENT AREAS - GENERAL LAND USES

| DEVELOPMENT CELL | GENERAL LAND USES |
|---|--|
| 1. Agriculture / Special Event Camping / Special Event Parking | General agriculture Special Events Parking and/or Special Events Camping |
| 2. Agriculture | General agriculture Passive recreation |
| 3. Rodeo / Special Events | Rodeo and outdoor exhibition facilities and accessory buildings Special Events such as Farmers Market Special Events parking and/or camping Storage |
| 4. Agriculture / Non-Motorized Special Events & Activities | General agriculture Passive recreation Outdoor spectator and/or sports activities for non-motorized sports only |
| 5. Waste Transfer Site | Waste transfer and recycling collection area |
| 6. Festival of Lights Storage | Storage |

5.2 General Policies for All Cells

Policy 5.2.1: All development shall comply with Rocky View County's Direct Control Bylaw for NW 7-27-1 W5M (subject lands) and all relevant municipal, provincial, and federal regulations.

Policy 5.2.2: All uses shall be consistent with the intent of this MSDP. Any other uses that do not meet the intent of each defined area shall require an amendment to the Direct Control Bylaw and/or this MSDP.

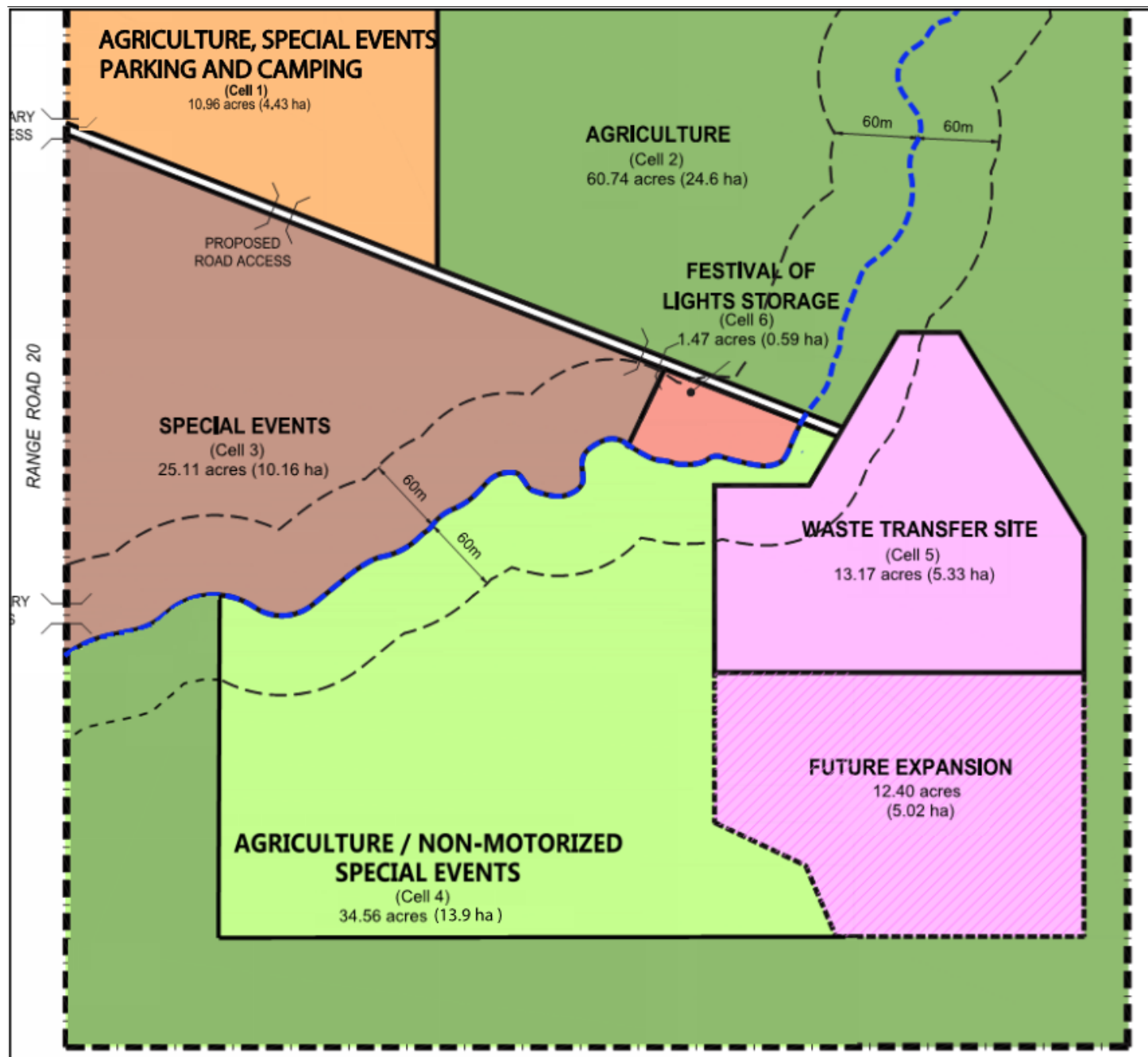
Policy 5.2.3: Existing buildings and uses within the Riparian Protection Zone are permitted to remain in their current form and/or intensity. Changes or expansions to the buildings or intensity of existing uses shall require a Development Permit and comply with all relevant municipal, provincial, and federal regulations.

Policy 5.2.4: Any new development or expansion of use may require additional analysis including, but not limited to biophysical assessment, geotechnical and/or slope stability assessment, wetland assessment, traffic impact assessment, water quality monitoring, and/or air quality monitoring. All analysis shall be conducted by a professional at the discretion and approval of Rocky View County and / or the Province of Alberta.

Policy 5.2.5: All new buildings and uses within the Riparian Protection Zone, identified as 60 metres from the centreline of the watercourse, as shown in Figure 5, shall comply with Section 41 of the Rocky View County Land Use Bylaw.

Policy 5.2.6: Existing buildings are considered in compliance with the Rocky View County Land Use Bylaw and any renovations or modifications to these buildings shall not require a Development Permit.

Figure 5: Land Use Map

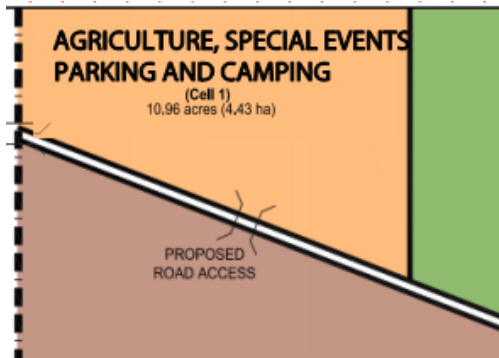


Legend

- | | |
|--|---|
| AGRICULTURE, SPECIAL EVENTS PARKING & CAMPING (CELL 1) | FESTIVAL OF LIGHTS STORAGE (CELL 6) |
| AGRICULTURE (CELL 2) | SEASONAL WATER COURSE |
| SPECIAL EVENTS (CELL 3) | |
| AGRICULTURE / NON-MOTORIZED SPECIAL EVENTS (CELL 4) | |
| EXISTING AND FUTURE WASTE TRANSFER AREA (CELL 5) | |



5.3 Cell 1: Agriculture, Special Events Camping and Parking



Total Area: 10.96 acres (4.43 ha)

The proposed Agriculture, Special Event Camping and Parking area will be located on 10.96 acres of land in the NW area of the Site.

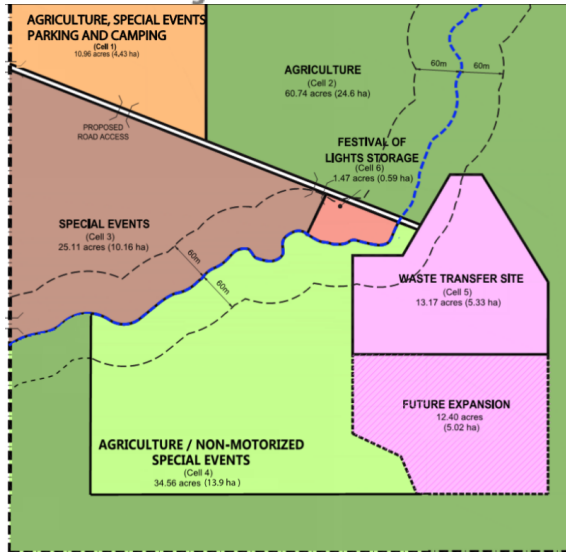
Presently, Cell 1 is used for pasture grazing. The Rodeo uses this area for parking and camping during the rodeo events. The area will continue to be used for pasture grazing as well as Special Events Parking and Camping.

CELL 1 POLICIES:

Policy 5.3.1: The area designated as "Cell 1" on Figure 5 shall be used for general agriculture, special event parking and/or camping.

Policy 5.3.2: Any uses other than general agriculture, special event parking and/or camping shall require an amendment to the Master Site Development Plan.

5.4 Cell 2: Agriculture



Total Area: 60.74 acres (24.6 ha)

A large area in the northern half of the quarter section will continue to be used for pasture grazing. This area contains the seasonal watercourse which will be treated sensitively through riparian protection setbacks to ensure minimal disturbance. Future buildings are not anticipated in this area due to groundwater seepage.

CELL 2 POLICIES:

Policy 5.4.1: The area designated as "Cell 2" on Figure 5 shall continue to be used for general agriculture such as grazing and passive recreation.

Policy 5.4.2: Any uses other than agriculture and passive recreation uses shall require an amendment to this Master Site Development Plan and associated Direct Control Bylaw.

5.5 Cell 3: Rodeo / Special Events



Total Area: 25.11 acres (10.16 ha)

The present rodeo grounds compose approximately 25.11 acres on the Site and will continue to be used for the annual rodeo events a farmers market , festivals, family events as well as similar occasional special events, as permitted by Airdrie and Rocky View. Associated parking and camping for the special events can also be considered within Cell 3.

CELL 3 POLICIES:

Policy 5.5.1: The area designated as “Cell 3” on Figure 5 shall be used exclusively for the rodeo, a farmers market, special events, event parking and event camping.

Policy 5.5.2: Any special events in Cell 3 shall be considered by Rocky View County through the appropriate permitting process on a case-by-case basis.

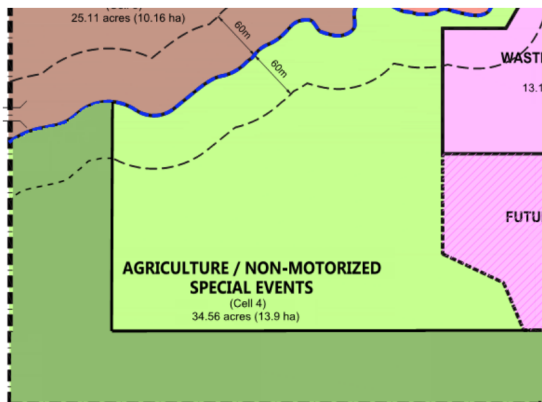
Policy 5.5.3: All special events must provide means for potable water and sanitary sewage disposal to the satisfaction of Alberta Health Services, Alberta Environment, Rocky View County and any other relevant provincial or municipal authorities.

Policy 5.5.4: All special events must provide sufficient on-site parking with appropriate event management in designated areas to the satisfaction of the City of Airdrie, Alberta Transportation, and Rocky View County.

Policy 5.5.5: As part of a development permit for a special event a Parking Strategy may be required in order to identify how parking can be minimized on site to the satisfaction of the City of Airdrie and Rocky View County. This Parking Strategy may include, but is not limited to, car pooling incentives, shuttle buses and / or parking fees.

Policy 5.5.7: Overnight camping in Cell 3 shall only be permitted during an approved special event and shall be in accordance with an approved Development Permit.

5.6 Cell 4: Agriculture / Non-Motorized Special Events



Total Area: 34.56 acres (13.9 ha)

A large area in the southwest area of the quarter section will be used for a variety of land uses including agriculture and non-motorized special events. This area has historically been used for cattle grazing and agriculture and will continue to be leased for those uses.

The long-term vision for this area is to host non-motorized activities and special events that will provide a regional economic and community benefit to Rocky View and Airdrie residents and associations.

CELL 4 POLICIES:

Policy 5.6.1: The area designated as Cell 4 on Figure 5 shall be used exclusively for agriculture and non-motorized activities and special events.

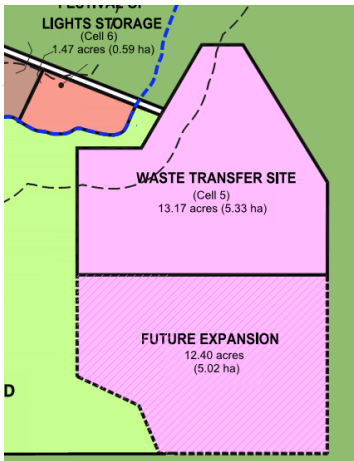
Policy 5.6.2: Any special events shall be considered by Rocky View County through the appropriate permitting process on a case-by-case basis.

Policy 5.6.3: All special events must provide means for potable water and sanitary sewage disposal to the satisfaction of Alberta Health Services, Alberta Environment, Rocky View County and any other relevant provincial or municipal authorities.

Policy 5.6.4: All special events must provide sufficient on-site parking with appropriate event management in designated areas to the satisfaction of the City of Airdrie, Alberta Transportation, and Rocky View County.

Policy 5.6.5: As part of a development permit for a special event a Parking Strategy may be required in order to identify how parking can be minimized on site to the satisfaction of the City of Airdrie and Rocky View County. This Parking Strategy may include, but is not limited to, car pooling incentives, shuttle buses and / or parking fees.

5.7 Cell 5: Waste Transfer Site



Total Area: 25.57 acres (10.35 ha)

Existing Waste Transfer Site: 13.17 acres (5.33 ha)

Future Waste Site Area: 12.40 acres (5.02 ha)

Cell 5 is composed of the existing Waste Transfer Facility, 13.17 acres, and the expansion area, 12.40 acres, for a total area of 25.57 acres to accommodate the growing user needs and to provide alternate options for waste and recycling.

CELL 5 POLICIES:

Policy 5.7.1: The area designated as Cell 5 on Figures 5 shall be used exclusively for a waste transfer site and recycling collection facilities.

Policy 5.7.3: Adjacent landowners shall be consulted prior to the approval of any development permit in Cell 5 only if the proposed use, size or scale of development is beyond what is considered in this Master Site Development Plan.

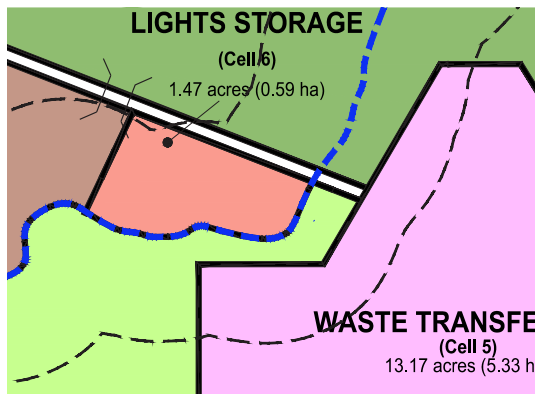
Policy 5.7.4: Any future expansion shall address mitigation of visual impacts through natural screening and berming.

Policy 5.7.5: Visual mitigation of the Waste Transfer Site shall be consistent with Rocky View County's Agricultural Boundary Design Guidelines.

Policy 5.7.6: All landscaping shall use native plants where possible to match the rural character of the area.

Policy 5.7.7: Professional landscaping plans describing proposed screening, berming and other landscaping features may be prepared at the request of Rocky View County at time of application for a development permit. Landscaping shall meet or exceed requirements of the Land Use Bylaw to the satisfaction of Rocky View County.

5.8 Cell 6: Storage



Total Area: 1.47 acres (0.59 ha)

The Festival of Lights is an annual winter event held in Airdrie's Nose Creek Park providing a beautiful, outdoor walk-through lights experience. The Festival of Lights is a non-profit society in its 22nd year. The Society uses a small area of land and a building to store lights and festival materials and equipment. This use is minor in nature and is proposed to continue into the future.

CELL 6 POLICIES:

Policy 5.8.1: The area designated as Cell 6 on Figures 5 shall be used for Festival of Lights storage of equipment and materials.

Policy 5.8.2: Storage of materials and equipment shall be kept in an orderly manner and within the existing buildings as much as possible.

5.9 Transportation and Access

The existing access to the Waste Transfer Site will remain. However, as a condition of future development, Range Road 20, the intersection of HWY 567 and Range Road 20, and/or the existing internal gravel road may require upgrading as per an engineering analysis, including geotechnical investigation and/or an update to the Traffic Impact Assessment (Eco Park TIA, January 2017). An additional access point from the internal road to Cell 1 will need to be constructed at the time of development.

POLICIES:

5.9.1: All road approaches shall meet the Engineering Standards of Rocky View County.

5.9.2: A Traffic Impact Assessment (TIA) may be required prior to the approval of any proposed new development or expansion of Cell 1 and/or Cell 5.

5.9.3: An update to the Traffic Impact Assessment (TIA), prepared by ISL Engineering and Land Services, dated January 2017, and/or Traffic Management and Accommodation Plan, may be required prior to the approval of any Development Permits for seasonal or special events or related temporary uses, to the satisfaction of Rocky View County and Alberta Transportation.

5.9.4: Future development or expansion of Cell 1 and/or Cell 5 may require upgrades to Range Road 20 to meet Rocky View's standards.

5.9.5: Road upgrades on Range Road 20 and impacted intersections may be required in accordance with an approved Traffic Impact Assessment (TIA) and the County's Servicing Standards.

5.9.6: The internal roadway may be treated for dust abatement to mitigate increased vehicular traffic by any new development.

5.10 Landowner Concerns Addressed

The vision for this full, 160 acres, quarter section is to build upon the agricultural and natural setting by preserving pasture grazing areas, permitting outdoor activities and special events that have a minimal impact on the Site and continue to provide sustainable waste and recycling options for Airdrie and Rocky View residents.

Airdrie values the positive relationship and on-going partnership with Rocky View and Rocky View residents and takes seriously its responsibility to be a good steward of the Site and a good neighbour.

Therefore, Airdrie has responded to the landowner's concerns expressed during the 2012 redesignation application process, as well as two separate Open Houses which took place on September 10th, 2014 and May 13, 2015. Below is a summary of how these concerns have been addressed in this MSDP.

| Concern | Action / Response / Mitigation Efforts |
|---|---|
| Not compatible with the area | <ul style="list-style-type: none"> A new compost facility would include extensive visual screening and landscaping to ensure visual compatibility with the area. The proposed Direct Control Bylaw allows greater control by Rocky View Council to ensure all land uses on the site will be compatible with the area. |
| Lower property values | <ul style="list-style-type: none"> Property values are the result of a multitude of local, regional and global factors. It cannot be known whether any one development would lower property values. |
| Worsen blowing garbage in the area | <ul style="list-style-type: none"> Airdrie, Rocky View and the Waste Transfer Facility operator are working to increase compliance of facility users with tarping or containing garbage on vehicles that use the site. Both Rocky View and Airdrie residents use the facility. |
| Would lower air quality and impact water supply | <ul style="list-style-type: none"> Any new compost facility must comply with strict Alberta Environment standards for air quality. Any proposed compost Facility would be regarded to be an in-vessel system and any odour generated would be near imperceptible. There has been ongoing ground water monitoring on site for numerous years and there have been no negative impacts found from the existing Transfer Site. Any new compost facility would be subject to the same strict ground water monitoring regulations regarding environmental protection. |
| Increase traffic on Highway 567 | <ul style="list-style-type: none"> The previous application proposed a new direct access to Hwy 567. No new direct access to Hwy 567 will be proposed. All new developments will first access Range Road 20 before entering Highway 567. The Highway is under Alberta Transportation (AT) jurisdiction and any new access would require approval from AT. |
| Event traffic and blowing dust | <ul style="list-style-type: none"> The City of Airdrie will consider upgrading RR20 from the main Waste Transfer Site access to the highway and creating a hard/low dust surface on the internal roadway |
| Lower quality of viewscape | <ul style="list-style-type: none"> The MSDP proposes a large area of the site to remain for grazing/agricultural and natural areas. In addition, natural screening (trees, shrubs, berms) would be installed with the construction of any new compost facility or waste transfer facility expansion. |
| Would 'open doors' to other industrial developments | <ul style="list-style-type: none"> The proposed Direct Control Bylaw would give County Council control to prevent any unwanted land uses. |

At the September 10th, 2014 Open House we heard neighbours' concerns associated with the Rodeo Association's activities on the land. The project team listened to those concerns and are working with the Rodeo Association towards mutually beneficial solutions. City staff have met with the Rodeo executive and are expectant that ongoing concerns will be addressed to the satisfaction of neighbours. Below is a summary list of corrective actions the City staff and the Rodeo are working toward resolving:

Corrective Action Between City of Airdrie and Airdrie Rodeo Ranch Association

1. Adhere to all rules of their Agreement with the City of Airdrie.
2. Adhere to all relevant by-laws of Rocky View County in particular the Noise Bylaw and obtain all permits from Rocky View County that are required.
3. Prepare a security plan and ensure that an ARRA representative or a security person is always on site during events.
4. Create a communication plan so that all neighbours will be notified before an event and provide them with a contact person should they have a concern during the event.
5. Prepare a communication that would be sent to the neighbours in the community expressing your commitment to them regarding crowd control, cleanup of the lands, dust abatement and security.
6. ARRA will supply to the City a list of all events a month before the events happen. On that list there should be a contact person and phone number for each event.
7. Dispose of all non functioning vehicles and trailers. No vehicles, trucks, etc. can be stored on the property.
8. Acknowledge ARRA's responsibility to create a building and grounds maintenance action plan each year, with timelines to complete needed maintenance. The City will reinspect and ensure they are done to City standards.
9. Prepare and execute a parking management plan for high traffic volume events.
10. Prepare a waste management plan to contain garbage on-site during events.

6. IMPLEMENTATION

It is proposed that the quarter section be regulated by a Direct Control (DC) District under Rocky View County's Land Use Bylaw. A DC Bylaw will allow for the unique requirements of the Site which include not just the expanded Waste Transfer Facility, but also the Airdrie & District Rodeo Grounds and Festival of Lights storage.

A DC Bylaw aligned with this Master Site Development Plan will also provide specific direction regarding landscaping, buffering and setbacks that can mitigate impacts to neighbors, visitors and the natural landscape.

Rationale for Direct Control District

The Municipal Government Act (MGA) section 640(2) requires that a municipality's land use bylaw divide the municipality into districts. Subsequently, MGA section 641 stipulates that:

"A municipality that has adopted a municipal development plan, if it wishes to exercise particular control over the use and development of land or buildings within an area of the municipality, may in its land use bylaw designate that area as a direct control district."

Further, Rocky View County's Land Use Bylaw states the purpose of a Direct Control District is:

"To provide for developments that, due to their unique characteristics, unusual site constraints or innovative ideas, require specific regulations unavailable in other land use districts. This District is not intended to be used in substitution of any other land use district in this Bylaw that could be used to achieve the same land uses."

The subject site of this MSDP is appropriate as a Direct Control District due to its unique characteristics and unusual site constraints. The Site contains a variety of land uses that are not normally associated together (rodeo grounds, waste transfer site) and which do not easily fit with any other land use district in the Land Use Bylaw.

MGA
MGA

"A municipality that has adopted a municipal development plan, if it wishes to exercise particular control over the use and development of land or buildings within an area of the municipality, may in its land use bylaw designate that area as a direct control district."

MGA Section 640(2)

7. SUMMARY

The intent of this Master Site Development Plan (MSDP) is to provide support and rationale for the re-designation of the site from Ranch Farm - RF to Direct Control - DC, and to provide a vision for the future development of an Eco Park. The Site contains a unique mixture of compatible land uses that do not easily fit within any of Rocky View's existing land use districts. The re-designation to District Control would facilitate a more beneficial relationship for the site between Airdrie and Rocky View. Rocky View Council would have greater ownership of the approval process and Airdrie would benefit from being able to tailor the specific needs of the site to regulations within the DC bylaw.

The proposed Eco Park will build on the agricultural setting through continued agricultural activities while providing a natural setting for outdoor activities and special events that have minimal impact of the Site's features and to build sustainable waste and recycling options for Airdrie and Rocky View County residents. The rodeo stimulates the local community and economy with three very popular annual events attracting more than 10,000 visitors to the region. Special events bring residents together in a way that has very little impact to the Site. The Waste Transfer Site allows for the safe and efficient disposal of both residential and select construction waste for both Airdrie and Rocky View County residents.

Creating the proper regulatory process through a DC Bylaw that is aligned with this MSDP will ensure the vision for an Eco Park on the Site is fulfilled so that there can be continued regional benefit of this Site for years to come.

