



CARMEK BUSINESS PARK

CONCEPTUAL SCHEME

SW 05-24-28-W4M, SW 32-23-28-W4M, SE-32-23-28-W4M,
NE 29-23-28-W4M, & NW-32-23-28-W4M

PREPARED AT THE REQUEST AND AS A REQUIREMENT OF:

ROCKY VIEW COUNTY

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ACKNOWLEDGMENT PAGE

CONCEPTUAL SCHEME

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OTHER REPORTS

The following documents are submitted under separate cover:

1. Phase One Environmental Site Assessment, WSP, July 20, 2022
2. Geotechnical Investigation, eNGLOBE Corp., 2022
3. Biophysical Impact Assessment, CIMA+, July 2022
4. Transportation Impact Assessment, Watt Consulting Group, **May 2025**
5. Stormwater Management Report, Sedulous Engineering Inc., **May 2025**
6. Utility Servicing Design Brief, Sedulous Engineering Inc., **May 2025**



1.0 INTRODUCTION

1.1. PURPOSE OF THIS PLAN

The **Carmek Business Park Conceptual Scheme** establishes a context and guide for subdivision and development of ±551.97ac in Rocky View County located in SW 05-24-28-W4M, SW 32-23-28-W4M, SE-32-23-28-W4M, NE 29-23-28-W4M and NW-32-23-28-W4M. Through a comprehensive planning process, the Conceptual Scheme describes an industrial business park master plan designed to adhere to the provisions of the Janet Area Structure Plan (ASP), address the requirements of the local community, and efficiently meet the needs of the industrial business market.

This new Conceptual Scheme includes the approved 2013 Emcor Park Conceptual Scheme as well as adjacent lands owned by Emcor Development Corporation and others to facilitate a comprehensively planned and integrated business park.

The current Carmek Business Park is a successful and growing industrial business park in Rocky View County, providing a range of lot sizes that are serviced through an integrated communal water system, containing a potable water treatment facility, wastewater collection and treatment, a stormwater facility, and surface irrigation. The expanded Carmek Business Park will leverage this integrated system and extend the communal servicing to ~~the~~ additional parcels of land owned by Emcor. This ~~fully~~ serviced project is a unique offering in an otherwise unserved region of the Janet area.





1.2. CONCEPTUAL SCHEME OBJECTIVES

The **Carmek Business Park Conceptual Scheme** aims to:

- a. Establish a comprehensive Conceptual Scheme for the development of a ±551.97-acre site within the Janet ASP.
- b. Provide policy framework that guides development of the subject lands and ensures consistency with the provisions of the Janet ASP and existing development.
- c. Ensure a land use and development pattern that is appropriate for future and existing surrounding land uses.
- d. Allow for a resilient long-term strategy that can adapt to the changing demands of the real estate market and ensure long term viability.
- e. Establish development guidelines for industrial land uses within the Conceptual Scheme Planning area.
- f. Effectively manage stormwater throughout the Plan area.
- g. Establish a policy framework which will provide a fully integrated and independent servicing strategy utilizing proven technologies to manage existing site development limitations.

POLICIES

Policy 1.2.1 Policies included in this Conceptual Scheme shall be implemented in future subdivision and development permitting stages.

1.3. DEVELOPMENT RATIONALE

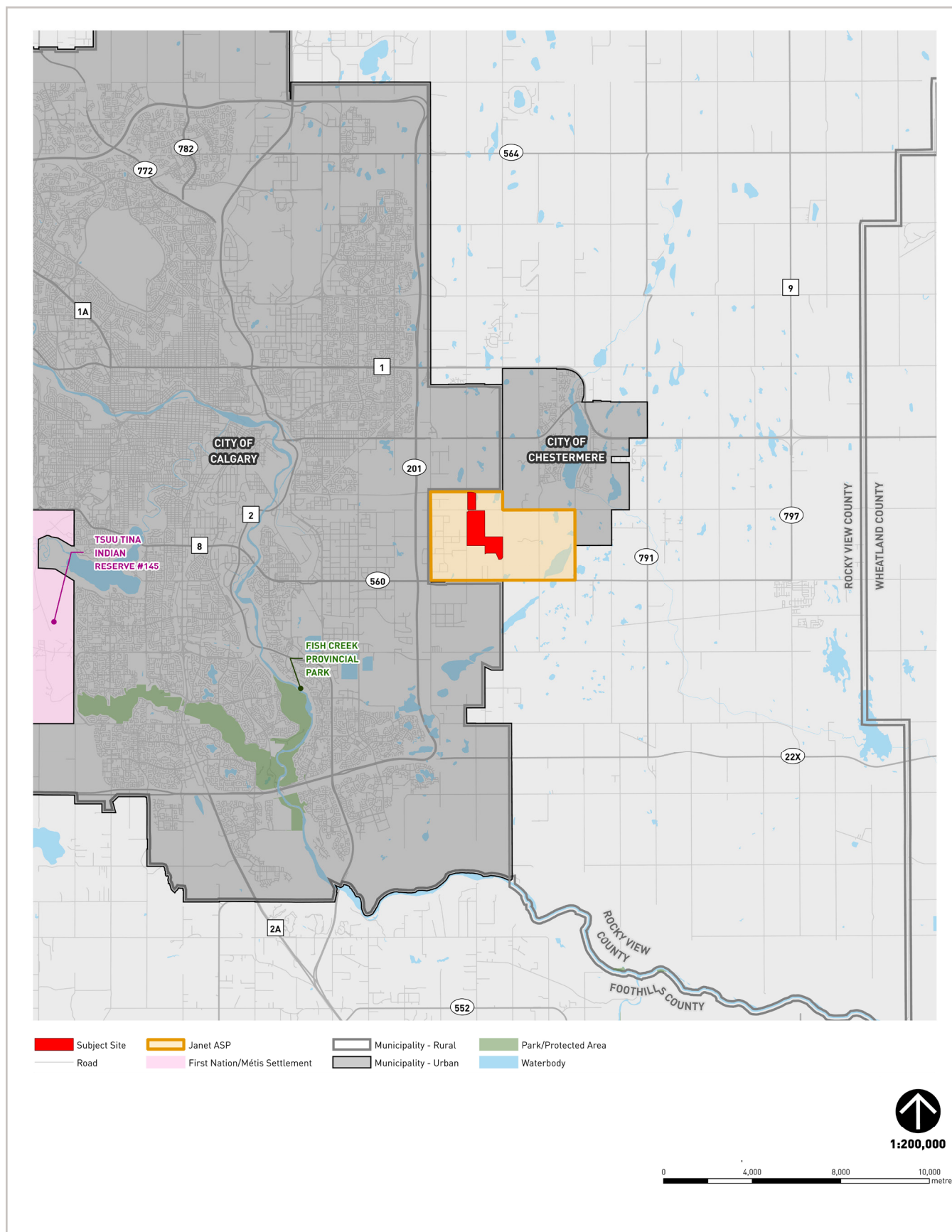
The Plan area comprises ±551.97 acres of industrial, agricultural, and residential transition lands located in the County's Janet Regional Employment Centre and are designated as Industrial in the Janet Area Structure Plan (ASP). The site is situated between Range Road 285 (Garden Rd/ 100th St) and Range Road 284 and south of Peigan Trail and its future extension. The lands comprise the developing Carmek Business Park, a rapidly growing transportation logistics and industrial park strategically located in proximity to regionally significant rail and road infrastructure.

The proposed Carmek Business Park expansion lands, as illustrated in **Figure 1: Regional Context**, are within the Janet ASP "Phase 1" lands which are lands that are ready and may proceed with development. As such, the Plan area is ideally suited to accommodate the logical expansion of the Carmek Business Park to facilitate continued industrial development opportunities that support the County and the Region's industrial economic development.

The Carmek Business Park proposes a master-planned business industrial development designed to accommodate a variety of business opportunities as contemplated by the Janet Area Structure Plan.



FIGURE 1 | REGIONAL CONTEXT



2.0 PLAN AREA DESCRIPTION

2.1. LOCAL CONTEXT

Figure 3: Local Context shows the subject lands and their immediate context in southern Rocky View County. The Plan area is bound by Range Rd 285 to the west and Range Rd 284 to the east. The Plan area is situated north of the Western Headworks Canal and south of the City of Chestermere and Rocky View County municipal border. The lands are predominantly flat prairie with some naturally occurring wetlands. The existing and developing Carmek Business Park, referred to as Cell A, features a constructed stormwater facility, a Crown Claimed wetland and several industrial buildings and associated structures. The proximity to regional road networks creates an optimally connected business park, ideal for transportation and logistics business which continue to expand in the County.

2.2. LEGAL DESCRIPTIONS & OWNERSHIP

The site comprises six (6) development cells and includes approximately 225.89 hectares (558.20 acres) of land with current legal descriptions as follows:

Table 1: Legal Descriptions & Ownership

Legal Description	Cell	ha (±)	ac (±)	Owner
NW-32-23-28-W4M	A	61.54	152.07	590140 Alberta Ltd. , Tadeusz Holdings Ltd. GFL Environmental Inc, TRI Investments Inc. Light Speed Holding Inc., Twin Bridges Development Corp., Siman Ltd. HD Citylink GP Corp. 13256227 Canada Inc.
SW 32-23-28-W4M	A & B	65.64	162.22	590140 Alberta Ltd. HD Citylink GP Corp., 13256227 Canada Inc.
SW-05-24-28-W4M	C	29.37	72.58	764196 Alberta Ltd.
North Portion of SE-32-23-28-W4M	D	16.23	40.11	590140 Alberta Ltd. Campo Properties Inc.
South Portion of SE-32-23-28-W4M	E	8.09	20	Randy & Kirby Meston
Plan 0112715 Lot 4	E	1.62	4	Robert & Terri Hill
Plan 0112715 Lot 5	E	2.16	5.34	Annette & Theophilus D'Souza
Plan 0112715 Lot 6	E	4.352	10.75	Antoinetta Terrigno, Darrel & Kathleen Winch Perminder Singh
NE 29-23-28-W4M	F	34.29	84.73	2402147 Alberta Ltd.
Total Plan Area		222.83	551.97	

POLICIES

Policy 2.2.1 Policies contained herein shall apply to all lands within the Conceptual Scheme Planning area as generally shown in Figure 3: Local Context.

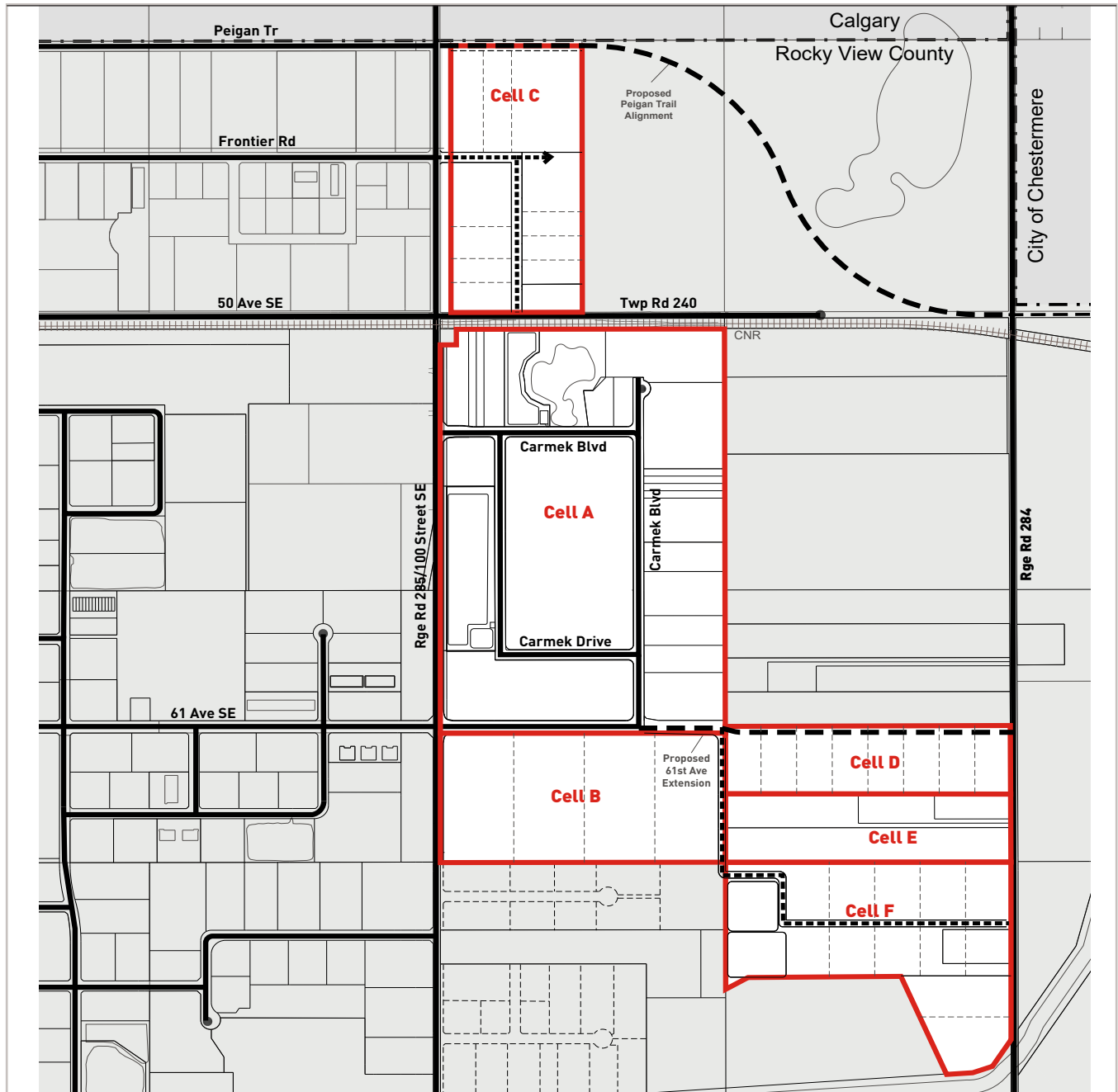
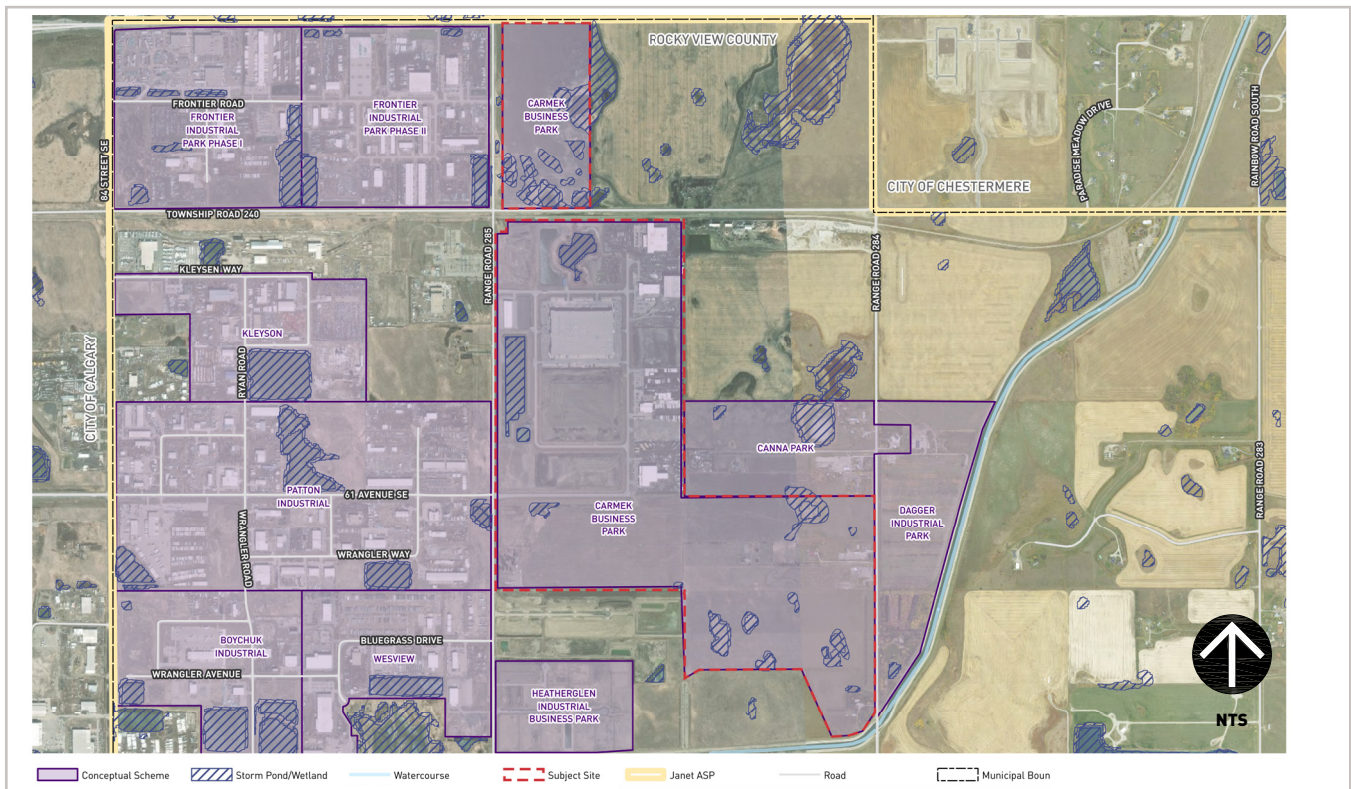
FIGURE 2 | DEVELOPMENT CELL BREAKDOWN

Figure 2: Development Cell Breakdown, illustrates the development cell naming convention used throughout the document.



nts

FIGURE 3 | LOCAL CONTEXT

2.3. EXISTING LAND USE CONTEXT

As shown on **Figure 4: Existing Land Use**, the Plan area is currently designated as Direct Control 153 (DC-153), Residential-Rural District (R-RUR), **Direct Control District 78 (DC78)**, **Industrial-Light (I-LHT)**, **Special, Public Service District (S-PUB)**, and Agriculture-General District (A-GEN) in accordance with the County's Land Use Bylaw C-8000-2020.

~~Cell A is designated as DC-153 and is used for industrial developments. Cell A and B are designated DC-153 and accommodate industrial development. Cell B is designated as DC-153 and is retained for the disposal of treated stormwater through a spray irrigation system that waters an alfalfa crop.~~

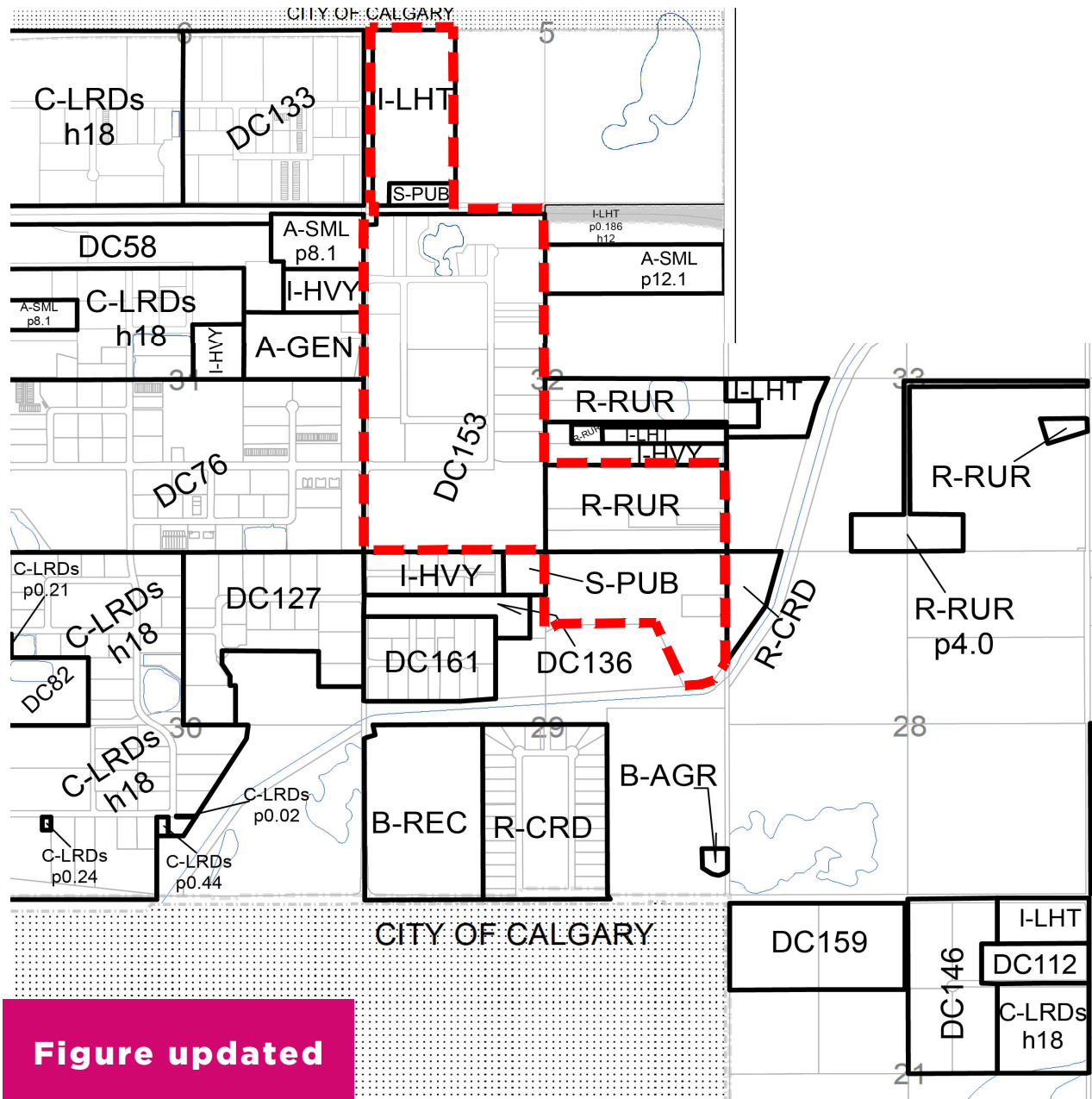
~~The southern portion of Cell C is designated as Direct Control District 78 for a natural gas combined cycle power plant that was approved but never developed. The remainder of the parcel is designated as Agriculture, General District (A-GEN). Cell C is designated Industrial Light (I-LHT) and Special Public Service District (S-PUB) and is intended for industrial development and a stormwater facility.~~

Cell D and most of Cell E are designated as Residential, Rural (R-RUR) but are identified as Residential Transition in the Janet ASP. These lands are ultimately intended for industrial development. ~~that may be considered through future planning applications not under consideration at this time.~~ Cell F is currently designated A-GEN and is intended to accommodate industrial development and utility uses.

Surrounding land uses include a mix of agricultural, industrial, Direct Control and residential districts.

The alignment of the future Peigan Trail extension is expected to become the northern boundary of the site and continue southward, before continuing on the current Township Rd 240 alignment.

The subject site is bounded on the west by developed industrial parks and the Altalink Janet substation. Road networks through the Frontier Industrial Park Phase 2 and Patton Industrial are expected to extend through the expanded Carmek Business Park. Industrial lands directly south of the site are in the process of developing and include the approved Heather Glen Industrial Business Park.

FIGURE 4 | EXISTING LAND USE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
R-URB	Residential, Urban District
R-SML	Residential, Small Lot Urban District
R-MID	Residential, Mid-Density Urban District
R-MRU	Residential, Multi-Residential Urban District
B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MIX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District

Legend:

--- Subject boundary



1:15,000

2.4. SITE CONDITIONS

As shown on **Figure 5: Site Conditions**, the subject lands include:

- One (1) agricultural parcel that includes a residence that will be removed prior to industrial development occurring.
- ~~Three (3) agricultural parcels that include a mix of vacant cultivated lands, low-lying wetland areas and a wastewater spray irrigation system that waters alfalfa crops.~~
- One (1) industrial park connected to a water and stormwater treatment system that includes two (2) active treatment ponds and an Environmental Reserve Easement setback around a natural wetland.
- ~~Five (5)~~ Four (4) Residential Transition parcels with four dwelling units. These lands will remain residential until such time as they are ready to be redesignated for industrial uses.
- Some pre-development conditions indicated on **Figure 5: Site Conditions** have been altered since the original approval of this Conceptual Scheme.

2.4.1 EXISTING ACCESS

Access to the site is provided by Garden Road/ 100th St (Range Rd 285), 61st Avenue, and Range Rd 284. A ~~conceptual proposed~~ extension of 61st Ave eastward has been illustrated in **Figure 7: Development Context**. Required road acquisition agreements for this alignment are expected to be obtained through subsequent subdivision applications. ~~shadowed in with more detailed alignment to be determined at a future stage.~~ Further details on this extension are provided in Section 3.3.4 of this Conceptual Scheme.

The Province of Alberta has completed the east Calgary ring-road (Stoney Trail) with interchanges at Glenmore Train and Peigan Trail. The 61st Ave SE flyover crosses the ring-road and provides convenient access between the industrial areas of Calgary and Rocky View County.

2.4.2 EXISTING STRUCTURES

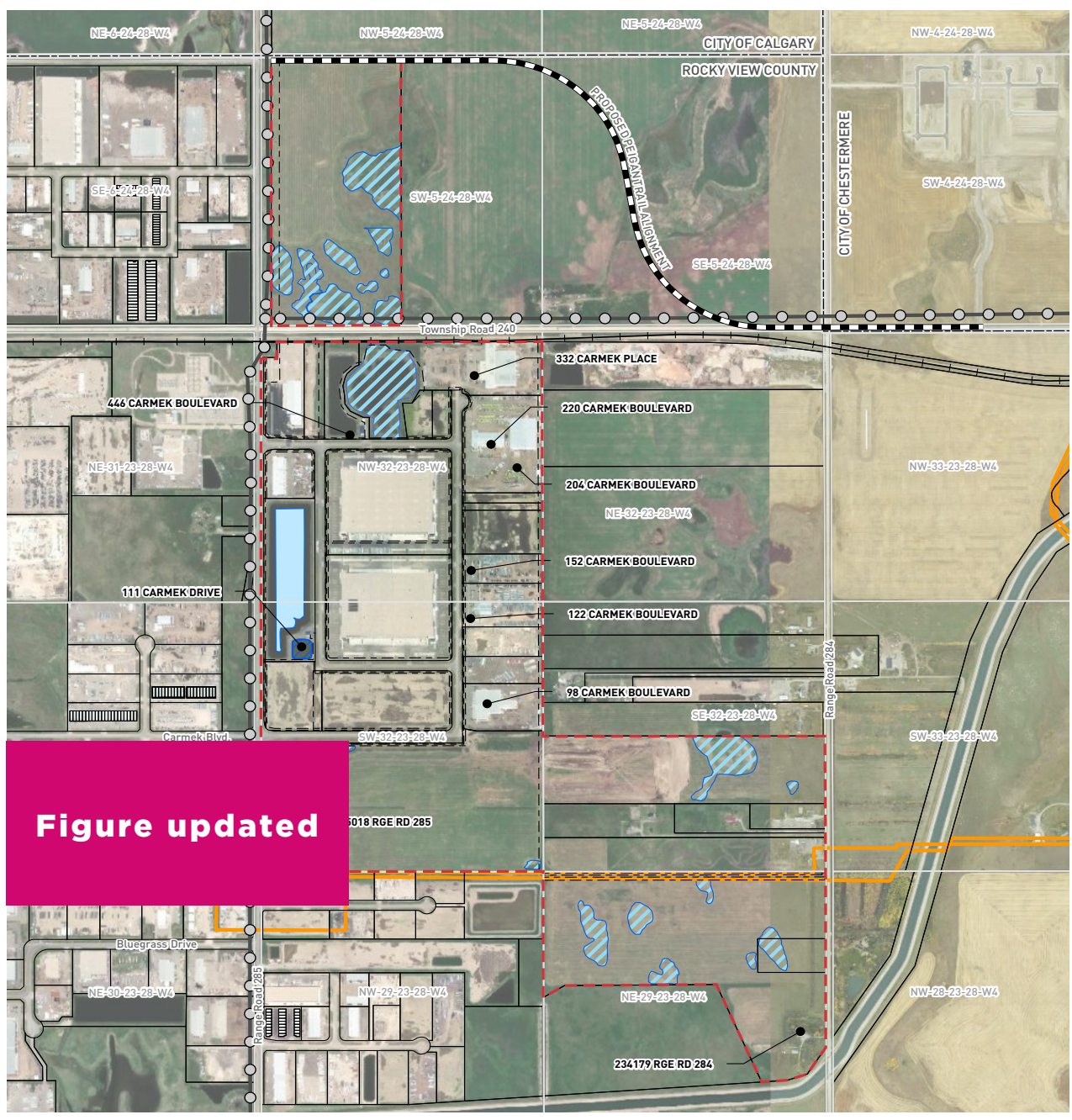
The existing structures in the current Carmek Business Park will continue to provide industrial services with the expansion of the business park. The subdivision and layout of these buildings is accounted for in this Conceptual Scheme and subsequent conceptual designs.

Standing structures on Cells ~~E, and F~~ will be removed prior to industrial development. ~~but will remain functional residences until the owners choose to develop those lands.~~

2.4.3 TRANSMISSION LINE

As illustrated on **Figure 5: Site Conditions**, the Plan area includes a \pm 15m ROW located on the western boundary of Cell C and a 0.52-acre notch in the northwest corner of Cell A, both of which contain an Altalink transmission line and towers which connect to the adjacent Altalink substation. This transmission line and ROW do not require additional setbacks and are not expected to constrain development within the Plan area.

FIGURE 5 | SITE CONDITIONS



- Subject Site
- Address Point
- Pipeline
- Railway
- Right-of-Way
- Transmission Line
- Municipal Boundary
- Parcel
- Quarter Section Grid
- Fire Water Reservoir
- Stormwater Treatment Pond
- Wetland



*Pipeline information is approximate and needs to be verified by a site survey.

2.4.4 TOPOGRAPHY & DRAINAGE

The ~~pre-development~~ topography of the site consists of predominantly flat prairie with an undulating landscape with slopes of approximately 4%. The site does not contain any significant slopes and/or grade changes that might impede development. **Figure 6: Pre-Development Topography** illustrates the minimal elevation changes throughout the site.

~~The site drainage is generally from the proposed development parcels towards the central water treatment plant located on the western boundary of the developed portion of the Plan area. The two southern and eastern parcels drain away from the water treatment plant and towards the east into low lying ponds in each parcel. Site drainage in the portion of the Plan area that has been developed generally drains to ditches and the piped stormwater collection which leads to the existing pond system. In the undeveloped portions of the Plan area, drainage sheds to natural traplow areas.~~

2.4.5 BIOPHYSICAL CONSIDERATIONS

A Biophysical Impact Assessment (BIA) and Wetland Assessment Impact Report (WAIR) were prepared by CIMA + in support of this Conceptual Scheme. The full reports have been submitted to the County under separate cover and are summarized below. The report assesses the ecological value of existing wildlife and wildlife habitat within the Plan area. Field inventories of vegetation, soils, wetlands, and wildlife were initiated in the late spring and summer of 2022.

A review of historical aerial photographs indicates that the Plan area has been primarily used for agricultural purposes since the 1950s. Given the history of agricultural practices, the Plan area has a relatively low diversity of plant communities containing only three (3): cultivated, disturbed and, wetland.

As illustrated in Figure 5: Site Conditions, the Plan area contained ~~23~~ wetlands and water bodies, and ~~two (2)~~ ~~one (1)~~ stormwater treatment ponds. The Crown claimed wetland and Environmental Reserve Easement area in Cell A will not be disturbed during the expansion of the Business Park.

The project team considered wetlands and options for mitigation as part of their planning process however retention or avoidance of wetlands was not considered viable given the following:

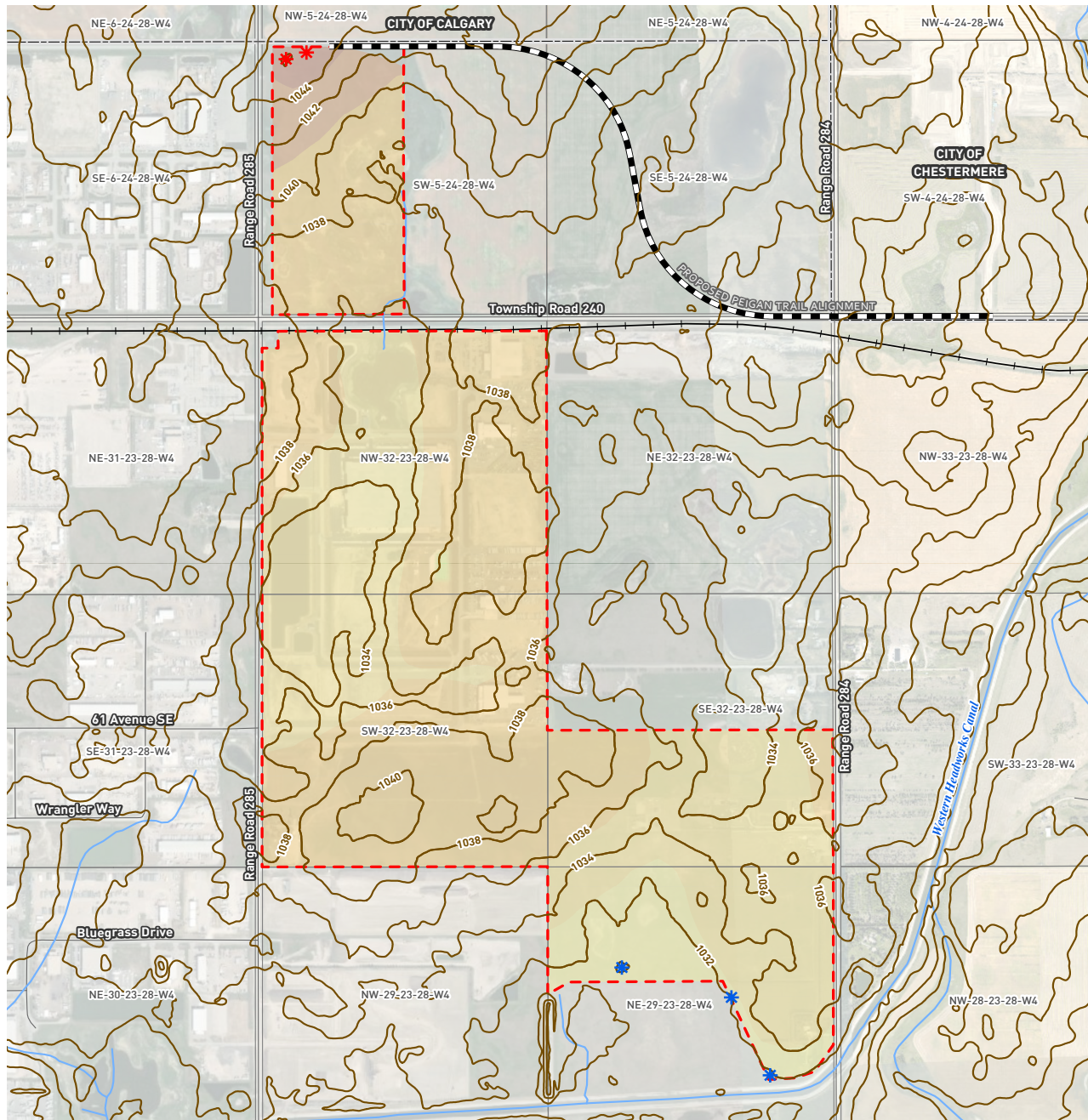
- The building footprints and associated parking contemplated by this CS and in the JASP do not fit the irregular shaped lots that would be required to accommodate wetlands. Furthermore, there is limited flexibility in the configuration of these large industrial buildings and the associated transportation network.
- Wetlands of the site ~~are~~ ~~were~~ not considered significant or of the highest value and were therefore not identified as candidates for retention.
 - None of the wetlands ~~have been~~ ~~were~~ identified by AEPA as “A” value wetlands
 - Multiple site wetlands have low species diversity given persistent cultivation through the wetlands or at their edges
 - There is little to no natural upland habitat available surrounding these wetlands (with vegetative hiding cover); this habitat is crucial to supporting wildlife use in particular breeding birds.
 - A review of the provincial mapping and criteria for determining Aquatic Environmentally Significant Areas found that none of the site wetlands are deemed environmentally significant.

- A Water Act Approval authorizing the infilling/removal of the wetlands within the Project Site was received July 4, 2024.
- Wetland 9 ~~is~~ was claimed by the Crown based on a review by Public Lands indicating the wetland had a permanent bed and shore. EMCOR applying to Public Lands for a Quitclaim to purchase the wetland for removal of this wetland as it is not considered “A” value by AEPA or significant based on provincial criteria. Wetland 9 has been purchased by EMCOR and a Water Act Approval to infill/remove it was received on December 19, 2024. EMCOR has approvals under the Water Act and Public Lands Act to infill/remove the wetlands within the Project Site.
- Wetland retention within a built landscapes like industrial parks requires significant intervention given that the catchment areas supporting wetland hydrology are removed from the landscape and replaced with impermeable surfaces. Wetlands in such disturbed landscapes, therefore, require supplementation with stormwater to survive and there is no guarantee that wetland function will be maintained to pre-development conditions.

POLICIES

- Policy 2.4.5.1** Compensation for lost wetlands will follow standard procedures as established in the Water Act.
- Policy 2.4.5.2** The Developer shall implement the best practices recommended within the Biophysical Impact Assessment (BIA) at the subdivision stage to mitigate potential loss or damage to vegetation, wetlands, waterbodies, wildlife, wildlife habitat, and landscaped connectivity.
- Policy 2.4.5.3** As per the recommendations in the BIA, a Wildlife Assessment must be completed prior to any stripping and grading that occurs between April 1 and August 31.
- Policy 2.4.5.4** The Developer shall obtain required permits/approvals for the proposed development related to all applicable municipal, provincial, and federal legislation, regulations, and policies.



FIGURE 6 | PRE-DEVELOPMENT TOPOGRAPHY

--- Subject Site

* High Point (1046m)

* Low Point (1032m)

— Contour (2m)

— Drainage/Watercourse

— Railway

--- Municipality

Elevation (m)

1030 - 1033

1033 - 1036

1036 - 1041

1044 - 1046

1046 - 1048



1:15,000

2.4.6 GEOTECHNICAL CONSIDERATIONS

A preliminary geotechnical investigation was prepared by Englobe Corp in support of this Conceptual Scheme to investigate sub-surface conditions underlying the Plan area.

The Carmek Business Park Expansion Areas Preliminary Geotechnical Assessment for Due Diligence, which has been submitted under separate cover to the County, reports that the site is considered suitable for the proposed industrial development and subsequent utilities. This determination was made through a standard drilling operation of 48 boreholes spaced 150 metres apart, advanced to a depth of approximately 9.1 metres below grade. ~~Monthly groundwater monitoring will take place occurred for an additional six months, as required.~~

Cut and infill will likely be required at the site to bring the existing subgrade to design elevation however the native site soils are suitable for use as engineered fill subject to geotechnical evaluation. It is recommended that adequate monitoring of the **earthworks** ~~boreholes~~ through the construction phase remain to support any assumptions made in the report.

POLICIES

Policy 2.4.6.1 The Developer shall submit a site specific geotechnical investigation at the subdivision stage, to be prepared by a qualified Geotechnical Engineer, to confirm the suitability of subsurface conditions in accordance with the requirements of the County Servicing Standards.

2.4.7 ARCHAEOLOGICAL & HISTORICAL RESOURCES CONSIDERATIONS

Alberta's listing of Historical Resources identifies portions of the Plan area and the surrounding context as HRV 5a which indicates the sites have a high potential to contain an archaeological resource. Pursuant to the requirements of the Historical Resources Act, a Historical Resource Application (HRA) was submitted to the Province of Alberta via the Online Permitting and Clearance (OPaC) system. The proposed development received approval to continue with no additional requirements for an Historical Resources Impact Assessment.

POLICIES

Policy 2.4.7.1 The Developer shall follow all rules and policies laid out in the Historical Resources Act regarding the discovery of historic resources during the course of excavation and construction.

3.0 DEVELOPMENT CONCEPT

3.1. CARMEK BUSINESS PARK

As shown on **Figure 7: Development Concept**, the Carmek Business Park contains a master planned business industrial development designed to accommodate a variety of business opportunities as contemplated by the Janet ASP. The redesignation of these lands for industrial uses are consistent with the surrounding industrial businesses including several fully established business parks.

The connection to Highway 1A, Secondary Highway 560, railway connections, other business uses, and the 61st Avenue fly-over connecting Calgary and Rocky View, establishes the effectiveness of this site for industrial uses and allows the Carmek Business Park to leverage these regional assets to support distribution facilities, warehousing and other logistics businesses that rely on a highly connected and integrated transportation network.

Access to the site will be provided by Garden Road/ 100th St (Range Rd 285), Range Rd 284, and 61st Ave. All additional internal subdivision roads will be constructed by the developer and will be designed at the subdivision stage, in accordance with County Servicing Standards.

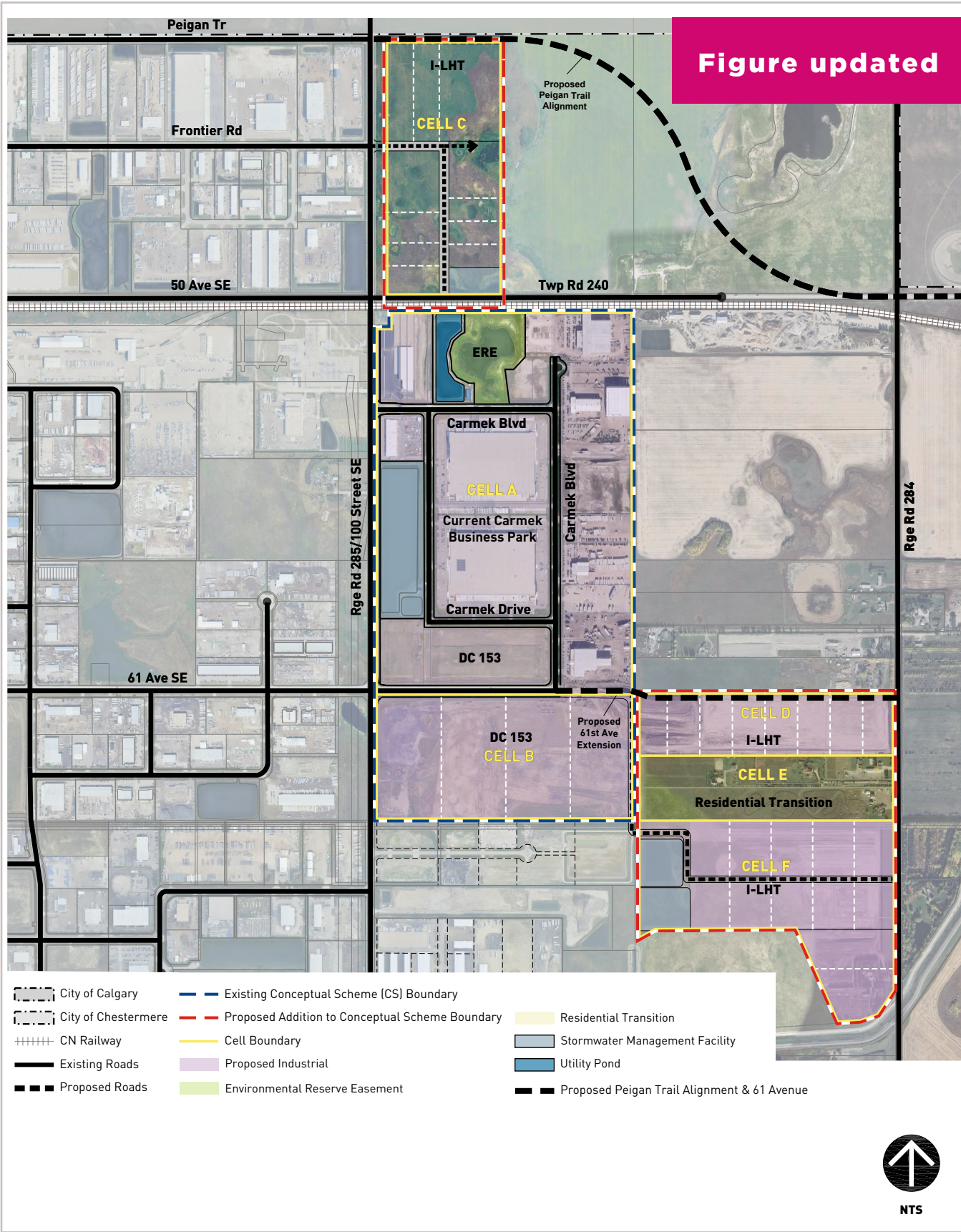
The development's proximity to Residential and Agricultural parcels necessitates the inclusion of ~~landscaping and/or berms~~ screening/buffering/landscaping to provide visual ~~screening~~ relief and noise attenuation that reduce the impact of industrial development on these properties for the duration of their non-industrial use. This is specifically important for Cells D and E as they are within the Janet ASP Residential Transition Policy area.

The Developer currently provides full water, wastewater and stormwater services to each business. This includes an on-site water treatment plant, a centralized well-water system, on site wastewater treatment plant, and an integrated stormwater management system ~~composed of ponds, and irrigation and off-season release into the Western Irrigation District's (WID) Headworks Canal.~~

POLICIES

Policy 3.1.1 Future subdivision & development within the Plan area is expected to proceed as generally illustrated on Figure 7: Development Concept.

FIGURE 7 | DEVELOPMENT CONCEPT



3.2. DEVELOPMENT STATISTICS

The assignment of uses and approximate areas within the Plan area is anticipated as follows:

Table 2: Development Statistics

Development Type	Ha (±)	Ac (±)	%
A-Industrial	71.79 91.14	170.76 225.21	41%
B-Industrial	30.92	77.32 76.47	14%
C-Industrial	28.91	70.05 69.22	13%
D-Utility Use Industrial	14.59 16.25	36.05 40	7%
E-Residential Transition	16.28	40.25	7%
F-Agricultural Industrial & Utility Use	34.30	84.74	15%
Environmental Reserve Easement	5.08	12.55	2%
Public Utility Lots (Existing & Proposed)	11.04 1.36	27.30 3.36	1%
Land Use Total	223.98	551.82	100%
Internal Subdivision Roads (Existing & Proposed)	16.87 19.21	41.69 47.47	8.6%

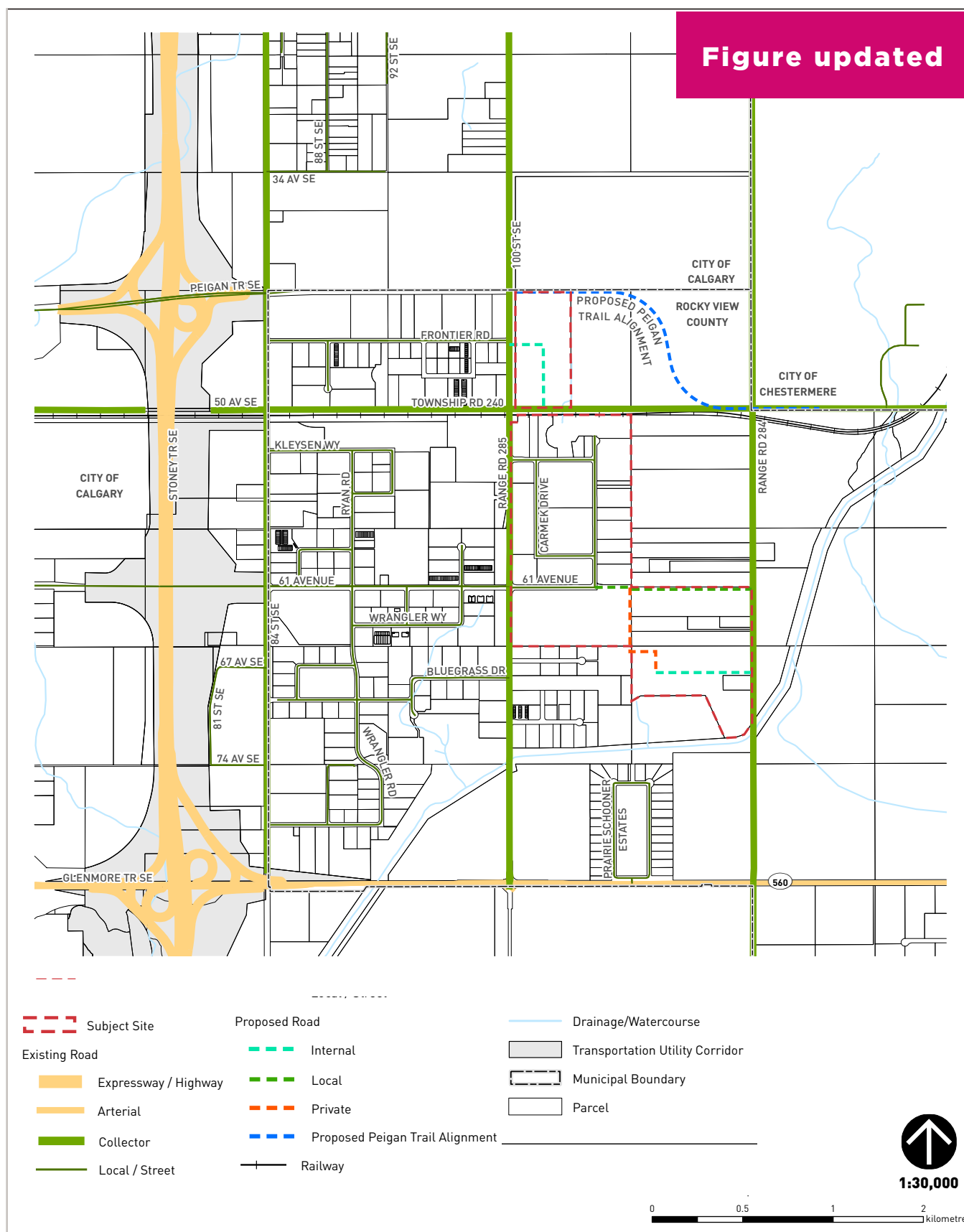
Statistics subject to refinement at the subdivision stage.

3.3. TRANSPORTATION

Access to the Plan area will be generally as illustrated in **Figure 8: Regional Transportation Network**, and described in Section 3.3 of this report.

3.3.1 TRANSPORTATION IMPACT ASSESSMENT A Transportation Impact Assessment (TIA) was prepared by Watt Consulting Group in support of this Conceptual Scheme to evaluate the impacts of the proposed development on the surrounding municipal and regional transportation network. ~~A revised TIA was requested by the County to utilize existing traffic count data with a regional growth rate applied for future horizon years to support the assumptions about background traffic and the impact of the proposed development on the transportation network.~~ The conclusions and recommendations of the revised TIA are anticipated to be implemented at the subdivision and development permit stages. The conclusions of the revised TIA ~~with the updated traffic count data,~~ outline intersection upgrades that are anticipated as a result of background growth and as a result of the proposed development. In cases where regional traffic triggers infrastructure upgrades along Glenmore Trail/ Highway 560, the TIA recommends that the County continue to work with Alberta Transportation and Economic Corridors to monitor key intersections and time the implementation of regional improvements. ~~time significant upgrades to the regional transportation network. are are anticipated to support that the proposed development will not have an outsized impact on the regional and municipal transportation network and that required upgrades will be the result of the proposed development and not background traffic.~~

FIGURE 8 | REGIONAL TRANSPORTATION NETWORK



POLICIES

- Policy 3.3.1.1** Access to the Plan area will be provided as generally illustrated on **Figure 8: Regional Transportation Network**, in accordance with the County Servicing Standards.
- Policy 3.3.1.2** All proposed internal **public** subdivision roads within the Plan area shall be constructed by the developer in accordance with the County Servicing Standards.
- Policy 3.3.1.3** All Parcels containing a proposed public road ROW shall have a covenant in place allowing the future construction of a public road. This ROW will be provided at subdivision stage in accordance with the requirements of the County's Regional Transportation Offsite Levy Bylaw.
- Policy 3.3.1.4** Road Acquisition Agreements will be provided on parcels containing a public road ROW and will be made with the County to the satisfaction of the Development Authority.
- Policy 3.3.1.5** Future transportation improvements shall be provided in accordance with the conclusions and recommendations of the Traffic Impact Assessment (TIA), to the satisfaction of the County and Alberta Transportation.

3.3.2 REGIONAL TRANSPORTATION NETWORK

The Regional Transportation Network as proposed in this Conceptual Scheme generally follows the network established in the Janet ASP with modifications to the proposed alignment of Peigan Trail **and 61st Ave**. The alignment of this ~~skeletal~~ road has been conceptually adjusted to accommodate a more efficient use of land within the Janet area and **Peigan Trail is** notionally designed to adhere to the posted speed limit of **860km/h** featuring identical radii and spirals. The functional alignment of Peigan Trail will be determined through a collaborative effort between the City of Calgary, the City of Chestermere, and Rocky View County as per section 16.0 and 21.19 of the Janet ASP. Development within the plan area adjacent to the future Peigan Trail extension will follow the design policies established in the Janet ASP and the Rocky View County/ City of Calgary Intermunicipal Development Plan as a Key Focus Area and a transitional gateway between Rocky View County and the City of Calgary. Development along this interface is expected to follow the architectural guidelines employed throughout the Business Park and discussed in Section 4.5 of this Conceptual Scheme. **Peigan Trail is expected to be constructed as a Capital Funded Project and led by Rocky View County.**

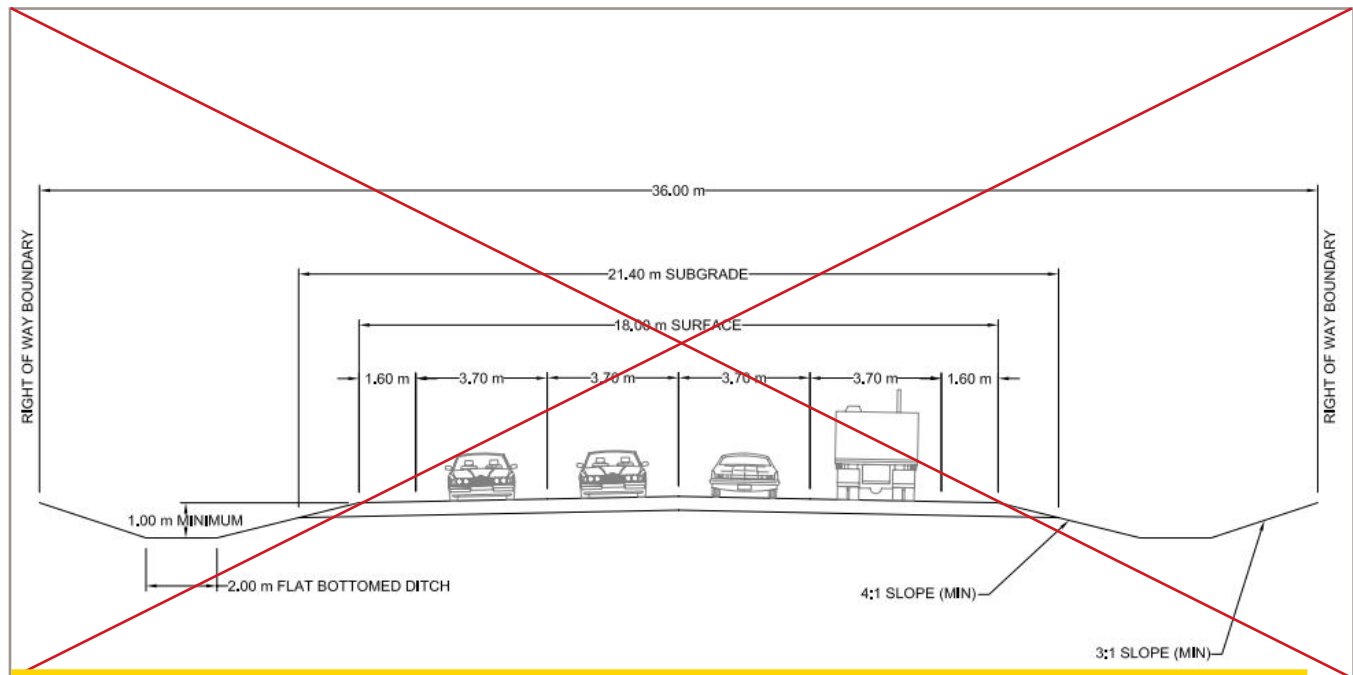
POLICIES

- Policy 3.3.2.1** The landowner will be required to enter into a future Road Acquisition Agreement to accommodate the extension of Peigan Trail **at the subdivision stage.**
- Policy 3.3.2.2** Architectural controls established at the subdivision stage shall guide the attractive and well maintained development of this important Peigan Trail interface.

3.3.3 INTERNAL SUBDIVISION ROADS

The general alignment and configuration of internal subdivision roads within the Plan area is illustrated on **Figure 10: Internal Road Network**. Proposed roads are conceptual only; their exact alignment will be determined at a later stage if development in the area warrants an extension to the transportation network.

It is anticipated that all **new** internal **public** subdivision roads within the Plan area will include paved road surfaces constructed in accordance with the County Servicing Standards. **New** roadways within the business area are expected to include **19m and 30m** cross sections for internal ~~roads and 36m cross sections for typical industrial~~ arterial roadways, to be determined at the subdivision stage in accordance with the County Servicing Standards.

FIGURE 9 | ~~INDUSTRIAL ROAD CROSS SECTIONS~~

A private road is proposed to connect Cells B, D, and F. The private road will provide a private utility corridor, access to utilities in Cell F for the Franchised Utility Company, and will provide Emergency and Secondary Access to Carmek Business Park lot owners in Cells B, D, and F. An Access/Utility Right-of-Way with an accompanying Easement Agreement will be registered against the road area to allow access for emergency response, the Utility Company, and the Carmek Business Park Lot Owners. The details for geometry and pavement structures for private roads within the Plan area shall be determined at the subdivision stage.

POLICIES

- Policy 3.3.3.1** A Utility Right-of-Way and accompanying Access Easement shall be provided on parcels containing the private road to support Emergency, Utility, and secondary access for Carmek Park Business lot owners.
- Policy 3.3.3.1** Private roads shall be designed and built to the County's Servicing Standards to facilitate Emergency and Secondary Access as required.
- Policy 3.3.3.2** Private roads shall be maintained by EMCOR and/or the Lot Owner's Association as established at the subdivision stage.

3.3.4 61ST AVE EXTENSION

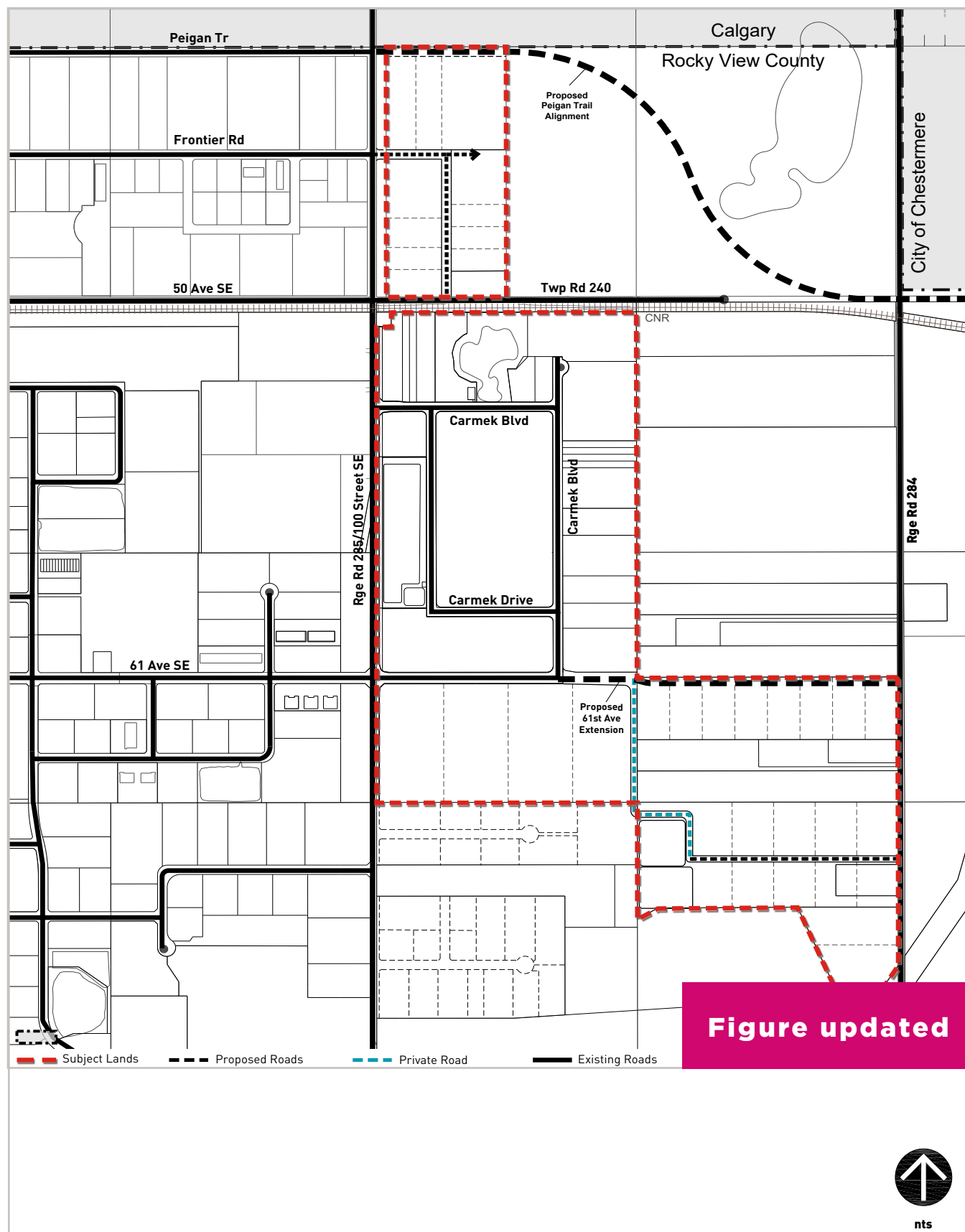
This Conceptual Scheme proposes a future extension of 61st Ave to connect to Range Rd 284 as illustrated in **Figure 10: Internal Road Network**. ~~This proposed route will be subject to additional detailed design and may be adjusted to accommodate site constraints or to minimize negative impacts on the future developability of industrial parcels.~~ The proposed road alignment and additional ROW will be ~~determined~~ implemented through subsequent planning applications and at the subdivision stage. The 61st Ave extension is expected to be built to an urban industrial standard as indicated by traffic volumes in the TIA. When development of Cell D requires access to be provided by 61st Ave, the developer will construct a modified two (2) lane Urban Industrial Standard (19m). Additional Right of Way will be protected to provide for a future 25m wide modified Urban Industrial Collector.

POLICIES

- Policy 3.3.4.1** The alignment of 61st Ave is illustrated in **Figure 10: Internal Road Network**. Detailed engineering of the 61st Ave extension will be determined at the subdivision stage through consultation with Rocky View County and affected land owners.
- Policy 3.3.4.2** The parcels containing a proposed ROW for the 61st Ave extension shall have a covenant in place allowing the future construction of the road. This ROW will be provided at subdivision stage in accordance with the requirements of the County's Regional Transportation Offsite Levy Bylaw.
- Policy 3.3.4.3** 61st Ave extension will be built to an urban industrial standard based on the County's Servicing Standards

3.3.5 ACTIVE TRANSPORTATION NETWORKS

The Janet ASP proposes a linear regional pathway on the western side of Garden Road (Range Rd 285) beyond the boundaries of this Conceptual Scheme. This pathway will be discussed in further detail in Section 3.6 Open Space of this Conceptual Scheme.

FIGURE 10 | INTERNAL ROAD NETWORK

3.4. UTILITY SERVICING

~~The Plan area~~ Cells A, B, C, D, and F will be serviced by a communal water, and wastewater onsite treatment plant and integrated stormwater management systems: ~~owned/controlled and operated by a private utility company per a Franchise Agreement with Rocky View County.~~ The private utility company currently owns and operates the existing water, wastewater, and stormwater management facilities that service the Carmek Business Park. Servicing for Cell E will be determined by individual landowners and confirmed at the subdivision and/ or development permit stages.

3.4.1 SERVICING STRATEGY

A Servicing Strategy was prepared by Sedulous Engineering in support of this Conceptual Scheme to evaluate the impacts of the proposed development on the internal servicing infrastructure and surrounding municipal service infrastructure. The existing Cell A has been constructed complete with all services required to develop private sites. The proposed future phases of the Plan area are anticipated to be serviced in a similar manner to Cell A. The proposed servicing is summarized below with the full report submitted under separate cover.

3.4.2 POTABLE & NON-POTABLE WATER

Potable water for Cells A, B, C, D, and F will be fed by ~~a the~~ privately owned and operated Carmek water treatment plant ~~(owned and operated by a private utility company as per a Franchise Agreement with Rocky View County)~~ located at the southeast corner of the existing stormwater management pond in Cell A. Raw water from an underground source is pumped to the plant for treatment prior to distribution.

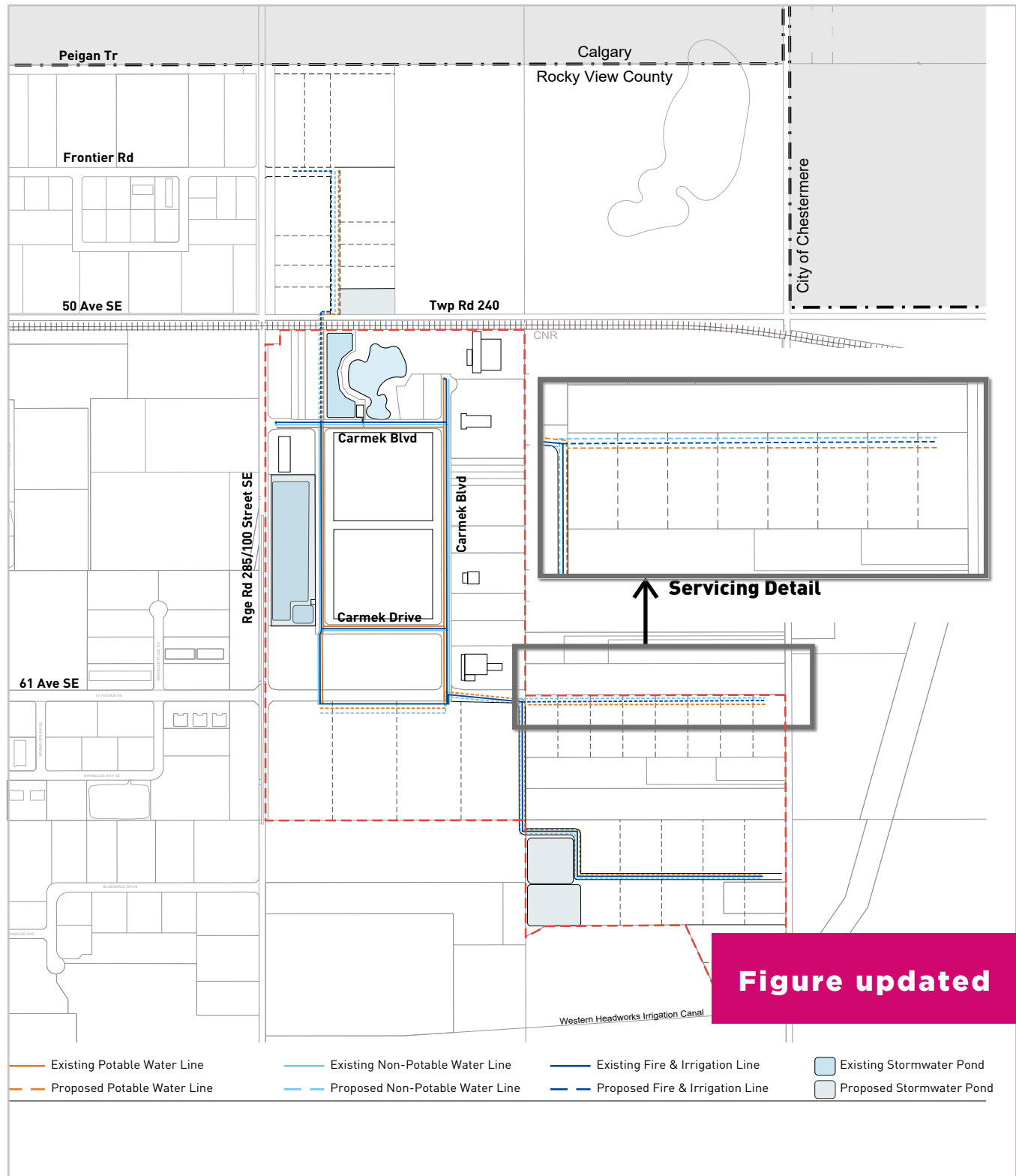
Non-potable water will also be distributed through a separate parallel system. This water is supplied by the private water treatment plant. However, the non-potable water is intended to come from treated wastewater supplied by the wastewater treatment plant and as such is not safe for human consumption. This water is intended for non-potable use such as toilet flushing.

Water used for fire suppression is provided by a network of 250mm PVC water mains and is supplied by a dedicated fire water storage ponding ~~south of the water treatment facility.~~

To provide redundancy of supply, the potable and non-potable water ~~above three critical water~~ systems will be looped into the new services areas. The fire water system will be looped into Cell D. Cell F fire water servicing will come the existing system or a new pumping system will be provided from the proposed new pond in Cell F to be determined at the subdivision stage. . The locations and layouts of these looped systems are identified in Figure 11: Water Servicing & Figure 13: Wastewater Servicing.



FIGURE 11 | WATER SERVICING



nts

3.4.3 SANITARY SERVICING

The sanitary collection system consists of a network of ~~75mm~~ high density polyethylene low pressure force mains. This force main network relies on small individual pumps installed in holding tanks/lift stations outside of each building. The system is **only intended to handles** liquid waste. Solid waste is separated in the lift stations and is stored for future disposal by individual lot owners under control of the private utility company. The force mains discharge to the privately owned and operated wastewater treatment plant.

POLICIES

Policy 3.4.3.1 ~~A detailed review of Low Impact Development strategies for decreasing water usage, water re-use strategies and treatment processes will be conducted by a qualified engineer at the development permit stage.~~

Policy 3.4.3.1 All costs to facilitate extension and upgrade of required water and wastewater infrastructure to **the Cell A, B, C, D, and F, development Area**, including any required upgrades to the Water and Wastewater Systems Plants shall be the responsibility of the developer and shall be addressed by the developer via an agreement between the developer and ~~service provider.~~ **the private utility company.**

Policy 3.4.3.2 Utility rights-of-way and easements shall be provided to accommodate water and sanitary utilities at the subdivision and development permit stage, as deemed necessary.

3.4.4 SHALLOW UTILITY EXTENSIONS

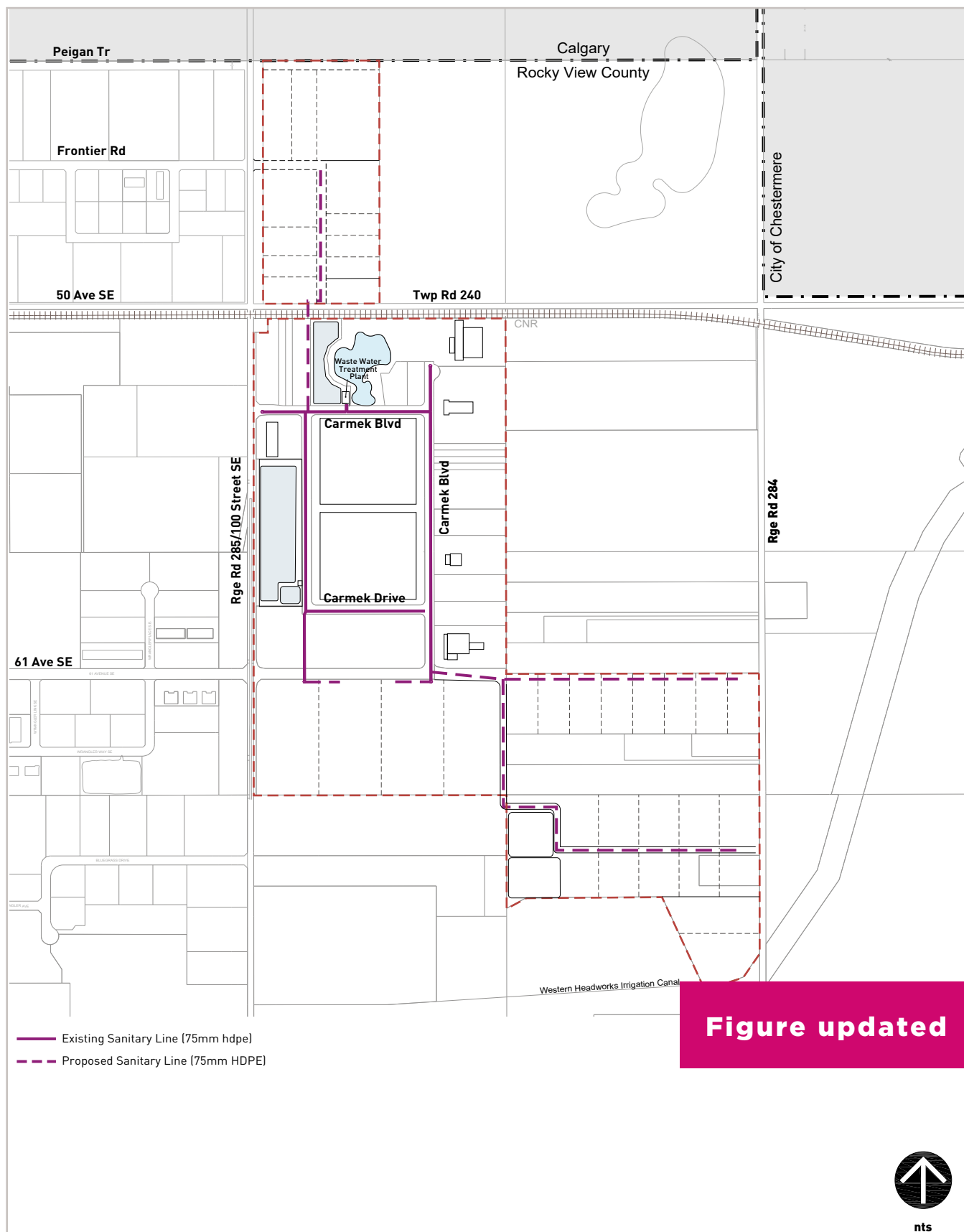
Shallow franchise utilities (ie. electricity, telecommunication, natural gas, etc.) will be provided within the Plan area by the developer at the subdivision stage in accordance with the requirements of the applicable shallow utility providers and the County Servicing Standards.

POLICIES

Policy 3.4.4.1 The alignments for franchise utility installations shall be determined ~~at the subdivision stage in accordance with the County Servicing Standards.~~ **by the private utility company.**

Policy 3.4.4.2 Shallow franchise utilities shall be installed and/or financed by the developer at the subdivision stage in consultation with the applicable utility providers.



FIGURE 12 | WASTEWATER SERVICING

3.5. STORMWATER MANAGEMENT

A stormwater management report was prepared by Sedulous Engineering Inc. in support of this Conceptual Scheme that provides sustainable stormwater solutions for the Carmek Business Park as generally illustrated on ~~Figure 12: Interim Stormwater Management Strategy~~ and **Figure 13: Ultimate Stormwater Management Strategy**. The full report has been submitted under separate cover.

POLICIES

Policy 3.5.1 The proposed stormwater management system within the Conceptual Scheme Planning Area will proceed generally as illustrated on ~~Figure 12: Interim Stormwater Management Strategy~~ and **Figure 13: Ultimate Stormwater Management Strategy**.

3.5.2 STORMWATER MANAGEMENT PLAN

The Stormwater Management Report recognizes the limited opportunity for off-site stormwater discharge. The current information provided by the Cooperative Stormwater Management Initiative (CSMI), of which Rocky View County is a member, ~~allows for off season release into the Western Irrigation District (WID) canal. Until such time as the CSMI has built alternative infrastructure to accommodate stormwater in the area, the plan is to allow off season (September-May) release into the (WID) canal at a flow rate prescribed by the CSMI Engineering Assessment of Preferred Stormwater Management Options.~~ indicates CSMI will not be available to Janet in the near term. Further, when CSMI and connecting infrastructure does become available, CSMI will impose stormwater volume control targets (VCTs), limiting discharge to either 40mm/yr or 80mm/yr. Therefore, an additional stormwater outlet is required to manage stormwater both: until the CSMI and connecting infrastructure has been constructed; and also, in the future when the CSMI infrastructure is constructed in order to manage stormwater above the VCTs. That is, for typical industrial development land to achieve 40mm/year runoff or 80 mm/yr runoff, additional water balance losses are required to manage stormwater volumes above what the future CSMI system is planned to accept. Large permanent evaporation ponds or large tracts of land used for stormwater irrigation are typical solutions for this. However, these measures represent an inefficient use of the industrial land, a valuable resource, in the Janet ASP. In this case, managing excess runoff both in the current and future conditions will be accomplished by constructing a new pond on Cell F and treating the stormwater via a proposed biofilter/treatment wetland which will discharge treated water directly into the Western Irrigation District (WID) canal.

This treatment facility will be designed to accommodate post development runoff from CARMEK Business Park (Cells A, B, C, D, and F), Frontier Industrial Park (if required), and receive pre-development runoff from undeveloped lands within the catchment area. Lands outside of Cells A, B, C, D, and F and Frontier will be required to design and implement their own stormwater management systems when those lands develop.

It is therefore assumed that, once CSMI is constructed, the Carmek system could discharge runoff to CSMI up to the prescribed volume control limit and then discharge the excess volume to the WID irrigation canal. Prior to CSMI's completion, the full volume of treated runoff will be discharged to the WID canal as allowed in the current CSMI plan.

The existing Frontier Industrial Park stormwater system experiences frequent flooding when private industrial on-lot systems are not operated per their original design criteria. This results in excess water from these lots entering three (3) County owned Frontier ponds, and flood water entering the Carmek Business Park. Drainage from Peigan Trail is also directed into the Frontier East Pond despite it not being designed to accommodate this drainage. EMCOR has been partnering with the County and the WID under the umbrella of the CSMI project to perform controlled pumping releases into the WID canal system to reduce risk of flooding in this area since 2018.

Runoff from Frontier lands has been included in the Carmek system design in order to demonstrate that runoff from Frontier can be accommodated in the Carmek stormwater system. A separate stormwater management strategy will need to be prepared by the County for the Frontier lands to examine the details of how to retrofit/improve operations of the Frontier Main and private ponds to prevent any flooding, introduce a water quality testing program, and control water quality/quantity. EMCOR and Rocky View County will also need to coordinate capital and operation cost sharing arrangements relative to the Carmek collection, storage, and treatment systems that benefit the Frontier lands.

~~Those lands will no longer be able to discharge runoff into the CARMEK stormwater management system once they develop (which is the same requirement that was imposed on CARMEK and Frontier when they were developed).~~

~~The report provides detailed modeling of the stormwater management system scenarios that contemplate an eventual transition from on site disposal to off-site discharge. The system includes temporary evaporation ponds, water transfer between ponds, existing irrigation reservoir, trap lows, a spray irrigation system, and annual dewatering among other solutions. The most appropriate stormwater management solution will be finalized at the subdivision stage.~~

Stormwater management facilities within Cells A,B, C, D, and F, including the irrigation system, will initially be owned and operated by the developer. A master servicing agreement between the Developer and the County will specify that the stormwater system may be acquired by the County at a future date. be constructed by the developer and turned over to the private utility company via an agreement between the developer and private utility company. The stormwater pond and treatment facility in Cell F will be constructed by the developer and will be turned over to a separate private utility company that will be operated in coordination with the WID. Separate agreements may be pursued by landowners within Cell E.

POLICIES

Policy 3.5.2.1 The Developer shall ensure the recommendations of the Stormwater management report are implemented through the subdivision, development, and building permitting stages in conformity with the Alberta Environment and Protected Areas approvals.

~~**Policy 3.5.2.2** The developer shall ensure post-development stormwater runoff shall not be discharged to adjacent lands unless agreed to by the County, the owners and Alberta Environment and Parks such as during scheduled off-season releases.~~

Policy 3.5.2.2 All costs to facilitate extension and upgrade of required stormwater infrastructure to the Cell A, B, C, D, and F, development Area, shall be the responsibility of the developer and shall be addressed by the developer via an agreement between the developer and the private utility company.

Policy 3.5.2.3 At the development permit stage, the developer is encouraged to engage the services of a stormwater engineer to investigate Low Impact Development strategies for stormwater reduction through the use of landscaping, rain gardens, green roofs, treatment for potable uses, treatment for process uses, etc.

Policy 3.5.2.4 The Carmek stormwater management system shall accommodate pre-development flow from undeveloped lands within the catchment illustrated on Figure 13: Stormwater Management Strategy until such time as those lands develop and implement their own stormwater management systems. At that time those lands will cease to drain into the Carmek System.

~~**Policy 3.5.2.4** All new stormwater management facilities shall be dedicated as Public Utility Lots.~~

Policy 3.5.2.5 Stormwater management facilities shall be designed and constructed in accordance with the approved stormwater management report Master Drainage Plan, CSMI, County Servicing Standards, County Policy and Provincial regulations.

Policy 3.5.2.6 As a condition of subdivision and development permit, the applicant must provide verification of municipal, and provincial and federal approvals and registration for the stormwater system.

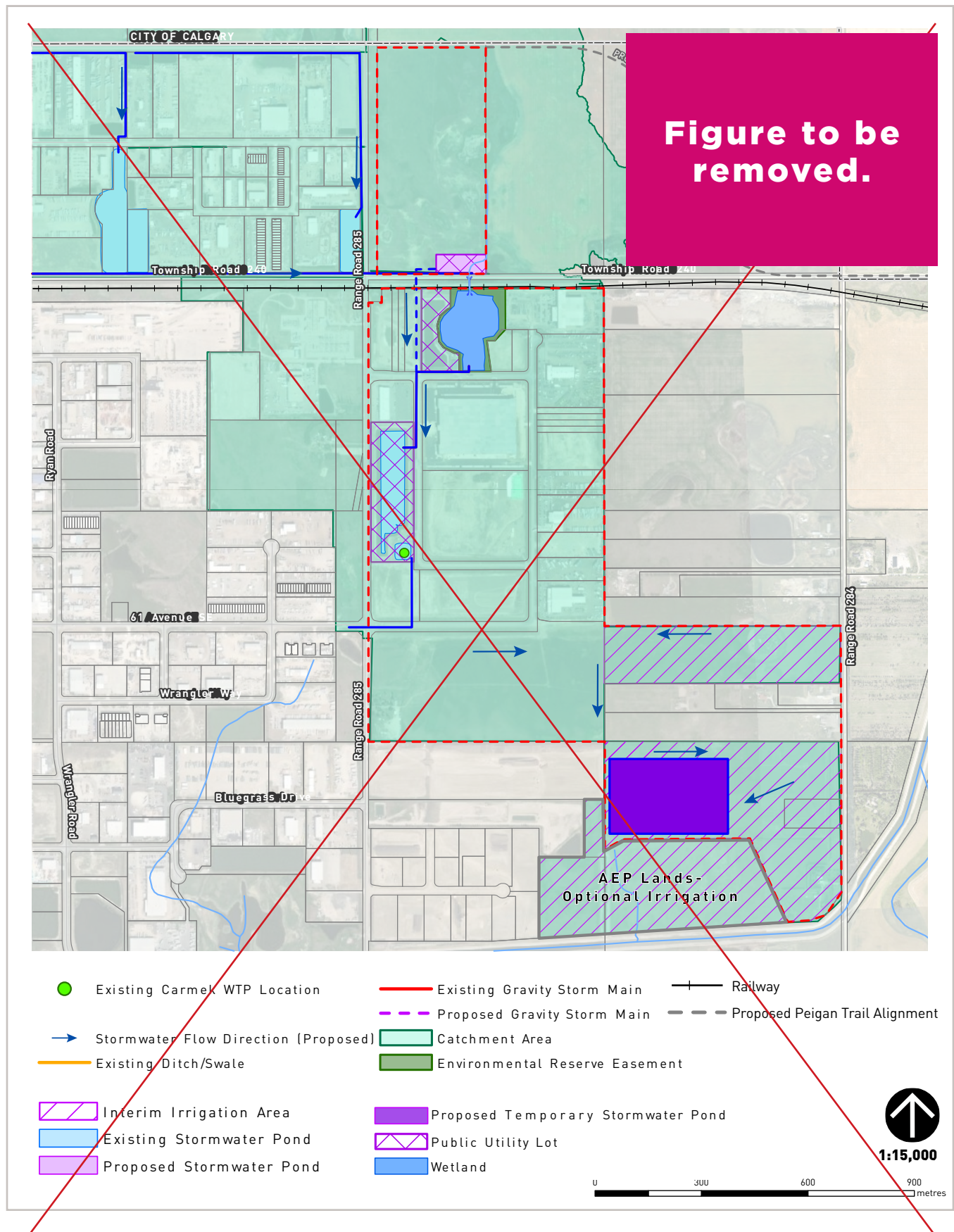
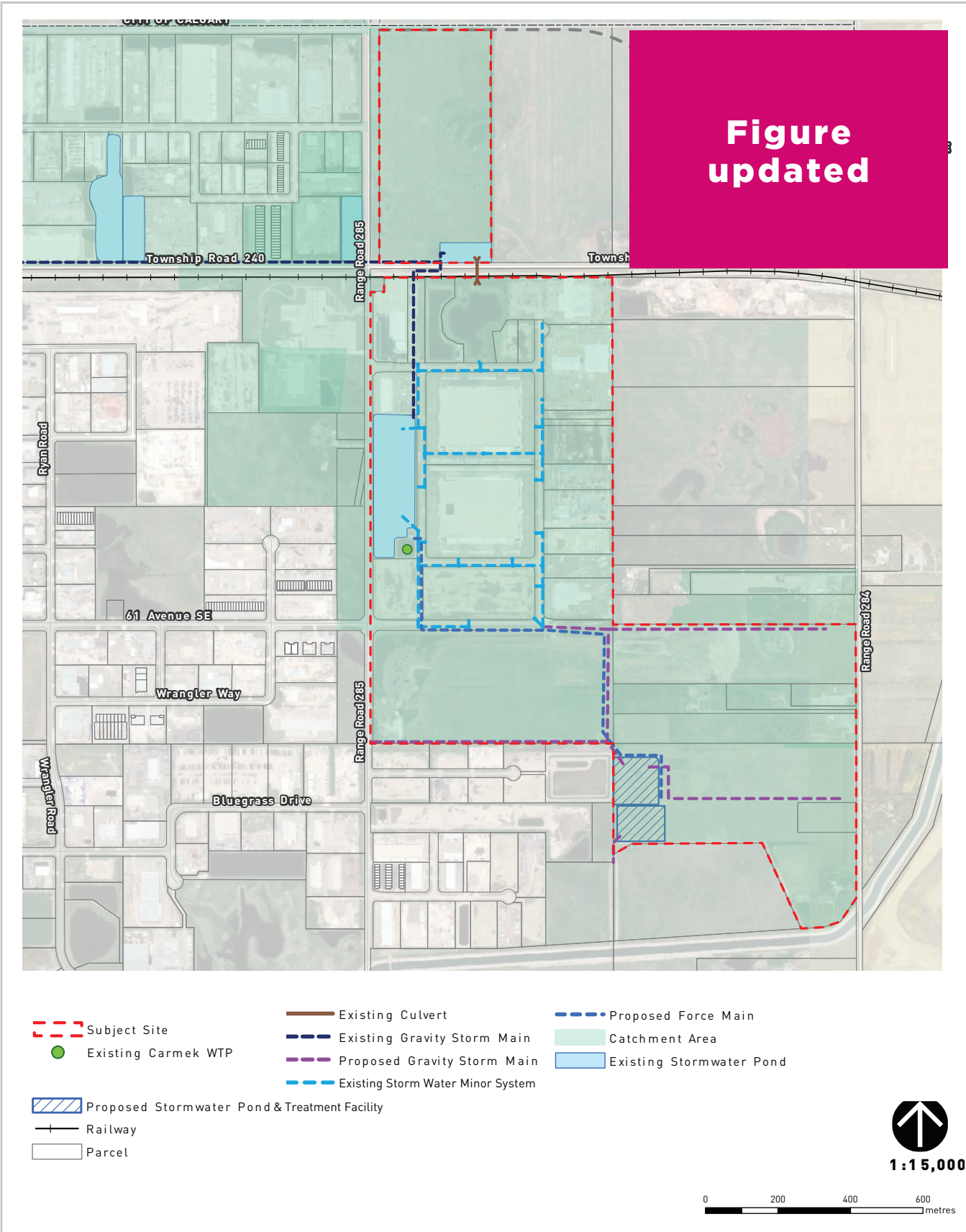
FIGURE 13 | ~~INTERIM STORMWATER MANAGEMENT STRATEGY~~

FIGURE 14 | ~~ULTIMATE~~ STORMWATER MANAGEMENT STRATEGY



3.6. OPEN SPACE

Open space within the Plan area is allocated between Environmental Reserve Easement or is provided via Cash-in-Lieu of land for Municipal Reserve as illustrated in **Figure 15: Open Space**. The linear pathways provided in this plan are consistent with Policy 17.5 of the Janet ASP. ~~and Municipal Reserve.~~

3.6.1 MUNICIPAL RESERVE

Disposition of Municipal Reserve (MR) shall be provided by the developer at the subdivision stage and is expected to be accommodated via cash-in-lieu of land in accordance with the requirements of the Municipal Government Act. Previous subdivision in Cell A resulted in partial payment of MR via cash-in-lieu as outlined in Table 3: Proposed Municipal Reserve (MR) Disposition.

The amount of MR outstanding accounts for previously deferred and paid MR within the Plan area. The anticipated disposition of land is summarized in Table 3: Proposed Municipal Reserve (MR) Disposition

POLICIES

Policy 3.6.1.1 Outstanding Municipal Reserve (MR) shall be dedicated by the developer at the subdivision stage via “cash-in-lieu” payment of land pursuant to the provisions of the Municipal Government Act.

Table 3: Proposed Municipal Reserve (MR) Disposition

Development Type	Ha (±)	Ac (±)
Total Area	222.83	551.97
Environmental Reserve Easement (ERE)	5.08	12.55
Net Developable Area	217.75	539.42
MR previously provided via Cash in Lieu	2.7 10.65	6.7 26.32
Amount of MR Outstanding	21.78 5.05	53.82 26.32
MR as Cash in Lieu	21.15	52.26

3.6.2 REGIONAL PATHWAYS

The Janet ASP identifies a future pathway along the west side of Garden Rd/ Range Rd 285 as well as along Township Rd 240. Portions of the pathway system have been constructed on the west side of Range Rd 285 south of the Carmek site as proposed. Previous agreements with the County and the developer resulted in a portion of the pathway being constructed on the east side of Range Rd 285 through the developed portion of Carmek Business Park.

Due to current development patterns, continuation of the pathway system on the west side of Range Rd 285 north of Township Rd 240 is difficult so this plan proposes a connection on the east side of Range Rd 285. Completing this portion of the pathway will require an access agreement with AltaLink as the alignment falls under their aerial facilities (i.e. within Transmission Line R/W 2173JK). If the County, the developer and AltaLink can enter into these agreements, at the future subdivision stage, the Developer will construct the pathway connection on the east side of Range Rd 285 **and complete the pathway connection through Cells B and C.**

FIGURE 15 | OPEN SPACE

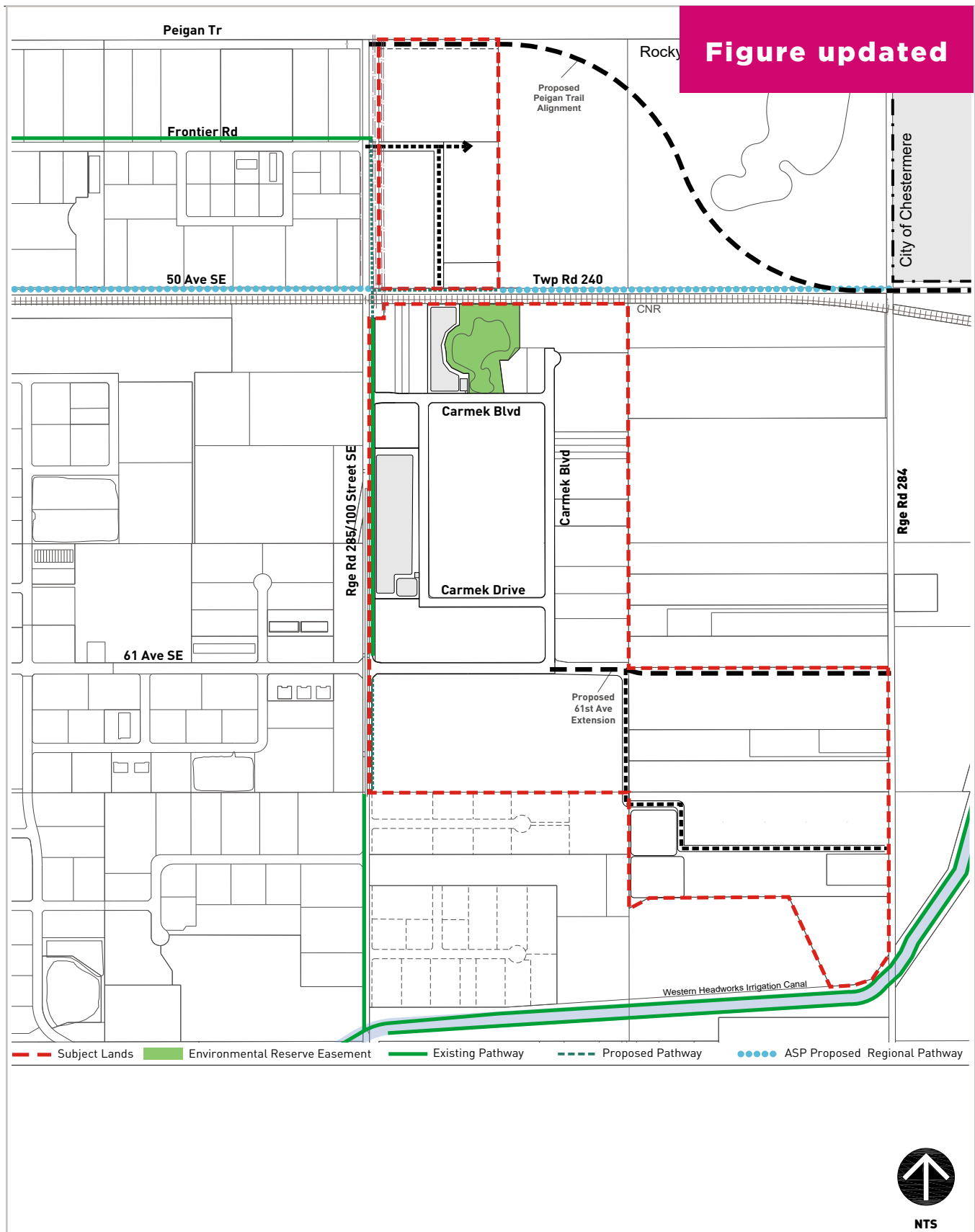


Figure 15 also shows a pathway connection on the south side of the plan area that runs parallel to Township Rd 240.

POLICIES

- Policy 3.6.2.1** A pathway connection shall be accommodated in the Conceptual Scheme as described below:
- 1. A 2.5m wide pathway will be accommodated along the southern portion of Cell C parallel to Township Rd 240.
 - 2. At the future subdivision stage, as part of the Development Agreement, the developer to initiate and secure agreements with Altalink. The County will assist as needed during negotiation. The developer shall construct and maintain a 2.5 m pathway on the east side of Range Rd 285 from Township Rd 240 to the north property line connecting to future Peigan Trail. If agreement with Altalink cannot be reached, the developer shall construct and maintain the 2.5 m pathway along the west portion of their own property.

3.6.3 LANDSCAPING

Care and consideration in landscaping are important for the cohesive aesthetic aspects of the Carmek Business Park as well as for natural and environmental considerations.

Well maintained, regionally appropriate landscaping positively impacts the environmental conditions of the site and assists in the Weed Management Program that will be implemented at the Development Permit and construction stages. To provide guidance on the landscaping requirements, a Landscape Plan will be required for each development permit application.

POLICIES

- Policy 3.6.3.1** A Landscape Plan shall be submitted with each development or subdivision application to demonstrate the following requirements:
- i. Plant materials chosen are proven for the climate zone for the Calgary region and also address low available water resources for long-term maintenance;
 - ii. The same or similar mix of tree species planted in front yards and/or boulevards along both sides of the road for visual continuity;
 - iii. Avoid species monoculture over large areas;
 - iv. Retaining walls and front yard fencing shall be decorative as well as functional and integrated into the front yard landscape design;
 - v. Decorative feature walls or low-profile landscaped berms including mass plantings of flowering shrubs, evergreen shrubs, or decorative tall grass species should be incorporated into the landscape designs at key public intersections and entryways without interfering with necessary traffic sight lines; and
 - vi. No potable water is to be used for irrigation.

3.7. COMMUNITY SUPPORT SERVICES

3.7.1 FIRE PROTECTION

Fire response in the area is expected to be provided from Fire Station 111 located in Langdon. The specific mechanism to provide fire response within the Plan area will be established at the subdivision stage.

3.7.2 POLICE RESPONSE

Police response will be provided by the RCMP Detachment in Chestermere with support from the Rocky View County Community Peace Officers.

3.7.3 EMERGENCY SERVICE RESPONSE

Emergency response will be accommodated by the 911 system with dispatch of ambulance service from EMS facilities located within the City of Calgary.

3.7.4 SOLID WASTE MANAGEMENT

The Developer shall prepare a Waste Management Plan at the subdivision stage to determine the specific methods of managing waste during the construction process.

~~It is expected that the existing Business Lot Owner's Association will include the new industrial lots developed within this Plan area as a part of the existing Carmek Park Business Lot Owners Association. The Business Lot Owner's Association is expected to contract solid waste management within the Plan area to a qualified waste management service provider. Solid waste management is the responsibility of each individual lot owner and will continue to be privately managed for new lots.~~

Garbage and waste material at any location on the site shall be stored in weatherproof and animal proof containers located within buildings or adjacent to the side or rear of buildings, and those areas shall be screened from view by all adjacent properties and public thoroughfares. ~~Mechanical waste compactors will be encouraged throughout the Plan area.~~

POLICIES

- Policy 3.7.4.1** The developer shall prepare a Waste Management Plan at the subdivision stage, to the satisfaction of the County.
- Policy 3.7.4.2** Storage of garbage and waste material shall be in weatherproof and animal proof containers located within buildings or adjacent to the side or rear of buildings, and those areas shall be screened from view by all adjacent properties and public thoroughfares. This shall be enforced through the development permitting stages.

4.0 IMPLEMENTATION FRAMEWORK

4.1. PROPOSED LAND USE

Land use within the Plan area is expected to be assigned by Council in accordance with the Rocky View County Land Use Bylaw (C-8000-2020) as generally illustrated on **Figure 16: Proposed Land Use** and described as follows:

- The central business industrial areas will remain DC-153 to accommodate a wide range of industrial uses.
- The northern parcel, and two eastern parcels referred to as Cell D and F of the business industrial area, will be designated as Industrial- Light (I-LHT)
- The Public Utility Lots (PUL) contain the water, wastewater, and stormwater treatment and management facilities and will be designated Special, Public Service District (S-PUB) if not under DC-153 with the exception of the new private stormwater pond and stormwater treatment facilities in Cell F.

4.1.1 DIRECT CONTROL-153 USE

Lands identified as Direct Control District-153 (DC-153) must conform to the intent of this conceptual scheme and the DC-153 bylaw, which includes the appropriate range of uses, development regulations, subdivision and servicing requirements.

POLICIES

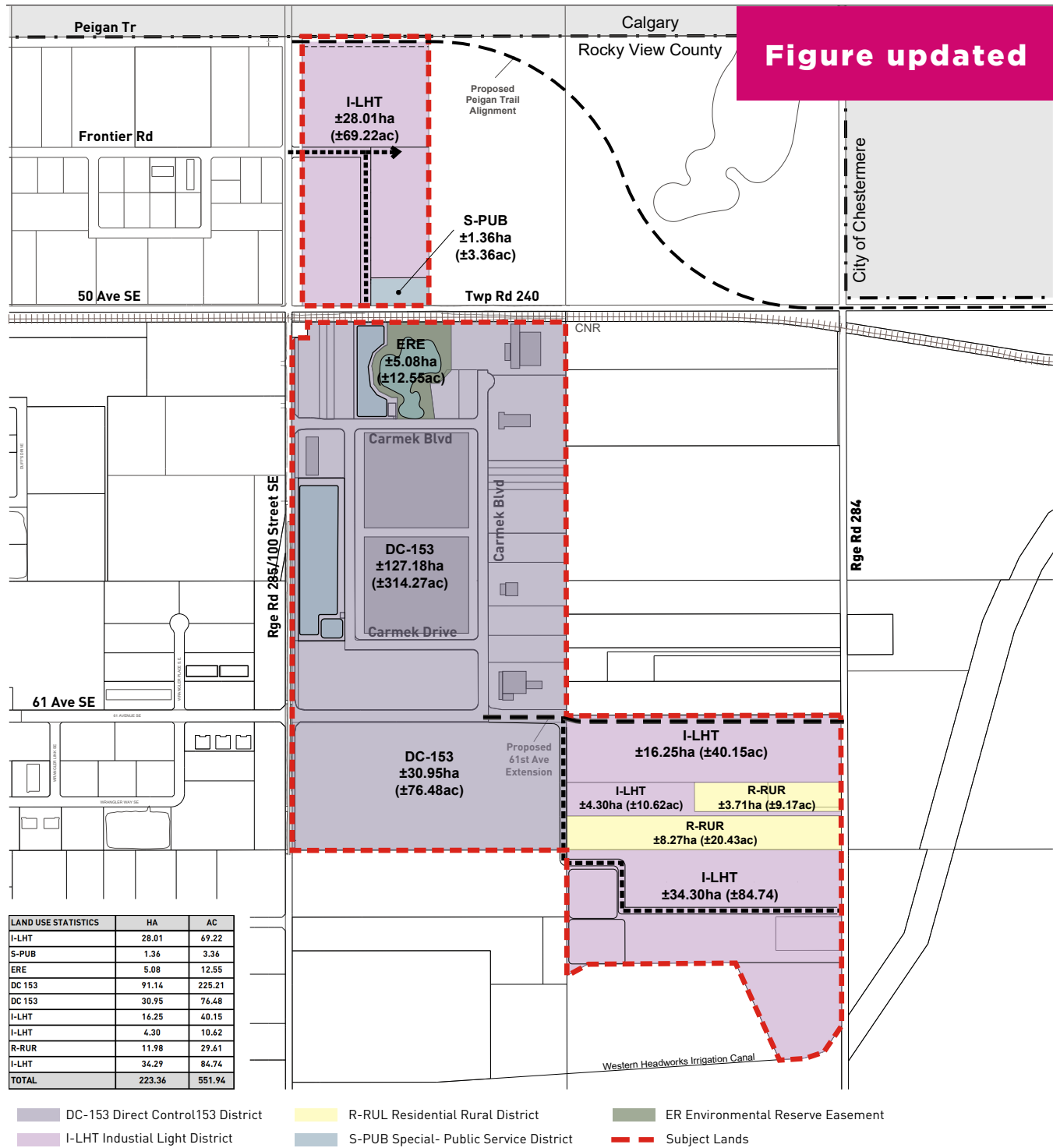
Policy 4.1.1.1 Future land uses within the Plan Area are as generally illustrated on **Figure 16: Proposed Land Use**.

4.1.2 INDUSTRIAL USE

Lands identified for industrial use will host a variety of manufacturing, logistics, and other industrial uses as per Rocky View County Land Use Bylaw C-8000-2020.

~~4.1.3 UTILITY USE~~

~~Cells D and F in the Conceptual Scheme Planning area will be used for utility purposes such as stormwater management and for industrial development. and stockpiling for site stripping and grading. The intent is to redesignate these parcels for industrial uses similar to Cells A, B, and C as part of a subsequent Conceptual Scheme amendment process. Land use on Cell D shall remain Residential Rural (R-RUR) and land use on Cell F shall remain Agricultural General (A-GEN) until such time as a future land use redesignation application and Conceptual Scheme amendment application are brought forward.~~

FIGURE 16 | PROPOSED LAND USE

4.1.3 RESIDENTIAL TRANSITION USE

The intended use of lands within the Janet ASP is industrial. Residential parcels in Cell E that have been identified as Residential Transition may continue to be used for residential purposes until such time that a change in use to industrial or business is desirable.

Relevant technical studies to support industrial land uses were not conducted on parcels in Cell E. Additional studies will be required to support future land use amendments on parcels in Cell E.

Industrial areas that share a boundary with Residential Transition areas must employ appropriate screening and mitigation efforts to reduce the impact of industrial activities on Residential properties as per the County's Commercial, Office and Industrial Design Guidelines.

POLICIES

Policy 4.1.3.1 Prior to a land use amendment to support the transition to industrial or other land uses, all relevant technical studies required by the County must be conducted for Residential-Rural (R-RUR) parcels in Cell E as indicated by **Figure 16: Proposed Land Use**. Studies include, but are not limited to, an Environmental Site Assessment, Biophysical Impact Assessment, Geotechnical Evaluation, Wetland Impact Assessment Report.

Policy 4.1.3.2 Industrial parcels that share a boundary with Residential Transition areas must employ appropriate screening and mitigation efforts to reduce the impact of industrial activities on adjacent Residential Properties as per the County's Commercial, Office and Industrial Design Guidelines.

~~**Policy 4.1.3.3** The use of sustainable building technology and enhanced energy efficiencies will be encouraged in all new buildings within the plan area. Additionally, water conservation measures are in place throughout the Plan Area in the form of onsite water and wastewater treatment further discussed in section 3.4. Objectives for environmental consideration include use of renewable energy (i.e., wind or solar); water conservation and recycling; on site storm water treatment (bio swales); preservation and enhancement of the natural environment; LEED Certified and/or LEED designed buildings that utilize innovation in environmental design; re-use of by products between businesses; sharing of resources and facilities between businesses.~~

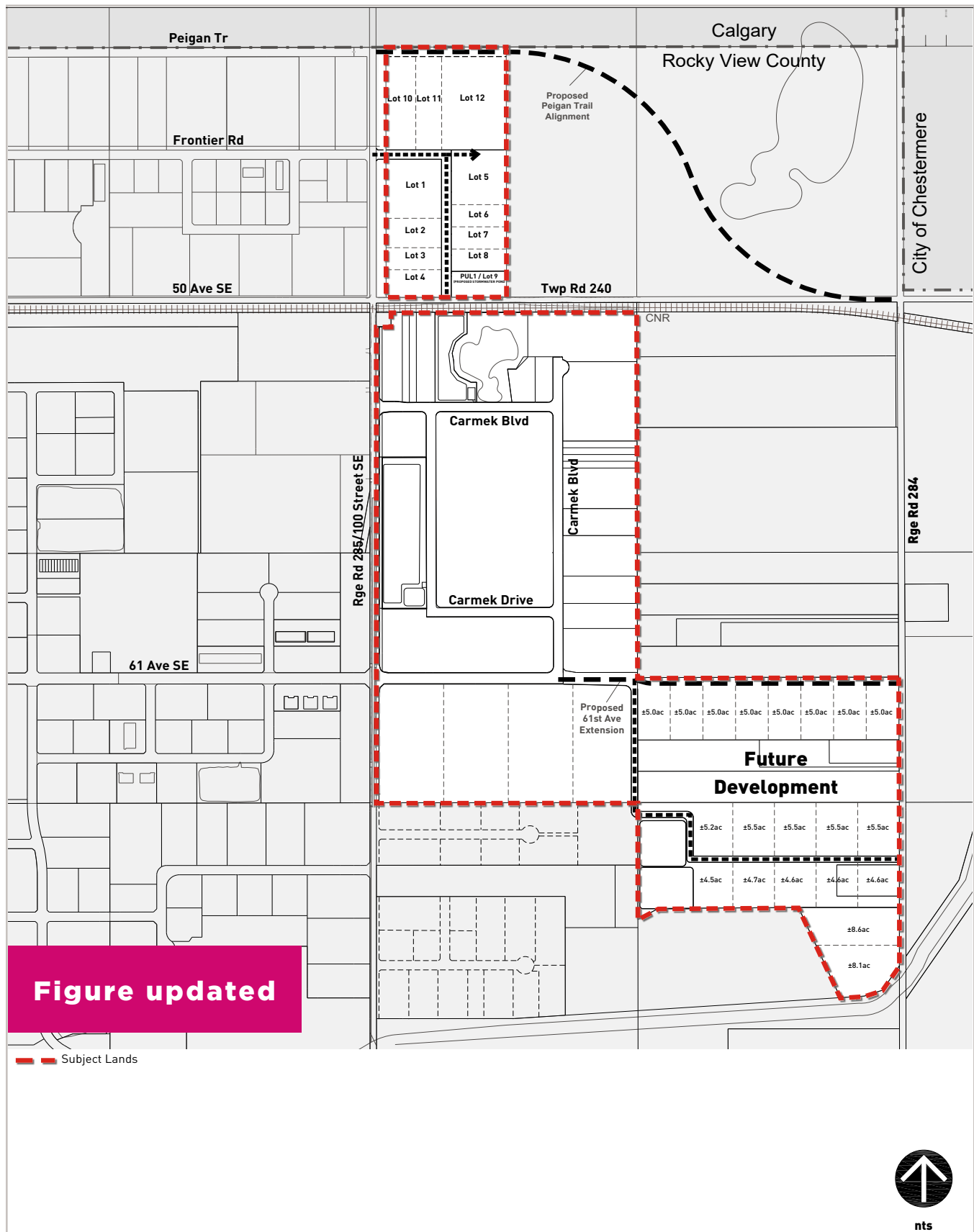
~~• Water conservation and reuse measure~~

~~• Sustainable and/or energy efficient building design and site design techniques~~

~~**Policy 4.1.2.3** Changes to the land use of Cells D and F to industrial uses shall require a land use redesignation and Conceptual Scheme amendment subject to County policies and procedures.~~



FIGURE 17 | PROPOSED SUBDIVISION PLAN



4.2. PROPOSED SUBDIVISION

Lot sizes for new and existing lots will include frontages from 20 to 370 metres, allowing for maximum flexibility to accommodate a wide range of industrial businesses as described in Section 4.1.1. Parcel sizes will be customized at the time of lot purchase by consolidation of adjacent land titles.

Implementation of subdivision is expected to occur within the Plan area as generally illustrated by **Figure 17: Proposed Subdivision Plan** and described as follows:

- Approximately 20 additional industrial lots on the expanded lands will range in size from 2.54 ac- 27.84 ac.
- The installation and extension of all necessary infrastructure and servicing will progress efficiently and in a logical manner determined by market demand and proximity to existing servicing connections.

The development scenario illustrated by **Figure 17: Proposed Subdivision Plan** is conceptual only. It is acknowledged that the specific number, size and configuration of industrial lots will be determined at subdivision stage subject to the phasing program proposed by the developer, the availability of utility servicing and transportation infrastructure, and market demand.

POLICIES

- | | |
|---------------------|--|
| Policy 4.2.1 | Subdivision within the Plan area is expected to proceed as generally illustrated on Figure 17: Proposed Subdivision . |
| Policy 4.2.2 | The exact number, size and configuration of lots will be determined by the developer at the subdivision stage and are subject to the phasing program proposed by the developer. All proposed lots must comply with County Servicing Standards including access and intersection spacing. |

4.3. ANTICIPATED PHASING

The phasing of the development will be determined by the developer as follows:

- Facilitate the logical and efficient extension of road access and services north, south and east to utilize existing service and access infrastructure along Garden Rd/ Range Rd 285 and within the current Business Park.
- Be flexible to allow for lots dependent upon market demand for a wide range of lot sizes.
- Recognize the need to extend road access, and service lines in an efficient and logical manner.

The anticipated development of the Plan area is expected to proceed from the existing Business Park outward to the north, south and southeast as generally illustrated on Figure 18: Anticipated Phasing. ~~with Phase 4 not anticipated for immediate development until alternative stormwater management solutions become feasible.~~

~~It is noted that the development of Cells D, E, and F identified as "Future Phases" on Figure 16: Anticipated Phasing may only proceed once downstream CSMI regional stormwater infrastructure is constructed and the area is no longer required for stormwater management or Residential uses.~~

Phase 0 includes the approved Carmek Business Park and is referred to as Cell A in the development concept

Phase 1 is generally expected to include:

- The lands south of 61st Ave referred to as Cell B.

Phase 2 is generally expected to include:

- The ~~southern portion of~~ Cell C between Township Rd 240 and the future Peigan Trail alignment.
~~proposed Frontier Rd extension.~~

Phase 3 is generally expected to include:

- ~~The remaining portion of Cell C north of the proposed Frontier Rd extension. Development in this phase will need to contemplate the future Peigan Trail alignment.~~ Cell D and F. Cell D is expected to contemplate the future alignment of the 61st Ave extension.

Future Phases Phase 4 is are generally expected to include:

- ~~Development of Cell D for industrial uses via a future land use amendment. Until it is redesignated for industrial uses, it shall be used for stormwater disposal and potential stock piling for striping and grading in relation to construction activities in Cells A, B, and C.~~
- Cell E will remain Residential (R-RUR) until such time as the landowners are prepared to redesignate the land for industrial uses;
- ~~and Cell F which will remain Agricultural (A-GEN) use to accommodate stormwater disposal. This Cell will be redesignated for industrial use via a future land use amendment when an alternative stormwater strategy becomes feasible.~~

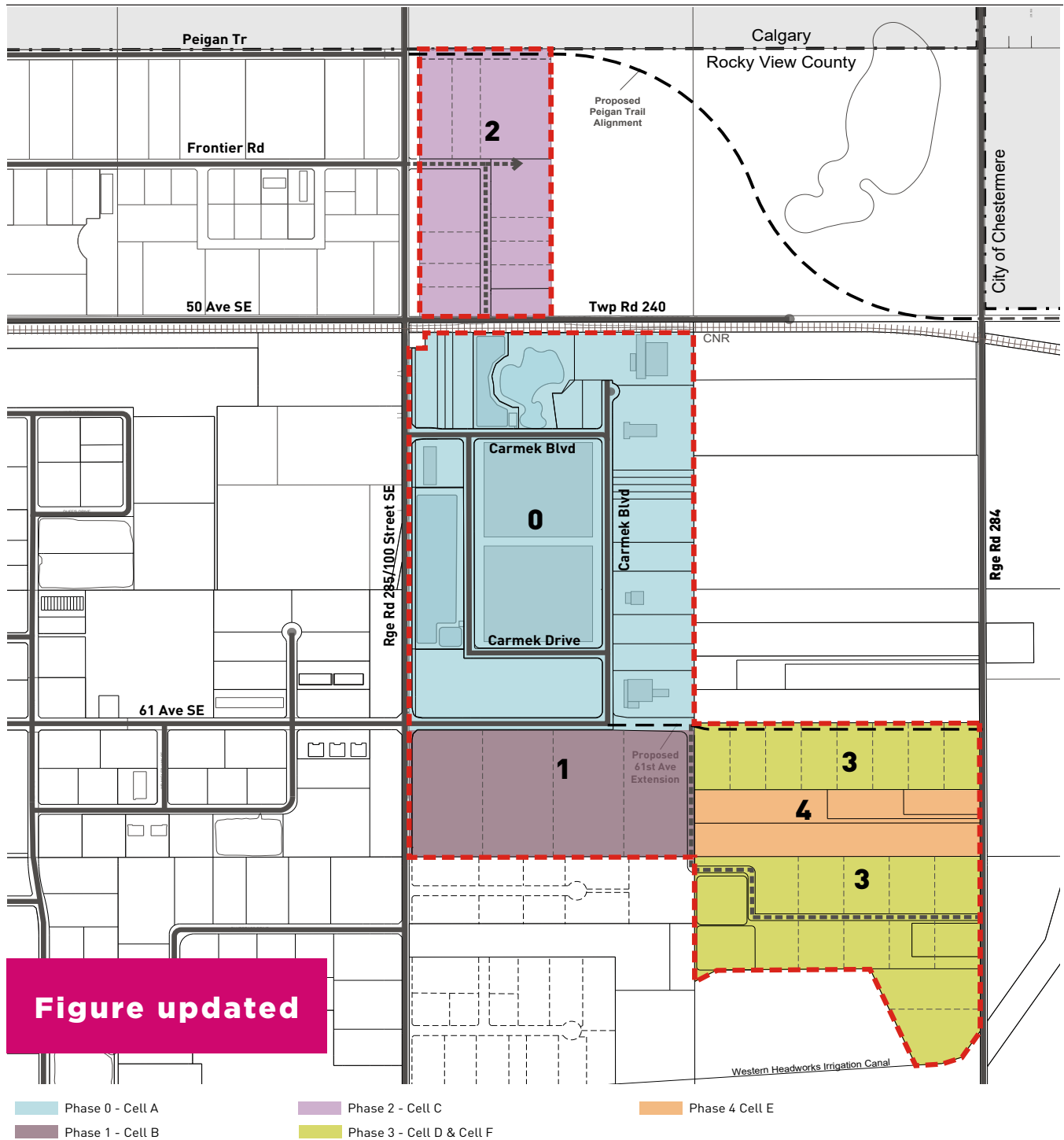
Notwithstanding, the anticipated phasing strategy described above, the developer may pursue an alternate phasing strategy without requiring an amendment to this Plan provided that appropriate infrastructure is provided to support the proposed subdivision phase.

POLICIES

- | | |
|-------------------------|--|
| Policy 4.3.1 | The development within the Plan area is expected to proceed in five (5) phases as generally illustrated on Figure 18: Anticipated Phasing . |
| Policy 4.3.2 | The developer may develop the project in an alternate phasing program provided there is appropriate infrastructure available to support each subdivision phase. |
| Policy 4.3.3 | Until Cell D is redesignated to an industrial use, it shall be used for stormwater management and stockpiling for striping and grading in relation to construction activities in Cells A, B, and C. |

4.4. CARMEK LOT OWNERS ASSOCIATION

The existing Carmek Lot Owners Association Ltd. (CLOA) operates within the approved Carmek Business Park. New industrial lots included in this application will fall under the purview of the CLOA through encumbrances added to the Certificate of Title. The CLOA is responsible for the provision of amenities, enhancements and other responsibilities to the lots and their owners relating to the enforcement of restrictive covenants, architectural guidelines, and other obligations to Rocky View County required upon the subdivision of lots.

FIGURE 18 | ANTICIPATED PHASING

nts

POLICIES

- Policy 4.4.1** An encumbrance shall be added to each new titled lot outlining the agreement between each new Lot and the Carmek Lot Owners Association Ltd. (CLOA) at the subdivision stage.
- Policy 4.4.2** Responsibilities of the CLOA include but are not limited to, enforcement of restrictive covenants and architectural guidelines on lots, solid waste management, maintenance and irrigation of common greenspaces, fertilization and weed control, and security.

4.5. ARCHITECTURAL DESIGN CONSIDERATIONS

The **Carmek Business Park Conceptual Scheme** contemplates the expansion of a master-planned industrial park that will be attractively designed, integrate with existing adjacent developments, and honour the County's Commercial, Office and Industrial Design Guidelines.

The development anticipated within the Carmek Business Park is expected to include buildings of varying types, scales, and intensities. However, in all cases, business development is expected to establish and maintain attractive development form within the Plan area.

Architectural controls shall be established at the subdivision stage. These will establish specific design criteria such as (but not limited to):

- Landscaping requirements (public & private)
- Water conservation measures
- Signage and display requirements
- Fencing and screening
- Lighting such as to maintain the County's "dark sky lighting policies"
- Grading and berming
- Appropriate articulation of building massing and treatment of facades.
- Consistency with other existing business developments adjacent to the Plan area.

It is expected that the developer will assign the same or similar architectural controls within this Plan area as those established in the existing Carmek Business Park.

POLICIES

- Policy 4.5.1** The Developer shall implement Architectural Design Considerations on a site-specific basis in accordance with the guidelines established in the Conceptual Scheme for each subdivision application.
- Policy 4.5.2** Implementation of Architectural Design Considerations will be by the developer, as an instrument on title, and applications for building will not be permitted to proceed for the Building Permit stage without adherence to the Architectural Design Considerations.
- Policy 4.5.3** Implementation of Architectural Design Considerations will follow the County's Commercial, Office and Industrial Design Guidelines and section 10.7 of the Janet Area Structure Plan that discusses

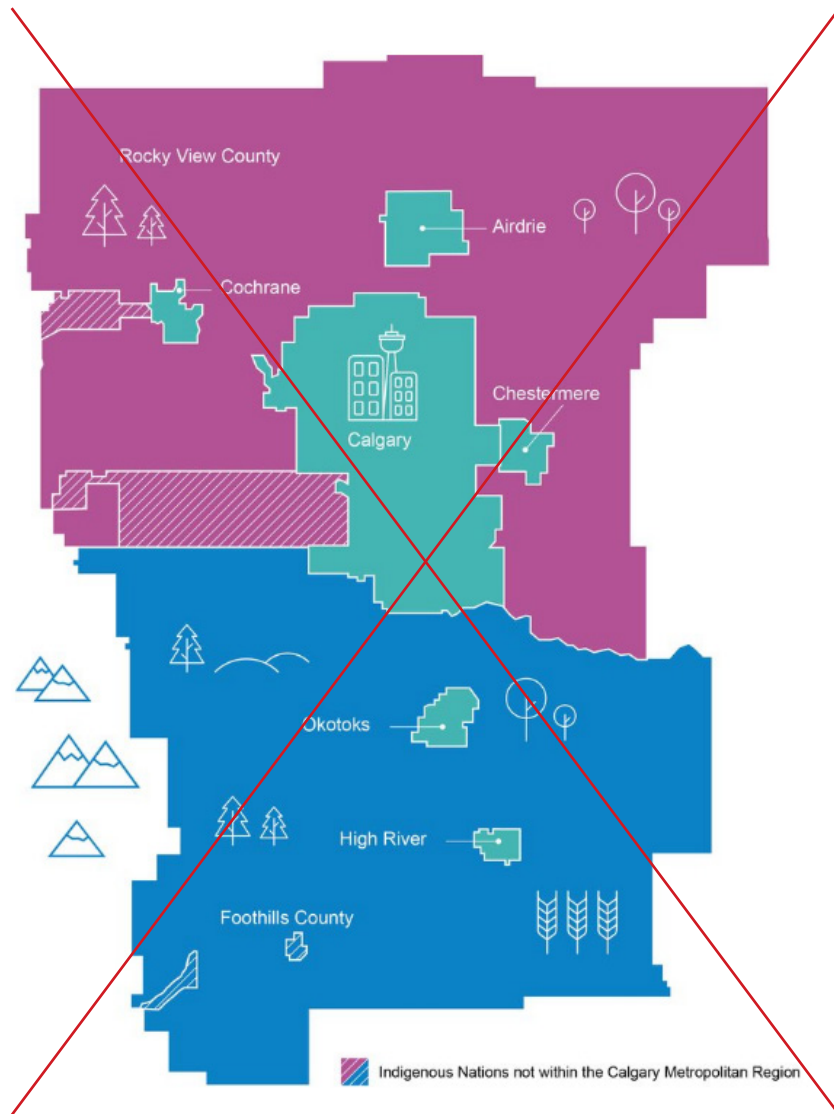
5.0 MUNICIPAL POLICY FRAMEWORK

5.1. ~~CALGARY METROPOLITAN REGION BOARD GROWTH PLAN~~

~~The Calgary Metropolitan Region Board's (CMRB) Growth Plan is a regional plan that guides long term planning and development within the Calgary Metropolitan Region (CMR). An area of land that consists of six(6) urban municipalities and two (2) counties. All statutory documents within the region must align with the policies established in the Growth Plan.~~

~~The Growth Plan implements the CMRB regulations which include the following objectives:~~

- ~~a. to promote an integrated and strategic approach to planning for future growth in the CMR;~~
- ~~b. to identify the overall development pattern and key future infrastructure investments that would:~~
 - ~~i) best complement existing infrastructure, services and land uses in the CMR;~~
 - ~~ii) best complement the desired scale of development and community visions across the CMR;~~
 - ~~iii) best address efficient and cost-effective growth and development; and~~
 - ~~iv) maximize benefits to the CMR;~~
- ~~c. to coordinate decisions in the CMR to sustain economic growth and ensure strong communities and a healthy environment; and~~
- ~~d. to promote the social, environmental, and economic well-being and competitiveness of the CMR.~~



5.1 ROCKY VIEW COUNTY/CALGARY INTERMUNICIPAL DEVELOPMENT PLAN

The fundamental purpose of the Rocky View County/City of Calgary Intermunicipal Development Plan (IDP) is to identify areas of mutual interest, to minimize land use conflicts across municipal borders, provide opportunities for collaboration and communication, and outline processes for the resolution of issues that may arise within the Plan Area.

The document is divided into two sections; the Policy Area and the Notification Zone which establish the required circulation and referrals processes for applications or land use policies within either delineated region. This process provides the opportunity for each municipality to comment on land use policies and applications within the other municipality that are important for intermunicipal communication and cooperation.

The Carmek Business Park sits within the Policy Area and an identified Growth Corridor. The application of the Conceptual Scheme and the approved document will be circulated to relevant City of Calgary departments in addition to all required departments in Rocky View County.

5.2 ROCKY VIEW COUNTY- COUNTY PLAN

Rocky View County's Municipal Development Plan (County Plan, 2013) includes the following vision statement:

'Rocky View is an inviting, thriving and sustainable county that balances agriculture with diverse residential, recreational and business development opportunities.'

The County Plan establishes a series of 'planning principles' which all future developments within the municipality are expected to consider including:

- Growth & Fiscal Sustainability;
- The Environment;
- Agriculture;
- Rural Communities;
- Rural Service; and
- Partnerships.

The County Plan's Business Policies seek to facilitate sustainable non-residential development within identified business areas and/or within hamlets. Emphasis is placed on the support for new business development within Regional Business Centres which are intended to accommodate regionally, and even nationally, significant development within master-planned business parks that are supported by municipal infrastructure suited for the anticipated scale of operations. In doing so, the County continues to leverage its non-residential assessment base to ensure the municipality can achieve its fiscal sustainability objectives.

The Carmek Business Park Conceptual Scheme proposes an expansion to an existing business industrial development within an identified Regional Business Centre supported by the Janet ASP within vicinity of appropriate transportation & utility servicing infrastructure.

This Conceptual Scheme's objectives are consistent with the County Plan's growth management framework. The inclusion of additional lands allows for the logical and efficient expansion of industrial development, servicing, and infrastructure in the pursuit of a fully integrated industrial business park.

5.3 JANET AREA STRUCTURE PLAN

In 2025 the County approved an amendment to the ~~a review of the draft Janet ASP which guides long term business development in the Janet area. will supersede some areas previously governed by the Shepard Industrial ASP.~~ The ASP is guided by 11 goals based on policy direction from the County Plan, the existing physical characteristics of the area, and the key issues, constraints, and opportunities identified during the planning process. The goals are as follows:

1. Facilitate the development of the Janet Area as a Regional Business Centre.
2. Support the continuation of existing agricultural operations until development of those lands to another use is deemed desirable.
3. 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.
4. Ensure that the majority of the area adjacent to Peigan Trail and Glenmore Trail is comprised of business and commercial uses that are compatible to adjacent uses in the City of Calgary and City of Chestermere.
5. Provide for attractive and high-quality development along Peigan Trail and Glenmore Trail that meets high standards of building design, siting, landscape design, and architectural treatment.
6. Protect existing non-industrial uses with appropriate land use and interface treatment measures.
7. Successfully manage stormwater through the development of a regional stormwater conveyance system and innovative stormwater management solutions including source control methods, bio-swales, re-use of rainwater for irrigation, and other Low Impact Development measures.
8. Protect wetlands through the integration of wetlands as part of a sustainable stormwater solution.
9. Create a well-designed, safe, and interconnected transportation network that addresses the needs of motorists, pedestrians, and cyclists.
10. Preserve major wetland systems as sustainable natural areas to provide passive recreational opportunities for employees, residents, and the public.
11. Prioritize future development along existing road, infrastructure, and servicing routes, with development being phased in from west to east.

The Janet ASP identifies the subject lands as Industrial, and Residential Transition. Residential Transition lands are near or adjacent to future industrial sites that will transition from Residential to Industrial/Business uses. The entirety of the Janet ASP is identified in the County Plan as a Regional Business Centre for limited-service industrial development. The proposed expansion of Carmek Park implements this policy in the form of an integrated, Business Park for small to medium industrial businesses.

5.4 AGRICULTURAL BOUNDARY DESIGN GUIDELINES

The County adopted a design guideline intended to minimize land use conflicts between agricultural and non-agricultural uses when they are located next to one another. The guidelines provide a set of tools to incorporate into the design of an application to ensure consideration of agriculture and to reduce problems for agricultural operators, homeowners, and businesses.

Most of the land surrounding the Plan area has been developed or is currently transitioning to industrial uses. Notwithstanding the industrial land use policies of the Janet ASP which contemplates the eventual transition of agricultural lands to business industrial land use, the timing of potential transition of the lands situated directly east of the Plan area is not known. As such the proposed Carmek Business Park Conceptual Scheme has incorporated the County's Agricultural Boundary Design Guidelines to minimize the impact of the business park activities on the adjacent agricultural lands until such time as they transition to industrial uses. Some of the Design Guidelines to be implemented include screening, berming and fencing where needed to define the uses and reduce the impacts to both agricultural and non-agricultural uses.

POLICIES

Policy 5.4.1 The Developer shall consider the application of the County's Agricultural Design Guidelines at the subdivision and Development Permit stages.



6.0 COMMUNITY CONSULTATION

6.1. PURPOSE OF CONSULTATION

The developer of the Carmek Business Park Conceptual Scheme is committed to consulting with adjacent landowners and key stakeholders from the broader community to ensure that specific details relative to this proposed development are communicated openly and transparently in accordance with the following principles:

- To ensure all stakeholders are identified and included in the process;
- To generate awareness about the Conceptual Scheme and provide opportunity for stakeholders to provide input;
- To present preliminary plans for the development;
- To solicit and record concerns from interested stakeholders so they can be proactively addressed during the Conceptual Scheme review process;
- To ensure stakeholders are kept informed of the Plan's progress and provided opportunity to review additional information if desired;
- To inform stakeholders how their input was used;
- To ensure the engagement process is monitored and measured, and results are shared with all stakeholders; and
- To conduct communications related to the proposed development in an open, honest, and respectful manner.

6.2 OPEN HOUSE

A community consultation Open House was held on Thursday, December 15, 2022 at the Great Plains Recreational Facility. Attendees were invited to view a series of thirteen information boards about the project and members of the project team were available to answer questions and collect input from attendees.

- 1,003 postcards were mailed to residents within 1-mile of the project site advising of the Open House.
- 16 letters were hand delivered to adjacent landowners inviting them to the Open House.
- Print advertisements appeared over two weeks in the Rocky View County Weekly with information about the Open House.
- Based on responses from the Open House, no changes were made to the Conceptual Scheme.



CARMEK BUSINESS PARK

CONCEPTUAL SCHEME

