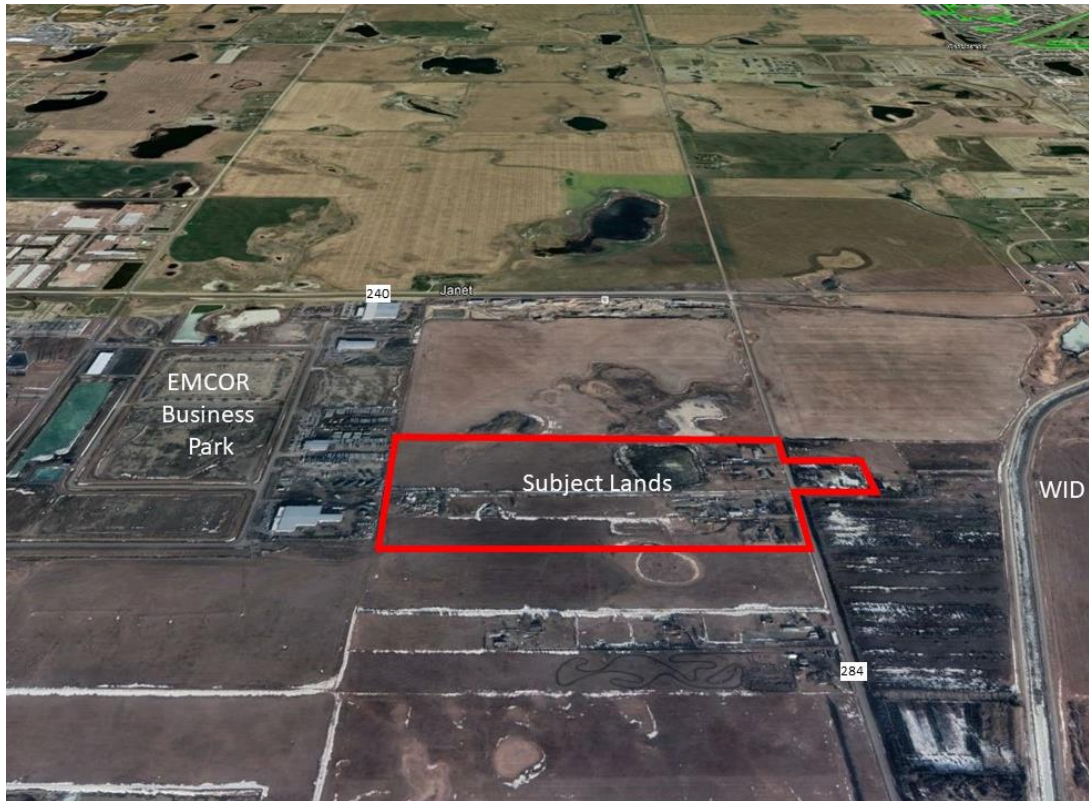


Canna Park



Conceptual Scheme

SE 1/4 Sec. 32-23-28-W4M

Prepared at the request and as a requirement of:

Rocky View County

262075 Rocky View Point

Rocky View County, Ab. T4A 0X2

Sept.13, 2019

Revised Sept 17, 2020

Revised November, 2020

Revised February 2023

ACKNOWLEDGEMENT PAGE

Submitted to Rocky View County by:

ARJ Consulting
124 Maitland Pl. NE
Calgary, Ab. T2A 5V5

On Behalf Of:

Jaroc Holdings Ltd
213-10a Street NW
Calgary, AB T2N 1W6

Table of Contents

1.0 Introduction.....	1
1.1 Proposal Overview	1
1.2 Purpose of this Plan	1
1.3 Conceptual Scheme Objectives	1
2.0 Policy Context	2
2.1 General.....	2
2.2 RVC – Calgary IDP.....	2
2.3 RVC County Plan	2
2.4 Janet Area Structure Plan (ASP)	3
2.5 RVC Land Use Bylaw.....	4
2.6 Plan Area Land Use Designations	5
3.0 Plan Area Description	6
3.1 Municipal Location.....	6
3.2 Plan Area.....	8
3.3 Local Development Concept.....	8
3.4 Adjacent Lands.....	9
3.5 Existing Transportation Infrastructure	10
3.6 Existing Gas Well and Pipelines.....	10
3.7 Existing Groundwater Supply.....	11
3.8 Existing Wastewater	13
3.9 Existing Stormwater.....	13
3.10 Existing Environmental Features.....	14
4.0 Development Concept.....	15
4.1 Development Cells	16
<i>Development Cell A</i>	17
<i>Development Cell B</i>	18
<i>Development Cell C</i>	
4.2 Development Concept Policy for the <i>Plan Area</i>	20
Industrial.....	20
Lot Size	21
Phasing	22
Lighting.....	22
Open Space Area	22

Municipal Reserves.....	23
Wetlands	23
Environmental Reserve.....	23
Stormwater.....	24
Transportation	24
Utility Services – Water.....	25
Utility – Sanitary Wastewater	25
Shallow Utilities	26
Solid Waste Management.....	27
Business-Residential Interface	27
Agricultural Interface	27
Protective and Emergency Services.....	28
5.0 Development Cell Specifics	28
5.1 Development Cell B.....	28
5.2 Development Cell E.....	33
6.0 Public Engagement.....	34
7.0 Implementation.....	35
7.1 The Conceptual Scheme Implementation Process.....	35
7.2 Land Use Redesignation	36
7.3 Agriculture Boundary Design Guidelines	36
7.4 Architectural Design Considerations	36
7.5 Construction Management Plan	37
7.6 Performance Standards	37
7.7 Development Guidelines	38
8.0 Conclusion.....	39

List of Figures

Figure 1: RVC - Calgary IDP Growth Corridor.....	2
Figure 2: Subject Lands as Residential Transition Area.....	3
Figure 3: Land Use Bylaw Mapping.....	5
Figure 4: Development Cells within the Plan Area.....	6
Figure 5: Location Map of Subject Lands.....	7
Figure 6: Aerial of Subject Lands.....	7
Figure 7: Janet ASP 2020 - Transportation Network.....	10
Figure 8: Janet ASP 2020 - Existing Conditions.....	11
Figure 9: Surface Water Licenses.....	12
Figure 10: Janet ASP 2020 - Stormwater.....	14
Figure 11: Alberta Environment Wetland Mapping.....	15
Figure 12: Development Cells within the Plan Area.....	16
Figure 13: Development Cell A, Property Aerial.....	17
Figure 14: Development Cell B, Property Aerial.....	18
Figure 15: East Portion of Subject Lands (buildings to be removed).....	18
Figure 16: Development Cell C, Property Aerial.....	20
Figure 17: Development Cell B - Development Concept.....	28
Figure18: Development Cell B Phases.....	29
Figure19: Wetlands within Development Cell B.....	30
Figure20: Access - Development Cell B.....	31
Figure21: Open House, October 2020.....	34

List of Tables

Table 1: Land Use Designations within the Plan Area.....	6
Table 2: Development Cells Summary.....	17
Table 3: Development Cell B - Phase Description.....	29
Table 4: Update 2 - Manufacturing: 280, 700 sq ft (Phases 1 and 2).....	31
Table 5: Proposed Runoff Volumes.....	32

1.0 Introduction

1.1 Proposal Overview

This Conceptual Scheme (CS) was prepared at the request and as a requirement of Rocky View County. This Conceptual Scheme is characterized by the Municipality as a “Limited-Scope Conceptual Scheme” and applies to lands within the quarter section SE-32-23-28-W4M.

1.2 Purpose of this Plan

The Conceptual Scheme (CS), named **Canna Park**, has been prepared to address potential development in the quarter section. For purposes of this CS, discussions address the Janet ASP C-8020-2020, which received first reading February 25, 2020 and redlined June 24, 2020. The existing Janet ASP C-7418-2014, adopted November, 2014, has many similarities. Note: the current Janet ASP Land Use Strategy also has the quarter section as, “Residential Transition”. Quarter section SE-32-23-28-W04M, also referred to as the *Plan Area* has no intention for subdivision at the time of this CS submission.

The County Plan refers to a CS as, “A non-statutory plan, subordinate to an area structure plan, and may be adopted by bylaw or resolution. To ensure the opportunity for public input, the County will continue its practice of adopting a conceptual scheme by bylaw with a public hearing. If an area structure plan is amended to include a conceptual scheme, the conceptual scheme becomes a statutory plan. Conceptual schemes provide detailed land use direction, subdivision design, and development guidance to Council, administration, and the public. Conceptual schemes are meant to be developed within the framework of an area structure plan.”

1.3 Conceptual Scheme Objectives

This Conceptual Scheme provides:

- A description of all lands contained within the Conceptual Scheme Area;
- The purpose of this Conceptual Scheme is to provide some general guidelines to transition from the existing Residential Transition Area to Industrial type uses. Industrial uses such as distribution logistics, warehousing, transportation, services, construction, and manufacturing, that do not have significant off-site nuisances, may be deemed appropriate within the quarter section;
- Commercial, institutional, and other business uses that are compatible with industrial uses and have minimal impact on the local infrastructure, and do not generate large retail traffic volumes may be appropriate within the quarter section;
- Specifically, this Conceptual Scheme includes supporting rationale and detailed plans for development of a portion of Development Cell B and is submitted at the request of Rocky View County;

- Specifically, this Conceptual Scheme also includes supporting rationale for the pending redesignation of Development Cell C and is submitted at the request of Rocky View.

2.0 Policy Context

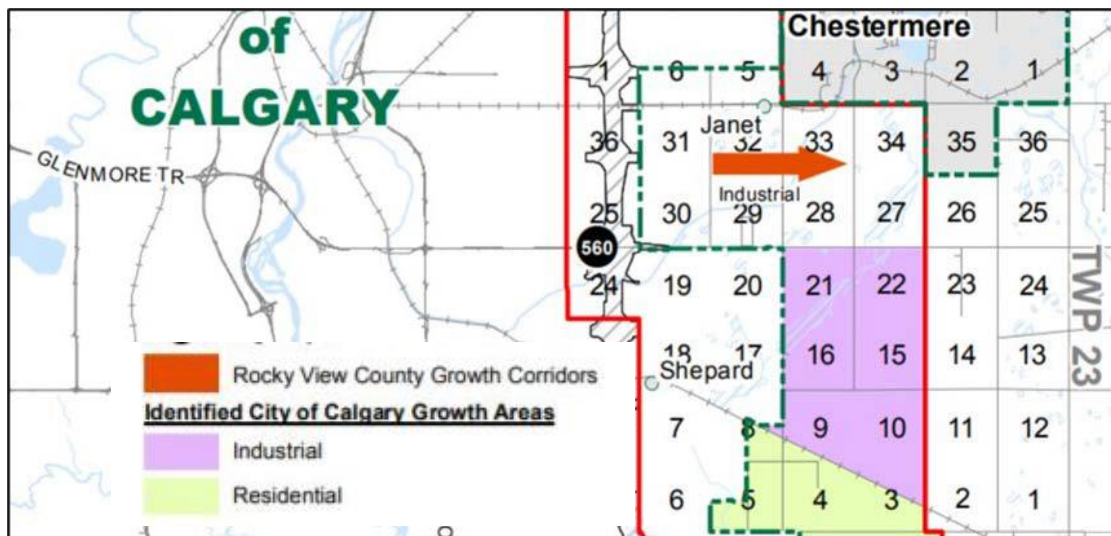
2.1 General

Policy documents influencing development of the subject lands include: County Plan, Calgary-Rocky View County Intermunicipal Development Plan (IDP), Chestermere Municipal Development Plan, Chestermere Utilities Master Plan, and the RVC Land Use Bylaw. Despite the absence of a Chestermere-RVC IDP, it is important to have the foresight to consider neighbouring municipalities policies. Section 27.10 of the County Plan notes, “For planning related matters that are proposed within 1.6 kilometres of an adjacent jurisdictional boundary..., the County shall refer the matter to the adjacent jurisdiction for comments.” This applies to the subject lands which are approximately 0.8 kilometres away from the City of Chestermere boundary.

2.2 RVC – Calgary IDP

Figure 1: RVC – Calgary IDP Growth Corridor, shows the Plan Area is within IDP. Section 8.1.2 of the IDP states that development within RVC Corridors/Areas should be in accordance with RVC statutory plans.

Figure 1: RVC - Calgary IDP Growth Corridor



2.3 RVC County Plan

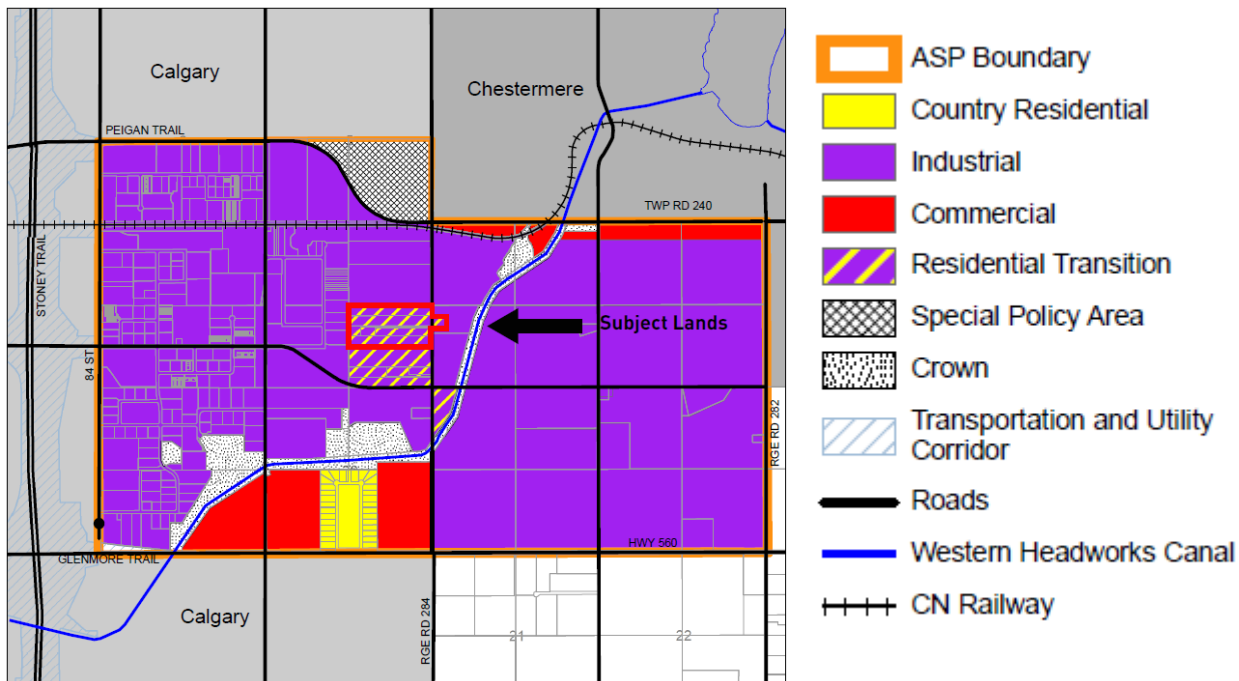
The Rocky View County (RVC) County Plan was adopted by Bylaw C-7280-2013, as amended. The County Plan provides broad, high-level policy direction. Lower-level plans such as Area Structure Plans (ASP) must be consistent with the policies and direction of the County Plan. Subordinate plans such as Conceptual Schemes (CS) increase in detail and encompass smaller areas, typically a quarter-section, as in this case. Implementation is through the Land Use Bylaw.

2.4 Janet Area Structure Plan (ASP)

For purposes of this CS, discussions address the Janet ASP C-8020-2020, which received first reading February 25, 2020 and redlined June 24, 2020. It reflects current planning thinking and is likely to be approved prior to this CS. The *Plan Area* in the Janet ASP is envisioned to develop primarily as industrial, catering to uses that do not require municipal-owned utility servicing. Specific to industrial policies, “The area is expected to be especially attractive for small to medium-sized industries within the transportation, construction, and manufacturing sector” (Janet ASP, 2020 p.32). As per policy 10.3, industrial uses such as: distribution logistics, warehousing, transportation, services construction, and manufacturing that do not have a significant offsite nuisance impact are considered appropriate. Policy 10.4 notes that commercial, institutional, recreational, and other business uses may be appropriate within the industrial area. Other land use sectors identified as having potential to locate in the Janet area include, among others: professional, scientific and technical services, particularly engineering, consulting and business services. All this taken together indicates a wide range of uses that are envisioned for the Janet ASP area.

Figure 2: Subject Lands as Residential Transition Area, identifies the entire quarter section as a “Residential Transition Area” to Industrial land.

Figure 2: Subject Lands as Residential Transition Area



2.5 RVC Land Use Bylaw

The quarter section, SE-32-23-28-W04M, is primarily designated as Residential, Rural District (R-RUR) with the exception of the proposed Development Cell B which is designated as Industrial, Heavy District (I-HVY). The Janet ASP identifies the subject lands as a “Residential Transition Area” which will become fully industrial in the future. Under the Land Use Bylaw definitions, Industrial Heavy (I-HVY) and Industrial Light (I-LHT) appear to fit the industrial component of the Janet ASP and the CS.

Industrial, Light District (I-LHT) accommodates a combination of office and industrial activity, including storage and support businesses, where nuisance factors are confined to the site area. Permitted uses include:

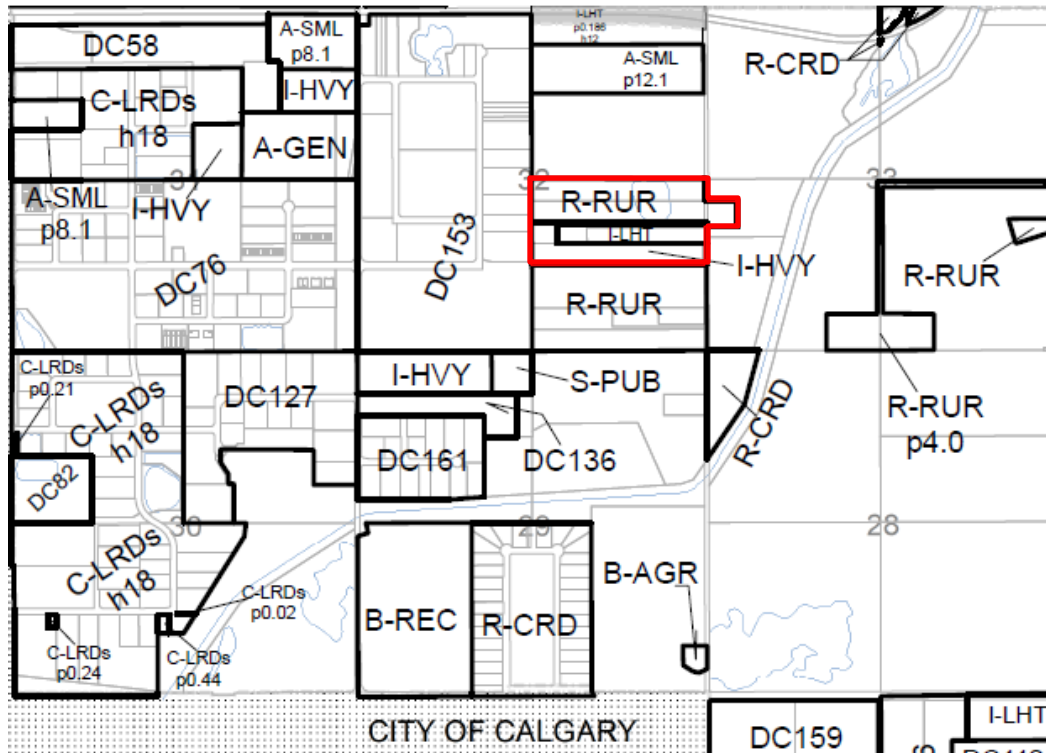
- Accessory Building $\leq 500 \text{ m}^2$
- Animal Health (Inclusive)
- Auctioneering
- Automotive Services (Minor)
- Care Facility (Clinic)
- Communications Facilities
- Industrial (Light)

Industrial, Heavy District (I-HVY) provides for a range of industrial activity that may have off-site nuisance impacts, including support services and storage. Permitted uses include:

- Accessory Building $\leq 500 \text{ m}^2$
- Accessory Building
- Communications Facility (Type, A, B, & C)
- Office
- Industrial (Light)
- Industrial (Logistics)
- Industrial (Medium)

At this time, this CS proposes only two (2) land use districts, I-HVY (Development Cell B) and I-LHT (Development Cell C) within the quarter section. The existing R-RUR districts will not be subject to pre-determined land use districts in this CS and as such will require an Amendment to the Land Use Bylaw and/or Development Permit. Figure 3: Land Use Bylaw Mapping, shows the existing land uses for the quarter section and surrounding properties.

Figure 3: Land Use Bylaw Mapping



A-GEN	Agricultural, General District	C-HWY	Commercial, Highway District
A-SML	Agricultural, Small Parcel District	C-LRD	Commercial, Local Rural District
R-RUR	Residential, Rural District	C-LUD	Commercial, Local Urban District
R-CRD	Residential, Country Residential District	C-MIX	Commercial, Mixed Urban District
R-URB	Residential, Urban District	C-REG	Commercial, Regional District
R-SML	Residential, Small Lot Urban District	I-LHT	Industrial, Light District
R-MID	Residential, Mid-Density Urban District	I-HVY	Industrial, Heavy District
R-MRU	Residential, Multi-Residential Urban District	S-PUB	Special, Public Service District
B-AGR	Business, Agricultural District	S-FUD	Special, Future Urban Development District
B-REC	Business, Recreation District	S-PRK	Special, Parks and Recreation District
B-REG	Business, Regional Campus District	S-NOS	Special, Natural Open Space District
B-LOC	Business, Local Campus District	S-NAT	Special, Natural Resource District
B-LWK	Business, Live-Work District		

2.6 Plan Area Land Use Designations

Country Residential and Industrial land uses characterize the community, as per RVC Land use Bylaw C-8000-2020 in which the *Plan Area* is located. Figure 4: Development Cells within the Plan Area, shows the quarter section separated into specific development cells. Table 1: Land Use Designations within the Plan Area, provides a break down of the proposed Development Cells and their land use designations.

Figure 4: Development Cells within the Plan Area

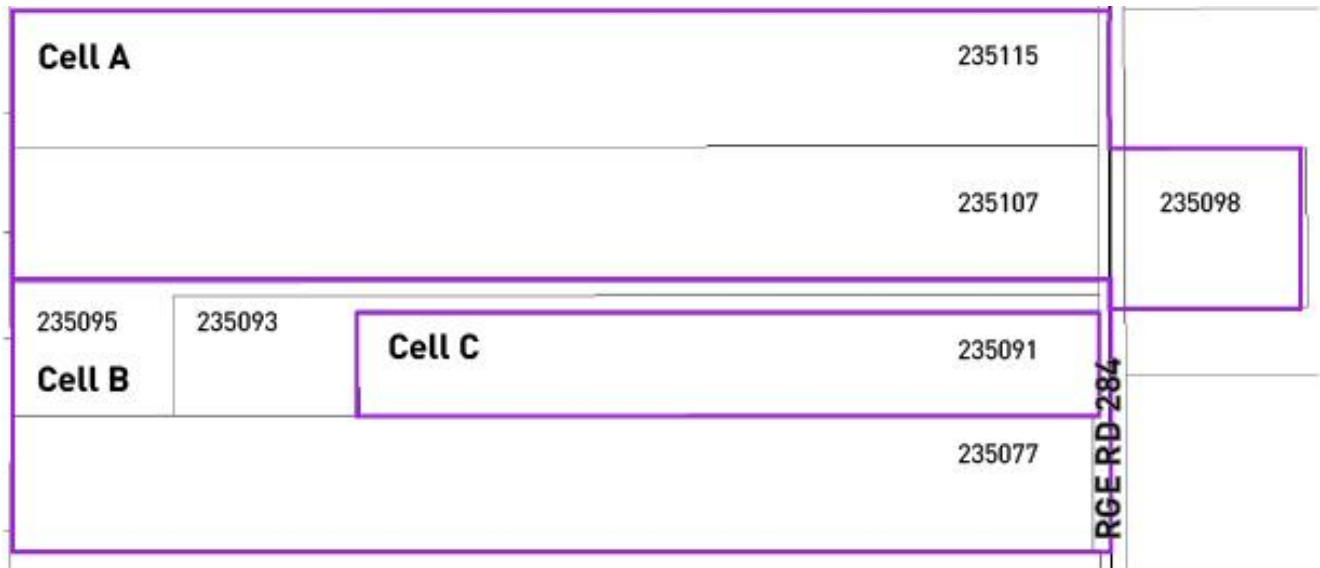


Table 1: Land Use Designations within the Plan Area

Development Cell	Land Use Designation
Development Cell A	Residential, Rural District (R-RUR)
Development Cell B	Residential, Rural District (R-RUR) and Industrial, Heavy District (I-HVY)
Development Cell C	Residential, Rural District (R-RUR) proposed to Industrial, Light District (I-LHT)

Notes: 1. Table information current as per Rocky View County Land Use Map
 2. RVC's new Land Use Bylaw, C-8000-2020, converted previous Residential Two District (R-2) to Residential, Rural District (R-RUR).

3.0 Plan Area Description

3.1 Municipal Location

Figure 5: Location Map of Subject Lands, shows the site is located two (2) quarter sections south of the City of Calgary and one (1) quarter section southwest of City of Chestermere, and west of

the Western Irrigation District (WID) canal that runs south of Chestermere Lake. The *Plan Area* is located within Division 5 of Rocky View County, approximately two (2) kilometers north of Glenmore Trail (Hwy 560), one (1) kilometer south of Township Road 240 and west of Range Road 284.

Figure 5: Location Map of Subject Lands

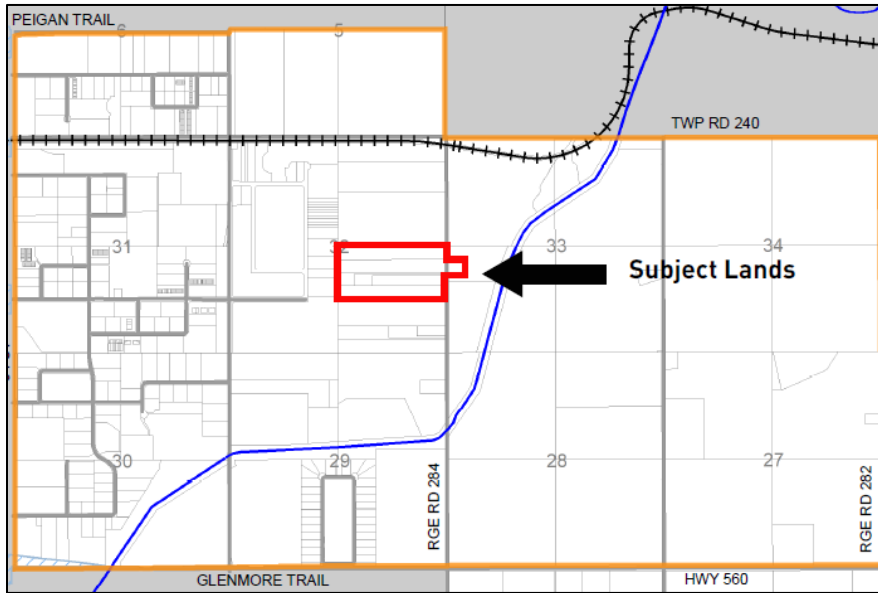
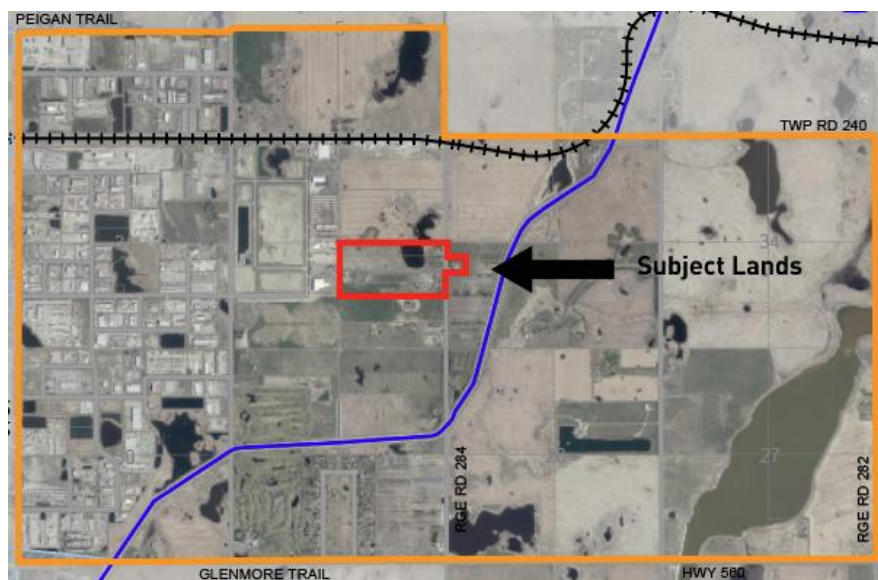


Figure 6: Aerial of Subject Lands, shows the context of the subject lands CS where a mix of industrial, commercial, and residential development has already occurred in the section west of the subject lands.

Figure 6: Aerial of Subject Lands



3.2 Plan Area

The *Plan Area* for this Conceptual Scheme is defined as Residential Transition Area within the Janet ASP. The *Plan Area* is 84.65 acres more or less. This quarter-section is comprised of eleven (11) titled parcels under separate and individual land ownership. Only six (6) of these are included in the *Plan Area*.

3.3 Local Development Concept

Janet is not a community identified by Rocky View County (RVC). Indus is the closest RVC community.

Among the emergency services in the area are those provided by the nearby City of Chestermere:

- Chestermere Emergency Services at 156 E Chestermere Dr., Chestermere which includes Alberta Health Services ambulances, Chestermere Lake Fire/Rescue and the RCMP detachment.
- A new fire station in Langdon, RVC is being built at 24 - 3rd Ave., Langdon for fire services and the RCMP detachment.

The nearest acute hospitals are:

- Peter Lougheed Centre at 3500 26 Ave. NE, Calgary (20 km)
- Rockyview General Hospital at 7007 14 St. SW, Calgary (25 km)

Community and recreation centres include:

- Indus Recreation Centre, 225155A Range Road 281A, Indus
- Langdon Field House, Langdon Women's Inst. and Langdon IOOF Hall in Langdon
- Chestermere Regional Recreation Centre

Schools include:

- Indus School, grades 1-9
- Chestermere High School, grades 10-12, 241078 Hwy 791 in RVC

Disposal sites include:

- Langdon Transfer Site at 505 Railway Ave., Langdon
- Langdon Bottle Depot at 8 – 2 Ave. NE, Langdon
- Recycling Worx Inc., recycling center

Electricity and natural gas:

- Fortis Alberta

Local businesses include:

- 4 Honour Inc., paintball center
- Emcor Business Park (Light Speed Logistics, Trillium Trailers Manufacturing, Straight-up Metal Buildings)
- Alberta Motor Transport Association, Boots Transport, Western Canada Express

3.4 Adjacent Lands

North of the *Plan Area*, lands are zoned as Agricultural, General District (A-GEN) and Agricultural, Small Parcel District (A-SML). Notably, 4 Honour Inc., a paintball center; and Recycling Worx Inc., a center for recycling construction waste are located here. Recycling Worx Inc., recycles and re-uses a number of materials including woods, cardboard, plastics, paper, metals, and asphalt shingles, and does not appear to have off-site nuisance impacts.

East of the *Plan Area*, lands are zoned as Agricultural, General District (A-GEN) and Residential, Rural District (R-RUR). The Western Headworks Canal, located on a linear strip of Crown Land, is located east of the subject lands and runs through the quarter section south of the subject lands. The canal is located approx. 0.4 km east of the quarter section and bends approx. 1 km south. This canal system is used to facilitate the irrigation requirements of local agricultural operations. A regional trail runs parallel to the Canal. There is another anticipated Conceptual Scheme, named *Janet Crossing*, that proposes industrial uses east of the canal.

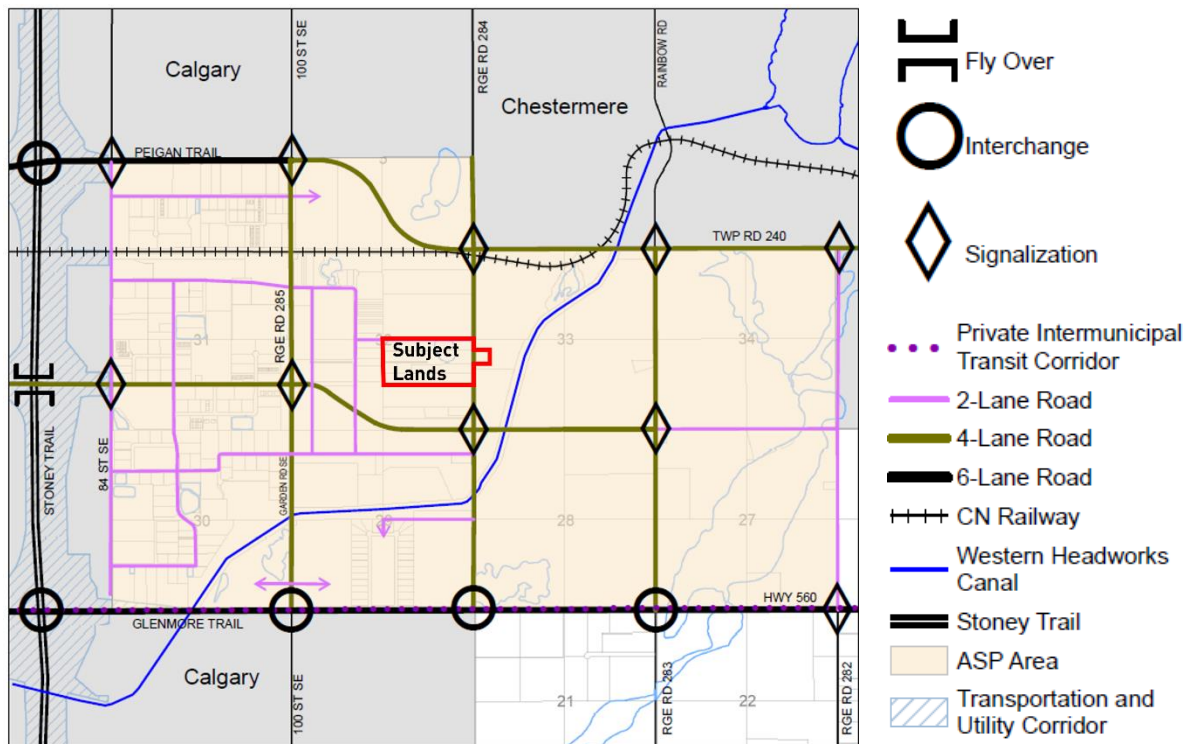
South of the *Plan Area*, lands are zoned as Agricultural, General District (A-GEN) with adjacent Residential, Country Residential District (R-CRD) lands. The WID canal runs along the south end of the adjacent quarter section. Southwest, lands are identified as Crown Lands.

Northwest and west of the *Plan Area*, lands are within Direct Control District 153 (Bylaw C-7508-2015) and are zoned as Industrial, Campus Business (B-IC). These two quarter sections are known as the EMCOR Business Park and have an existing Conceptual Scheme. The lands are divided into Development Cells A and B, which have their own land use and development regulations. The businesses located within these lands are: Light Speed Logistics Inc., Trillium Trailers Manufacturing and Straight-Up Metal Buildings Ltd.

3.5 Existing Transportation Infrastructure

Figure 7: Janet ASP 2020 - Transportation Network, shows future paving of existing gravel roads. To the north of the *Plan Area*, the Janet ASP shows Peigan Trail diverting to Township Road 240 as a future expressway – from a 6-Lane Road to a 2-Lane Road. 61st Avenue in Calgary is proposed to extend eastward for a new major 4-Lane Road south of the *Plan Area*. . 61st Avenue will divert to a 2-Lane internal collector a quarter section east of the *Plan Area*. The Janet ASP shows Range Road 284, east of the *Plan Area*, as a major 4-Lane Road – this will require upgrades to the existing gravel road.

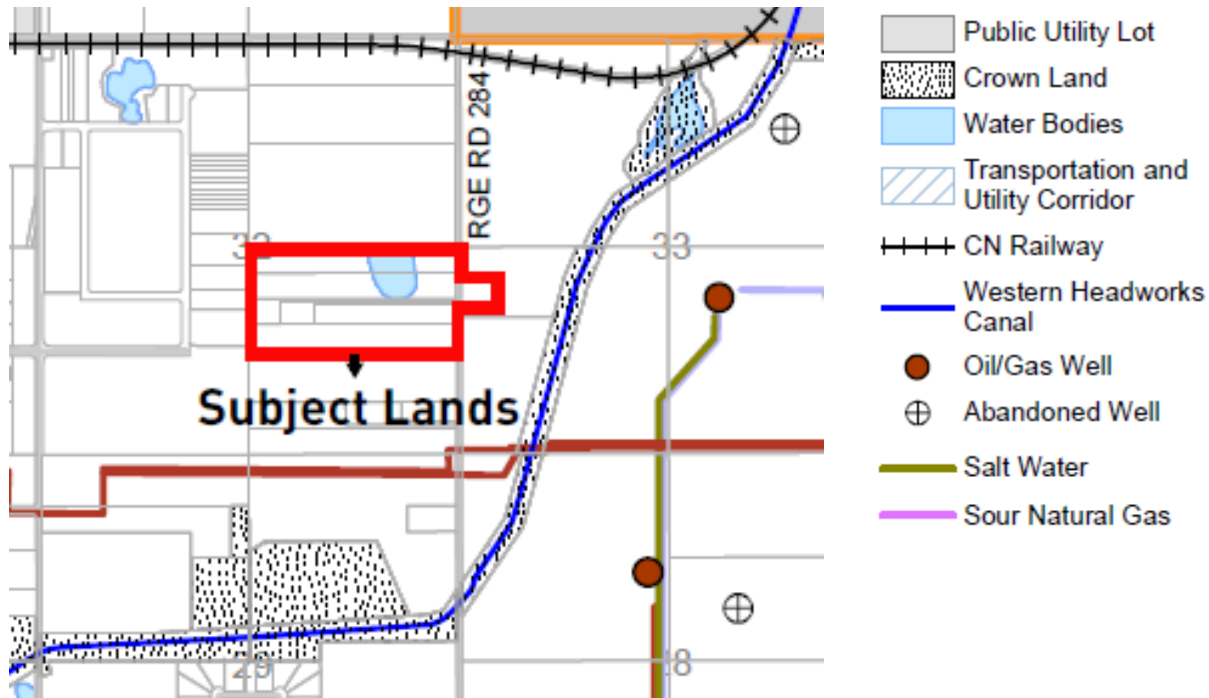
Figure 7: Janet ASP 2020 - Transportation Network



3.6 Existing Gas Well and Pipelines

Section 24, Policy 24.1 of the Janet ASP 2020 notes that, “Applicants proposing to develop land in the vicinity of petroleum facilities and wells shall adhere to setback requirements and policies of this Plan and the Directives and Bulletins of the Alberta Energy Regulator (Appendix C).”

Figure 8: Janet ASP 2020 - Existing Conditions, shows the gas pipelines along the southern boundary and within the quarter section. There are no oil or gas wells within the *Plan Area*. To the east of the subject lands, approximately 1 km is an existing oil/gas well. To the south of the subject lands there is a natural gas pipeline.

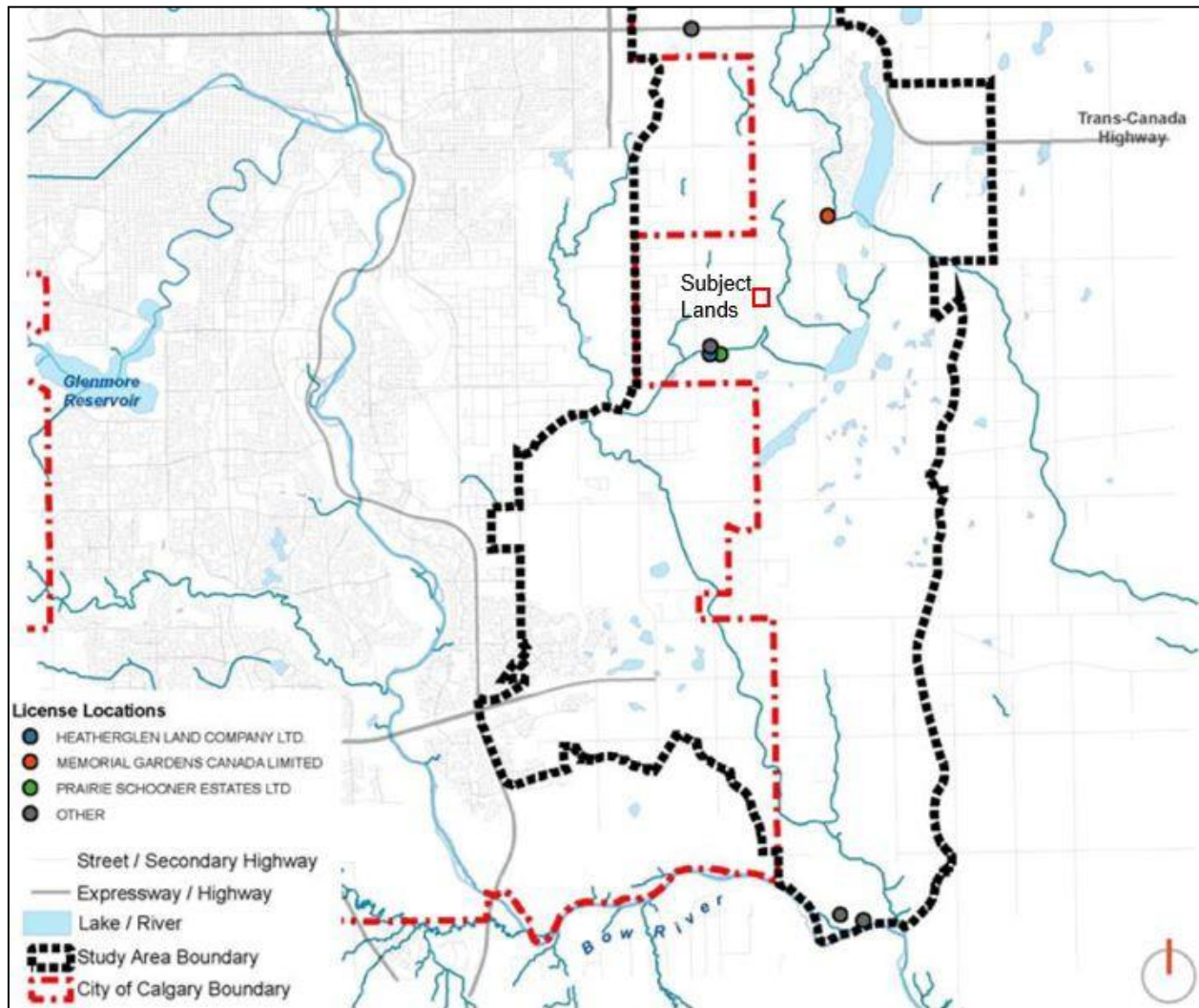
Figure 8: Janet ASP 2020 - Existing Conditions

3.7 Existing Groundwater Supply

As the Janet ASP 2020 notes, at the present time, public water servicing is not available. Policy 21.6 of the Janet ASP 2020 notes that, “Development in the Plan area should be serviced by water cisterns or alternative systems consistent with the County policy. Water wells located on individual subdivision lots should not be supported.” As per the Government of Alberta, Alberta Water Well Information Database, existing water wells within the quarter section on individual lots were evaluated. The Janet ASP 2020 also notes that, “Notwithstanding policy 21.6, country residential development, recreational development, and agricultural development may provide potable water by water wells in accordance with County and Provincial requirements.”

A *Phase 1 Groundwater Supply Evaluation* may be required for individual lots, in order to understand the quality and distribution of aquifer resources in the area as they relate to the future development of the property and its water requirements.

Figure 9: Surface Water Licenses, shows the location of water licenses (Government of Alberta and O2, 2011, *Ecosystem Services Approach Pilot on Wetlands*). The study area shown is a portion of the Shepard Drainage Area. Subject lands are outside of conveyance channels and tributaries connected to the Bow River.

Figure 9: Surface Water Licenses

“Limited-service industrial development refers to development that can be achieved without the availability of full municipal services through provision of private or communal systems” (Janet ASP, 2020 Draft p.22). One of the goals of the Janet ASP 2020 is to establish an attractive industrial area for small to medium industries in sectors such as: manufacturing, transportation and construction; and provide for limited-service industrial development with some supporting commercial uses. Sub-components of the ASP Land Use Strategy include:

- Janet area developing as a limited-service industrial and commercial business area; and
- A limited servicing strategy, which includes the use of cisterns, pump-out tanks, or communal systems for water and wastewater solutions for business development.

3.8 Existing Wastewater

Township Road 240 had a 2350 HDPE sanitary force main recently constructed. As the Janet ASP 2020 notes, "At the present time, public sewage servicing is not available." Existing residences in the quarter section and vicinity are on private sewage treatment systems.

Policy 21.9 of the Janet ASP 2020 notes, "New business development should provide wastewater treatment by the use of pump out tanks or other acceptable methods, in accordance with the County policy and Provincial regulation."

RVC Servicing Standards 507.2 Industrial, Commercial and Institutional (IC&I) Private Wastewater Treatment Systems and Disposal Systems notes, "The County generally requires sewage holding tanks for IC&I PSTS. Where proposed, the septic field method of sewage disposal must be fully engineered and justified for all IC&I lot developments. The use of septic fields for other than normal domestic sewage will not be supported by the County."

3.9 Existing Stormwater

The subject lands are within the Bow River Drainage Basin and downstream of the City of Chestermere. East of the subject lands and separated by other properties is the Western Irrigation District (WID) canal. The WID has high water quality standards and restrictive operating conditions for all new urban developments that intend to discharge stormwater to WID canal. This proposal intends to manage stormwater on-site and is not influenced by the proximity of the canal.

East of subject lands is the Shepard Slough Complex. In 2011, AECOM completed a study of the regional drainage conveyance system for an area including the Shepard Slough Complex (a series of wetlands), the Western Headwaters Canal and the Shepard Ditch. This identifies an alignment for a primary conveyance channel to carry stormwater runoff south towards the Shepard Slough complex and Bow River.

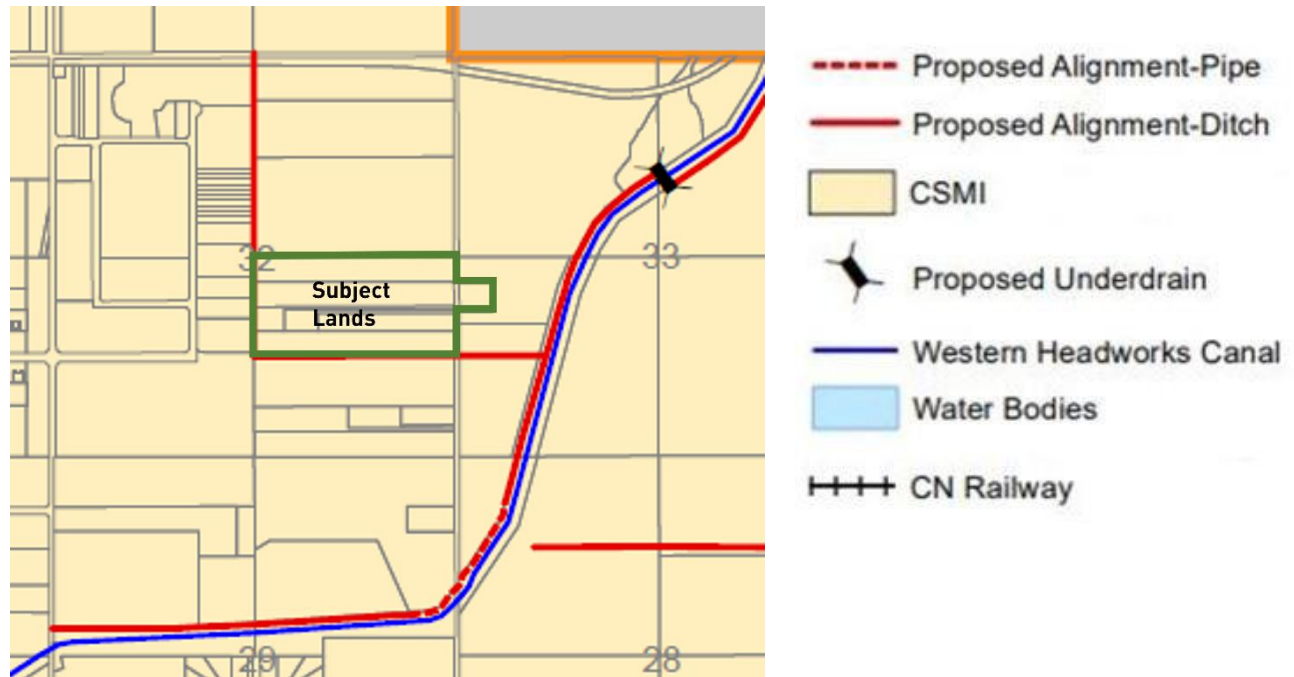
In 2016, MPE prepared the Janet Master Drainage Plan. It provides more specific design guidance on the future development of Janet, including existing storm pond evaluation, wetland identification, and future Stormwater Management (SWM) system design and interim evaporative pond sizing. A regional stormwater management system is proposed to be implemented by the County to collect and deliver any excess runoff to a suitable receiving waterbody. However, this would not be available for several decades.

Existing stormwater overland flows follow the natural contours of the quarter section and along the ditches. Figure 10: Janet ASP 2020 - Stormwater, shows that the *Plan Area* falls within the Cooperative Stormwater Management Initiative (CSMI). The map also shows a proposed alignment-ditch to run from west to east through the center of the quarter section – this ditch would run along the property boundary between Development Cell B and lands to the south.

The CSMI is the County's post-development stormwater solution for the Plan area and the region. CSMI uses the WID canal system and right-of-way as a medium-term conveyance solution. Policy 22.7 of the Janet ASP notes that, "Volume and rate of stormwater discharge to the CSMI

system shall be in accordance with the CSMI plan and the Janet Master Drainage Plan or other plans that amend, replace or add to those plans.”

Figure 10: Janet ASP 2020 - Stormwater



3.10 Existing Environmental Features

Section 4 of the Janet ASP 2020, discusses the existing conditions of the Janet area and presents a present day scenario of lands. It notes that, “Much of existing development has adopted rural stormwater management practices, incorporating culverts, ditches, and natural conveyance systems.” Further, “Successful future development in the Plan area requires a comprehensive and regional solution to Stormwater development.”

Section 17 of the Janet ASP 2020 notes, “A number of wetland complexes with a series of permanent wetlands located in the easterly portion of the Plan area”. A *wetland complex* is, “Comprised of two or more permanent or intermittent wetlands, connected by natural vegetation and drainage courses.” Policy 17.5 notes that, “Wetlands not claimed by the Crown that have high relative value should be dedicated as environmental reserve or environmental reserve easement.” This CS will conform to the wetland policies in Section 17 of the Janet ASP 2020 Draft.

The subject lands topography is relatively flat with defined drainage courses. There are existing wetlands within the quarter-section that are all classified as Marsh as per the Canadian Wetland Classification System (Geodiscover Alberta Wetlands and Wells). There is one (1) wetland that

bisects two (2) properties within Development Cell A. Figure 11: Alberta Environment Wetland Mapping, shows the existing wetlands within the quarter-section.

A Biophysical Assessment may be required for individual lots to determine suitability of lands for development and identify any wetlands on the site to be retained by the Crown or dedicated as Environmental Reserve (ER) or Environmental Reserve Easement (ERE).

Figure 11: Alberta Environment Wetland Mapping



4.2 Development Concept

The *Plan Area* is defined as a Residential Transition Area within the Janet ASP. This CS provides direction and guidance for the transition from rural residential to industrial land. The *Plan Area* is comprised of titled parcels under separate and individual land ownership. At this time, there are no intentions of further subdivision within the *Plan Area*.

General policies apply to all lands in the *Plan Area*. Specific policies, where applicable, apply to lands in specific cells. Notably, Cell B has policies specific to cannabis, hence the name Canna Park CS. It was the redesignation of Cell B and the requirement of a local plan that lead to the necessity of this CS. Cells are distinguished by features within them or the parcels themselves.

4.3 Development Cells

In order to recognize individual landowner expectations respecting the future subdivision and development of their lands, the *Plan Area* is divided into three (3) Development Cells. Figure 12: Development Cells within the Plan Area, shows the quarter-section divided into its cells. A parcel outside of the quarter section is included in the *Plan Area*, likely because it is also identified as, “Residential Transition” in the Janet ASP 2020.

Figure 12: Development Cells within the Plan Area

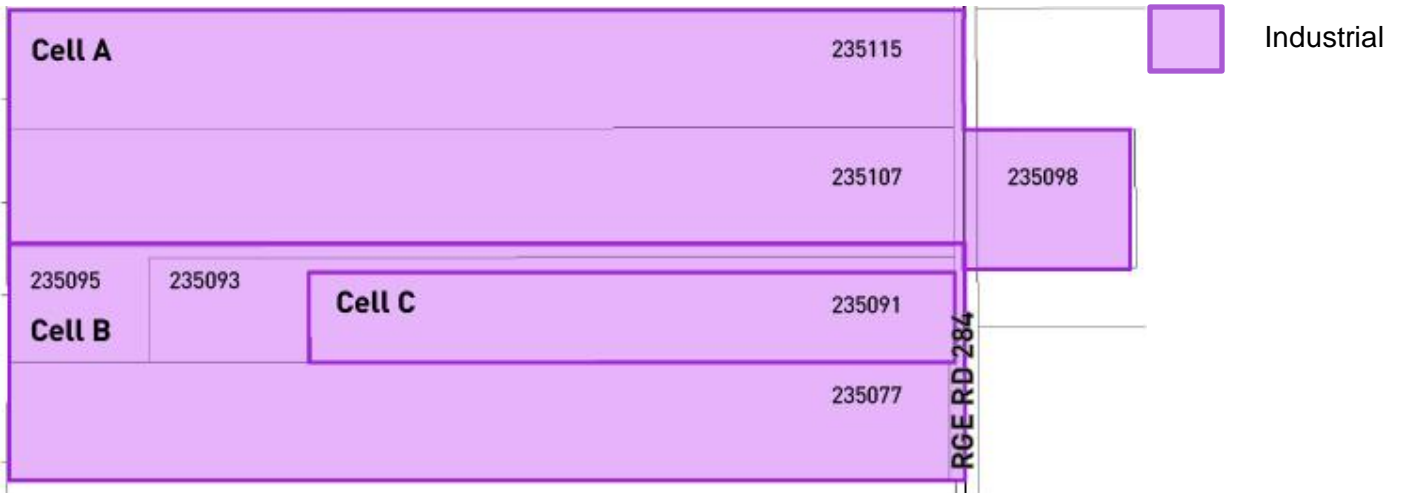


Table 2: Development Cells Summary, provide a description of the Conceptual Scheme’s Development Cells.

Table 2: Development Cells Summary

Development Cell	284 Range Road	Area (Hectares)	Area (Acres)	Percentage of Planning Area
Cell A	235115	8.00	19.78	52.54
	235107	8.37	20.70	
	235098	1.61	4.00	
Cell B	235095	2.05	5.07	35.22
	235093	1.88	4.67	
	235077	8.12	20.08	
Cell C	235091	4.18	10.35	12.2
Total	SE-32-23-28-W04M	34.21	84.65	100.00

Notes: 1. Table information current as per Rocky View County Atlas.
 2. Totals may not equal due to rounding and metric conversion.

Development Cell A

Cell A is comprised of two lots at the north and the parcel across the road. A wetland separates the front lands from the back lands in the northerly two lots. This poses development constraints in terms of access to portions of those lands and would likely require an internal road through negotiations with surrounding properties. The wetland would also require a biophysical impact assessment to ensure its function and form. Stormwater management would be outside of the wetland area as well. Future development within this cell will require an amendment to the Land Use Bylaw and/or Development Permit, depending on the use proposed. Light Industrial is

Figure 13: Development Cell A, Property Aerial



Development Cell B

A portion of Cell B is currently designated as Industrial, Heavy District (I-HVY) in the Land Use Bylaw. Currently, no Plan of Subdivision is proposed, however, Phase 1 and Phase 2 are proposed. Detailed planning for subsequent phases of development in Cell B is normally considered at the Development Permit stage.

Figure 14: Development Cell B, Property Aerial

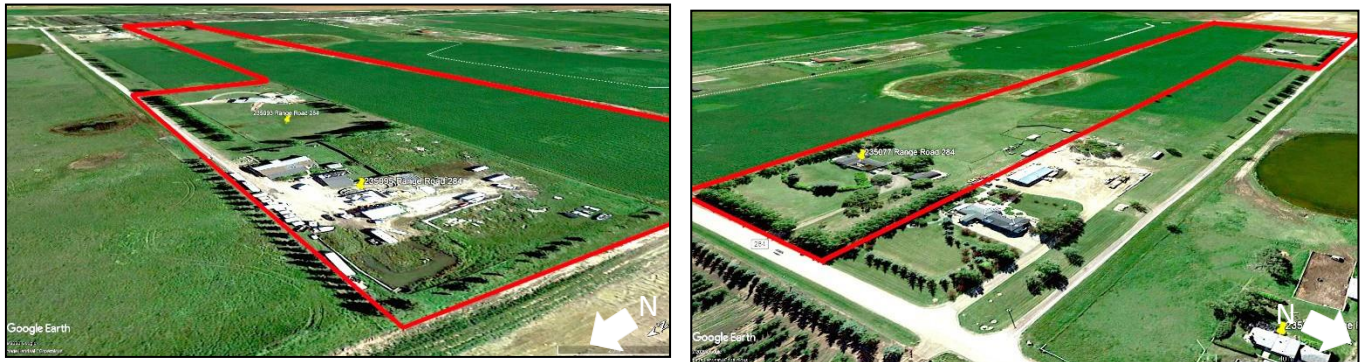
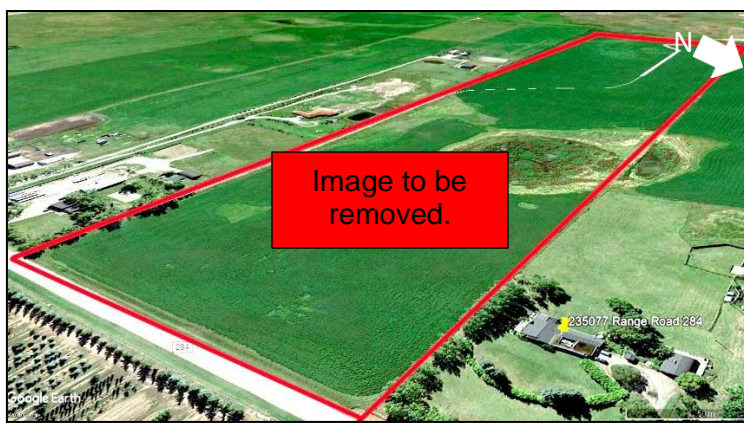
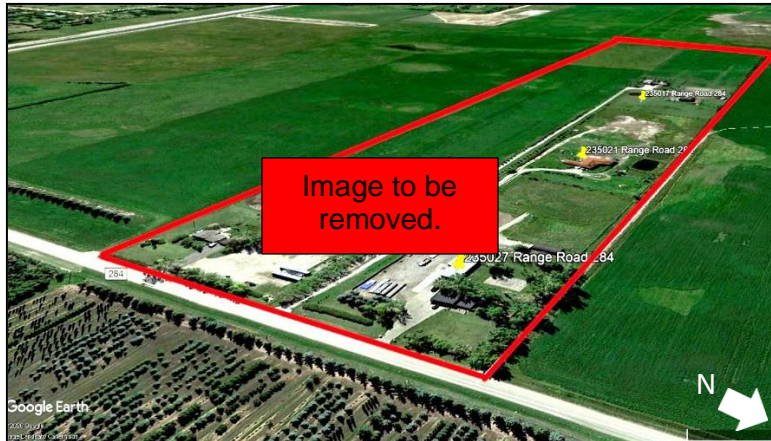


Figure 15: East Portion of Subject Lands (buildings to be removed)





Development Cell C

Land Use Redesignation from Rural Residential (R-RUR) to Industrial Light (I-LHT) is proposed in this Conceptual Scheme. Future development within this cell that is zoned as Industrial use will not require a Land Use change and/or Development Permit.

Figure 16: Development Cell C, Property Aerial

4.4 Development Concept Policy for the *Plan Area*

Implementation policies form part of the Conceptual Scheme Development Concept. These include: architectural design considerations, construction management plan considerations, performance standards and development guidelines. Within Performance Standards matters related to: odours, toxic matter, solid waste management, fire and explosion hazards are dealt with. Within development guidelines the following matters are considered: access, parking and loading; signage; lighting, outside storage, outside display areas, fencing, and landscaping.

Industrial

The *Plan Area* is envisioned to attract industrial development, catering to uses that do not require municipal-owned utility servicing. Industrial uses such as distribution logistics, warehousing, transportation, services, construction, and manufacturing, that do not have significant off-site nuisances, may be deemed appropriate within the quarter section. Commercial, institutional, and other business uses that are compatible with industrial uses and have minimal impact on the local infrastructure, and do not generate large retail traffic volumes may be appropriate within the quarter section. All this taken together indicates a wide range of uses that are envisioned for the *Plan Area*.

Policy

- 4.4.1** Development within the Plan Area shall strive to establish an attractive industrial area for small to medium industries in sectors such as: manufacturing, transportation and construction; and provide for limited-service industrial development.
- 4.4.2** Consideration will be given to a limited servicing strategy, which includes the use of cisterns, pump-out tanks, or communal systems for water and wastewater solutions for business development.
- 4.4.3** Proposals for commercial, office, and industrial uses within the Plan Area should

follow the Commercial, Office, and Industrial Design Guidelines of Rocky View County.

- 4.4.4** Landscaping requirements and architectural controls to ensure visual quality of the industrial area shall be detailed in Architectural and Design Guidelines to be submitted at the subdivision stage of the development approval process.
- 4.4.5** All industrial development shall be designed and constructed in accordance to recognized Crime Prevention Through Environmental Design (CPTED) best practices.
- 4.4.6** Institutional and business uses that are compatible with industrial uses and have minimal impact on the local infrastructure, and do not generate large retail traffic volumes may be appropriate within the industrial area.
- 4.4.7** Industrial uses located adjacent to existing residential or agriculture areas shall address the Business-Residential Interface or Agriculture Interface policies in the Janet ASP
- 4.4.8** The business community design should be applied to development proposed within the Plan Area that takes the following into consideration:
- a) ensures compatibility with land uses within, adjacent and in proximity to the Plan Area;
 - b) provides sustainability and responsiveness to the natural characteristics;
 - c) offers a wide range of lot sizes to provide for a wide range of small and medium sized businesses reflective of market demand;
 - d) achieves a high standard of architectural and site development that retains the historical character of the surrounding community;
 - e) integrates stormwater design with landscaping;
 - f) locates buildings, parking and landscaping in compliance with the Land Use District;
 - g) ensures lighting is night sky friendly so as to divert light downwards; and
 - h) locates security fencing behind the landscape buffer so that the landscaping is visible from the street or the adjacent residential parcels.

Lot Size

Lot size depends on the Land Use District for the lands and the needs of the tenant/owner.

Policy

- 4.4.9** Lots provided within the *Plan Area* should be designed to provide options for a variety of business types.

Phasing

This CS does not propose any other development within the remaining cells, with the exception of Development Cell B.

Policy

- 4.4.10** The potential for future subdivision is limited by the densities and policy provisions of this Conceptual Scheme and the provisions of Rocky View County Land Use Bylaw as it applies to individual Development Cells within the *Plan Area*.
- 4.4.11** Subdivision and development within the *Plan Area* should be matched to a logical progression of servicing. Subdivision and development within Development Cell B may proceed in multiple phases without amendment to this Conceptual Scheme provided the required infrastructure or an acceptable alternative to sustain the planned subdivision and development is in place and/or available at the time of approval.
- 4.4.12** The Development Cell labels do not indicate the progression of phasing within the *Plan Area*.

Lighting

In keeping with the character of its country setting, lighting is proposed to be dark sky friendly. All lighting will be positioned in such a manner that ambient light falling onto abutting properties is minimized. The intent is to ensure that all light fixtures installed maximize their effectiveness and security on the property and minimize impact beyond the property to avoid direct glare on surrounding properties or on the dark sky.

Policy

- 4.4.13** All private lighting, including security and parking area lighting, shall be designed to respect the County's "dark sky" Land Use Bylaw requirements, conserve energy, reduce glare, and minimize light trespass onto surrounding properties.

Open Space Area

Open space, parks, pathways, and trails provide opportunities for passive and active recreation for a wide range of accessible, connected, inviting, and safe spaces. Trails could connect the area to the regional trail system along the WID. There are no existing trails within the quarter section. Future residential or industrial development should consider trail connections to the WID.

Policy

- 4.4.14** Discussions are encouraged with neighbouring property owners to connect to the regional pathway system to the east of the *Plan Area*.
- 4.4.15** Open space development, including pathway design, shall be in conformance with the RVC Open Space Master Plan, RVC Servicing Standards and RVC Parks and Pathways: Planning, Development and Operational Guidelines.

Municipal Reserves

The Municipal Government Act (MGA) Section 666(2), “The aggregate amount of land that may be required under subsection 1, (namely developable land that is the subject of a proposed subdivision) may not exceed the percentage set out in the municipal development plan, which may not exceed 10% of the parcel of land less the land required to be provided as environmental reserve and the land made subject to an environmental reserve easement.”

The MGA also notes that any combination of land or money for a municipal reserve may be provided. The aggregate amount of land or cash-in-lieu that may be required is 10% of the developable land that is the subject of a proposed subdivision.

Policy

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

Wetlands

Alberta Environment and Parks has provided wetland mapping, as previously presented by Figure 11: Alberta Environment Wetland Mapping. As per the Canadian Wetland Classification System, all of the wetlands are classified as Marsh Class.

Policy

- 4.4.17** Wetland protection shall be guided by Rocky View County and Provincial policy.
- 4.4.18** Rocky View County shall require the use of the Provincial system to determine wetland classification and relative wetland value.
- 4.4.19** Wetlands not claimed by the Crown that have a high relative value should be dedicated as environmental reserve or environmental reserve easement.

Environmental Reserve

As directed in the MGA and Janet ASP, Environmental Reserves are lands dedicated to the County as public land during the subdivision process. Environmental Reserves are typically wetlands or other natural feature with a regional form and function of regional significance to RVC.

According to Section 3(1) of the Public Lands Act, the title to the bed and banks of all permanent and naturally occurring water is vested in the Crown in Right of Alberta (owned by the Crown). As such, should any waterbody, including wetlands, within the project area appear to be permanent and naturally occurring, a review by a qualified biologist is required prior to an application for approval under the Water Act being submitted. A purchase agreement would also be required to purchase the area of the wetland back from the Crown, if the wetland area were to be included in any permanent land development.

Policy

- 4.4.20** Any environmental concerns found in the *Plan Area* shall be addressed to the satisfaction of Rocky View County at the Development Permit stage.

- 4.4.21** A buffer of 6 m in width abutting any waterbody, including wetlands, may be required, as per Section 664(1) of the Municipal Government Act or as determined by the County.
- 4.4.22** Should the Developer wish to develop wetlands that are potentially *crown-claimable*, an application for approval under the *Water Act* is required for all permanent impacts to waterbodies (including wetlands and ephemeral waterbodies). Fieldwork for *Water Act* applications are required to be completed during the growing season to comply with the *Alberta Wetland Policy*.
- 4.4.23** Lands that qualify, should be dedicated as Environmental Reserve or Environmental Reserve Easement through the subdivision process, as per the Municipal Government Act.

Stormwater

Stormwater designs will be overland using the natural drainage system at pre-development volumes and a pre-determined release rate. Stormwater is intended to be contained on-site as per the Master Drainage Plan. A variety of water re-use options should be considered to lower stormwater volumes such as on-site irrigation, evaporation, absorption, transpiration, and infiltration. Low Impact Development (LID) may include some containment on individual lots; Best management practices (BMPs) may include buffer strips, grading and naturalized methods.

Policy

- 4.4.24** Development within the *Plan Area* shall generally conform with the stormwater management plan referenced in this Conceptual Scheme that takes best management practices into account.
- 4.4.25** Development shall minimize extensive stripping and grading, while also protecting natural depressions in the landscape, as part of the overall design of the stormwater management.
- 4.4.26** Stormwater shall be addressed to the satisfaction of Rocky View County at the Development Permit stage.

Transportation

The *Plan Area* is accessible to Rocky View County municipal road network and the Provincial Highway network via Range Road 284. This road connects to Township Road 240 approximately one (1) km to the north and to Glenmore Trail approximately two (2) km to the south. Network improvements will likely be required to facilitate new industrial and commercial growth. There are future plans for the extension of 61. Ave, SE as a major – 4 lane road into Rocky View County, to connect to Range Road 284.

Policy

- 4.4.27** Access to developments proposed within the *Plan Area* shall be in accordance with the current Rocky View County policies and to the satisfaction of the servicing standards.
- 4.4.28** Should an internal road be part of a development proposal, it shall be a local public road developed in accordance with the current Rocky View County policies and servicing standards.
- 4.4.29** The Municipality may require road widening agreements or road widening at such time as lands within the individual Development Cells are proposed for subdivision approval.
- 4.4.30** Where the regional pathway, trail, and sidewalk network cannot be secured east-west to the WID regional trail system, it may be located within a road right-of-way in accordance with applicable County standards or in municipal reserve land adjacent to roads with a rural cross section.
- 4.4.31** A Transportation Off-Site Levy shall be paid by the Developer to the Municipality in accordance with the Transportation Off-Site Levy Bylaw as amended.
- 4.4.32** No Development Permit will be issued for parcels fronting a new or upgraded road until a Development Agreement has been entered into and the required Road System has been constructed and received a Construction Completion Certificate (CCC) from the Municipality.

Utility Services – Water

There are twelve (12) existing wells within the quarter section that support individual residences within the quarter section. A *Phase 1 Groundwater Report* may be expected to determine the viability of the aquifer to support the proposed development.

Rocky View County Servicing Standards Table 600A breaks down water supply requirements at various development stages, it notes “requirements for potable water servicing will be provided at Development Permit circulation”.

Policy

- 4.4.33** Determination of water supply shall be provided at the Development Permit stage. The County may require that deferred servicing agreements be secured for future connection to regional or municipal utility systems.

Utility – Sanitary Wastewater

Sanitary sewage is proposed to be handled by a private sewage treatment system. For industrial sewage, a holding tank could be used as a means to collect and temporarily store sewage from a facility or dwelling, for subsequent removal and transport to an approved treatment and disposal site. A local transfer site managed by Rocky View County is also available within Langdon for recycling and garbage.

RVC Servicing Standards 507.2 Industrial, Commercial and Institutional (IC&I) Private Wastewater Treatment Systems and Disposal Systems notes, "The County generally requires sewage holding tanks for IC&I PSTS. Where proposed, the septic field method of sewage disposal must be fully engineered and justified for all IC&I lot developments. The use of septic fields for other than normal domestic sewage will not be supported by the County."

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

Policy

- 4.4.34** Wastewater management for industrial lots should be on private on-site holding tanks.
- 4.4.35** Consideration will be given to private on-site wastewater servicing solutions taking into account existing systems and land use proposed. The County may require that deferred servicing agreements be secured for future connection to regional or municipal utility systems.
- 4.4.36** Sewage treatment for industrial use would be by holding tank to collect and temporarily store sewage from a facility for subsequent removal and transport to an approved treatment and disposal site.
- 4.4.37** Sewage treatment for normal domestic use could use septic tanks and septic fields provided the system meets Alberta Private Sewage Systems Standard of Practice and Rocky View County standards.

Shallow Utilities

Telecommunications, phone, cable, fiber optics (where available), electrical and natural gas services will be provided to the *Plan Area* at the subdivision stage, as per utility owner's guidelines and availability.

Policy

- 4.4.38** Shallow utilities will be provided by the appropriate utility company providing service to the *Plan Area* at the sole expense of the Developer.
- 4.4.39** The Developer of individual parcels within the Development Cells will provide easements to any utility company requiring them to provide services to the *Plan Area*. Locations for easements and line assignments for shallow utility extensions shall be determined at the subdivision and development stage.
- 4.4.40** Utility line assignments (buried/surface/overhead) are to be located within road right-of-ways and not within Municipal or Environmental Reserve lands.

Solid Waste Management

Reduce, reuse, recycle concepts should be considered in the Solid Waste Management Plan. The nearest disposal site is Recycling Worx Inc., a center for recycling construction waste. Recycling Worx Inc., recycles and re-uses a number of materials including woods, cardboard, plastics, paper, metals, and asphalt shingles, and does not appear to have off-site nuisance impacts. The nearest transfer site is the Langdon Transfer Site at 505 Railway Ave., Langdon. This transfer site collects many different types of materials such as non-hazardous waste, e-waste, tires and recycling.

Policy

- 4.4.41** A “Solid Waste Management Plan” should be considered at the Development Permit stage for all Development Cells within the *Plan Area* to the satisfaction of the County. Implementation of the Solid Waste Management Plan shall be the responsibility of the Developer.
- 4.4.42** Recycling, landfill and other uses that are likely to create off-site noxious in nature are prohibited within the *Plan Area*.

Business-Residential Interface

Business-Residential Interface areas are those industrial or commercial land use areas that are adjacent to existing or proposed residential land uses. As the quarter section transitions from residential to industrial land use, there are careful considerations to land use, spatial separation, roadway design, landscaping and the design and layout of buildings. The intent of the interface is to minimize the impact of commercial and industrial development on residential development and provide edge conditions in interface areas that are complementary to adjacent residential areas.

Policy

- 4.4.43** Industrial uses located adjacent to existing residential areas shall address the Business-Residential Interface policies in the Janet ASP 2020

Agricultural Interface

Agriculture Interface areas are those agricultural uses that are adjacent to other land uses not designated as agricultural. The Intent of the interface is to allow continued and unimpeded agricultural development until the land transitions to an alternate land use.

Policy

- 4.4.44** Proposals for non-agricultural development adjacent to agricultural lands located either within or outside of the *Plan Area* shall incorporate siting, and design techniques to minimize negative impacts on agricultural lands.
- 4.4.45** The policies in Section 13, Agricultural Interface, of the Janet ASP 2020 shall apply to this Conceptual Scheme.

Protective and Emergency Services

Crime prevention can benefit from environmental design.

Policy

- 4.4.46** Crime prevention through environmental design principles shall be adopted. Adequate lighting, visibility, and safety will be provided along Range Road 284 to create a sense of security and to ensure a pedestrian safe environment.

5.0 Development Cell Specifics

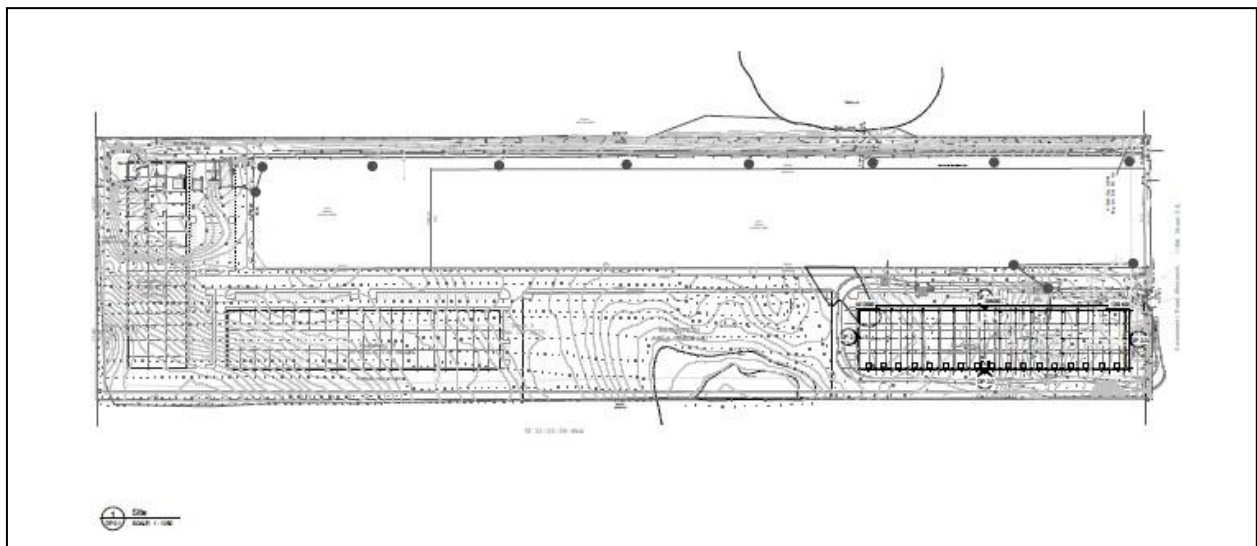
5.1 Development Cell B

Cell B contains three (3) residential properties, consisting of existing residential buildings and accessory buildings. Future development will comprise of three (3) independent detached structures at full build out.

Phasing

The existing residential development on the property municipally known as, 235095 Range Road 284, will be removed prior to development of Phase1. Figure 19: Development Cell B – Development Concept, shows the overall development concept.

Figure 17: Development Cell B - Development Concept



Canna Park intends to develop in two (2) phases, as seen in Figure 20: Development Cell B Phases.

Figure 18: Development Cell B Phases

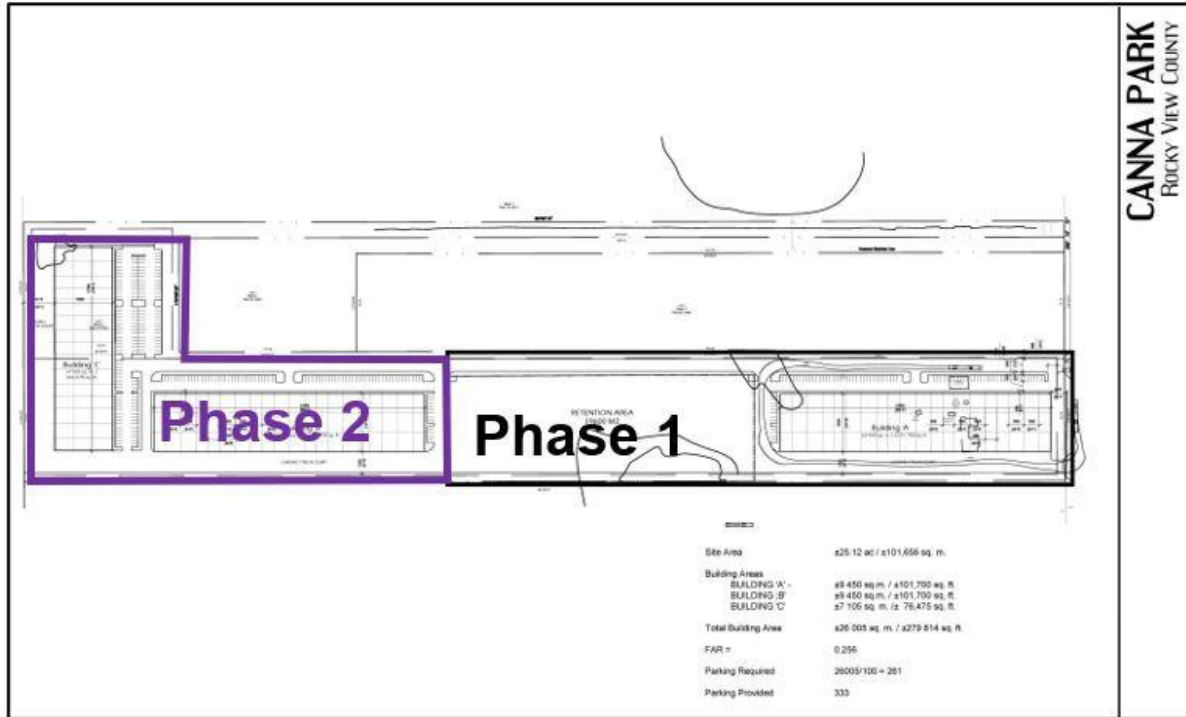


Table 3: Development Cell B – Phase Description describes the area for each phase of development within a portion of Development Cell B.

Table 3: Development Cell B - Phase Description

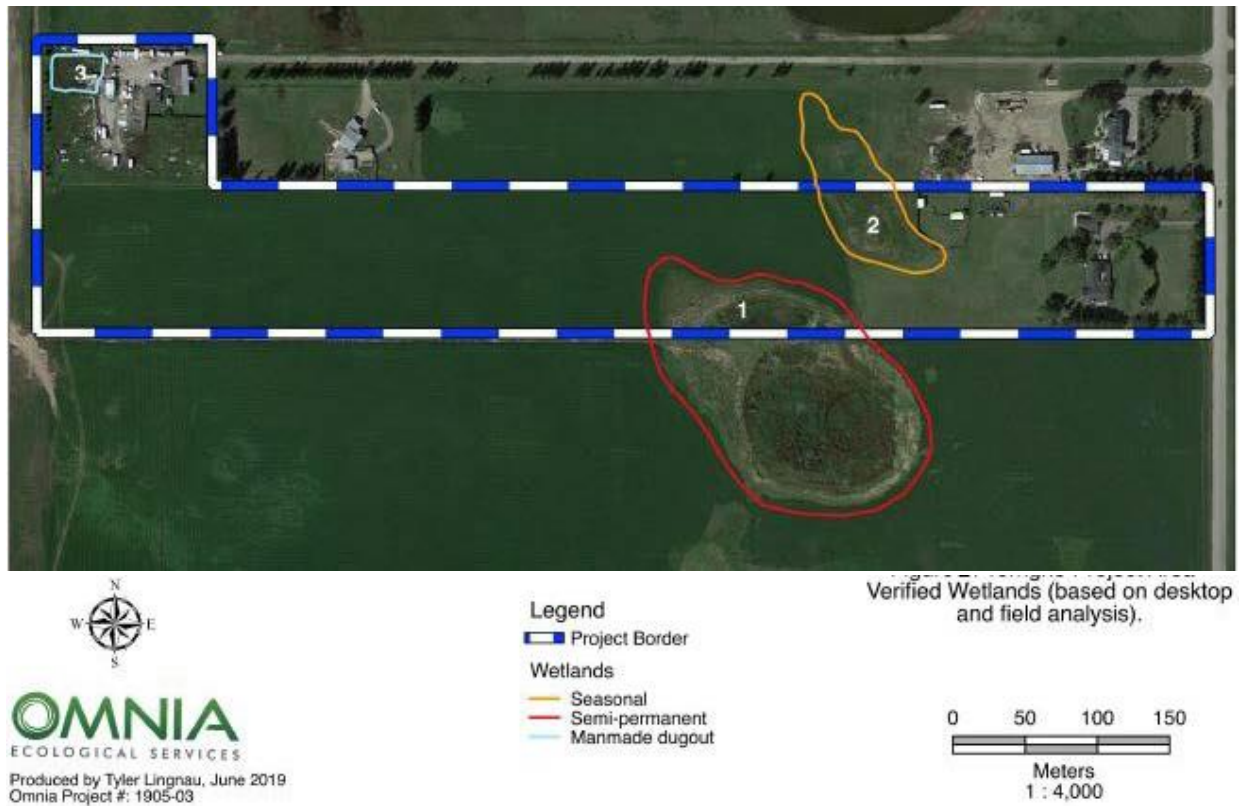
Proposed Lot	Area (Hectares)	Area (Acres)	Percent
Phase 1	11.93	4.83	47.70
Phase 2	13.07	5.29	52.30
Total	25.00	10.12	100.00

Supporting documentation for Cell B is described briefly in this CS and is available under separate cover. These reports are conceptual in nature and would require more detail to accompany a Development Permit proposal specific to the land use proposed.

Environmental

A *Wetland Assessment and Impact Report (WAIR)* was prepared by OMNIA, July 2019. The report notes, “The site contains three wetlands on the property... one semi-permanent wetland [1], one seasonal wetland [2], and one manmade dugout [3]”. Figure 21: Wetlands within Development Cell B, shows the three identified wetlands.

Figure 19: Wetlands within Development Cell B



Transportation

A *Transportation Impact Assessment* (TIA) was prepared by JCB Engineering Ltd., July 2018. In July 2019, an update to the previously prepared TIA was presented in the form of a letter report by JCB Engineering Ltd. Basically the letter states, “Based on the expected trip generation data for the proposed development there would be no change in the classification of Range Road 284, it would remain a ‘Regional Collector’. There are already plans in the Janet ASP to upgrade Rge 284 to an arterial roadway, this development will contribute to the eventual need to improve this roadway, but those improvements are not required to support this development on its own.”

Table 4: Update 2 – Manufacturing: 280, 700 sq ft (Phases 1 and 2), shows the updated trip generation based on new areas for the buildings. The letter report notes, “As expected, the larger area of the buildings from what was in the previous update results in a higher number of trips generated. However, Phase 1 of the development generates less traffic than the original 12.5 acre industrial park; it is only when Phase 2 is constructed that the trip generation of the 3 buildings exceeds the original trip generation.”

Table 4: Update 2 - Manufacturing: 280, 700 sq ft (Phases 1 and 2)

ITE Trip Generation Data								
Weekday			AM Peak Hour			PM Peak Hour		
Entry	Exit	Total	Entry	Exit	Total	Entry	Exit	Total
883	881	1,764	196	77	273	113	147	260

The middle access will be the primary access into the site and should be allowed to have all turns be available. The south access should be restricted to right in/out to reduce the number of vehicles turning left off and onto Range Rd. 284 to reduce the impact to through traffic. The north access will provide access to residential properties as the existing driveway at this location does now, and will provide emergency-only access into the subject property. Figure 22: Access – Development Cell B, shows entrances onto Range Road 284.

Figure 20: Access - Development Cell B



Water

Potable water is supplied to the existing residence by an existing well. Potable water is proposed to be provided to Phase 1 of Development Cell B by connection to a tank system combined with the existing well. A Phase 1 Groundwater Report may be expected to determine the viability of the aquifer to support the proposed development.

Stormwater

A *Site-Specific Stormwater Implementation Plan* (SSIP) has been prepared by Stormwater Solutions for Jaroc Holdings Ltd, for lands within Development Cell B only.

The report proposes two (2) types of re-use for Phase 1 Pond Catchment which include: irrigation for the site and water re-use for site operations. “Based on the size of the proposed building 101,700 ft² (9,450 m²)... the conservative estimate of water requirement is 10,000 USG (37.8 m³) per week. It is proposed that most of this water can be obtained from runoff from the roof or from the stormwater pond. Additional make-up can be provided by on-site water wells. As such, a 200 m³ underground tank is proposed to intercept roof runoff prior to it discharging to the pond.” Table 5: Proposed Runoff Volumes, describes the annual runoff and volume rates for the proposed and existing wetlands.

Table 5: Proposed Runoff Volumes

Catchment ID	Description	Area (Ha)	51 Year Runoff Volumes (m ³)	Annual Runoff Volumes (m ³)	Annual Volume (mm/yr)
SC1	Phase 1 Site	3.6861	891,142	17,473	434.0*
Pond 1	Proposed Wet Pond	1.1469			
Total	From Phase 1 to existing wetland	4.8330			
SC2	Remaining Catchment to Wetland	13.5003	22,122	434	2.5
Pond 2	Remainder of existing wetland	1.9012			
	TOTAL	20.235			

Policy

- 5.5.1** Potable water is proposed to be provided to Phase 1 of Development Cell B by connection to a cistern system combined with the existing well.
- 5.1.2** Berms and other landscaping measures shall be implemented to address the Industrial-Residential Interface to the satisfaction of Rocky View County.
- 5.1.3** Security fencing should be installed on property boundaries to minimize potential trespassing.
- 5.1.4** Consideration will be given to recommendations of the *Wetland Assessment and Impact Report*.
- 5.1.5** Wetlands not claimed by the Crown that have a high relative value should be dedicated as Environmental Reserve or Environmental Reserve Easement.
- 5.1.6** Consideration will be given to recommendations of the *Transportation Impact Assessment - Update 2* in regard to access to Development Cell B.
- 5.1.7** Consideration will be given to recommendations of the *Site-Specific Stormwater Implementation Plan* in regard to stormwater on Development Cell B.
- 5.1.8** Erosion and sediment control measures should be implemented during construction to protect the natural drainage courses.

5.2 Development Cell C

Cell C comprises approximately 10.35 acres (4.18 ha) contained under one (1) title. This Conceptual Scheme refers to the Development Cell E subject lands, municipally known as 235091, Range Road 284, and provides direction on the Development within this Cell and guidance for the Development Permit once the land use is known.

The subject property is currently zoned as Residential, Rural District (R-RUR), and is pending approval of land use redesignation to Industrial, Light District (I-LHT) and its corresponding Master Site Development Plan (MSDP). As of October 6, 2020, the Land Use Redesignation and the MSDP were tabled sine die to allow the applicant to align with the Canna Park Conceptual Scheme proposal.

Industrial, Light District (I-LHT) is the proposed land use for the subject property. The parcel size of the subject lands, being 4.18 ha (10.35 acres), fits within the parameters for this proposed land use district 1.62 ha (4 ac.) – 6.09 ha (20 ac.). The existing dwelling and accessory building more than meet the setback requirements.

Cell C has a number of potential land uses based on the existing site characteristics. Regarding landscaping, the perimeter of the property already has landscaping of coniferous trees. The existing trees on the northern property line will be supplemented with additional vegetation to screen from the driveway serving neighbouring lands. Additional screening will also be provided to the residence to the west. Regarding access, there are sufficient sight-lines at the existing entrance. Ample parking currently exists as a gravel area in proximity to the large garage on the property. Regarding environment, no wetlands were found on the subject lands, as mapped by Alberta Environment and Parks. Regarding stormwater, the land is relatively level with no ponding present. A linear ditch along the eastern property line functions for any overland flow.

As stated in the general policies, matters such as: transportation, stormwater, landscaping, lighting, parking, building placement, etc. will be addressed at the Development Permit stage. It would be difficult to provide supporting documentation without an understanding of: the use proposed, hours of operation, volume of traffic expected, parking, impervious/impervious lot coverage, buildings, and storage proposed. At this time, the specific use for the subject property has not been determined.

Policy

- 5.2.1** Studies, as determined at the preliminary planning meeting with the County, required for Development Cell C should be addressed at the Development Permit stage, once the specific use has been determined.

6.0 Public Engagement

Consultation with affected property owners within the Planning Area and other adjacent affected parties within the Residential Transition area occurred prior to and during the preparation of this Conceptual Scheme. This consultation involved direct communication with affected parties and an Open House held Feb 13, 2019 in the board room of Hill Bros Expressways. Seven people attended the open house.

A second Open House was held October 15, 2020 from 6:00 – 8:00 pm at the Schlichenmayer's home on and approximately a dozen people attended. For the last Open House, circulation of notices were hand-delivered to all property owners in the quarter-section and parcel making up the plan area of the CS. The intent was to determine what development plans owners within the CS might have so that the CS can address it.

Covid precautions were in place with physical distancing, masks, hand sanitizer and wipes. Storyboards were on display and discussed by the agent for the Schlichenmayer proposal and the agent for the Jaroc Holdings proposal. Brief surveys were distributed to seek public input and provided with timely responses. Tables were set up with poster-sized maps of parcels and aerial images for land owners to draw on post-presentation. Figure 23: Open House, shows the layout of the Open House.

Figure 21: Open House, October 2020



Most comments supported the quarter section transitioning to industrial zoning. Some realized that the scope of studies may have to be revised to take into account their lands. It is unclear what assumptions would need to be changed until the Development Permit (DP) stage when site plans, buildings, parking, traffic and an operational plan would be put together. Land uses within

the new Land Use Bylaw for Industrial, Light District and Industrial, Heavy District were presented as ideas.

As a preamble to discussions, the following information is relevant.

- Jaroc Holdings Ltd. is proposing a Cannabis Cultivation and Cannabis Processing use in Cell B.
- Jaroc Holdings Ltd. has property at 235077, Range Road 284, and adjacent property 235095, Range Road 284 providing two entrances;
- Jaroc Holdings Ltd. has redesignation to Industrial, Industrial Heavy District;
- Schlichmayer's lands in Cell E, have a proposal for an amendment to the Land Use Bylaw for Industrial, Industrial Light District.

From the open house discussion, we have heard from the participants:

- As heard from the previous Open House, the majority of land owners do not want a recycling or landfill plant in the quarter section;
- At this time, there is no current interest from landowners to further subdivide their property within the quarter section;
- The two northern parcels have the front lands and back lands separated by a wetland that presents an access issue to the western portion of these lands;
- Some land owners would like to see 61 Ave extended to Range Road 284 for more exposure for businesses;
- Some land owners would like to share in the cost of studies for the quarter section that has a bearing on their future land development; and
- There is no intention to subdivide the Canna Park property or place an internal road. The intent is to merge property 235077, Range Road 284, with property 235095, Range Road 284.

7.0 Implementation

7.1 The Conceptual Scheme Implementation Process

Adoption of this Conceptual Scheme will establish specific expectations that will guide the implementation of the ***Canna Park Conceptual Scheme***. The Conceptual Scheme policies must be considered prior to a land use amendment and/or subdivision approval. Consideration of this Conceptual Scheme by Council will occur following a statutory Public Hearing. RVC will consider adoption pursuant to the MGA. Subsequently, consideration of land use amendment, subdivision and development permit applications will follow.

7.2 Land Use Redesignation

Canna Park intends to work with the County to apply relevant land use districts for the Plan Area. A land use amendment is expected to be applied by Council in accordance with the RVC Land Use Bylaw at the time of redesignation for any of the individual lots in the Plan Area.

7.3 Agriculture Boundary Design Guidelines

Agricultural boundary design guidelines would normally apply to Development Cell C and the eastern boundary of the quarter-section for compatibility. The application of the Agricultural Boundary Design Guidelines (ABDG) may be beneficial in buffering the residential land use from the agricultural land uses east of Range Road 284. The guidelines would help mitigate areas of concern including concern over fertilizers, dust and normal agricultural practices. The type of agricultural operation on adjacent lands is cultivation/cropping as evident from aerial images.

Recommendations to meet ABDG could include various designs to provide compatibility. Site layout could include setbacks and building placement. Edge treatments could include: landscaping and fencing within the property line next to lands designated as Agricultural, General District (A-GEN).

Policy

- 7.3.1** Consideration shall be given to boundary design guidelines for industrial development proposals adjacent to either residential or agricultural land uses through the use of setbacks, edge treatments and/or buffers.

7.4 Architectural Design Considerations

Architectural standards should be developed at the time of subdivision of the individual Development Cells and registered against individual titles by restrictive covenant. Management and enforcement of the architectural standards will be the responsibility of each Development Cell Developer and following subdivision and development, by the subsequent landowners.

Policy

- 7.4.1** Architectural and site development standards proposed for developments within each Development Cell should be considered at the time of subdivision approval and be registered by caveat or restrictive covenant at the time of plan approval.
- 7.4.2** Enforcement of the architectural and site development standards shall be the responsibility of the Developer and following subdivision and development, by the subsequent landowners.

- 7.4.3** In order to ensure aesthetically coordinated development, design guidelines and architectural controls, a document outlining Architecture and Design Guidelines for residential buildings will be submitted at the subdivision stage of the development approval process.
- 7.4.4** Architectural Controls and Restrictive Covenants, reflecting the County's, *Commercial, Office and Industrial Design Guidelines*, shall be detailed and registered on title at the Subdivision stage by the Developer.
- 7.4.5** Architectural Controls should be implemented at the Development Permit stage.

7.5 Construction Management Plan

The Construction Management Plan should reference the County's Servicing Standards when it is prepared.

Policy

- 7.5.1** The Developer shall submit a Construction Management Plan at the Development Permit stage to address any construction issues, such as noise and construction access to the site.
- 7.5.2** The Construction Management Plan shall address weed management in accordance with County requirements that provide a plan to control impede and remove weed growth during construction and grading.

7.6 Performance Standards

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

Policy

- 7.6.1** Regarding **odorous matter**, no use or operation on sites in the plan area shall cause or create the emission of odorous matter or vapour beyond the building or site that contains the use or operation in accordance with Alberta Environment guidelines.
- 7.6.2** Regarding **toxic matter**, no use or operation on sites in the plan area shall cause or create the emission of toxic matter beyond the building that contains it. The handling, storage, clean-up, and disposal of any toxic or hazardous materials or waste shall be in accordance with Alberta Environment guidelines, as well as a Chemical Management Plan and/or Emergency Management and Response Plan required by the County Land Use Bylaw.

- 7.6.3** Regarding **solid waste management**, construction debris will be managed in accordance with a construction management plan. All garbage and waste material accumulated shall be stored in weatherproof and animal-proof containers and kept either within buildings or at the rear or side of buildings. All containers shall be screened from view by all adjacent properties and public thoroughfares.
- 7.6.4** Regarding **fire and explosion hazards**, any use or operation which stores, manufactures or utilizes materials or products which may be hazardous due to their corrosive, poisonous, flammable, reactive or explosive nature shall comply with provincial fire codes and the requirements of the Rocky View County Fire Services.

7.7 Development Guidelines

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

Policy

- 7.7.1** Regarding **access, parking and loading**: entrances shall be designed to accommodate the turning movement of tractor-trailers and shall be positioned to allow for safe and adequate site distances. Parking and loading facilities shall be in accordance with the applicable requirements of the County Land Use Bylaw. Loading and vehicle servicing areas shall be integrated into the site and building architecture. Parking areas for employees and visitors shall be provided for in clearly defined areas.
- 7.7.2** Regarding **signage**, the size and placement of all signage shall be considered an integral part of site development and complement the overall character of the development. Unnecessary and unsightly signage that overpowers both individual buildings and their surroundings shall not be permitted. Signs shall be built of durable permanent quality materials.
- 7.7.3** Regarding **lighting**, the County supports a dark sky lighting policy. All outdoor lighting shall be located, oriented and shielded to prevent light from being directed at adjoining properties, skyward, interfering with the use and enjoyment of neighbouring lands or disrupting the effectiveness of any traffic control devices. Similarly, all uses shall demonstrate adequate lighting that meets the provisions of an approved Crime Prevention Through Environmental Design (CPTED) strategy submitted as part of a development permit application.
- 7.7.4** Regarding **outside storage**, all outside storage shall be screened from neighbouring sites and public streets with appropriate berming, vegetation, and/or fencing. Outside storage shall not be located within any required setback.

- 7.7.5** Regarding **outside display areas**, outside display areas shall be permitted provided they have a sign permit and/or other approvals from the County and are limited to merchandise related to industrial uses on-site.
- 7.7.6** Regarding **fencing**, on-site fencing is permitted to provide security, or screening to outside storage areas, garbage enclosures or pieces of equipment.
- 7.7.7** Regarding **landscaping**, landscape plans for each individual lot shall be submitted at the Development Permit stage. Individual landscape plans will identify the location and extent of landscaped areas, the plant material proposed, and the methods of irrigation and maintenance of landscaped areas. Tree species and other foliage shall be appropriate for dry prairie conditions. Natural prairie grass landscaping is preferred over high water consumptive non-native grass species. Where non-native grasses are used, low water species shall be required. All plant species shall conform to the standards of the Canadian Nursery Trades Association for nursery stock.

8.0 Conclusion

The Conceptual Scheme (CS), named **Canna Park**, has been prepared pursuant to the Rocky View County (RVC) Plan and Janet Area Structure Plan, both existing and proposed.

This CS provides general direction and guidance for development within the *Plan Area*, which has been identified as being in transition from residential to industrial lands.

The Development Concept Policy for the *Plan Area* provides general policies that applies to all development cells. Development Cell Specifics are additional policies which apply, namely those in Development Cell B and Cell E. Development Cell B is municipally known as 235077 Range Road 284 and 235095 Range Road 284. The property already has land use of Industrial, Industrial Heavy. At the time of this CS, the land owner is seeking a DP for the land use of Cannabis Cultivation and Cannabis Processing. Development Cell E is municipally known as 235091 Range Road 284. At the time of this CS, the land owner is seeking an amendment to the Land Use Bylaw to Industrial, Industrial Light District.

The proposed CS for the *Plan Area* is well-suited to the Janet area and conforms with the provisions and policies in the Janet ASP C-8020-2020 Draft. Further, it takes into account all matters required of a Conceptual Scheme and provides flexibility and marketability for future industrial land uses benefitting the land owners and Rocky View County.