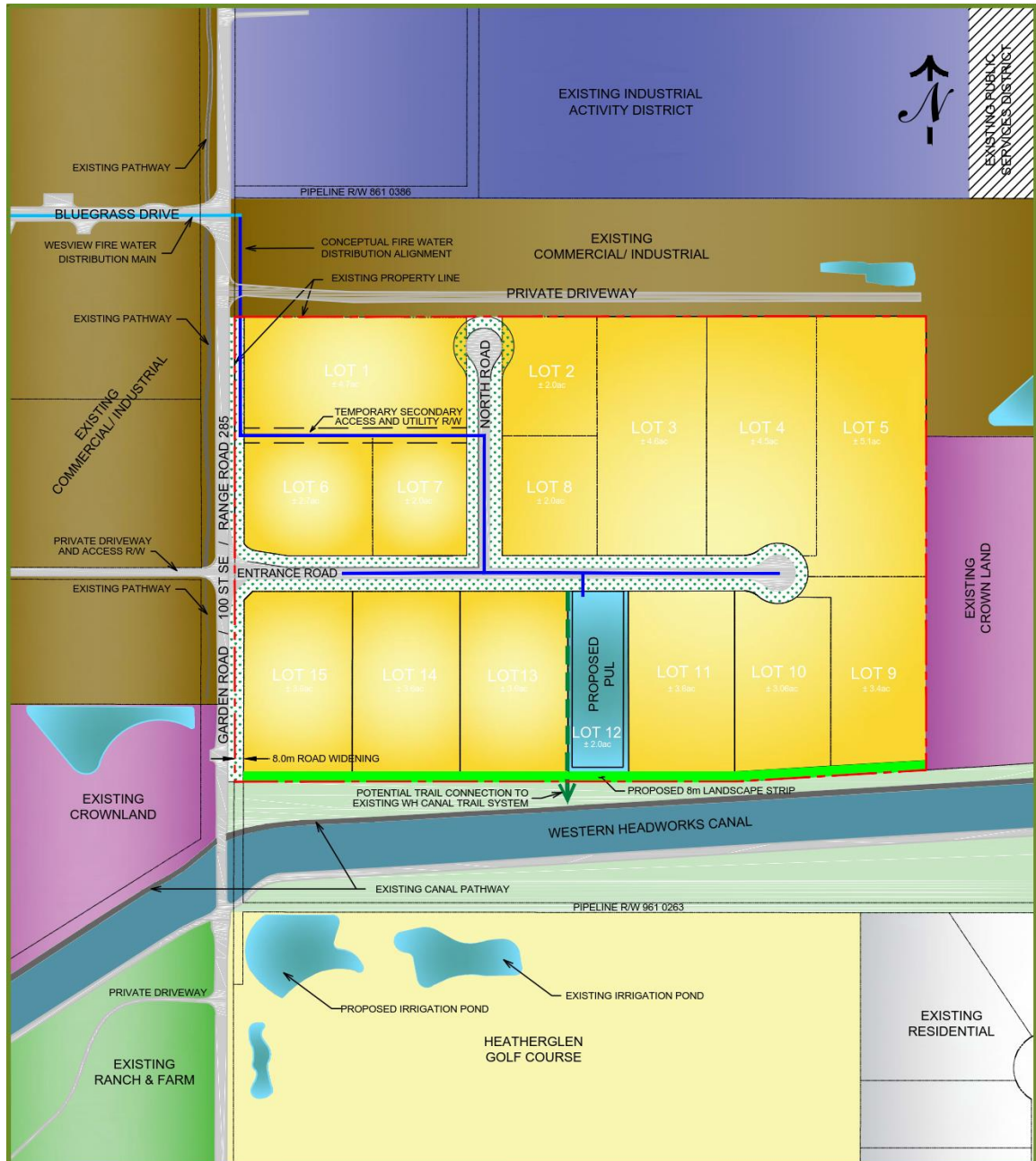


# HEATHERGLEN INDUSTRIAL BUSINESS PARK CONCEPTUAL SCHEME

OCTOBER, 2018



BYLAW C-7817-2018, ADOPTED November 15, 2018

ROCKY VIEW COUNTY



## BYLAW C-7817-2018

### A Bylaw of Rocky View County known as the Heatherglen Industrial Business Park Conceptual Scheme.

The Council of Rocky View County enacts as follows:

#### PART 1 – TITLE

This Bylaw shall be known as Bylaw C-7817-2018.

#### PART 2 – DEFINITIONS

In this Bylaw, the definitions and terms shall have the meanings given to them in the Heatherglen Industrial Business Park Conceptual Scheme, the Land Use Bylaw and the *Municipal Government Act*.

#### PART 3 – EFFECT OF BYLAW

**THAT** Bylaw C-7817-2018, being the “Heatherglen Industrial Business Park Conceptual Scheme”, affecting Block 11, Plan 9810626 within W-1/2-29-23-28-W04M, be adopted as defined in Schedule ‘A’, which is attached to, and forms part of, this Bylaw.

#### PART 4 – TRANSITIONAL

Bylaw C-7817-2018 is passed when it receives third reading, and is signed by the Reeve/Deputy Reeve and the Municipal Clerk, as per Section 189 of the *Municipal Government Act*.

Division: 5

File: 03329002/ PL20180023

PUBLIC HEARING WAS HELD IN COUNCIL this

15<sup>th</sup> day of November, 2018

READ A FIRST TIME IN COUNCIL this

15<sup>th</sup> day of November, 2018

READ A SECOND TIME IN COUNCIL this

15<sup>th</sup> day of November, 2018

UNANIMOUS PERMISSION FOR THIRD READING

15<sup>th</sup> day of November, 2018

READ A THIRD TIME IN COUNCIL this

15<sup>th</sup> day of November, 2018

  
\_\_\_\_\_  
Reeve

  
\_\_\_\_\_  
CAO or Designate

November 15, 2018  
\_\_\_\_\_  
Date Bylaw Signed

**TABLE OF CONTENTS**

1	INTRODUCTION.....	5
1.1	LOCATION.....	5
1.2	EXISTING LAND USE .....	5
1.3	DEVELOPMENT INTENTION & PROPOSED LAND USE.....	5
1.4	PURPOSE.....	5
1.5	CONCEPTUAL SCHEME OBJECTIVES .....	7
2	POLICY FRAMEWORK.....	7
2.1	COUNTY PLAN .....	7
2.2	INTERMUNICIPAL DEVELOPMENT PLAN.....	7
2.3	JANET AREA STRUCTURE PLAN.....	7
2.4	LAND USE BYLAW .....	8
3	CONCEPTUAL SCHEME AREA DESCRIPTION.....	8
3.1	CONCEPTUAL SCHEME BOUNDARY.....	8
3.2	SITE AREA.....	8
3.3	OWNERSHIP .....	8
3.4	LOCAL LAND USE CONTEXT .....	8
3.5	LAND FORM .....	10
3.6	GEOTECHNICAL CONSIDERATIONS.....	10
3.7	EXISTING ACCESS.....	10
3.8	ENVIRONMENTAL CONSIDERATIONS .....	10
3.9	VEGETATION.....	13
3.10	EXISTING STRUCTURES.....	13
3.11	EXISTING PETROLEUM FACILITIES.....	13
4	DEVELOPMENT CONCEPT .....	13
4.1	LIMITED SERVICE DEVELOPMENTS.....	13
4.2	DEVELOPMENT CONCEPT .....	13
4.3	LAND USE.....	16
4.4	SUBDIVISION LAYOUT .....	17
	TABLE 1 – LAND USE STATISTICS .....	17
4.5	OPEN SPACE AND MUNICIPAL RESERVE.....	18

5	TRANSPORTATION .....	19
5.1	TRANSPORTATION CONTEXT .....	19
5.2	INTERNAL INDUSTRIAL ROADWAYS & ACCESS.....	19
5.3	TRANSPORTATION IMPACT ASSESSMENT .....	20
6	LIMITED SERVICING .....	21
6.1	STORMWATER MANAGEMENT .....	22
6.2	WASTEWATER .....	23
6.3	WATER SUPPLY .....	25
6.4	SHALLOW UTILITIES.....	25
6.5	SITE GRADING.....	26
7	COMMUNITY INFRASTRUCTURE .....	26
7.1	PROTECTIVE SERVICES .....	26
7.2	FIRE SERVICES & FIRE SUPPRESSION SYSTEM .....	26
7.3	EMERGENCY MEDICAL SERVICE RESPONSE (EMS) .....	27
7.4	EMERGENCY RESPONSE PLAN.....	27
8	PHASING .....	28
9	PUBLIC CONSULTATION .....	28
10	PLAN IMPLEMENTATION .....	28
10.1	PUBLIC UTILITY LOT .....	28
10.2	CONSTRUCTION MANAGEMENT PLAN.....	29
10.3	COMMERCIAL, OFFICE AND INDUSTRIAL DESIGN GUIDELINES.....	29
10.4	PERFORMANCE STANDARDS.....	29
10.4.1	ODOROUS MATTER .....	29
10.4.2	TOXIC MATTER.....	29
10.4.3	SOLID WASTE MANAGEMENT.....	30
10.4.4	FIRE AND EXPLOSION HAZARDS .....	30
10.5	DEVELOPMENT GUIDELINES.....	30
10.5.1	ACCESS, PARKING AND LOADING .....	30
10.5.2	SIGNAGE.....	31
10.5.3	LIGHTING .....	31
10.5.4	OUTSIDE STORAGE .....	31

10.5.5	OUTSIDE DISPLAY AREAS .....	31
10.5.6	FENCING .....	31
10.5.7	LANDSCAPING .....	31
10.5.8	RESIDENTIAL INTERFACE .....	32
11	LIST OF SUPPORTING TECHNICAL STUDIES .....	32
12	PLAN SUMMARY .....	33

#### **LIST OF TABLES**

TABLE 1 – LAND USE STATISTICS .....	17
-------------------------------------	----

#### **LIST OF FIGURES**

FIGURE 1 – LOCATION PLAN .....	6
FIGURE 2 – CURRENT LAND USE CONTEXT .....	9
FIGURE 3 – LAND FORM.....	12
FIGURE 4 – SITE CONTEXT ADJACENT INDUSTRIAL / COMMERCIAL / BUSINESS DEVELOPMENTS .....	14
FIGURE 5 – CONCEPTUAL SITE PLAN .....	15
FIGURE 6 – STORMWATER MANAGEMENT CONCEPT PLAN (SOURCE: SWMR FIG02).....	24
FIGURE 7 – TYPICAL ROAD SECTION .....	25

# 1 INTRODUCTION

## 1.1 Location

The Heatherglen Golf course is located Rocky View County within the boundaries of the Janet Area Structure Plan (“ASP”). As per the terms of this Conceptual Scheme and the ASP, the north portion of the Heatherglen Golf course will be redeveloped into an industrial business park. The focus of this Conceptual Scheme is the north lands whose location is illustrated in Figure 1. The subject lands are legally described as Block 11, Plan 9810626 in the NW quarter section of 29-23-28-W4M. The lands are bounded to the north by private property, to the east by Crown Land, to the south by the Western Headworks Canal (“WH Canal”), and to the west by Range Road 285 (Garden Road).

**Policy 1.1.1**            *The policies of this Conceptual Scheme shall apply to all lands within the Conceptual Scheme plan boundary as shown bound in red on Figure 3.*

## 1.2 Existing Land Use

The existing land use for the subject lands is B-4 “Recreation Business District”. In 1997 the lands were stripped and graded and developed into a 9-hole golf course and amalgamated into the previously existing 18-hole original Heatherglen Golf Course. The ASP Existing Land Use map identifies the subject lands as being “Recreational”.

## 1.3 Development Intention & Proposed Land Use

The intention is to redevelop the north lands into a limited service industrial business park in accordance with a proposed new direct control bylaw and leave the south lands remaining as an 18-hole golf course with B-4 zoning. As per the ASP, “limited services” means that County water and wastewater services are not provided and there is no direction from the County to connect the area to County utility services. As such, the ASP outlines that servicing of the proposed development can be achieved through the provision of private sewage systems (i.e., pump out tanks or other acceptable methods) and private water systems (i.e., water cisterns or alternative systems) and communal stormwater management systems.

The north lands are intended to be developed into an attractive industrial business park for small to medium sized industries. The ASP Land Use Strategy Map identifies the north Heatherglen lands as being “Industrial”. Further the ASP “Phasing Plan” map identifies the subject lands as being within Phase 1. Phase 1 lands are properties that may proceed with development, subject to the policies in the ASP. Section 10 of the ASP addresses Industrial development. Within this Section, specific reference is made to the Heatherglen Golf Course wherein it is noted that a change from recreational use to industrial or commercial use will be supported, subject to the policies of the ASP.

## 1.4 Purpose

The Conceptual Scheme provides a foundation for the redesignation, subdivision and development of the subject lands. This Conceptual Scheme has been prepared to act as a “Local Plan” as described the policies and objectives set forth in the ASP.



FIGURE 1 : LOCATION PLAN

### 1.5 Conceptual Scheme Objectives

The Heatherglen Conceptual Scheme has the following objectives:

1. Summarize Existing Conditions of the subject lands.
2. Address the items the ASP denotes are to be provided within the context of a “Local Plan”.
3. To provide a policy framework that guides development and subdivision within the plan area and is consistent with the requirements of the ASP;
4. To identify a direct control land use district for the lands to allow for a new industrial business park in accordance with the provisions of the ASP;
5. To identify any constraints on the plan area and how these will be addressed in the proposed development;
6. To determine performance standards and development guidelines for industrial land uses within the Conceptual Scheme plan area; and
7. To address the servicing, transportation and open space requirements associated with the proposed development.
8. To address the County’s Commercial, Office and Industrial Design Guidelines as applicable.

## 2 POLICY FRAMEWORK

### 2.1 County Plan

The County Plan is a Municipal Development Plan that was adopted by the County in 2013. The Plan has as its vision statement *“Rocky View is an inviting, thriving and sustainable County that balances agriculture with diverse residential, recreational and business development opportunities”*.

### 2.2 Intermunicipal Development Plan

The 2012 Rocky View County / City of Calgary Intermunicipal Development Plan (“IDP”) identifies joint planning interests between the City of Calgary and Rocky View County, specifically with respect to key geographical areas and interface planning. The subject lands are not within any of the IDP’s Key Focus Areas. However, the IDP notes that development proposals should be evaluated against each municipality’s respective Municipal Development Plan (MDP), statutory, and non-statutory plans. In this case, the statutory plan is the Janet ASP, which as detailed in this Conceptual Scheme, the Heatherglen Industrial Business Park will adhere to. The IDP recognizes that Rocky View County has growth corridors and the IDP’s Growth Corridors/Areas Map identifies the Janet Industrial area as a County growth corridor.

### 2.3 Janet Area Structure Plan

The ASP was approved by Rocky View County on November 11, 2014 Bylaw C-7418-2014. The ASP identifies the subject lands have a future Industrial land use. The ASP directs that Local Plans be prepared to support subsequent applications for redesignation, subdivision, and development.

The ASP sets out the expectations that Local Plans will come in the form of Conceptual Schemes or Master Site Development Plans and it sets out the requirements for what the Local Plans are to address.

#### 2.4 Land Use Bylaw

The Rocky View County Land Use Bylaw (LUB) C-4841-97 currently designates the subject lands area as Recreation Business District (B-4). The Purpose and Intent of this District is “to allow for a wide range of recreational business uses”. This is consistent with the current golf course use of the land.

### 3 CONCEPTUAL SCHEME AREA DESCRIPTION

#### 3.1 Conceptual Scheme Boundary

The south Heatherglen lands are not identified as being within the Phase 1 industrial development lands in the Janet ASP (i.e., as per Map 5 in the ASP). Rather, the ASP identifies the south Heatherglen lands as being in the long-term development zone. Therefore, the south Heatherglen lands are not included in the Conceptual Scheme boundary. Map 9 in the ASP shows areas requiring a local plan (i.e., Conceptual Schemes). The Heatherglen north lands are included in Map 9 as being part of a future local plan area within the NW of section 29. Within the NW of 29, the parcel to the east is Crown Land (and not identified for future industrial land use in the ASP). The parcel immediately to the north, has already been approved for development via an existing Direct Control Bylaw (DC 136) that allows a wide range of industrial and associated uses. The next parcel to the north is currently in the process of a separate redesignation application process with the County. This leaves the north Heatherglen lands as the remaining industrial development parcel in the NW of 29. Therefore, the north Heatherglen lands form the boundary of the Conceptual Scheme.

#### 3.2 Site Area

The subject site contains approximately 160 acres (64.5 ha). The parcel is currently under a single land title, but the north and south portions are physically divided into two parts as they are bisected by the WH Canal lands. The north portion of the subject lands, located north of the WH Canal, and which are the subject of this CSP, are approximately 22.9 ha (56.5 acres). The lands will be isolated through the subdivision process and development on the north 56.5 acres will be guided by this Conceptual Scheme.

#### 3.3 Ownership

The subject lands are owned by the Heatherglen Land Company Ltd.

#### 3.4 Local Land Use Context

The lands to the north of the Conceptual Scheme boundary are privately held and are currently designated in the County’s Land Use Bylaw as Direct Control District DC136. The lands to the east are designated as RF and are Crown land. Directly south of the property is the WH Canal. Range Road 285 (Garden Road) lies on the west boundary. West of Range Road 285 is the Wesview Industrial Park which is zoned under Direct Control District DC127. The local land use context is further depicted in Figure 2 below.

<b>B-2</b>	GENERAL BUSINESS DISTRICT	<b>R</b>	RESIDENTIAL ONE, TWO AND THREE DISTRICT	<b>F</b>	FARMSTEAD DISTRICT
<b>DC</b>	DIRECT CONTROL DISTRICT	<b>B-4</b>	RECREATION BUSINESS DISTRICT	<b>B-AS</b>	AGRICULTURAL SERVICES BUSINESS DISTRICT
<b>RF#</b>	RANCH AND FARM DISTRICT	<b>I-IA</b>	INDUSTRIAL ACTIVITY DISTRICT	<b>RF</b>	RANCH AND FARM DISTRICT

### 3.5 Land Form

The underlying topography of the site is gently undulating prairie which was modified in 1997 when these lands were stripped and graded to form the 9 golf holes that currently exist on the north lands. The site is currently broken down into cart paths, tee boxes, greens, fairways, rough and there are several aesthetic water features and plantings interspersed throughout. The current land form is presented in Figure 3 below.

### 3.6 Geotechnical Considerations

A Geotechnical Investigation was completed by LonePine Geotechnical Ltd. Based on a review of published geological maps and information, this area of Rocky View County consists of glacial clay and silt deposits (till) of the Crossfield, Balzac, and Lochend formations, underlain by bedrock of the Paskapoo Formation. Surficial pond sediments are also known to be present in the area. Sedimentary bedrock of the Paskapoo Formation consists interbedded sandstone, siltstone, and shale formed during the Paleogene Period through the cementation of ancient soil particles deposited millions of years ago.

Based on the boreholes the geotechnical investigation revealed the general soil profile encountered in the boreholes was topsoil overlying clay and/or clay till. Groundwater readings showed the water levels to range from 1.2 to 2.7 m (1.8 m average) below existing ground. The report recommended that the soil and groundwater conditions encountered during the geotechnical investigation are typical for this area of Rocky View County and will be suitable for the proposed industrial business park.

**Policy 3.6.1** *For the individual lots, site specific geotechnical investigation should be provided at the Development Permit stage.*

### 3.7 Existing Access

The subject lands are currently accessed from Range Road 285 via Heatherglenn's main entrance on the land south of the WH Canal. There is a bridge across the WH Canal that allows golf carts and small vehicles access to the northern 9 holes. Heatherglenn has an existing agreement in place with the Alberta department of environmental protection that allowed for the construction of the bridge and the continued and ongoing use of it. There is also a water pipe attached to the underside of the bridge used to convey irrigation water from the south course to the north course.

Range Road 285 is a two-lane rural cross section road that was upgraded in 2010 as part of the development of the Wesview Business Park. This rural cross-section road is located along the west boundary of the subject lands and it connects Glenmore Trail to the south and to 61<sup>st</sup> Ave SE, Piegan Trail SE, and Hwy 1A to the north.

### 3.8 Environmental Considerations

Westhoff Engineering Resources, Inc. conducted an Environmental Screening report for the subject lands in December of 2017. The report noted that the site was stripped and graded in 1997 as part of the development of the golf course. The report noted no wetlands currently exist on the site and that no rare plant species or rare ecological communities are anticipated given that the lands are maintained as a manicured golf course.

In summary the report made the following recommendation;

*“The predicted impacts of the proposed development were determined with reference to the concept plan provided by Sedulous Engineering on November 2, 2017. Predicted environmental impacts include loss of soils, removal of planted vegetation, and potential for damage and disturbance of wildlife.*

*Mitigation measures are recommended to reduce or eliminate the potential negative impacts of Site redevelopment. These measures are erosion and sediment controls, weed management, environmental protection planning and timing construction to avoid damage or loss of individual wildlife.”*

**Policy 3.8.1**        *The Developer shall adhere to the mitigation measures recommended in the December 2017 Westhoff Engineering Resources, Inc. Environmental Screening report for the subject lands. At the time of stripping and grading, the Developer shall have a qualified professional prepare a Construction Management Plan and Erosion and Sediment Control Plan that describes how these mitigation measures will be implemented.*

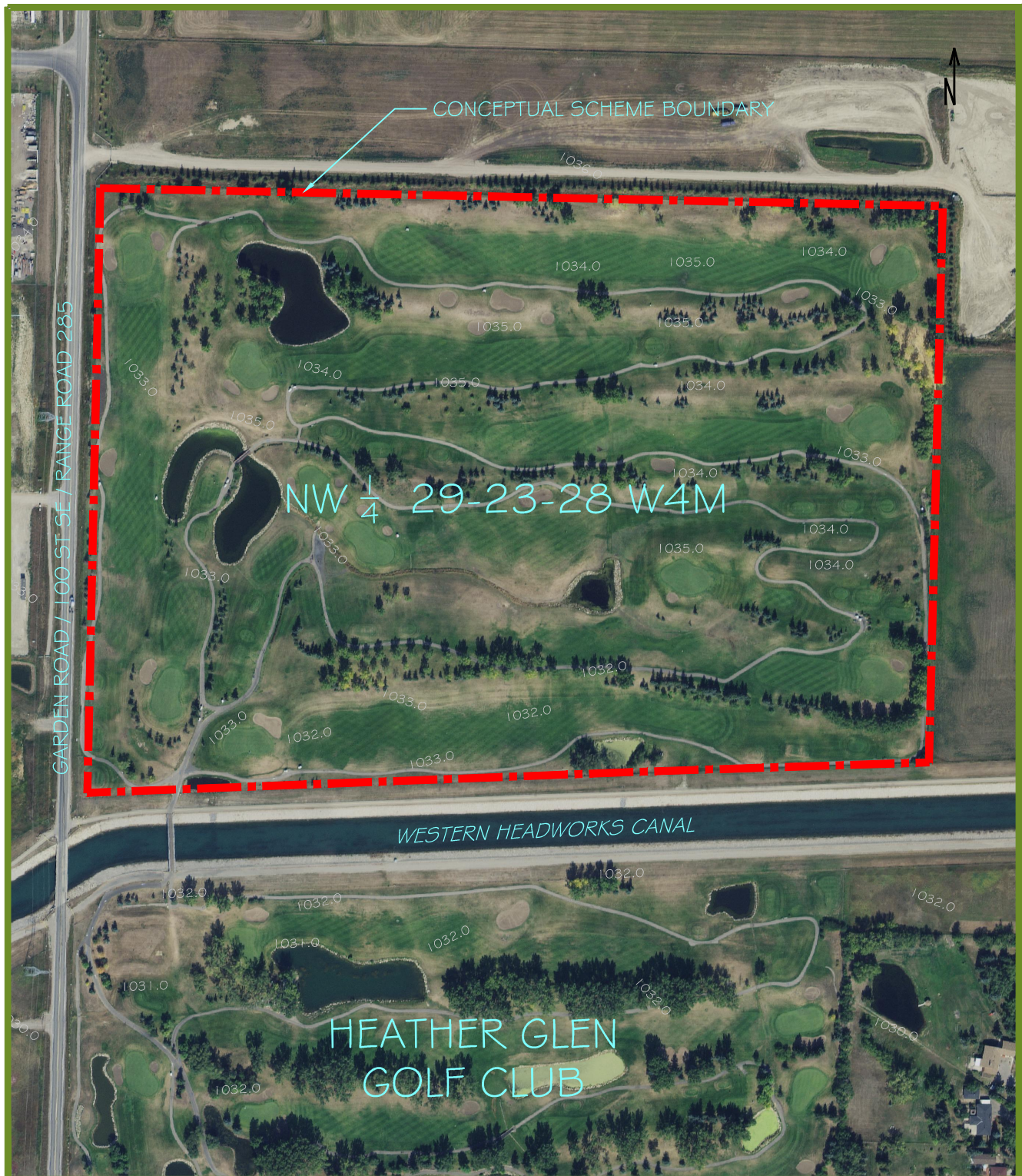


FIGURE 3: LAND FORM

### 3.9 Vegetation

This subject land currently consists of manicured golf turf and scattered deciduous and coniferous (poplar and spruce) trees that were planted as golf course features.

### 3.10 Existing Structures & Historical Resources

There are no existing structures on the subject lands. A Historical Resources Act Approval dated March 29, 2018 has been granted by Alberta Culture and Tourism to the HeatherGlen Land Company. The approval requires that a person who discovers any historic resource in the course of making an excavation for a purpose other than for the purpose of seeking historic resources shall forthwith notify the Minister of the discovery.

**Policy 3.10.1** *Should any historical resources be encountered during construction, Alberta Culture and Tourism shall be contacted immediately and the encounter shall be reported to the contacts identified in the ministry document "Standard Requirements under the Historical Resources Act: Reporting the Discovery of Historic Resources".*

### 3.11 Existing Petroleum Facilities

Existing pipeline right of ways are illustrated on Figure 5. There are no Emergency Planning Zones established around sour gas facilities in the area and there are no petroleum facilities with an Emergency Planning Zone within 1.5 km of the site.

## 4 DEVELOPMENT CONCEPT

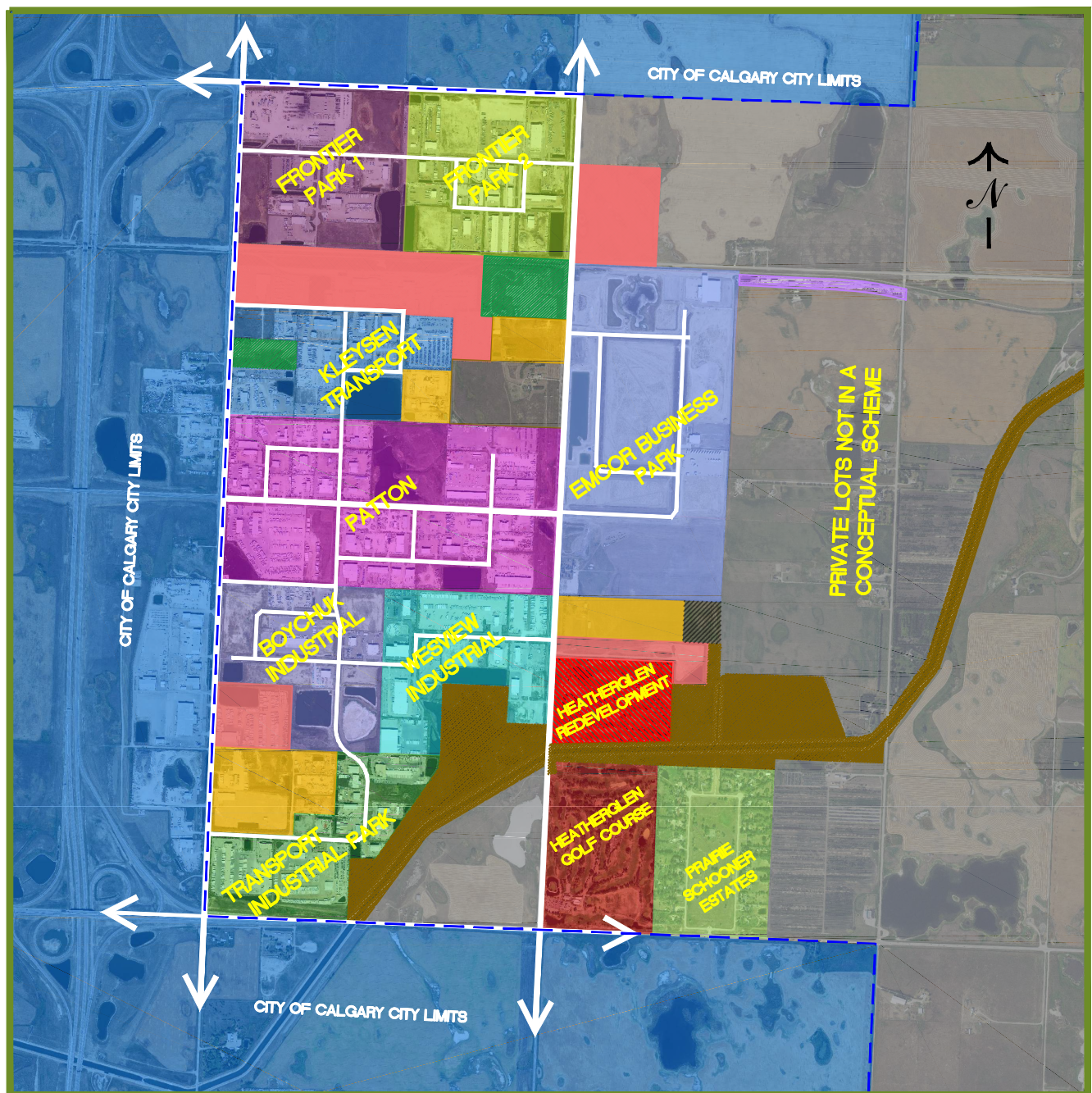
### 4.1 Limited Service Developments

Figure 4 below shows the locations and names of the limited service industrial business parks within the Phase 1 lands of the ASP. Emcor Business Park is a new development and it offers full services including the supply of water and sewer to each lot. The remaining existing industrial business parks have all been re-designated, subdivided, and are either built-out or nearing buildout. Therefore, there is a declining supply of limited service development parcels remaining in the ASP area.

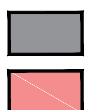
### 4.2 Development Concept

Based on the Developer's intentions, the guidance set out in the ASP, market considerations and site characteristics, a conceptual layout for the 56.5 acre development has been prepared and is included below as Figure 5.

The vision for this development is that it will eventually house a variety of users. Market research has indicated a need for smaller parcels to allow for smaller scale industrial uses with associated commercial, institutional, and other business uses that are compatible with industrial use.



# LEGEND



PRIVATE LANDS/ RANCH &amp; FARM

DIRECT CONTROL DISTRICT



AGRICULTURAL HOLDING DISTRICT



GENERAL BUSINESS DISTRICT/ I-IA



HAMLET INDUSTRIAL DISTRICT



PUBLIC SERVICES DISTRICT



CROWN LAND



CITY OF CALGARY CITY LIMITS

FIGURE 4: SITE CONTEXT ADJACENT INDUSTRIAL / COMMERCIAL / BUSINESS DEVELOPMENTS

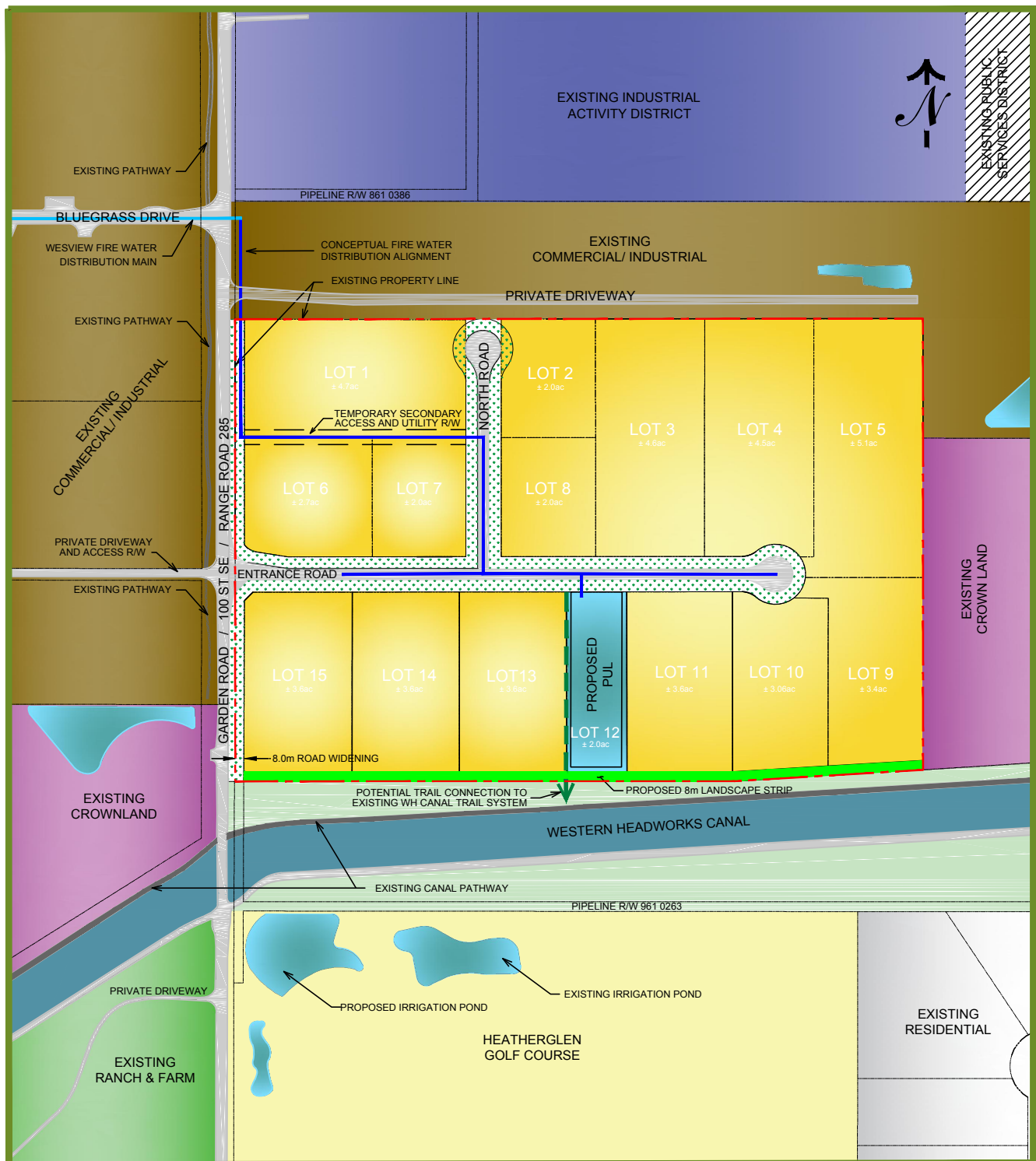


FIGURE 5: CONCEPTUAL SITE PLAN

### 4.3 Land Use

The ASP identifies the subject lands as Phase 1 “Industrial”. Section 10 of the ASP indicates that the Janet area is part of a Regional Business Centre in accordance with the County Plan. The ASP further notes that:

*“The Janet area is identified in the County Plan (Map 1: Managing Growth), as a Regional Business Centre. The area will develop over time into an attractive location for more general industrial development catering to uses that do not require municipal-owned utility servicing. The development will benefit from its geographic location; in particular, its proximity to Stoney and Glenmore Trails. This area is expected to be especially attractive for small-to medium sized industries within the transportation, construction, and manufacturing sectors.*

*The industrial policies support the development of a Regional Business Centre that provides local and regional employment opportunities, increases the County’s business assessment base, and contributes to the long-term financial sustainability of the County.”*

Section 10 of the ASP also contains appropriate business area land use policies. It identifies that the following broad land use sectors are areas of growth potential for Janet:

- *“transportation, warehousing and distribution / wholesale trade, particularly rail and trucking transportation and support industries, as well as logistics services such as freight or packaging / value-added services and distribution;*
- *professional, scientific and technical services, particularly engineering, consulting, and business services; and*
- *oil and gas servicing industries.”*

ASP policies 10.3 and 10.4 propose the following uses *“distribution logistics, warehousing, transportation, services, construction, and manufacturing that do not have a significant offsite nuisance impact are appropriate within the industrial area” and “Commercial, institutional, and other business uses that are compatible with industrial uses and have minimal impact on the local infrastructure, and do not generate large retail traffic volumes may be appropriate within the industrial area”.*

While Policy 10.9 (which specifically addresses the redevelopment of Heatherglen), states that *“A change from recreational use to industrial or commercial use on the lands currently occupied by the Heather Glen Golf Course will be supported subject to the policies of this Plan”.*

To accommodate the uses planned in the ASP, this Conceptual Scheme proposes to redesignate the subject site from Recreation Business District (B-4) to Direct Control District (DC). This is consistent with the surrounding industrial lands in Janet. As per the ASP, the DC Bylaw will be written to accommodate industrial, commercial and other business uses that are compatible with industrial uses.

According to the County’s Land Use Bylaw C-4841-97 (updated July 2017), Section 67, the purpose of the Direct Control District (DC) *“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.”* The Land Use Bylaw also notes that DC districts are 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. In this case, to accommodate the uses proposed in the ASP for Janet (including both industrial and commercial uses) a DC Bylaw is required as there is no standard land use that provides for all of the uses proposed. The use of a DC bylaw is also consistent with the adjacent business parks on Garden Road in the Janet ASP area.

**Policy 4.3.1** Developments shall be in accordance with the uses listed in the approved Direct Control District, which conforms with both the Land Use Bylaw and Janet ASP..

#### 4.4 Subdivision Layout

The proposed subdivision layout illustrated in Figure 5 results in maximum efficiency and desired rectangular lots for industrial users. The layout results in 15 industrial lots ranging from  $\pm 0.8$  hectares (2 acres) to  $\pm 2.2$  hectares (5.50 acres) in size. Larger lots will also be permitted within the scope of this Conceptual Scheme if necessary to meet the needs of market demand. The precise number of lots and lot sizes will be determined by market demand at the subdivision stage. One Public Utility Lot (PUL) totalling  $\pm 0.8$  hectares (2 acres) is proposed to be utilized for storm water management and to provide a pathway connection to the existing pathway in the WH Canal lands to the south. The final size of the PUL lot will be determined at the subdivision stage. The estimated Conceptual Scheme land use statistics are summarized in **Table 1**.

**Table 1 – Land Use Statistics**

Land Use	Hectares +/-	Acres +/-	Percent
Industrial/Commercial	19.61	48.5	85.7
Public Utility Lots	0.81	2.0	3.5
Industrial Road Allowance	2.14	5.3	9.4
Road Widening	0.32	0.78	1.4
<b>Total</b>	<b>22.9</b>	<b>56.5</b>	<b>100</b>

\*Areas are preliminary and are subject to confirmation at the subdivision stage

The Conceptual Scheme proposes to provide an internal road to provide access to the proposed lots as illustrated in Figure 5. The internal road will be dedicated as a public road and will be designed and constructed to meet the requirements of the County's Servicing Standards.

The Conceptual Scheme also allows for the dedication of an 8.0m strip of land along the easterly edge of the site for the widening of Range Road 285 in accordance with the County's Long-Range Transportation Network.

**Policy 4.4.1** *The subdivision of the Conceptual Scheme area should proceed in general accordance with the parcel configuration and road alignments illustrated in Figure 5 and the requirements of the County Land Use Bylaw.*

**Policy 4.4.2**      *The minimum lot size for the industrial/business parcels shall be 0.8 hectares (2 acres)*

#### 4.5 Open Space and Municipal Reserve

Pursuant to Section 666 of the Municipal Government Act, the Rocky View County Council as the Approving Authority may require the owner of a parcel of land that is the subject of a proposed subdivision to provide up to ten (10) percent of the parcel as:

- i) land for municipal reserve, school reserve or municipal and school reserve,
- ii) money in place of municipal reserve, school reserve or municipal and school reserve, or
- iii) a combination of land or money.

The ASP indicates that where development of private land does not allow for a component of the parks, trail, and pathway system shown in ASP Map 6, consideration should be given to providing park space, trails, pathways or amenities through the use of money in place of reserve land. The ASP's Map 6 illustrates that there are no required pathways within the Conceptual Scheme Area. However, it does illustrate there is an existing trail system in the WH Canal lands to the south. It also identifies a trail system on the west side of Range Road 285 (a portion of which has already been completed through the Wesview Industrial Park). The incomplete portion of this trail is located on Provincial crown land between the south limit of the Wesview Industrial Park and the existing pathway in the WH Canal. Completing this portion of pathway will require an access agreement with the Province and an agreement with Alta-Link as the alignment falls under their aerial facilities (i.e., within Transmission Line R/W 3209 JK). If the County can enter these agreements, at the future subdivision stage, the Developer will construct the pathway connection on the west side of Range Road 285 for the County (*to a standard equivalent with the existing pathway through Wesview*). The Concept Site Plan (Figure 5) also includes a trail connection within the proposed PUL to provide a connection from the proposed Business park to the existing pathway in the WH Canal to the south.

Given the nature of the proposed development, the need for open spaces providing recreation opportunities is not there, and therefore, the Conceptual Scheme proposes that the municipal reserve obligations be met by means of cash in lieu of reserve.

**Policy 4.5.1**      *Municipal Reserves for the Conceptual Scheme area shall be provided as cash in lieu of Reserves in accordance with the provisions of the Municipal Government Act.*

**Policy 4.5.2**      *A pathway connection shall be accommodated in the Conceptual Scheme as described below that provides a connection to the regional pathway that parallels the WH Canal.*

1. *A 2.5m wide pathway shall be accommodated as part of the 4 m wide maintenance access road on the west side of the proposed stormwater management pond within the proposed Public Utility Lot.*
2. *At the future subdivision stage, as part of the Development Agreement, if the County is able to secure agreements with the Province and Alta-Link, the developer will construct the pathway connection on the west side of Range Road 285 from*

*it's current terminus on the south side of Wesview Industrial Park to the existing Pathway in the WH Canal.*

**Policy 4.5.3** *A Lot Owners Association shall be incorporated to manage and maintain the pathway system within the Heatherglen Industrial Business Park in accordance with the requirements of the County.*

## **5 TRANSPORTATION**

### **5.1 Transportation Context**

Access to the industrial and business lands north of Highway 560 (Glenmore Trail) is mainly provided from 84th Street SE and Range Road 285. Range Road 285 is identified as a network road in the County's transportation off-site levy bylaw. Range Road 285 is a 2-lane north-south rural cross section road. It connects to Highway 560 to the south and connects to 61<sup>st</sup> Avenue SE, Peigan Trail SE, and Highway 1A (17th Avenue SE) to the north. Highway 560, Peigan Trail SE, and 17<sup>th</sup> Avenue SE all have connection with the Province's Southeast Stoney Trail system. County policy attempts to ensure that development does not unnecessarily increase the number of access points onto their network roads.

The Janet ASP identifies Range Road 285 as having an ultimate 4-lane classification. In the County this typically requires a 36 m right-of-way. The County uses the off-site transportation levy to collect funds to pay for the cost of new or expanded roads required for or impacted by Subdivision and Development.<sup>1</sup> The levy collects funds to be put toward both road construction and land acquisition. For Range Road 285 to be constructed to its ultimate 4-lane classification in the future, land acquisition will be required on the east and west sides of Range Road 285. To help assist with protecting the ultimate classification of Range Road 285, the Developer will dedicate 8 m of road widening along the entire western boundary the conceptual scheme area as illustrated in Figure 5 above.

**Policy 5.1.1** *Lots will not have direct access to Range Road 285.*

**Policy 5.1.2** *Dedication of right-of-way for road widening purposes will be provided by the Developer as a condition of subdivision approval.*

### **5.2 Internal Industrial Roadways & Access**

Other than having frontage onto Range Road 285, the subject lands are land locked to the north and east and have the WH Canal to the South. Therefore, to provide secondary access to the proposed development, a secondary access built to County standard is proposed as illustrated in Figure 5.

The site has been designed to efficiently accommodate industrial traffic including large tractor-trailer vehicles and fire apparatus. The internal roadway system will be dedicated as a public

---

<sup>1</sup> Rocky View County Bylaw C-7356-2017 "Transportation Off-Site Levy Bylaw".

roadway with the appropriate right-of-way and will be designed in accordance with the Rocky View Servicing Standards. A typical road section is illustrated in the Figure 7 below. All driveway approaches will be the responsibility of each individual purchaser of the lots and will be deferred to the development permit stage.

**Policy 5.2.1** *All driveway approaches shall be deferred to the Development Permit stage.*

**Policy 5.2.2** *The internal access roads should generally follow the conceptual layout shown in Figure 5 and shall be dedicated as public road right-of-way as a condition of subdivision approval.*

**Policy 5.2.3** *The subdivision plan shall include Industrial / Commercial roadway standards in accordance with the County Servicing Standards.*

### 5.3 Transportation Impact Assessment

A transportation impact assessment (TIA) was prepared in support of the proposed Conceptual Scheme by Bunt & Associates. The main objectives of this transportation assessment, was to assess expected site generated traffic volumes for the proposed business park based on anticipated traffic distributions. This included an analysis of Range Road 285 and its intersections with 61<sup>st</sup> Avenue SE, Bluegrass Drive SE, and the proposed site access. Based on this analysis, the TIA identified the transportation improvements required to support the proposed development. Of note, the TIA did not analyse the intersection of Range Road 285 and Highway 560. This is due to the fact that the intersection is already being studied as part of a Functional Planning Study (“FPS”) the County is engaged in with the City of Calgary and Alberta Transportation. The FPS will identify the final improvements required for the interchange and it will also include analysis related to interim at-grade improvements. Once the FPS has been finalized and adopted by County Council, an updated TIA will be required to review if the trips from the Heatherglen Business Park can be accommodated by the interim and ultimate improvements recommended in the FPS. This updated TIA will be a condition of future subdivision.

With regards to Range Road 285, the proposed site intersection, and the intersections north of the site, the TIA notes that for background conditions (i.e., traffic conditions regardless of the redevelopment of the North Heatherglen lands):

- All study intersections are expected to operate within acceptable capacity parameters under existing traffic conditions.
- All study intersections are expected to operate within acceptable capacity parameters at the 2020 background horizon.
- The intersection of Bluegrass Drive & Range Road 285 is expected to operate at capacity by the 2035 horizon due to background traffic (i.e., in its ultimate 4-lane configuration). As a result, signalization of the intersection is required at this intersection for the 2035 horizon. With the introduction of signalization, the intersection of Bluegrass Drive and Range Road 285 is expected to operate within capacity parameters at the 2035 background horizon.

- The background road link analysis suggests that twinning of Range Road 285 is expected to be required by the 2035 horizon due to background traffic. This conclusion aligns with the future treatment of Range Road 285 identified within the Janet ASP.
- With the increase of vehicle activity along Range Road 285 due to the new and proposed developments in Janet lands, the operation of the existing bridge crossing the irrigation canal south of the proposed development was considered. The bridge has an existing pavement width of 7.5m which accommodates the existing 2-lane cross-section of Range Road 285. The existing bridge can also accommodate the scenario of 2 standard sized (2.6m wide) trucks passing each other while traveling opposite directions over the bridge. Considering this, no bridge operation issues are expected to arise during the time that Range Road 285 remains a 2-lane roadway. However, when Range Road 285 is twinned in the future to accommodate the ultimate 4-lane roadway, the existing bridge will not be wide enough to accommodate 4-lanes and will therefore require improvements at that time to match the future 4-lane cross-section of Range Road 285.

Regarding proposed conditions, the TIA notes (i.e., including the proposed redevelopment of the North Heatherglen lands):

- Signalization of the site access intersection is recommended for the 2020 post development scenario. With this improvement, the site access intersection is expected to operate within capacity parameters in the 2020 post development scenario (with the inclusion of a traffic signal). All other study intersections are expected to operate within acceptable capacity parameters at the 2020 post development horizon.
- With the inclusion of the upgrades required for the above noted background conditions, all study intersections are expected to operate within acceptable capacity parameters in the 2035 post development scenario.
- The background road link analysis confirmed that twinning of Garden Road should be considered by the 2035 horizon due to background traffic. The post development road link analysis outlined in the above table indicates that no further roadway improvements beyond twinning should be warranted due to the addition of the proposed site traffic.

A copy of the traffic impact assessment has been submitted to the County under separate cover.

**Policy 5.3.1**            *The Developer shall provide an updated Traffic Impact Assessment at the subdivision stage.*

**Policy 5.3.2**            *The proposed site intersection with Range Road 285 shall include a traffic signal at the developer's cost as a condition of subdivision.*

## **6 LIMITED SERVICING**

This Conceptual Scheme proposes a subdivision design and development concept based on limited servicing in accordance with the Janet ASP. County direction in the ASP policies identify that limited servicing has been the servicing strategy, and that the Janet area will continue to be a limited service industrial area, accommodating industrial, commercial, recreational, and country residential uses.

**Policy 6.0.1**      *The Heatherglen Industrial Business park will develop through the provision of limited services in accordance with the policies of the Janet ASP.*

### 6.1 Stormwater Management

A Storm Water Management Plan (SWMP) prepared by Westhoff Engineering Resources, Inc., for the proposed Heatherglen Industrial Business park. The report has been submitted to Rocky View County under separate cover. The purpose of SWMP is to show how storm water runoff from the proposed development will be managed through the use of a communal stormwater management system that will integrated into the south 18-hole golf course's irrigation system.

The storm water management study by Westhoff Engineering Resources, Inc., recognizes that the ultimate regional solution (i.e., the Co-operative Stormwater Management Initiative "CSMI") is yet to be put into place and that there are no definitive timelines indicating when actual infrastructure will be available for use in Janet. Therefore, the proposed storm water management plan recognized that a portion of the existing Heatherglen Golf Course will be redeveloped into an industrial park and will become a development with individual lots and a single storm pond (in the area north of the WH Canal). The stormwater management system for the Heatherglen Industrial Business Park is proposed to be based on an overland drainage conveyance system (roadside ditches) and a dual function pond. That is, the north pond will serve to attenuate peak flows, contain sufficient storage for fire flow, and have a pump system to discharge captured runoff to a new pond to be located on the remaining golf course lands south of the WH Canal. The new pond south of the WH Canal will be connected with an existing irrigation pond which has an existing diversion system to draw water from the canal. Together, they will satisfy the irrigation demand of the existing golf course.

The analysis of runoff, sizing of ponds, and pump rates is based on the application of two computerized stormwater modelling systems. The first modelling system was used to size the pond within the industrial park and for which a sensitivity analysis was undertaken to optimize the size and pumping rate. Secondly, the pond on the existing golf course is optimized in terms of its location being in the north west of the south golf course. The second modelling system was used to optimize storage/irrigation systems operation and performance with supply from runoff and diversion from the WH Canal for irrigation of the remaining south golf course. The results of this continuous simulation approach determined the frequency of inundation of the golf course. The analyses by the models show that the ponds harmonized with the irrigation demand and supplemental water from the WH Canal are capable to provide the standard protection for the 1:100 year runoff event for the proposed industrial park. The Best Management Practice approach includes an optimized system at the existing golf course by expanding the existing irrigation storage capacity. The infrequent inundation of the existing golf course is acceptable by Heatherglen Golf Course and it is understood that the associated areas will require the registration of a drainage easement.

Due to the nature of integration between the north industrial area's stormwater management system and the south golf course irrigation system, it is proposed that the Heatherglen Golf Course will form a franchised utility. The franchised utility company will be responsible for the operation of the stormwater management system in both the north industrial area and south golf course area. Given the additional integration of the fire storage and pumping system (which would be in the same pump house as the stormwater pumping system) the franchised utility would also be responsible for the

fire suppression system. The franchised utility will charge a fee to the lands being serviced by the infrastructure in accordance with the terms of a franchise utility agreement with Rocky View County.

**Policy 6.1.1**            *The County shall require a detailed Stormwater Management Plan at the subdivision stage.*

**Policy 6.1.2**            *The storm water management system within the Plan area shall be in general accordance with the SWMP supporting the Conceptual Scheme and as prepared by Westhoff Engineering Resources Inc. However, the precise configuration of the stormwater management infrastructure (including the Public Utility Lot) will be determined at the subdivision stage based on the recommendations of a detailed Stormwater Management plan prepared to the satisfaction of the County.*

**Policy 6.1.3**            *The detailed SWMP shall show the design, function and operation of overland drainage system components, pumping system components, fire suppression pumping details, emergency spillway, and will stipulate minimum elevations for first opening to buildings to mitigate potential damage due to flooding to the satisfaction of the County.*

**Policy 6.1.4**            *A franchised utility shall be incorporated to manage and maintain the stormwater management infrastructure, which includes the Public Utility Lot, the fire suppression system and the conveyance system in accordance with the requirements of the County.*

**Policy 6.1.5**            *A Site Servicing Franchise Agreement shall be entered into that reflects the operational details of stormwater and fire suppressing servicing infrastructure. This Agreement shall include provisions related to: a) Ownership of the facilities; b) Turnover strategy for facilities, and associated infrastructure, and c) Franchise Agreement and franchised utility provider information; d) Transition and transfer of stormwater approvals/registrations.*

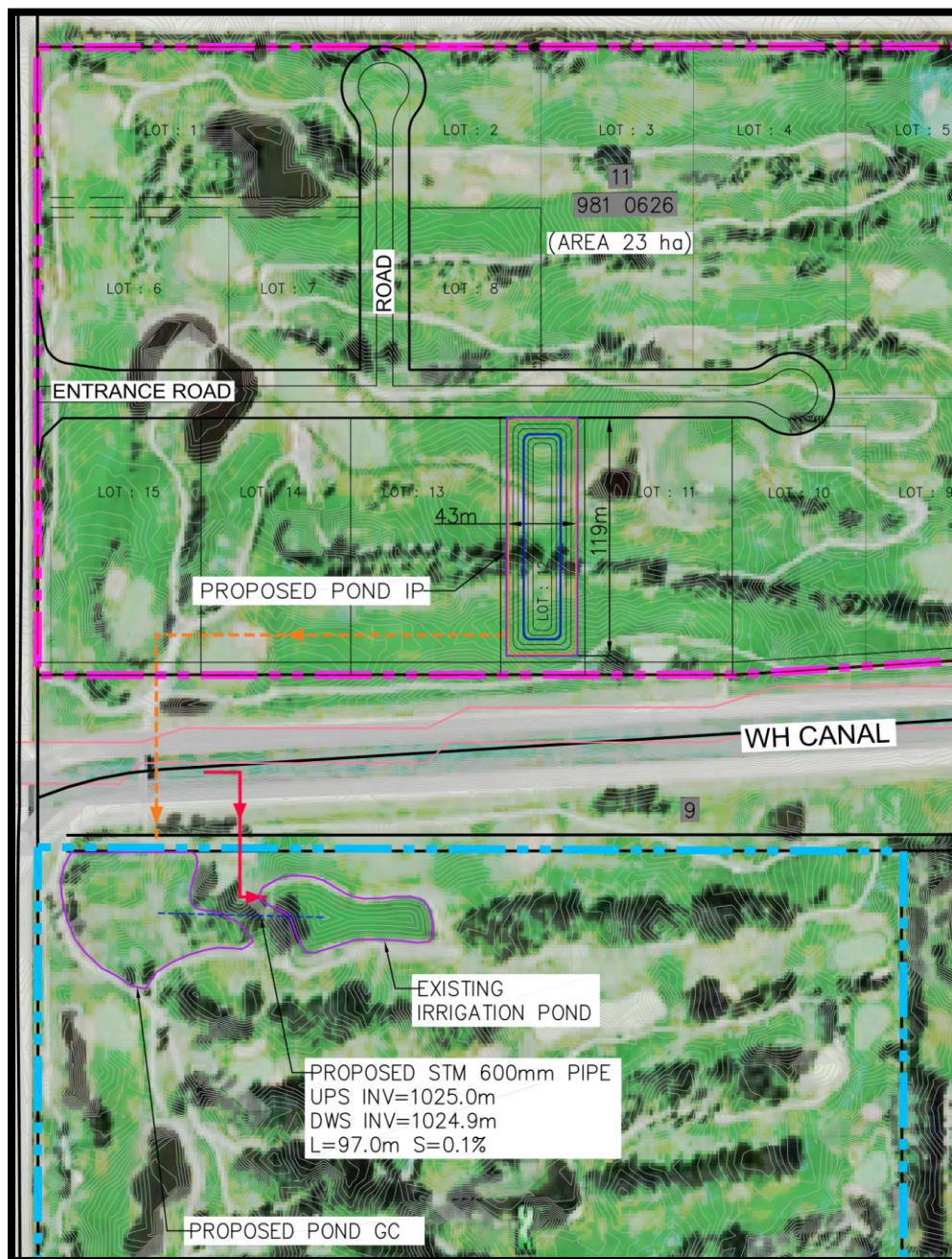
**Policy 6.1.6**            *An access agreement and right of way in the name of Rocky View County shall be registered on the title of the remaining golf course lands for the purposes of remedying any breach by the franchised utility in the construction, operation or maintenance of the stormwater and fire suppression system.*

## **6.2 Wastewater**

Wastewater will be contained on individual lots and transported off-site for disposal. The Alberta Health Services also notes that private sewage disposal systems (including pump-out tanks) must be completely contained within the property boundaries and must comply with the setback distances outlined in the most recent Alberta Private Sewage Systems Standard of Practice.

**Policy 6.2.1**            *In accordance with the ASP, development in the Plan area shall be serviced by the use of pump out tanks or other acceptable methods, in accordance with County policy and Provincial regulation.*

Figure 6 – STORMWATER MANAGEMENT CONCEPT PLAN



NOTES:  
SUBDIVISION PLAN PROVIDED BY SEDULOUS .

## LEGEND:

- PROPOSED INDUSTRIAL PARK
- SOUTH GOLF COURSE
- POND IP RELEASE BY PUMP
- WATER INTAKE FROM WH CANAL
- EXISTING CONTOUR @ 0.1 INTERVAL

Client: <b>SCOTT ATKINSON</b>			
Project: <b>HEATHERGLEN INDUSTRIAL PARK</b>			
Title: <b>STORMWATER MANAGEMENT STORMWATER MANAGEMENT PLAN</b>			
Date: 15-02-2018	Project No: WER117-68	Scale:	Drawing No: FIG02
Consultant: <b>Westhoff Engineering Resources, Inc.</b> Land & Water Resources Management Consultants			

### 6.3 Water Supply

Water will be trucked into the plan area and stored in cisterns on individual lots. Alberta Health Services (AHS) references the Alberta Public Health Act specifies that: The owner of a cistern that is used to hold a potable water supply intended for consumption by the public shall ensure that the cistern a. is maintained in a clean and sanitary condition, and b. is not used for any other purpose (AR 243/2003s14).

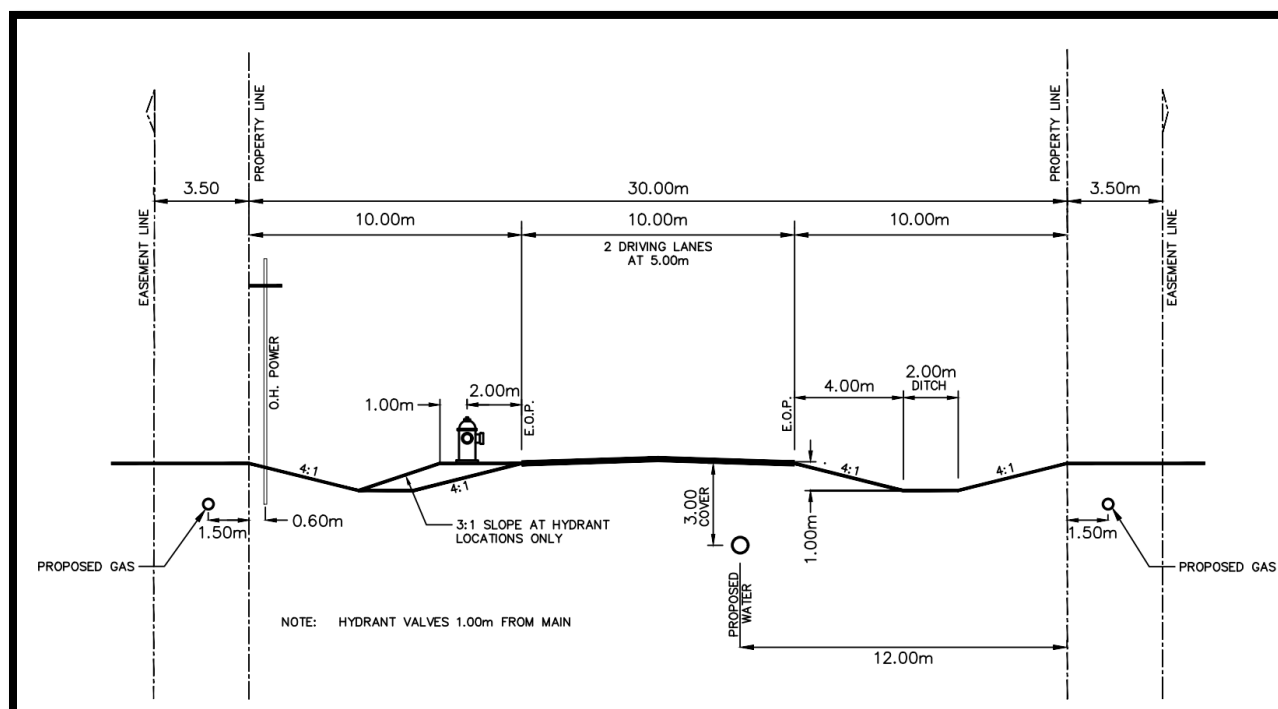
**Policy 6.3.1** *In accordance with the ASP, development in the Plan area shall be serviced by water cisterns or alternative systems consistent with County policy and Provincial regulation. Water wells located on individual subdivision lots will not be supported.*

### 6.4 Shallow Utilities

Electrical, telephone and natural gas utilities will be extended into the plan area. Electrical and telephone servicing will be provided via overhead joint utility poles. The alignments of the utilities are conceptually illustrated on **Figure 7**.

**Policy 6.4.1** *Electrical, telephone and natural gas utilities shall be provided within the plan to all lots at the sole expense of the Developer and to the satisfaction of the utility providers and the County.*

**Figure 7 – TYPICAL ROAD SECTION**



### 6.5 Site Grading

Proposed road grades and drainage will take into consideration the existing topography to attempt to minimize grading requirements over the plan area.

**Policy 6.5.1** *Prior to stripping and grading of the land a grading plan and an erosion and sediment control (ESC) report and plan shall be submitted to the satisfaction of the County.*

**Policy 6.5.2** *The County may issue a Stripping and Grading Permit provided the following conditions have been met:*

- i. A grading plan depicting subgrades, an erosion and sediment control plan, and a construction management plan that are satisfactory to the County.*
- ii. The Owner shall furnish securities in an amount satisfactory to the County.*
- iii. No topsoil shall be removed from the plan area without prior approval by the County.*
- iv. A storm water management plan that is satisfactory to the County.*

## 7 COMMUNITY INFRASTRUCTURE

### 7.1 Protective Services

Police services are expected to be provided by the Royal Canadian Mounted Police and supported by the Rocky View County Community Peace Officers. The plan area will be serviced by 911 Emergency Service. Crime prevention through environmental design features such as lighting design will be implemented at the Development Permit stage.

### 7.2 Fire Services & Fire Suppression System

Fire services in Janet area, as per the ASP are from existing County emergency service facilities and where appropriate, by contract from adjacent municipalities. The Conceptual Scheme is proposing to provide a pressurized fire water distribution and hydrant system.

Similar to the other industrial parks in Janet, the Heatherglen fire suppression system will be linked with the storm water management system creating the ability to use water stored in the stormwater pond for firefighting. Fire hydrants will be installed as part of a pressurized fire water distribution system that will be connected via a pumphouse to the stormwater pond. The hydrants and fire water mains will be designed and built in accordance with County's Servicing Standards. The fire water mains in the road will provide an opportunity for individual lots to tie-in at the Development Permit stage. Roads will be designed to provide safe and efficient access for emergency service vehicles (including a secondary emergency access onto Range Road 285). Water mains and hydrants will be located within the road right-of-way in general accordance with the horizontal alignments illustrated in Figure 7.

The ASP suggests that Conceptual Schemes should consider opportunities and locations that allow for shared infrastructure between local plan areas. As part of the Wesview Industrial Park fire water distribution system, a 300mm future connection stub was placed on the east side of Range Road 285

at the intersection with Bluegrass Drive. The Wesview fire water distribution system is also connected at its west end to the fire water distribution system in the Boychuk Industrial Park.

As per the guidance in the ASP, it is proposed that a connection from the Heatherglen fire water distribution system be made through Range Road 285 to the existing stub east of Wesview. Similar to the connection between the Wesview and Boychuk systems, the connection between the two systems should be valve controlled whereby the valve would normally be closed. This allows the systems to operate independently (as they have been designed) but it would allow the valve to be opened to interconnect the systems should one of the systems be malfunctioning or be under maintenance.

Firefighting and related building requirements for the individual lots will be determined at the Development Permit stage in accordance with the Alberta Building Code and the County's Fire Hydrant Suppression Bylaw.

**Policy 7.2.1** *All fire hydrants and fire water mains shall be designed and constructed at the subdivision stage a part of a Development Agreement process in conformance with the County's Servicing Standards and as approved by the County's Fire Chief.*

**Policy 7.2.2** *The fire water distribution suppression system may provide for a connection to the fire water distribution system in the Wesview Industrial Park.*

**Policy 7.2.3** *All industrial and commercial buildings should provide fire suppression systems, as appropriate at the Development Permit stage, and they shall be in compliance with the Alberta Building Code.*

**Policy 7.2.4** *Individual services to the lots will be constructed at the Development Permit stage if a service is required for the individual lot's proposed use.*

**Policy 7.2.5** *A franchised utility shall be incorporated to manage and maintain the fire suppression system in accordance with the requirements of the County.*

**Policy 7.2.6** *A Site Servicing Franchise Agreement shall be entered into that reflects the operational details of the fire suppressing servicing infrastructure. This Agreement shall include provisions related to: a) Ownership of the facilities; b) Turnover strategy for facilities, infrastructure, and associated lands; c) Franchise Agreement and franchised utility provider information.*

### 7.3 Emergency Medical Service Response (EMS)

The Plan area will be serviced by 911 Emergency Services with an emergency locator system set up for each individual property. EMS response is expected from EMS Stations situated in the City of Calgary.

### 7.4 Emergency Response Plan

Given the business industrial nature of anticipated development, the preparation and implementation of an Emergency Response Plan is an important consideration to ensure an appropriate strategy is followed in the event of an emergency.

**Policy 7.4.1** *An Emergency Response Plan shall be submitted by the Developer to the satisfaction of the County at subdivision stage.*

**Policy 7.4.2** *Individual Emergency Response and Evacuation Plans shall be submitted for individual lots, as applicable, to the satisfaction of the County at the Development Permit stage.*

## **8 PHASING**

The Heatherglen Industrial Business Park Conceptual Scheme area only includes north Heatherglen lands as described above and as illustrated in Figure 3. As per the ASP, the south Heatherglen lands are part of the Janet area's Long Term Development phase. In that regard, the long-term development of the south Heatherglen lands will be addressed in accordance with the policies of the ASP.

**Policy 8.0.1** *The proposed north Heatherglen lands will be developed as a single phase.*

## **9 PUBLIC CONSULTATION**

Public consultation for the proposed development will be held during the development of the Conceptual Scheme. A minimum of one public open houses will be held during the planning process, depending on the feedback and need for additional consultation, a second public open house will be held. The public open house is intended to collect input from all directly and indirectly affected landowners within and adjacent to the Conceptual Scheme Plan area. The first public open house will take place once the internal Municipal review of the draft Conceptual Scheme has been completed. Timing and necessity for the second open house will be determined following the first open house has concluded.

## **10 PLAN IMPLEMENTATION**

This Conceptual Scheme puts forward policies and objectives for the development of an industrial business park on lands legally described as a Block 11 Plan 9810626 in the NW 29-23-28 W4M. The Heatherglen Industrial Business Park, will provide a high-quality development that is consistent with the Janet ASP and meets the existing and future needs of the local community and regional industrial and business markets.

Redesignation and subdivision of the Conceptual Scheme plan area shall be guided by the policies and objectives set out within this document, and implemented through a redesignation and subdivision approval process by the County.

**Policy 10.0.1** *Redesignation, subdivision and development of lands within the Conceptual Scheme planning area shall be guided by the policies contained herein and implemented through the Land Use Bylaw, conditions of Subdivision Approval and the conditions of the Development Permits for the individual lots.*

### **10.1 Public Utility Lot**

The north stormwater pond will be located within a Public Utility Lot and will be properly managed as per the approved Stormwater Management Plan.

**Policy 10.1.1** *The exact location, size, and location of the Public Utility Lot shall be determined at the subdivision stage when the detailed engineering drawings are completed.*

### 10.2 Construction Management Plan

The County's Servicing Standards and the Westhoff Engineering Resources, Inc Environmental Screening report should both be referenced when the construction management plan is prepared. The construction management plan should also address weed management. The intention of weed management is to prevent the spread of noxious and restricted weeds pre-development, post-development and throughout all phases of site construction.

**Policy 10.2.1** *The Developer shall submit a Construction Management Plan at the subdivision stage to address any construction issues, such as noise and construction access to the Plan area.*

**Policy 10.2.2** *The Construction Management Plan shall address weed management in accordance with County requirements that provides a plan to control, impede and remove weed growth during construction and grading.*

### 10.3 Commercial, Office and Industrial Design Guidelines

Development standards and architectural guidelines will be utilized at the Development Permit stage to ensure that all new site development will be compatible with adjacent land uses. Architectural Controls and Restrictive Covenants, reflecting the County's "Commercial, Office and Industrial Design Guidelines" will be prepared at the subdivision stage. These controls, as per the above noted County Policy, will need to address site layout, site essentials, and building design. The development standards and architectural guidelines will review the appropriateness and feasibility of green building techniques and energy efficient building design.

**Policy 10.3.1** *Architectural Controls and Restrictive Covenants, reflecting the County's "Commercial, Office and Industrial Design Guidelines" shall be detailed and registered on title at the subdivision Stage by the Developer.*

**Policy 10.3.2** *Architectural Controls should be implemented at the Development Permit stage.*

### 10.4 Performance Standards

The performance standards described below are intended to provide benchmarks for the management of potential nuisances that may result from industrial development within the plan area. The County will ensure that future subdivision and development applications within the plan area meet or exceed the performance standards determined by this Conceptual Scheme.

#### 10.4.1 Odorous Matter

No use or operation on sites in the plan area shall cause or create the emission of odorous matter or vapour beyond the building or site that contains the use or operation in accordance with Alberta Environment guidelines.

#### 10.4.2 Toxic Matter

No use or operation on sites in the plan area shall cause or create the emission of toxic matter beyond the building that contains it. The handling, storage, clean-up, and disposal of any toxic or hazardous materials or waste shall be in accordance with Alberta Environment guidelines, as

well as a Chemical Management Plan and/or Emergency Management and Response Plan required by the County Land Use Bylaw.

#### 10.4.3 Solid Waste Management

Construction debris during construction of the subdivision will be management in accordance with a construction management plan. All garbage and waste material accumulated on the individual lots once they are developed shall be stored in weatherproof and animal-proof containers and kept either within buildings or at the rear or side of buildings. All containers shall be screened from view by all adjacent properties and public thoroughfares.

The City of Calgary East Calgary Landfill is the nearest landfill. The County's Solid Waste & Recycling services website shows information on County Garbage & Recycling Centres and Special Collection Programs.

The Developer, individual lot owners, and/or a Lot Owner's Association will contract solid waste management as required by development within the Conceptual Scheme area to a qualified waste management service provider. The Developer will consider the management and disposal of solid waste generated through all stages of construction including up to building occupancy.

**Policy 10.4.3.1** *A Solid Waste Management Plan shall be provided by the Developer at the at the subdivision stage in accordance with the County Solid Waste Master Plan it shall identify how the Developer will manage solid waste during construction and how the responsibility of solid waste will be transferred to the individual lot owner's and/or a Lot Owner's Association via the development's architectural controls.*

**Policy 10.4.3.2** *A qualified waste management provider, to be contracted by the individual lot owners, and/or a Lot Owner's Association will provide solid waste management services within the plan area.*

#### 10.4.4 Fire and Explosion Hazards

Any use or operation which stores, manufactures or utilizes materials or products which may be hazardous due to their corrosive, poisonous, flammable, reactive or explosive nature shall comply with provincial fire codes and the requirements of the Rocky View County Fire Services. Fire protection measures, such as fire hydrants, shall also be provided to the satisfaction of the Rocky View Fire Chief and addressed in each individual development permit application.

### 10.5 Development Guidelines

The Development Guidelines described below are intended to provide procedures for the development of uses within the plan area. The County will ensure that future developments meet or exceed the development guidelines established by this Conceptual Scheme.

#### 10.5.1 Access, Parking and Loading

Entrances shall be designed to accommodate the turning movement of tractor-trailers and shall be positioned to allow for safe and adequate site distances. Parking and loading facilities shall be in accordance with the applicable requirements of the County Land Use Bylaw. Loading and

vehicle servicing areas shall be integrated into the site and building architecture. Parking areas for employees and visitors shall be provided for in clearly defined areas.

#### **10.5.2 Signage**

The size and placement of all signage shall be considered an integral part of site development and complement the overall character of the development. Unnecessary and unsightly signage that overpowers both individual buildings and their surroundings shall not be permitted. Signs shall be built of durable permanent quality materials.

#### **10.5.3 Lighting**

The County supports a night friendly lighting policy. All outdoor lighting shall be located, oriented and shielded to prevent light from being directed at adjoining properties, skyward, interfering with the use and enjoyment of neighbouring lands or disrupting the effectiveness of any traffic control devices. Similarly, all uses shall demonstrate adequate lighting that meets the provisions of an approved Crime Prevention Through Environmental Design (CPTED) strategy submitted as part of a development permit application.

#### **10.5.4 Outside Storage**

All outside storage shall be screened from neighbouring sites and public streets with appropriate berming, vegetation, and/or fencing. Outside storage shall not be located within any required setback.

#### **10.5.5 Outside Display Areas**

Outside display areas shall be permitted provided they are not located within a required front, rear or side yard setbacks and are limited to merchandise related to industrial uses on-site.

#### **10.5.6 Fencing**

On-site fencing is permitted when it is being used to provide visual screening to the WH Canal Pathway, to provide security, or to provide screening outside storage areas, garbage enclosures or pieces of equipment.

#### **10.5.7 Landscaping**

At the subdivision stage the Developer shall provide Landscaping Plan for the proposed PUL and the south interface area between the proposed industrial lands and the Prairie Schooner Estates residential lands, WH Canal trail system, and the Heatherglen south golf course lands. The south interface should include a landscaped buffer in the rear yard setback area, the buffer should include coniferous tree plantings and should be protected with an 8.0 m wide easement.

In addition, landscape plans for each individual lot shall be submitted at the Development Permit stage. Individual landscape plans will identify the location and extent of landscaped areas, the plant material proposed, and the methods of irrigation and maintenance of landscaped areas. Individual landscape plans should also consider the following:

- The site area shall be landscaped in accordance with the Land Use Bylaw

- Tree species and other foliage shall be appropriate for dry prairie conditions. Natural prairie grass landscaping is preferred over high water consumptive non-native grass species. Where non-native grasses are used, low water species shall be required. All plant species shall conform to the standards of the Canadian Nursery Trades Association for nursery stock.

**Policy 10.5.7.1** *As a condition of subdivision, a landscaping plan shall be prepared to the satisfaction of the County. This plan must illustrate the treatment on the proposed PUL and south interface area between the proposed industrial lands and the Prairie Schooner Estates residential lands, WH Canal trail system, and the Heatherglen south golf course lands.*

**Policy 10.5.7.2** *A landscape easement shall be provided to allow for the protection of landscaping area on the south interface. The landscape easement will be in the rear yard and / or side setback area and may count toward the minimum 10% landscaping required in the Land Use Bylaw for applicable individual lots.*

### 10.5.8 Residential Interface

There are no residential lands immediately adjacent to the subject lands. However, to the south, across the WH Canal, lies Prairie Schooner Estates. As noted above, at the subdivision stage a Landscape Plan will be provided by the Developer to address south interface the area between the proposed industrial lands and the Prairie Schooner Estates residential lands, WH Canal trail system, and the Heatherglen south golf course lands.

## 11 LIST OF SUPPORTING TECHNICAL STUDIES

“Environmental Screening Report for the Heatherglen Golf Course”, Westhoff Engineering Resources, Inc., December 7, 2017.

“Geotechnical Investigation Heatherglen Redevelopment NW 29-23-28-W4M, Rocky View County, Alberta”, LonePine Geotechnical Ltd, January 29, 2018.

“Stormwater Management Plan for the Heatherglen Industrial Park, Westhoff Engineering Resources, Inc., August, 2018.

“HeatherGlen Business Park Traffic Impact Assessment” Bunt & Associates Engineering (Alberta) Ltd, August 2018.

## 12 PLAN SUMMARY

The Conceptual Scheme complies with the intent and policies of the County Plan, the Intermunicipal Development Plan and the Janet ASP, fits within the overall context of the area and does not unduly compromise the development of adjacent lands.

The following is a summary of policies that are contained in the Conceptual Scheme:

**Policy 1.1.1**            *The policies of this Conceptual Scheme shall apply to all lands within the Conceptual Scheme plan boundary as shown in bound in red on Figure 3.*

**Policy 3.6.1**            *For the individual lots, site specific geotechnical investigation should be provided at the Development Permit stage.*

**Policy 3.8.1**            *The Developer shall adhere to the mitigation measures recommended in the December 2017 Westhoff Engineering Resources, Inc. Environmental Screening report for the subject lands. At the time of stripping and grading, the Developer shall have a qualified professional prepare a Construction Management Plan and Erosion and Sediment Control Plan that describes how these mitigation measures will be implemented.*

**Policy 3.10.1**           *Should any historical resources be encountered during construction, Alberta Culture and Tourism shall be contacted immediately.*

**Policy 4.3.1**            *Developments shall be in accordance with the uses listed in the approved Direct Control District, which conforms with both the Land Use Bylaw and Janet ASP.*

**Policy 4.4.1**            *The subdivision of the Conceptual Scheme area should proceed in general accordance with the parcel configuration and road alignments illustrated in Figure 5 and the requirements of the County Land Use Bylaw.*

**Policy 4.4.2**            *The minimum lot size for the industrial/business parcels shall be 0.8 hectares (2 acres)*

**Policy 4.5.1**            *Municipal Reserves for the Conceptual Scheme area shall be provided as cash in lieu of Reserves in accordance with the provisions of the Municipal Government Act.*

**Policy 4.5.2**            *A pathway connection shall be accommodated in the Conceptual Scheme as described below that provides a connection to the regional pathway that parallels the WH Canal.*

- 1. A 2.5m wide pathway shall be accommodated as part of the 4 m wide maintenance access road on the west side of the proposed stormwater management pond within the proposed Public Utility Lot.*
- 2. At the future subdivision stage, as part of the Development Agreement, if the County is able to secure agreements with the Province and Alta-Link, the developer will construct the pathway connection on the west side of Range Road 285 from it's current terminus on the south side of Wesview Industrial Park to the existing Pathway in the WH Canal.*

**Policy 4.5.3** A Lot Owners Association shall be incorporated to manage and maintain the pathway system within the Heatherglen Industrial Business Park in accordance with the requirements of the County.

**Policy 5.1.1** Lots will not have direct access to Range Road 285.

**Policy 5.1.2** Dedication of right-of-way for road widening purposes will be provided by the Developer as a condition of subdivision approval.

**Policy 5.2.1** All driveway approaches shall be deferred to the Development Permit stage.

**Policy 5.2.2** The internal access roads should generally follow the conceptual layout shown in Figure 5 and shall be dedicated as public road right-of-way as a condition of subdivision approval.

**Policy 5.2.3** The subdivision plan shall include Industrial / Commercial roadway standards in accordance with the County Servicing Standards.

**Policy 5.3.1** The Developer shall provide an updated Traffic Impact Assessment at the subdivision stage.

**Policy 5.3.2** The proposed site intersection with Range Road 285 shall include a traffic signal at the developer's cost as a condition of subdivision.

**Policy 6.0.1** The Heatherglen Industrial Business park will develop through the provision of limited services in accordance with the policies of the Janet ASP.

**Policy 6.1.1** The County shall require a detailed Stormwater Management Plan at the subdivision stage.

**Policy 6.1.2** The storm water management system within the Plan area shall be in general accordance with the SWMP supporting the Conceptual Scheme and as prepared by Westhoff Engineering Resources Inc. However, the precise configuration of the stormwater management infrastructure (including the Public Utility Lot) will be determined at the subdivision stage based on the recommendations of a detailed Stormwater Management plan prepared to the satisfaction of the County.

**Policy 6.1.3** The detailed SWMP shall show the design, function and operation of overland drainage system components, pumping system components, fire suppression pumping details, emergency spillway, and will stipulate minimum elevations for first opening to buildings to mitigate potential damage due to flooding to the satisfaction of the County.

**Policy 6.1.4** A franchised utility shall be incorporated to manage and maintain the stormwater management infrastructure, which includes the Public Utility Lot, the fire suppression system and the conveyance system in accordance with the requirements of the County.

**Policy 6.1.5** A Site Servicing Franchise Agreement shall be entered into that reflects the operational details of stormwater and fire suppressing servicing infrastructure. This Agreement shall include provisions related to: a) Ownership of the facilities; b) Turnover strategy for facilities,

and associated infrastructure, and c) Franchise Agreement and franchised utility provider information; d) Transition and transfer of stormwater approvals/registrations.

**Policy 6.1.6** An access agreement and right of way in the name of Rocky View County shall be registered on the title of the remaining golf course lands for the purposes of remedying any breach by the franchised utility in the construction, operation or maintenance of the stormwater and fire suppression system.

**Policy 6.2.1** In accordance with the ASP, development in the Plan area shall be serviced by the use of pump out tanks or other acceptable methods, in accordance with County policy and Provincial regulation.

**Policy 6.3.1** In accordance with the ASP, development in the Plan area shall be serviced by water cisterns or alternative systems consistent with County policy and Provincial Regulation. Water wells located on individual subdivision lots will not be supported.

**Policy 6.4.1** Electrical, telephone and natural gas utilities shall be provided within the plan to all lots at the sole expense of the Developer and to the satisfaction of the utility providers and the County.

**Policy 6.5.1** Prior to stripping and grading of the land a grading plan and an erosion and sediment control (ESC) report and plan shall be submitted to the satisfaction of the County.

**Policy 6.5.2** The County may issue a Stripping and Grading Permit provided the following conditions have been met:

- i. A grading plan depicting subgrades, an erosion and sediment control plan, and a construction management plan that are satisfactory to the County.
- ii. The Owner shall furnish securities in an amount satisfactory to the County.
- iii. No topsoil shall be removed from the plan area without prior approval by the County.
- iv. A storm water management plan that is satisfactory to the County.

**Policy 7.2.1** All fire hydrants and fire water mains shall be designed and constructed at the subdivision stage a part of a Development Agreement process in conformance with the County's Servicing Standards and as approved by the County's Fire Chief.

**Policy 7.2.2** The fire water distribution suppression system may provide for a connection to the fire water distribution system in the Wesview Industrial Park.

**Policy 7.2.3** All industrial and commercial buildings should provide fire suppression systems, as appropriate at the Development Permit stage, and they shall be in compliance with the Alberta Building Code.

**Policy 7.2.4** Individual services to the lots will be constructed at the Development Permit stage if a service is required for the individual lot's proposed use.

**Policy 7.2.5** A franchised utility shall be incorporated to manage and maintain the fire suppression system in accordance with the requirements of the County.

**Policy 7.2.6** A Site Servicing Franchise Agreement shall be entered into that reflects the operational details of the fire suppressing servicing infrastructure. This Agreement shall include provisions related to: a) Ownership of the facilities; b) Turnover strategy for facilities, infrastructure, and associated lands; c) Franchise Agreement and franchised utility provider information.

**Policy 7.4.1** An Emergency Response Plan shall be submitted by the Developer to the satisfaction of the County at subdivision stage.

**Policy 7.4.2** Individual Emergency Response and Evacuation Plans shall be submitted for individual lots, as applicable, to the satisfaction of the County at the Development Permit stage.

**Policy 8.0.1** The proposed north Heatherglen lands will be developed as a single phase.

**Policy 10.0.1** Redesignation, subdivision and development of lands within the Conceptual Scheme planning area shall be guided by the policies contained herein and implemented through the Land Use Bylaw, conditions of Subdivision Approval and the conditions of the Development Permits for the individual lots.

**Policy 10.1.1** The exact location, size, and location of the Public Utility Lot shall be determined at the subdivision stage when the detailed engineering drawings are completed.

**Policy 10.2.1** The Developer shall submit a Construction Management Plan at the subdivision stage to address any construction issues, such as noise and construction access to the Plan area.

**Policy 10.2.2** The Construction Management Plan shall address weed management in accordance with County requirements that provides a plan to control, impede and remove weed growth during construction and grading.

**Policy 10.3.1** Architectural Controls and Restrictive Covenants, reflecting the County's "Commercial, Office and Industrial Design Guidelines" shall be detailed and registered on title at the subdivision Stage by the Developer.

**Policy 10.3.2** Architectural Controls should be implemented at the Development Permit stage.

**Policy 10.4.3.1** A Solid Waste Management Plan shall be provided by the Developer at the at the subdivision stage in accordance with the County Solid Waste Master Plan it shall identify how the Developer will manage solid waste during construction and how the responsibility of solid waste will be transferred to the individual lot owner's and/or a Lot Owner's Association via the development's architectural controls.

**Policy 10.4.3.2** A qualified waste management provider, to be contracted by the individual lot owners, and/or a Lot Owner's Association will provide solid waste management services within the plan area.

**Policy 10.5.7.1** As a condition of subdivision, a landscaping plan shall be prepared to the satisfaction of the County. This plan must illustrate the treatment on the proposed PUL and south interface area between the proposed industrial lands and the Prairie Schooner Estates residential lands, WH Canal trail system, and the Heatherglenn south golf course lands.

**Policy 10.5.7.2** A landscape easement shall be provided to allow for the protection of landscaping area on the south interface. The landscape easement will be in the rear yard and / or side setback area and will count toward the minimum 10% landscaping required in the land use bylaw for applicable individual lots. A landscaped strip will also be required at the front of the property facing the new internal subdivision road.