



# Nose Creek Business Park Conceptual Scheme

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**Bylaw C-6722-2008, Adopted April 21, 2009**

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

**MUNICIPAL DISTRICT OF ROCKY VIEW NO. 44  
BYLAW C-6722-2008**

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

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

**WHEREAS** the Council of the Municipal District of Rocky View No. 44 has received an application to adopt a Conceptual Scheme to provide a framework for subsequent redesignation, subdivision and development applications within the S 1/2 & NE 4-26-29-W4M and a portion of NW 9-26-29-W4M, consisting of an area of approximately ± 498 acres, as shown on Schedule 'A', attached to and forming part of this Bylaw; and

**WHEREAS** a notice was published on Tuesday, December 23, 2008 and Tuesday, January 06, 2009 in the Rocky View Weekly, a newspaper circulating in the Municipal District of Rocky View No. 44, advising of the Public Hearing for Tuesday, January 27, 2009; 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. A Bylaw that provides a policy framework for subsequent redesignation, subdivision and development applications within the S 1/2 & NE 4-26-29-W4M and a portion of NW 9-26-29-W4M, consisting of an area of approximately ± 498 acres, as shown on Schedule 'A', attached to and forming part of this Bylaw;
2. The Bylaw comes into effect upon the date of its third reading.

**Division: 7**

**File: 06404001/002/003/004/005/006/007/008/009/011/09003 2006-RV-740**

First reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, on Tuesday, December 9, 2008 on a motion by Deputy Reeve Louden.

Second reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, on Tuesday, April 21, 2009, 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, April 21, 2009, on a motion by Councillor Rheubottom.

REEVE OR DEPUTY REEVE

MUNICIPAL SECRETARY

**Schedule 'A'**

**Forming Part of Bylaw C-6722-2008**

A Conceptual Scheme for the S 1/2 & NE 4-26-29-W4M and a portion of NW 9-26-29-W4M .

# Nose Creek Business Park Conceptual Scheme

4-26-29-W4M

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SUPPORTING STUDIES

*Staged Master Drainage Plan for Nose Creek Business Park, Sec 4-26-29-W4M, Westhoff Engineering Resources, Inc., November 2007*

*Report of Findings: Environmental Site Assessment Phase II, Meridian 4, Range 29, Township 26, Section 4 (SE, SW and NE Quarters), Keystone Environmental Ltd., April 2001*

*Nose Creek Business Park Transportation Impact Assessment Final Report, Bunt & Associates Engineering (Alberta) Ltd., November 2007*

*Geotechnical Evaluation: Nose Creek Business Park, M.D. of Rocky View, Alberta, McIntosh-Lalani Engineering Ltd., November 2007*

# 1. INTRODUCTION

The Nose Creek Business Park Conceptual Scheme has been prepared as a policy framework to guide development of the lands lying on the east side of the Queen Elizabeth II (QEII) Highway within Section 4-26-29-W4M. This Conceptual Scheme conforms to the *Balzac East Area Structure Plan* of the Municipal District of Rocky View No. 44 and incorporates existing legislation, policies, plans and studies undertaken for the area.

## 1.1 Vision

Nose Creek Business Park will develop as a premier business park that integrates a mix of uses including commercial, industrial and office space. The proximity to the Canadian Pacific Railway line allows for a unique opportunity to provide users of the park with rail access along the southern portion of the subject lands. This Conceptual Scheme and the Direct Control Bylaw will guide the development of the Plan Area, detail the proposed uses in the Business Park and provide guidelines for the responsible development of the site, including building design, parking and landscape requirements, storage and display areas. Furthermore, the Direct Control District will contain guidelines regarding the design considerations for the gateway area adjacent to the QEII. This comprehensively planned business and industrial park will be a diverse, economically beneficial area within the M.D. of Rocky View, creating jobs for residents and a site for businesses to locate in the M.D. of Rocky View.

## 1.2 Purpose and Objectives

The development of the Nose Creek Business Park Conceptual Scheme was guided by the *Balzac East Area Structure Plan*, the *Municipal Development Plan* and the *Land Use Bylaw* of the Municipal District of Rocky View No. 44. When adopted by Bylaw, the policies outlined in the Conceptual Scheme will guide the responsible development of the subject lands. The objectives of the Nose Creek Business Park Conceptual Scheme are as follows:

1. To provide a comprehensive policy framework that will guide the responsible redesignation, subdivision and development of the lands within the Plan Area;
2. To utilize municipal infrastructure adjacent to the Nose Creek Business Park Conceptual Scheme Plan area;
3. To develop a visually aesthetic intermunicipal gateway between the M.D. of Rocky View and the City of Calgary;
4. To integrate social, economic and environmental factors to create a business park that is sustainable in terms of development and specifically in terms of water use.

## 1.3 History

On December 12, 2006, Council of the Municipal District (M.D.) of Rocky View No. 44 directed the preparation of a Conceptual Scheme for the subject lands. As part of the Conceptual Scheme, the Applicant was to include policies regarding implementation consistent with the East Balzac Area Structure Plan and conduct at least two open houses prior to first reading of the adopting bylaw. The Conceptual Scheme was also to be prepared in a format acceptable to the M.D. of Rocky View and include, but not be limited to, the following items:

- i. impacts on the regional as well as local, road network;
- ii. opportunities to extend water and wastewater servicing to areas adjacent to the proposed development;
- iii. measures to ensure that the proposed development will not adversely affect the viability of existing uses on adjacent lands; and
- iv. any intermunicipal interests that may arise as a result of the development of the lands, to the satisfaction of both municipalities;
- v. a future land use scenario including lot design and configuration, parcel size and density;

- vi. proposed open space (including active and passive open areas, natural areas and pedestrian linkages to other existing or potential adjacent developments);
- vii. dedicated lands including, but not limited to, conservation easements, public utility lots, Municipal/school reserves; and if necessary, environmental reserves;
- viii. development phasing, illustrating full build-out;
- ix. innovative and efficient proposed access and internal road circulation over both the immediate and long term;
- x. measures to ensure the integration of the proposed development with existing and adjacent development in a manner that ensures compatibility with adjacent land uses;
- xi. mitigation measures such as landscaping treatment, screening and/or berming necessary to address any on- or off-site visual impacts, including site lines from existing adjacent developments;
- xii. identification and preservation of existing sightlines and views;
- xiii. any and all constraints to development including, but not limited to geotechnical, environmental and hydrogeological constraints; and archaeological or historically significant features;
- xiv. identification of sour gas facilities and necessary setbacks within area and its impacts upon this proposal;
- xv. a Site Management Plan guided by an adopted Master Drainage Plan, that will determine Best Management Practices for stormwater management;
- xvi. water and wastewater servicing strategies, including identification of rights-of-way required for future tie-in to a regional municipal system as and when available;
- xvii. a Traffic Impact Study that addresses the location of existing and future transportation networks detailing traffic generation and its cumulative impacts on the road network, including necessary improvements;
- xviii. a Landscaping Plan;
- xix. architectural guidelines;
- xx. identification of methods of water conservation within proposed development;
- xxi. mail box locations;
- xxii. road names;
- xxiii. A Weed Management Plan that implements controls to impede weed growth and removal of existing weeds, thereby maintaining a clean and orderly area for the duration of development of the new area;
- xxiv. A Recreational Plan which may or may not include a Voluntary Community Recreation Contribution;
- xxv. input from all directly and indirectly affected landowners within and adjacent to the conceptual scheme area throughout the preparation of the conceptual scheme, including a minimum of two (2) open houses to gain feedback on the proposal; and
- xxvi. any other matter the Municipality deems necessary.

Council's direction has guided the preparation of this Conceptual Scheme. In addition, discussions with stakeholders, municipal staff, government agencies and area residents have assisted in the creation of this document. Studies undertaken and incorporated into the Nose Creek Business Park Conceptual Scheme will help to ensure that the lands will be developed in a responsible manner.

## 1.4 Definitions

In this Conceptual Scheme the terms not defined below have the same meaning as defined in Section 9.0.0 of the Land Use Bylaw C-4841-97.

CONCEPTUAL SCHEME refers to this document, the Nose Creek Business Park Conceptual Scheme and applies to the subject lands as identified in Exhibit 2.0.

COUNCIL refers to the Council of the M.D. of Rocky View No. 44.

PLAN AREA or SUBJECT LAND refers to the subject lands, as shown in Exhibit 2.0.

## 2. CONCEPTUAL SCHEME PLANNING AREA

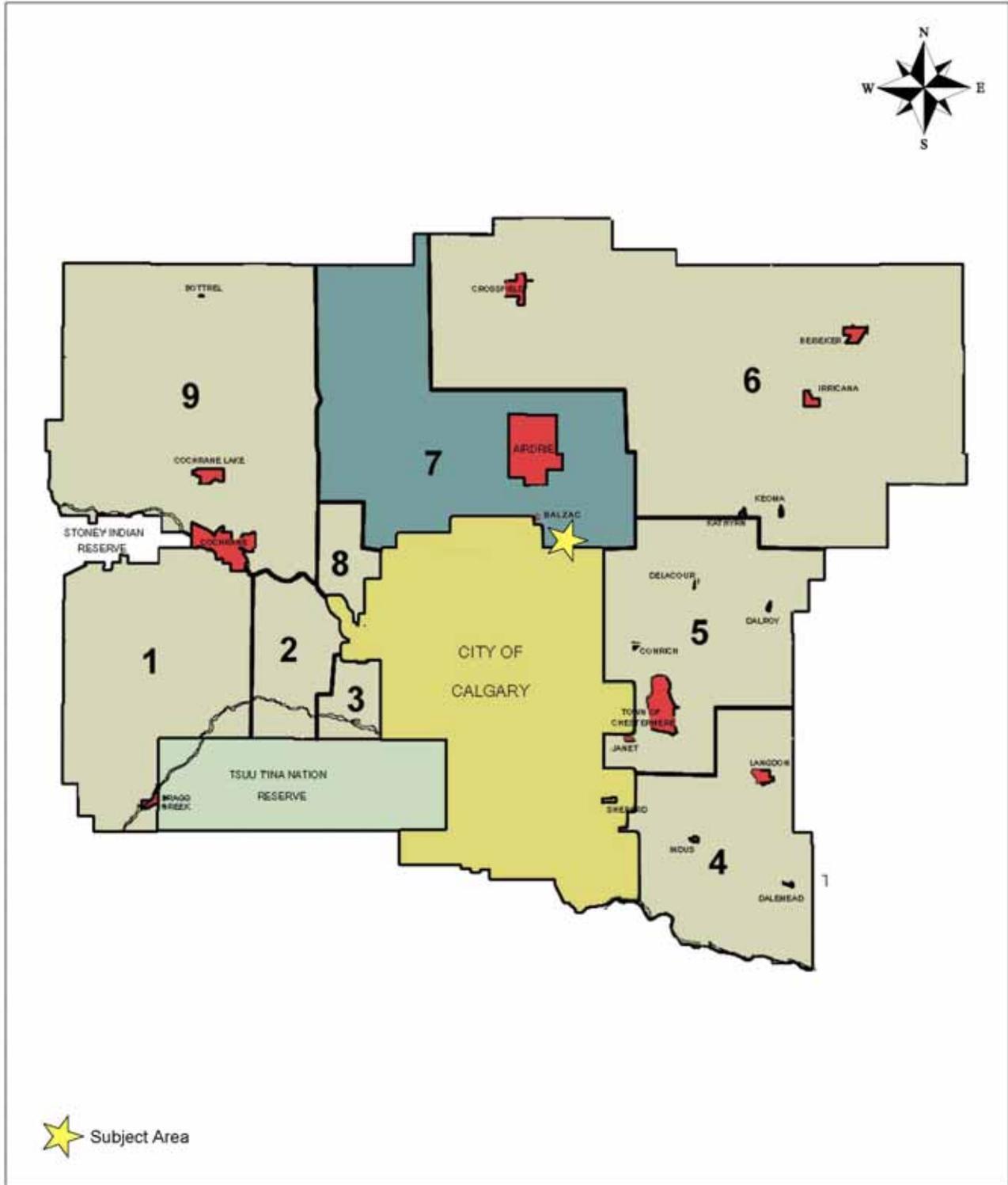
### 2.1 Location

The location of the proposed business park provides a unique opportunity for businesses to locate in the M.D. of Rocky View that require inter-modal transportation. The subject lands are located immediately east of the QEII Highway, immediately north of the Rocky View Spur Line and the City of Calgary boundary and in close proximity to the City of Calgary International Airport. This site has been identified in the Balzac East Area Structure Plan as being suitable for a business park. Exhibit 1.0 – Location Plan identifies the location of the Nose Creek Business Park in relation to the City of Calgary and the M.D. of Rocky View No. 44.

### 2.2 Ownership and Legal Descriptions

The Nose Creek Business Park Conceptual Scheme incorporates several landowners. Table 1.0 and Exhibit 2.0 identify the properties and ownership of each parcel.

Exhibit 1 – Location Plan



Nose Creek Business Park  
Ptn of Sec 04 - 26 - 29 - W4M

Location Plan

Exhibit 1.0

NTS  
April 2009  
11121-CP-11.dwg  
Source: MD of Rocky View No. 44

Exhibit 2 – Ownership Plan



**Ownership Plan**

Nose Creek Business Park  
Ptn of Sec 04 - 26 - 29 - W4M

Exhibit 2.0

NTS  
April 2009  
1121-OP-11.dwg  
Source:

Table 1.0: Ownership

Legal Description	Certificate of Title Number	Land Owner	Parcel Size*
Ptn. SE 4-26-29-W4M	011 111 251	bcIMC Realty Corporation	±59.89 ha. (±147.98 ac.)
Ptn. SW 4-26-29-W4M	011 111 249	bcIMC Realty Corporation	±30.42 ha. (±75.17 ac.)
NE 4-26-29-W4M	011 111 244	bcIMC Realty Corporation	± 64.75 ha. (±160.00 ac.)
S. 495 ft. of the W. 880 ft. of the SE 4-26-29-W4M	791 170 710	Deralta Holdings Ltd.	±3.64 ha. (±8.99 ac.)
Block C, Plan 1421LK	175G245	Henry Seepoy Fong & Judy Pui Har Fong	±7.70 ha. (±19.04 ac.)
Block D, Plan 741 0441 (excluding ±0.14 ha/±0.34 ac.)	941 051 208	597143 Alberta Ltd.	±7.57 ha. (±18.71 ac.)
Block E, Plan 741 0441 (excluding ±0.95 ha/±2.34 ac.)	741 108 550	Angelo and Lucy Mastrofrancesco	±6.68 ha. (±16.52 ac.)
Lot 1, Plan 931 0423	931 044 737	Calgary and District Veterinary Clinic Ltd.	±4.06 ha. (±10.03 ac.)
Lot 1, Block 1, Plan 051 3007	071 460 189+1	Hi-Way Enterprises Inc.	±4.05 ha. (±10.00 ac.)
Lot 2, Block 1, Plan 051 3007	071 460 189	Blue Grass Ltd.	±12.15 ha. (±30.03 ac.)
Lot 1, Block 3, Plan 0716147 (excluding ±64.06 ha/±158.30 ac.)	071 596 134	Ivanhoe Cambridge Inc.	±0.62 ha. (±1.53 ac.)
TOTAL			±201.53 ha. (±498.00 ac.)

\* Areas are approximate and are subject to verification by a legal boundary survey.

## 2.3 Vegetation

The majority of the existing vegetation on the site has been planted as shelterbelts to provide a wind block for the farmsteads, as landscaping for the businesses located within the Plan Area or remained as crop land. Exhibit 3.0 – Aerial Photo provides the location of the existing vegetation within the Plan area.

Exhibit 3 – Aerial Photo



Nose Creek Business Park  
Ptn of Sec 04 - 26 - 29 - W4M

Aerial Photo

Exhibit 3.0

NTS

April 2009

11121-OP-11.dwg

Source: Velus - 0205/2005

## 2.4 Existing Structures

Existing structures within the Plan Area include a farmstead with out-buildings, two single-family detached dwellings with accessory buildings, a highway commercial business operation, a veterinary clinic and a landscape business. As each parcel is redeveloped the buildings may be removed; furthermore, as each parcel ties into a municipal water or sewer system the abandonment and reclamation of the water well(s) and sewage systems shall be undertaken.

Policy 2.4.1 As a condition of subdivision water well(s) and sewage systems shall be abandoned and reclaimed by the landowner to meet the requirements of Alberta Environment.

## 2.5 Topography

The topography of the Plan Area is relatively flat with a high spot in the south east portion of the subject lands. From this high spot the lands slope away in all directions. Exhibit 4.0 – Topography illustrates the topography of the subject site.

Policy 2.5.1 No alterations of the existing predevelopment topography shall occur prior to approval of a storm water management plan, erosion and sediment control plan, weed management plan and construction management plan and phased stripping and grading plan, satisfactory to the M.D. of Rocky View and Alberta Environment.

## 2.6 Geological Features

The subject lands do not contain any significant geological features that should be protected.

## 2.7 Historical and Archaeological Features

The subject lands have been farmed over the years and have been disturbed through these agricultural pursuits. There are no known archaeological or historical features within the subject lands. As a requirement for the preparation of this document a Historical Resource Impact Assessment (HRIA) was not required by the M.D. of Rocky View, however the following policies shall apply to the site in the event that sites are discovered during construction:

Policy 2.7.1 The Owner shall be required to submit a Historical Resources Overview, or if required by the Province, a Historic Resources Impact Assessment, prior to subdivision approval to the satisfaction of the M.D. of Rocky View and Alberta Community Development.

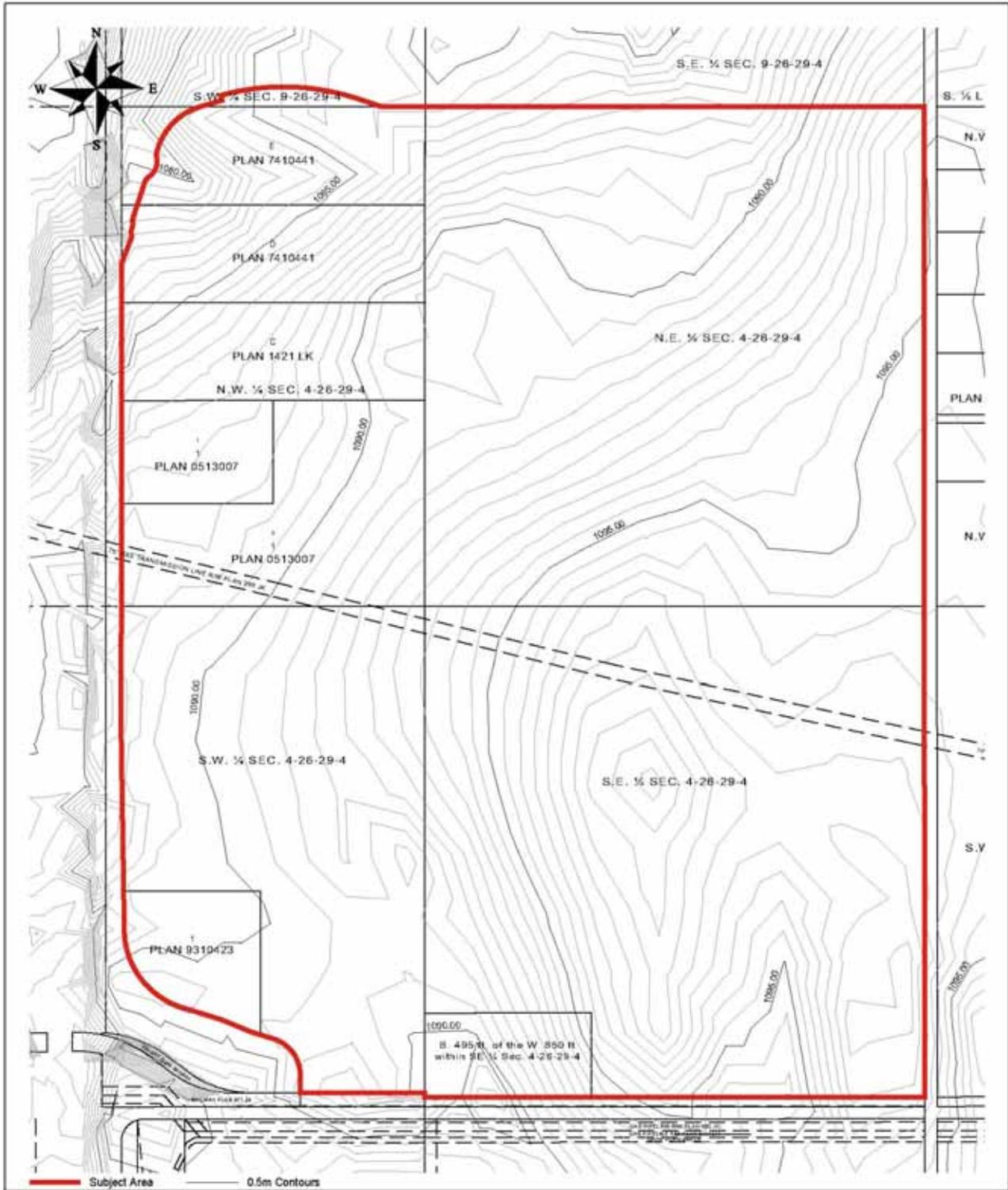
Policy 2.7.2 The Owner shall undertake all actions as recommended by the Historical Resources Overview or the Historic Resources Impact Assessment to record, map and/or otherwise preserve, to the satisfaction of the M.D. of Rocky View and Alberta Community Development prior to any grading on the site.

# 3. NOSE CREEK BUSINESS PARK - SUBDIVISION AND DEVELOPMENT CONCEPT

## 3.1 Development Rationale

The subject lands offer an appropriate location for the establishment of a business park. Specifically, the Plan Area is within close proximity to strategic transportation infrastructure that businesses can take advantage of. The development of these lands as a business park also provides for the logical extension of the adjacent North Business Area and promotes a seamless appearance between the M.D. and City in terms of land use. Constraints on developing the site are very limited and can be effectively mitigated. Finally, the Balzac East Area Structure Plan considers the subject lands appropriate for businesses park development.

Exhibit 4 - Topography



Nose Creek Business Park  
Ptn of Sec 04 - 26 - 29 - W4M

Topography

Exhibit 4.0



NTS  
April 2009  
11121-09-11.dwg  
Source: Atlas

## 3.2 Sustainable Development

The Nose Creek Business Park will endeavour to incorporate a variety of sustainable initiatives including water conservation in the buildings, rain water capture for landscape irrigation and environmentally sensitive stormwater management.

## 3.3 Triple Bottom Line

The triple bottom line evaluates a development based on the economic, environmental and social aspects of a development. Nose Creek Business Park balances all three aspects of the triple bottom line. The following points are just some of the initiatives incorporated into the Nose Creek Business Park as a part of a triple bottom line review for the subject lands:

- Development of advanced water and stormwater infrastructure efficiency;
- Locating development within a planned water and sewer service area;
- Development of appealing, comprehensively designed walkable streets with safe connections;
- Encouraging a balanced community with the provision of land uses that will create jobs within the M.D. of Rocky View No. 44; and
- Promoting transportation efficiency.

## 3.4 Community and Road Naming

Applications for community and road naming will be submitted concurrently with subdivision applications. The name of the business park should consider the natural or historical nature of the area. Road names within the Plan Area should be consistent with the name of the business park to ensure that emergency services and visitors to the area can easily locate businesses within the park.

Policy 3.4.1            Applications for community and road naming shall be submitted with each subdivision application.

## 3.5 Open Space

Management of open space within the Plan Area will be undertaken in a manner that is compatible with adjacent land uses, provides for a quality appearance, and is sustainable in terms of the use of water resources. The rationale for such an approach is that the subject lands are bounded by sensitive land uses such as the Queen Elizabeth Highway II to the west, a future race track and entertainment centre to the north, and existing country residential development to the east. In addition, the subject lands are part of an intermunicipal gateway to the M.D. of Rocky View and the City of Calgary. Water conservation is also a priority in this Conceptual Scheme and needs to be integrated within open space management. In consideration, a Landscape Plan and a Weed Management Plan are to be undertaken to ensure the integrity of the site.

### 3.5.1 MUNICIPAL RESERVE

A combination of land dedication and cash-in-lieu is intended to be provided to the M.D. of Rocky View to fulfill the 10% Municipal Reserve requirement (Exhibit 5.0 – Municipal Reserve and Pedestrian Connections). The rationale for this approach is that industrial, business, and commercial uses typically require less Municipal Reserve as tenants and employees make use of such lands during off work hours. Each land owner, at their discretion, may

provide private amenity space to serve the needs of their particular development. It is anticipated however that the area around the stormwater management pond will be dedicated as Municipal Reserve and other areas will be dedicated where considered appropriate.

Policy 3.5.1 Municipal Reserve dedication and/or cash-in-lieu of Municipal Reserve dedication is to be provided to the M.D. of Rocky View in accordance with Section 666 of the *Municipal Government Act*.

### 3.5.2 PEDESTRIAN CONNECTIONS

Sidewalks will be incorporated into the proposed internal road system to link all development cells. It will only be required that sidewalks be provided on one side of each road. In addition, pathways may be considered along bioswales and within landscaped areas. An opportunity exists for a pedestrian crossing at the future intersection of Township Road 261/Range Road 294 to connect the Plan Area with the pathway system identified for the future race track and entertainment centre to the north.

Policy 3.5.2 If safe and appropriate, a pedestrian crossing shall be approved by the M.D. of Rocky View at the future intersection of Township Road 261/ Range Road 294 to connect the Plan Area with the pathway system proposed for the future race track and entertainment centre to the north.

Policy 3.5.3 Sidewalks shall be incorporated into the proposed road system to link all development cells. It will only be required that sidewalks be provided one side of each road as per Exhibit 5.0.

### 3.5.3 LANDSCAPING

The *Balzac East Area Structure Plan* contains a set of Business Use Performance Standards and Development Guidelines. Within these guidelines, Section 4.4.3.d specifically addresses landscaping for business land uses and business parks. Landscaping within the Conceptual Scheme Area will respect these guidelines.

In addition to the ASP guidelines, consideration of the surrounding lands and gateway areas (see Exhibit 6.0 – Gateway Area) is required. Landscaping within the Plan Area should in turn compliment the adjacent land uses and limit visual and sound impacts upon them. Landscaping should also be used to enhance the intermunicipal gateway. In undertaking the above, the design for the Plan Area should still be unified and cohesive.

The M.D. of Rocky View will not permit the use of potable water for landscape irrigation. In consideration, landscaping within the Plan Area shall include water conservation measures. Specifically, a sustainable and low maintenance form of landscaping is encouraged and should consist of natural prairie grasses and drought tolerant foliage suitable to the local environment. A stormwater collection and irrigation system should be considered for watering planted vegetation.

Policy 3.5.4 A Landscape Plan shall be submitted by the developer for each phase at the subdivision stage to the satisfaction of the M.D. of Rocky View.

Policy 3.5.5 The Landscape Plan shall comply with the Business Use Performance Standards and Development Guidelines of the *Balzac East Area Structure Plan*.

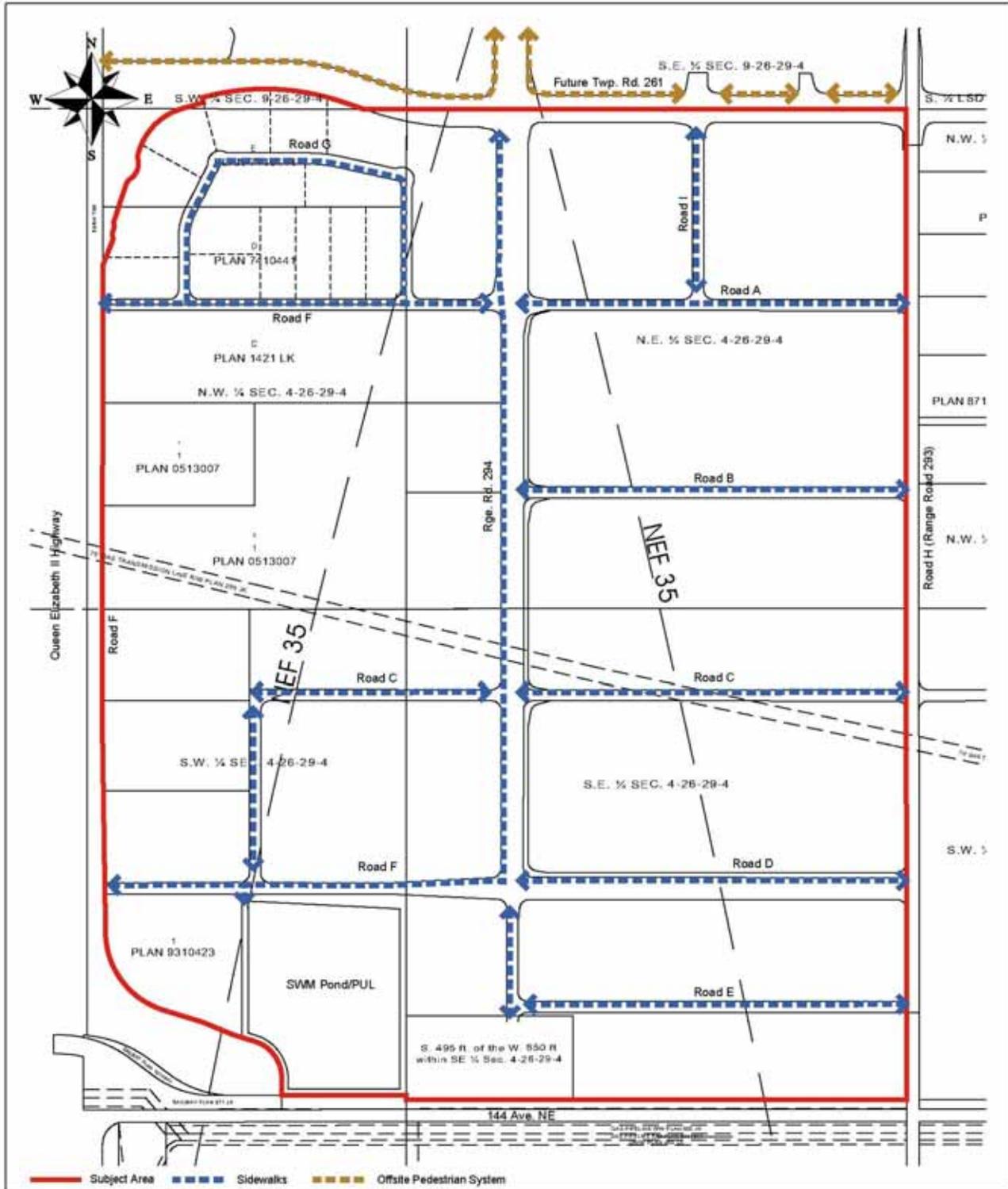
Policy 3.5.6 Implementation of the Landscape Plan shall be through the development agreement at the time of subdivision approval for each applicable phase and through the Development Permit stage for private lots.

Policy 3.5.7 Use of potable water for landscape irrigation shall not be permitted within the Plan Area.

Policy 3.5.8 The Landscaping Plan shall incorporate water conservation principles such as the use of sustainable and low maintenance landscaping, suitable native and drought tolerant vegetation, and stormwater collection and irrigation systems.

- Policy 3.5.9 The Landscape Plan shall be undertaken in a manner that includes a unified and cohesive design, compliments the existing and future surrounding land uses and limits visual and sound impacts upon them.
- Policy 3.5.10 The Landscape Plan shall be undertaken in a manner that enhances the visual appearance of the 'Gateway Area' which is identified in Exhibit 6.0.
- Policy 3.5.11 Landscaping of individual lots shall respond to the character of the lot while respecting the principles of the Landscape Plan.

Exhibit 5 – Municipal Reserve & Pedestrian Connections



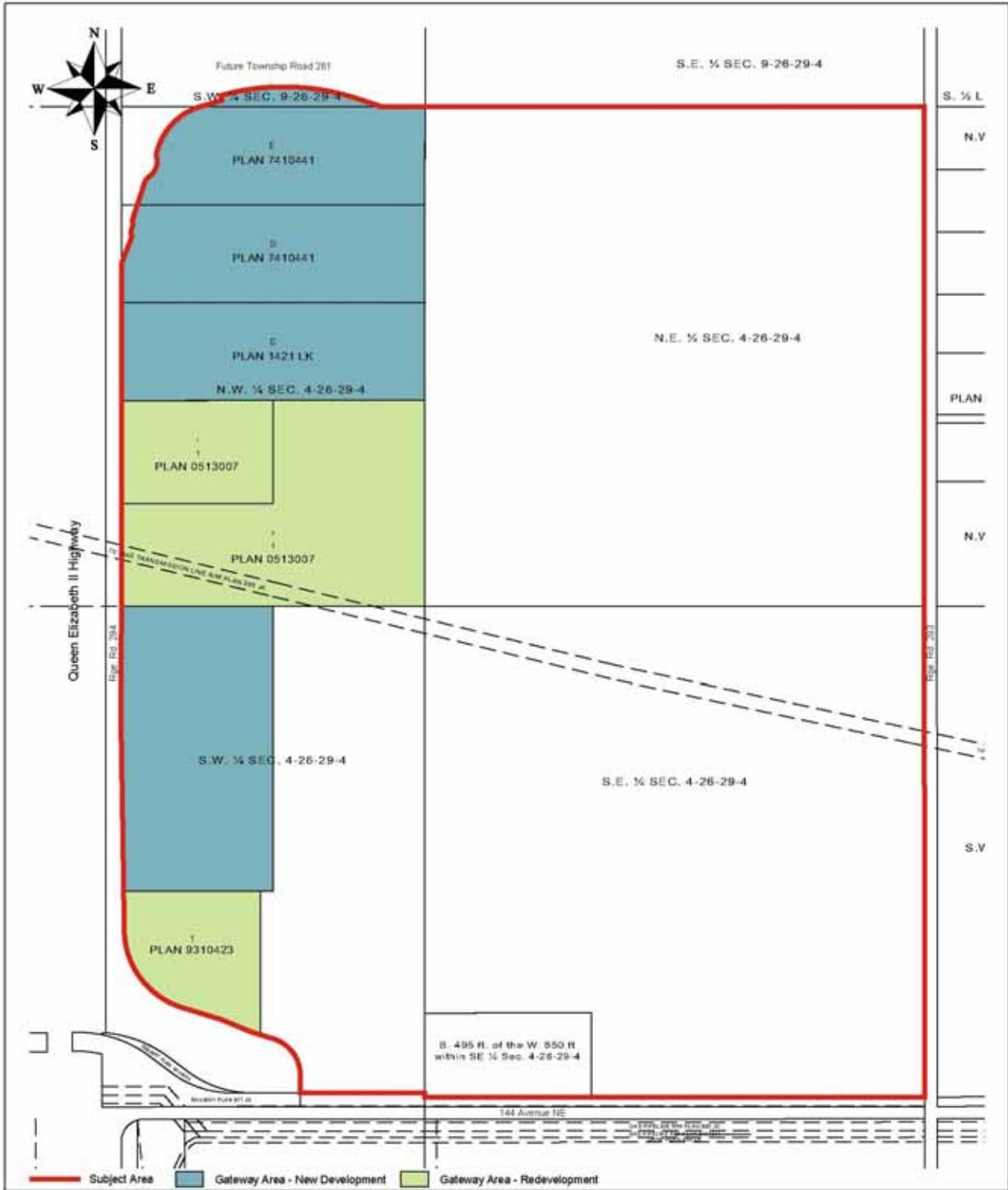
**Municipal Reserve and Pedestrian Connections**

Nose Creek Business Park  
 Ptn of Sec 04 - 26 - 29 - W4M

Exhibit 5.0

NTS  
 April 2009  
 11121-09-11.dwg  
 Source:

Exhibit 6 – Gateway Area



Nose Creek Business Park  
Ptn of Sec 04 - 26 - 29 - W4M

Gateway Area

Exhibit 6.0

NTS  
April 2009  
11121-09-11.dwg  
Source

- Policy 3.5.12 Landscape design emphasis should be on the front yard of those areas that are adjacent to the Queen Elizabeth II Highway, Township Road 261, and the existing residential development along Range Road 293 between 144<sup>th</sup> Avenue NE and Township Road 261.
- Policy 3.5.13 A minimum of 20% of the entire District shall be landscaped. Included within this 20% is a requirement for a minimum of 10% of each individual lot to be landscaped.
- Policy 3.5.14 A maximum of 50% of the area required to be landscaped may be landscaped with hard landscaping.
- Policy 3.5.15 Landscaping calculations for the purposes of Policy 3.5.13 may include areas of Public Utility Lots, Municipal Reserve Lots and stormwater management features which are enhanced with landscaping treatment including bio-swales.

#### 3.5.4 WEED MANAGEMENT PLAN

Weeds can adversely affect ecological processes and contribute to losses of agricultural productivity. Subsequently, the *Weed Control Act* of Alberta directs that all landowners are responsible for keeping weeds under control. In consideration, a Weed Management Plan will be prepared and implemented for the Plan Area. The intention of the Weed Management Plan is to prevent the spread of noxious and restricted weeds post stripping and grading, post-development, and throughout all phases of site construction. Prior to approval of site specific Development Permits, a Weed Management Plan will be submitted to the M.D. of Rocky View for approval. A site assessment of weed species shall be undertaken, mitigation methods identified and control measures implemented during the stripping and grading process.

- Policy 3.5.16 A Weed Management Plan shall be submitted by the developer at the subdivision application stage to the satisfaction of the M.D. of Rocky View.
- Policy 3.5.17 The Weed Management Plan shall be implemented upon submission of the plan.

## 4. REGIONAL PLANNING AREA

### 4.1 Regional Transportation Considerations

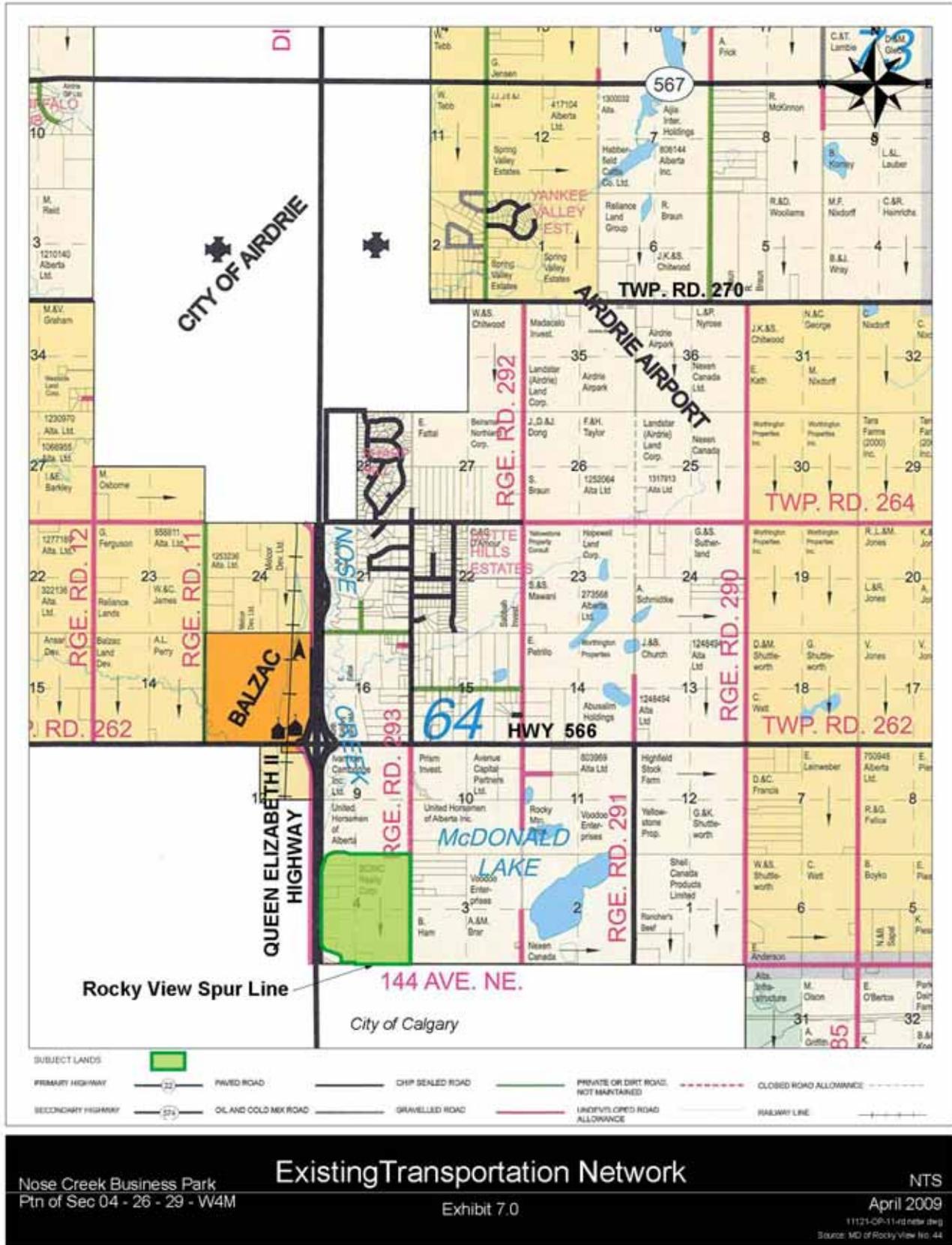
The Plan Area is within close proximity to strategic transportation infrastructure. The Queen Elizabeth II Highway is directly west of the Plan Area and offers access to the CANAMEX Trade Corridor which links Canada to the United States and Mexico. Township Road 262/Highway 566 is located to the north and is a major east/west traffic corridor. Proposed Township Road 261 is directly north of the Plan Area. The future Calgary ring road is situated to the south. A Canadian Pacific Rail line, known as the "Rocky View Spur Line", borders the south boundary of the Plan Area. With development planned for the surrounding properties, several transportation upgrades have been proposed to accommodate the growth.

#### 4.1.1 EXISTING REGIONAL TRANSPORTATION NETWORK

The existing transportation network for the surrounding area is shown in Exhibit 7.0 and consists of the following:

- Highway 566/Township Road 262 and proposed Township Road 261 to the north
- Range Road 293 to the east
- 144<sup>th</sup> Avenue NE and the Rocky View Spur Line to the south
- Queen Elizabeth II Highway and Range Road 294/service road to the west

Exhibit 7 – Existing Transportation Network



## 4.2 Regional Servicing Considerations

The Nose Creek Business Park is within the East Balzac area. The development will be serviced by the East Rocky View Wastewater Transmission Main. Water servicing will be provided by the East Rocky View Regional Water Utility Network. Both services will run along the north side of the development within Township Road 261 right-of-way. Stormwater management within the East Balzac area will consist of ponds and treatment facilities with a controlled discharge to Nose Creek in accordance with the provisions of the *Nose Creek Watershed Water Management Plan*.

## 4.3 Regional Environmental Considerations

The Plan Area is located east of Nose Creek and within the Nose Creek Watershed. According to the *Nose Creek Watershed Water Management Plan*, the majority of the stormwater from the subject lands drains into Nose Creek. The exception is a portion of the SE ¼ 4-26-29-4 which drains internally.

Nose Creek is a tributary of the Bow River, originating just north of Crossfield and flows into the Bow River just downstream of the Calgary Zoo. Nose Creek has traditionally been utilised for stormwater management and the watering of livestock. Efforts are being made through the Nose Creek Watershed Partnership to maintain and improve the riparian function and water quality of Nose Creek. *Section 8.3 – Stormwater Management Report* within this Conceptual Scheme provides details regarding the Stormwater Management Report for the Nose Creek Business Park.

4.4 Intermunicipal Considerations

The subject lands are located within Area 'A' of the M.D. of Rocky View/City of Calgary Intermunicipal Development Plan (IDP). The IDP covers issues relating to the subject site including business development and intermunicipal gateways. Specifically, *Section 2.12 Commercial, Industrial and Business Development* states that business development within the M.D. of Rocky View may include a range of commercial and industrial uses that will diversify the M.D. of Rocky View's economic base. In addition, *Section 2.5.6 Intermunicipal Entranceways* identifies the Queen Elizabeth II Highway as a primary intermunicipal entranceway. In turn, in responding to referrals of planning applications affecting lands along the intermunicipal entranceways, either M.D. of Rocky View may comment on such matters as landscaping, signage, architectural treatment, screening of outside storage, etc. Considering the subject site falls within the boundaries of the IDP, development within the Plan Area will adhere to policies of the IDP.

## 4.4 Relationship with the Calgary International Airport

The Plan Area falls within the Airport Vicinity Protection Area (AVPA) for the Calgary International Airport. As such, the Plan Area is subject to the Calgary International Airport Zoning Regulations and the Calgary International Airport Vicinity Protection Area Regulations. The business and commercial land uses proposed in this Conceptual Scheme are expected to comply with these regulations.

Policy 4.5.1 Proposed land uses within the Conceptual Scheme area shall comply with the Calgary International Airport Zoning Regulations and the Calgary International Airport Vicinity Protection Area Regulations.

## 4.5 Relationship with Canadian Pacific Railway (CPR)

The CPR does not oppose commercial and industrial development adjacent to their right-of-way as it is more compatible with railway operations than other uses, however commercial and industrial development serviced or un-serviced by the railway must meet the setback requirements of the CPR. These requirements may include but are not limited to, clearances, setbacks, fencing and drainage patterns.

Policy 4.6.1 The developer shall consider the requirements of the Canadian Pacific Railway.

## 4.6 Intermunicipal Gateway

The Nose Creek Business Park Plan Area is located adjacent to the Queen Elizabeth II Highway (QEII), and is considered to be part of the gateway to the M.D. of Rocky View and the City of Calgary by the *Municipal District of Rocky View/City of Calgary Intermunicipal Development Plan* and the *Balzac East Area Structure Plan*. Exhibit 6.0 – Gateway Area identifies those lands deemed to be in the 'Gateway Area'. Two sub-areas within the gateway area have been created; the Gateway Area – Redevelopment grandfathers existing uses until the lands are redeveloped, at which time these parcels must adhere to the gateway area guidelines. Gateway Area – New Development are lands that are currently vacant and as they are developed must adhere to the gateway area guidelines.

- Policy 4.7.1 The Direct Control District and Landscape Plan shall incorporate a 'Gateway Area' adjacent to the QEII that limits new outside storage to the rear of the lots.
- Policy 4.7.2 Existing uses identified on Exhibit 6.0 as Gateway Area – Redevelopment, will be grandfathered, however as the sites are redeveloped the development must adhere to the guidelines of the Gateway Area.
- Policy 4.7.3 Signage along Queen Elizabeth II Highway shall be in accordance with the requirements of Alberta Transportation and to the satisfaction of the M.D. of Rocky View.
- Policy 4.7.4 Uses involving mini-storage, dealerships, and the display and/or storage of recreational vehicles shall not be permitted within the Intermunicipal Gateway Area.

## 4.7 Pipelines and Facilities

### 4.7.1 PIPELINES WITHIN THE PLAN AREA

Running east-west through the Plan Area is an existing natural gas line, EUB licence #2957-1, gas transmission line R/W Plan 299 JK, which is owned by TransCanada Pipelines. Shown in Exhibit 2.0 – Ownership Plan, this line may require relocation within the development area when the site is developed. Ongoing consultation with TransCanada Pipelines will determine if relocation is required and who will pay for the relocation of this line. Required construction setbacks from this line will be met at and will not present any significant constraint to development.

### 4.7.2 PIPELINES AND FACILITIES IN THE SURROUNDING AREA

Pipeline right-of-ways are located on the periphery of the property as shown in Exhibit 2.0 – Ownership Plan. The pipelines transport various substances for example, fuel gas, sour gas, salt water, crude oil, and natural gas. One of the pipelines (Pipeline Licence No. 24168) currently transports Level 2 sour gas and is located within Plan 811 1341 south of the site. Required setback distances can be met from this line and will not present any significant constraint to development as shown in Exhibit 9.0 – Concept Plan. The development described in this Conceptual Scheme is predicated on a maximum setback of 100 metres from the subject Level 2 sour gas pipeline.

- Policy 4.8.1 Permanent structures where business is conducted shall be setback the recommended Energy Resources Conservation Board distance from existing sour gas facilities.
- Policy 4.8.2 Permanent structures where business is conducted shall be setback 100 metres from the centre line of the sour gas pipeline (Pipeline Licence No. 24168) that runs parallel to the south boundary of Cell 4 and located within Plan 811 1341, or as otherwise recommended by the Energy Resources Conservation Board. This policy shall still apply should the subject pipeline number and/or plan number be revised.

## 5. LAND USE

### 5.1 Existing Land Uses

Exhibit 8.0 – Existing Land Use Plan identifies the existing land uses located within the Plan Area and surrounding the Plan Area; the following section describes these lands uses.

#### 5.1.1 CONCEPTUAL SCHEME PLAN AREA

The Plan Area is predominately made up of lands zoned Ranch and Farm District. The northwest corner of the Plan Area has been subdivided into four parcels, including two Residential Two District (R-2) parcels and a General Business District (B-2) parcel. Furthermore, one of the parcels in the northwest corner is zoned Direct Control District 98, which allows for general business and commercial land uses within an area requiring aesthetic considerations in accordance with specified regulations. In the southwest corner of the Plan Area the lands are designated Agricultural Holding District (AHD) and the southerly boundary of the Plan Area contains a small Farmstead District (F) parcel.

#### 5.1.2 ADJACENT LAND USES

The following land uses are adjacent to the subject lands and shown in Exhibit 8.0 – Existing Land Use Plan:

To the south	The City of Calgary – UR – Urban Reserve
To the east	DC 99 – Commercial and Light Industrial Uses
To the north	DC 109 – Commercial, Educational, Racing Entertainment and Conservation
To the west	Queen Elizabeth II Highway

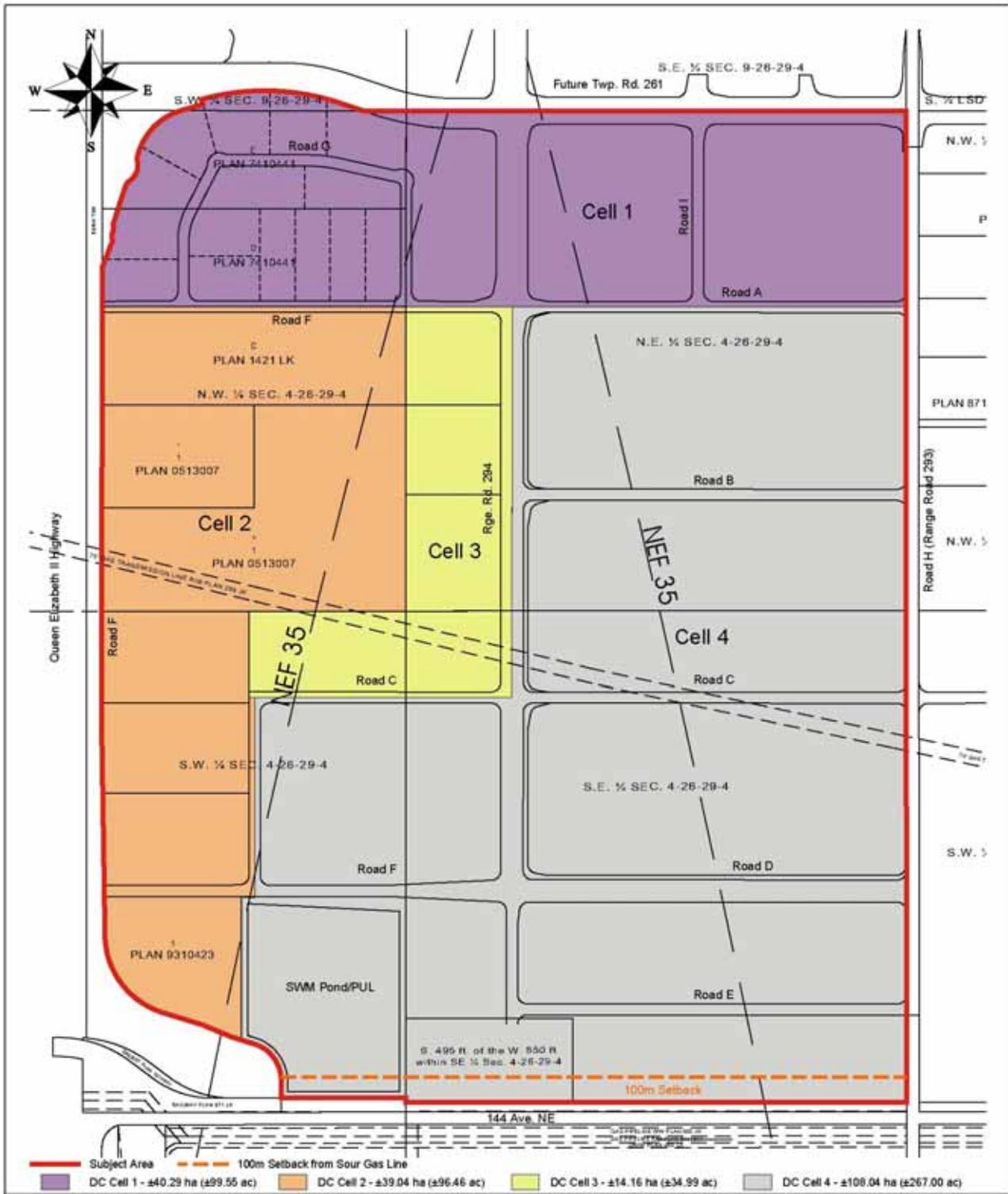
### 5.2 Future Land Uses

The Nose Creek Business Park is intended to be a multiphase development that can adapt to the ever changing needs of business. Therefore, the business park will be developed in such a manner that it can accommodate a wide variety of business uses. To accomplish this, certain sites may be tailored to one use. Other sites however may include “flex space” where a building’s interior can be rearranged to accommodate a diversity of business uses. Uses within the Business Park are anticipated to include industrial, offices, highway commercial, warehousing, and commercial. These uses are expected to take advantage of their proximity to the rail line and the regional transportation network, while providing employment and economic activity. The development will be laid out in a logical manner while also being sensitive to the surrounding area.

In order to facilitate the development of the Plan Area, the Conceptual Scheme proposes that the subject lands be redesignated to Direct Control District. The DC bylaw will include a set of performance standards to help mitigate any impacts. The Direct Control District will also be divided into four development cells. The proposed cells are shown in Exhibit 9.0 – Concept Plan and listed in Table 2.0 – Land Use Statistics below:



Exhibit 9 – Concept Plan



**Nose Creek Business Park**  
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## Concept Plan

Exhibit 9.0

NTS  
 April 2009  
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Source:

Table 2.0: Land Use Statistics (Approximate)

Land Use Site	Hectares	Acres	Percent of Total
DC Cell 1 – Industrial / Commercial Flex Space	±40.29	±99.55	20.0%
DC Cell 2 – Office / Industrial Flex Space / Commercial	±39.04	±96.46	19.4%
DC Cell 3 – Office / Industrial Flex Space / Commercial	±14.16	±34.99	7.0%
DC Cell 4 – Industrial	±108.04	±267.00	53.6%
TOTAL	±201.53	±498.00	100.0%

- Policy 5.2.1 The Direct Control Bylaw shall be in conformity with the policies of the *Balzac East Area Structure Plan* (as amended).
- Policy 5.2.2 Development Performance Standards shall be included in the Direct Control Bylaw and provide guidelines to improve the appearance of the intermunicipal gateway, increase sustainability in terms of water conservation, enhance the aesthetics of the Plan Area, and reduce the subject lands' impact on surrounding properties.
- Policy 5.2.3 Development Performance Standards shall be implemented through the development permit process on a site specific basis in accordance with the guidelines established in this Plan.
- Policy 5.2.4 Stripping and grading of the site can be undertaken upon approval of Land Use and a stripping and grading permit provided a stormwater management plan, erosion and sediment control plan, weed management plan and construction management plan is submitted to the satisfaction of the M.D..
- Policy 5.2.5 The Direct Control Bylaw shall divide the Plan Area into four development sites as generally tabulated in Table 2.0 and as generally shown in Exhibit 9.0 – Concept Plan. Minor variances to Table 2.0 and/or Exhibit 9.0 shall not require an amendment to the Nose Creek Business Park Conceptual Scheme.

#### 5.2.1 DC CELL 1 – INDUSTRIAL / COMMERCIAL AND FLEX SPACE

The purpose and intent of DC Cell 1 is to offer businesses a presence along future Township Road 261. Cell 1 is also to provide for a transition between the adjacent North Business Area and the industrial uses located in DC Cell 4. This will all be accomplished by allowing within Cell 1 a mix of commercial and retail uses that would support the business park and surrounding area while also permitting industrial development. Buildings may include flex space where one use or a variety of different uses can be accommodated. Architecture and landscaping within DC Cell 1 will be used to limit visual impacts upon Township 261 and adjacent dwellings as they transition to business uses.

- Policy 5.2.6 Land within Cell 1 and which forms part of the Gateway Area (Exhibit 6.0), shall conform to the requirements of the 'Gateway Area' policies of this Conceptual Scheme.

#### 5.2.2 DC CELL 2 – OFFICE / INDUSTRIAL / COMMERCIAL AND FLEX SPACE

The purpose and intent of DC Cell 2 is to offer businesses a presence along the Queen Elizabeth II Highway while enhancing the intermunicipal gateway to the M.D. of Rocky View and the City of Calgary. DC Cell 2 will also

provide for a transition between the Queen Elizabeth II Highway and the industrial uses located in Cell 4. In turn, office, commercial and industrial uses will be permitted within the Cell 2 area. Buildings may include flex space where one use or a variety of different uses can be accommodated. Architecture and landscaping within DC Cell 2 will be used to limit visual impacts upon the Queen Elizabeth II Highway.

Policy 5.2.7 Lands identified as DC Cell 2 within the Conceptual Scheme Area shall conform to the requirements of the 'Gateway Area' (Exhibit 6.0) policies of this Conceptual Scheme.

#### 5.2.3 DC CELL 3 – OFFICE / INDUSTRIAL / COMMERCIAL AND FLEX SPACE

The purpose and intent of DC Cell 3 is to offer businesses a presence along future Range Road 294. Cell 3 is also to provide for a transition between Cell 1, Cell 2 and Cell 4. This will all be accomplished by allowing within Cell 3 a mix of office, commercial and industrial uses. Buildings may include flex space where one use or a variety of different uses can be accommodated.

#### 5.2.4 DC CELL 4 – INDUSTRIAL AND FLEX SPACE

The purpose and intent of DC Cell 4 is to accommodate a diversity of industrial uses that may be more intensive than found in Cell 1, 2 or 3. The site will also allow for commercial uses that are compatible with the industrial activities. Retail uses will be limited to service and employee related retail uses serving the immediate area work force. Buildings may include flex space where one use or a variety of different uses can be accommodated. Development within Cell 4 is expected to take advantage of its proximity to major road networks and the Canadian Pacific Rail Line. Architecture and landscaping within DC Cell 4 will be used to limit visual impacts upon adjacent dwellings as they transition to business uses.

#### 5.2.5 FUTURE SUBDIVISION

The subject lands will be subdivided to accommodate a range of business uses including industrial, business office, highway commercial, warehousing, commercial and Public Utility Lots. Exhibit 9.0 – Concept Plan provides an indication of the general layout of the development however the final number and size of lots will be determined at each stage of subdivision.

Policy 5.2.8 Initial subdivision of each phase of development will create roads, rights of way, and utility parcels and parcels for development. These parcels for development may be further subdivided from their parent blocks within approved phases. The general layout identified in Exhibit 9.0 – Concept Plan shall be maintained while the number, size and layout of lots shall be determined through the subdivision approval process and will not require an amendment to this Conceptual Scheme.

#### 5.2.6 BUILDING AND DEVELOPMENT GUIDELINES

The following Building and Development Guidelines have been established for the Nose Creek Business Park to ensure that the development includes buildings that are respectful of the surrounding area, unifies the development, enhances the gateway to the M.D. of Rocky View, and responds to the specific character of each lot.

##### Architectural Controls

- a) Architectural Guidelines shall be enforced within the Plan Area by the Developer and future land Owners.
- b) Architectural Controls shall be completed by the developer for each phase of subdivision.
- c) The Architectural Controls shall be undertaken in a manner that is characteristic of business/industrial parks, includes a unified and cohesive design, compliments the existing and

future surrounding land uses and limits the visual impacts upon them while allowing individual buildings to have their own architectural expression.

- d) The Architectural Controls shall be undertaken to ensure that buildings within the 'Gateway Area', identified in Exhibit 6.0, enhance the visual appearance of the gateway between the M.D. of Rocky View and the City of Calgary.

#### Building Design

- e) The design, character and appearance of all buildings shall be appropriate to and compatible with their intended use and the surrounding area and shall be constructed of durable materials designed to maintain the initial quality throughout the life of the project.
- f) All colours, materials and finishes should be co-ordinated on all exterior elevations of the buildings to achieve total continuity and comprehensiveness of design within each lot.
- g) The finish and appearance of any accessory buildings shall complement the principal building.
- h) Building design emphasis should be on those building elevations that are openly visible from the Queen Elizabeth II Highway, Township Road 261, and the existing residential development along Range Road 293 between 144<sup>th</sup> Avenue NE and Township Road 261.
- i) It shall be encouraged as part of the architectural guidelines that buildings include water conservation measures including installing water efficient plumbing fixtures such as low flow or dual flush toilets and low flow shower heads, installing water meters, and the capture and reuse of rainwater.

#### Parking

- j) Parking shall be visually screened from the Queen Elizabeth II Highway, Township Road 261 and residential development with appropriate berming, vegetation, low level structures, and/or fencing.
- k) Parking areas located in the front yard of lots adjacent to the Queen Elizabeth II Highway, Township Road 261 and residential development shall be paved with an asphalt or concrete surface. The parking surface for other areas within the Plan boundary shall be determined at the development permit stage.

#### Signage

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

#### Outside Storage

- o) All outside storage shall be screened from neighbouring sites and public streets with appropriate berming, vegetation, and/or fencing.
- p) Outside storage shall not be located within any required setback.
- q) Outside storage shall not be located within the front yard adjacent to the Queen Elizabeth II Highway and its service road or Township Road 261. Outside storage may be situated in the side yard or rear yard of those lots as per the Direct Control Bylaw.

- r) Garbage/recycling containers should not be located adjacent to the Queen Elizabeth II Highway and Township Road 261.

#### Outside Display

- s) Outside display areas shall be permitted provided they are limited to examples of equipment, products and/or items related to the use of the respective individual lot.
- t) Outside display shall not occupy anymore than 20% of the total frontage facing the Queen Elizabeth II Highway or Township Road 261 unless it is considered appropriate by the Approving Authority.
- u) Outside display areas shall not be located within any required setback.
- v) Outside display areas shall not face the existing residential development along Range Road 293, between 144<sup>th</sup> Avenue and Township Road 261, unless a Conceptual Scheme or equivalent planning document for business and/or industrial development for the adjacent residential area has been adopted.

#### Lighting

- w) All on-site lighting shall be located, oriented, and shielded to protect the safe and efficient function of the Calgary International Airport.
- x) All on-site lighting shall be located, oriented, and shielded to protect the safe and efficient function of the Queen Elizabeth II Highway and Township Road 261 and prevent adverse affects on adjacent residential development.

#### Gateway Area

In addition to all of the above requirements, the following shall be applied to the Gateway Area:

- y) The front elevation of buildings facing the Queen Elizabeth II Highway shall be a primary element on each site through the use of quality architecture and co-ordinated colour schemes. Exterior finishing materials may include quality metal panel products, glass, pre-cast concrete, architectural site-cast concrete, architectural tile, and commercial grade stucco, brick or stone masonry. Wood, completely unfinished concrete and concrete block may be used as a secondary material only.
- z) For sites facing the Queen Elizabeth II Highway, architecture, landscaping and signage shall be undertaken to achieve a unified appearance.
- aa) Uninterrupted walls on buildings facing the Queen Elizabeth II Highway shall be broken up with changes of materials colour, texture, and/or expressions of architecture or structure through a change in plane such as an offset, reveal, or projecting rib.
- bb) Rooftop apparatus should be located and concealed to reduce or eliminate public view from adjacent roads.

#### 5.2.7 PUBLIC UTILITY LOT (PUL)

Stormwater ponds will be located within Public Utility Lots and will be properly managed as per the approved Stormwater Management Plan.

**Policy 5.2.9**            The exact location, size, and location of the Public Utility Lots will be determined at the subdivision stage when the detailed engineering drawings are completed.

## 5.3 Phasing

In consideration of the variety of business uses proposed for the site, market considerations, demand and the availability of infrastructure will determine the phasing pattern within the Plan area.

Policy 5.3.1 The timing and sequence of development shall proceed based on market conditions and where the required infrastructure is available to sustain the proposed phase of development.

## 6. SERVICING AND UTILITIES

### 6.1 Provision of Essential Utilities

The *Municipal Development Plan* outlines the goal of Section 9.0 Infrastructure as follows:

*To encourage and facilitate the development and maintenance of an efficient infrastructure that is supportive of planned growth” (Section 9.0, page 33).*

Policy 6.1.1 Essential utilities to service Nose Creek Business Park will be paid for and constructed by the developer.

Policy 6.1.2 At the subdivision stage of each phase of development engineering information and details such as the provision of sanitary sewer services, potable water services, stormwater management services, solid waste management services, and recycling services shall be provided.

#### 6.1.1 POTABLE WATER SERVICES

Potable water servicing for the Nose Creek Business Park area will be via the proposed East Rocky View Regional Water Utility Network water transmission main. Timing for construction completion of the water transmission main is anticipated for fall 2009.

On-site water mains are proposed to connect to Twp Road 261, north of the site. The Water Servicing Concept is shown in Exhibit 10.0 – Water Services.

Policy 6.1.3 All water lines and services shall be constructed in conformance with the M.D. of Rocky View’s current Servicing Standards for Industrial/Commercial Subdivisions and Road Construction, as approved by the M.D. of Rocky View, as per the Alberta Water Act, and as specified within this conceptual scheme.

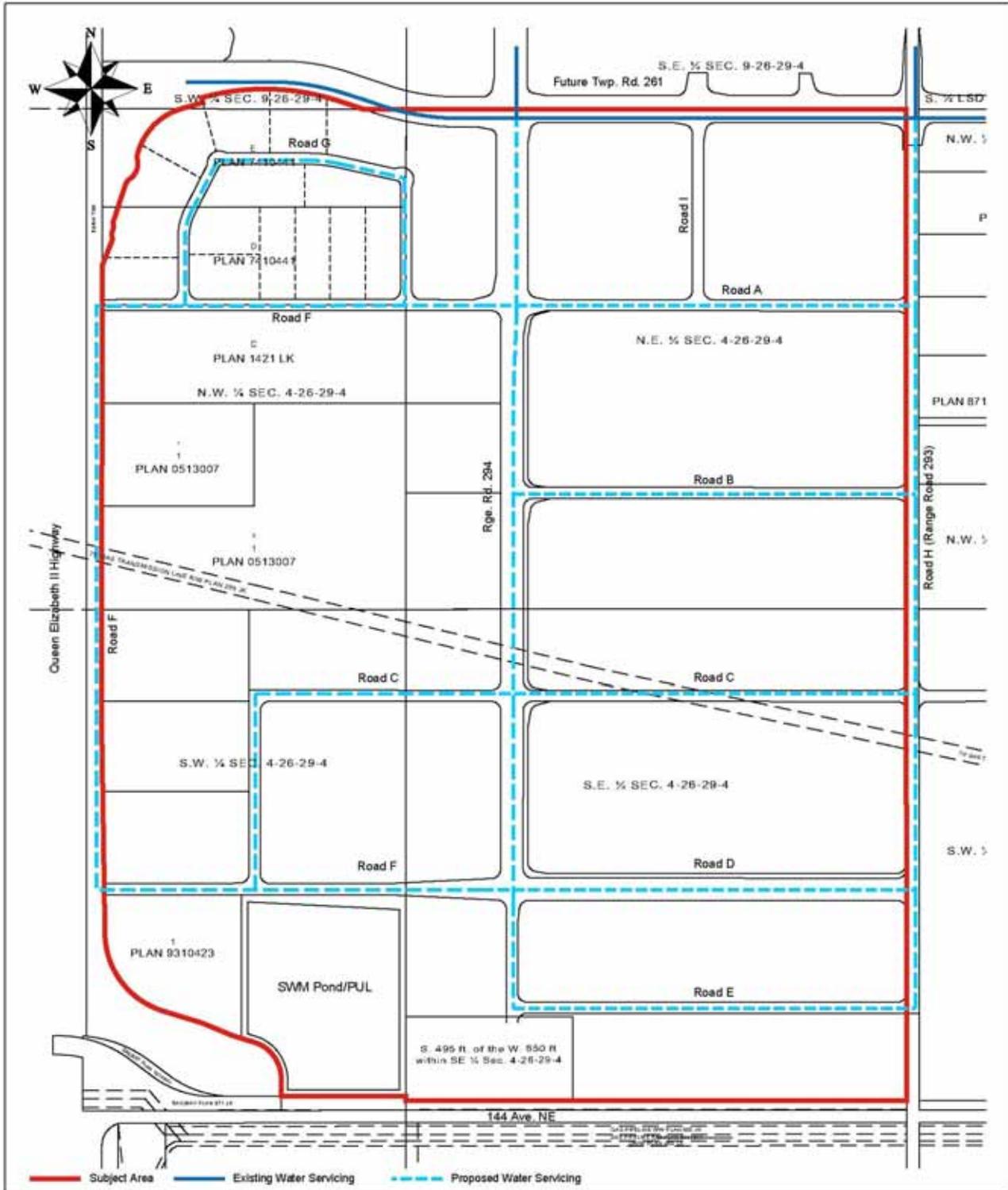
Policy 6.1.4 The future East Rocky View Regional Water Utility Network water transmission main will supply the Nose Creek Business Park Development with potable water sufficient to service the development.

Policy 6.1.5 Confirmation of potable water servicing to the Subdivision Plan Area from the East Rocky View Regional Water Network water transmission main will be provided prior to each stage of subdivision.

Policy 6.1.6 At the Development Permit stage, each tenant within the Nose Creek Business Park shall provide the M.D. of Rocky View with details regarding how the site will conserve and/or reuse water.

Policy 6.1.7 Agreements respecting cost sharing and/or endeavours will be in accordance with Council policies.

Exhibit 10 – Water Services



Nose Creek Business Park	<b>Water Services</b>	NTS
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		11121-OP-11.dwg
		Source:

- Policy 6.1.8 All development shall pay all applicable connection fees and levies when connecting to the East Rocky View Regional Water Utility Network in accordance with applicable M.D. of Rocky View policies.
- Policy 6.1.9 Development of the Plan Area will be required to meet or exceed the water conservation policies of the M.D. of Rocky View.

#### 6.1.2 SANITARY SEWER SERVICES

The Nose Creek Business Park area will be serviced by the East Rocky View Regional Wastewater Transmission Main (ERVRW). On-site sanitary sewage will drain to off-site Lift Station #1 of the (ERVRW), north of the site. The majority of the sewage may be drained via gravity or a lift station on-site may be required to convey the sewage to the Regional Lift Station #1. A portion of the land along the west boundary will require a local lift station to connect to the sanitary system which drains north. The Sanitary Sewer Servicing concept is illustrated in Exhibit 11.0 – Sanitary Sewer Services.

- Policy 6.1.10 All sanitary sewer lines and services shall be constructed in conformance with the M.D. of Rocky View's current Servicing Standards for Subdivisions and Road Construction, as approved by the M.D. of Rocky View and as specified within this Conceptual Scheme.
- Policy 6.1.11 The Nose Creek Business Park will be serviced by the East Rocky View Regional Wastewater Transmission Main.
- Policy 6.1.12 Agreements respecting cost sharing and/or endeavours will be in accordance with Council policies.
- Policy 6.1.13 All developments shall pay all applicable connection fees and levies in accordance with the East Rocky View Wastewater Servicing Bylaw and applicable M.D. of Rocky View policies.

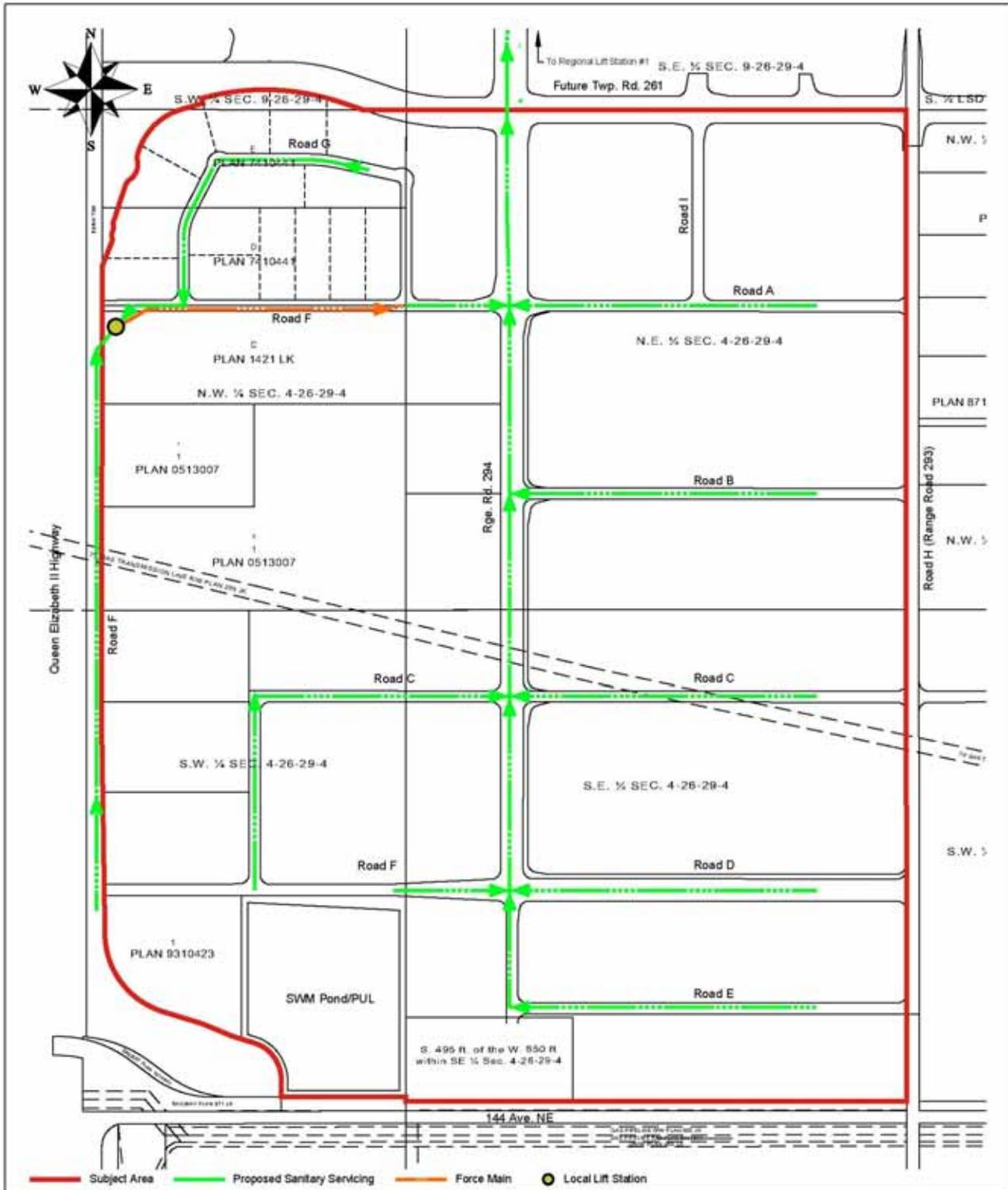
#### 6.1.3 STORMWATER MANAGEMENT

A Stormwater Management Report was prepared by Westhoff Engineering Resources Inc. to provide conceptual storage and area calculations required for stormwater storage facilities within the subject lands. The report considers the drainage basins based on the existing topography and the proposed development grading and provides stormwater storage requirements for the defined basins. The Stormwater Report refers to previous documents completed including the *Master Drainage Plan for East Balzac (prepared by Kellam Berg Engineering dated September 2006)* and the *Nose Creek Watershed Water Management Plan (prepared by Palliser Environmental Services Ltd. dated January 2007)*.

Stormwater servicing for the minor system will consist of lateral storm sewers located within the roadway network and will drain to stormwater management treatment and storage facilities within and outside the proposed Plan Area as shown in Exhibit 12.0 – Stormwater Services. The major system will drain overland within the road network and pathways to the stormwater facilities. The majority of the drainage will be directed to a wet pond located in the southwest corner of the development. The wet pond will be a treatment and storage facility for approximately 145 hectares. Exhibit 12.0 also presents the approximate catchment areas for the Conceptual Scheme area. The treated stormwater will then be directed north along Range Road 294 in a dedicated clean storm sewer connecting to the existing pipe constructed with the development north of Township Road 261. The existing pipe drains to Pond 2 within the Commercial Development to the north and subsequently discharges to Nose Creek.

The second catchment area of approximately 14 hectares is located in the north portion of the Plan Area. The proposed drainage from this area is to drain to existing storm sewers within Township Road 261 and Range Road 294 which connect to the treatment and storage facilities located within the Commercial Development to the north.

Exhibit 11 – Sanitary Sewer Services



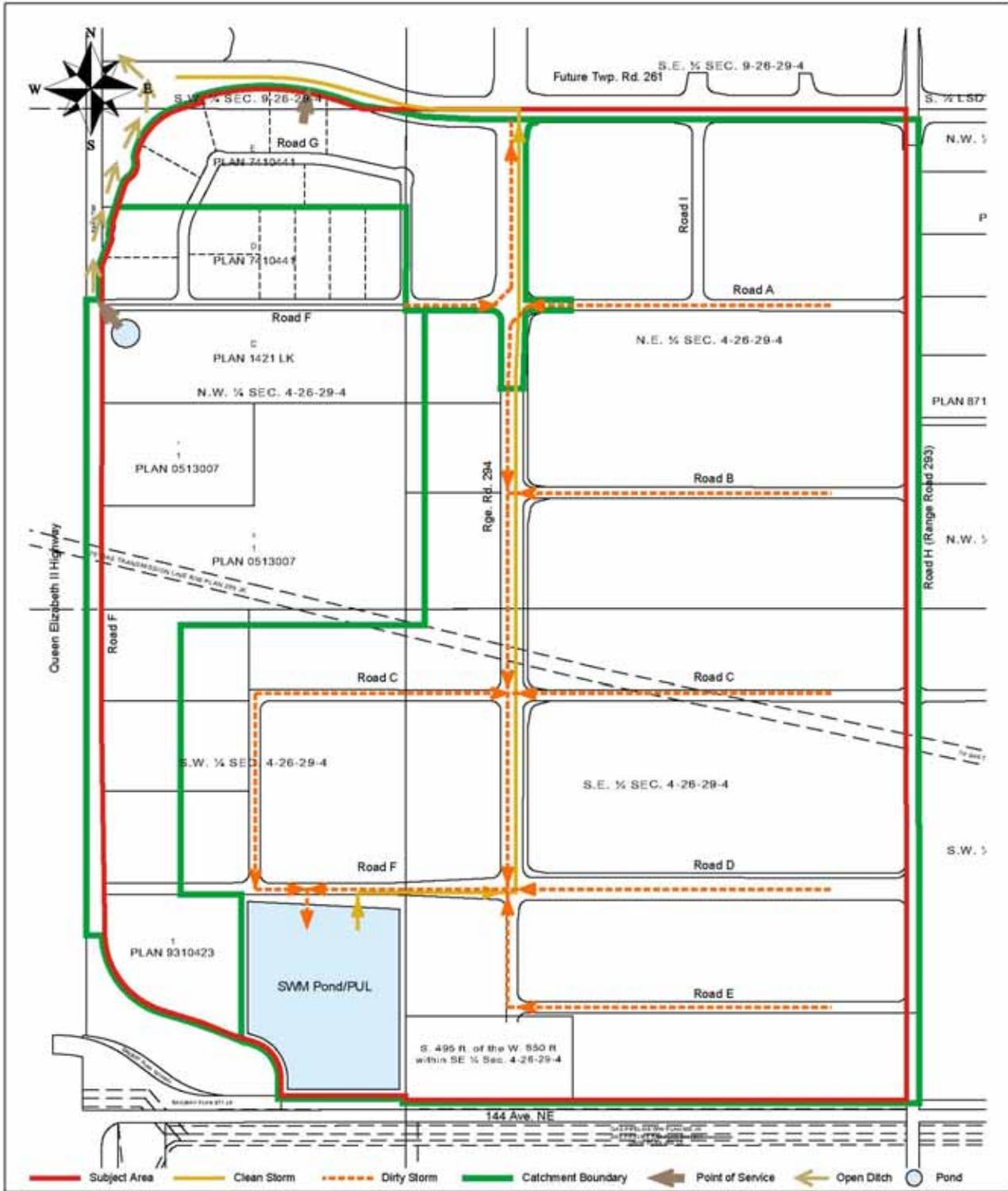
Nose Creek Business Park  
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## Sanitary Sewer Services

Exhibit 11.0

NTS  
 April 2009  
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 Source:

Exhibit 12 – Stormwater Services



Nose Creek Business Park  
Ptn of Sec 04 - 26 - 29 - W4M

Stormwater Services

Exhibit 12.0

NTS  
April 2009  
11121-09-11.dwg  
Source:

The third catchment area of approximately 46 hectares includes the lands bordering the west boundary. The proposed drainage from this area will be directed to the clean storm pipe within the Commercial Development to the north and subsequently discharges to Nose Creek.

Cost sharing for storm pipe, treatment and storage facilities will be determined during the Development Agreement process.

Stormwater ponds located within the Plan Area will be constructed within Public Utility lots dedicated to and maintained by the M.D. of Rocky View. The use of Best Management Practices within the Plan area will be encouraged.

- Policy 6.1.14 Stormwater shall be managed appropriately and discharged in a controlled manner in accordance with the *Nose Creek Watershed Water Management Plan*.
- Policy 6.1.15 All stormwater management shall be in accordance with Alberta Environment's Standards and the M.D. of Rocky View's Servicing Standards for Subdivision and Road Construction.
- Policy 6.1.16 A Stormwater Management Plan shall be submitted by the developer for each phase of subdivision to the satisfaction of the M.D. of Rocky View.
- Policy 6.1.17 Implementation of the Stormwater Management Plan shall be through the Development Agreement at the time of subdivision approval for each applicable phase.
- Policy 6.1.18 When required, all stormwater facilities shall be subject to licensing and permitting from Alberta Environment.
- Policy 6.1.19 Stormwater Management Facilities shall be maintained and operated by the M.D. of Rocky View.
- Policy 6.1.20 Cost sharing and/or endeavours to assist will require approval by Council and will only be warranted where oversized infrastructure is provided beyond what is required for the particular phase of development.

#### 6.1.4 SOLID WASTE MANAGEMENT SERVICES

The Development Design Guidelines establishes that solid waste management must be maintained by each tenant within the Plan area.

- Policy 6.1.21 Land owners shall be responsible for the disposal and/or recycling of solid waste. Land owners may defer this responsibility to their tenants.
- Policy 6.1.22 The developer should encourage land owners and tenants within the Conceptual Scheme area to prepare management plans for the disposal and recycling of solid waste.

## 6.2 Shallow Utilities

Shallow Utilities including natural gas, electric, power, telephone, and cablevision services will be provided by the respective utility companies. Detailed design of the shallow utilities will commence at the subdivision stage. It is anticipated that the shallow utilities will be underground throughout the servicing area and will be located within the road right-of-ways and/or easements.

- Policy 6.2.1 All shallow utilities shall be constructed by the developer in conformance with the M.D. of Rocky View's current Servicing Standards for Subdivisions and Road Construction, as approved by the M.D. of Rocky View.

## 6.3 Canada Post

Canada Post shall be contacted to determine the type and level of mail service that can be provided to the Nose Creek Business Park as each phase of development is constructed. If community mailboxes are required, the mailboxes should be located in central areas where access can be gained by vehicle and through pedestrian connections.

Policy 6.3.1           The developer shall contact Canada Post at the subdivision and/or development stage of each phase of development to determine the most suitable mailbox location(s), type, and level of mail delivery service.

## 7. PUBLIC CONSULTATION

Two public open houses were held to present the Conceptual Scheme to the public. The first was held on June 19, 2007 and the second on June 19, 2008 and were both at the Balzac Community Hall. The open houses were advertised for two weeks in the Rocky View Weekly and a 4 x 8 foot sign was placed at the Balzac Community Hall advising area residents of the open house. This open house presented general concepts and proposed land uses to the adjacent landowners and requested that attendees provide any comments on a comment sheet.

## 8. TECHNICAL REPORTS

### 8.1 Geotechnical Assessment

McIntosh-Lalani Engineering Ltd. completed a geotechnical evaluation for the Nose Creek Business Park. The evaluation assessed the general subsurface soil conditions within the Conceptual Scheme area and provided geotechnical construction guidelines for the development. The general subsurface stratigraphy was determined to consist of topsoil and organic browns overlying interbedded layers of sand, silt and silty clay atop sedimentary bedrock. The geotechnical report has been submitted under separate cover.

Policy 8.1.1           Development of The Nose Creek Business Park shall comply with the recommendations outlined in the geotechnical reports for each phase of development.

### 8.2 Traffic Impact Study

Bunt & Associates Engineering Ltd. completed the *Nose Creek Business Park Transportation Impact Assessment* for the Plan Area. This document has been submitted under separate cover and provides an analysis of the proposed road network's ability to accommodate the future development of the subject lands. The following sections present a summary of the Plan Area's transportation network and proposed improvements by Bunt & Associates. Exhibit 13.0 – Future Regional Transportation Network and Exhibit 14.0 - Proposed Transportation Network present the future road network for the area.

The M.D. of Rocky View, the Applicant, and their transportation consultants met to discuss the configuration of the Conceptual Scheme's transportation network. It was agreed that a grid road pattern with a 90 degree intersection configuration at Range Road 294 and Road D would be appropriate as shown in Exhibit 13.0 – Future Regional Transportation Network. In addition, Range Road 294 and Road D are to be built as a four lane major roadways. However, the Right-of-Way for Range Road 294 and Road D will be dedicated to a width that will allow for these roads to be expanded to six lanes in the future by the M.D. of Rocky View. The dedication is to ensure that traffic continues to move through the site efficiently to connect with the regional road network.

In the northwest corner of the Plan Area is Plan 7410441, Block E. In order to avoid isolating this property from the road network, a road Right-of-Way is to be dedicated on Plan 7410441, Block E, Plan 7410441, Block D and the NE 4-26-29-W4M. The area to be provided as road dedication is shown in Exhibit 15.0 – Road G Dedication.

Exhibit 13 – Future Regional Transportation Network

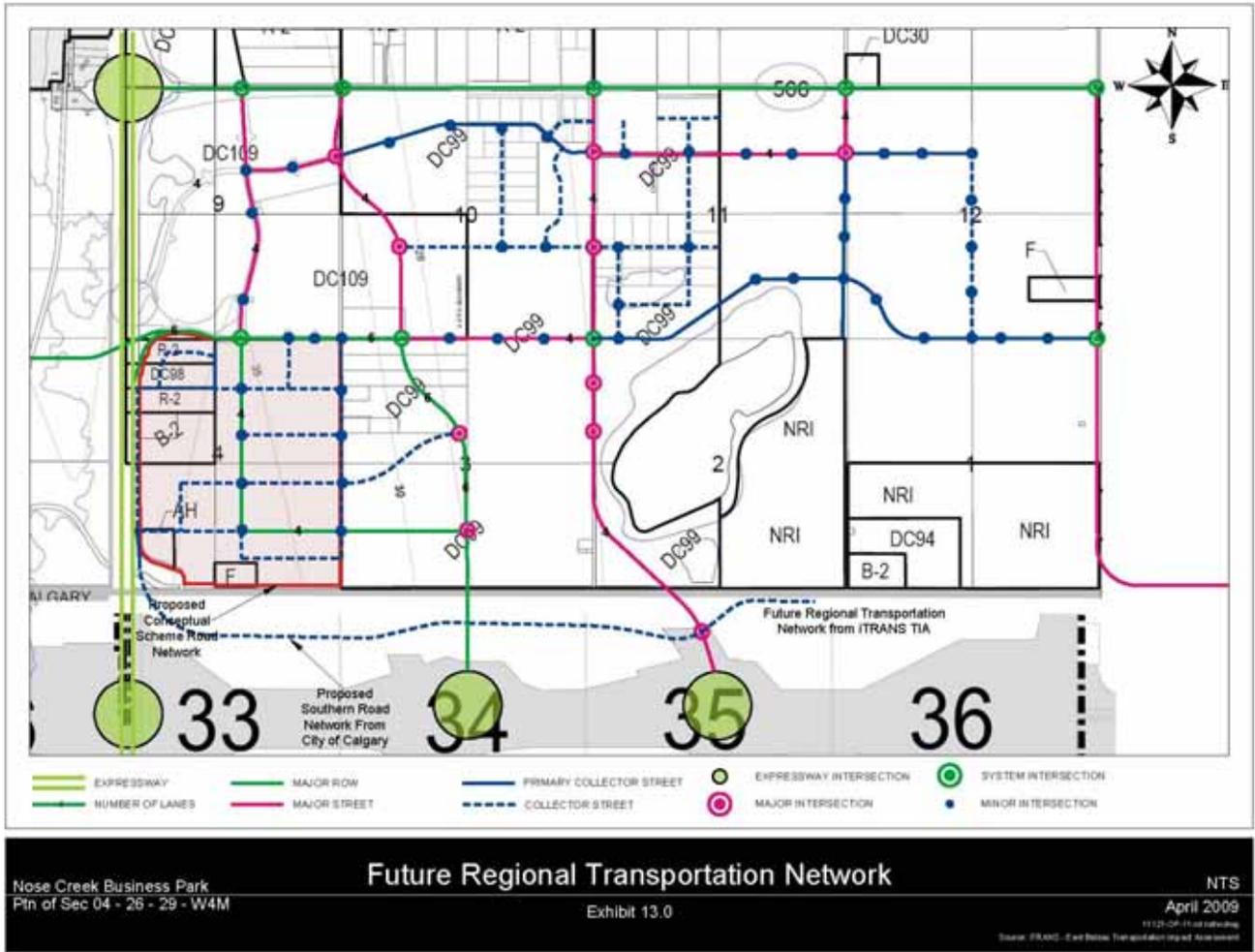


Exhibit 14 – Proposed Transportation Network



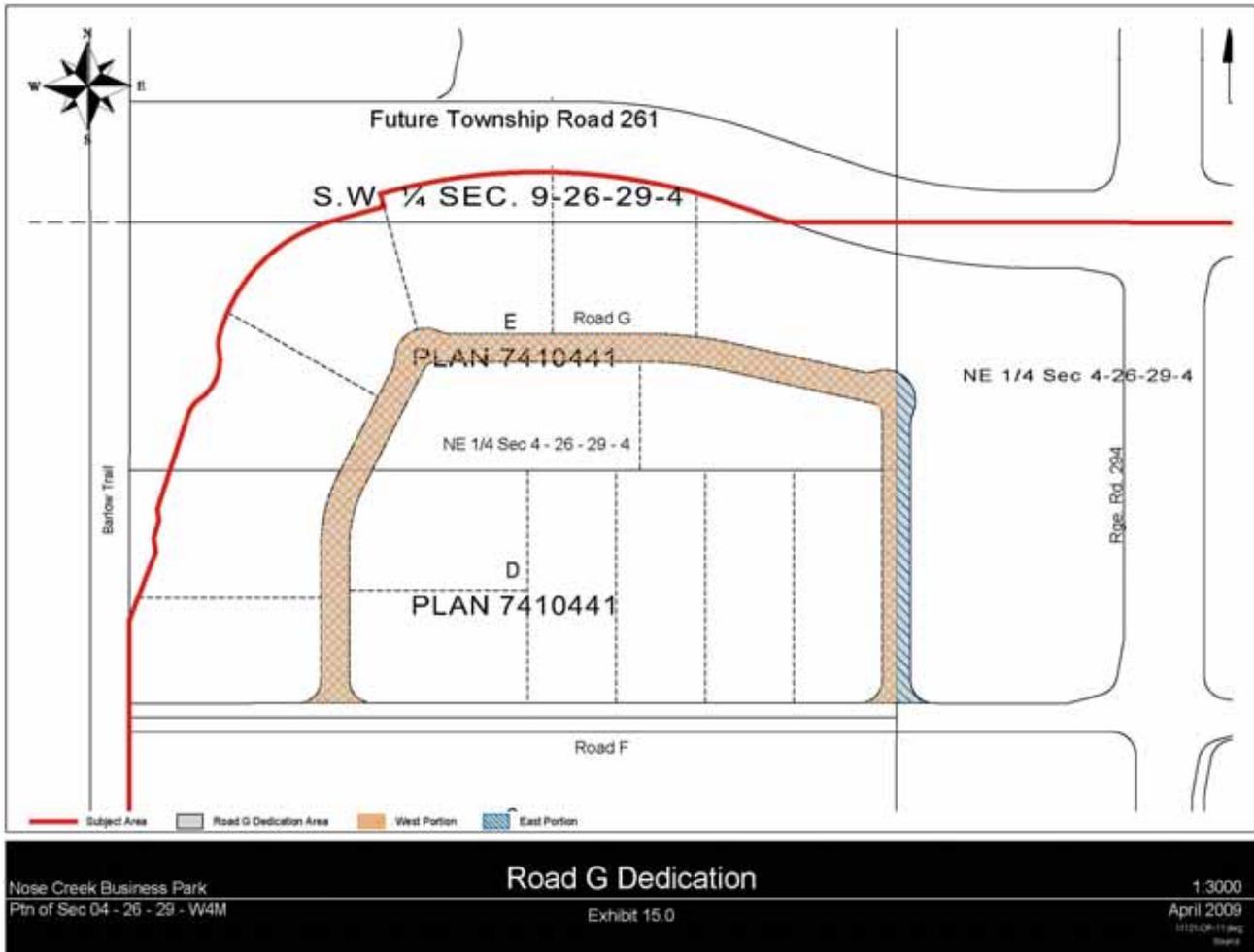
**Proposed Transportation Network**

Nose Creek Business Park  
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Exhibit 14.0

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Source:

Exhibit 15 – Road G Dedication



**Road E is intended to be an east-west road that connects Road H (Current Range Road 293) with Range Road 294. However, within this area are a number of factors that could affect the alignment of Road E. They include:**

- Possible closure of access to the City of Calgary via current Range Road 293;
- The appropriate site configuration to accommodate the ERCB pipeline setback;
- The appropriate site configuration to accommodate access to the CPR spur line and;
- A large land user requiring contiguous land.

In consideration of these factors, Road E may be realigned or removed at the time of subdivision.

#### 8.2.1 FUTURE REGIONAL TRANSPORTATION NETWORK

Bunt & Associates identifies the future regional road network by referencing other transportation impact assessments already completed for the surrounding area. Recognised road improvements that would affect the Plan Area include:

- Construction of Township Road 261 as a future major east-west roadway connecting to the Queen Elizabeth II Highway at a half interchange to and from the south. Township Road 261 is expected to be built to four lanes from Queen Elizabeth II Highway to Range Road 293. The two lanes on the north half of Township Road 261 between Range Road 293 to Range Road 292 are being constructed as part of future development proposals.
- Construction of Range Road 294 as a future four lane major roadway from Highway 566 to Range Road 293 with some six lane sections adjacent to Township Road 261.
- Construction of Range Road 293 to four lanes between Township Road 261 and Highway 566.
- Construction of Stoney Trail/East Freeway.

#### 8.2.2 INTERNAL TRANSPORTATION NETWORK - SHORT TERM IMPROVEMENTS

The Transportation Impact Assessment found that no improvements were required in the short term (5 years) other than the construction of the internal roadways to the City of Calgary Industrial Street standards. However, it was recommended that the intersection of Range Road 293/Township Road 261 should be monitored yearly after the connection of Range Road 293 to Stoney Trail, and signals installed when volumes warrant it.

#### 8.2.3 INTERNAL TRANSPORTATION NETWORK - LONG TERM IMPROVEMENTS

At the long term (30- 40 years) horizon the site is expected to generate approximately 5,100 trips during the AM peak hour and 4,900 trips during the PM peak hour. To accommodate the vehicle trips the following road improvements were proposed:

- Township Road 261/Range Road 294 Intersection: Additional northbound left turn lane with approximately 140 metres of storage.
- Access 4 Road/Township Road 261 Intersection: Introduction of eastbound protected left turn phase in signal timing plan.
- Range Road 294/Road A Intersection: Signalize
- Range Road 294/Road D Intersection: Signalize

- Access 4 Road/Road D Intersection: Signalize
- Other internal intersections should be reviewed for possible signalization at the Development Permit stage.
- Range Road 294 and Road D are required to be Industrial Major. All other internal roadways are adequate as Industrial Streets.

The following policies are provided in respect to the transportation network for the Plan Area:

- Policy 8.2.1 The internal road pattern should conform to the transportation plan as generally shown in Exhibit 14.0 – Proposed Transportation Network.
- Policy 8.2.2 The recommendations of the *Nose Creek Business Park Transportation Impact Assessment* shall be implemented through provisions of the Direct Control Bylaws and the Conditions of Subdivision approval.
- Policy 8.2.3 The M.D. of Rocky View may require an update to the Traffic Impact Assessment prior to each phase of subdivision, to the satisfaction of the M.D. of Rocky View and Alberta Transportation.
- Policy 8.2.4 If required, all intersectional upgrades should be constructed by the developer to the satisfaction of the M.D. of Rocky View and the Alberta Transportation.
- Policy 8.2.5 The developer will construct and maintain the roadways and associated infrastructure until such time as a Final Acceptance Certificate (FAC) is issued by the M.D. of Rocky View.
- Policy 8.2.6 Internal road systems shall be constructed by the Developer to the satisfaction of the M.D. of Rocky View.
- Policy 8.2.7 If required, temporary emergency access shall be provided until such time as a direct link occurs with the adjacent road networks to the satisfaction of the M.D. of Rocky View.
- Policy 8.2.8 A Transportation Off-Site Levy shall be paid by the developer to the M.D. of Rocky View in accordance with the Transportation Off-Site Levy Bylaw, as amended.
- Policy 8.2.9 Cost sharing and/or endeavours to assist will require approval by Council and will only be warranted where oversized infrastructure is provided beyond what is required for the particular phase of development.
- Policy 8.2.10 Agreements respecting cost sharing and/or endeavours will be in accordance with Council policies.
- Policy 8.2.11 Offsite transportation infrastructure shall be in place to service each development phase in accordance with the Transportation Impact Assessment and, following a review process with the developer, to the satisfaction of the M.D. of Rocky View and Alberta Transportation.
- Policy 8.2.12 A road Right-of-Way (Road G) shall be dedicated as per Exhibit 15.0 - Road G Dedication. The east portion of Road G is within the NE 4-26-26-W4M and the west portion is within Plan 7410441, Block D and Plan 7410441, Block E as shown in Exhibit 15.0. No development shall be approved for Plan 7410441, Block D or Plan 7410441, Block E until the entire west portion of Road G identified for those two properties has been dedicated. Development of the NE 4-26-29-W4M may be approved without the dedication of the west portion of Road G and development of Plan 7410441, Block D and Plan 7410441, Block E may be approved without the dedication of the east portion of Road G.
- Policy 8.2.13 Access to each lot shall be located as per the standards of the M.D. of Rocky View.

- Policy 8.2.14 Range Road 294 and Road D shall be built to a four lane major roadway standard by the developer. The Right-of-Way for Range Road 294 from the intersection of Township Road 261 south to Road F shall be in accordance with the Kellam Berg Engineering Drawings. The Right-of-Way for Range Road 294 and Road D south of Road A shall be dedicated to a width that allows for these roads to be expanded in the future to six lanes by the M.D. of Rocky View, being a width of 43.5 metres. Notwithstanding, the road width south of Road A will be subject to the usual requirements for tapering.
- Policy 8.2.15 Road E may be realigned or removed at the time of subdivision to accommodate the possible closure of access to the City of Calgary via current Range Road 293, the ERCB pipeline setback, access to the CPR spur line and/or a large land user requiring contiguous land.
- Policy 8.2.16 The Municipality is entitled to purchase a 3.5 metre wide strip of land located on the east side of Range Road 294 south of Road A and the north side of Road D as shown on Exhibit 14. The acquired land is to be used for road widening or other infrastructure uses and will not limit approved access or utility crossings. The right to purchase will be protected by way of a Caveat and Road Widening Option Agreement placed on title.

### 8.3 Stormwater Management Report

A Stormwater Management Report has been prepared by Westhoff Engineering Resources Ltd. for the Nose Creek Business Park with details regarding stormwater management services. Section 6.1.3 - Stormwater Management Services provides these details regarding how stormwater will be managed.

### 8.4 Environmental Site Assessment

An Environmental Site Assessment (ESA) Phase II was prepared by Keystone Environmental Ltd. It was conducted between March and April 2001 and consisted of drilling six boreholes and installing four monitoring wells on the SE, SW, and NE of 4-26-29-W4M. It was concluded that historic activities on the site have not impacted the subject site soil and groundwater. The report has been submitted under separate cover.

- Policy 8.4.1 Development of the Nose Creek Business Park shall comply with the recommendations outlined in the Environmental Site Assessment Phase II.

## 9. CONFORMITY WITH EXISTING POLICY

### 9.1 M.D. of Rocky View Municipal Development Plan (MDP)

In addition to the planning policies, principles and guidelines established by this Conceptual Scheme, implementation of the development of the Nose Creek Business Park shall conform to the *M.D. of Rocky View No. 44 Municipal Development Plan*.

- Policy 9.1.1 The development of the Nose Creek Business Park shall conform to the *M.D. of Rocky View No. 44 Municipal Development Plan*.

### 9.2 M.D. of Rocky View Land Use Bylaw

In addition to the planning policies, principles and guidelines established by this Conceptual Scheme, development of the Nose Creek Business Park shall conform to the *Municipal District of Rocky View No. 44 Land Use Bylaw*.

## 9.3 M.D. of Rocky View City of Calgary Intermunicipal Development Plan

As discussed in Section 4.4, the Plan Area falls within 'Area A' of the *Municipal District of Rocky View City of Calgary Intermunicipal Development Plan* (IDP); all development shall conform to the *Intermunicipal Development Plan* as per the following policy:

Policy 9.3.1            The development of the Nose Creek Business Park shall conform to the Municipal District of Rocky View City of Calgary Intermunicipal Development Plan.

## 9.4 Balzac East Area Structure Plan (BEASP)

The *Balzac East Area Structure Plan* was reviewed in detail during the preparation of this Conceptual Scheme. Figure 4 in the Balzac East Area Structure Plan (BEASP) identifies the areas in that Plan Area where a Conceptual Scheme may be required by Council. Figure 4 of the *Balzac East Area Structure Plan* in relation to the subject lands is identified in Exhibit 16.0 – Land Use Strategy of this Plan. Section 4.3.1f of the BEASP states the following:

*"Figure 4 identifies where Conceptual Schemes may be required for redesignation and subdivision applications proposing business uses deemed to have an impact on adjacent land use, the long-term land use scenario, servicing requirements, future road network, or development pattern of surrounding lands." (Section 4.3.1f, page 16)*

The plan goals outlined in the BEASP that are relevant to the Nose Creek Business Park are as follows:

### Section 3.1 Plan Goals

*The following goals provide the focus for the BEASP, build on the Plan Area vision, and collectively represent the future aspirations of the community and the M.D. of Rocky View:*

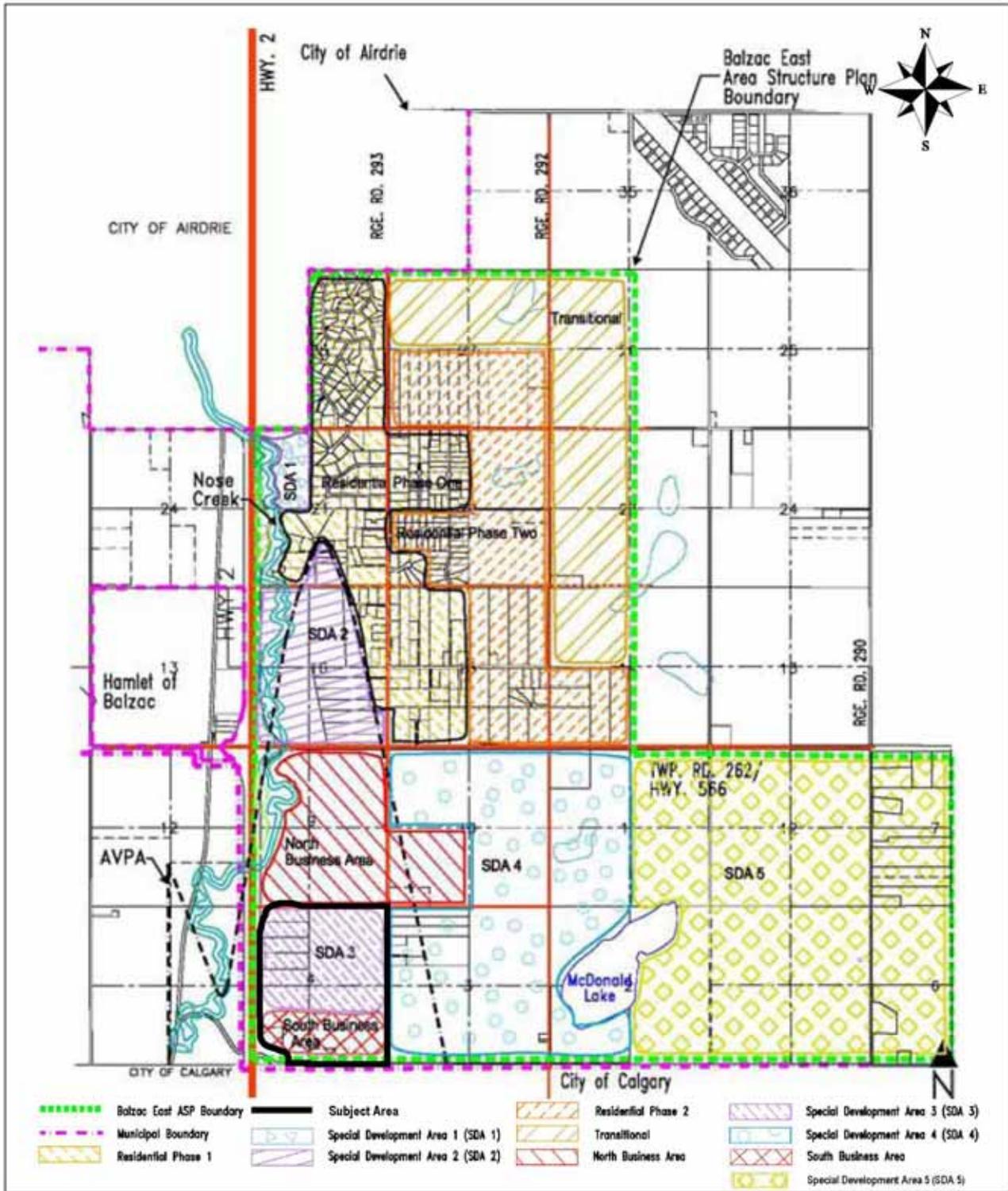
- a) *Achieve an efficient, sequential pattern of development encouraging a diversity of land uses working in harmony with one another;*
- b) *Recognize the potential for transition of agricultural lands to non-agricultural uses in a series of orderly, planned, properly serviced, and market – driven stages;*
- c) *Promote appropriately located business areas to serve local and regional needs;*
- d) *Establish high quality Performance Standards and Development Guidelines to harmonise development with the natural and built environment;*
- e) *Provide an efficient and safe road network to address existing traffic;*
- f) *Maintain the functional and visual integrity of significant transportation corridors.*

In addition to Section 4.3 and 4.3.1, Section 4.3.3 South Business Area will guide the development of a portion of the proposed business park as part of the subject lands fall within this Area. Section 4.3.3 states the following with regards to the South Business Area:

*The South Business Area (adjacent to 144<sup>th</sup> Avenue NE / Township Road 260) has potential to use the existing rail spur line to accommodate a range of uses with more of an industrial character than those in the north. Lands abutting Highway 2 in the business area require aesthetic consideration and sensitivity to the landscape to maintain the safety and visual integrity of the highway corridor. The importance of the portion of the South Business Area adjacent to Highway 2 as an intermunicipal entranceway should be reflected in proposed design and appearance of development adjacent to Highway 2.*

The remainder of the subject lands fall within Special Development Area #3. Section 4.7.3 Special Development Area #3 (SDA3) states the following:

Exhibit 16 – Land Use Strategy



**Land Use Strategy**

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Exhibit 16.0

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Source: MD of Rocky View No. 44, Balzac East Area Structure Plan, Figure 3.0

***“The intent of SDA3 is to provide for the potential to accommodate an orderly and efficient expansion of the adjacent North and South Business Areas.” (BEASP, page 31).***

The Balzac East Area Structure Plan provides further guidelines for development, which have been reviewed during the preparation of this application and should be reviewed when each phase of development within the subject lands is redesignated and subdivided.

Policy 9.4.1           The development of the Nose Creek Business Park shall conform to the M.D. of Rocky View No. 44 Balzac East Area Structure Plan.

## 9.5 Relationship with other Conceptual Scheme Planning Areas

As Conceptual Scheme Plan Areas are developed in the vicinity of the Nose Creek Business Park, the vision and architectural styles of Nose Creek Business Park should be considered to ensure the architectural styles of adjacent developments are compatible with this gateway business park.

## 10. IMPLEMENTATION

Implementation of this Conceptual Scheme will occur as each phase of development is redesignated and subdivided. Furthermore, as each user applies for a development permit the policies and guidelines in this document shall be reviewed and implemented.

Policy 10.1.1       The M.D. of Rocky View shall implement the policies outlined in this Conceptual Scheme through the redesignation, subdivision and development permit processes.