



LELAND BUSINESS PARK

CONCEPTUAL SCHEME



Bylaw C-6376-2006, Adopted December 12, 2006

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

**MUNICIPAL DISTRICT OF ROCKY VIEW NO. 44
BYLAW C-6376-2006**

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

WHEREAS the Council of the Municipal District of Rocky View No. 44 has received an application to adopt a Conceptual Scheme to provide a comprehensive policy framework to guide and evaluate future redesignation, subdivision and development within the NW 24-23-27-W4M and a portion of the SW 24-23-27-W4M consisting of approximately ± 202 acres being the proposed Leland Business Park Conceptual Scheme area, as shown on Schedule 'A', attached to and forming part of this bylaw; and

WHEREAS the Council deems it desirable to adopt the Conceptual Scheme; and

WHEREAS a notice was published on Tuesday, November 14, 2006 and Tuesday, November 21, 2006 in the Rocky View Weekly, a newspaper circulating in the Municipal District of Rocky View No. 44, advising of the Public Hearing for Tuesday, December 12, 2006; and

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

NOW THEREFORE the Council enacts the following:

1. That the Conceptual Scheme be adopted to provide a comprehensive policy framework to guide and evaluate future redesignation, subdivision and development within NW 24-23-27-W4M and a portion of the SW 24-23-27-W4M consisting of approximately ± 202 acres being the proposed Leland Business Park Conceptual Scheme area, as shown on Schedule 'A', attached to and forming part of this bylaw; and
2. The Bylaw comes into effect upon the date of its third reading.

**Division: 4
File: 03224003/006/015 - 2004-RV-248**

First reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, on Tuesday, November 7, 2006 on a motion by Councillor Goode.

Second reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, on Tuesday, December 12, 2006, on a motion by Councillor Habberfield.

Third reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, on Tuesday, December 12, 2006, on a motion by Councillor Solberg.

REEVE OR DEPUTY REEVE

MUNICIPAL SECRETARY

SCHEDULE 'A'

FORMING PART OF BYLAW C-6376-2006

A Conceptual Scheme for the NW 24-23-27-W4M and a portion of the SW 24-23-27-W4M consisting of approximately ± 202 acres being the proposed Leland Business Park Conceptual Scheme area.

Leland Business Park

Conceptual Scheme

December 2006

Prepared for: Municipal District of Rocky View No. 44

Prepared on Behalf of: Leland Properties Ltd.

Prepared by: Collins



Development Consultants Ltd.

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1.0 INTRODUCTION

1.1 Purpose

The Leland Business Park Conceptual Scheme prepared at the request of the Municipal District of Rocky View, provides a comprehensive framework for the redesignation, subdivision, and development of 81 hectares (201 acres), of which 56 hectares (140 acres) are owned by the Developer and the remaining 25 hectares (62 acres) are owned by the Municipal District of Rocky View. Located within the NW 24-23- 27-W4M and the SW 24-23-27-W4M, the following policies set out in the Conceptual Scheme are intended to guide the development of these lands for a business park, supporting services and infrastructure.

1.2 Objectives

- To establish a rational policy framework for the redesignation, subdivision, and development of the conceptual scheme area for a business park development and the supporting services and infrastructure.
- To provide a contextual basis to address development constraints and opportunities by describing the physical characteristics within the conceptual plan area and the surrounding lands.
- To provide policies that ensure the proposed uses for the conceptual plan area are consistent with the adjacent Hamlet of Langdon Area Structure Plan.
- To initiate a servicing plan that provides for the installation of utilities and infrastructure that is cost-effective to service and maintain.

1.3 Business Park Vision

This Conceptual Scheme proposes a future business / industrial park for lands owned by Leland Properties Ltd. located east of the Hamlet of Langdon. The business park is intended to complement and benefit the Hamlet of Langdon and surrounding community by providing new business and industry services to the immediate area. In addition, the proposed development is intended to provide additional employment to the community and additional tax revenue for the Municipality. The proposed development will encompass the southern portion of the Weed Lake wetlands, thereby giving this business/industrial park an ideal park-like setting. The development is intended to offer a wide variety of lot sizes ranging from 1 acre to 20 acres. The business park will occupy approximately 56 hectares (140 acres) whereas the Municipality-owed Weed Lake Wetlands will occupy approximately 25 hectares (62 acres) of the Conceptual Scheme limits.

1.4 Council Direction

At a meeting on June 22 2004, Council for the Municipal District of Rocky View passed the following motion with respect to an earlier application for redesignation: "that the

Developer prepare a Conceptual Scheme for the subject lands to be adopted by bylaw as a pre-requisite to Council considering the redesignation application. As part of the Conceptual Scheme, the applicant was required to conduct at least one open house prior to first reading of the adopting bylaw and the Conceptual Scheme should include but not be limited to the following items:

1. A description of all the lands contained within the Conceptual Scheme area;
2. The proposed use of lands within the Conceptual Scheme area;
3. The proposed parcel sizes for the Conceptual Scheme area;
4. The proposed internal street pattern;
5. An open space scheme recognizing the Weed Lake wetland area and identifying pedestrian pathways, linkages to the open space network within the Hamlet and the location and distribution of municipal and environmental reserves;
6. A servicing proposal including but not limited to public and private utilities for the Conceptual Scheme area;
7. A stormwater management scheme identifying key elements of the scheme, the distribution of these elements within the Conceptual Scheme area and their integration with other stormwater management systems operating within the Plan area;
8. Any special policies that may be required to give guidance to the preparation of tentative plans of subdivision including but not limited to geotechnical, hydrogeological, hazard and/or environmental conditions with the Conceptual Scheme area;
9. Shall evaluate and address any off-site development issues that may result from development within the Conceptual Scheme area;
10. Ensure that the transition between adjacent land uses and proposed land uses in the Conceptual Scheme area are compatible or anticipated conflicts are mitigated; and,
11. Any other matters deemed appropriate by the Municipality.

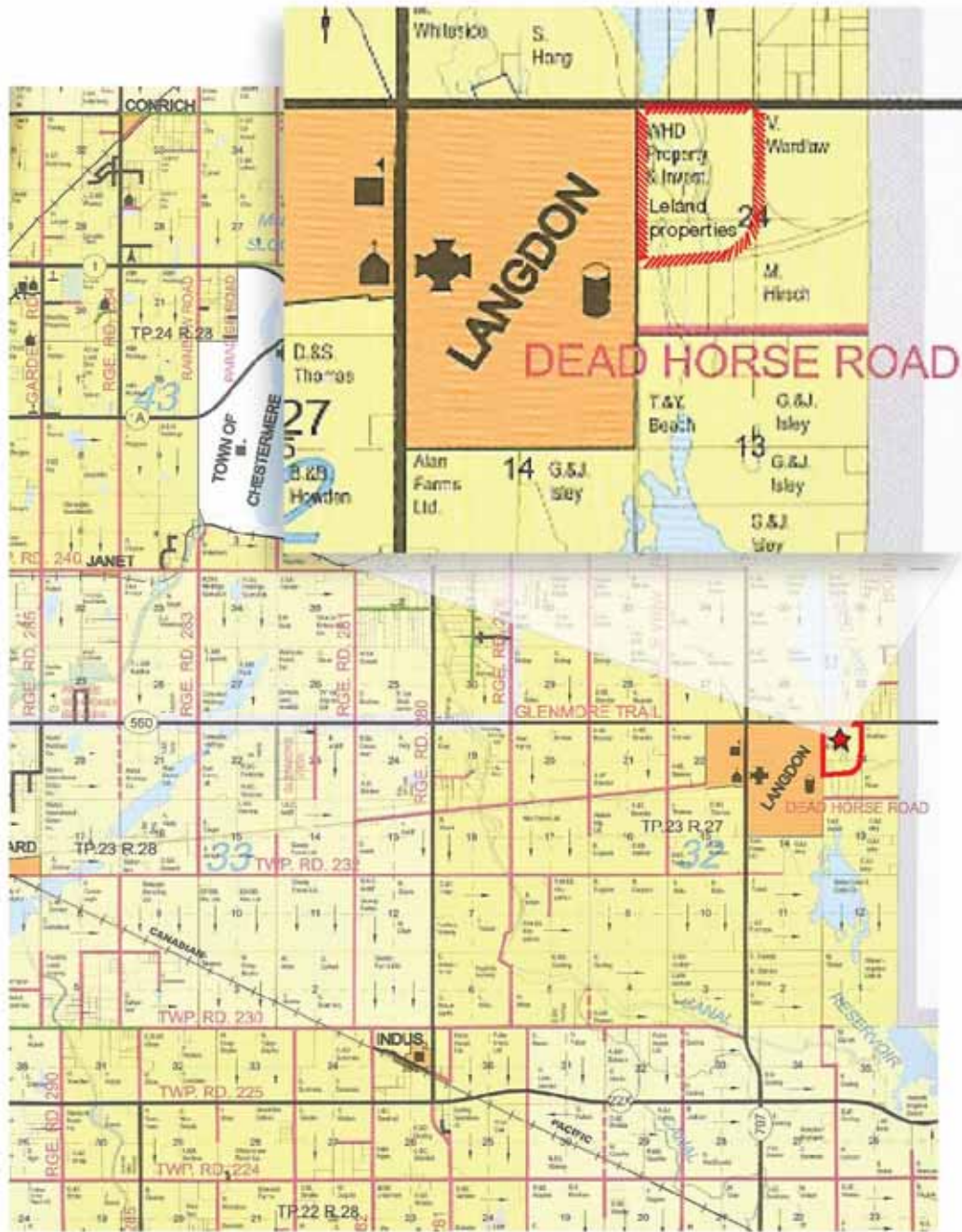


Figure 1:

Location Map

Date: December, 2006

For: Leland Properties

By: Collins Development Consultants Ltd.



2.0 CONCEPTUAL SCHEME PLANNING AREA

2.1 Study Area

The subject lands are located within the Municipal District of Rocky View and are situated on the east boundary of the Hamlet of Langdon. The property is approximately 20 km (12 mi) east of Calgary (see Figure 1). The subject lands are comprised of 81 ha (201 ac), of which 56 ha (140 ac) are owned by the Developer and the remaining 25 ha (62 ac) are owned by the Municipality. The lands are located within the NW 24-23-27-W4M and the SW 24-23-27-W4M. The lands are bounded to the north by Township Road 234 and the Weed Lake Wetland; to the west by an undeveloped road allowance, the Langdon Wastewater Treatment Facility and Solid Waste Transfer Site and the recently approved Langdon East Conceptual Scheme; and, to the south and east by large lot residential parcels along with various agricultural parcels.

Policy

2.1.1 Policies contained in the Leland Conceptual Scheme shall apply to all lands within the plan area as shown in Figure 1.

2.2 Current Land Use

A portion of the subject lands are currently used for agricultural pasture lands and are consistent with the land use designation of the Ranch and Farm District of the M.D. of Rocky View Land Use Bylaw (C-4841-97). The purpose of the Ranch and Farm (RF) District is to provide for agricultural activities as a primary use.

2.3 Surrounding Land Uses

As Figure 2 illustrates, the lands to the north are farmland and designated Ranch and Farm (RF) District. The purpose of the Ranch and Farm (RF) District is to provide for agricultural activities as a primary use. These lands include the northern extension of Weed Lake and are separated from the subject lands by Township Road 234. The lands to the east are also farmland and are designated Ranch & Farm District. They are separated from the subject lands by the former Canadian Pacific Railway right of way. The lands in the south include a number of 8 hectare (20 acre) parcels designated Agricultural Holding (AH) District. The purpose of the Agricultural Holding (AH) District is to provide for a range of parcel sizes for agricultural uses. While it generally assumes agricultural uses on large parcels, it also recognizes the need for agricultural uses on smaller parcels. These parcels all contain occupied residential dwellings.

These lands to the south are also separated from the subject lands by the former Canadian Pacific Railway right-of-way with most parcels containing residential dwellings. To the west are the Langdon Waste Water Treatment Facility and the approved Langdon East Conceptual Scheme - a future residential and business park development. These lands are designated Direct Control (DC) District and have various development cells for residential and business/industrial type uses.

As mentioned earlier, the Langdon Wastewater Treatment Facility, Solid Waste Transfer Site and the proposed Langdon East business park are located to the west of the subject lands. These uses are outlined in the Hamlet of Langdon Area Structure Plan and in the adopted Langdon East Conceptual Scheme.

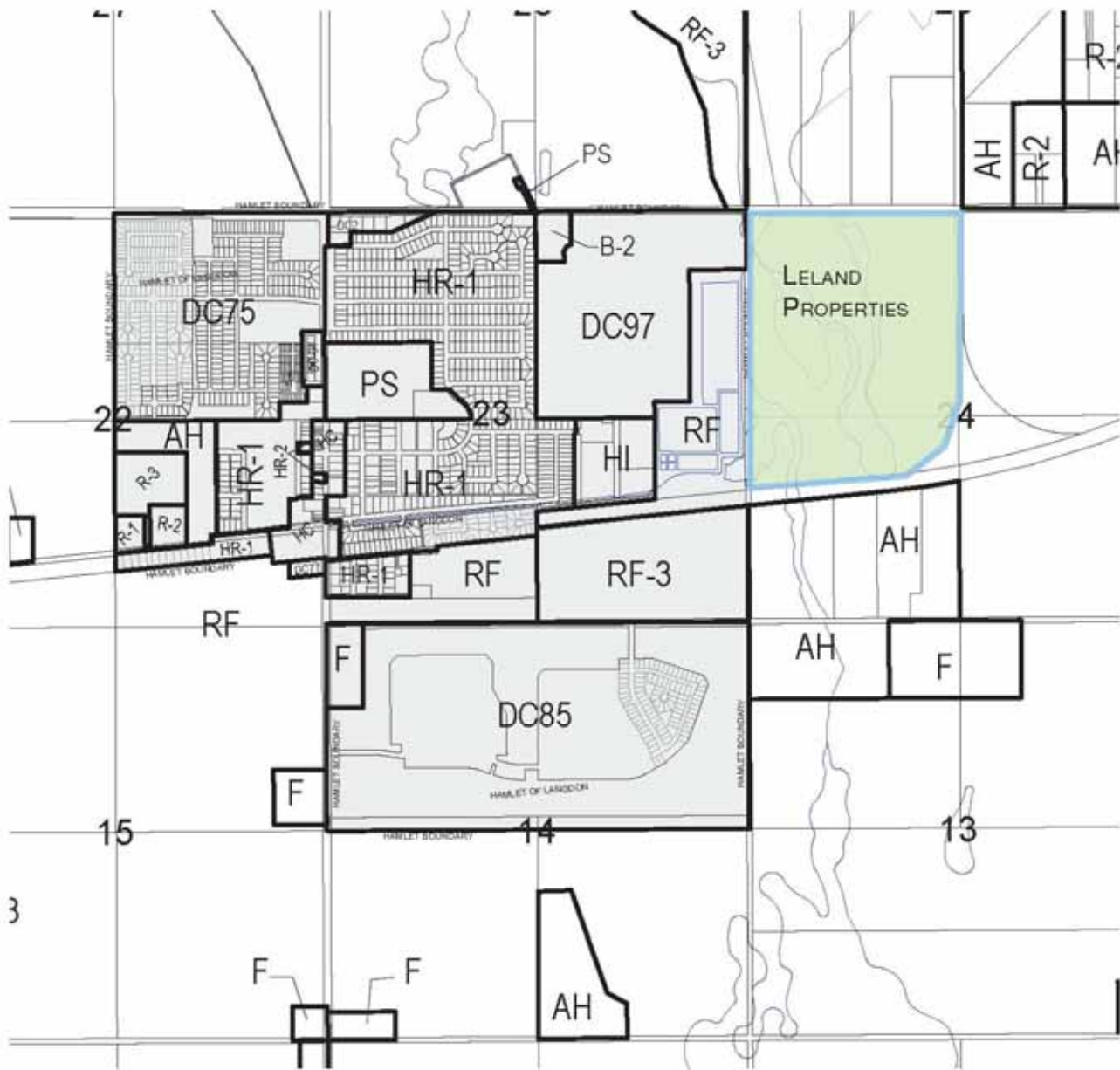


Figure 2:
Surrounding Land Uses

Date: December, 2006
 For: Leland Properties
 By: Collins Development Consultants Ltd.

LEGEND

- HI hamlet industrial district
- HR hamlet residential districts
- B-2 general business district
- HC hamlet commercial district
- R residential districts
- PS public services district
- RF ranch and farm district
- AH agricultural holding district
- F farmstead district
- DC direct control district



3.0 STATUTORY PLAN COMPLIANCE

3.1 Municipal Development Plan (MDP)

The Municipal Development Plan is a statutory plan that establishes the long range planning policies for the M.D. of Rocky View. The MDP policies that pertain to the subject area are as follows:

Section 6.0 Business Development

“Diversification of business development is important to the economy of the Municipality. Opportunities for the growth of a variety of commercial and industrial land uses should be provided. Commercial and industrial uses should be facilitated which are of a scale and character which integrate into the existing land use pattern. Highway Commercial is a unique type of business development which requires special consideration to ensure transportation corridors remain safe and efficient plus considering appearance of the rural countryside.”

“*Goal:* To encourage and facilitate business opportunities which enhance and strengthen the economy of the Municipality”

3.2 Land Use Bylaw C-4841-97

The subject lands are currently designated Ranch and Farm (RF) District under the M.D. of Rocky View Land Use Bylaw (see Figure 2). To accommodate the proposed land uses, an amendment to the Land Use Bylaw is needed thereby redesignating the subject lands from Ranch and Farm District to a Direct Control District in order to accommodate the various uses being sought. A Direct Control District will also provide for additional design controls that would not otherwise be available in the existing General Business District.

The DC Bylaw is broken down into two cells. The first cell being the business park and all pertaining infrastructure including roads, public utility lots and pathways. The second cell is comprised of the Weed Lake Wetland in its entirety.

4.0 PHYSICAL SITE ATTRIBUTES

4.1 Topography

The topography of the subject lands is characteristic of the flat prairie that defines the Langdon area. The elevations range from 1002.25 metres (3288 feet) as the highest point to 999.0 metres (3277 feet) as the lowest point, a change of 3.25 metres (10.7 feet). Lands above 999.5 metres (3279 feet) are considered suitable for development whereas those below will be maintained as part of the Weed Lake Wetland system. This determination was made by the Municipality at the time the marsh lands were expropriated from the subject lands.

4.2 Hydrology & Geotechnical Considerations

There are two low-lying areas in the plan area. The first is the Weed Lake Wetland that while considered part of the scope of this Conceptual Scheme, as per Council's direction, is in fact owned and controlled by Municipal District of Rocky View. The second low-lying area is located in the southwest corner of the subject lands and is designed to accommodate stormwater runoff in addition to draining into Weed Lake.

4.3 Soils & Vegetation

The soil classifications of the subject lands range from moderate or severe limitations to no capability for sustained arable agricultural uses (Classes 3, 5 & 7). This is due to poor drainage and high salinity of these soils. There are no trees, shrubs or desirable vegetation on the subject lands.

4.4 Environmental Considerations

Given the exclusive use of the subject lands for agricultural purposes on the higher elevations and the remainder of the subject lands in proximity to the wetland unsuitable for cultivation, there are no known hazards that would preclude the development of these lands. The Developer recognizes that the existence of the Weed Lake Wetland in close proximity to the subject lands may require special design considerations to ensure the municipality-owned wetland can be protected.

4.5 Historical Use of the Site

Based on discussions with the Owner and area residents, the subject lands have been left in an uncultivated state with a portion on the east side used for agricultural purposes.

4.6 Existing Structures

Currently, there are no structures on the subject lands and no known past structures.



Figure 3:

Topography Map

Date: December, 2006
For: Leland Properties
By: Collins Development Consultants Ltd.



4.7 Existing Transportation & Utilities Considerations

The subject lands have excellent access to major roads due to the proximity of Township Road 234 along the north boundary. This road provides excellent access west to both Calgary and Langdon, via Glenmore Trail (Highway 560), Highway 797 north and Main Street (formerly Highway 797 south).

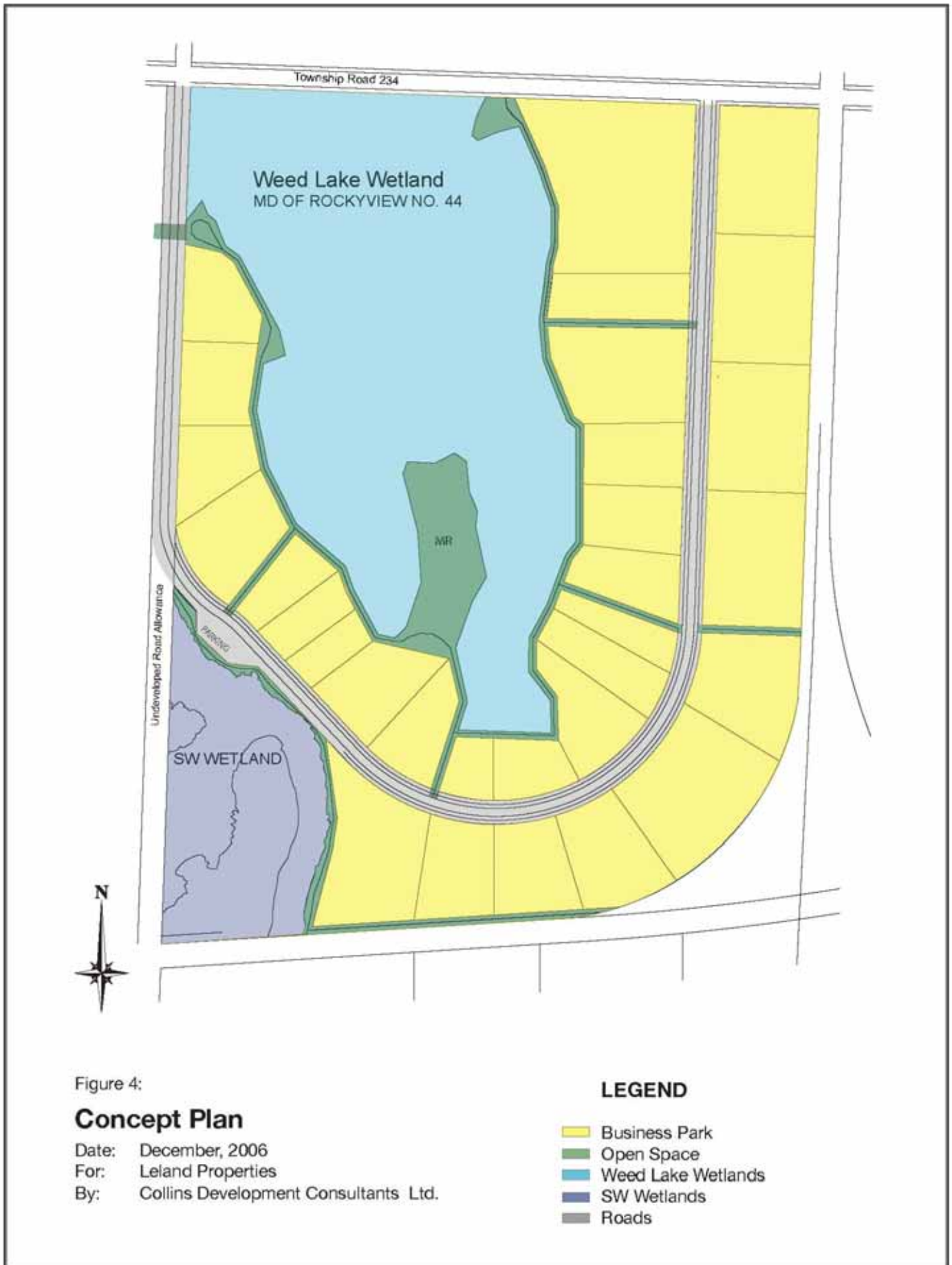


Figure 4:

Concept Plan

Date: December, 2006
For: Leland Properties
By: Collins Development Consultants Ltd.

LEGEND

- Business Park
- Open Space
- Weed Lake Wetlands
- SW Wetlands
- Roads

5.0 DEVELOPMENT CONCEPT AND SUBDIVISION DESIGN

5.1 Conceptual Scheme

This Conceptual Scheme proposes a business park as shown on Figure 4. The business park is intended to complement and benefit the Hamlet of Langdon and the surrounding community by providing new businesses, industries, services and ultimately additional employment for the surrounding community with little anticipated negative impact on the surrounding lands and its users. While some concerns have been raised by a few land owners immediately adjacent to the lands, the Developer has made revisions to the conceptual scheme and proposed land use district to address those concerns, namely access, types of uses and stormwater management.

The proposed development will be situated around the Weed Lake Wetland thereby giving this business park a park-like setting. This park-like setting is achieved by the addition of environmental and municipal reserve dedication around the perimeter of the wetland in addition to the development of a trail system along the wetland and throughout the development. A series of trail connections have also been provided to the south, east and west for future expansion beyond the subject lands.

Uses envisioned here include offices, automotive equipment and vehicle sales and service, garden center, light manufacturing, mini storage, recreational vehicle storage, and/or warehouses. A Direct Control Bylaw will set out the permitted land uses and design regulations permissible for these lands. The business park development will aim to provide for an aesthetically attractive development with limited off-site impacts via limited outside storage, lighting, landscaping, fencing.

Policy

- 5.1.1 Business park lands subdivided within the Conceptual Scheme subject lands shall conform to the requirements of the approved Direct Control District with respect to parcel size, front, side and rear yard setbacks, building height, etc., and the General Regulations as set forth within the current Municipal District of Rocky View's Land Use Bylaw.

5.2 Proposed Land Use

A proposed Direct Control (DC) District is proposed for the lands owned by Leland Properties Ltd. as well as the lands owned by the Municipality. The direct control district will allow the development to accommodate a range of uses found in both the General Business (B-2) District and the Hamlet Industrial (HI) District.

Policy

- 5.2.1 The Municipal District of Rocky View shall implement this Conceptual Scheme through the redesignation, subdivision and development approval process.
- 5.2.2 A Direct Control (DC) District is required in order to implement the land use and development guidelines for the Leland Business Park.

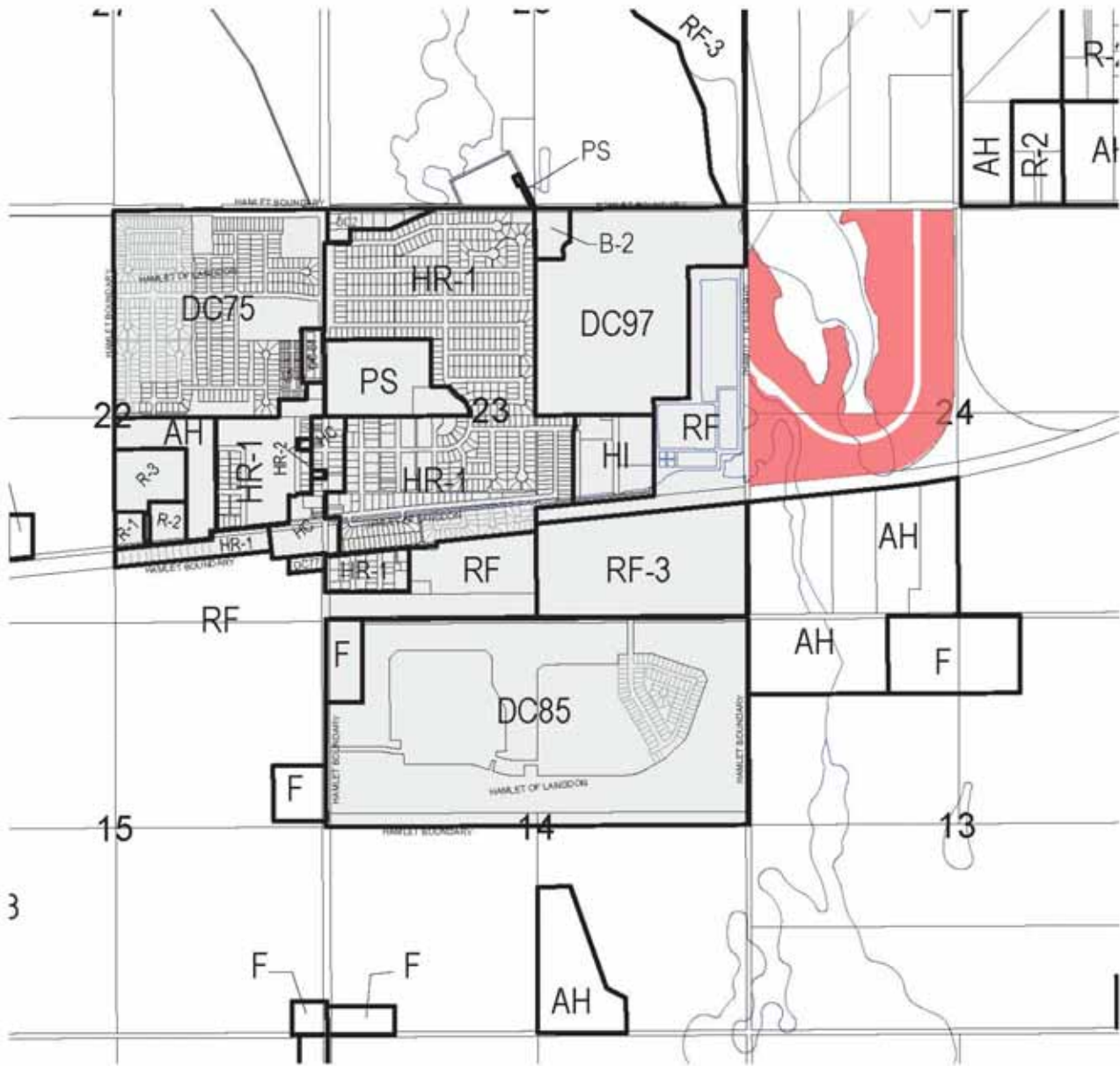


Figure 5:
Proposed Land Use

Date: December, 2006
For: Leland Properties
By: Collins Development Consultants Ltd.

LEGEND


 Direct Control District








Figure 6:

Integration Plan

Date: December, 2006
For: Leland Properties
By: Collins Development Consultants Ltd.

LEGEND:

-  Pathways
-  Proposed
-  Langdon East Conceptual Scheme
(subdivision conceptual only)

5.3 Subdivision Design

The business park will occupy approximately 56 hectares (140 acres) while using the municipally owned Weed Lake Wetlands (25 hectares (62 acres)) as a centrepiece and amenity area (see Figure 5). The development intends to offer a wide variety of lot sizes ranging in size from 0.4 ha (1.0 ac) up to 8.0 ha (20.0 ac). Each lot will be serviced by an industrial sized collector road built to the Municipality's municipal road standards and connect to Township Road 234. The industrial collector is one contiguous road for ease of access that will loop through the proposed development as shown on Figure 4.

A setback of 30 metres from Weed Lake is being proposed which will include 10 metres from the edge of Weed Lake to the property lines to ensure protection of the Weed Lake Wetland. The 10 metre buffer, is comprised of a 6.0 metre wide environmental reserve strip and a 4.0 metre wide municipal reserve strip. In addition to that, the plan calls for an additional building setback of 20.0 metres from the rear property line for all lots abutting the Weed Lake Wetland.

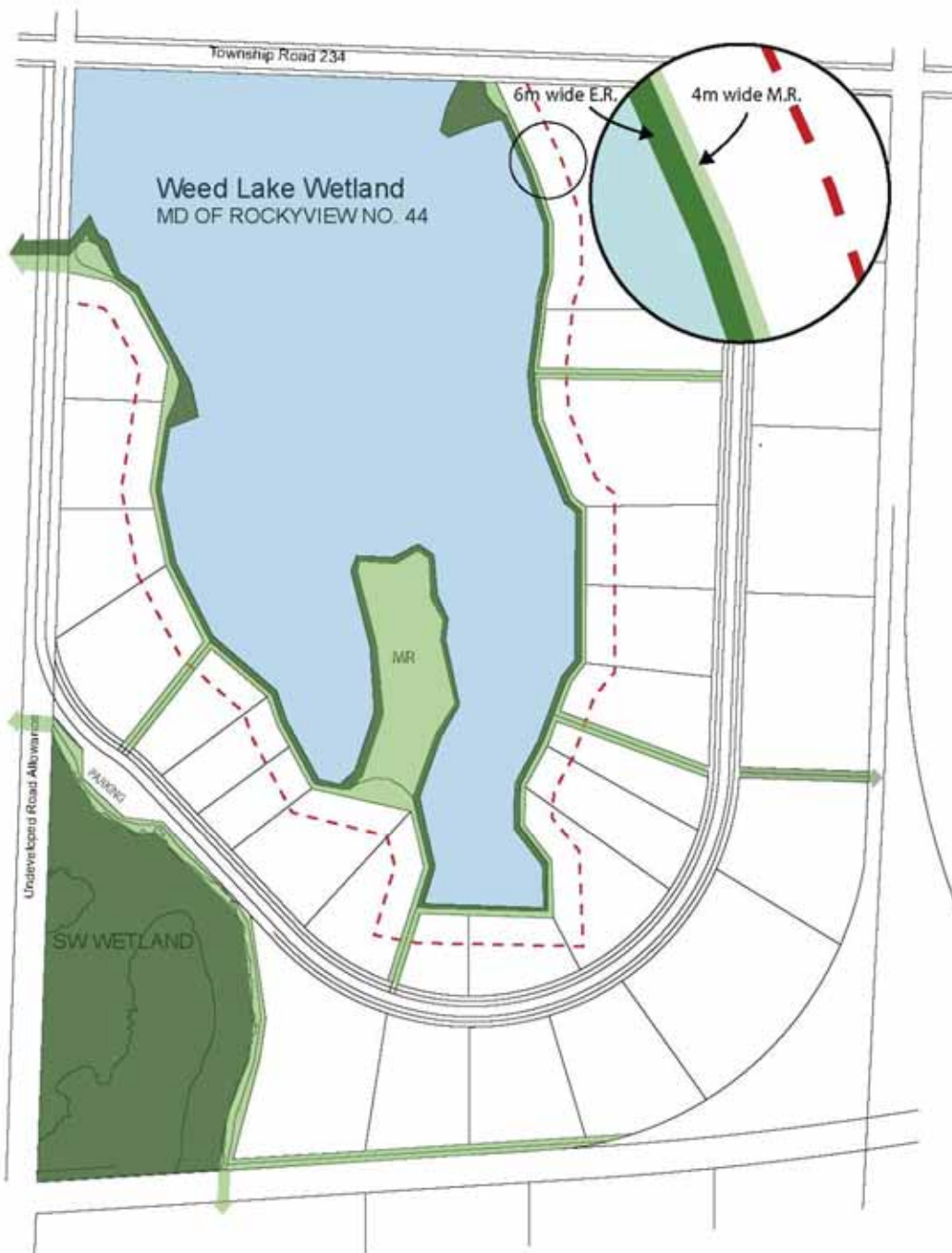
Policy

5.3.1 The subdivision of the subject lands shall proceed in accordance with the Concept Plan as illustrated in Figure 4 with all proposed parcels meeting the minimum and maximum requirements of the Direct Control Bylaw as outlined in the Municipal District of Rocky View Land Use Bylaw.

5.4 Open Space

A pathway is proposed along the edge of the wetland (see Figure 6). A 10 metre (32.8 feet) setback is proposed between the edge of the Weed Lake Wetland and all future lot lines. The 10 metre buffer will consist of 6.0 metres (20.0 feet) of environmental reserve, situated immediately adjacent to the wetland and a 4.0 metre (13.0 feet) buffer strip of municipal reserve abutting the property lines. For all lots abutting Weed Lake, an additional 20 metre (66 feet) building setback is proposed from the rear of each lot. Therefore, no buildings/structures will be permitted within the 20 metre buffer. The resulting 30 metre buffer will provide more than adequate spacing between development within each parcel and the Weed Lake Wetland.

Excluding the Weed Lake Wetland complex, over 4.8 ha (12.0 ac) of the subject lands will be set aside for open space areas and pathways, therefore representing an overall dedication of 12.4% of open space. The Municipal Government Act requires that up to 10% of the subject land be dedicated for reserve lands. Numerous pathways have been designed into the concept plan to allow for easy access throughout the development and to areas outside of the planning area. While there is no development abutting the development in which to take advantage of a continuous pathway network at this time, the plan does provide for such linkage opportunities should the lands be developed in the future. The Developer will be responsible for the construction of all pathways throughout the plan area. Ongoing maintenance of the pathway system will be the responsibility of the Lot Owners Association that will be established upon subdivision approval. While each lot owner will be responsible for their own landscaping and fencing requirements, an overall landscape plan will be prepared to address all lands being dedicated as reserve lands. Details pertaining to issues such as vegetation, fencing, berming, screening will be addressed at that time.



LEGEND:

-  Open Space / M.R.
-  Weed Lake Wetland
-  Environmental Reserve
-  Building Setback
-  Pathway

Figure 7:
Open Space

Date: December, 2006
For: Leland Properties
By: Collins Development Consultants Ltd.



Policy

- 5.4.1 *The open space areas and pathway system shall be dedicated as either municipal reserve and/or environmental reserve in accordance with Figure 4 and Figure 6 at time of subdivision.*
- 5.4.2 *As a condition of subdivision, a Landscape Plan will be prepared by a qualified professional with respect to all lands that will be dedicated as either environmental or municipal reserve.*
- 5.4.3 *The construction of the pathway system shall be the responsibility of the Developer, whereas the ongoing maintenance of the pathway system shall be the responsibility of the Lot Owners Association, formed from amongst the owners of each individual lot within the subject lands.*
- 5.4.4 *If required, all lands within the Conceptual Scheme area to be dedicated as Municipal Reserve shall be filled to an elevation 0.3 m above the 1:100 yr. flood level as a condition of subdivision.*

5.5 Architectural Guidelines

The Developer proposes architectural guidelines for the overall business park. The purpose and intent of such guidelines is to allow for a continuity of buildings and structures throughout the plan area and to ensure that adjacent buildings/structures are similar in size and scale. Themes may vary throughout the development in each phase dependant on market trends. Therefore, the guidelines may be revised on occasion to reflect such changes.

Policy

- 5.5.1 *Architectural and site development standards proposed for the development will be considered at the time of subdivision approval.*
- 5.5.2 *Implementation and enforcement of the architectural and site development standards will be the responsibility of the Developer and the Lot Owners Association.*
- 5.5.3 *Architectural and site development standards for individual lots should identify and encourage the use of finish materials which may include natural colours, brick and wood. The massing of the structures and roof lines should also be considered within the standards.*

5.6 Crime Prevention Through Environmental Design (CPTED)

During the subdivision design and approval process, appropriate considerations will be taken to ensure that users of the business park and area residents, taking advantage of

the open space areas, are not subject to potential dangerous situations as a result of the design of the development. Examples of CPTED measures include restricting excessive vegetation along trails and property lines so as not to easily conceal an individual. Another example is the location of proper and adequate lighting throughout the development so as to create a sense of security during non-daylight hours.

5.7 Phasing

The plan area will be developed in three phases as shown in Figure 9. Business development will commence from Township Road 234 in the northeast and will progress south and then back north to the west. The sequence was chosen to progress from north to south around the Weed Lake Wetland. Construction traffic will be routed off Township Road. 234 to the proposed roadway to the east.

Phasing may occur out of sequence, provided that the M.D. of Rocky View is satisfied that adequate provisions have been made for roads and services.

During the construction of Phase 2 lands, the Developer will be responsible for ensuring that a secondary road access is made available in the form of an emergency access to the northwest. This road access will be in the form of a rough graded road with limited access. Upgrading of this road to an approved standard will occur during construction of the third and final phase.

Policy:

- 5.7.1 *The plan area will be developed in three phases as shown in Figure 9.*
- 5.7.2 *Subdivision may proceed out of sequence, without amendment to the Conceptual Scheme, provided the Developer can demonstrate that the required infrastructure is in place and/or available to sustain the proposed subdivision phasing.*

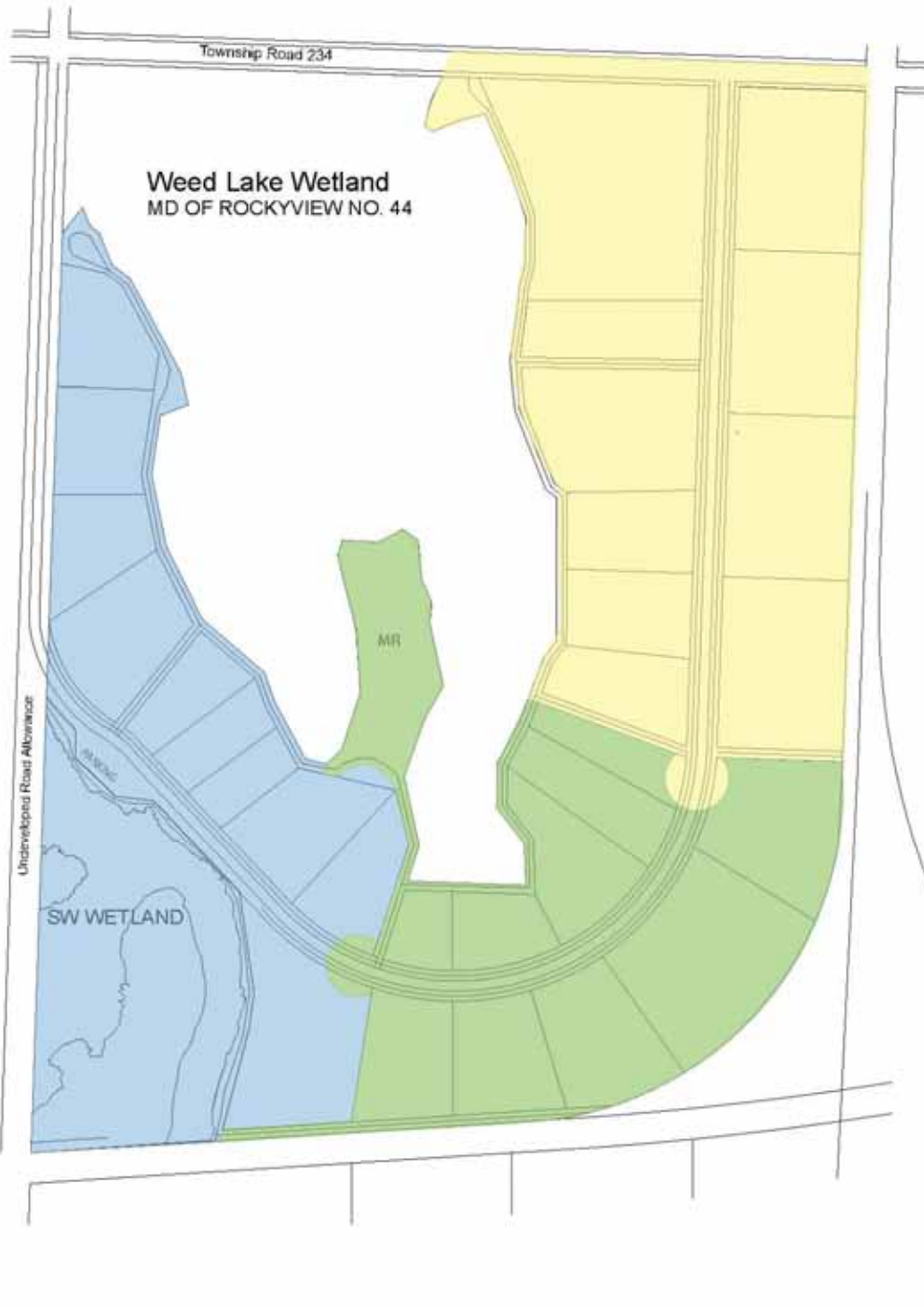


Figure 8:
Phasing

Date: December, 2006
For: Leland Properties
By: Collins Development Consultants Ltd.

LEGEND

- PHASE 1 - 20.11 Hectares (49.7 Acres) +/- 10 LOTS
 - PHASE 2 - 12.58 Hectares (31.1 Acres) +/- 10 LOTS
 - PHASE 3 - 12.34 Hectares (30.5 Acres) +/- 10 LOTS
- (including roads and open spaces/m.r.)

6.0 INFRASTRUCTURE

6.1 Transportation

6.1.1 Transportation Overview

Access to the business park will be via a 30 metre (98.4 feet) collector road accessing Township Road 234 from two locations; one in the northeast and a second in the northwest from an undeveloped road allowance as shown on Figure 4. The existing 20 metre (65.6 feet) undeveloped road allowances will need to be widened to 30 metres (98.4 feet) to be in compliance with the municipal road standards.

To provide access to the public wishing to utilize the open space areas, a public parking area has been provided for within the road right-of-way of the collector road. The parking area is in close proximity to the Weed Lake Wetland and adjacent trails/pathways.

6.1.2 Traffic Impact Assessment

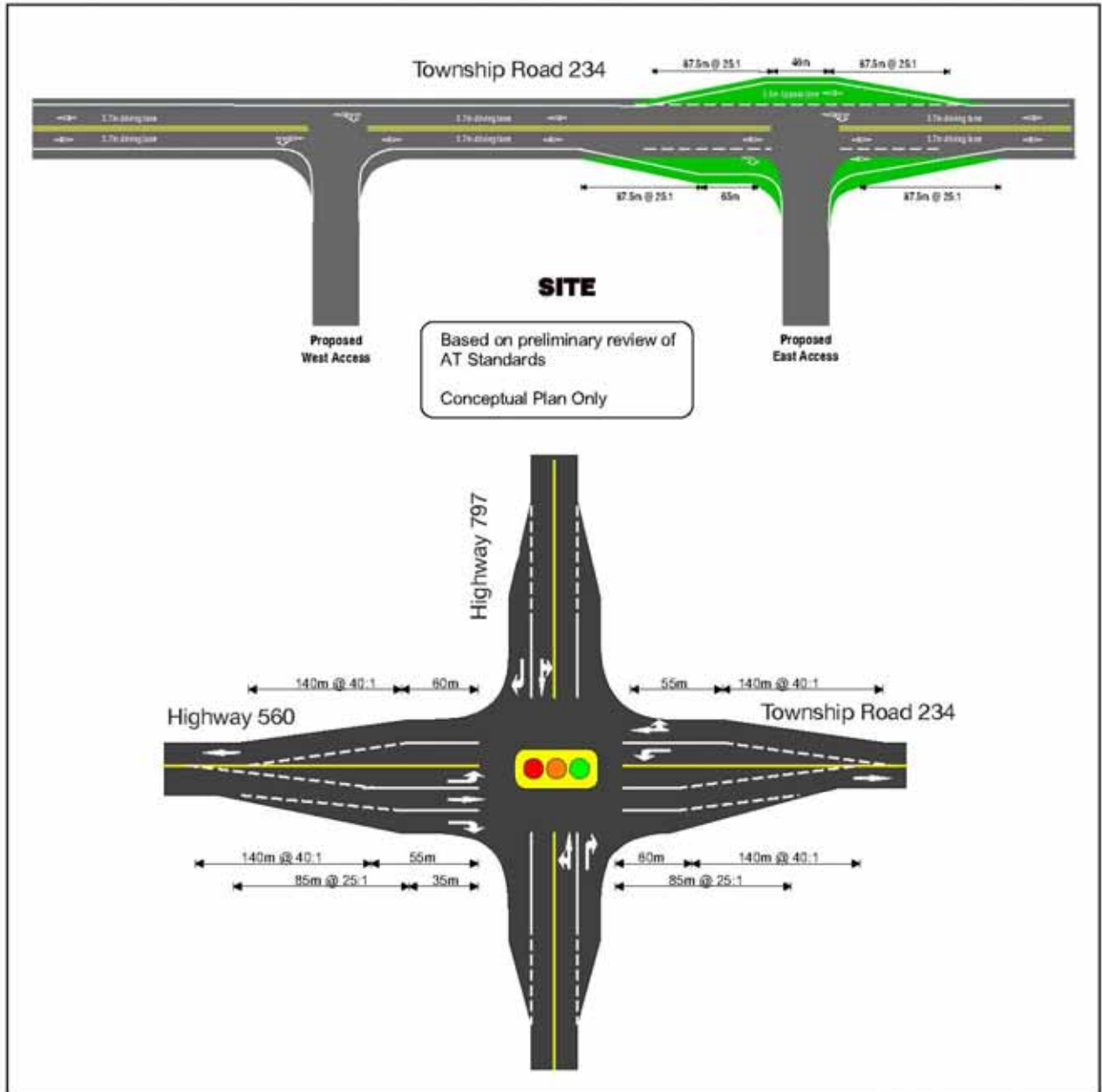
A Traffic Impact Assessment in consultation with the M.D. of Rocky View and Alberta Infrastructure and Transportation was prepared by D. A. Watt Consulting. The TIA provided the justification for the proposed business park and is outlined below. The proposed business park use is expected to generate approximately 830 vehicles per hour (vph) during the weekday morning peak hour and 900 vph during the afternoon peak hour. Approximately 11% of the subject lands will be used for roads.

The TIA identified the need for the upgrading of the intersection of Township Road 234 and Highway 797 (Main Street) at full development of the subject lands. Anticipated improvements include lane changes and signalization. It is also anticipated that the subject lands will be phased in or developed over a period of time.

This study also advises that the potential development of other lands in the vicinity to the subject lands including lands within the Hamlet of Langdon will have an impact on the external road over and above the anticipated impact from this proposed business park. While traffic impact studies have been completed for these future developments, it is not clear if a review of the cumulative impacts of these future developments has been done and whose development will trigger the need for these upgrades. Consequently, this intersection should be monitored in terms of traffic volumes and operating conditions.

6.1.3 Recommendations

The land use assumptions of the TIA incorporated the proposed land uses contained in the Conceptual Scheme. The TIA assumed full buildout either in 5 years or less (short term) or in 10 years (long term). It reviewed both access points along Township Road 234 and the intersection at Township Road 234 and Highway 797 (Main Street), located approximately 3 km (2 mi) to the west of the subject lands. The following are their conclusions and recommended improvements.



provided by D.A. Watt Consulting

Figure 9:

Intersection Plans

Date: December, 2006
For: Leland Properties
By: Collins Development Consultants Ltd.



Two Access Roads

The TIA reviewed the two proposed access points on Township Road 234 using Alberta Infrastructure and Transportation guidelines. Based on the projected traffic volumes (830 vph during the weekday morning peak hour and 900 vph during the afternoon peak hour), this study recommended that a separate right-turn and a by-pass lane for the eastbound right turning and westbound left-turning movements at the east access is recommended as shown on Figure 7. Lane improvements were not warranted for the west access to the subject lands. With the lane improvements for the east access, the two proposed accesses will operate at acceptable Levels-of-Service (LOS) as unsignalized intersections during both the morning and afternoon peak hours for both the short-term and long term scenarios.

Township Road 234 / Highway 797 (Main Street)

The TIA made the following recommendations regarding this intersection:

- This intersection performs at an acceptable level-of-service (LOS) for the existing and long-term horizons with the existing laning and traffic control (4-way stop control).
- The intersection meets warrants to upgrade the laning to a separate eastbound right-turn lane, eastbound left-turn lane and westbound left-turn lane for the short-term and long-term post-development scenarios.
- The intersection did not meet warrants for traffic control signals under the short-term post-development scenario but did require a signal based on capacity analysis. A traffic signal was found to be warranted at this intersection under the long-term post-development scenario.
- With the improvements of the signal and the laning at the intersection, the intersection will perform at an acceptable LOS (i.e. with delays at acceptable levels) for both the short-term and long-term post-development scenarios.
- It should be noted that the queue lengths for critical movements (eastbound and westbound through movements) in the peak hours did result in long queues even though the LOS and delay per vehicle was satisfactory (with traffic signals). Therefore, this may be an indication that Township Road 234 near this intersection may need to be twinned to reduce the queue lengths if both site and background traffic grows as anticipated.

Consideration of realigning the internal collector road in the northwest corner was considered. Municipal Staff suggested that the access be realigned so as to connect to the Langdon East Conceptual Scheme Plan. The proposed plan does not support a realigned collector road for two reasons. Firstly, an existing undeveloped road allowance exists along the western boundaries of the subject lands and development of this road allowance seems prudent under the circumstances. Secondly, the Langdon East Conceptual Scheme has been approved by Council and the application for subdivision approval is currently in process. Additionally the local road (cul-de-sac) within the Langdon East Conceptual Scheme is not designed to work as a collector road as is required of this plan.

Policy

- 6.1.1 *Access to the conceptual scheme shall be as shown in Figure 4.*
- 6.1.2 *An update to the Traffic Impact Assessment will be submitted prior to each phase of subdivision approval to the satisfaction of the M. D. of Rocky View and Alberta Infrastructure and Transportation.*
- 6.1.3 *The collector road and any necessary improvements to the regional road network shall be constructed by the Developer, to the satisfaction of the M.D. of Rocky View.*
- 6.1.4 *Payment of Transportation Off-site Levy shall be required at endorsement for each phase of subdivision approval.*

6.2 Servicing

6.2.1 Water Supply

The Hamlet of Langdon has an existing water distribution system with a treatment facility. It provides potable water and fire flows to residents and businesses. The water system can be expanded based on the need for new development. The water distribution system in the Hamlet of Langdon is a looped system. Therefore the proposed development will be serviced via the looped water piping system to provide adequate potable water and fire flows.

The existing water treatment facility has sufficient capacity to supply water to the proposed development. A letter from Langdon Waterworks Ltd. confirming this is in the Appendix.

Policy:

- 6.2.1.1 *Langdon Waterworks Ltd will supply water to the proposed development. Their conditions for supplying the water shall be met at time of subdivision approval and to the satisfaction of Alberta Environment and the M.D. of Rocky View.*
- 6.2.1.2 *All water lines and services shall be constructed in accordance with the M.D. of Rocky View's current Servicing Standards for Subdivision and Road Construction.*

6.2.2 Sanitary Sewage Treatment

The Hamlet of Langdon has a sewage collection system that conveys sewage to a sewage treatment facility. This proposed business park development will require the installation of a sewage collection system, a lift station and a forcemain to connect to Langdon's sewage treatment facility surge tank.

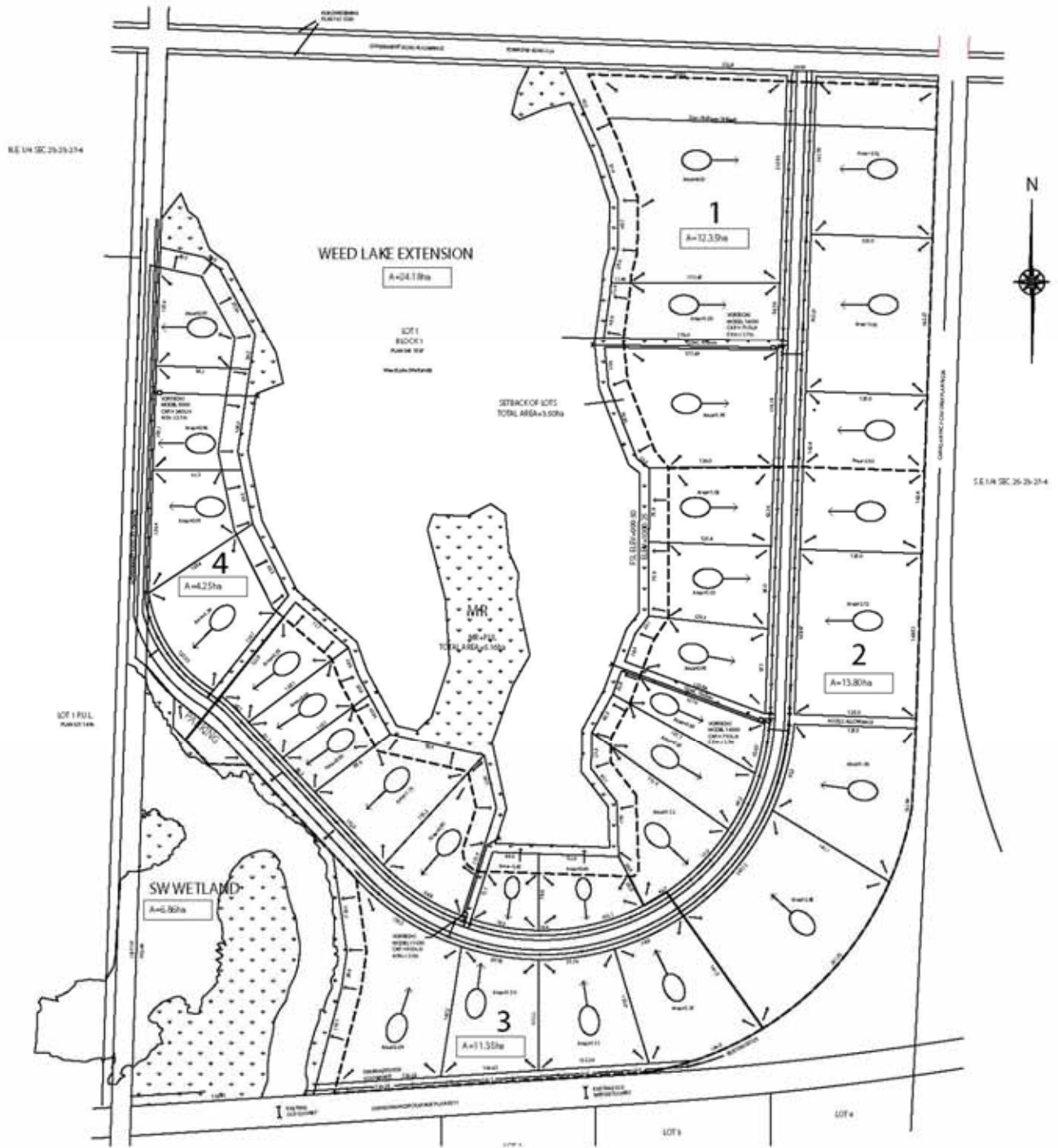


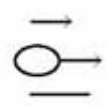
Figure 10:
Storm Drainage Plan

Date: December, 2006
 For: Leland Properties
 By: Collins Development Consultants Ltd.

Legend:

- FLOW DIRECTION
- ON-SITE DETENTION
- CATCHMENT BOUNDARY

ALL DIMENSIONS ARE IN METRES.
 ALL AREAS IN HECTARES
 AREA AFFECTED BY THIS PLAN IS OUTLINED THUS:



The existing Langdon sewage treatment facility is designed to accept residential strength sewage. Any business in this development that produces sewage that is of a higher strength sewage, must pre-treat the sewage prior to its entering into the collection system.

Policy:

6.2.2.1 All sanitary sewer lines and services shall be constructed in accordance with the M.D. of Rocky View's current Servicing Standards for Subdivision and Road Construction.

6.2.2.2 The Developer will be responsible for developing a system to address the potential sewage from this business development that is of a higher strength sewage than residential strength sewage suitable for the Langdon sewage Treatment Facility.

6.2.3 Stormwater Management

A preliminary storm drainage plan was prepared by Lee Maher Engineering Associates Ltd. in support of this application. The storm drainage plan includes a general drainage concept and addresses stormwater quality control.

The majority of the pre-development runoff generated on the site enters the central depression and evaporates or slowly drains to the Weed Lake complex through a newly constructed culvert under Township Road 234. Runoff from the southwest corner of the site enters the existing southwest wetland, which extends south up to the Langdon Reservoir. The undeveloped lands to the east of the plan area drains to its own slough. The overflow from this slough and the runoff from the properties adjacent to the northeast side of the plan area drain south and west along the private road ending in a low spot within the former CPR right-of-way. A portion of the acreage on the south from the former CPR right-of-way also drains to this low spot through an old bridge structure in the CPR right-of-way.

The Weed Lake Rehabilitation project (a joint initiative between the Municipal District of Rocky View, Ducks Unlimited Canada, Western Irrigation District and Alberta Environment) is currently under construction. The Weed Lake extension to the south will be a shallow water body, with an average depth of about 1 metre. The original 100 year flood boundaries have been renegotiated with the Developer and the updated 100 year lake elevation follows the inside edge of the 10 meter buffer, including the south end peninsula.

The runoff from the proposed development will be conveyed by roadside ditches and discharged to Weed Lake through several stormwater treatment units (Vortechs) capable of treating the entire flow volume. The discharge through the units will not exceed the pre-development rates. The development area within the 20 metre setback around the lake will discharge directly to the lake as distributed flow. The provision of a 30 metre buffer will ensure that buildings and

vehicular access to this area is kept to a minimum and no pollution generating activities occur. Before entering the lake the water will be filtrated through the water edge vegetation.

The proposed stormwater treatment units (Vortechs) will receive the runoff from most of the developed site and will treat the entire flow, removing particles of 75 microns and larger in excess of 85% on the annual basis. Each of the lots will provide stormwater detention within their parking lots or roofs. The exact unit detention and discharge rate will be determined for each catchment at the design stage. As of August 22, 2006, the Municipality is requiring all post-development storm discharge rates be limited to a pre-development flow rate of 1.58 l/s/ha. All future stormwater management plans shall take into consideration this flow rate.

Roadside ditches will convey the flow discharges from the lots and the unrestricted runoff generated on the road allowance to oil/grit separators. If in the future a connection between the southwest wetland and the southwest bay of Weed Lake is required by a regional storm drainage plan, the proposed pathway connection between the collector road and the wetland shore can be used to construct a culvert or a ditch.

The proposed drainage solutions enable phasing of the development in respect to storm drainage catchments. A detailed stormwater management plan shall be completed for each of the proposed catchments as well as for each lot being developed.

It is anticipated that the existing traplow shall have enough storage capacity to cater for runoff from the development. A Stormwater Management Plan shall be undertaken to ensure control of the 1:100 year post-development runoff and final discharge not to exceed pre-development rate.

Policy:

6.2.3.1 The proposed stormwater drainage plan shall conform to the Servicing Standards of the Municipal District of Rocky View

6.2.3.2 A Stormwater Management Plan shall be prepared at time of subdivision for each phase of development with the recommendations of same to be implemented by the Developer as a condition of subdivision, to the satisfaction of the Municipal District of Rocky View and Alberta Environment.

6.2.3.3 The Stormwater Management Plan shall ensure that the 1:100 year post-development runoff and final discharge does not exceed pre-development rates.

6.2.3.4 The storm water management facility shall adhere to Alberta Environment Guidelines.

6.2.3.5 No direct discharge of stormwater shall be permitted into the Weed Lake Wetland.

6.2.3.6 All Stormwater Management Plans prepared at each phase of subdivision must meet the requirements of the Weed Lake Stormwater Guidelines.

6.2.3.7 If required in order to comply with the Weed Lake Design Guidelines, the conclusions of the Stormwater Management Plan shall provide for the implementation of Stormwater Wet Ponds to be constructed by the Developer within Public Utility Lots (PUL) established at the subdivision stage.

6.2.3.8 The construction of a permanent connection between the SW wetland and the Weed Lake Extension shall be required as condition to the 1st phase of subdivision, and the infrastructure required to facilitate this connection shall be properly designed to ensure there is adequate capacity to carry water during major storm events without any flooding of adjacent lands.

6.2.3.9 The conclusions of the Stormwater Management Plan, to be prepared at each phase of subdivision, shall be required to demonstrate consistency with the conclusions of the Langdon Master Drainage Study

6.2.4 Shallow Utilities

Shallow utilities such as natural gas, electrical, telephone and cable services will be provided into the subject lands by the respective utility companies within existing road rights-of-way and/or easements. The ability to service the proposed development will be confirmed during the subdivision approval process.

Policy

6.2.4.1 Shallow utilities shall be provided within the subject lands at the sole expense of the Developer in accordance with a Utility Right-of-Way Plan established at time of subdivision.

6.3 Protective Services

Fire Protection for the subject lands will be serviced by 911 emergency services with an emergency locator system set up for each individual property. The Municipal District of Rocky View Fire Department will provide firefighting services. Adequate water supply will be provided to each parcel, via the Hamlet's looped system, to ensure proper fire suppression.

Policy

6.3.1 All parcels with the subject lands shall have water available at the lot line for fire suppression purposes. A water distribution system, including hydrants, shall be installed by the Developer as a condition of subdivision and to the satisfaction of the Municipal District of Rocky View.

7.0 PUBLIC CONSULTATION

Consultation with the public took various forms throughout the planning process. One form, as required under the Municipal Government Act, was an open house in which the surrounding community was invited to view the proposed conceptual scheme and various supporting maps and figures, ask questions and provide feedback. Such an open house took place on January 11, 2006 at the Langdon Field House. The open house was well attended with over 30 persons in attendance.

In order to further solicit feedback from the area residents and business owners, a questionnaire was provided to all in attendance. A summary of the results from the questionnaire is provided in the Appendix. Of those in attendance 66% were from within the Hamlet of Langdon with the remaining attendees living within 5 km of the Hamlet. A majority of those surveyed suggested that more businesses were required in the Langdon area. Those responding to the questionnaire also suggested various types of uses they would like to see in or near the Hamlet of Langdon. Some of those uses included medical facilities, office space, car wash, and hardware store.

Throughout the planning process for this conceptual scheme attention was paid to the adjacent landowners who had expressed concerns over various aspects of the proposed plan. This consultation resulted in numerous revisions to the conceptual scheme and the creation of a Direct Control District for the entire plan area. Two meetings were held with area landowners. The planning consultant and Developer were in regular contact with a number of residents throughout the evolution of the conceptual scheme providing updates on the various revisions and work done toward resolving outstanding issues. The two landowners meetings were held January 5, 2006 and May 2, 2006.

Issues raised during the meetings revolved mainly around access, buffering, types of land uses and enforcement of development controls. The proposed conceptual scheme now provides a plan that provides access that is both functional and acceptable to all involved. Previously access to the east took the form of a winding collector road. The purpose of which was to connect the adjacent lands into the road network. This proposal was not acceptable to the two landowners abutting the subject lands to the east, therefore the alignment was straightened out in order to address their concerns. With respect to the issue of buffering between the residential parcels and the business park, it was agreed that a berm was not practical because of the excessive cost and space requirements. Landscaping while beneficial over the long term, has its consequences in that maintenance of vegetation lies with each individual lot owner and continued upkeep of vegetation along the rear property lines cannot be ensured. Also the adjacent landowners stated that it is difficult to maintain trees and scrubs in the area because of the soil conditions. As a result the perimeter of the business park will provide chain link fencing with the option of privacy slats where appropriate. This buffering between the business park and adjacent uses takes into account practicality, cost, appropriateness and functionality. Various land uses originally proposed have since been deleted and additional uses inserted that were deemed more appropriate. The proposed Leland Business Park Conceptual Scheme and Direct Control Bylaw makes best efforts to provide adjacent landowners and area residents assurances that their concerns have been heard and addressed.

8.0 IMPLEMENTATION

The Conceptual Scheme area has been designed to be in keeping with land uses within the Hamlet of Langdon and those business-type uses found throughout the Municipal District of Rocky View. The plan has also taken into account concerns and issues raised by area residents and business owners. Subdivision and development consistent with the policies of this Conceptual Scheme will maximize the development potential of the Planning area. Subdivision of the Conceptual Scheme area will be implemented through conditions of subdivision approval by the Municipal District of Rocky View.

9.0 POLICY SUMMARY

The following is a summary of all policies set out through this conceptual scheme.

Conceptual Scheme Planning Area

- 2.1.1 Policies contained in the Leland Conceptual Scheme shall apply to all lands within the plan area as shown in Figure 1.

Development Concept and Subdivision Design

- 5.1.1 Business park lands subdivided within the Conceptual Scheme subject lands shall conform to the requirements of the approved Direct Control District with respect to parcel size, front, side and rear yard setbacks, building height, etc., and the General Regulations as set forth within the current Municipal District of Rocky View's Land Use Bylaw.
- 5.2.1 The Municipal District of Rocky View shall implement this Conceptual Scheme through the redesignation, subdivision and development approval process.
- 5.2.2 To implement the land use and development guidelines for this business park, a Direct Control (DC) District is proposed.
- 5.3.1 The subdivision of the subject lands shall proceed in accordance with the Concept Plan as illustrated in Figure 4 with all proposed parcels meeting the minimum and maximum requirements of the Direct Control Bylaw as outlined in the Municipal District of Rocky View Land Use Bylaw.
- 5.4.1 The open space areas and pathway system shall be dedicated accordingly as either municipal reserve and/or environmental reserve in accordance with Figure 4 and Figure 6.
- 5.4.2 A Landscape Plan will be prepared by a qualified professional with respect to all lands that will be dedicated as either environmental or municipal reserve.
- 5.4.3 The construction of the pathway system shall be the responsibility of the Developer, whereas the ongoing maintenance of the pathway system shall be the responsibility of the Lot Owners Association, formed from amongst the Owners of each individual lot within the subject lands.
- 5.4.4 If required, all lands within the Conceptual Scheme area to be dedicated as Municipal Reserve shall be filled to an elevation 0.3 m above the 1:100 yr. flood level as a condition of subdivision.
- 5.5.1 Architectural and site development standards proposed for the development will be considered at the time of subdivision approval.

- 5.5.2 Enforcement of the architectural and site development standards will be the responsibility of the Developer and the Lot Owners Association.
- 5.5.3 Architectural and site development standards for individual lots should identify and encourage the use of finish materials which include natural colours, brick and wood. The massing of the structures and roof lines should be considered at the development approval stage.
- 5.7.1 The plan area will be developed in three phases as shown in Figure 9.
- 5.7.2 Subdivision may proceed out of sequence, without amendment to the Conceptual Scheme, provided the Developer can demonstrate that the required infrastructure is in place and/or available to sustain the proposed subdivision phasing.

Infrastructure

- 6.1.1 Access to the conceptual scheme shall be as shown in Figure 4.
- 6.1.2 An update to the Traffic Impact Assessment will be submitted prior to each phase of subdivision approval to the satisfaction of the M. D. of Rocky View and Alberta Infrastructure and Transportation.
- 6.1.3 The collector road and any necessary improvements to the regional road network shall be constructed by the Developer, to the satisfaction of the M.D. of Rocky View.
- 6.2.1.1 Langdon Waterworks Ltd will supply water to the proposed development. Their conditions for supplying the water shall be met at time of subdivision approval and to the satisfaction of Alberta Environment and the M.D. of Rocky View.
- 6.2.1.2 All water lines and services shall be constructed in accordance with the M.D. of Rocky View's current Servicing Standards for Subdivision and Road Construction.
- 6.2.2.1 All sanitary sewer lines and services shall be constructed in accordance with the M.D. of Rocky View's current Servicing Standards for Subdivision and Road Construction.
- 6.2.2.2 The Developer will be responsible for developing a system to address the potential sewage from this business development that is of a higher strength sewage than residential strength sewage suitable for the Langdon sewage Treatment Facility.
- 6.2.3.1 The proposed stormwater drainage plan shall conform to the Servicing Standards of the Municipal District of Rocky View
- 6.2.3.2 A Stormwater Management Plan shall be prepared at time of subdivision for each phase of development with the recommendations of same to be implemented by the Developer as a condition of subdivision, to the satisfaction of the Municipal District of Rocky View and Alberta Environment.

- 6.2.3.3 The Stormwater Management Plan shall ensure that the 1:100 year post-development runoff and final discharge does not exceed pre-development rates.
- 6.2.3.4 The storm water management facility shall adhere to Alberta Environment Guidelines.
- 6.2.3.5 No direct discharge of stormwater shall be permitted into the Weed Lake Wetland.
- 6.2.3.6 All Stormwater Management Plans prepared at each phase of subdivision must meet the requirements of the Weed Lake Stormwater Guidelines.
- 6.2.3.7 If required in order to comply with the Weed Lake Design Guidelines, the conclusions of the Stormwater Management Plan shall provide for the implementation of Stormwater Wet Ponds to be constructed by the Developer within Public Utility Lots (PUL) established at the subdivision stage.
- 6.2.3.8 The construction of a permanent connection between the SW wetland and the Weed Lake Extension shall be required as condition to the 1st phase of subdivision, and the infrastructure required to facilitate this connection shall be properly designed to ensure there is adequate capacity to carry water during major storm events without any flooding of adjacent lands.
- 6.2.3.9 The conclusions of the Stormwater Management Plan, to be prepared at each phase of subdivision, shall be required to demonstrate consistency with the conclusions of the Langdon Master Drainage Study
- 6.2.4.1 Shallow utilities shall be provided within the subject lands at the sole expense of the Developer in accordance with a Utility Right-of-Way Plan established at time of subdivision.
- 6.3.1 All parcels with the subject lands shall have water available at the lot line for fire suppression purposes. A water distribution system, including hydrants, shall be installed by the Developer as a condition of subdivision and to the satisfaction of the Municipal District of Rocky View.

10.0 APPENDICES

10.1 Open House Questionnaire Summary

Questionnaire

"Proposed Leland Business Park Conceptual Scheme"

A Comprehensive Business / Industrial Park Development
within the Municipal District of Rocky View

1. Where do you live?
 - 66% Within the Hamlet of Langdon
 - 34% Within 5 km of the Hamlet of Langdon
 - 0% City of Calgary
 - 0% Other

2. How long have you lived in the area (if you answered 'a' or 'b' above)
 - 0% Less than 1 year
 - 45% 1 - 5 years
 - 0% 5 - 10 years
 - 55% More than 10 years

3. Do you own/operate any of the following within the Langdon area?
 - 82% Residence
 - 9% Business
 - 0% Farming Operation
 - 0% Both 'a' and 'b'
 - 9% Both 'a' and 'c'

4. Where do you work?
 - 9% Within the Hamlet of Langdon
 - 0% Within the Langdon area
 - 64% City of Calgary
 - 27% Other

5. What are your thoughts on the variety/type of businesses presently in Langdon?
 - 64% We need more
 - 9% We have just enough
 - 0% We have too many
 - 27% Don't care

6. Do you take advantage of the various trails, parks and open spaces in and around the Hamlet of Langdon?
 27% Frequently
 64% Occasionally
 9% Seldom
 0% Never
7. What was the main reason(s) for you moving to the Langdon Area?
 - small town - low crime rate - more value
 - raise a family - small town feel - peace and quiet
 - away from rat race - country setting - small town atmosphere
 - ¼ acre lots - good lot size - keeps kids from hanging out at 7-11
 - price
8. What types of businesses/services would you like to see in Langdon?
 - automobile parts store - nursery - UFA
 - pathways - office space - butcher
 - medical facilities - recreation facilities - hardware store
 - car wash - Tim Hortons - restaurants
 - RV storage
9. What are your thoughts regarding the subject lands being designated/rezoned as a General Business (B2) District?

Positive

- Would love to have opportunity to live and work in Langdon
- Great
- Lands make sense to be zoned business as its not desirable for residential
- Looks OK
- Positive

Negative

- Only concern is what happens to wetlands
- I am afraid of the work industrial, makes me think of Foothills Industrial Park
- Disagree

- Ridiculous, if this goes ahead it is foolish, Rocky View has the chance to create a well planned Town

10. What are your thoughts regarding the proposed Leland Conceptual Scheme?

Positive

- I like it
- Great pathways, nice to connect to others existing in Langdon
- I think it looks good
- Design is tasteful, would like to see a nature observation area along the pathway with lots of trees and an area to rest
- Looks OK
- Positive

Negative

- I think there is lots of work to physically develop the area – many restrictions to overcome
- Disagree
- Should be in designated industrial area, there should be thought for future growth of Langdon

Additional Comments:

- What else would they put in that area if this doesn't go through?
- Please not more small acreages with more dogs, etc.
- Growth is going to impact our community, I only hope that we can try to make the area more visually appealing and that our "wetland" is not compromised by big business, accidents happen but we have to live here.
- No junk yards or chemical facilities
- I like the idea of pathways & peninsulas.
- Lots of green space

10.2 Confirmation of Potable Water Supply from Langdon Waterworks