

| QUESTION | ANSWER |
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| Have any studies been done regarding impacts such as light and noise on neighbouring properties? | Policy in the ASP provides high level direction on compliance with the County's dark sky policies and considerations for noise mitigation in future local plans. |
| Have hydrogeological, geotechnical, and/or biophysical studies been done to determine the impacts of development on the land? | At the ASP stage these studies are not done as the detail required is not available. In subsequent planning stages these studies will be conducted prior to approval. |
| How will development impact wildlife and native plant species? | At the ASP stage an Environmental Screening is completed based on desktop information available. At the next stage, when a detailed concept plan is proposed, a biophysical assessment will be done where all impacts on vegetation and wildlife will be reviewed in great detail and ground-proofed to ensure accuracy. The ASP should ensure that these studies will be required at local plan stage. |
| How will the valuable wetlands on site be impacted by development? | The Shepard Industrial ASP sets the framework to preserve and protect the existing wetlands. There are comprehensive Provincial regulations on wetland preservation; future development would have to comply with these requirements in addition to municipal standards and the ASP policies. |
| How will the site be serviced? Will servicing include wells or using existing wetlands? | The Shepard Industrial ASP outlines a plan for development that will involve underground piping to direct water flows to the Bow River and the Shepard slough complex. There will be no wells or overland flows. There may be interim servicing prior to the pipe system being built as it is highly expensive. This will be determined by the sequence of development. |
| To what extent is CP Rail involved in this ASP? | At this time, there have been no commitments from CP Rail to develop their lands south of the ASP area and north of the tracks. Further conversations will be had. |
| Have there been commitments from any tenants to develop within the ASP area? | Currently there are no commitments from any tenants to develop within the ASP area. Further conversations will be had. |
| Has the servicing connection between the site and Langdon been approved? | Approval is not needed at this stage; discussions have been with Langdon and it has been determined that there is existing capacity for both water and sanitary sewer. |
| What are the next steps and how can I get involved? | Following the February 24 th Open House, the feedback will be reviewed, and the Shepard Industrial ASP will be refined. Next, the plan will be circulated to outside agencies including the City of Calgary. The plan will be refined further and will then be presented to Rocky View Council for consideration and approval. The approval process will include a public hearing, at which time public concerns can be brought forward to Council. The ASP also requires approval from the Calgary Metropolitan Region Board (CMRB) through |

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| | <p>the Regional Evaluation Framework process that reviews how the ASP aligns with the Regional Growth Plan. Presently, the Interim Regional Growth Plan (IGP), adopted as the final Regional Growth Plan, is still in the process of approval. Updates will be posted regularly on the County Website.</p> |
| Why is the industrial land use going ahead? | <p>The Intermunicipal Development Plan (IDP) between Rocky View County and the City of Calgary identifies this land as "Industrial." At the same time, the County's draft Municipal Development Plan (MDP) identifies it as an "Employment Area."</p> |
| How long have you been working on the Plan and who authorized moving ahead with the ASP? | <p>On July 28, 2020 Rocky View County Council approved the Terms of Reference for an applicant-led Area Structure Plan for the Shepard Industrial area. Simpson Ranching Ltd., the majority landowner within the plan area, in conjunction with Shepard Development Corporation, is leading the Shepard Industrial Area Structure Plan, and have retained IDEA Group and MVH Urban Planning + Design to assist in the preparation of the plan. Once drafted, the Area Structure Plan will be presented to Council for consideration.</p> |
| How does the Area Structure Plan relate to the County Plan? | <p>The Area Structure Plan must comply with higher level plans, including the County Plan which acts as the County's current MDP, Intermunicipal Development Plans and any applicable regional plans. The County is presently undertaking a review of the County Plan and has created a draft Municipal Development Plan (MDP) that identifies the Shepard Industrial ASP lands as an "Employment Area."</p> |
| How does the ASP relate to the IDP? | <p>The Intermunicipal Development Plan (IDP) between Rocky View County and the City of Calgary identifies these ASP lands as within Calgary's Growth Area for Industrial development.</p> |
| Is this a Rocky View County plan or a developer Plan? | <p>The project is an applicant-led and funded Area Structure Plan. In this arrangement the developer(s) fund and lead the Area Structure Plan while the County guides the process and ensures it aligns with County policy and meets all County standards. Following administrative review, the ASP is then considered by Council for approval at the County level.</p> |
| Who is the final decision maker and what do they consider? | <p>Rocky View County Council is the primary decision-making authority for an Area Structure Plan (as it is a County bylaw), although approval from CMRB is also required prior to 3rd reading. County Council must weigh the potential impacts and benefits of any development project as well as alignment with all relevant plans and bylaws in their decision-</p> |

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| | <p>making. The ASP must align with the Regional Growth Plan, Inter-Municipal Development Plan, and Municipal Development Plan. In turn, policies within the ASP will guide subsequent plans such as Conceptual Schemes or Master Site Development Plans.</p> |
| <p>Who can I contact and further explore my concerns?</p> | <p>If you have any questions about the project, or County processes please email Jeff Beaton, IDEA Group, at j.beaton@ideagroupinc.ca or Jessica Anderson, Senior Planner, Rocky View County, at JAnderson@rockyview.ca or phone 403- 230-1401.</p> |
| <p>When will more detailed planning and design take place and can I be involved in reviewing those plans?</p> | <p>There are four sub-areas within the ASP that will require more detailed Local Plans (e.g. Conceptual Schemes) to be developed following adoption of the ASP. Each Local Plan will require extensive technical studies and detailed planning and design. For more information on the Shepard Industrial ASP please stay tuned to: https://www.rockyview.ca/shepard-industrial-area-structure-plan</p> |