



Airdrie and District Agricultural Society

Master Site Development Plan



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This Statement of Qualifications and Limitations is attached to and forms part of the Report.

Executive Summary

The Airdrie and District Agricultural Society (ADAS) has assisted in the development of community facilities for the last 30 years within their district. The latest venture is the development of a 150 acre site located west of the City of Airdrie on Big Hill Springs Road.

This site, as an Agricultural Centre, will provide a venue for a diverse range of user groups, both agricultural and non-agricultural. User groups will include livestock associations, riding clubs, cattle breeders, rodeo related organizations, and indoor BMX racing. Events will include competitions, rodeos, trade shows and conventions. Almost 100 interviews were held with user groups and stakeholders in developing ideas for what facilities will be included. The need for this facility, and primarily agricultural facilities, came across loud and clear during the interviews. Agricultural and/or recreational facilities are in great demand in the area.

The Agricultural Centre contains facilities for a variety of agriculture related events, and multi-use buildings for a wide range of additional events. It also includes a wetland and interpretive trails, and a seasonal campground for site users and the public, which will provide revenue to help offset the cost of operations. A small commercial component as appropriate to the purposes of the site will provide additional revenue.



Representatives of the Airdrie and District Agricultural Society

This Master Site Development Plan (MSDP) describes how the site will be developed while preserving the environment. The plan provides details about the:

- Purpose of the development
- Location of the site
- Master Site Development Concept
- Site Servicing
- Biophysical Impact Assessment

- Land Use Redesignations
- Implementation of the plan and phasing.

The MSDP concept contains a number of site development considerations which consider key issues relating to the overall structure and layout of the site. Some of the items considered include landscaping, access, pedestrian linkages, and animal management.

The public was involved in the development of the MSDP at:

- Two public open houses
- An open house held for the neighbours
- The Airdrie Home and Garden Fair in 2008, 2009, 2010.

Land redesignations will allow for the development of a small commercial area under the C-LC district, the establishment of a first class RV park, and wetland under the Business – Leisure and Recreation designation, and agricultural facilities under the Business – Agricultural Services district.

Once the land use redesignations are established, and Development Permits issued, the construction of the facility can begin, bringing the ADAS Agricultural Centre one step closer to being a valuable asset to the community.

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1. Introduction

The ADAS Agricultural Centre will provide much needed agricultural and recreational facilities, and enhance the agricultural lifestyle of the area. There is also an opportunity for development that includes facilities related to the purposes and intentions of the Society such as indoor riding arenas and barn facilities, and a covered grandstand and outdoor rodeo arena. The facility will reflect the needs of the community. User groups, stakeholders and the public helped shape the design of the facility by providing their input on the preliminary designs for a variety of activities and events.



The natural characteristics of the area offer a unique opportunity to develop trail systems and to provide a venue for environmental education. Once developed, local school students and groups such as 4-H could take part in educational programs to learn about agriculture, natural ecosystems such as wetlands and the prairie environment, and to learn about sustainability concepts.

Establishing a campground and small-scale agriculturally related commercial facilities will assist with the financial resources that are necessary to sustain the Society in meeting its goals and objectives.

Development will lead to the provision of facilities for hosting local, national and international events and activities that are inclusive and promote connections between individuals and communities. This development will also create a balance between the social, cultural and environmental pillars of sustainability. It provides for choices, opportunities, participation and continuous learning, and most importantly a venue for passing along knowledge from the senior members of our community to our youth.

1.1

ADAS Mission Statement, Vision, Values and Goals

The ADAS has been active in supporting the development of facilities in the Airdrie area for over 30 years. The development of this facility is based on the ADAS' mission statement, vision, values and goals:

ADAS Mission

- To develop facilities and programs that provide opportunities for families in our rural and urban communities to experience and understand our cultural heritage by having fun promoting agricultural food production, entertainment and recreation to enjoy a healthy lifestyle.

ADAS Vision

- Rural and urban communities growing healthy together.

ADAS Values

- We value our communities, both rural and urban, and believe strongly in working together.
- We believe in building a strong, healthy future for the entire community through awareness of agriculture, recreation and environmental responsibilities.
- We value, and believe in, our youth, and their contribution to the future, specifically in support of their education, activities, cultural heritage and volunteerism in the community.

ADAS Goals

- Develop and maintain a park complex for agriculture and recreation
- Provide funding and resources for area 4-H Clubs.
- Provide funding and scholarships for post secondary students.
- Provide funding and support to community groups such as Meals on Wheels and Farm Women Decision with Vision.
- Host and/or support community events including Airdrie and District Fall Fair, Ranch Hand Competition, and the Junior Rodeo at the Airdrie Pro Rodeo.
- Exercise fiscal responsibility at all times.

This project is the ADAS' most recent endeavour to assist in the development and promotion of agriculture and recreational facilities and programs. The ADAS mission, vision, values and goals will be reflected in the Agricultural Centre that is the purpose of this MSDP.

1.2

Purpose

The purpose of this Master Site Development Plan (MSDP) is to establish design principles and planning guidelines for the proposed 150 acre Airdrie and District Agricultural Society (ADAS) Agricultural Centre located west of Airdrie on Big Hill Springs Road (BHSR) in Rocky View County. The project will provide facilities for riding clubs, cattle breeders, livestock associations, rodeo related organizations, as well as indoor BMX racing. Additional venues for trade shows and conventions will provide a flexible space for a multitude of possibilities for agricultural and non-agricultural events and activities.

1.3

Master Plan Objectives

The facility is intended to be accessible to many organizations. Members of the public will utilize the facility to both participate in, as well as observe events and activities.



The characteristics of the site provide a diverse set of options for development. The topography lends itself to a trail system that will also offer educational information specific to the area. Visitors could learn about the diversity of native plants, the species of wildlife that inhabit the prairie, and methods of invigorating native plants such as controlled burns. In addition, a constructed wetland with a naturalized riparian edge will be used for stormwater management. The development of a campground will provide accommodation for site users and revenue to assist in the maintenance of the site. Various agriculture related facilities such as indoor arenas, a

covered grandstand and an outdoor rodeo arena will benefit the stakeholders, the community, and a diverse set of user groups.

A priority for the ADAS is ensuring that the environment is protected. Therefore, the MSDP describes a site that protects the natural environment and provides facilities that enhance the agricultural lifestyle of the district. In order to ensure the plan is aligned with the community, user groups and stakeholders were contacted and public meetings were held to review the proposed facilities.

There are at least one hundred events that could be held at the ADAS facility.

Potential users and stakeholder groups were interviewed to determine their interest in the development of this site. They were asked what their facility needs will be. The list of groups contacted is comprehensive, dynamic, and extensive. It includes agricultural societies in the region, municipalities, cattle breeder associations, riding clubs, rodeo organizations, and 4-H clubs. The list also includes non-agricultural organizations such as the Airdrie Chamber of Commerce, Airdrie Artist's Guild, Rocky View Lacrosse, and Ducks Unlimited.

The results of the interviews indicate a wide range of support in terms of use. There are at least one hundred events that could be held at the ADAS facility.

Stakeholders, local landowners, adjacent agricultural societies, several members of the Alberta Legislative Assembly and the Member of Parliament for Wild Rose are very positive at the prospects for an Agricultural Centre at this site; all believe there is a need for a facility to serve agriculture and youth.

At this site, the ADAS will develop an agricultural complex with related facilities to host local, regional, national and international agricultural events and activities.

The Society's objective is to phase the development and only commence with construction once funds are confirmed.

2. Master Plan Study Area and Adjacent Land Use Context

2.1 Description of Master Plan Study Area

The proposed site for the ADAS facility is a 150 acre parcel located 1.5 miles west of the City of Airdrie on Big Hill Springs Road (BSHR) and Range Road 14. The legal description is NW 33-26-1-Wof5. BHSR forms the north boundary and Range Road 14 forms the west boundary of the property.

This site is in the Foothills Parkland Natural Region and is currently used as ranch land consisting of native prairie grazing pasture for cattle. Adjacent land uses are dominated by agricultural fields for grazing pasture and crops. There is also some native prairie and country residential development. Prior to settlement the native grassland in this area was rough fescue. The grasslands have given way to the current rangeland or cropland uses.

The site is located within the Nose Creek watershed and generally surface water drainage is towards the south and east. Natural grades vary and run as steep as 3%.

Policy 2.1.1: Policies contained within the Airdrie and District Agricultural Society Master Site Development Plan shall apply to all lands within the plan area as shown on Figure 1.



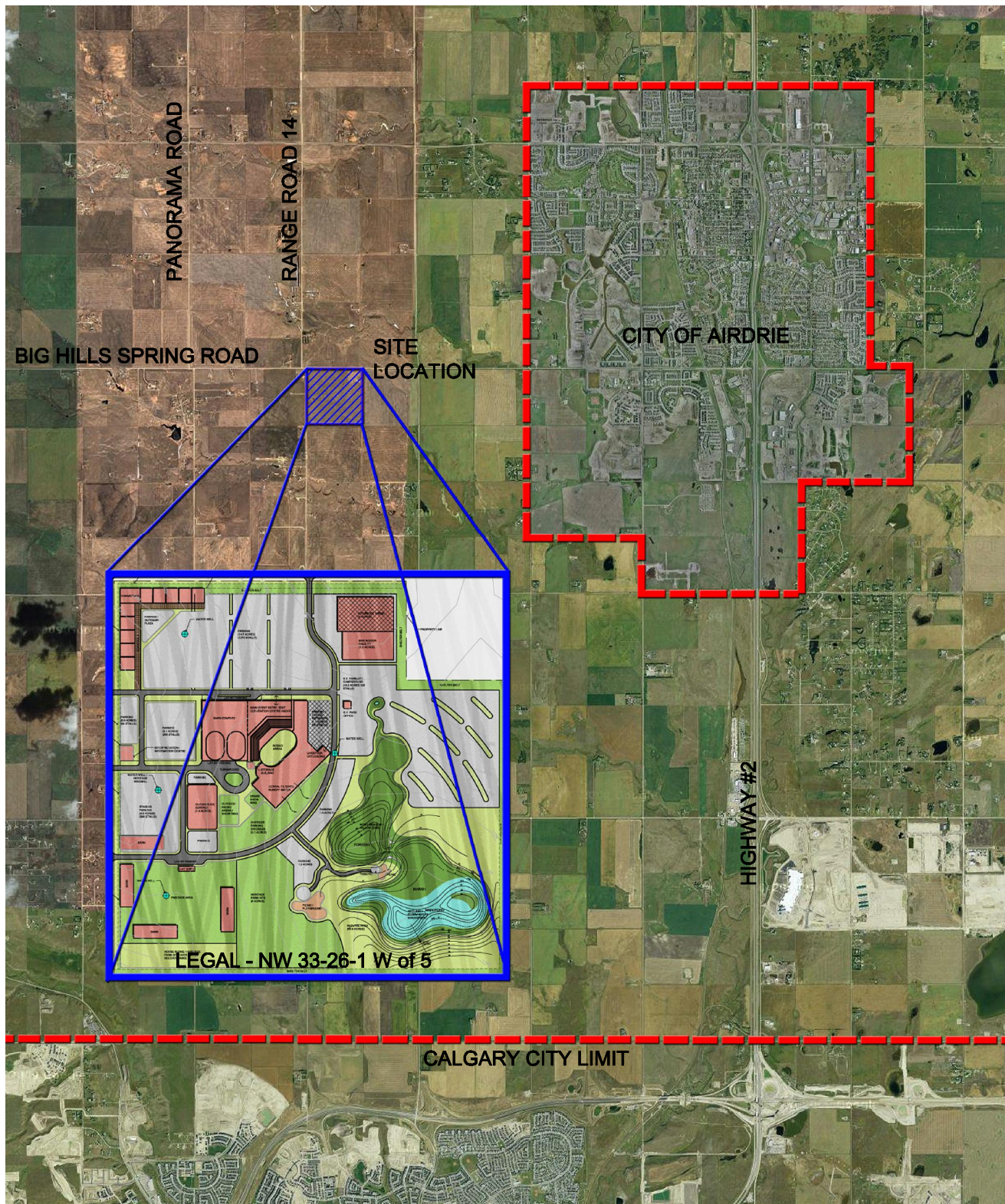
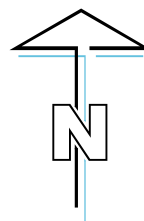


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NOT TO SCALE



Airdrie and District Agricultural Society
 Master Site Development Plan

Site Location

Figure - 1

3. Physical Site Features

The northwest corner is the highest point of the site that generally slopes gently from northwest to southeast. The terrain includes undulating, hummocky, and rolling land, which is influenced by the underlying bedrock. A seasonal wetland and some existing vegetation are located in the north eastern portion of the parcel.

The property includes native prairie grass and a varied topography that provides for a number of development opportunities related to trail systems and environmental education. By preserving native grasses and the wetlands, there is a tremendous opportunity to utilize these resources in developing educational and interpretive programs.

In keeping with the natural setting and the interpretive opportunities, the landscape design will seek to build in sympathy with the natural landforms using native plants wherever possible. Incorporating natural features such as topography or existing plant material into the design will be included if possible. The stormwater management will also work with the topography of the site, thus reducing grading and construction costs.



The open space system could provide opportunities for open space and trails within a natural area that includes:

- Retention of the existing wetland and a portion of the existing grassland
- Introduction of a moist meadow

- Constructed wetland
- A gathering space
- Foot bridges
- Tall grass prairie meadows
- Native trees.

Swaths of willow and other native trees that follow the water courses could provide the structure of the planting scheme. This is necessary because the existing landscape is practically devoid of trees and significant planting and landscaping will be required. Trees will require maintenance and a number of years to grow and produce an aesthetically pleasing effect particularly in regard to the provision of shade.

Access is both an opportunity and a constraint. The location is ideal at the intersection of RR14 and Big Hill Springs Road. In the future Big Hill Springs Road will be widened and RR14 will be connected to Stoney Trail.

Access is a significant constraint as access will need to be created from Big Hill Springs Road and RR14 to the site. Depending on the requirements, upgrading RR 14 and developing access to and from RR 14 and Big Hill Springs Road is a costly but necessary undertaking.

The site is convenient to Airdrie, residents of the County, the Calgary International Airport and the City of Calgary. In terms of regional events, the site is easily accessed from Southern Alberta via Highway 22. The gently sloping nature of the site requires significant grading and earthworks. A low area adjacent to Big Hill Springs Road requires engineered fill to raise the elevation. Because the site is rural, a stormwater management system is necessary to handle surface water generated on-site and a forebay to settle contaminants before release to a constructed wetland and the Nose Creek Watershed.

Policy 3.1.1: Alterations to the existing topography of the plan area shall only proceed in accordance with an approved Master Drainage Plan and overall site grading plan.

4. Master Plan Concept

The Master Plan, as shown in Figure 2, includes the following facilities:

- Main event facility/barn complex consisting of indoor riding arenas and an outdoor grandstand and rodeo arena
- Outdoor riding arena, grass show ring and a covered arena that serves as an outdoor rink in winter
- Accesses and egresses designed for the on-site staging of vehicles and parking suitable for large events and activities
- A commercial area with the intention of accommodating agricultural and event related retail
- Recreational vehicle campground for seasonal use that also provides camping for site events and activities during the off-season such as cutting horse competitions and 4-H club activities
- Multiple barns and paddock areas for boarding horses
- The retention of a natural area and the development of a stormwater retention forebay that allows water to flow into a constructed wetland/marsh before reaching an outlet to the Nose Creek watershed
- An indoor BMX training and event facility for year round use
- A site is identified for a possible future indoor ice arena, which is adjacent to the BMX facility
- Landscaping and berming to screen or enhance neighbouring views with the implementation of a naturalized planting scheme
- Site servicing consisting of a treated water supply and sanitary conservancy holding tanks – on-site sanitary treatment will be incorporated in the future (with a provision that sanitary treatment could potentially be handled off site via a pipeline to a treatment facility)
- Parking is provided for the general public, volunteers and contestants. A turnaround and lay-by provide convenient access to the barn complex for animal loading and off-loading. Oversize parking is provided adjacent to the turnaround
- The heritage farm will provide a venue for heritage farming demonstrations and will be a component of the educational programming for the site
- The north access to Big Hill Springs Road will have a northbound right turn bay. A temporary three-way stop will control access during large events.

In respect of the operations of the ADAS agricultural facilities and in comparison to privately owned and operated facilities, the ADAS will implement security measures regarding social events that include alcohol. A provision of licensing requires that security personnel are provided at a ratio of 1 per 50 members of the public in attendance. Bussing is arranged to reduce traffic congestion in the area and to ensure the public can arrive at and leave the site safely.

Events and activities at the ADAS agricultural facility will be professionally operated and managed.



FACILITY	SIZE (acre)	LEGEND
BUILDING AREA	17.8	<div></div> Proposed Buildings
- Rodeo Area Complex		<div></div> Future Buildings / Parking
- Commercial Area		<div></div> Parking On Gravel
- BMX Building Surface		<div></div> Parking On Grass
- Future Ice Arena		<div></div> Boardwalk
- Maintenance Shop & Caretaker Residence		<div></div> Outdoor Arena / Show Ring / Heritage Farm
- Interpretation / Information Centre		<div></div> Natural Area
- Storage Buildings		<div></div> Wetland / Storm Water Management
- Barns / Hay Sheds		<div></div> Moist Meadow + Willow Zone
HARD SURFACE AREA	46.1	<div></div> Picnic / Playground
- Staging & Parking		<div></div> Shelter Belt
- Pull Through Parking		<div></div> Interpretive Trail
- Oversize Parking		
- Outdoor Plaza		
- RV Parking & Campground		
- Outdoor Ice Rink Surface		
- Picnic & Playground		
- Roads		
LANDSCAPE AREA	86.1	
- Natural Area with Wetland		
- Stormwater Management Wetland		
- Moist Meadow & Willow Zone		
- Outdoor Riding Area		
- Grass Show Ring		
- Heritage Farm Site		
- Shelter Belts / Buffers		
- Oversize Parking (Grass)		
- All Other Green Spaces		
TOTAL SITE AREA	150	

NOTES
1. Wetland / Storm Water Management - 3% of Total Area

Airdrie & District Agricultural Society Master Plan

Date: 2010/03/04
Scale: NTS

Figure - 2

Views

Given the natural beauty of this area, it is important that the views are considered during the development of this site. There are views of the Rocky Mountains and views of the prairies to the north, northeast and southeast. Farmland and ranch land are part of the character of this region. The siting of buildings, location of open spaces and arrangement of trees, (i.e. in a shelterbelt configuration) must all be considered in order to preserve and enhance the natural views of this site. Some spaces will be self-contained and enclosed, but other spaces will be connected through views to distant areas beyond, providing the openness and sense of freedom that is part of the Alberta prairies.



Vehicular Access and Circulation

The main access is from BHSR and a secondary main access is from RR 14. During events such as the Airdrie Pro Rodeo, large volumes of traffic are anticipated. In order to efficiently remove traffic from local roadways, staging areas within the site accommodate traffic inflow before being distributed to parking areas. Following an event, temporary egress points allow traffic to efficiently leave the site. Integrating a temporary 3-way stop during events will also assist in responding to incoming and outgoing traffic volumes.

Within the site, access is provided to the main facility, campground, parking, picnic area, and trails associated with the natural area.

Site circulation includes a provision for semi-trailer and heavy truck traffic by providing for animal and equipment off-loading and by introducing layby parking and turnarounds. A ring road separates passenger vehicles from heavy truck traffic. Parking is provided for major events in a variety of forms – staging/parking, regular parking, contestant parking, and oversize parking.

Buildings

The siting of buildings will be done in accordance with the MSDP, in conjunction with the vehicular and pedestrian circulation, the open space, and other activity areas. As previously mentioned, the building orientation

should consider views, existing and proposed vegetation, as well as factors such as sun and wind exposure.

The facilities will be constructed according to architectural guidelines that support an agricultural theme. The guidelines will be prepared following redesignation and will be part of a Development Permit Application condition.

Landmark entry features with enhanced landscaping, signage, and lighting could be located at the main entrance. A sign feature which is incorporated into the landscape with berming and a planted background, gives proper notification from the road and also provides a sense of entry into the site when users arrive.

Landscaping

The planting plan will take inspiration and form from the naturally existing plant communities that typically grow on the prairies and on this site in particular. Using native plants ensures that the vegetation can survive the harsh prairie winters and summers. A landscape which utilizes trees, shrubs, and ground covers that have long term survivability means that less effort and money will be expended in order to sustain the landscape.

Human comfort and aesthetics will nevertheless be considered in determining the placement of trees and shrubs in the landscape plan. Traditionally, rows of trees have been planted to provide shelter from harsh prairie winds. This plan will also utilize plant material in a deliberate fashion to provide shade, wind protection, visual screening, and beauty. The deliberate placement of plant material will also separate activities, create special areas, or enhance the entrance and frame views.

Using native plants ensures that the vegetation can survive the harsh prairie winters and summers.

The plant palette can be expanded beyond what is native to include plants for specific purposes. Native aspens, willows, and poplars will be planted as well as non-native plants such as spruce and pine trees that can survive winter temperatures and allow a more interesting variety of plant material. Evergreens will also bring in winter colour and provide better winter wind breaks. Strong forms with garden variety plants will be more appropriate in areas near buildings, but indigenous plants arranged more naturally will work in more natural areas. The key will be to understand the climate and topography and use plants in a manner that compliments the site's characteristics whether they are natural or man-made.

Pedestrian Connections and Linkages

A network of designated pedestrian walkways and trails will provide connections and linkages within open spaces, to buildings, parking areas, playgrounds, camping areas, and the wetland interpretive trail. Trail surfacing such as pavement or gravel will vary depending on use. High use areas may be paved in order to accommodate larger pedestrian volumes, whereas areas away from most of the activity will be more natural, having gravel or mulch which blends into the environment more naturally.

The goal will be to direct pedestrian traffic in a concerted way that provides direction and safety. The planting will reinforce pathway use and encourage people to stay on the pathway.

Overland Drainage Swales

Runoff water will be conveyed via natural grassed swales and culverts leading to the forebay portion of the constructed wetland/stormwater pond. At the detailed design stage, flow rates will be calculated at each culvert and at critical points along the swales so that culvert sizes and any erosion control measures can be determined. Where feasible and to promote Low Impact Development, absorbent landscape beds will be located adjacent to swales to provide natural and passive “irrigation” of tree and shrub vegetation.



Constructed Wetland/Stormwater Pond

A constructed stormwater wetland will be created. The wetland will have fringe vegetated zones of marsh plants, sedge meadow, willows and cottonwoods. All species used in the wetland will be native. The wetland design is intended to provide biodiversity and natural aesthetic enhancement. In large storms and snow melts, the wetland will release water to offsite areas via the natural overland drainage route at the southeast corner of the property. Water will be released from the site at flow rates and volumes that replicate natural pre-development conditions.

Hard Landscape Materials

The hard landscape features will be in keeping with the theme of the site. Simplicity and function will drive the design of these elements. Small timber bridges showing natural wood materials will complement the natural beauty of the site. The natural materials will be more in keeping with a rural site

than other landscape options. The theme of the site can be reinforced in these elements.

Animal and Manure Management Plans

The ADAS is committed to preparing an Animal Management Plan that will consider the following aspects:

- Delineation of people, event parking and building access from truck and trailer traffic, parking, and loading and off loading of livestock. Measures will be implemented to prevent animal escape during loading and off loading.
- Facilities within the agricultural complex for managing and controlling livestock safely, and for grooming livestock, i.e. wash racks.
- Pens, gates and fencing adjacent to the rodeo infield to protect livestock and people. Tie rails will be provided adjacent to outdoor riding arenas and show rings to secure animals.
- An emergency vehicle access to the infield to gain access quickly to people and animals that may be injured during events.
- Barns and a fenced and gated paddock area for exercising horses with a layby for loading and offloading livestock.
- Securing all areas where livestock may be present.

The ADAS is also committed to preparing a Manure Management Plan that will consider the following aspects:

- Temporary manure storage on high ground away from buildings and not in paddock areas.
- Storage accessible to barn/paddock area in a visually remote area that considers prevailing winds.
- On-site composting and making compost available to local farmers and ranchers, as this will require less trucking.
- Dedication of a grassed, gently sloping area to filter runoff from the rodeo arena and pen area. Animals and vehicles will be kept off this area to protect the sod from compaction.
- The provision of a forebay for surface water management to remove contaminants before water enters the main pond.
- Control mediums for the prevention of the proliferation of destructive bacteria and parasite larvae by removing breeding grounds and controlling moisture.

Policy 4.1.1: Development on-site shall reserve 5 metres along the north side of the quarter adjacent to BHSR and 8 metres along the west side of the quarter adjacent to RR14 to accommodate future road widening.

Policy 4.1.2: Development on-site shall respect a building setback of 10 metres from the road widening adjacent to BHSR and a building setback of 5 metres from the road widening adjacent to RR14.

Policy 4.1.3: The site design should emphasize innovation, best management practices and environmental stewardship - environmental features will be enhanced and integrated into the site design.

Policy 4.1.4: The site shall be landscaped, natural areas shall be retained and a wetland established - trails and interpretive signage for educational programming should be a priority.

Policy 4.1.5: A wide range of indoor and outdoor agricultural and recreational facilities should be developed assisting in creating a healthy lifestyle for residents and visitors.

Policy 4.1.6: The site should be compatible with BHSR and maintain a pleasing visual appearance through landscaping, berming, and site design from BHSR Road, RR14 and from adjacent areas.

Policy 4.1.7: The Animal and Manure Management Plans shall be sustainable and provide an environmental/agricultural educational aspect to on-site activities.



Policy 4.1.8: Landscaping should respect the natural landforms and native plant material should be used wherever possible.

Policy 4.1.9: Thirty per cent (30%) of the site shall be left natural or as wetland(s). Native grasses should be protected where feasible.

Policy 4.1.10: A Landscape Plan shall be prepared that identifies the use of shelter belts for visual screening and wind protection. The Landscape Plan should pay particular attention to the BHSR and RR14 corridors and interface lands.



Policy 4.1.11: An Open Space Plan should identify a trail network that emphasizes linkages between buildings and amenity areas.

Policy 4.1.12: A landscape buffer consisting of berming and landscaping should be strategically developed along all boundaries to screen views. Planting should also ensure that desirable views of the mountains are retained for the acreage at the northeast corner of the site.

Policy 4.1.13: This facility shall be designed with architectural guidelines.

Policy 4.1.14: On-site lighting should emphasize 'night sky' standards. All lighting should be designed to conserve energy and reduce glare and up-light.

Policy 4.1.15: The ADAS should explore alternate energy sources to service the site such as wind and solar power.

Policy 4.1.16: Site buildings should meet the minimum design standard for government-funded projects (Leadership in Energy and Environmental Design) to ensure buildings are energy-efficient, cost less to operate, and provide a healthier work environment through improved air quality and use of natural light.

Policy 4.1.17: On-site signage shall have a consistent design and complement the development of the property.

Policy 4.1.18: Rooftop apparatus shall be placed and screened to minimize the visual impact.

Policy 4.1.19: Temporary stays shall be allowed for a period not exceeding two weeks and no provision should allow for an immediate return.

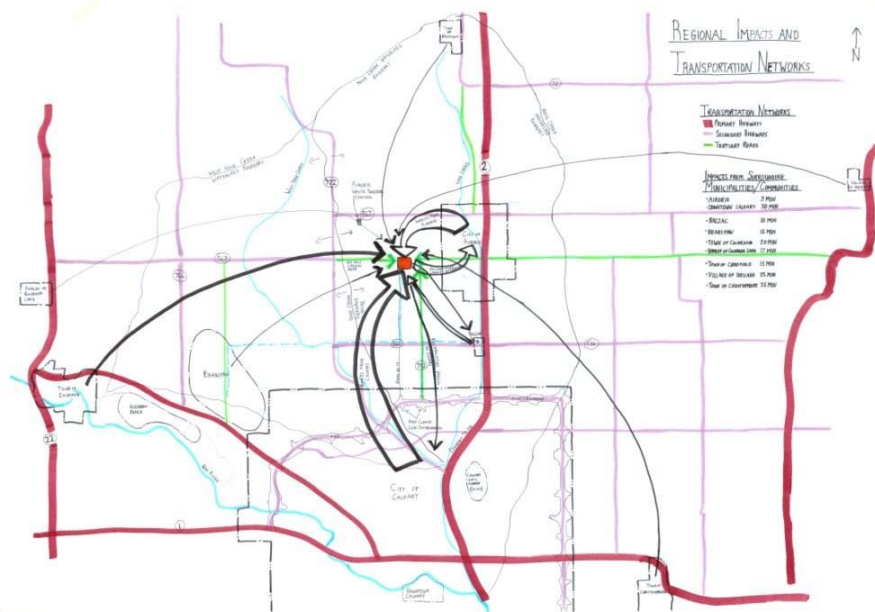
5. Transportation Overview

A Traffic Impact Assessment was conducted in 2009. The following is a summary of the recommendations.

The existing network currently operates well above acceptable levels, in both AM and PM peak periods. There are no recommendations for improvement at this point based on capacity analysis.

The existing transportation network currently operates well above acceptable levels, in both am and pm peak periods.

The background traffic volumes projected for the 2016 and 2030 time horizons are slightly higher than existing volumes. However, the network continues to operate at levels of service (LOS) 'B' or better with volumes to capacity (v/c) ratios of 0.06 or lower, in both AM and PM peak periods. The addition of site generated traffic in 2016 and 2030 does not significantly impact the network on a 'Typical Weekday' and the network continues to operate with LOS 'B' or better and v/c ratio of 0.13 or lower.



In 2016, the combined traffic conditions during the Annual Rodeo PM peak causes eight movements at four intersections to operate below acceptable thresholds. The following improvements are outlined in the TIA:

- The addition of a 100 m left turn bay for the northbound approach at the intersection of Big Hill Springs Road and RR14
- The addition of an 80 m right turn bay for the northbound approach at the North Access (BHS Road and all-turns site access/egress)
- Operation of the intersection as a temporary 3-way Stop, during the PM peak of event days
- The addition of a 40 m left turn bay for the westbound approach at the West Egress (temporary event egress to RR14)

- The addition of a 60 m right turn bay for the westbound approach at the SW Access (secondary access/ egress to RR14).

The improvements recommended for 2016 allow the network to continue to operate at acceptable levels for the 2030 Annual Rodeo combined traffic during the AM peak. The road network operates at LOS B or better and v/c ratios of 0.19 or lower. In this horizon, the intersection of Big Hill Springs Road and RR 14 operates as a four legged signalized intersection and provides a protected-permitted left turn phase for the northbound movements. No further recommendations are required.

With the adoption of all the improvements (turn bays and temporary 3-way stop control at the North Access) suggested for the 2016 PM Annual Rodeo combined traffic, the network is observed to operate at an acceptable level of service during the PM peak of the Annual Rodeo in 2030. With the signalization of the intersection of Big Hill Springs Road and RR14, the LOS of the northbound left movement improve from LOS 'F' to 'C', with a protected-permitted phase and an increased cycle length of 80 seconds (which may be provided as an event day special measure only) .

In the 2030 horizon, AECOM additionally recommends that the traffic at the temporary three way stop at the site entrance on Big Hill Springs Road during the PM peak of the Annual Rodeo be manually directed by a RCMP/Police Officer. As Big Hill Springs Road is expected to be a 6-lane roadway in this horizon, an all-way stop may have sight line issues associated with it, which can cause safety concerns.

The road network operates well on a typical weekday in 2030 and no further recommendations are required.

Transportation policies are divided into 2016 and 2030 time horizons.

2016 Time Horizon

Policy 5.1.1: The ADAS should work towards the coordination and development of identified upgrades for the 2016 and 2030 time horizons identified in the Transportation Impact Assessment.

Policy 5.1.2: Development should follow the recommendations outlined in the Traffic Impact Assessment once approved by Rocky View County and Alberta Transportation.

Policy 5.1.3: Two accesses shall be developed to accommodate the development of the RV park in the first phase of development – the main access from BHSR and the North Access Road access to RR14.

Policy 5.1.4: A 100 metre left turn bay shall be developed for the northbound approach at the intersection of Big Hill Springs Road and RR14.

Policy 5.1.5: An 80 metre right turn bay shall be developed for the northbound approach at the North Access (BHS Road and all-turns site access/egress).

Policy 5.1.6: The North Access and BHSR intersection shall be operated as a temporary 3-way Stop during the PM peak of event days.

Policy 5.1.7: A 40 metre left turn bay should be included for the westbound approach at the West Egress (temporary event egress to RR14)

Policy 5.1.8: A 60 metre right turn bay should be included for the westbound approach at the Southwest Access (secondary access/ egress to RR14).

2030 Time Horizon

Policy 5.1.9: Big Hill Springs Road and RR 14 should be operated as a four legged signalized intersection and a protected-permitted left turn phase for the northbound movements should be included.

Policy 5.1.10: The temporary three way stop should be included at the site entrance on BHSR during the PM peak of the Annual Rodeo and should be manually directed by an RCMP Police Officer.

6. Servicing Strategy

6.1 Water Supply

The close proximity of the Rocky View Water Co-op pipeline provides an opportunity for the ADAS to access a treated water supply. Water units have been secured with the Co-op and water will be delivered to site via the extension of the pipeline from Highway 566. The water supply will access the site at the southwest corner adjacent to RR14. Treated water will also be stored on-site in reservoirs and may be used to provide capacity for fire protection.



Policy 6.1.1: Water conservation technologies shall be incorporated within the plan area. Non-potable water should be used for outdoor irrigation and wash racks (facility for washing livestock).

Policy 6.1.2: Site servicing should consist of a treated water supply delivered via the Rocky View Water Co-op pipeline.

Policy 6.1.3: If a treated water supply does not materialize, the existing wells should be utilized and water will be treated for on-site use. In this case, a baseline water analysis/volumetric survey will be conducted as appropriate in terms of water cycle timing.

Policy 6.1.4: Rain water and snow melt will be collected from the roof of the barn complex, stored and used for irrigation and wash racks. Stormwater capture and xeriscaping will be implemented.

6.2 Sanitary Service

Conservancy holding tanks will be utilized until the 2030 time horizon when on-site sanitary treatment package plant may be constructed (with a proviso that sanitary treatment could potentially be handled off-site via a pipeline to a treatment facility).

The large size of the parcel facilitates wastewater management options.

In the future, on-site sanitary treatment could consist of a soil based treatment field with enhanced treatment system for regular domestic summer and winter flows with portable toilets for major events.

A sub-surface drip dispersal treatment field system will be sized for summer flows (RV Park and agricultural wastewater), in combination with conventional septic fields. A sub-surface drip dispersal system can only be operated in non-freezing conditions in a compact area and can be installed with greater flexibility with irregular elevations. When the RV site is used in the winter, the conventional system will be utilized. This would be ideal for the park area which consists of variable topography. The moist meadow area would benefit from subsurface wastewater irrigation.

With an on-site soil based treatment field option, possible treatment effluent areas require protection from construction activities to preserve the existing native soil structure and composition.

Further soil testing is recommended to confirm optimum treatment field locations and sizing. An additional 12 test pits for domestic treatment fields and an additional 4 test pits for agricultural treatment fields is recommended.

Policy 6.2.1: The Owner will obtain the issuance of all necessary licenses and permits with respect to the provision of a private, communal wastewater collection, treatment and disposal systems to the satisfaction of the County.

Policy 6.2.2: A pump out shall be provided for the RV Park until sanitary infrastructure and buildings are in place.

Policy 6.2.3: A collection system will be installed and extended to service the plan area to the satisfaction of the County and ADAS.

6.3

Stormwater Management

A Master Drainage Plan was prepared in 2009. Stormwater will be conveyed to a dual system comprised of surface and subsurface components to respond to the entire range of storm events. The stormwater system will convey runoff to a constructed wetland located at the southeast corner of the site. This is the final quantity control facility for this development. The entire system is designed to meet applicable standards and guidelines of Rocky View County, the City of Calgary, the Nose Creek Watershed Management Plan and Alberta Environment. Low Impact Development control measures such as the use of bioswales, infiltration basins and rain gardens are included to reduce stormwater runoff volume.



The development was modeled for a single storm event of 100 year return period. The proposed wetland provides adequate storage to meet the requirements outlined in the Nose Creek Watershed Management Plan. Stormwater capture is a priority for wetland enhancement.

Policy 6.3.1: Stormwater management will adhere to Alberta Environment standards and will utilize overland flow and Low Impact Development measures.

Policy 6.3.2: Surface water and stormwater event runoff (100 year return period) will be directed on-site to a forebay and a constructed wetland that provides for water quality improvement, aquatic habitat protection and an aesthetic value.

Policy 6.3.3: The forebay and constructed wetland will be integrated as an amenity area into the site design with interpretive trails and educational programming.

Policy 6.3.4: A Low Impact Development approach will be implemented to assist in maintaining and/or enhancing the pre-development hydrologic regime, i.e. land disturbed by construction will be recontoured to resemble pre-disturbance conditions and also blend into adjacent landscapes.

Policy 6.3.5: The Master Drainage Plan should work with the topography of the site, thus reducing grading and construction costs.

Policy 6.3.6: A Manure Management Plan shall be prepared and implemented to manage runoff onto adjacent lands and watercourses, and reduce odour.

Policy 6.3.7: The ADAS shall facilitate a drainage easement as required by the County.

Policy 6.3.8: The Deferred Services Agreement should include the construction and development of the fore bay, constructed wetland, moist meadow and willow zone in Phase 2 of the Development Phasing Strategy and the naturalization of the constructed wetland in Phase 3.

Policy 6.3.9: The Deferred Services Agreement should include provisions for erosion and sediment control.

6.4

Solid Waste Management

Regular and event waste will be recycled where possible. Residual waste will be collected and disposed of at the landfill.

Policy 6.4.1: The ADAS shall ensure that volunteer staff is on hand during events and other times to collect and dispose of windblown litter.

6.5

Shallow Utilities

Shallow utilities such as electrical, natural gas, telephone, and cable services will be extended into the plan area with precise alignments to be determined.

Policy 6.5.1: Shallow utilities shall be provided within the plan area at no expense to the County and appropriate easements shall be provided to any utility company providing services.

7. Biophysical Impact Assessment

A Biophysical Impact Assessment was conducted in 2009. The footprint of the proposed development is considered low to moderate for vegetation, wildlife and wildlife habitat, soils and wetlands. The effects on the biophysical environment will be noticeably reduced with the implementation of the mitigation measures and recommendations outlined below.

It is anticipated that the proposed development will have a low to moderate contribution to ecosystem components. Approximately 70% of the site will be developed; and the remaining space will not be developed. Approximately 20% of the site will be natural although some disturbance will occur (i.e. roads, parking, and heritage farm site, wetland/storm pond). In addition, the wetland in the north-east section will be preserved.

The following follow-up surveys are recommended to address potential environmental effects resulting from proposed development activities:

- Migratory bird nest search if construction or clearing occurs between May 1st and July 31st (Migratory Bird Act)
- Badger breeding den survey if construction or clearing occurs between April 1st and June 30th (Alberta Wildlife Act)
- Monitoring of sediment and erosion control measures around the wetland
- Monitoring of soil stripping and soil salvage operations
- Post construction monitoring of any reclamation activities, re-vegetation success, and weeds.



Policy 7.1.1: Tree cutting shall be minimized - if avoidance is not an option, trees shall be cut outside the breeding bird season between May 1st to July 31st and trees shall be planted to compensate for the loss of trees.

Policy 7.1.2: Impacts to the native prairie shall be minimized by setting aside a portion of native fescue prairie land, and making soil available for the reclamation of non-native pasture land within close proximity to the Project area.



Policy 7.1.3: The existing wetland shall not be disturbed and a buffer zone of at least 10 metres as determined by Alberta Environment shall be implemented around the wetland to reduce impacts.

Policy 7.1.4: A detailed wildlife survey should be performed in accordance with the environmental sensitivity pre-screening to determine the presence or absence of any sensitive wildlife species and/or nesting migratory birds prior to construction.

Policy 7.1.5: Key wildlife habitats shall be avoided (e.g., wetlands, riparian strips) and critical wildlife periods (e.g., migratory bird nesting and ungulate

late winter periods) to the extent possible during route and site selection, and construction and maintenance activities.

Policy 7.1.6: Construction shall be avoided during the critical breeding period of migratory bird species which is from May 1st to July 31st for most migratory birds. Any nests and dens should be flagged by a qualified biologist prior to construction so that they are visible to contractors.

Policy 7.1.7: If construction activities must take place within critical breeding periods, a badger and bird survey should be conducted to locate and minimize disturbance to active wildlife areas prior to construction.

Policy 7.1.8: If badger dens are being used for raising young they shall be protected while active as specified under the Alberta Wildlife Act.

Policy 7.1.9: If badger dens are being used for breeding in April, permission from Alberta Sustainable Resource Development shall be obtained to disturb or remove the dens, and active nests and dens and related setbacks should be flagged by a qualified biologist prior to construction.

Policy 7.1.10: Storage periods for topsoil and subsoil salvage, and the duration of construction and maintenance periods should be kept to a minimum to reduce the potential impact on wildlife.

Policy 7.1.11: All project related waste (including food wastes and garbage) shall be hauled off site and disposed of properly.

Policy 7.1.12: Equipment working on-site should remain on-site for the duration of construction, operate within an approved work area and use identified access roads.

Policy 7.1.13: To minimize the spread of weeds, equipment shall be washed and cleaned prior to arrival on site for construction.

Policy 7.1.14: Seed for restoration will be from a locally collected and propagated genetic source of native plant material and each seed lot shall be free of restricted and noxious weeds and other species of concern.

Policy 7.1.15: Weeds will be monitored and controlled during construction and development, and following construction to ensure persistent problems do not arise on-site or on neighboring farms.

Policy 7.1.16: The loss of native grasslands should be minimized.

Policy 7.1.17: Construction activities will be restricted to the project footprint. The native grassland and the wetland should be fenced off and not disturbed during construction and development.

8. Statutory Plan Compliance

On October 20, 2009, Rocky View County Council reviewed a report prepared by the Planning and Community Services Department. The report provided recommendations in regard to Council's direction to prepare a Master Site Development Plan (MSDP) for the Agricultural Centre. The Policy Review section is outlined below:

The [ADAS] subject lands are outside of any comprehensive Area Structure Plan or Concept Plan and therefore the policies of the Municipal Development Plan (MDP) apply to this proposal. Section 3.0 of the MDP discusses the Land Use Strategy and states that predominantly unsubdivided areas with an agricultural land use designation hold the lowest potential for future non-agricultural development. While the Applicants are requesting the redesignation to a combination of agricultural and business land uses, the overall intent of the development is to promote and support the agricultural industry within the region. Additionally, the intent is to keep the subject lands as an unsubdivided 150-acre parcel.

Section 4.0 of the MDP addresses agriculture, with a goal of protecting the viability of the agricultural industry in the County from incompatible and non-agricultural land uses. Policies within this Section discourage intrusive and/or incompatible land uses in agricultural areas, encourage retention of the quarter-section as the basic agricultural land unit, and promote the facilitation of growth opportunities for agricultural uses in the County by encouraging the development of a wide range of agricultural land uses and those that service the agricultural industry. Administration recognizes that the proposed agricultural and rodeo complex can promote the agricultural industry in Rocky View by providing; a central facility to host events, locate agricultural support services, provide space for agricultural community groups, and promoting educational, recreation, and tourism opportunities through the various associated uses, including a heritage farm site.



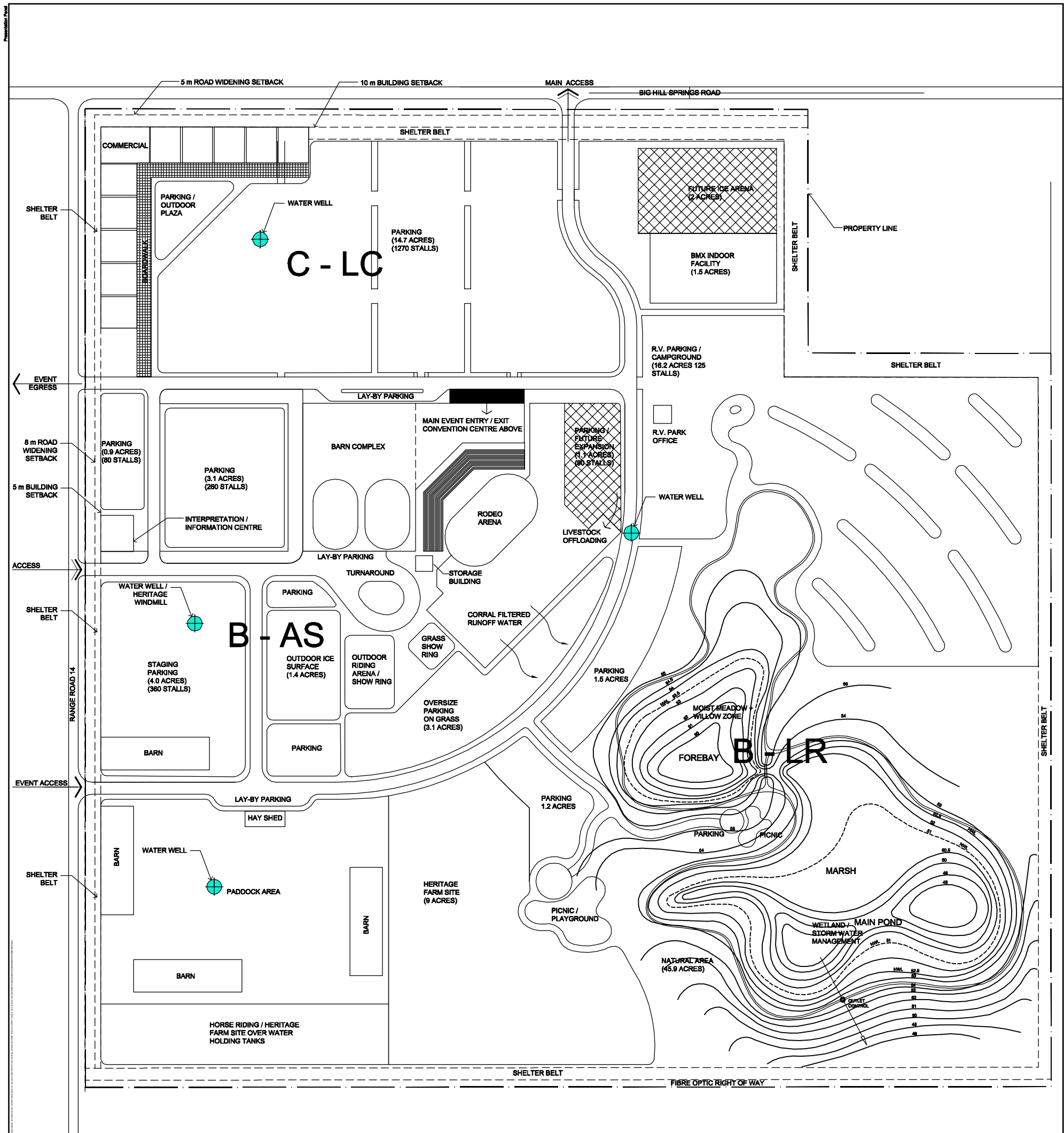
9. Implementation

9.1 Proposed Land Use Designations

Rocky View County is considering an application to redesignate this parcel from Ranch and Farm District (RF) to three districts that will facilitate the development of the agricultural facility. The proposed districts, as shown in Figure 3 and defined in the Land Use Bylaw, are:

1. Business – Agricultural Services (B-AS) – to accommodate the needs of business uses related to agricultural activity.
2. Commercial-Local Commercial (C-LC) – to accommodate commercial business, appropriate in a comprehensively-planned area, to provide a combination of shops, services, offices, entertainment, accommodation, and government services. The types of developments within this district are small to moderate in size, primarily serve the needs of local clientele, and designed to ensure pedestrian friendly parking areas with attractive landscaping components.
3. Business-Leisure and Recreation (B-LR) – to accommodate business development that provides primarily outdoor participant recreational services, tourism opportunities, and entertainment services that may be located outside of adopted Area Structure Plans, Conceptual Schemes, and Hamlet Plans. Developments within this district are meant to serve both a local and regional clientele. Accommodation Units may be included as ancillary to the principal business undertaking and should be appropriate to the level of servicing available at the discretion of the County, and in accordance with an adopted Area Structure Plan, Conceptual Scheme, or Hamlet Plan.

The uses on-site were assigned to an appropriate district as shown in Table 1.



LEGEND

- C - LC: Commercial - Local Commercial
- B - AS: Business - Agricultural Services
- B - LR: Business - Leisure and Recreation

Airdrie & District Agricultural Society Master Plan District Overlay

Date: 2010/02/24
Scale: NTS

Figure - 3

Table 1. Uses by District

Main Use	Expanded Uses	Best Suited District
Agricultural Facility	Barn complex, indoor riding arenas, show rings, bleachers, lounge, 2 nd floor viewing area, trade show facilities, concession, liquor sales, offices, lobby, lounge, washrooms, meeting rooms, outdoor arena and grandstand (3,500), box seating, beer gardens, classes, workshops, retreats, the Interpretation / Information Centre	Business – Agricultural Services (B-AS)
Landscaping	Berming and landscaping, signage, drainage swales, other soft landscaping	General regulations
Structures	Fencing and gates, lighting, signs, hard landscaping (plaza, sidewalks)	General regulations
Vehicular Circulation and Parking	Main access/egress, temporary event access/egress, general parking, pull through parking, oversize, and contestant parking; livestock off-loading	General regulations
Wetland/Stormwater Management	Five acre wet storm pond – clay or a synthetic liner and a landscaped riparian edge	Any pond in excess of 3 acres is to be considered a discretionary use in any district
Commercial	Tack shop, coffee shop, bakery, ice cream shop, restaurant, parking, signs, livestock offices	Commercial - Local Commercial (C-LC)
Campground and On-site Residence	Shower, washrooms, laundry facilities, septic holding, playground, dwelling unit, maintenance shop. The on-site residence is planned to be above the campground office. The purpose is to have an individuals (s) living on-site that will be responsible for the campground, site security and site management.	Business - Leisure and Recreation (B-LR)
Natural Area and Heritage Farm	Parking, trails, interpretive signage, picnic area, playground, natural grassland, heritage farm site	Business - Leisure and Recreation (B-LR) <i>or</i> , Business – Agricultural Services (B-AS)
Outdoor Arena and Grass Show Ring	Outdoor riding arena, show ring, bleachers, fencing	Business - Leisure and Recreation (B-LR) <i>or</i> , Business – Agricultural Services (B-AS)
Indoor hockey arena and Indoor BMX facility	Hockey rink, ice plant, indoor seating, public washrooms, change rooms with showers and washrooms, concession, liquor sales, possible lounge. BMX to share hockey rink facilities and include a track area, indoor seating, 2 nd floor viewing, storage, repair shop	Business - Leisure and Recreation (B-LR)
Outdoor covered ice surface	Covered ice surface for winter use and alternate summer use	Business - Leisure and Recreation (B-LR)

Maintenance compound	Shop/garage for maintenance equipment, fenced outdoor maintenance compound/storage yard	Business - Leisure and Recreation (B-LR)
On-site Residence	Dwelling unit above the campground office, garage and yard	Business - Leisure and Recreation (B-LR)
Interpretation/ Information Centre	Classes, workshops, retreats, outdoor and wildlife related recreation	Business - Leisure and Recreation (B-LR) <i>or</i> , Business – Agricultural Services (B-AS)

Policy 9.1.1: Commercial ventures shall be related to agriculture such as a tack shop, coffee shop, restaurant, ice cream shop, agricultural business offices and space for non-profit groups.

Policy 9.1.2: The RV Park should be used seasonally and for year round event use and shall be managed on-site and include hours of operation.

Policy 9.1.3: This facility, as an agricultural centre, should complement other facilities in the region.

Policy 9.1.4: All development regulations contained in the B-AS, B-LR and C-LC Districts and the applicable sections of the land use bylaw shall apply to this site.

Policy 9.1.5: A Deferred Services Agreement for each distinct area shall deal with staging of development.

Policy 9.1.6: A phased Development Agreement should correspond with phased utility servicing with each individual development agreement.

Policy 9.1.7: The Development Agreement will include all public services for each specific phase.

9.2

Development Phasing Strategy

This MSDP will be implemented through redesignation and development permit applications. All future applications must be consistent with this Plan.

The ADAS was incorporated in 1974 as a non-profit organization under the Agricultural Societies Act of Alberta. Since ADAS was formed, they have been instrumental in providing and supporting a wide variety of programs related to youth, education, agriculture, sports, and community development.

The ADAS board and members have fully committed to the development of the Agricultural Centre described in this document. There is clearly a need for this type of facility in the Airdrie area. Many tasks have been initiated in anticipation of this project. The ADAS has been diligent in their goal of purchase the right land on which to develop their vision.

In order to develop the facility, the ADAS have:

- Revised and updated their by-laws
- Applied for, and received, charitable status under the Canada Revenue Agency
- Updated their organizational chart to include the Executive and Committees necessary to move this project forward
- Applied solid business practices, including the development of a Business Plan to ensure this is a first class, sustainable facility
- Worked with the Alberta Association of Agricultural Societies, as well as with other Agricultural Societies in the region, including Cochrane, Strathmore, and Claresholm to determine best practices and to ensure they are not duplicating resources.

The ADAS is working to ensure their communications infrastructure meets the needs of future partners as well as their members.

Development will take place in four phases over the next 20 years. The phasing plan may be amended depending on market conditions, servicing and access conditions.

Phase 1

- Identification/protection of areas not to be disturbed – natural areas and wetland
- Rough grading – road accesses, interior roads, parking areas and RV park (access and egress)
- Recreational vehicle (RV) campground development (125 sites)
- The installation of a water storage reservoir (interim water hauling) and a conservancy holding tank
- Shelterbelt planting
- Electrical utility
- Site identity signage

Phase 2

- RR14 road accesses and turning lanes
- Completion of RV area – park office/site residence, maintenance compound, landscaping and lighting
- Commercial area
- Indoor livestock and riding arenas
- Barn complex and convention centre
- Outdoor riding arenas and show ring
- Rodeo arena infield and seating, pens and gates
- Forebay, constructed wetland, moist meadow and willow zone (includes access and drainage easements)
- Picnic area and playground
- BMX facility (future ice arena site used on an interim basis as an outdoor BMX track)

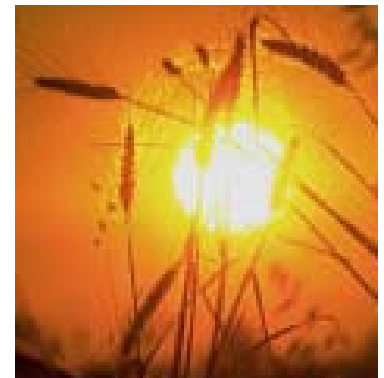
Phase 3

- Further water servicing and elimination of water hauling
- Further wastewater servicing that incorporates setback distances
- Grandstand
- Naturalization of constructed wetland
- Horse barns, hay shed and paddock fences
- Trail system - wetland and moist meadow area
- Construction of interpretation/information centre

Phase 4

- Indoor hockey arena and outdoor covered ice rink
- Heritage farm site

In 20 years the facility would be completely developed to contain all the facilities listed in this MSDP. The ADAS initiative will be a positive addition to the Airdrie area for many years to come. Future expansion will only be considered following careful consideration by the ADAS, consultation with the neighbours and approval by Rocky View County.



Appendix A

Summary of Public Consultation

Appendix A Summary of Public Consultation

The ADAS, in developing their vision for special agricultural facilities that serve a wide variety of agricultural pursuits and interests, also believes listening to the viewpoints of adjacent neighbours, potential users and the general public is of extreme importance. The Society is determined to both provide ongoing information so that the various groups have the most recent information and most importantly to hear comments about possible changes, improvements or other considerations. The Society is making an effort to address all of the comments in the best possible manner.

While concepts were being considered, the Society discussed their preliminary ideas individually with the neighbours. Then a preliminary Master Plan was prepared and shared with the neighbours at an open house, which was followed by a second open house for the public. The Master Plan was also on display at the Airdrie Home and Garden Fair and members of the ADAS and their consultant were in attendance to explain components of the master plan to the public.

Although the Master Plan is supported by the community at large, revisions were made in an effort to address issues raised. The revisions include shifting the main access from RR14 to Big Hill Springs Road and relocating the campground.

In 2010, consultation continued again at the Airdrie Home and Garden Fair and an open house was held in June as part of the redesignation process.

Appendix B

Council Motion to Prepare a MSDP

PLANNING & COMMUNITY SERVICES REPORT**TO:** Council**DATE:** October 20, 2009**DIVISION:** 7**FILE:** 06533003**APPLICATION:** 2009-RV-200**SUBJECT:** Request for Council direction to prepare a Master Site Development Plan (MSDP)

ADMINISTRATION RECOMMENDATION: Administration recommends **Option #1**, that Council direct the Applicant to prepare a Master Site Development Plan for the lands identified in the Master Site Development Plan Boundary Map in support of the redesignation application.

EXECUTIVE SUMMARY:

This application is proposing the redesignation of a ± 60.3 hectare (± 149.17 acre) parcel from Ranch and Farm District to three different Business Districts (Business-Agricultural Services (B-AS) District, Commercial – Local Commercial District (C-LC), and Business – Leisure and Recreation (B-LR) District) in order to facilitate the future development of a multi-use agricultural and rodeo complex to be owned and run by the Airdrie & District Agricultural Society. The main complex would have several components including both indoor and outdoor riding arenas, a show ring, livestock holding areas, a barn, covered grandstand, and associated operational offices. To complement the main facilities, the Society is proposing to develop a commercial area providing space for local community groups and personal service providers, a campground, and one on-site residence. To further build on the recreation opportunities of the site, the Society would like to include an indoor hockey arena and BMX facility, an outdoor ice surface, trails, picnic area, playground, a fishing pond and a heritage farm site.

The Municipal Development Plan (MDP) policies apply to the subject lands and generally support the viability of the agricultural industry and related growth opportunities within the Municipality. The MDP outlines criteria with which to evaluate applications of this type. Because this application is somewhat unique, Administration recognizes that the preparation of a comprehensive plan can provide an additional level of information to make the formal evaluation. The Applicants have been working with the Application Information Management (AIM) Section since early 2008 to assemble supporting information for the proposal, and have sought public feedback on the proposal. Administration recognizes the substantive amount of information that has already been prepared to support this application, and recommends that this be assembled into a comprehensive Master Site Development Plan that could be considered for adoption by Council to provide the policy framework for future development applications.

PROPOSAL:

To redesignate the subject lands from Ranch and Farm District to three different Business Districts (Business – Agricultural Services District, Business – Local Commercial District, and Business – Leisure and Recreation District) in order to facilitate the development of a multi-use agricultural, rodeo, and recreation complex

LEGAL DESCRIPTION:

A portion of NW $\frac{1}{4}$ -33-26-1-W5

GENERAL LOCATION:

Located approximately 1.5 miles west of the City of Airdrie, on the south side of Big Hill Springs Road, at Range Road 14

APPLICANTS/OWNERS:

The Airdrie & District Agricultural Society

GROSS AREA:

± 60.4 hectares (± 149.17 acres)

EXISTING LAND USE DESIGNATION:

Ranch and Farm District

PROPOSED LAND USE DESIGNATION:

Business – Agricultural Services District (B-AS), Commercial – Local Commercial District (C-LC), and Business – Leisure and Recreation District (B-LR)

HISTORY

1996 – A First Parcel Out subdivision separated ± 4.05 hectare (± 10.0 acres) from the quarter-section, leaving the remaining ± 60.4 hectare (± 149.17 acre) subject lands.

PROPOSAL

This application is proposing the redesignation of a ± 60.4 hectare (± 149.17 acre) parcel from Ranch and Farm District to three different Business Districts:

- 49.6 acres as Business – Agricultural Services District (B-AS);
- 22.9 acres as Commercial – Local Commercial District (C-LC); and,
- 76.6 acres as Business – Leisure and Recreation District (B-LR).

This redesignation is intended to facilitate the development of a multi-use agricultural, rodeo, and recreation complex for the Airdrie & District Agricultural Society. The subject lands are located outside of an adopted Area Structure Plan, and therefore, the policies of the Municipal Development Plan are used to evaluate this proposal.

The main complex would have several components including both indoor and outdoor riding arenas, a show ring, livestock holding areas, a barn, covered grandstand, and associated operational offices. To compliment the main facilities, the Society is proposing to develop a commercial area providing space for local community groups and personal service providers, a campground, and one on-site residence. To further build on the recreation opportunities of the site, the Society would like to include an indoor hockey arena and BMX facility, an outdoor ice surface, trails, picnic area, playground, a fishing pond and a heritage farm site.

Utility servicing to the site is proposed to be piped water servicing provided by the Rocky View Water Co-op; wastewater management through on-site advanced treatment systems; and stormwater management through on-site retention and re-use. Access to the development would be primarily from Big Hill Springs Road, with secondary access points on Range Road 14, some of which would be open only for large events.

BACKGROUND

The subject lands are located 1.5 miles east of The City of Airdrie, at the intersection of Big Hill Springs Road and Range Road 14. The proposal is for the redesignation of the majority of the quarter-section, excluding the Farmstead at the north-east corner which was separated in 1996.

Parcels in the vicinity of the subject lands primarily have agricultural land use and are a variety of sizes, and there are also occasional first-parcel-out residential and farmstead parcels throughout the area. An acreage residential community is located one mile to the south-east where the quarter-section has fragmented into primarily Residential Two parcels. The subject lands are located approximately 1 mile northwest of the boundary of the Balzac West Area Structure Plan.

The Airdrie & District Agricultural Society has been meeting with the AIM Section since early 2008, to discuss this proposal. Through the course of several meetings, feedback on the proposal was provided from various internal Departments. The Applicants have held several public meetings and attended public events to gather community input on the proposal. Based on this feedback, the Applicants made amendments to the design to address some of the questions raised from local residents. In addition, the Applicants are in the process of obtaining additional technical information to support this proposal when it is before Council for consideration of redesignation. On another note, the Applicants initiated the conversation with Administration related to the review of the Transportation Off-Site Levy Bylaw, and its application to Not-For-Profit groups.

POLICY REVIEW

The subject lands are outside of any comprehensive Area Structure Plan or Concept Plan and therefore the policies of the Municipal Development Plan (MDP) apply to this proposal. Section 3.0 of the MDP discusses the Land Use Strategy and states that predominantly unsubdivided areas with an agricultural land use designation hold the lowest potential for future non-agricultural development. While the Applicants are requesting the redesignation to a combination of agricultural and business land uses, the overall intent of the development is to promote and support the agricultural industry within the region. Additionally, the intent is to keep the subject lands as an unsubdivided 150-acre parcel.

Section 4.0 of the MDP addresses agriculture, with a goal of protecting the viability of the agricultural industry in the Municipality from incompatible and non-agricultural land uses. Policies within this Section discourage intrusive and/or incompatible land uses in agricultural areas, encourage retention of the quarter-section as the basic agricultural land unit, and promote the facilitation of growth opportunities for agricultural uses in the

Municipality by encouraging the development of a wide range of agricultural land uses and those that service the agricultural industry. Administration recognizes that the proposed agricultural and rodeo complex can promote the agricultural industry in Rocky View, by providing a central facility to host events, locate agricultural support services, provide space for agricultural community groups, and promoting educational, recreation, and tourism opportunities through the various associated uses, including a heritage farm site.

Although the MDP doesn't address or require a Master Site Development Plan (MSDP), specifically, there is support for comprehensive planning approaches, such as what a MSDP would provide. A comprehensive plan can help provide further information in relation to matters such as land uses, utilities, road infrastructure, stormwater management, and project phasing in order to help Administration evaluate the proposal at the time of redesignation. Because this is a single applicant, with a single parcel that will be developed comprehensively in multiple phases, Administration recommends a MSDP as the appropriate tool to undertake the planning approach.

ADMINISTRATION EVALUATION

Members of The Airdrie & District Agricultural Society have been working with Administration for over a year to refine the proposal for redesignation and development. They have facilitated community input on the proposal, refined the proposed uses and desired land use districts, pursued details on the technical arrangements necessary to achieve the development, and worked with Administration to understand the approvals process. In order to move forward with this redesignation proposal, Administration is recommending that a comprehensive plan be created that would assemble all the background information and set the policy by which future development applications would be evaluated.

Through the preparation of a MSDP, Council can consider the relevant details in their evaluation of the redesignation proposal. The MSDP could be considered for adoption, as the policy framework to guide the future development on the site.

CONCLUSION

Administration recommends **Option #1**, that Council direct the Applicant to prepare a Master Site Development Plan for the lands identified in the Master Site Development Plan Boundary Map in support of the redesignation application.

OPTIONS

NOTE: Neither Option #1 or Option #2 should be interpreted as implying a pre-determination of any future recommendation or outcome regarding the Applicants' redesignation application.

OPTION # 1: That Council request the Applicants pay the fee prescribed in the Master Rates Bylaw and prepare a Master Site Development Plan for the lands identified in the suggested Master Site Development Plan Boundary Map, to be adopted by Council, to provide a policy framework for future development applications within the subject lands. As part of the Master Site Development Plan, the Applicants shall conduct at least one Open House prior to Council's consideration of the Plan. The Plan should be prepared in a format satisfactory to the Municipality and shall include the following items:

1. **Introduction and Purpose** – A general discussion of the vision of the proposal, including guiding principles, analysis of existing policy, community development, definition of the study area, and site opportunities and constraints;
2. **Master Site Development Concept** – a description of the proposal including information related to the following:
 - a) Site design;
 - b) Proposed land uses and anticipated users;
 - c) Development guidelines, including the use of sustainable technologies and initiatives;
 - d) Transportation and access management;
 - e) Utilities (water and wastewater) and stormwater management;
 - f) Recreational opportunities and dedication of lands;

- g) Environmental stewardship;
- h) Animal management, including management of manure;
- i) Mitigation of anticipated off-site impacts; and
- j) Any special policies that may be required to give guidance to the preparation of development proposals;

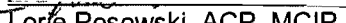
- 3. **Project Implementation** – a discussion about the project implementation including phasing and construction management of the site (e.g. stripping and grading and weed management) and required permits, if any, for the operation of the facility;
- 4. **Supplementary Information** – any additional information that may help further define the proposal, including schematic plans, and technical information, as available and at the discretion of the Municipality.

OPTION # 2: That Council not request the Applicants to pay the fee prescribed in the Master Rates Bylaw and not prepare a Master Site Development Plan for the lands identified in the suggested Master Site Development Plan Boundary Map.

ADMINISTRATION RECOMMENDATION: Administration recommends **Option #1**.

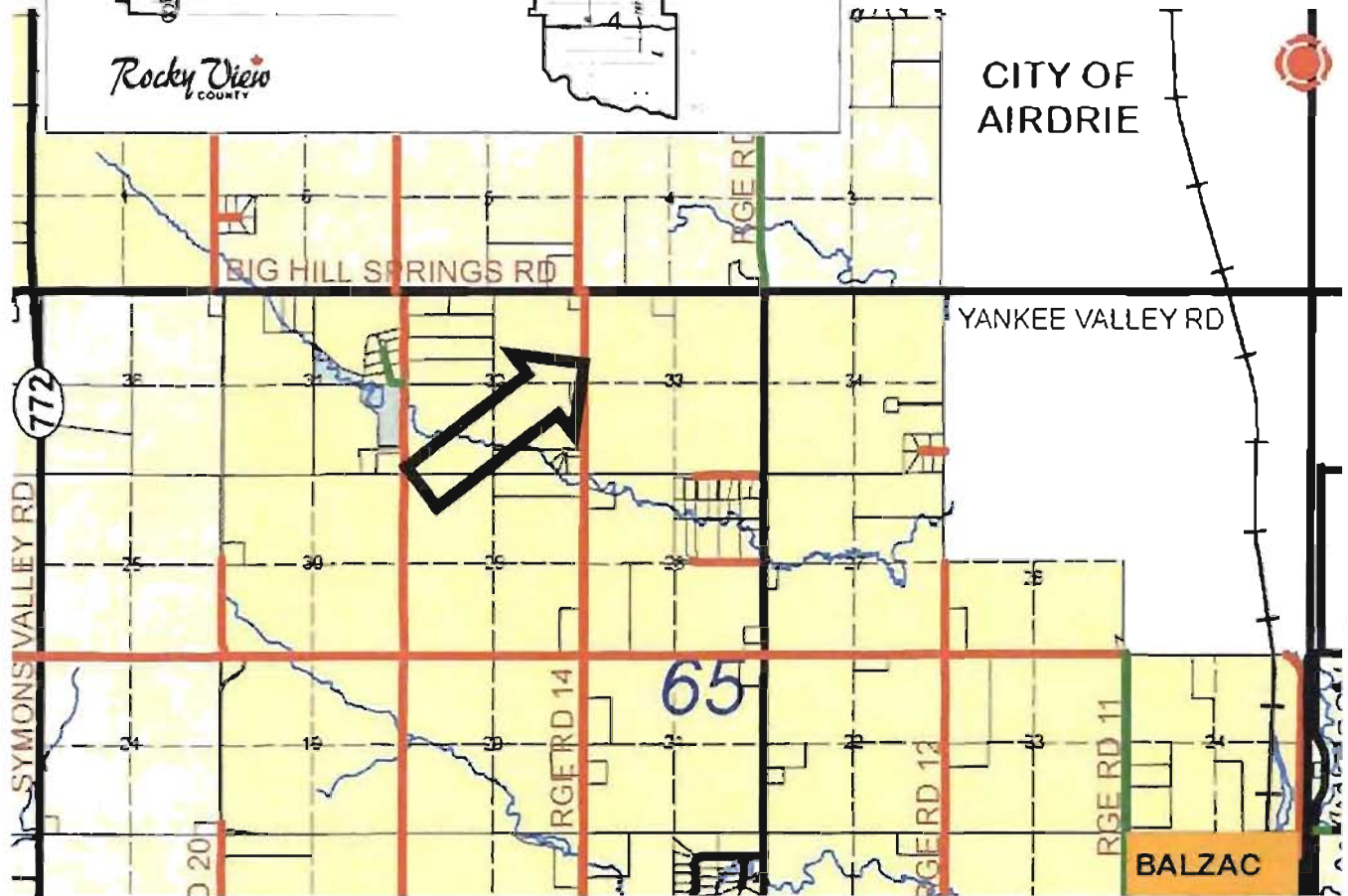
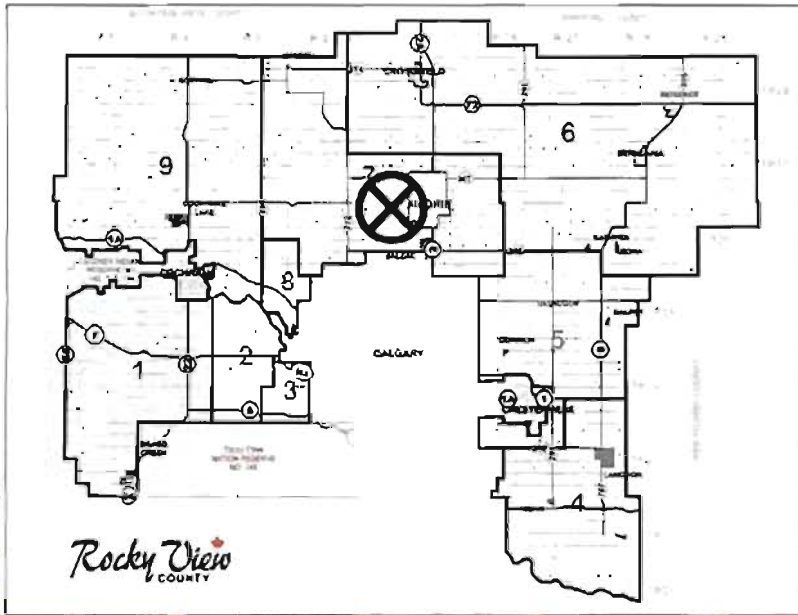
Respectfully submitted,

Concurrence,


Lorfe Pesowski, ACP, MCIP
Planning & Community Services Director


Robert Cson,
Chief Administrative Officer

LK/bg



LOCATION PLAN

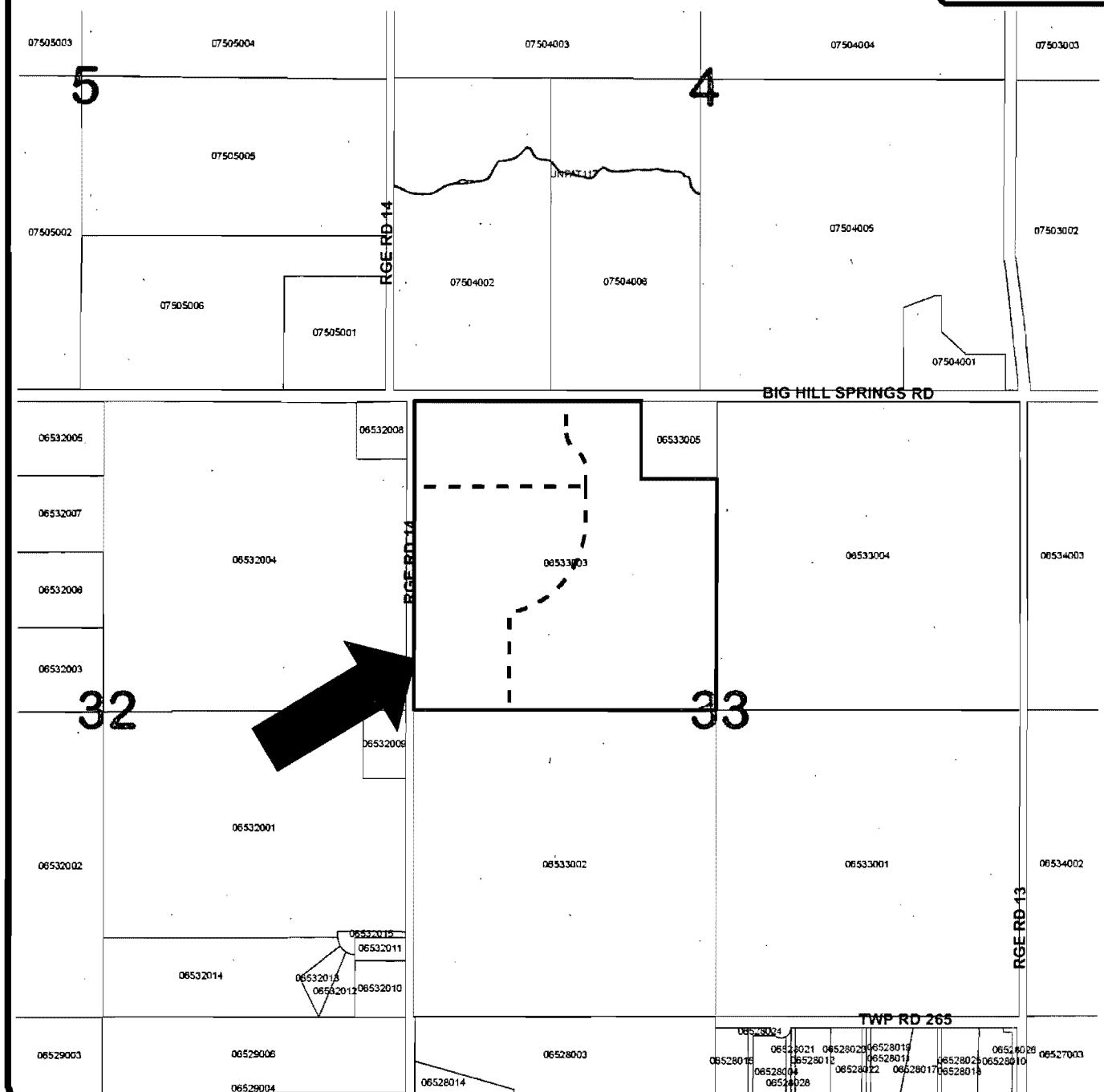
NW-33-26-1-W5M

Date: Sept 25/09

Division # 7

File: 06533003

Not to Scale



KEY PLAN

NW-33-26-1-W5M

Date: Sept 25/09

Division # 7

File: 06533003

Not to Scale

RGE RD 14

BIG HILL SPRINGS RD

± 9.27 ha (22.9 ac)
RF → C-LC

± 20.07 ha (49.6 ac)
RF → B-AS

± 31 ha (76.6 ac) RF
→ B-LR

RGE RD 14

33

DEVELOPMENT PROPOSAL

NW-33-26-1-W5M

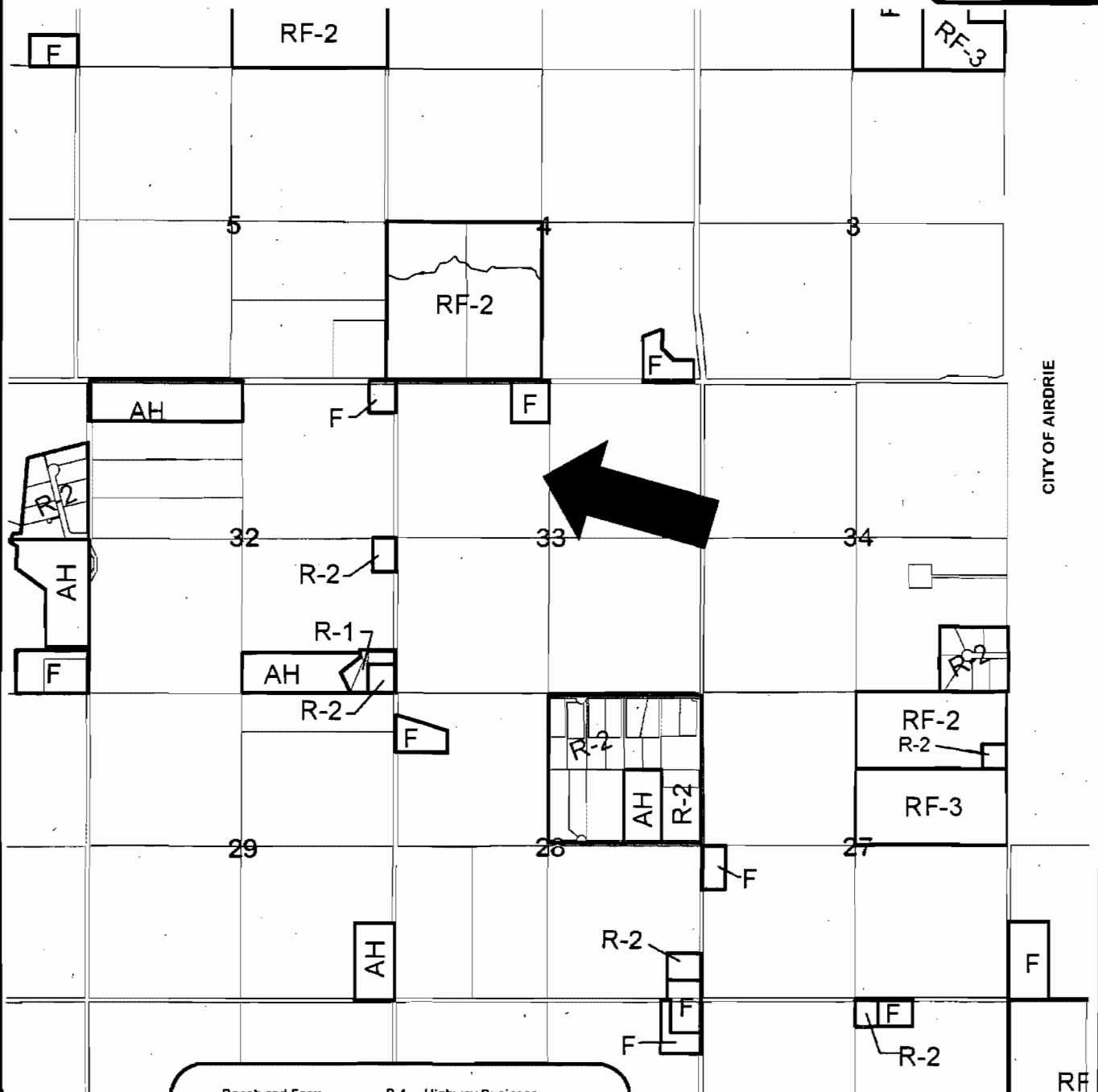


Date: Sept 25/09

Division # 7

File: 06533003

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RF2	Ranch and Farm	B-1	Highway Business
RF3	Ranch and Farm Two	B-2	General Business
AH	Agricultural Holding	B-3	Limited Business
F	Farmstead	B-4	Recreation Business
R-1	Residential One	B-5	Agricultural Business
R-2	Residential Two	B-6	Local Business
R-3	Residential Three	NRI	Natural Resource Industrial
DC	Direct Control	HR-1	Hamlet Residential Single Family
PS	Public Service	HR-2	Hamlet Residential (2)
		HC	Hamlet Commercial
		AP	Airport

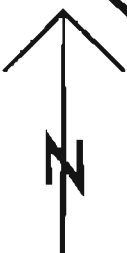
LAND USE MAP

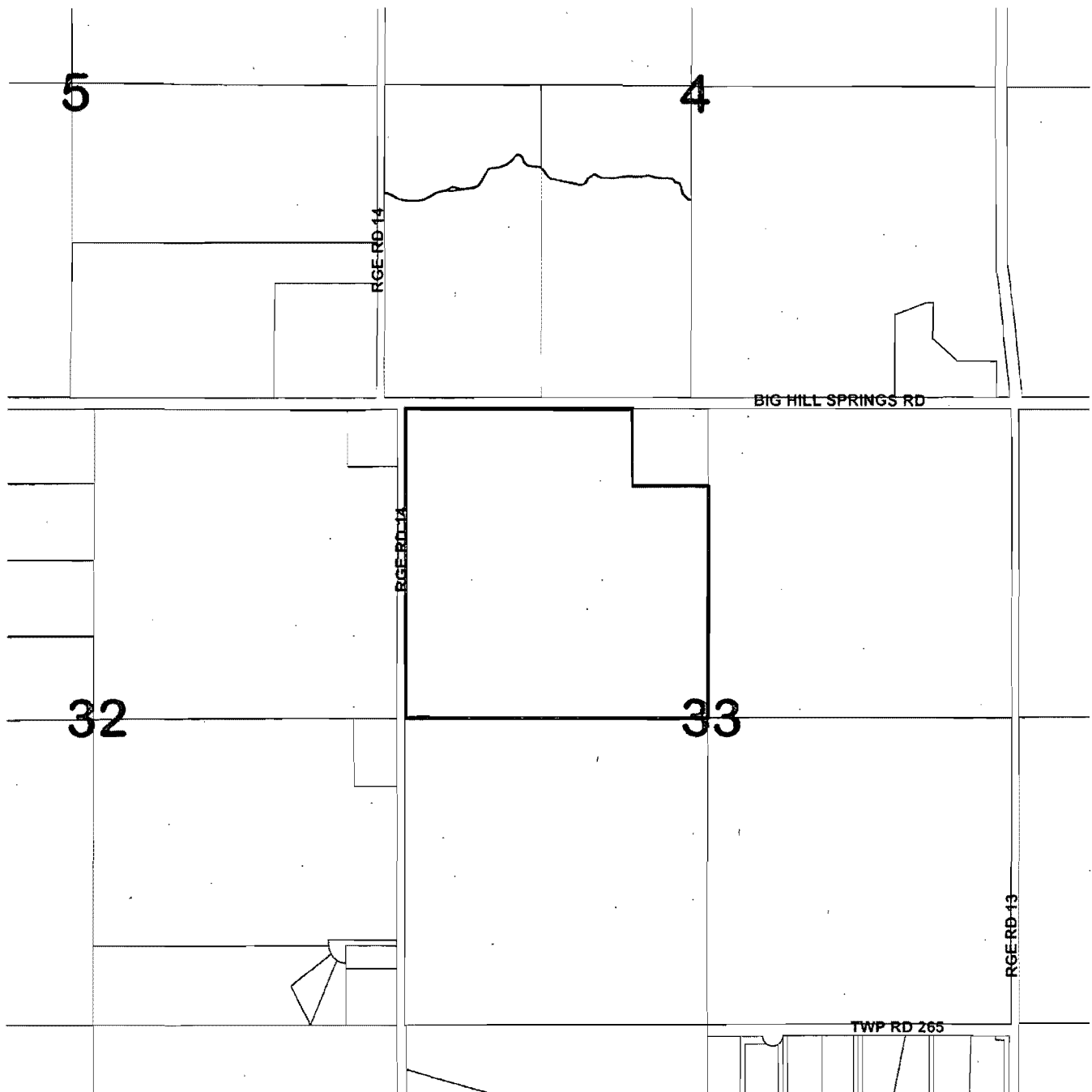
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AIR PHOTO

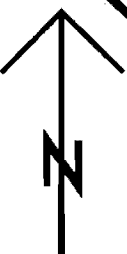
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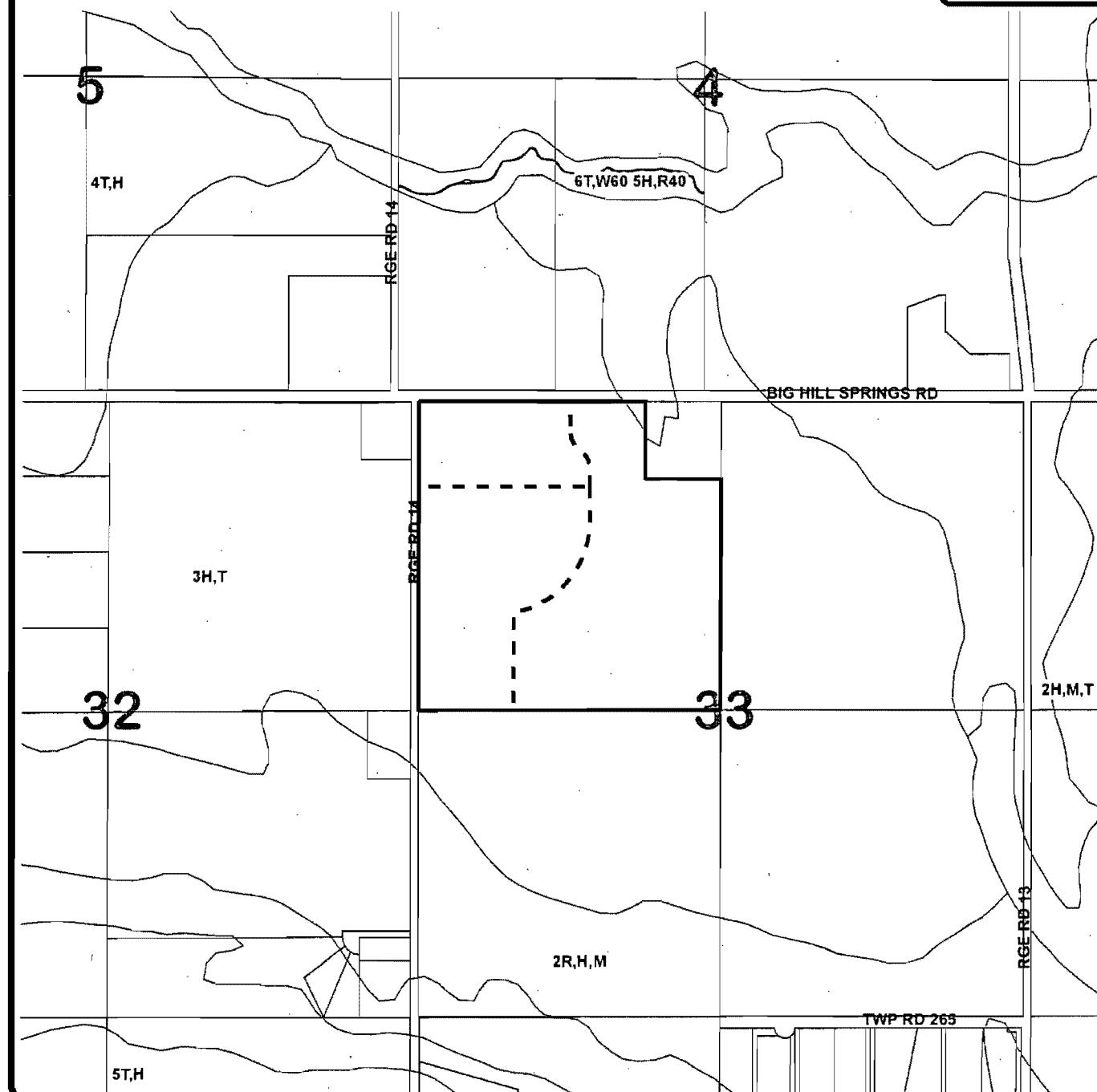




MASTER SITE DEVELOPMENT PLAN BOUNDARY

NW-33-26-1-W5M





- | | | |
|--------------------------------|---|-------------------------------------|
| 3 - Moderate limitations | D - low permeability | R - shallowness to bedrock |
| 4 - Severe limitations | E - erosion damage | S - high sodicity |
| 5 - Very severe limitations | F - poor fertility | T - adverse topography |
| 6 - Production is not feasible | G - Steep slopes | U - prior earth moving |
| 7 - No capability | H - temperature | V - high acid content |
| | I - flooding | W - excessive wetness/poor drainage |
| | J - field size/shape | X - deep organic deposit |
| | K - shallow profile development | Y - slowly permeable |
| | M - low moisture holding, adverse texture | Z - relatively impermeable |

SOIL MAP

NW-33-26-1-W5M

Date: Sept 25/09

Division # 7

File: 06533003

Not to Scale



TOPOGRAPHY

Contour Interval 2 M

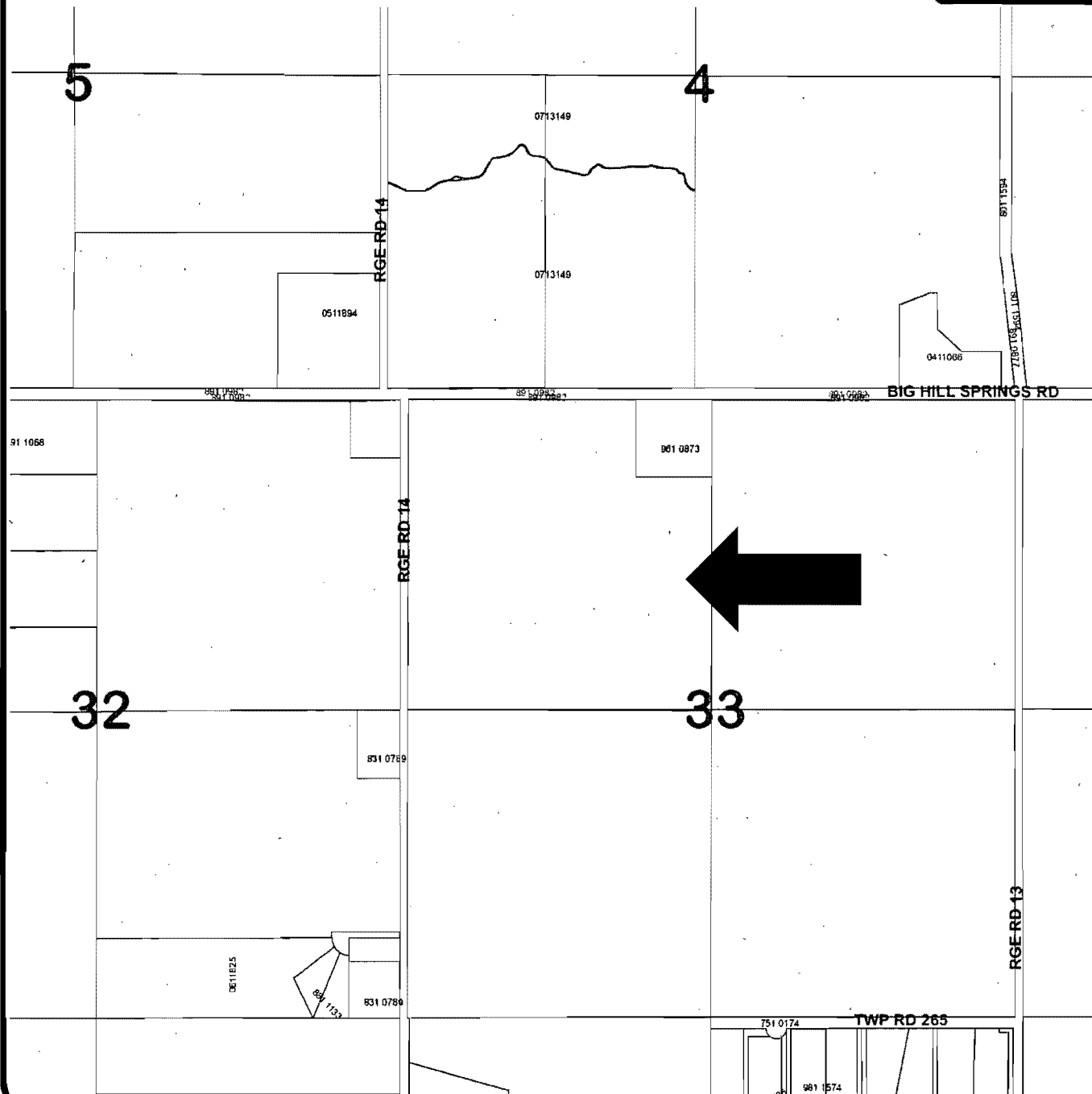
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Legend - Plan numbers

- First two numbers of the Plan Number indicate the year of subdivision registration.
- Plan numbers that include letters were registered before 1973 and do not reference a year

HISTORIC SUBDIVISION MAP

NW-33-26-1-W5M

Date: Sept 25/09

Division # 7

File: 06533003

Not to Scale

Appendix C

Studies Required

Appendix C Studies Required

Additional studies required and submitted under separate cover are:

- Biophysical Impact Assessment (AECOM)
- Master Drainage Plan (AECOM)
- Sanitary Feasibility Study (MPE)
- Traffic Impact Assessment (AECOM)

Appendix D

Mitigation of Off-site Impacts

Appendix D Mitigation of Off-site Impacts

Following the open houses and meeting with the public at the Airdrie Home and Garden Fair, a number of issues were defined in terms of off site impacts. Table 1 below, outlines the potential impact and discusses mitigation measures developed in response.

Table 1 Mitigation of Off Site Impacts

Issue	Potential Impact	Mitigation Measures
Water Supply	The proposal includes a treated water supply. If water is not piped, a ground water supply would be required and the water level in wells in this area has already dropped.	Water units are secured with the Rocky View Water Co-op via a proposed treated water supply pipeline accessing the site at the southwest corner. If a treated water supply fails to materialize, the existing wells would be utilized and water would be treated for on site use. In this case, a baseline water analysis/volumetric survey would be conducted as appropriate in terms of water cycle timing.
Dust	Dust creates allergic reactions, and co-operation is needed between County and Agricultural Society to control dust.	The Society moved the main access to BHSR to reduce the traffic on RR 14. Even so, the TIA states that RR 14 would experience increased volumes during event days and extensive improvements would be required. Consequently the Society is looking at alternatives but is willing to work with the County to employ means to suppress dust on RR 14.
Traffic Safety	Traffic safety is a concern, especially west bound recreational vehicle traffic on weekends. Transport truck traffic on Big Hill Springs Road creates additional traffic volumes and agricultural events and activities will only add to the problem.	At full build out, a fully signalized intersection and turning lanes would increase traffic controls and traffic will be removed efficiently from BHSR via an on-site staging area. In the future RR 14 may be aligned across a widened BHSR, which would increase safety at this intersection.
Commercial Influence	This is a significant commercial influence in an agricultural area. The project may fail and revert to private ownership.	The commercial influence relates to and is in support of agriculture. Commercial land uses are proposed to bring in revenue for the Society and its activities. The Society's objective is to phase the development and only commence with construction once funds are confirmed. The Society anticipates a successful project and has a proven track record of delivering successful projects.
Competition with other facilities	The Society is competing with other horse/horse training facilities.	Almost 100 interviews with stakeholders and other groups indicate there is a shortage of facilities. Other groups are constrained during the winter months by the lack of indoor facilities. A multi use space for a variety of events and activities is a critical need as is a facility that focuses on agriculture. This facility is needed and complements (not duplicates) other facilities in the area.
Commercial Land Use	Commercial should be related to agricultural events and an analysis should determine if event related commercial is sustainable.	The County's land use bylaw identifies a range of uses in the Commercial-Local Commercial District. However, the uses envisioned by the Society include a tack shop, coffee shop, restaurant, an ice cream shop, facilities for non profit groups and agricultural business offices. It is not possible to limit the commercial activities to events as they would be unsustainable.
RV Park	The proposed RV park is very large. It should be limited to use during events as a condition of approval with a maximum stay of two weeks.	The RV Park is proposed to be used during events year round and there is a seasonal component when the public could make use of the campground. The Society anticipates that the impact would be minimized with on-site management, hours of operation and a buffer between the park and adjacent land uses.

Issue	Potential Impact	Mitigation Measures
Waste and Storm Water Management	How will waste and storm water management be handled?	Regular and event waste would be recycled where possible. Residual waste would be collected and disposed at the landfill. Volunteer staff will be on hand during events and at other times to ensure wind blown litter is collected. Surface water and storm event runoff (100 year return period) would be directed on site through a series of ditches to a forebay. A wetland provides water quality improvement, aquatic habitat protection and aesthetic value. From an outlet, water would be released to the Nose Creek Watershed.
Land Value	The Society's purchase of this parcel sets a benchmark and impacts land values.	This facility is planned and would be designed with architectural guidelines, include significant shelterbelt planting and screening, and is expected to be an amenity in the area.
Future Expansion	The expansion of this agricultural centre may be considered necessary in the future.	Future expansion will only be considered following careful consideration by the ADAS, consultation with the neighbours and approval by Rocky View County.