

DAGGER Industrial Park



Conceptual Scheme

June 2022



BYLAW C-8502-2024

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

The Council of Rocky View County enacts as follows:

Title

1 This bylaw may be cited as *Bylaw C-8502-2024*.

Definitions

2 Words in this Bylaw have the same meaning as those set out in the *Land Use Bylaw* and *Municipal Government Act* except for the definitions provided below:

- (1) “**Council**” means the duly elected Council of Rocky View County;
- (2) “**Land Use Bylaw**” means Rocky View County Bylaw C-8000-2020, being the *Land Use Bylaw*, as amended or replaced from time to time;
- (3) “**Municipal Government Act**” means the *Municipal Government Act*, RSA 2000, c M-26, as amended or replaced from time to time; and
- (4) “**Rocky View County**” means Rocky View County as a municipal corporation and the geographical area within its jurisdictional boundaries, as the context requires.

Effect

3 THAT the “Dagger Industrial Park Conceptual Scheme”, affecting a portion of SW-33-23-28-W04M and a portion of NW-28-23-28-W04M, be adopted as defined in Schedule ‘A’ attached to and forming part of this Bylaw .

Effective Date

4 Bylaw C-8502-2024 is passed and comes into full force and effect when it receives third reading and is signed in accordance with the *Municipal Government Act*.

READ A FIRST TIME this 9 day of April, 2024

READ A SECOND TIME this 9 day of April, 2024

UNANIMOUS PERMISSION FOR THIRD READING this 9 day of April, 2024

READ A THIRD AND FINAL TIME this 9 day of April, 2024



Reeve



Chief Administrative Officer

April 9 2024

Date Bylaw Signed

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1.0 INTRODUCTION

1.1 Overview

This Dagger Industrial Conceptual Scheme has been prepared to guide and provide land for future industrial development, supporting the County's economy and diversifying the tax base. Land use in the Plan Area will consist of light industrial uses.

1.2 Purpose

The Dagger Industrial Conceptual Scheme provides guidance for the future development of 76.55 acres of land. This Conceptual Scheme has been prepared to act as a "Local Plan" as described in the policies and objectives outlined in the Janet Area Structure Plan (JASP).

1.3 Objectives

The Dagger Industrial Conceptual Scheme (CS) is intended to do the following:

- Indicate existing conditions within the Plan Area such as topography, waterbodies, existing servicing and infrastructure, oil and gas facilities, and any other constraints to be addressed in the proposed development.
- Establish a policy framework that guides development within the Plan Area and is consistent with the requirements of the JASP.
- Provide land use direction, subdivision design, and development guidance to Council, administration, and the public.
- Address the servicing, transportation, and open space requirements within the Plan Area.
- Establish a stormwater strategy in accordance with the stormwater management plan.
- Provide appropriate levels of fire and protective services to the Plan Area.

2.0 POLICY AND REGULATORY CONTEXT

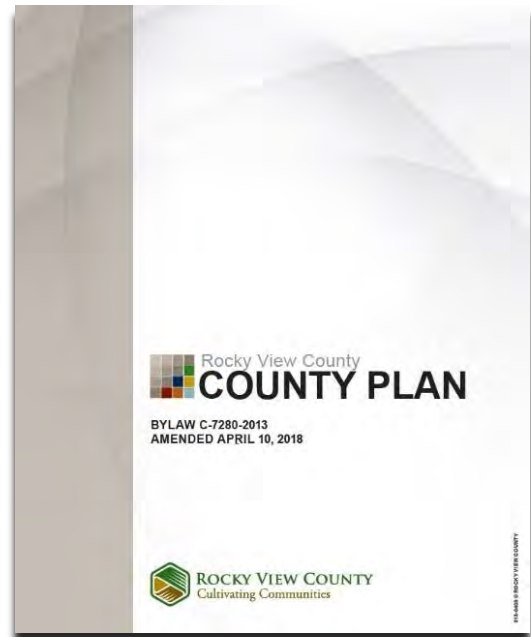
2.1 Rocky View County Municipal Development Plan (County Plan)

Adopted by Rocky View County Council on October 1, 2013, the County Plan provides broad policy direction and regulatory framework for the County.

According to the County Plan:

"Conceptual schemes provide detailed land use direction, subdivision design, and development guidance to Council, administration, and the public.

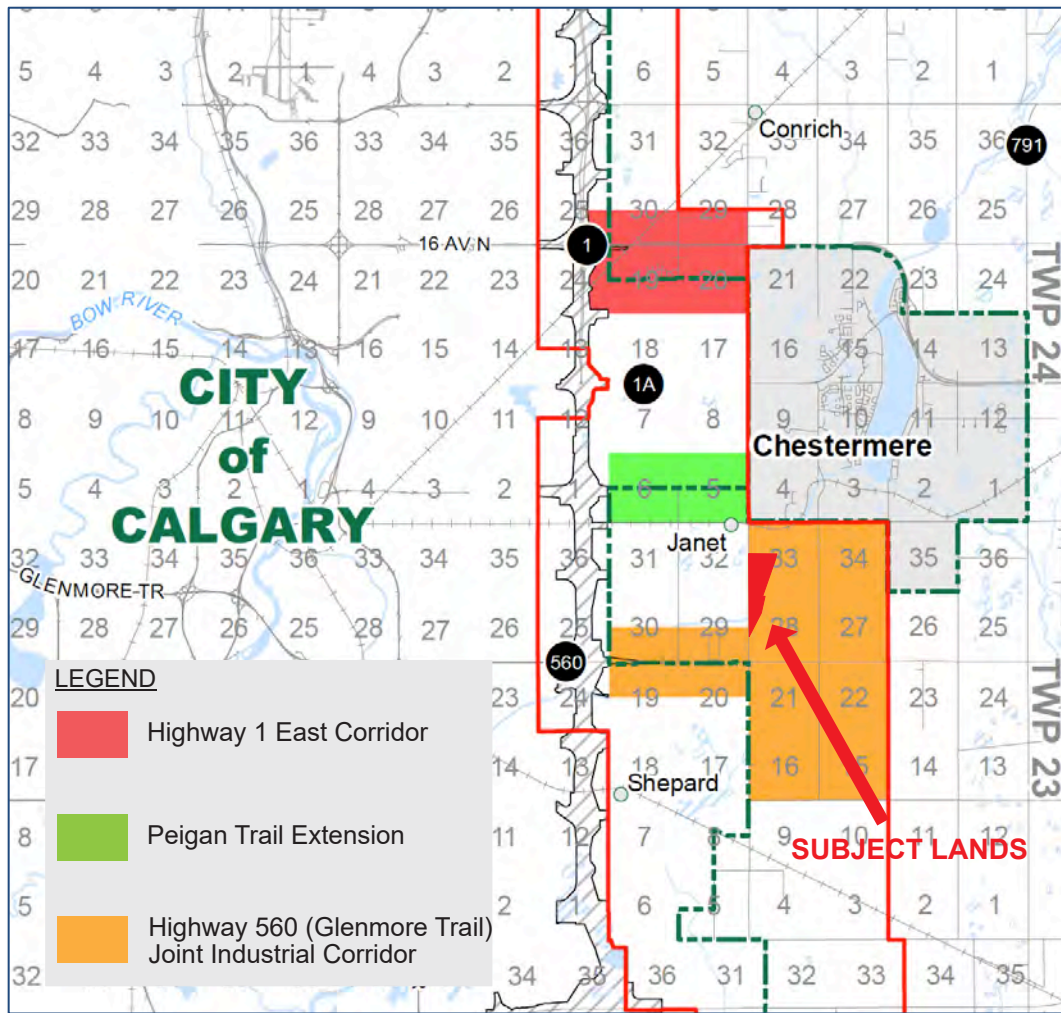
Conceptual schemes are meant to be developed within the framework of an area structure plan."



2.2 Rocky View County/Calgary Intermunicipal Development Plan

The Rocky View County / City of Calgary Intermunicipal Development Plan adopted in 2012, identifies joint planning interests between the City of Calgary and Rocky View County, specifically regarding the Key Focus area of the Glenmore Trail (Highway 560) industrial growth corridor, interface planning, and the Shepard Wetland Complex.

Figure 1: Key Focus Area Map



2.3 Janet Area Structure Plan

The Janet Area Structure Plan (JASP) was approved by Rocky View County on November 11, 2014. According to the vision of the JASP:

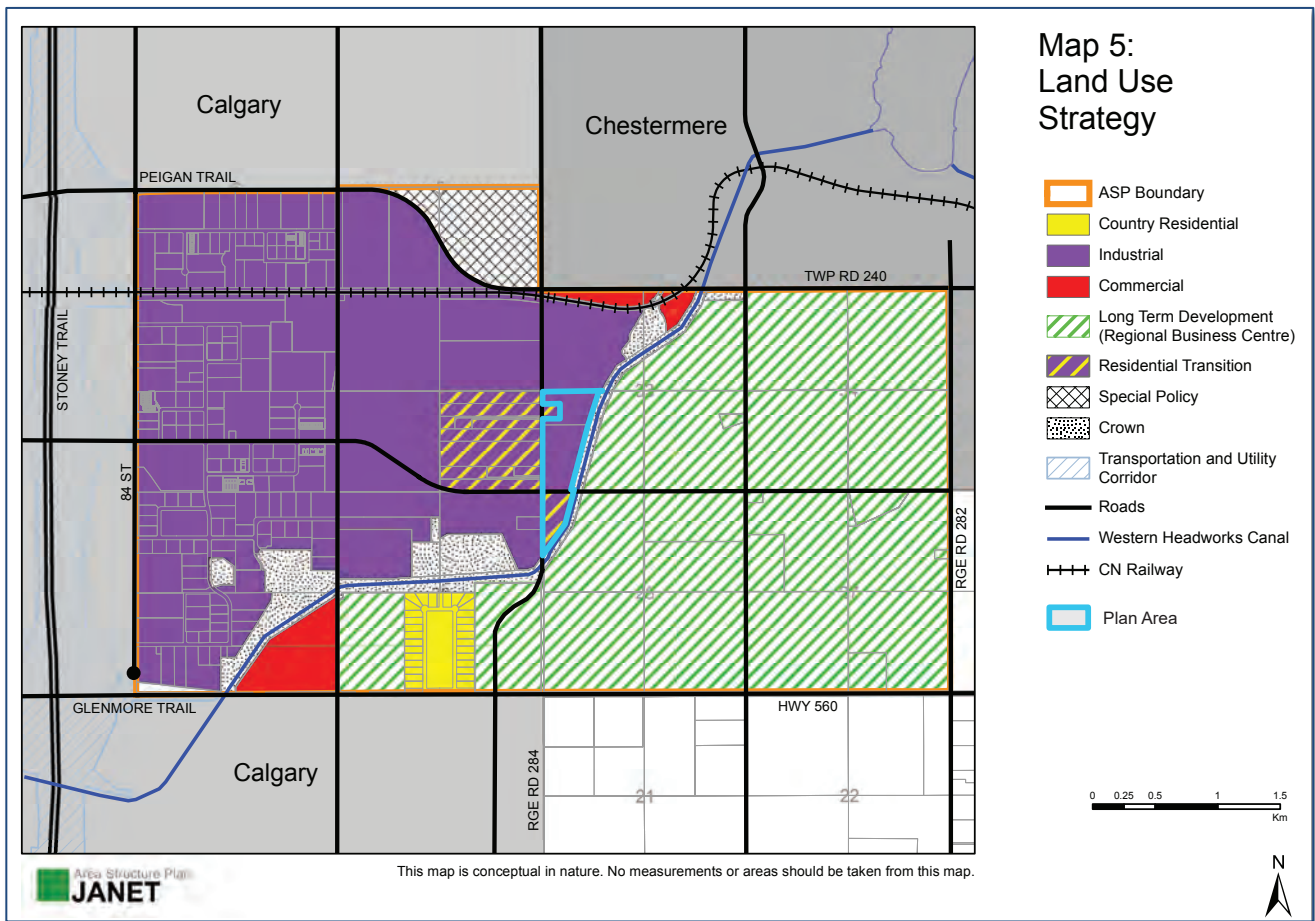
“The success of the Janet Regional Business Centre was anticipated based on the area’s proximity to regional demand, a growing urban market and labour force, competitive land values, and good transportation access. From the County’s perspective, the Regional Business Centre supports the County’s financial goals of increasing the business assessment base and providing employment for the local community and region.”

Development is dependent on the approval of comprehensive local plans and land use. The Plan Area in the JASP is intended to develop primarily as industrial and will develop as a limited-service industrial area. The Dagger Industrial CS will maintain the objectives specific to the Industrial section of the JASP:

- Support the development of industries associated with the provincial and regional economic base such as construction, manufacturing, transportation, warehousing, distribution logistics, and oil and gas services.
- Support the development of a well-designed, industrial based, Regional Business Centre.
- Provide for the growth of local and regional employment opportunities.
- Provide for an efficient pattern of development and phasing.
- Support an orderly transition from existing agricultural, residential, and recreational uses to industrial uses.
- Promote financial sustainability by increasing the County's business assessment base.

Policies

- 2.3.1** Development and subdivision applications within the Concept Plan area will adhere to the policies in the Janet ASP.



2.4 Land Use Bylaw

As per Rocky View County's Land Use Bylaw (LUB), the purpose of the LUB is to regulate land use and development within the County to achieve orderly growth. The LUB will be used in conjunction with the policies outlined in the Conceptual Scheme.

3.0 PLAN AREA DESCRIPTION

3.1 Plan Location

The Plan area is located within Division 6 of Rocky View County, 0.8 km South of the City of Chestermere and 3.2 km east of the City of Calgary. The Western Irrigation District (WID) canal is located directly east of the subject lands, with TWP RD 240 situated to the north and RGE RD 284 situated on the west side of the Plan Area.

Figure 2: Regional Context

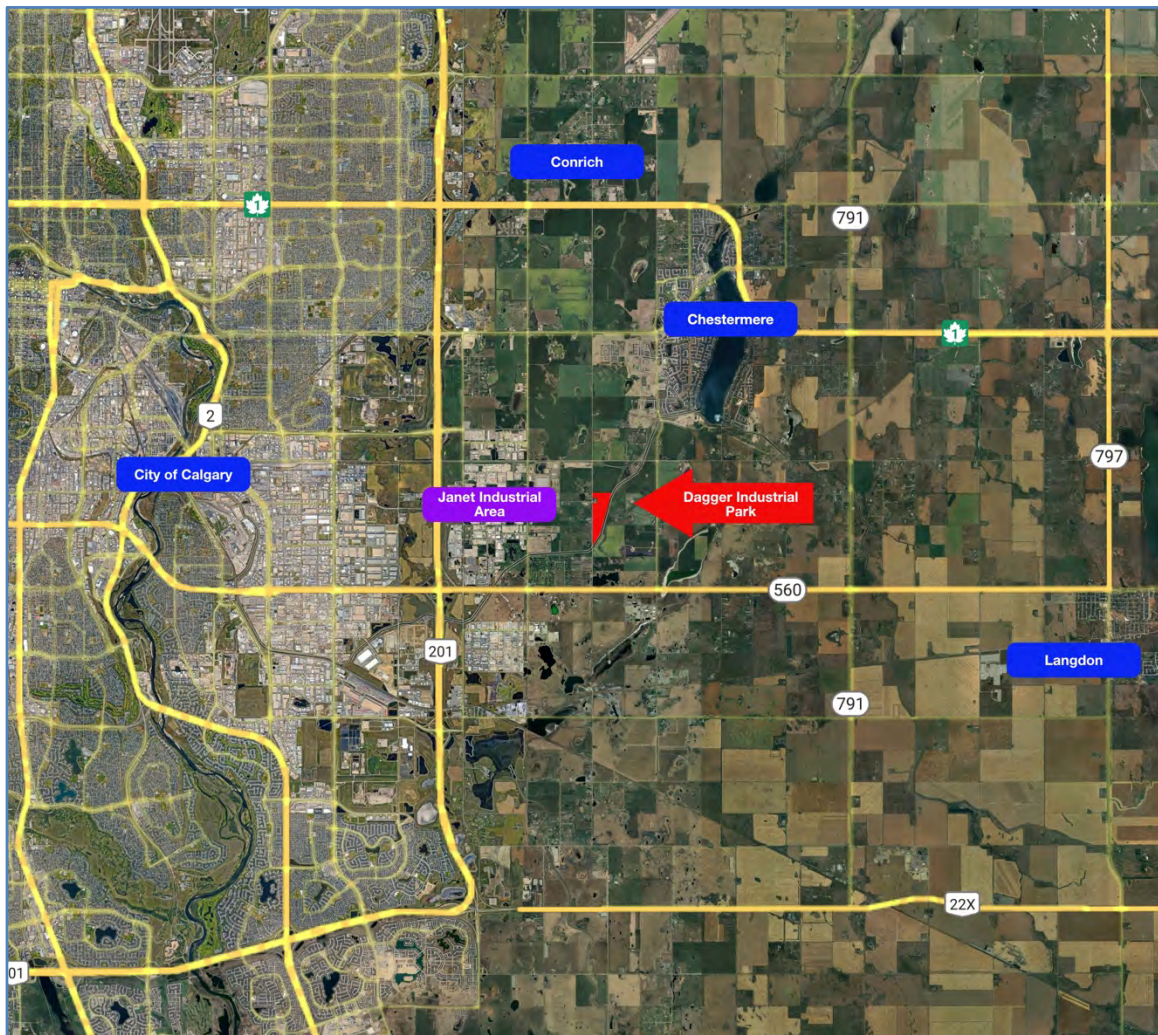
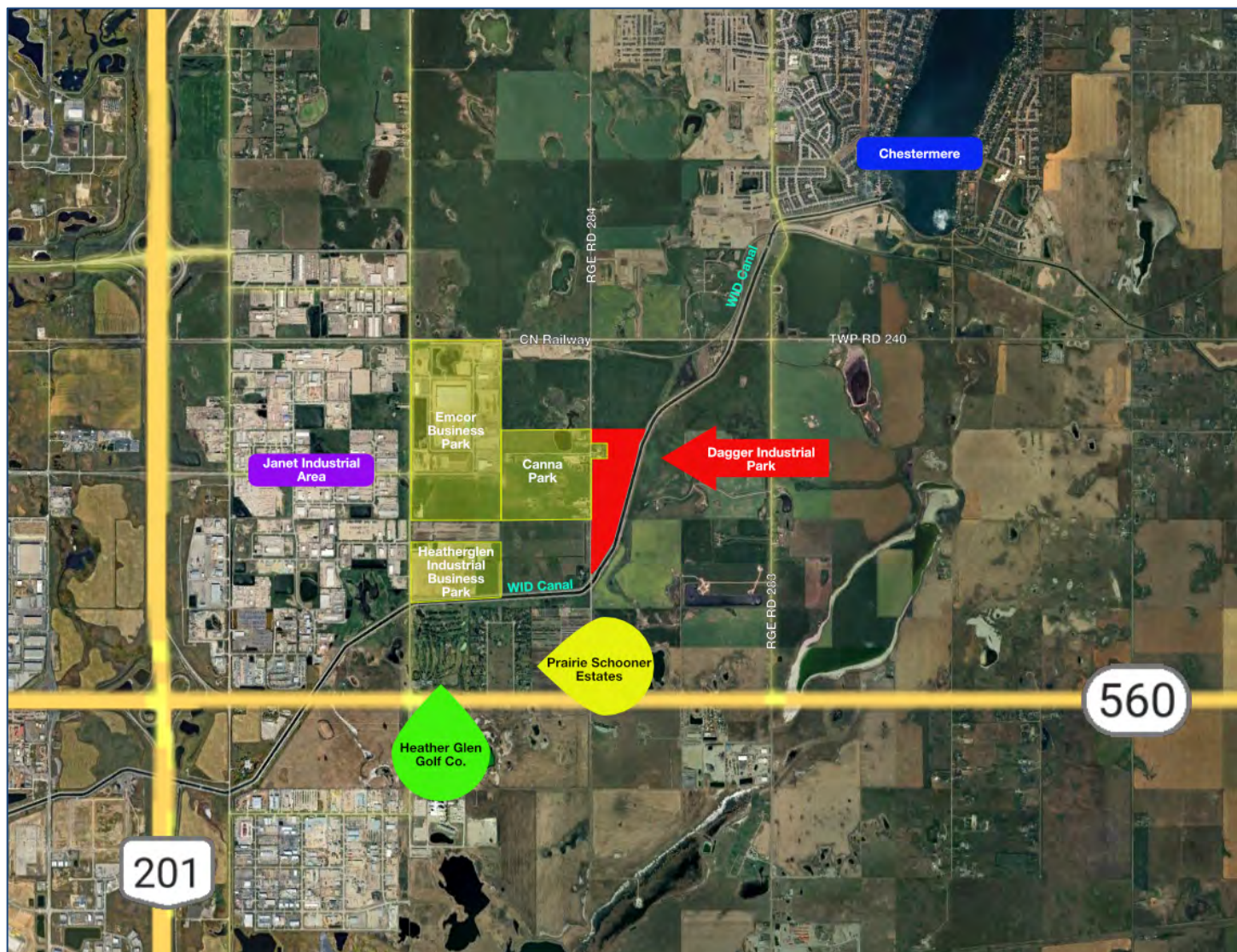


Figure 3: Local Context



3.2 Ownership

The Plan Area is comprised of three (3) titled parcels under separate and individual land ownership.

Lot 1 is currently being used by a landscaping company, Lot 2 is currently being used for a tree farm and Lot 3 is currently being used for a tree farm and residence.



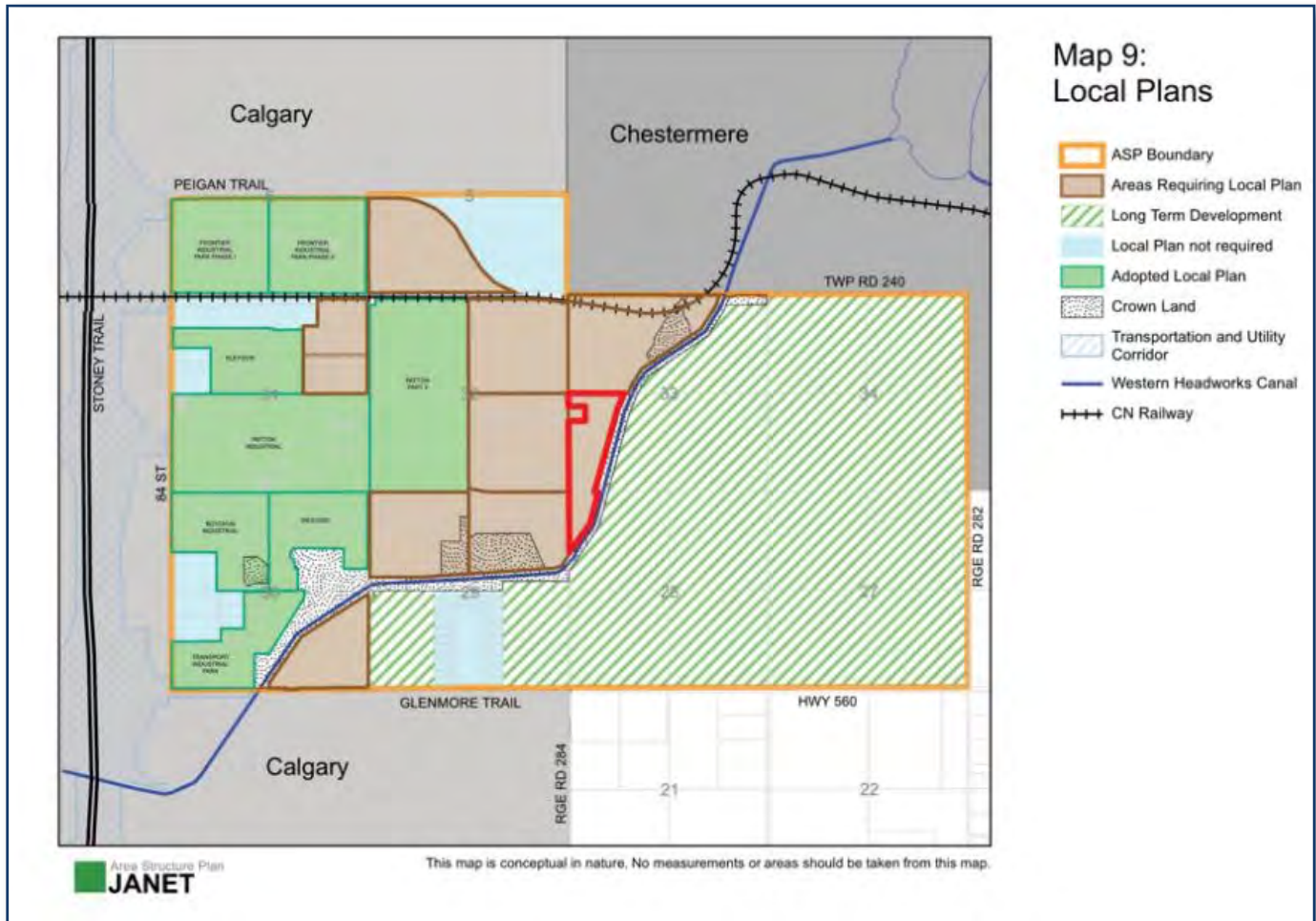
The current parcel ownership is provided below:

Reference	Legal	Size (ac)	Owner
Lot 1	Meridian 4, Range 28 Township 23, Section 33	22.3	1378753 ALBERTA INC.
Lot 2	Meridian 4, Range 28 Township 23, Section 33	37.35	MICHAL COTE
Lot 3	Meridian 4, Range 28 Township 23, Section 28	16.9	HENRICUS J M HEUVER AND JOHANNA HEUVER

3.3 Plan Boundary

The boundary of this Plan, outlined in red, is consistent with Map 9 of the JASP for areas requiring a local plan.

Figure 4: Plan Area:

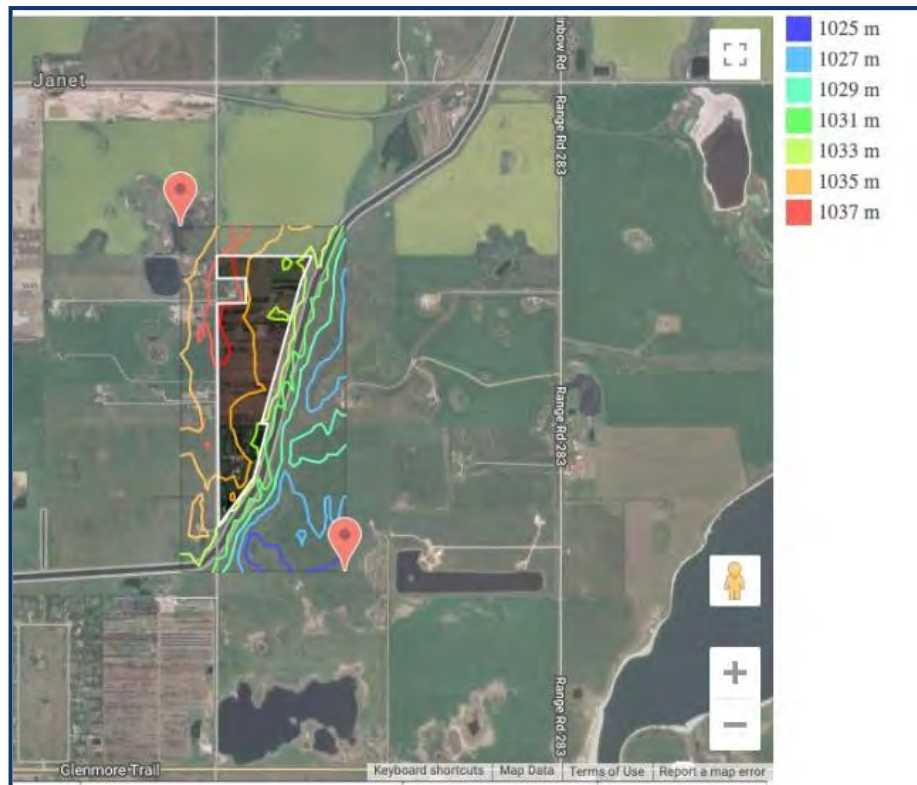


Policies

- 3.3.1** The policies of this Conceptual Scheme shall apply to all lands within the plan boundary as shown in Figure 4.

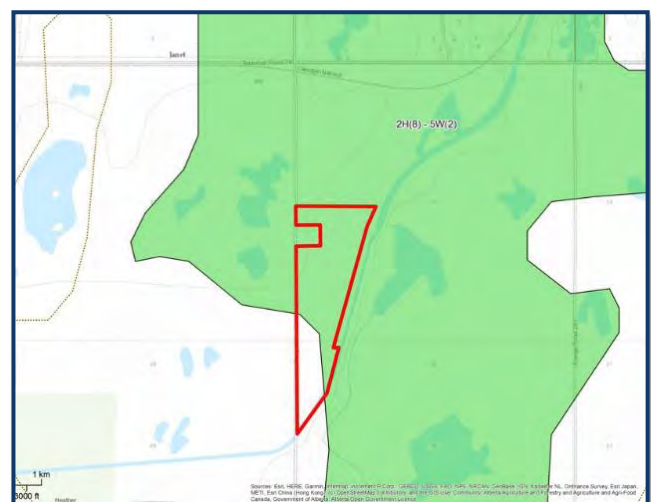
3.4 Existing Site Conditions

The land within the Plan is generally flat, however it slopes towards the WID Canal, dropping up to 4 meters from the high point in the northwest corner to the edge of the Canal.



Most of the Plan Area is currently in use as a tree farm with healthy soils for growing. According to the Alberta Soil Information Viewer, the majority of the Plan Area is classified as 2H(8) – 5W(2) indicating slight limitations in heat on 80% of the land and very severe limitations with respect to excess water on 20% of the land.

Due to its location and overall size, the land is limited for typical farm production, while ideal for its current use as a tree farm, the fact that it is being surrounded by industrial activity points to a higher and better use for the lands.



3.5 Biophysical Impact Assessment

A desktop Biophysical Impact Assessment of the Dagger CS has been completed, and is attached under separate cover as an appendix. The results did not reveal any biophysical issues that would conflict with the future development of this site. Onsite assessments would be carried out at subdivision to satisfy the requirements of the federal Species at Risk Act, Migratory Birds Convention Act, Fisheries Act, Public Lands Act, Wildlife Act, Weed Control Act, and Water Act.

Policies

- 3.5.1** The Developer shall adhere to mitigation measures recommended in the Biophysical Impact Assessment provide by Higher Ground Consulting dated March 2022, to mitigate negative impacts to vegetation, wetlands, waterbodies, and wildlife.



Plan area looking south from the northeast corner of Cell 2

3.6 Wetlands

In Alberta, wetlands are the responsibility of Alberta Environment and Protected Areas. Higher Ground Consulting (HGC) conducted a Desktop Wetland Assessment which is attached under separate cover as an appendix. In their assessment they identified and delineated the potential of 2 wetlands, 9 ephemeral waterbodies, and a single dugout. The two wetlands that were mapped were both classified as temporary marsh wetlands (M-G-f-II). These wetlands had differentiated vegetation in some aerial imagery, however not in all. Both wetlands did not have open water visible in any of the reviewed historic imagery and neither wetlands has been observed to have permanent surface water of any kind.

Policies

3.6.1 It shall be the priority to avoid development on wetlands wherever possible.

3.6.2 Where avoidance of a wetland is not possible or practical the developer shall have a qualified professional prepare a Wetland Mitigation and Compensation Plan and Proposal. The developer will need to obtain approval from Alberta Environment and Protected Areas prior to disturbing any wetlands.

Figure 5: Wetlands:



- | | |
|------------------------|----------------------------------|
| DesktopWetlands | Alberta Merged Wetland Inventory |
| M-G-f-II | Project Area |
| Ephemeral | Alberta Township Grid |
| Dugout | |

3.7 Existing land use and adjacent land uses

Figure 6 depicts the existing land uses within the plan area and the adjacent lands. Currently, Lot 1 and 2 are designated as Agricultural, General District (A-GEN). The purpose of the Agricultural, General District is “to provide for agricultural activities as the primary use on a quarter section of land or larger or on large remnant parcels from a previous subdivision, or to provide for residential and associated minor agricultural pursuits on a small first parcel out”.

Lot 3 is designated as Residential, Country Residential District (R-CRD). The purpose of the Residential, Country Residential District is “to provide for residential uses in a rural setting on small parcels which cannot accommodate agricultural pursuits”.

Figure 6: Land Use Map:



Adjacent lands to the west are designated as Residential, Rural District (R-RUR), Industrial, Light District (I-LHT), and Industrial, Heavy District (I-HVY). All other adjacent properties are designated as Agricultural, General District (A-GEN). The lands to the west of the plan area are part of the Canna Park Conceptual Scheme. Future development within the Canna Park Conceptual Scheme is deemed to be predominately industrial uses. West of the Canna Park lands is the Emcor Business Park which provides for a range of commercial and industrial uses.

3.8 Archaeological and Historical Considerations

Alberta's Listing of Historical Resources identifies the Plan area as HRV 5 – which indicated the site may contain provincially-significant historic resources.

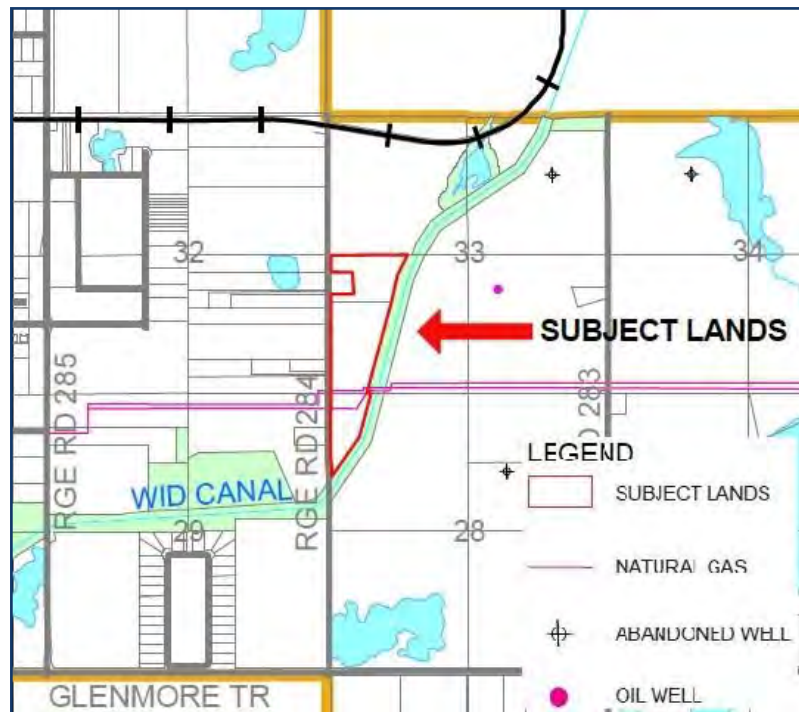
Policies

- 3.8.1** The Developer shall submit a Historical Resources Impact Assessment (HRIA) at the subdivision stage, to the satisfaction of Alberta Community Development.
- 3.8.2** If historical resources are impacted, the developer shall undertake appropriate mitigation measures in accordance with applicable provincial regulations and requirements.

3.9 Pipeline and Well Sites

In accordance with the Section 25.3 of the JASP, a Land Development Information package from the Alberta Energy Regulator has been obtained and the locations of all petroleum wells and pipelines (abandoned and operating) within the subject area have been indicated in Figure 7. Notably there are two natural gas transmission lines that cross the Plan area.

Figure 7: Pipeline and Well Sites



Policies

- 3.9.1** Future development shall adhere to the setback requirements and policies of the Alberta Energy Regulator.
- 3.9.2** All setbacks from a pipeline shall be in accordance with Provincial regulations.
- 3.9.3** All land uses on pipeline rights-of-way shall have regard for the safe, ongoing operation of the pipeline.
- 3.9.4** Crossing and access agreements shall be in place prior to conditional subdivision plan approval for lands encumbered by a pipeline right-of-way.
- 3.9.5** Any Ground disturbance and surface work within 30 metres of the natural gas transmission line shall require written permission for the pipeline operator.
- 3.9.6** There shall be a minimum 15 metre setback from the centreline of all pipelines to any building.

4.0 DEVELOPMENT CONCEPT

4.1 Development Concept

The Dagger Industrial Park will be developed as a limited services industrial park servicing the needs of industrial clients near the rapidly growing southeast sector of the City of Calgary.

The Plan Area is identified in the JASP for Phase 1 development. The Development within the Plan area is expected to proceed in two phases as generally illustrated in Figure 8. Development in Cell A is expected to occur immediately, while development in Cell B is not expected in the immediate future and will be dictated by landowner timing.

Policies

- 4.1.1** Future land uses within the Plan Area are illustrated in Figure 11 and shall include predominantly industrial uses which are consistent with the policies of the JASP.
- 4.1.2** All subdivision and development within the Plan Area shall conform to the Dagger Industrial Park Conceptual Scheme and the JASP.
- 4.1.3** Parcel size is to be determined at future subdivision stage and shall comply with the designated land use regulations as per the Rocky View County Land Use Bylaw.

Figure 8: Development Concept



4.2 Industrial

Development within Cell A and Cell B is envisioned to attract industrial development, catering to uses that do not require municipal-owned utility servicing as this area is identified in the JASP as a limited service area and will continue to be. If and when municipal-owned utility servicing becomes available, development that requires a higher reliance on municipal servicing will be considered.

Industrial uses such as distribution logistics, warehousing, transportation, services, construction, and manufacturing, that do not have significant off-site nuisances, may be deemed appropriate within these cells.

Policies

- 4.2.1** Land uses shall include predominantly Industrial, Light District (I-LHT) development with limited opportunities for commercial/office developments.
- 4.2.2** Development within Cell A and B shall strive to establish an attractive industrial area that does not have a significant offsite nuisance impact for small to medium industries in sectors such as distribution logistics, warehousing, transportation, services, construction, and manufacturing.

4.3 Municipal Reserve Dedication

The Municipal Government Act states that land subject for subdivision must provide, without compensation, any combination of land or money for a municipal reserve dedication. As the proposed development is predominantly industrial, with no need for recreational amenities, the preference would be to provide cash in lieu of land.

Policies

- 4.3.1** Municipal Reserve dedication shall be determined at the subdivision stage in accordance with the Municipal Government Act.

5.0 ARCHITECTURAL DESIGN

5.1 Design Criteria

Proposals for design criteria will reflect Rocky View’s unique character and rural setting. Site design and architectural guidelines will be utilized at the Subdivision and Development Permit stage.

Special consideration shall be given in subdivision design to interfaces with agriculture and agricultural boundaries.

The east side of the Plan Area is bordered by the WID pathway system. Development adjacent to the pathway should try to mitigate visual impacts to the pathway through landscaping.

Policies

- 5.1.1** Site and architectural design controls will be detailed at the subdivision stage in accordance with the provisions of the County’s Land Use Bylaw, and the design requirements of Section 9 & 10 of the Janet ASP.
- 5.1.2** Effective architectural design and landscaping shall mitigate and avoid conflicts between industrial and non-industrial land uses by including screening, buffering, and landscaping measures. Measures may include berms, fencing, trees and shrubs.
- 5.1.3** The final site plan, parking, and landscaping configurations will be determined at future Development Permit stages and adhere to the policies and criteria set out in the Land Use Bylaw.
- 5.1.4** The County’s Commercial, Office and Industrial Design Guidelines shall be implemented in the future site design and development process.
- 5.1.5** The landowner shall be responsible for the enforcement of the architectural and site development standards.
- 5.1.6** The appropriate building coverage, location, and use of the site shall be determined by the Land Use Bylaw.
- 5.1.7** The Rocky View County Agricultural Boundary Design Guidelines shall be used when development is proposed adjacent to agricultural lands.

- 5.1.8** Landscape planning should enhance the visual aesthetics and experience for users of the WID pathway system

5.2 Outdoor Lighting

To protect night skies and promote quality outdoor lighting, all lighting will employ Dark Sky-compliant exterior lighting. The intent is to ensure that light fixtures installed will improve visibility while reducing ambient light levels on adjacent property as well as reducing light pollution that would result from light radiating upward and outward.

Policies

- 5.2.1** At the Development Permit stage, all outdoor lighting shall be designed to address the dark sky principles such as conserving energy, reducing glare, promoting quality outdoor lighting to minimize light pollution as required in the JASP policies and detailed in the County's Land Use Bylaw and RVC policy C-417.

5.3 Business-Residential Interface

The intent of the Business-Residential interface is to minimize the impact of commercial and industrial development on residential development by giving careful consideration to landscaping design, road design and building locations.

Policies

- 5.3.1** Industrial uses adjacent to existing residential areas shall use buffering strategies such as berms, trees and shrubs, and minimize lighting impacts on adjacent parcels. These strategies will be demonstrated at the Development Permit stage.
- 5.3.2** There shall be a minimum 50 metre setback from a residential parcel and any new non-residential building or outdoor storage.
- 5.3.3** Road design shall take into account dust suppression measures. These measures can be, but are not limited to: road construction materials, chemical treatment and windbreaks.

6.0 TRANSPORTATION

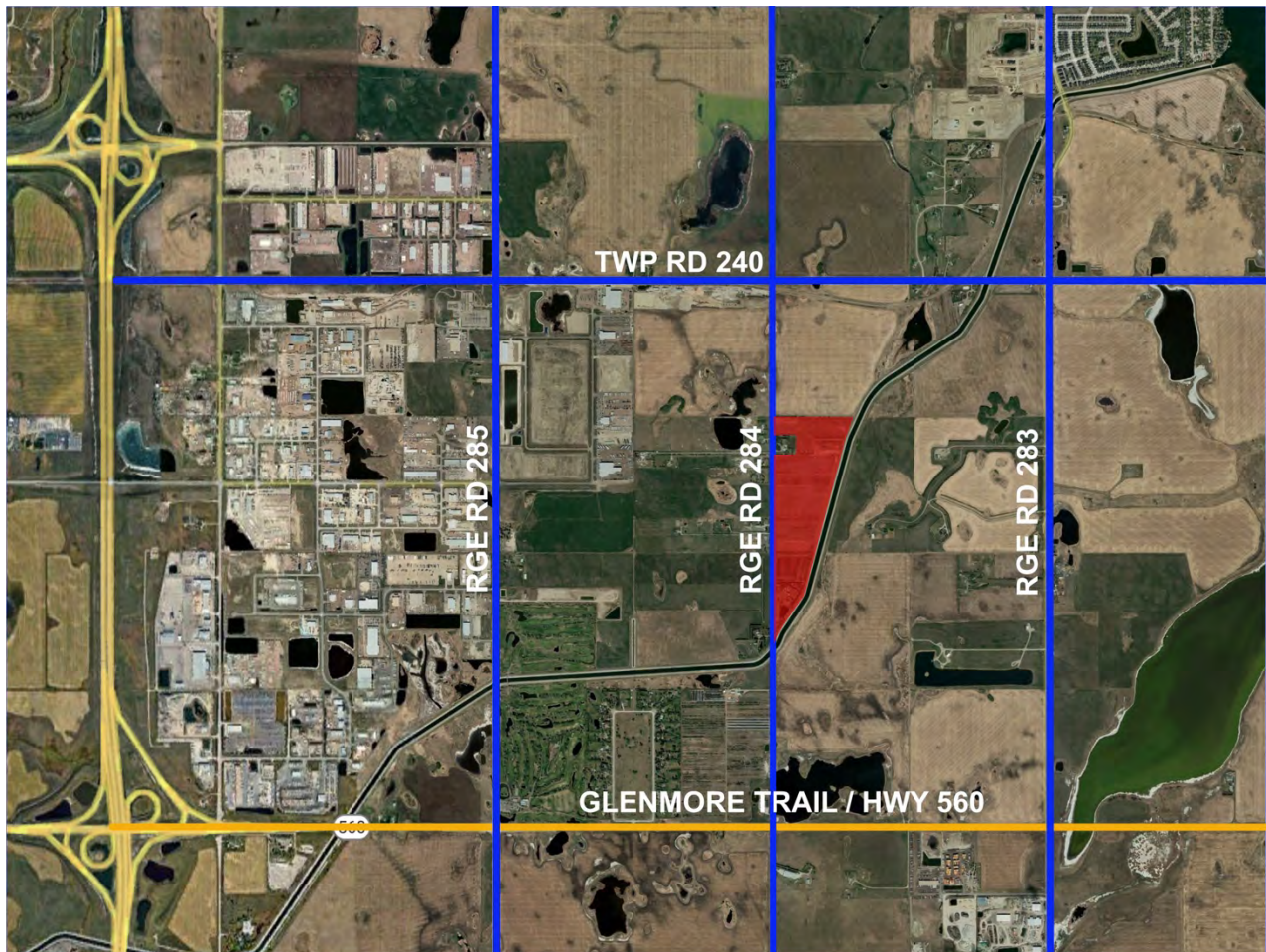
6.1 Transportation Impact Assessment

A transportation impact assessment (TIA) was prepared in support of the Dagger Industrial Park Conceptual Scheme by JCB Engineering and is attached under a separate cover as an appendix.

6.2 Transportation Network

The proposed development will be accessed off Range Road 284 or 61 Ave if and when it is extended to the subject lands. In the immediate future it is expected that the majority of trips will be to and from the south along this roadway, utilizing Glenmore Trail / HWY 560 to complete trips within the City of Calgary or other locations within Rocky View County.

Figure 9: Transportation Network



A review of Range Road 284 in the vicinity of where the development accesses are proposed indicates no sight distance concerns, there are no significant horizontal or vertical curves on the roadway, and the cross-section is clear of obstacles. There is significant vegetation along the side of Range Road 284 in several locations, but this is outside of the roadway right-of-way, allowing a vehicle at an access to be able to clearly see in both directions along Range Road 284.

The Janet ASP Transportation Network Analysis report was reviewed with regards to the proposed changes that will occur to the subject section of the network (Range Road 284 between Glenmore Trail and Township Road 240, and the junction of Range Road 284 and Glenmore Trail) being analyzed in this study.

Policies

- 6.2.1** Future transportation improvements shall be provided, in accordance with the conclusions and recommendations of the Traffic Impact Assessment (TIA), to the satisfaction of the County and Alberta Transportation and Economic Corridors (ATEC).
- 6.2.2** Road right of way shall be provided at subdivision stage in accordance with the County's Regional Transportation Offsite Levy Bylaw.
- 6.2.3** Updates to the TIA may be required as future DP stage as deemed necessary by ATEC and the County

Figure 10: Site Access



6.3 Roadways

The Dagger Conceptual Scheme roadways and access points have been design to accommodate short and long term traffic needs and take into account current access points and the future extension of 61 avenue.

There are 2 existing accesses for Cell A that will be moved to eliminate offset access and creating 4-leg intersections with existing opposite access points. Cell B accesses will remain until development occurs on that Cell.

The internal roadways will be designed to accommodate industrial traffic with adequate turning radii.

Policies

- 6.3.1** Access to the County road network will be onto Range Road 284 until such time as 61st Ave is extended.
- 6.3.2** All access points shall be constructed to County Servicing standards.
- 6.3.3** Transportation Off-Site Levies will be required to be paid at the time of subdivision.
- 6.3.4** The internal road network shall generally follow Figure 8.
- 6.3.5** The internal road network shall be provided in road rights-of-way at the time of subdivision.
- 6.3.6** The internal roadways shall be Industrial / Commercial (I/C) standard.
- 6.3.7** At the time of subdivision a Road Acquisition Agreement or dedication of a road right-of-way will be required for an internal connection point between Cell A and Cell B to allow for future futher subdivision of Cell A as shown in Figure 8.

7.0 SERVICING STRATEGIES

7.1 Stormwater Management

A Storm Water Management Plan (SWMP) has been prepared by Higher Ground Consulting (HGC) for the proposed Dagger Industrial Park CS and is attached under separate cover as an Appendix. The SWMP includes a general drainage concept, and includes a stormwater retention pond location and conceptual size.

Policies

- 7.1.1** All stormwater will be maintained on site and managed through retention ponds, evaporation methods, re-use, and fire suppression.
- 7.1.2** A Site-specific stormwater management plan will be required at Development stage that meets the requirements of the County Servicing Standards and Cooperative Stormwater Management Initiative (CSMI) drainage plan.
- 7.1.3** An Erosion and Sediment Control Plan will be required for future development, in accordance with the County Servicing Standards.
- 7.1.4** Stormwater Off-site Levies will be required to be paid at subdivision stage.
- 7.1.5** A deferred servicing agreement for future connection to regional/municipal utility systems may be required at future subdivision stage at the discretion of Rocky View County.

7.2 Wastewater

Wastewater will be contained on individual lots through holding tanks and transported off-site for disposal.

Policies

- 7.2.1** Development within the Plan area shall be serviced using pump out tanks or other acceptable methods, in accordance with County policy and Provincial regulation.

7.3 Water

Water will be trucked into the plan area and stored in cisterns on individual lots.

Policies

- 7.3.1** Development within the Plan area shall be serviced by water cisterns, in accordance with County policy and Provincial regulation.

7.4 Shallow Utilities

Development within the Plan area will be serviced with shallow utilities (Electrical, telephone, fiber optics, and natural gas), if available and in consultation with the applicable providers.

Policies

- 7.4.1** Costs associated with the provision of shallow utilities shall be the developer's responsibility.
- 7.4.2** Utilities will be located in utility right-of-ways.

7.5 Solid Waste Management

All garbage and solid waste will be kept on individual lots in weatherproof and animal-proof containers or bins and screened from site in accordance with the Land Use Bylaw. Accumulated waste will be disposed off-site to an approved garbage & recycling centres or landfill.

Policies

- 7.5.1** Individual lot owners will be responsible for the disposal of solid waste and recycling, through contracts with qualified waste management providers.

7.6 Cooperative Stormwater Management Initiative (CSMI)

A conveyance route for the CSMI is planned for the north and east side on the Plan Area.

Policies

- 7.6.1** At the subdivision stage the developer shall dedicate a Utility Right of Way through the development area for the construction of regional stormwater infrastructure to the satisfaction of the County

8.0 EMERGENCY SERVICES

8.1 Protective Services

Protective services are expected to be provided by the Royal Canadian Mounted Police and supported by the Rocky View County Community Peace Officers. The closest detachment is located in Langdon.

8.2 Fire Services

Fire services in the Plan Area, as per the JASP are provided from existing County emergency service facilities and where appropriate, by contract from adjacent municipalities. The nearest fire station is located in The City of Chestermere.

Policies

8.2.2 All industrial and commercial buildings should provide fire suppression systems, as appropriate at the Development Permit stage, and in compliance with the Alberta Building Code and the County's Fire Suppression Bylaw.

8.3 Emergency Medical Service Response (EMS)

EMS response is expected from EMS Stations situated in the City of Calgary/Chestermere; serviced by 911 Emergency Services.

9.0 COMMUNITY ENGAGEMENT

9.1 Public Consultation

All neighboring land owners were personally visited on April 22, 2022, and presented with an informational brochure and verbally explained the details of the conceptual scheme. When personal contact wasn't possible the brochure was left at the residence. In total 10 properties were visited of which, 4 face to face conversations were held, 6 brochures were left as no one was home.

Input, comments and concerns were solicited in person, through telephone ,and email. The following input was received:

- 1 was in full support
- 2 had no concerns
- 1 had concerns over potential increased traffic

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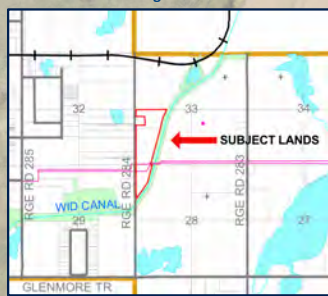



Figure 1

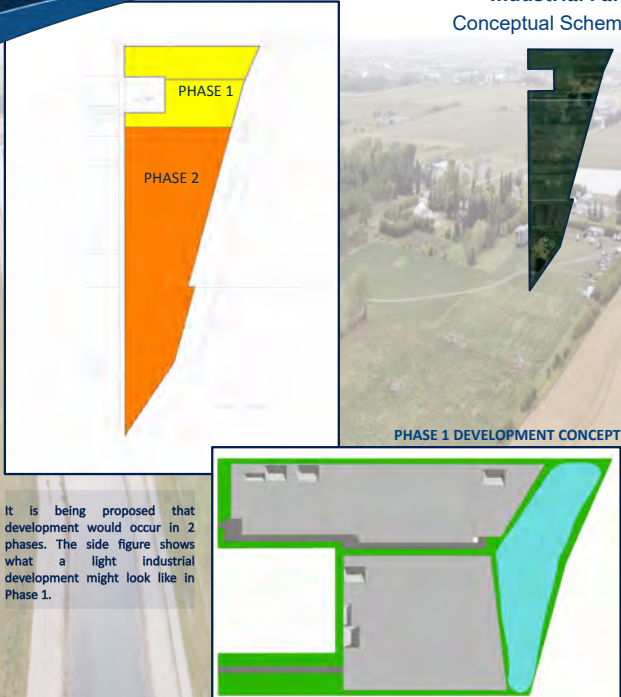


A Conceptual Scheme is being drafted for the area designated on the map (Figure 1). This area is part of the Janet Area Structure Plan. It is being proposed as Light Industrial use which is consistent with the Janet ASP and consistent with the neighbouring Cana Park Conceptual Scheme. We are seeking input from the neighbouring land owners. We would like to hear your questions, comments, concerns and support. Please reach out to us, as we would appreciate hearing from you.

Questions, Comments, More Information:
Terradigm Development Consultants
587.441.4901
michael@terradigm.ca




DAGGER Industrial Park
Conceptual Scheme



It is being proposed that development would occur in 2 phases. The side figure shows what a light industrial development might look like in Phase 1.

Questions, Comments, More Information:
Terradigm Development Consultants
587.441.4901
michael@terradigm.ca



10.0 IMPLEMENTATION

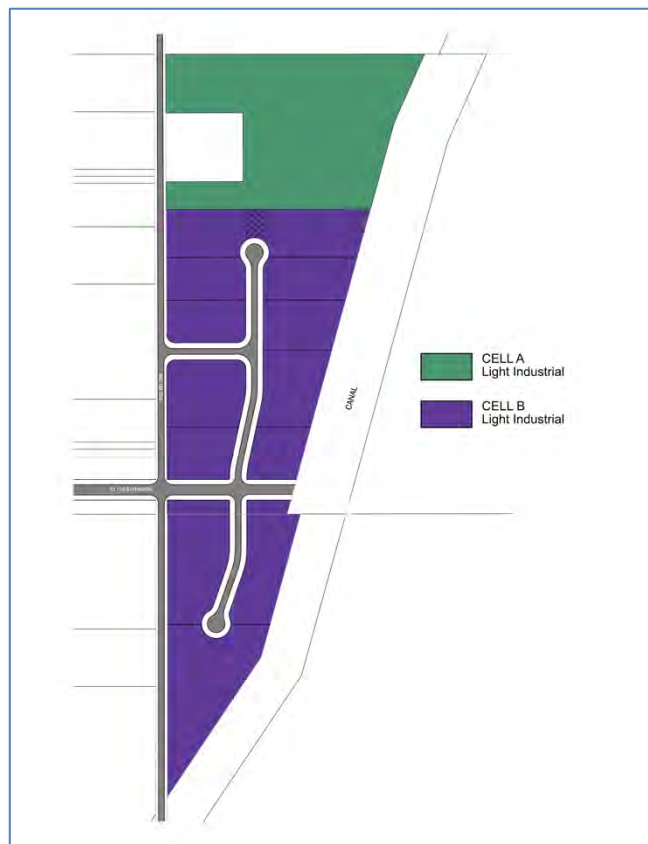
10.1 The Conceptual Scheme Implementation Process

Adoption of this Conceptual Scheme will establish specific expectations that will provide the framework of policies consistent with the JASP. These policies will serve as a guide to achieve phased development of a comprehensive nature within the Plan Area. The Conceptual Scheme policies will be implemented through the County's subdivision and development permit approval processes.

Policies

- 10.1.1** The Dagger Industrial CS shall be implemented through the redesignation, subdivision, and development approval process.
- 10.1.2** Development in the Plan Area will occur in Phases starting with Cell A.

Figure 11: Land Use



10.2 Land Use Redesignation

The Dagger Industrial CS intends to work with the County to apply relevant land use districts for the Plan Area. In conjunction with this Conceptual Scheme, the Subject Lands for Cell A will be redesignated to Industrial, Light District (I-LHT). The redesignation for the lands within Cells B will be applied for at a future date. Subsequent Subdivision development will follow as per market demands and will be landowner driven. Cell B is anticipated to redesignate to Industrial, Light District as illustrated in Figure 11.

Policies

- 10.2.1** Applications for Redesignation shall conform to this Conceptual Scheme, the Janet ASP, The County Plan, and Land Use Bylaw, as generally illustrated on Figure 11.

10.3 Construction Management Plan

The Construction Management Plan and Sediment & Erosion Control Report should reference the County's Servicing Standards when it is prepared and will manage all construction activity to minimize impacts on adjacent lands resulting from changes to the landscape.

Policies

- 10.3.1** A Construction Management Plan shall be prepared at the Development Permit stage by the Developer to mitigate any construction issues, such as noise, dust dispersion, truck routes and access to the site in accordance with County Servicing Standards.
- 10.3.2** The Construction Management Plan shall address the control and eradication of weeds in accordance with provincial regulations and County policies requirements to control and remove weed growth during construction and grading.
- 10.3.3** The Construction Management Plan shall address the manner of disposal and recycling of solid waste from construction.

SUPPORTING TECHNICAL REPORTS

(attached under separate cover)

- Biophysical Impact Assessment - Higher Ground Consulting - March 2022
- Desktop Wetland Assessment - Higher Ground Consulting - November 2021
- Traffic Impact Assessment - JCB Engineering. - February 2022
- Stormwater Management Report. - Higher Ground Consulting - July 2023