



BOYCHUK INDUSTRIAL CONCEPTUAL SCHEME



Bylaw C-5778-2003, Adopted May 11, 2004

MUNICIPAL DISTRICT OF ROCKY VIEW NO. 44
BYLAW C-5778-2003

A Bylaw of the Municipal District of Rocky View No. 44 to amend Bylaw C-4841-97.

WHEREAS the Council deems it desirable to amend the said Bylaw, and

WHEREAS the Council of the Municipal District of Rocky View No. 44 has received an application adopt a Conceptual Scheme to provide a comprehensive policy framework intended to evaluate and guide redesignation, subdivision and development within the NW-30-23-28-W4M; and

WHEREAS a notice was published on Thursday, July 17, 2003 and Thursday, July 24, 2003 in the Rocky View Times, a newspaper circulating in the Municipal District of Rocky View No. 44, advising of the Public Hearing for Tuesday, July 29, 2003; 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 24 of the Revised Statutes of Alberta, 1995, and all amendments thereto.

NOW THEREFORE the Council enacts the following:

1. That the Conceptual Scheme be adopted to provide a framework for subsequent redesignation, subdivision and development proposals in NW-30-23-28-W4M; as hereto attached as Schedule "A"; and
2. The Bylaw comes into effect upon the date of its third reading.

File: 03330001-2002-RV-189

First reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, on July 8, 2003, on a motion by Councillor Cameron.

Second reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, on May 11th, 2004, on a motion by Councillor Konschuk.

Third reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, on May 11th, 2004, on a motion by Councillor Cameron

REEVE OR DEPUTY REEVE

MUNICIPAL SECRETARY

OFFICE CONSOLIDATION

June 2005

Note: This office consolidation includes the following amending Bylaws:

Bylaw	Description	Date
C-6076-2005	Bylaw C-5778-2003, is amended to reflect a new subdivision design and transportation context	June 07, 2005

This document is an office consolidation and amendments have been inserted for ease of reference only. The official Bylaw and all amendments thereto are available from the Administration Office of the M.D. of Rocky View No. 44 and should be consulted for all purposes of interpreting and applying this Bylaw.

TABLE OF CONTENTS

I. INTRODUCTION	1
1.1 Background	1
1.2 Plan Format	1
1.3 Plan Objectives	3
II. PHYSICAL SITE CHARACTERISTICS.....	4
2.1 Conceptual Scheme Area.....	4
2.2 Site Topography	4
2.3 Sub-Surface Soil Conditions.....	4
2.4 Vegetation	4
2.5 Existing Structures	4
2.6 Environmental Considerations.....	6
III. LAND USE	9
3.1 Existing Land Use.....	9
3.2 Surrounding Land Use	9
3.2.1 Shepard Area Structure Plan Land Use Strategy	9
3.2.2 Shepard Area Structure Plan Phasing Sequence	11
3.2.3 Existing Land Use.....	12
IV. PROPOSED DEVELOPMENT CONCEPT	14
4.1 Subdivision Design	14
4.2 Transportation Context	14
4.3 Internal Vehicular Traffic Circulation and Access	15
4.4 Traffic Impact Study	16
4.5 Stormwater Management	18
4.6 Open Space and Municipal Reserve	18
4.7 Servicing Scenario	19
4.7.1 Potable Water.....	19
4.7.2 Sanitary Services.....	20
4.7.3 Fire Protection.....	20
4.7.4 Shallow Utility Extensions	21
4.8 Subdivision Phasing.....	21
4.9 Implementation	21
4.10 Performance Standards	22
4.11 Development Guidelines.....	22
4.11.1 Access, Parking, and Loading.....	22
4.11.2 Signage.....	22
4.11.3 Lighting.....	22
4.11.4 Landscaping and Controlled Appearance	23
4.11.5 Outside Storage	23
4.11.6 Outside Display Areas	23

LIST OF FIGURES

Figure 1, Site Location Map	2
Figure 2, Aerial Photograph.....	5
Figure 3, Site Contours	8
Figure 4, Surrounding Land Use.....	10
Figure 5, Conceptual Scheme	12

APPENDIX

Appendix A.....	24
Appendix B	25

I. INTRODUCTION

1.1 Background

The Plan area is comprised of a portion of the NW ¼ Section 30, Township 23, Range 28, West of the 4th Meridian and is approximately 52.41 ha (129.51 ac) in size. It is located adjacent to the City of Calgary boundary (84th Street SE) as shown in Figure 1.

The subject site is located in an area of the Municipal District of Rocky View that has seen significant industrial/commercial development over the past few years. Sites such as Ocean Trailer, Hale Trucking, Patton Industrial, and the Kleysen Industrial site are located adjacent to the conceptual scheme area, within the Municipal District of Rocky View. They provide a clear direction for appropriate types of land use in this area as they demonstrate the type of industrial use occurring within it.

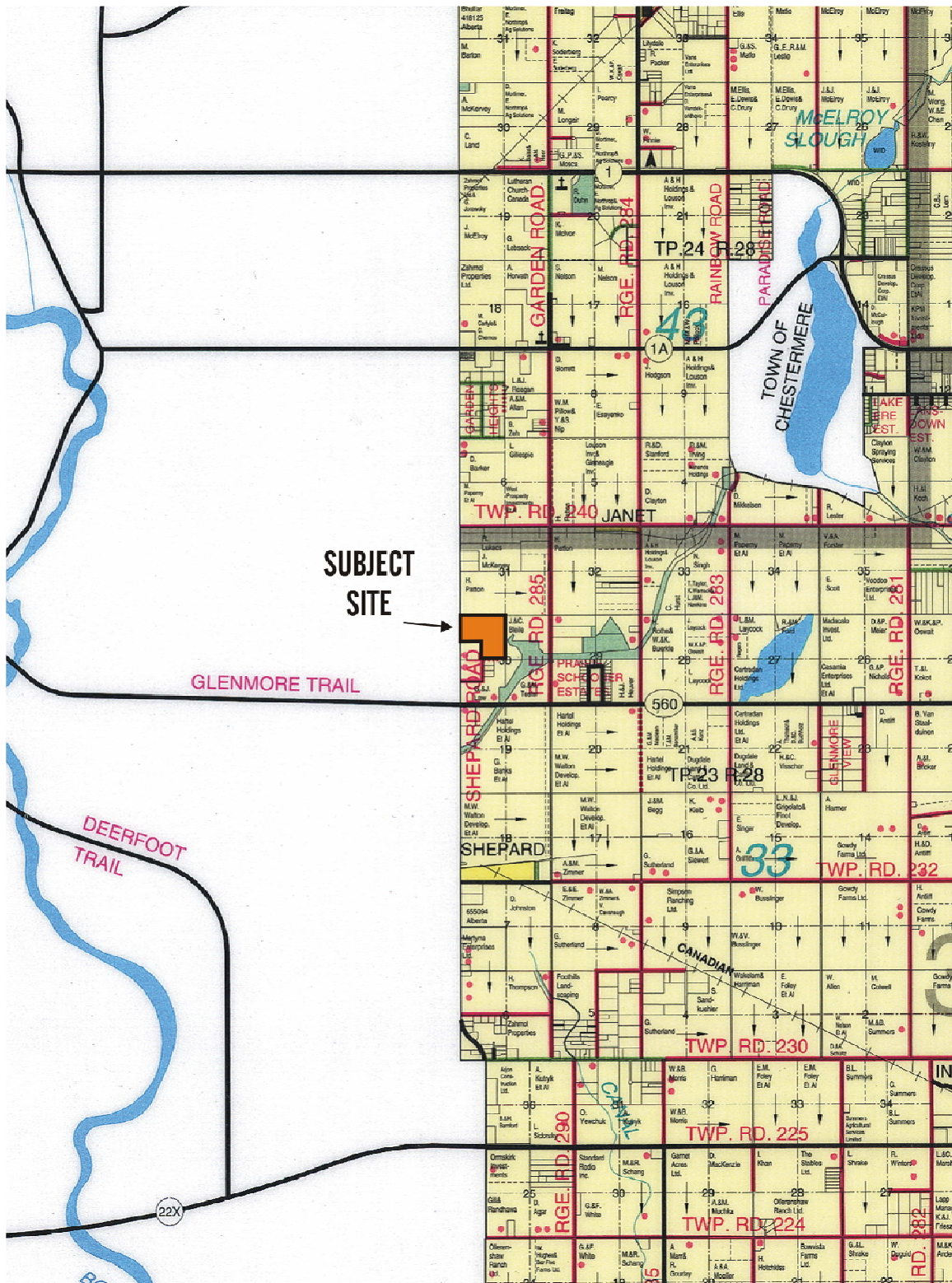
The purpose of this plan is to establish the parameters upon which land use and subdivision of subject site will be based. These parameters have been prepared given consideration of statutory planning documents including the Municipal District of Rocky View's Land Use Bylaw and Shepard Area Structure Plan.

1.2 Plan Format

This plan provides Council with a comprehensive outline of all development related issues pertaining to the site and its context within the surrounding area.

The plan assesses the physical site characteristics in section 2, details and describes the current and proposed land uses in section 3, and section 4 deals specifically with the conceptual scheme layout. Section 4 will address traffic, servicing, and development opportunities and constraints. Finally, section 5 briefly addresses implementation. The Plan has a number of policies to support the future development of the business park.

Figure 1, Site Location Map



1.3 Plan Objectives

- a. To establish policies, including development sequencing, to guide future land use and subdivision within the plan area;
- b. To identify development issues within the plan area and establish appropriate and comprehensive solutions for addressing these issues;
- c. To facilitate the development of a comprehensively planned industrial subdivision that incorporates the highest level of design and environmental standards;
- d. To establish a servicing scenario that is appropriate to the development proposal; and
- e. To provide for connectivity of the site, both internally and regionally, through effective road design. This revision includes a direct road access to 84th Street S.E.

II. PHYSICAL SITE CHARACTERISTICS

2.1 Conceptual Scheme Area

The subject site is located within the NW ¼ of Section 30, Township 23, Range 28, West of the 4th Meridian and is composed of 52.41 ha (129.51 ac). The subject site is within the Shepard Area Structure Plan and is bounded by 84th Street on the west, the existing Ocean Trailer Facility in the southwest corner of the site, Patton Industrial to the north, agricultural land to the east, and the Remington Transport Industrial Park to the south.

Policy 2.1 The policies of this plan shall apply to all lands within the planning area outlined in figure 1.0.



84th Street



Panorama View from 84th Street

2.2 Site Topography

The subject site is predominantly flat prairie with a low-lying area in the western portion of the site. The overall topography slopes naturally to the southeast corner but there are no significant elevation changes evidenced on the site.

2.3 Sub-Surface Soil Conditions

Detailed geotechnical investigations may be required on a site-specific basis as part of the development permit process.

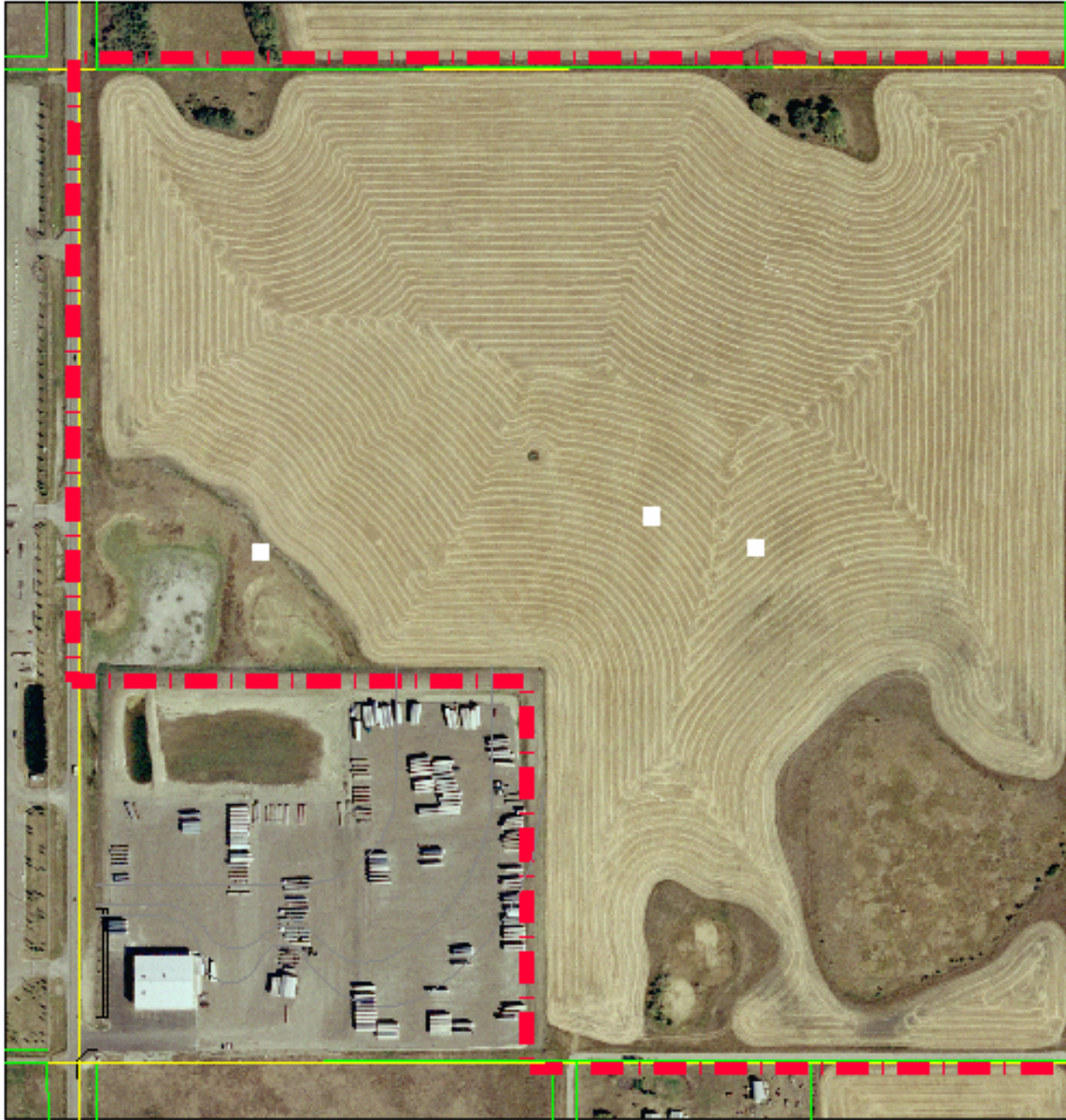
2.4 Vegetation

Site vegetation is primarily made up of disturbed prairie grasslands which are typical of pasturelands in the Calgary region. There are no substantial shrubs or trees on the site.

2.5 Existing Structures

There are no existing structures located within the plan area.

Figure 2, Aerial Photograph



2.6 Environmental Considerations

The subject site features two minor low-lying areas. One is along 84th Street on the west side of the property and the second is in the southeast corner of the site. Despite recognition of two depressions on the site, the past several years have been dry and no mammal or waterfowl have been noticed in residence on the subject site. The site has been active in agricultural production.

Alberta Public Sustainable Resource Development has been consulted with respect to the status of these low areas and has advised that "the water body on the west side of the quarter is considered to be permanent and naturally occurring and therefore the bed and shore is claimable as crown owned under Section 3 of the Public Lands Act". This letter is attached as Appendix A.

It is planned that the "water body" on the west side of the property will be replaced by the enhancement of the naturally occurring low lying area to the southeast of the subject property. Alberta Public Sustainable Resource Development has requested that the "water body" on the west side of the parcel be considered as permanent but given the oral history from surrounding landowners, we plan to enhance the depression on the southeast corner of the site which will replace the depression on the west side of the property. The southeast corner depression has a more predominant history of actually retaining water in wet years and aerial photographic history of the area supports this argument. The intention to replace the west depression with an enhanced southeast pond has been expressed to Alberta Sustainable Resource Development and they have responded to that intention.

"I would like to confirm that the crown is claiming the waterbody on the west side of NW30 as crown owned under Section 3 of the Public Lands Act. I would also like to confirm that the department is willing to complete a land exchange which allow the landowner to fill in the crown owned waterbody on the west side of the quarter in exchange for retaining a seasonal waterbody in the SE corner of the quarter. The landowner would acquire title to the crown owned bed and shore. The exchange would be at a ratio of 2 acres of private land for each acre of crown waterbody filled in for development. We have estimated that the acreage transferring to the crown would cover the seasonal wetland and some additional upland adjacent to the wetland. The title to the seasonal wetland and upland would be held by this department. A water control plan would be designed by the developer and approved by this department to allow the flow of stormwater into the wetland at certain times of the year with a forebay outside the wetland to collect silt and contaminants."

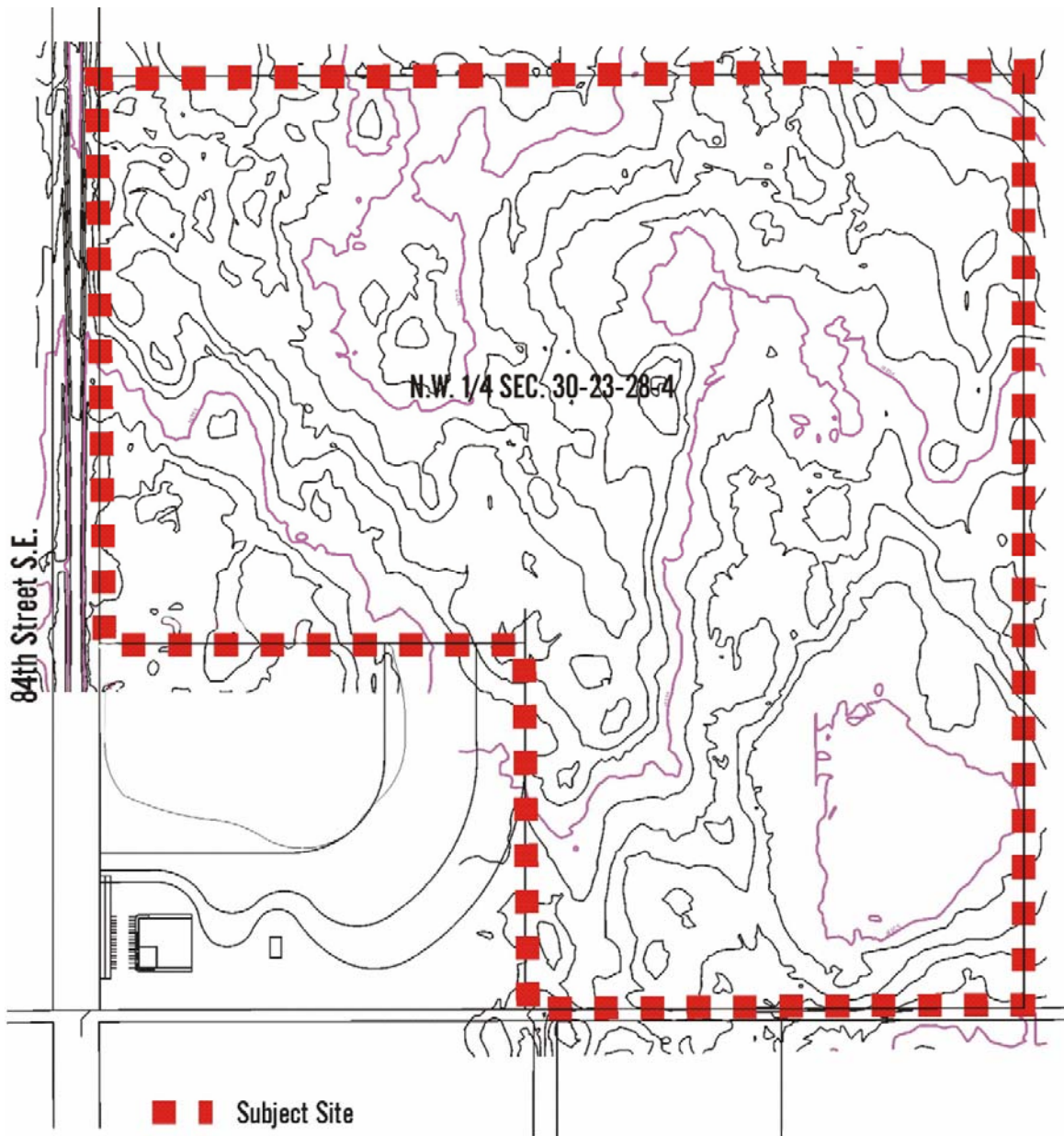
The revised concept plan shows a portion of the South West water body being retained as PUL for an evaporation pond.

A Storm Drainage Plan has been produced for the site by T. Fenton Consulting Ltd. and forms part of this application, under separate cover. The Plan specifically addresses how the Pond will also function as a wetland.

This plan summarizes that:

- a. each of the individual parcels within the subdivision will contain an evaporation pond;
- b. design of the main evaporation pond will accommodate the future permanent pond requirements including its water quality portion;
- c. drainage of 84th Street will be isolated from the storm system of the Boychuk Industrial subdivision; and
- d. the main evaporation pond must provide water for fire fighting.

Figure 3, Site Contours



0.5m Contour Interval

III. LAND USE

3.1 Existing Land Use

The existing land use within the site boundary is B-2 (*General Business District*) according to the Municipal District of Rocky View Land Use Bylaw. The lands are currently engaged in active crop production and this will continue until development proceeds. This is supported by section 3.0 of the Shepard Area Structure Plan which allows for continued use of lands for agricultural pursuits as development occurs.

3.2 Surrounding Land Use

Located within the Municipal District of Rocky View, the subject site is directly adjacent to the City of Calgary boundary of 84th Street SE. Lands to the east of the subject site are designated RF. Lands directly to the south of the Conceptual Scheme area contain a B-2 site, and a DC69 (*Direct Control – 69 District*) area. The purpose of the DC district is to “provide for the development of a Tractor Trailer depot”.

Most of this land is under consideration for industrial development. The plans for development have been reviewed in concert with the development of this proposed plan to ensure connectivity and the overall viability of the entire area. To the north, another industrial site has been approved and to the south another Industrial Site has been approved. The lands to the north and south (west) are designated DC/Industrial for the purpose of creating an industrial subdivision, similar to the Municipal District of Rocky View B-2 land use district.

In the overall scheme developed for this area along 84th Street, the subject site is critical to connect and ensure the viability of the parcels both to the south and to the north with potential connections to the east.

3.2.1 Shepard Area Structure Plan Land Use Strategy

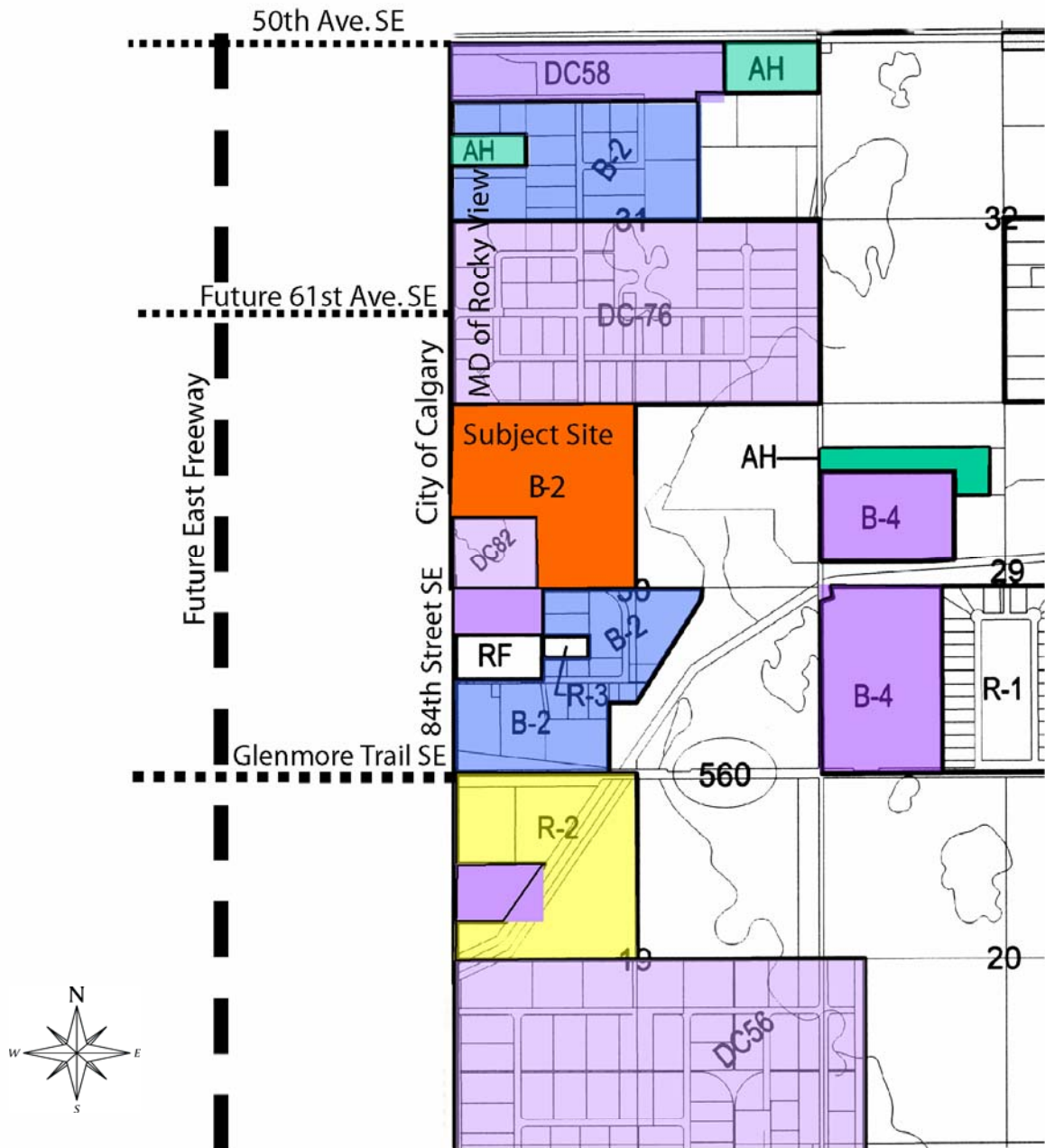
According to the Shepard Area Structure Plan the subject site is located within the *Business Area Land Use Policy*. Part B, section 5.0 of the plan states:

“The Plan area also 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 5.1 (a) of the Shepard Area Structure Plan also states:

“The Municipality encourages businesses that enhance, strengthen and diversify the Municipality’s economy.”

Figure 4, Surrounding Land Use



Legend

- B-4
- R-2
- B-2
- AH
- DC/Industrial
- Conceptual Scheme Subject Site

Revised

3.2.2 Shepard Area Structure Plan Phasing Sequence

With the current need for viable industrial land in and around Calgary, the 84th Street SE corridor has experienced growth over the past few years. With several new developments already approved by the Municipal District of Rocky View Council, industrial development will likely continue in this area. Industrial growth is supported by the Shepard Area Structure Plan which evidences that this growth is expected to continue in order to support the need for new limited service business use land.

The Shepard Area Structure Plan outlines three phases of industrial development within its boundary. Phase 1 lands are located immediately to the north of the subject site and are also located to the south of the subject site at the future Glenmore Trail and Calgary East Freeway interchange. Phase 1 lands also continue eastward toward Range Road 284. Currently, adjacent Phase 1 lands have been approved for industrial development or are the subject of active applications for land use and subdivision.

The subject site is located within the Phase 2 boundary. According to Section 5.1 (c) of the Area Structure Plan, development within the Phase 2 boundary may occur out-of-phase provided a rationale is presented to the municipality. The following is an outline of the rationale for proceeding with development within Phase 2.

Out of Phase Development Rationale

The continued need for viable industrial and business oriented land is evident in the 84th Street business corridor. There is a market demand for more industrial land located along 84th Street and development is currently progressing from Phase 1 into Phase 2 lands outlined by the Shepard Area Structure Plan.

Given the physical location of the Boychuk Industrial concept plan lands (located between Phase 1 parcels to the north and south), the planning for this site in tandem with the sites to the north and south is logical. The timing of this development with the Phase 1 parcels guarantees connectivity and flow between sites – primarily through the road network. In time, the parcels will not be distinguishable by developer or previous ownership lines, but function well in the context of a large “industrial park”. Including the Boychuk land in current planning exercises provides the opportunity for this site to be developed in a fully proactive planning exercise.

Policy 3.2.2.i: Subdivision and Development of the subject site may occur out of phasing sequence as shown in the Shepard Area Structure Plan in order to establish both the necessary land use and road network links for the lands lying east of 84th Street SE.

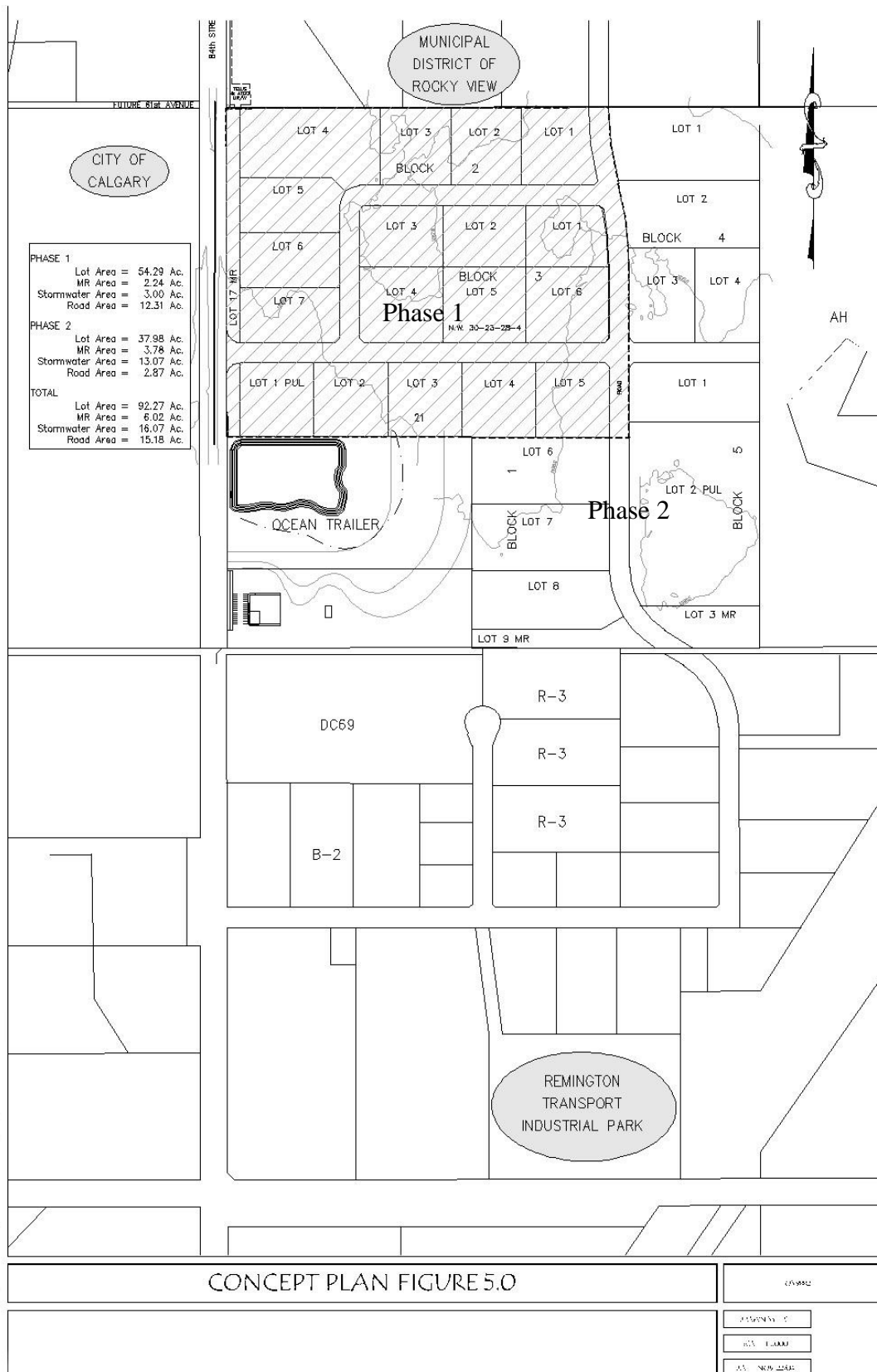
3.2.3 Existing Land Use

In accordance with section 5.0 of the Shepard Area Structure Plan, the proposed land use for the subject site is B-2 (General Business District). The purpose of this land use is to comply with the Area Structure Plan, which proposes “limited service business parcels to accommodate and encourage businesses that will strengthen and diversify the Municipalities economy” The Existing Land Use is B-2.

The servicing of the subject site will be confined to limited servicing until such time as piped servicing becomes available in the area. All uses within the Boychuk Industrial Concept plan area are designated B-2. As per the Land Use Bylaw, the purpose and intent of this district is to provide for a wide range of business and associated uses which are compatible with each other and do not adversely affect the surrounding lands use. This land use is compatible with surrounding land use both within the Municipal District of Rocky View (east of 84th Street) and within the City of Calgary boundary (west of 84th Street).

Policy 3.2.3.i: Until full services are available in the area, proposed land uses are characterized by limited service industrial and commercial development, which do not require significant sanitary sewer or water services. Once servicing is available, the intent and policies identified within the Shepard Area Structure Plan will be applied.

Policy 3.2.3.ii: All development within the Conceptual Scheme plan area shall conform to the B-2 land use bylaw, as described in the Municipal District of Rocky View Land Use By-Law C-4841-97.



(REVISED)

IV. PROPOSED DEVELOPMENT CONCEPT

4.1 Subdivision Design

As depicted in figure 5.0, the subdivision concept has been designed to accommodate and provide for a variety of limited service industrial lots, linked by an efficient road network. Parcel sizes range from 1.113 ha (2.75 acres) to 2.403 ha (5.94 acres) in size and are suitable for a variety of commercial and industrial uses.

Subdivision Concept Statistics (REVISED)

Parcel Type	Area	% of Total Area
Business Lots	37.34 ha (92.27 ac)	71.22
Internal Roads	6.14 ha (15.18 ac)	11.72
Stormwater	6.50 ha (16.07 ac)	12.41
MR	2.44 ha (6.02 ac)	4.65
Total	52.42 ha (129.54 ac)	100

As per the proposed B-2 land use, the maximum allowable parcel size is 18.5 acres. In order to ensure future development is in line with surrounding development a minimum size of 2.7 acres shall be maintained.

A total number of 25 lots are being proposed for subdivision. However, in order to accommodate future development trends and market demands the number of lots may be combined or reduced as build-out occurs through the plan area.

Policy 4.1.i: The subdivision design shown in Figure 5 is conceptual in nature. The final design of the subdivision shall be determined at the detailed engineering stage.

4.2 Transportation Context

The Provincial Government is anticipating construction of the Transportation & Utility Corridor (TUC) as a major regional freeway circling the City of Calgary. Scheduling of construction will be determined as a result of development pressure affecting the Southeast Industrial Area in the City of Calgary. Financing for this proposed road project is entirely dependent on the Province.

The Shepard ASP requires all local applications for redesignation, subdivision and/or development proposals to consider their short and long-term impact on the TUC and proposed interchange locations. According to Alberta Transportation, the proposed intersection between the TUC and Hwy 560 (Glenmore Trail SE) will be developed as a grade-separated interchange. When the TUC is constructed, 84th Street SE is anticipated to become discontinuous with direct access onto Hwy 560 (Glenmore Trail SE) and Hwy 1A most likely being removed. When this occurs, Rge. Rd. 285 (Garden Road) will direct traffic into the

Plan area from external markets via Hwy's 1A and 560. Direct access into the TUC from 61st Avenue has not yet been determined.

Regionally, the stretch of 84th Street between Glenmore Trail and 50th Avenue SE, is reaching capacity with the recent addition of industrial development in the area. Given the long-term future of 84th Street as an internal road, the Conceptual Scheme for the subject site has considered an internal road system that connects to the industrial areas located to the north and south of it.

The Shepard ASP describes four major traffic-generating areas where a Traffic Impact Assessment is required prior to development occurring. This site is located in Transportation Impact Assessment Area 1.

Given the long-term future of 84th Street as an internal road, the Concept Plan for the subject site has considered an internal road system that connects to the industrial areas located to the north and south of it.

Access to all phases of the subject site will be attained from the south through the adjacent industrial parcel and from the north through that industrial site. Direct access to 84th Street has also been provided. Eventually, access to the east (and to the closest interchange locations) will be accommodated for by way of the internal north/south connector to 61st Avenue and then east on it. Further, when the parcel immediately east of the subject site is developed, there may be an additional opportunity to connect east to Garden Road.

Policy 4.2.i: Access to the Conceptual Scheme Area shall be generally in accordance with Figure 5.0.

4.3 Internal Vehicular Traffic Circulation and Access

The site has been designed to efficiently accommodate future commercial, business and industrial access including large tractor-trailer vehicles. Within the Conceptual Scheme boundary, there is well-established connectivity with the sites to the north and south.

The internal roadway system will be designed and constructed by the developer in accordance with the Municipal District of Rocky View Servicing Standards for Subdivision and Road Construction, as amended. This internal roadway will be designed to most effectively accommodate heavy industrial and commercial traffic, through the provision of straight streets, efficient and logical lotting, and wide turning radii.

Policy 4.3.i: The roadway pattern within the plan area shall provide for direct connections through adjacent parcels for the effective movement of traffic.

Policy 4.3.ii: Road construction within the Conceptual Scheme area shall be in accordance with the Geometric Design Guidelines of the Transportation Association of Canada and Alberta Transportation;

and in accordance with the Road Standards Section of the MD of Rocky View Servicing Standards for Subdivisions and Road Construction, as amended.

Policy 4.3.iii: The developer shall dedicate and construct all required roadways at the time Phase 1 of subdivision is approved.

Policy 4.3.iv: Only Development Permits for stripping and grading may be issued prior to the developer entering into a Development Agreement.

4.4 Traffic Impact Study

Please refer to the Traffic Impact Assessment by Bunt & Associates (and subsequent letter) for information on transportation. The adjoining properties, specifically to the north and south, have been considered within this study. Both the Traffic Impact Assessment and letter have been submitted to Administration in support of this Plan.

The Municipal District of Rocky View has directed all new developments located east of 84 Street SE within Sections 30 & 31-23-29-W4M to plan for ultimate access to this development area via Garden Road and 61st Avenue SE. This will be necessary following the severance of 84th Street with the construction of the East Freeway. Cooperation will be necessary between Alberta Transportation, the City of Calgary and the MD of Rocky View to ensure access solutions for this area are achieved.

The Municipal District has further directed the north/south internal subdivision road and portion of 61st Avenue SE is required to connect with Garden Road and shall be constructed by the Developer(s) along with subdivision and development within Sections 30 & 31 proceeding. Currently, the MD is developing financing tools and mechanisms that will assist in the construction of Garden Road and ensure the costs are recovered accordingly from benefiting lands.

Policy 4.4.i: Prior to endorsement of any phase of subdivision, a Traffic Impact Assessment (TIA) shall be prepared for the Conceptual Scheme area prior to its development to determine any road improvements required to facilitate local traffic movements. This TIA shall be prepared to the satisfaction of Alberta Transportation (if applicable), the City of Calgary and the Municipal District of Rocky View, and shall address any roadway upgrades required to both the local internal subdivision roads and intersections, as well as the regional road network.

Policy 4.4.ii The developer shall be responsible for all upgrades and/or requirements as outlined in the TIA.

- Policy 4.4.iii: The Municipality's Transportation Levy shall be calculated and applied at the time of subdivision.*
- Policy 4.4.iv: No Occupancy Permit shall be issued respecting any approved development permit affecting lands within the Conceptual Scheme area until the north/ south internal subdivision road within the Conceptual Scheme Area is constructed in accordance with the Municipal District of Rocky View Servicing Standards for Subdivision and Road Construction, as amended.*
- Policy 4.4.v: Portions of "Prairie Place" ROW not required as legal access to lands within the Conceptual Scheme area are to be closed and consolidated with the adjacent lands as condition of subdivision.*
- Policy 4.4.vi: A revised Transportation Impact Assessment (TIA) is to be prepared for each phase (and/or stage) of subdivision or Development, to the satisfaction of the Municipality. Revised TIA's may also be required in situations where subdivision or development shows consolidation of lots, or subdivision design that differs from the subdivision design shown in Figure 5 of this Conceptual Scheme.*
-

4.5 Stormwater Management

A stormwater management plan has been drafted by T. Fenton Consulting Ltd. and has been submitted under separate cover as an appendix to this Conceptual Scheme.

Policy 4.5.i: The stormwater recommendations outlined in the Stormwater Management Plan shall be implemented through the subdivision approval and development permit process.

Policy 4.5.ii: The Stormwater Management Pond shall be constructed as shown in figure 5.0 and will replace the water body in the SW corner of the site.

Policy 4.5.iii: Stormwater management shall conform to Alberta Environment guidelines and regulations through a licensing and permitting process.

Policy 4.5.iv: A lot owners association will be set up to monitor and maintain communal stormwater management facilities in accordance with the guidelines of the Municipality and Alberta Environment.

Policy 4.5.v: The stormwater pond shall be located on a lot identified as 'Public Utility Lot'.

Policy 4.5.vi: A water control plan shall be prepared at the time of subdivision, to guide the release of stormwater into the adjacent wetland, to the satisfaction of Alberta Sustainable Resource Development.

4.6 Open Space and Municipal Reserve

Pursuant to the Municipal Government Act, Council as the Subdivision Approving Authority, has the opportunity to acquire up to 10% of the gross area of the subject lands as Municipal or School Reserve or require the payment of cash-in-lieu of the land that would have been dedicated as reserve. The Area Structure Plan encourages the retention and enhancement of open space and recreation facilities in the Municipality. Linkages between and continuity of these spaces is encouraged.

A pathway connection and an amenity space associated with the Stormwater Pond are proposed within this concept plan. The pathway connection running north/south along 84th Street connects to the park area in the SW corner of the adjacent site and the connection running east/west along the SE corner of the site may eventually tie into the Headwaters Canal pathway system.

The reserve south of the stormwater pond has been conceptualized as an amenity/open space area with potential for use by both employees within the industrial park and adjacent residents.

Revised table

Total area:	129.51 acres	52.41 ha
Total reserve owing:	13.00 acres	5.24 ha
Total reserve proposed:	5.31 acres	2.15 ha
Outstanding to be negotiated:	7.69 acres	3.09 ha

Policy 4.6.i: Municipal Reserves for that portion of the subject lands proposed for subdivision shall be provided by dedication of land or by cash in lieu, pursuant to the Municipal Government Act.

4.7 Servicing Scenario

Due to the absence of centralized servicing of water, sanitary sewage, treatment facilities, and stormwater infrastructure within the adjacent area and throughout the Shepard Area Structure Plan area, all development proposals must be self-sufficient in terms of their servicing requirements.

Section 1.1(d) and Section 5.1(d) of the Shepard Area Structure Plan allows for development within its boundaries through a limited servicing scenario. Additionally, the Plan requires that a deferred services agreement be entered into by the owners of the land to facilitate the connection to a centralized servicing system once services become available.

Policy 4.7.i: A deferred services agreement shall be registered by caveat through conditions of subdivision approval against each new parcel of land created within the Conceptual Scheme boundary until such time as future piped servicing becomes available in the area. Such agreement shall be binding upon all existing and subsequent owners of any parcels of land created.

Section 5.1(e)(iii) requires that Conceptual Schemes describe how the lands may be developed for business, commercial or industrial uses until such time as piped servicing becomes available in the area.

4.7.1 Potable Water

Through the use of cistern storage, potable water may be trucked to the site. Drinking water may also be provided through bottled water services. Cistern storage and bottled water services will likely be sufficient for business uses with few on-site employees which have minimal washing or process water needs, related to the actual use of the site or building.

Larger developments requiring greater amounts of water for washing or commercial processes may have large capacity underground cistern tanks which could be supplied by truck. If there is a need for groundwater, approvals from Alberta Environment will be required.

Policy 4.7.1.i: Water needs will be assessed on an individual site basis through the development permit process to the satisfaction of the Municipality.

4.7.2 Sanitary Services

Limited serviced business land uses (trucking, warehousing, and distribution facilities) do not generally require a significant number of on-site employees, and as a result do not generate significant quantities of sewage effluent. The use of pump out tanks is likely a sufficient system for managing sewage.

If a proposed use incorporates a greater office component or business related uses, other on-site options are preferable to a pump out system (as they can be more efficient and cost-effective). The use of septic fields in landscaped portions of the site may be an effective means for disposing effluent for these types of businesses. Any development proposing to dispose of sewage effluent through a septic tile field installation will be required to administer all applicable geotechnical testing to confirm installation details and site suitability.

Policy 4.7.2.i: Site sanitary disposal facilities will be determined on an individual basis through the development permit process.

Policy 4.7.2.ii: Where on-site sanitary sewage treatment facilities are proposed, geotechnical testing shall be conducted in order to determine site suitability for sewage disposal.

4.7.3 Fire Protection

Fire protection is an important part of the servicing of any development. Fire protection within the Conceptual Scheme boundary will be accommodated through the stormwater pond area to be accessed via a piped and 'dry hydrant' system to allow for the filling of pumper trucks during fire extinguishing. This pond will have emergency vehicle access.

Depending on the type of business additional fire protection needs may be deemed necessary given the building size, storage yard size, or the material being stored on site. For example, buildings greater than 600 square metres (6,460 square feet) require sprinklers. This added fire protection might involve additional on-site water storage and pumping capabilities. Any additional water storage requirements will be determined on a site-specific basis.

Policy 4.7.3.i: Fire protection and water for fire extinguishing are to be determined on an individual site basis through the subdivision

and/or development permit process in accordance with the Municipal District of Rocky View.

Policy 4.7.3.ii: Central water storage for fire extinguishing will be provided by stormwater retention facilities and hydrants to the satisfaction of the Municipal District of Rocky View, managed and maintained by the Lot Owners' Association.

Policy 4.7.3.iii: An Emergency Response Plan shall be submitted for the Conceptual Scheme planning area at the time of subdivision, to be administered through the Lot Owners' Association

4.7.4 Shallow Utility Extensions

Shallow utilities are available in the area and shall be extended into the subject site on a per phase basis.

Policy 4.7.4.i: Overhead lines are not permitted within the road right of way and the developer is responsible for providing utility rights of way within the boundaries of each lot in order to service this development.

Policy 4.7.4.ii: Deep Utilities will not be permitted in the road structure or within the road right of way unless otherwise approved by the Municipality.

4.8 Subdivision Phasing

The proposed development is planned to be completed in two phases. Any variation to the phasing shall have due consideration to the logical provision of municipal servicing and transportation infrastructure, all to the satisfaction of the Municipality.

4.9 Implementation

The implementation of this Conceptual Scheme will be through the planning approval process, which includes subdivision, and development permit applications in the Municipal District of Rocky View. The appropriate timing for consideration of each variable has been identified through the policy development within this document.

It will be necessary for a lot owners' association to be established to manage and maintain all central stormwater management and drainage facilities; open space and municipal reserves; architectural controls and utility installations, fire protection on behalf of the business development to satisfy with the requirements of the M.D. of Rocky View and Alberta Environment.

4.10 Performance Standards

As required in the Shepard Area Structure Plan, Section 5.1(e), performance standards and the development design guidelines are intended to provide a future guideline for development for industrial and commercial uses within the conceptual scheme planning area. These guidelines form the standards for the development by controlling and managing potential nuisances which may result from activities occurring within the subject site.

Policy 4.10.i: The standards for development of the area will meet or exceed the required performance standards or design guidelines outlined within the Area Structure Plan and Municipal District of Rocky View's Land Use Bylaw.

4.11 Development Guidelines

Development guidelines will be provided and are intended for implementation through the development process. The following is a list of minimum development design guidelines intended for all commercial and industrial land uses within the site plan area.

4.11.1 Access, Parking, and Loading

All entrances within the site area will be designed to accommodate tractor-trailer turning radii and shall be positioned to allow for safe and adequate site distances

Parking and loading facilities will be constructed in accordance with the Municipalities Land Use Bylaw. Loading facilities shall be located at the sides or rear of buildings and will be integrated into the overall design of the buildings. Shared access will be encouraged to promote efficiency and traffic circulation.

4.11.2 Signage

A coherent approach to signage will be maintained throughout the development. All signage will be according to the Municipal District of Rocky View Land Use Bylaw or special district provisions prepared for the site. Temporary signage will only be permitted during the development and building construction.

4.11.3 Lighting

Onsite lighting shall be located and positioned in such a way as to minimize effects on adjacent properties while meeting the provisions of an approved Crime Prevention Through Environmental Design (CPTED) strategy submitted as part of a development permit application.

4.11.4 Landscaping and Controlled Appearance

The details of site specific landscaping shall be a part of all development permit applications. This information will identify landscaped areas, will enhance the streetscape, and buffer activities from non-industrial adjacent properties in accordance with the landscape requirements of the Land Use Bylaw.

4.11.5 Outside Storage

Outside storage (including vehicles, machinery, or trailers), may be stored at the rear or side of the building provided such storage areas are not located within a required rear or side yard setback. Storage areas, including outdoor storage, shall be screened from adjacent non-commercial land uses. The specifics related to screening will be addressed in concert with proposed uses of each site within the development permit process.

4.11.6 Outside Display Areas

Display areas are an important part of business development and will be permitted only for the purpose of providing product/merchandise display related to industrial or commercial use. These display areas will be located outside of any required setback area.

Policy 4.11.6.i: Development guideline considerations will be addressed through the development permit process.

Appendix A



Public Lands



Room 801, J.J. Bowlen Bldg.
620 - 7th Avenue S.W.
Calgary, Alberta T2P 0Y8

Phone (403)297-6426
Fax (403)264-7397

File: NW 30-23-28-W4

August 8, 2002

IBI Group
Suite 500 Kensington House
1167 Kensington Crescent N.W.
Calgary, Alberta
T2N 1X7

Attention: Katherine Stangness

Dear Ms. Stangness

**RE: Ownership of Waterbodies
Part NW 30-23-28-W4M**

Further to your facsimile of May 30, 2002, regarding waterbody ownership on the above mentioned land. The department has now completed an ownership review.

The waterbody in the SE corner of the quarter is not considered to be permanent thus the crown will not claim this waterbody under Section 3 of the Public Lands. The waterbody on the west side of the quarter is considered to be permanent and naturally occurring and therefore the bed and shore is claimable as crown owned under Section 3 of the Public Lands Act. Any changes or impacts to the bed and shore of this waterbody must be approved, by this department, prior to any construction occurring.

If you have any questions please contact me.

Yours truly,



Greg McAndrews, P. Ag.
Public Lands Specialist

WD:02/64

c.c. Gerry Haekel, Land Use Operations Branch
Public Lands Division, Edmonton

Appendix B

Katherine Stangness

From: Katherine Stangness [kstangness@ibigroup.com]
Sent: Tuesday, April 22, 2003 4:22 PM
To: Greg McAndrews (E-mail)
Cc: Lorie Pesowski (E-mail); Ron Boychuk (E-mail); Terry Fenton (E-mail)
Subject: FW: Boychuck Relocation of Pond

thanks very much Greg!

-----Original Message-----

From: Greg McAndrews [mailto:Greg.McAndrews@gov.ab.ca]
Sent: Tuesday, April 22, 2003 4:19 PM
To: 'kstangness@ibigroup.com'
Cc: Barry Cole
Subject: RE: Boychuck Relocation of Pond

I would like to confirm that the crown is claiming the waterbody on the west side of NW30 as crown owned under Section 3 of the Public Lands Act. I would also like to confirm that the department is willing to complete a land exchange which allow the landowner to fill in the crown owned waterbody on the west side of the quarter in exchange for retaining a seasonal waterbody in the SE corner of the quarter. The landowner would acquire title to the crown owned bed and shore. The exchange would be at a ratio of 2 acres of private land for each acre of crown waterbody filled in for development. We have estimated that the acreage transferring to the crown would cover the seasonal wetland and some additional upland adjacent to the wetland. The title to the seasonal wetland and upland would be held by this department. A water control plan would be designed by the developer and approved by this department to allow the flow of stormwater into the wetland at certain times of the year with a forebay outside the wetland to collect silt and contaminants. If you have any questions please call me on my cell phone (540-2599). Thanks, Greg.

-----Original Message-----

From: Katherine Stangness [mailto:kstangness@ibigroup.com]
Sent: Thursday, April 17, 2003 9:20 AM
To: Greg McAndrews
Subject: Boychuck Relocation of Pond

Greg,

Just wanted to touch base and confirm that you've received my letter asking about moving the pond from the western boundary of the Boychuk site to

the
southeast corner.

The MD is preparing to take this to Council and I was hoping to get something from you, in writing, confirming the status of the water on the site in your opinion, your thoughts on the proposed development, and the anticipated process we need to undertake.
I know you're a busy guy, so a quick email would certainly do the trick in this regard.

Many thanks, in advance.
Hope you have a very happy Easter weekend!

Best regards,

IBI GROUP

Katherine Stangness, ACP, MCIP, MAPA
Senior Planner

tele: 403.270 5600 ext. 524
cell: 403.617 5488
fax: 403.270 5610
email: kstangness@ibigroup.com

400, 1167 Kensington Crescent NW
Calgary, Alberta T2N 1X7 Canada

NOTE: This e-mail message and attachments may contain privileged and confidential information. If you have received this message in error, please immediately notify the sender and delete this e-mail message.

This communication is intended for the use of the recipient to which it is addressed, and may contain confidential, personal and or privileged information. Please contact us immediately if you are not the intended recipient of this communication, and do not copy, distribute, or take action relying on it. Any communication received in error, or subsequent reply, should be deleted or destroyed.