

HAM EAST

CONCEPTUAL SCHEME



Bylaw C-6725-2008, Adopted March 03, 2009

**ROCKY VIEW COUNTY
BYLAW C-6725-2008**

- WHEREAS** the Council deems it desirable to adopt the Bylaw known as “Ham East Conceptual Scheme”, and
- WHEREAS** the Council of the Municipal District of Rocky View No. 44 has received an application to adopt a Conceptual Scheme in order to provide a policy framework to guide and evaluate future development within the SE 10-26-29-W4M as shown on Schedule 'A', attached to and forming part of this Bylaw; and
- WHEREAS** a notice was published on Tuesday, January 20, 2009 and Tuesday, January 27, 2009 in the Rocky View Weekly, a newspaper circulating in the Municipal District of Rocky View No. 44, advising of the Public Hearing for Tuesday, March 03, 2009; and
- WHEREAS** Council held a Public Hearing and have given consideration to the representations made to it in accordance with Section 692 of the Municipal Government Act, being Chapter M-26 of the Revised Statutes of Alberta, 2000, and all amendments thereto.

NOW THEREFORE the Council enacts the following:

1. That the Conceptual Scheme to provide a policy framework to guide and evaluate future development within the SE 10-26-29-W4M as shown on Schedule 'A', attached to and forming part of this Bylaw.
2. The Bylaw comes into effect upon the date of its third reading.

Division: 7

File:06410001-2007-RV-173

First reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, on Tuesday, January 13, 2009 on a motion by Councillor Boehlke.

Second reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, on Tuesday, March 03, 2009, on a motion by Councillor Reeve Habberfield

Third reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, on Tuesday, March 03, 2009, on a motion by Councillor Solberg.

REEVE OR DEPUTY REEVE

MUNICIPAL SECRETARY

Schedule 'A'

Forming Part of Bylaw C-6725-2008

A Conceptual Scheme for the SE 10-26-29-W4M.

Ham East

CONCEPTUAL SCHEME

Office Consolidation

This page contains the history of relevant bylaws affecting this office consolidation. A copy of the original Bylaw and all amending Bylaws can be obtained from Rocky View County.

Bylaw	Type	Description	Approval Date
C-6725-2008	Original Bylaw	Conceptual Scheme for the SE 10-26-29-W4M	March 3, 2009
C-7223-2012	Amending Bylaw	Amendments to Section 1.4.1, Policy 3.4.2, Table 1, Sections 3.7 & 3.8, Policies 3.10.3, 3.10.4, & 3.12.2, Section 3.13, Policy 4.1.3, and Section 4.2. Replace figures 4, 5, 7, & 10	December 11, 2012

Prepared for:

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Plan Definitions:

- BE-ASP: refers to the Balzac East Area Structure Plan that was adopted by Council on September 26, 2000 under Bylaw C-5177-2000.
And as Amended: November 25, 2003 under Bylaw C-5839-2003
 January 18, 2005 under Bylaw C-6016-2004
 April 25, 2006 under Bylaw C-6233-2006
 May 13, 2007 under Bylaw C-6608-2007
 September 23, 2008 under Bylaw C-6655-2008
- Council: refers to the Council of the Municipal District of Rocky View No.44.
- HECS: refers to the Ham East Conceptual Scheme, which provides the framework for the future development of the lands legally described as Ptn. SE10-026-29-W4M in the Municipal District of Rocky View No. 44.
- LUB: refers to the Municipal District of Rocky View Land Use Bylaw that was adopted by Council on September 29, 1998 under Bylaw C-4841-97, and its amendments.
- Municipality/MD: refers to the Rocky View County.
- MDP: refers to the Rocky View County Municipal Development Plan that was adopted by Council on July 6, 1998 under Bylaw C-4840-97.
And as Amended: July 20, 2004 under Bylaw C-5839-2003
- NEF: refers to Noise Exposure Forecast which is a method, developed by the U.S. Federal Aviation Agency and used by Transport Canada, to predict the degree of community annoyance from aircraft noise (and airports) on the basis of various acoustical and operational data. As such it is not a consistent index for all environmental health problems. It is applied to determine acceptable levels for various community designated regions.
- Plan Area: refers to the area of lands covered under the *Ham East Conceptual Scheme* and includes the SE 10-26-29-W4M bounded by Range Road 292 to the east and Township Road 261 to the south.
- Subject Lands: refers to the lands subject to the policies of this *Ham East Conceptual Scheme* as shown on **Figure 1**. Legal Description: Title 081 097 360

MERIDIAN 4 RANGE 29 TOWNSHIP 26
SECTION 10

QUARTER SOUTH EAST

CONTAINING 64.7 HECTARES (160 ACRES) MORE OR LESS

EXCEPTING THEREOUT:

PLAN	NUMBER	HECTARES	(ACRES) MORE OR LESS
ROAD	0612334	0.482	1.19
ROAD	0716116	1.434	3.54

EXCEPTING THEREOUT ALL MINES AND MINERALS

1.0 Introduction

The *Balzac East Area Structure Plan* (Bylaw C-5177-2000), was adopted September 26, 2000, with the purpose of providing planning direction for a large development area on the east side of the Queen Elizabeth II Highway/Highway 2 (QE II/Hwy. 2), between the City of Calgary and the City of Airdrie. The *Balzac East Area Structure Plan* (BE-ASP) is located fully within the Municipal District of Rocky View No.44. The Hamlet of Balzac is located immediately to the west of the BE-ASP on the west side of Hwy. 2 at Hwy. 566. [Please refer to **Figure 1 & 2**]

The BE-ASP recognizes within its plan area, the W ½ of 2-26-29-W4M, All of 3-26-29-W4M, the NW and E ½ of 10-26-29-W4M, and the W ½ of 11-26-29-W4M as forming Special Development Area 4. Special Development Area 4 (SDA 4) is further divided into Cells A to C. Planning and development for SDA 4, including all its Cells, is zoned and governed by Direct Control District 99 (DC 99), Bylaw C-6031-2005. [Please refer to **Figure 3**]

The **Ham East Conceptual Scheme** (HECS/Plan) has been created pursuant to the requirements of the DC 99 Bylaw and the BE-ASP. The subject parcel Ptn. SE 10-26-29-W4M, is 62.836ha (155.27ac) in size, and covers a small portion of Cell C within the DC 99 area. [Please refer to **Figure 3**]

1.1 Purpose

The HECS is intended to provide a framework for the future development of the lands legally described as Ptn. SE 10-26-29-W4M in the Municipal District of Rocky View No.44 (MD/Municipality). The HECS takes into consideration existing regulations, land use issues, environmental issues, transportation issues, the provision of infrastructure, and the impact of the development on the surrounding lands. The purpose of the HECS is to provide policies and guidelines for subdivision and development within the Plan Area to ensure orderly and sustainable development within the context of the *Municipal District of Rocky View Municipal Development Plan* (MDP). The HECS is the key policy document to guide future development within the HECS Plan Area.

1.2 History

The lands of the HECS Plan Area have been under agricultural production by the Ham family for several generations. In recognition of this longstanding ownership, the HECS Plan has adopted the Ham family name.

Over the past decade there has been an increase in pressure for growth in this area of the Municipality. Industry in Alberta has remained strong and the BE-ASP lands are located strategically along the Hwy. 2 corridor, just north of the City of Calgary.

The BE-ASP was originally created in 2000 to give additional planning direction for development, including residential, commercial, and industrial. Since its inception, development in the Balzac area has remained strong.

Within the Plan Area, development has progressed including the issuance of permits for a regional shopping centre, a race track and entertainment centre, and several commercial/industrial park areas. The HECS development has been pursued to facilitate the continued growth of Commercial and Industrial lands.

1.3 Ham East Conceptual Scheme Vision and Objectives

a. Vision

The Vision for the HECS is to create a dynamic, professional, and vital commercial/industrial development consisting of ± 26 parcels with a minimum size of ± 0.809 ha (2.00ac). The HECS will be developed to accommodate for a variety of business and industrial uses consistent with the East Balzac Area in accordance with Rocky View County's economic development economic development goals. The HECS will enhance an employment zone within the BE-ASP area, the MD of Rocky View and the greater Calgary area.

Figure 5 illustrates a *conceptual subdivision layout* for the site.

b. Objectives

- i) To create a comprehensive policy framework to facilitate the future development of a commercial/industrial business campus park.
- ii) To create policies for the subdivision of lands within the Plan Area that respond to the issues identified in the *Balzac East Area Structure Plan*.
- iii) To establish a conceptual design for subdivision and development that assists with the transition from agricultural uses to non-agricultural uses.

1.4 Approved Policies

The HECS responds to a number of policies that will directly influence the land use designation, subdivision and development of the Plan Area.

The following is a brief overview of selected policies which are directly related to planning and future development within the HECS Plan Area:

1.4.1 *Municipal Development Plan (MDP)*

The *Municipal Development Plan* was adopted by Council on July 6, 1998 under Bylaw C-4840-97. It contains land use policies applicable to the MD as a whole. The guidelines for business parks are particularly relevant for the HECS. The MDP states:

“Businesses, which are not natural resource dependent or hazardous, are encouraged to locate in hamlets and business parks wherever possible in the municipality.”

The HECS has deliberately proposed to locate its future development on the subject parcel because the subject parcel is located in an area of business parks. These business parks are located both as per the direction of the BE-ASP and so as to cluster around each other.

“Proposed business parks should be located in proximity to primary or secondary highways, or in hamlets, near rail serviced area having due regard for the safe operation of these transportation routes.”

The HECS is located and designed such that all internal road networks are linked internally to adjacent business park developments, roadways, and to the major north/south transportation corridor of QE. II Highway, via Hwy. 566. The area road network has been designed as a whole so that it achieves logical and efficient movement of traffic.

“Proposed business parks should be located in such a manner as to minimize conflict between the range of uses planned for the business park and adjacent land uses.”

The BE-ASP serves as the starting point to distribute differing uses within the BE-ASP area. Within the BE-ASP framework the HECS locates itself such that it is set apart from the light commercial uses of entertainment and mall facilities. Further, it is located away from the country residential development currently existing to the south and west of the subject lands. In addition, within its own site, the HECS proposes to locate its more intense developments to the north and east, allowing for a gradual change to higher intensity use or appropriate mitigation measures to manage development impacts.

1.4.2 *Balzac East Area Structure Plan (BE-ASP)*

The *Balzac East Area Structure Plan* was adopted September 26, 2000 by Bylaw C-5177-2000. The BE-ASP identifies the HECS as part of Cell ‘C’ within Special Development Area #4.

Special Development Areas (SDA’s) are recognized by the BE-ASP as *“lands requiring special consideration due to external factors that could influence the long-term development of lands within these areas.”* SDA #4 is recognized as such because it is primarily located within the 25 Noise Exposure Forecast (NEF) Contour of the Calgary International Airport.

[Please refer to **Figure 3**]

1.4.3 *Rocky View Economic Development Strategy (RV-EDS)*

The HECS Plan Area is identified in the *Rocky View Economic Development Strategy* as an area of growth within East Balzac.

The area surrounding the HECS Area is experiencing continued growth, particularly with business and industry. Development which complements the existing industry should be encouraged.

Proximity to the City of Calgary, the City of Airdrie, QE. II Highway, and the Calgary International Airport facilitate business and industrial development within this area.

The RV-EDS provides a list of general opportunities that would be appropriate uses within the HECS area. These opportunities include:

- General Industrial Development
- Multi-modal Warehouse Campus
- Manufacturing, Warehousing and Distribution
- Value-Added Agriculture
- Business Parks
- Eco-energy Resources
- Niche Markets for Specialty items
- Strong Agricultural Business Base

1.5 Rationale

The BE-ASP states *“proposals for development within the SDA 4 must provide rationale for proceeding prior to build out of the designated business areas and consider the impact it may have on the existing residential area and provide for a buffer between uses as necessary”*.

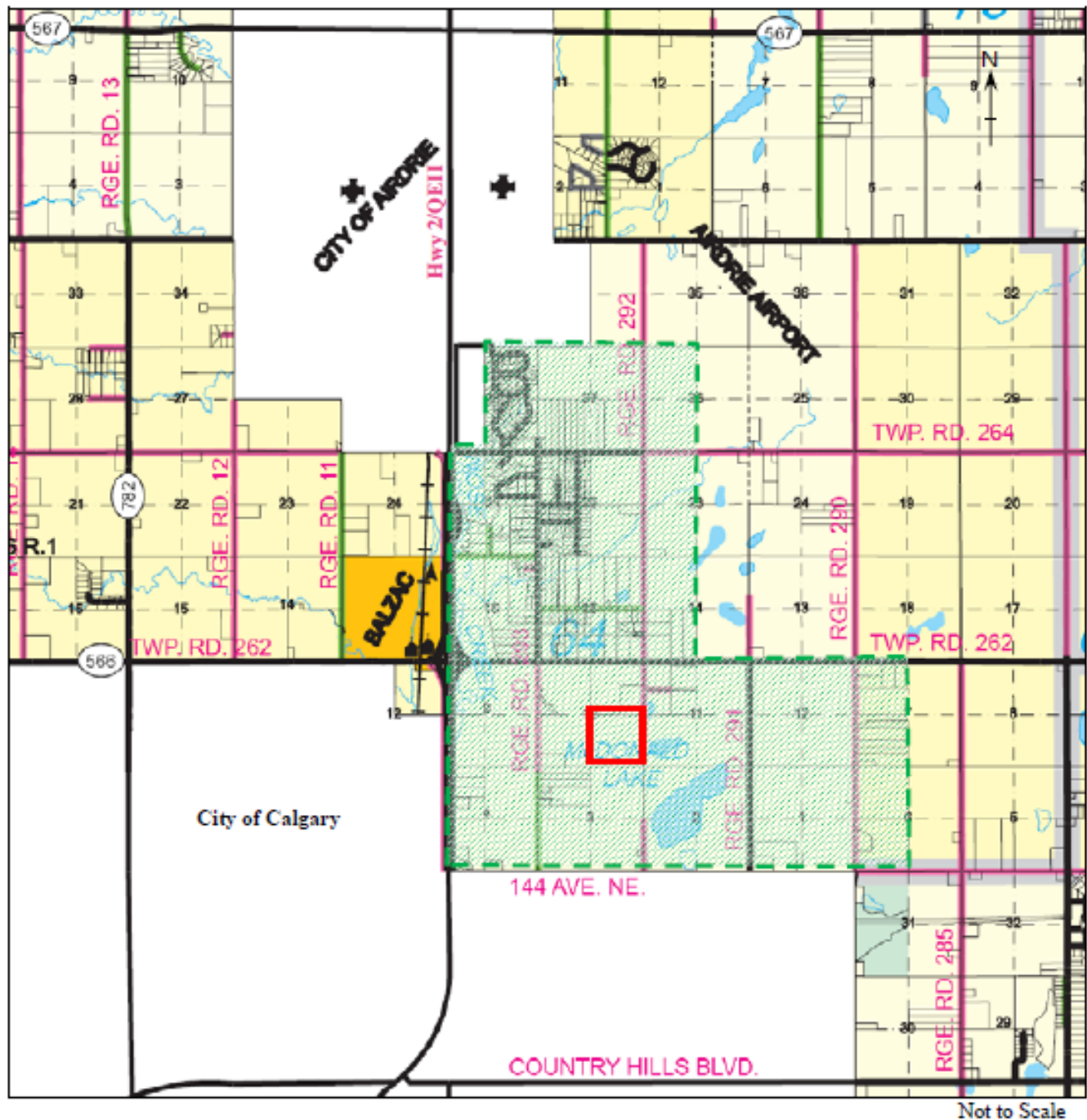
The HECS has been developed in response to continued demand for commercial/industrial lands. At this time most of the initial planning has been done for the Business Node North Area (BNN) as delineated in the BE-ASP, and construction has begun on the two primary projects of the large mall facility, and the racetrack and entertainment facility. The BNN is currently designated Direct Control District 109 (DC 109). This designation does not allow for heavier industrial business types, nor does it allow for outside storage.

In response to this, it is an opportune time for the development of the HECS lands. The HECS lands will provide additional commercial/industrial development to meet market demand, and the HECS lands are designated Direct Control District 99 (DC 99), which does accommodate higher intensity uses, as well as outside storage.

Lastly, the Plan Area is set away from any quarter sections of multiple country residential development. This reduces the potential conflict of differing adjacent land uses. It does not remove the need for buffering, as the site remains responsible for harmoniously integrating its activities into the area.

[Please refer to **Figure 4**]

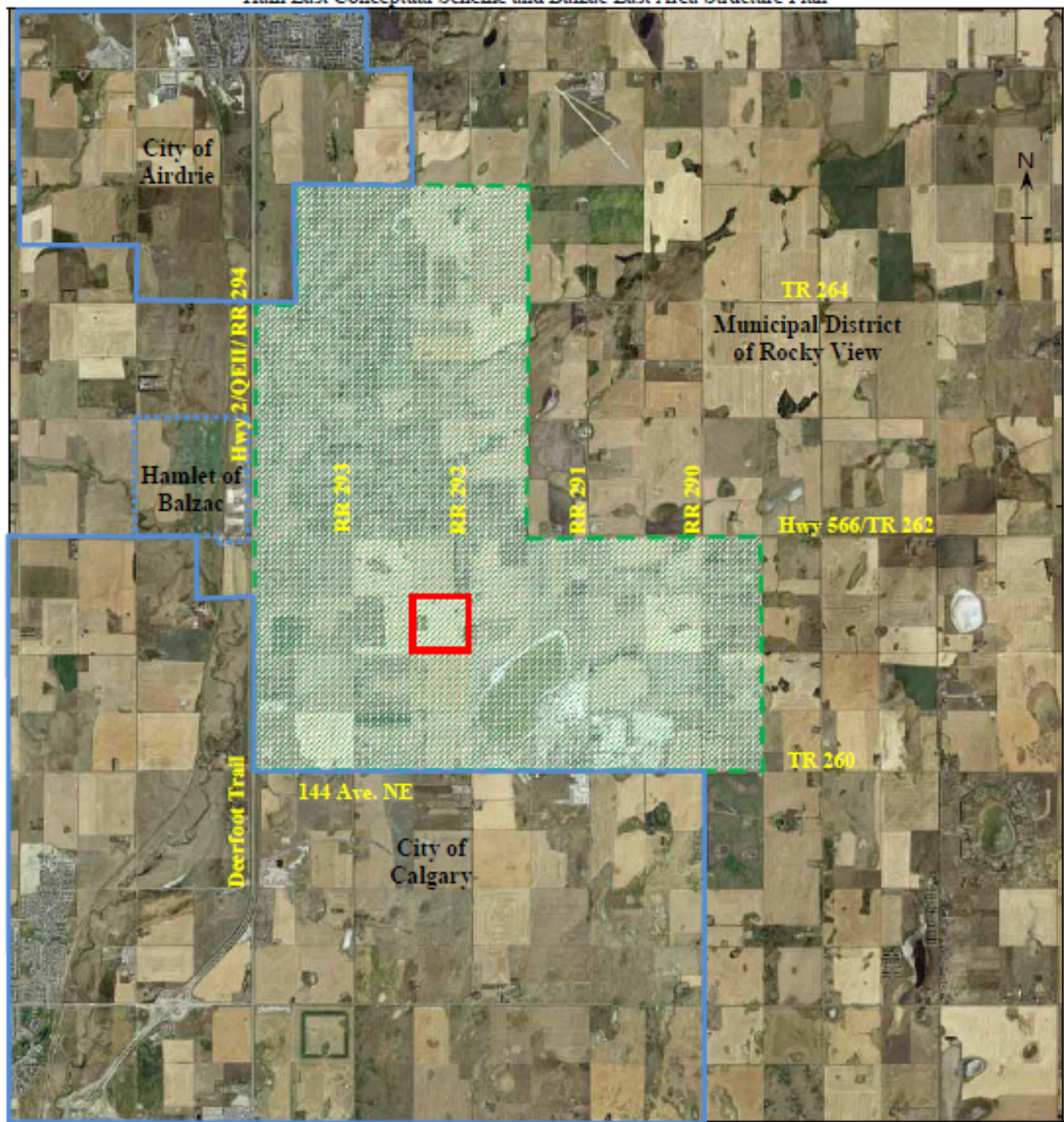
Figure 1
Municipal Location Plan
Ham East Conceptual Scheme and Balzac East Area Structure Plan



Legend

- Ham East Conceptual Scheme Plan Area
- Balzac East Area Structure Plan Area

Figure 2
 Air Photo Location Plan
 Ham East Conceptual Scheme and Balzac East Area Structure Plan

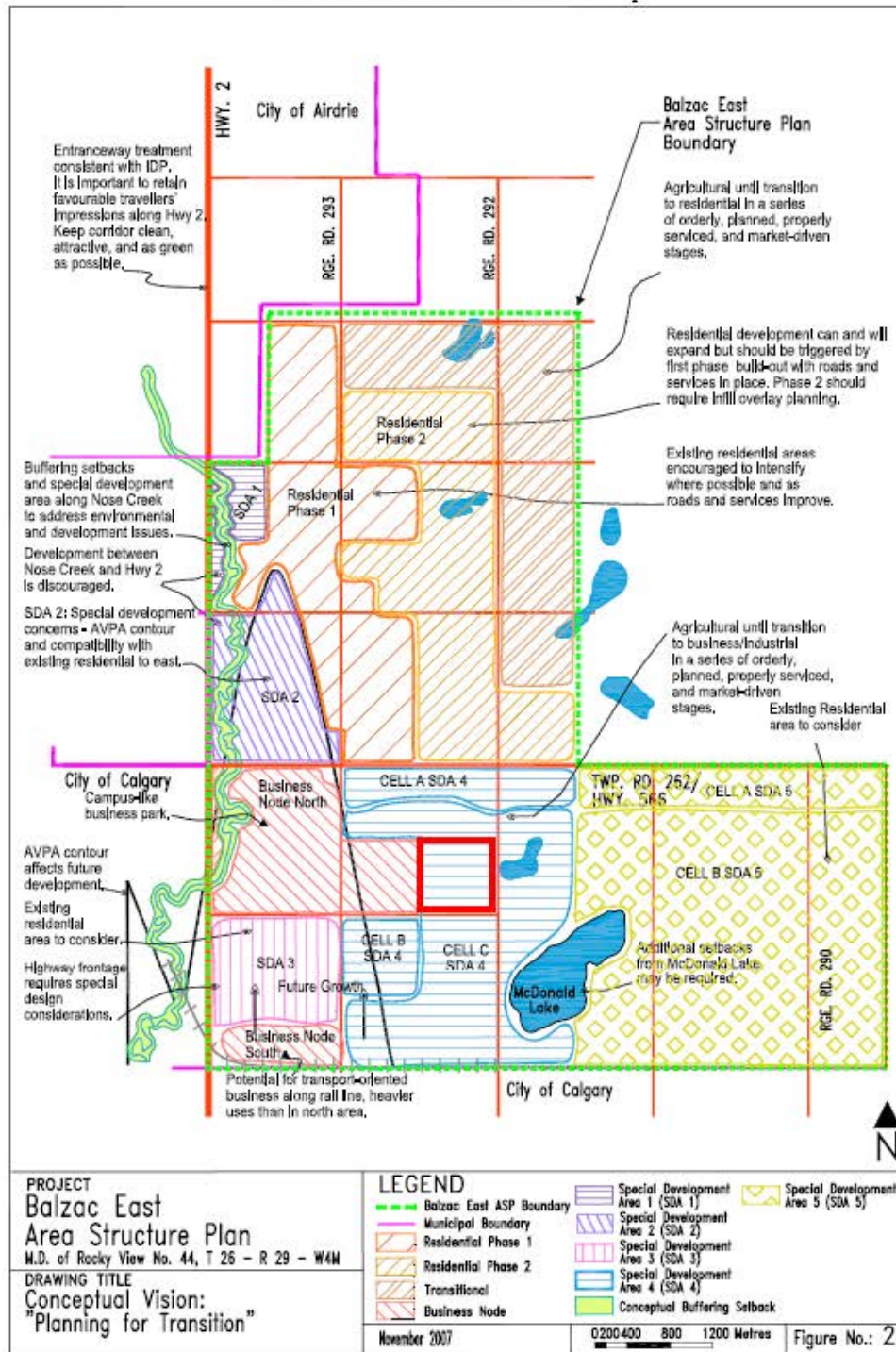


Not to Scale

Legend

- Ham East Conceptual Scheme Plan Area
- - - Balzac East Area Structure Plan Area
- Municipal Boundaries

Figure 3
Balzac East Area Structure Plan Map



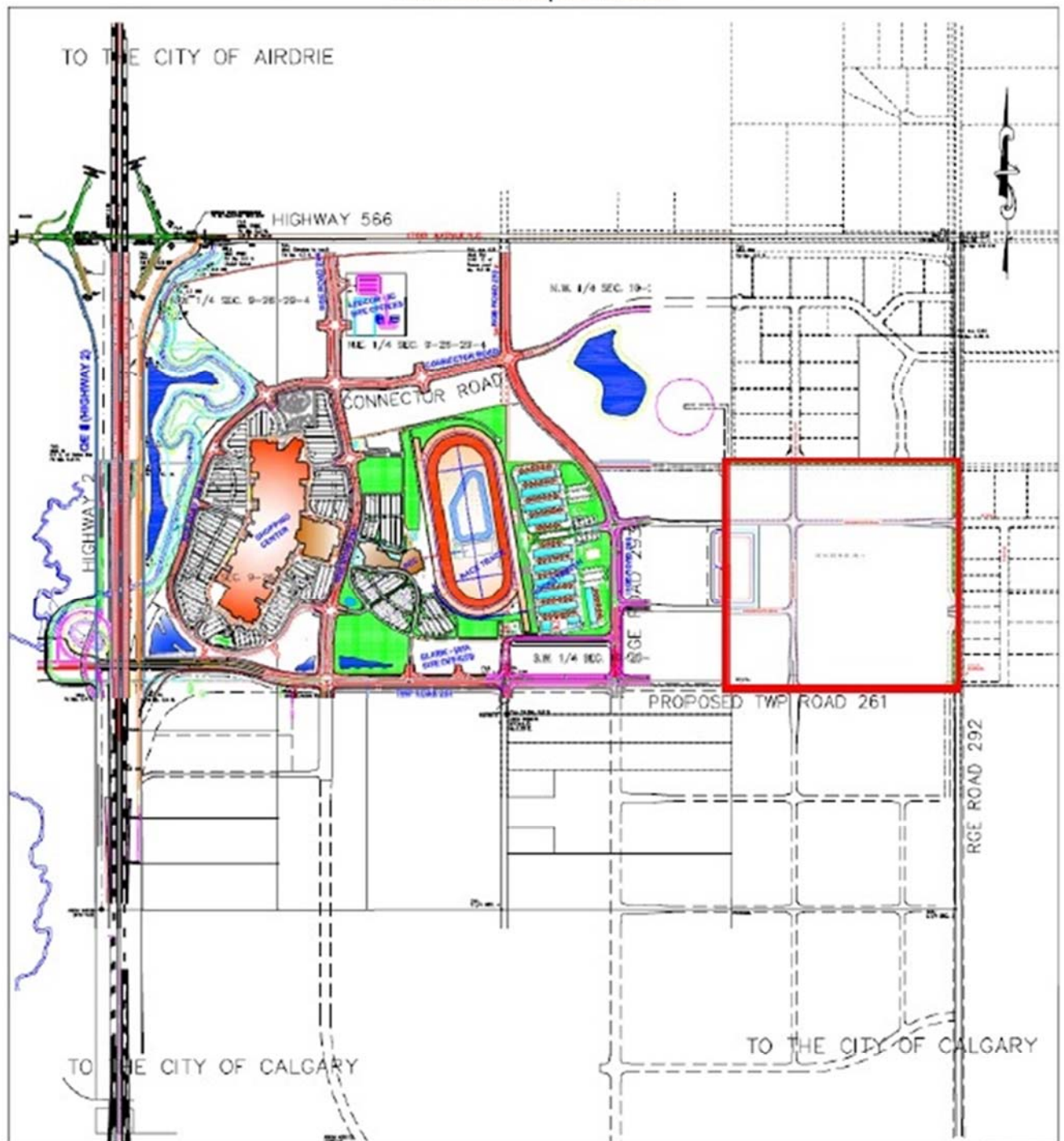
Legend

- Ham East Conceptual Scheme Plan Area
- Note: Special Development Area 4 (SDA 4) = Direct Control District 99 (DC 99)
Business Node North (BNN) = Direct Control District 109 (DC 109)

Note: This figure is subject to updates and changes by the Municipal District of Rocky View

Not to Scale

Figure 4
Proposed Transportation Overview and Adjacent Developments
Ham East Conceptual Scheme



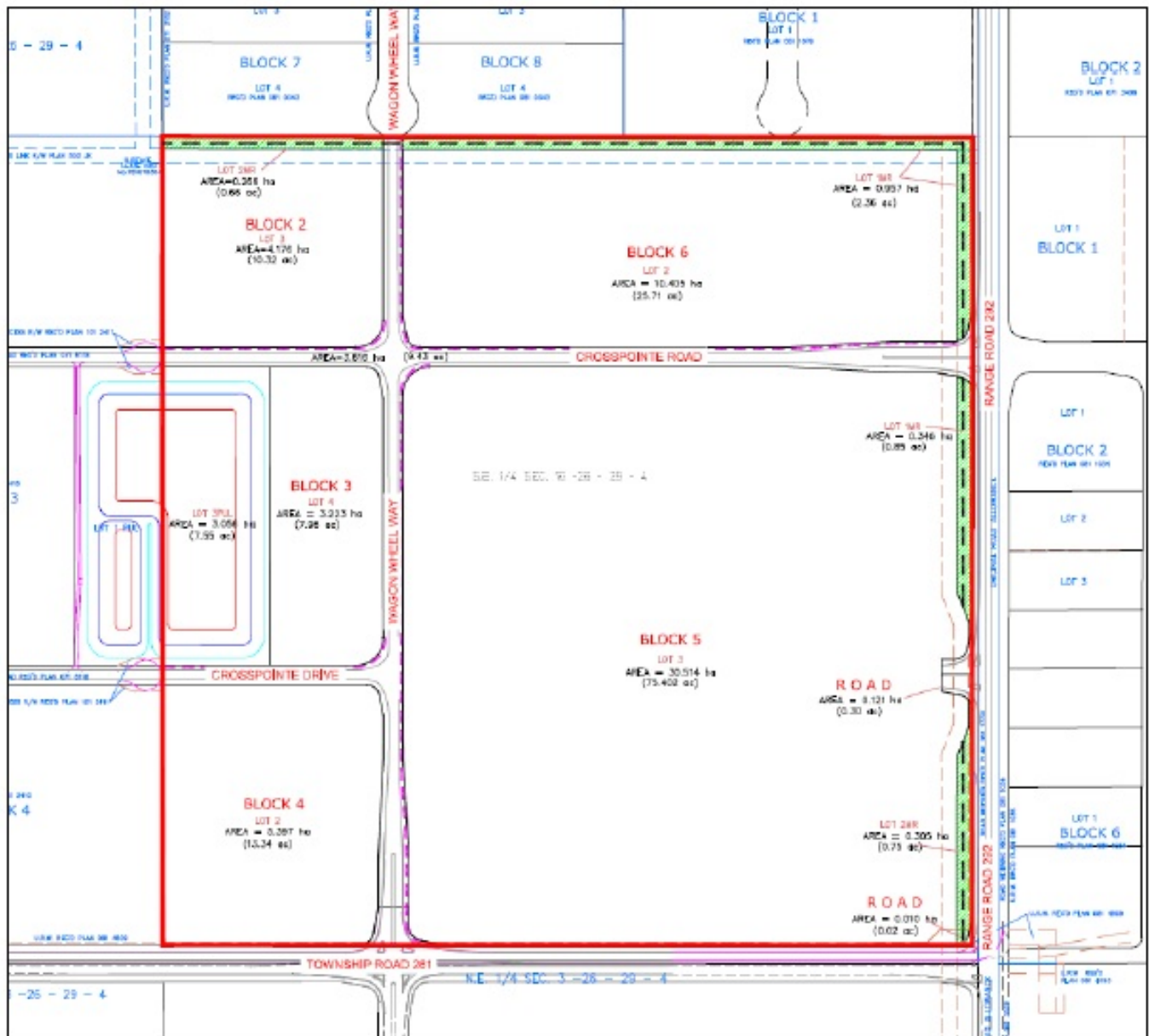
Not to Scale

Legend

Ham East Conceptual Scheme Plan Area

Note: This figure is subject to updates and changes by the Municipal District of Rocky View

Figure 5
Proposed Conceptual Subdivision Plan
Ham East Conceptual Scheme



LEGEND:

- - PLANNING BOUNDARY
- MUNICIPAL RESERVE
- - REGIONAL PATHWAY 2.50m (8.20ft)
- - INTERNAL PATHWAY 1.50m (4.92ft)

Not to Scale

2.0 The Ham East Conceptual Scheme Area

2.1 Regional Location

The HECS lands are located within the Municipal District of Rocky View No. 44, south of the City of Airdrie, and north of the City of Calgary. The Plan Area is approximately 0.804km (0.50 miles) south of Highway 566/Township Road 262, and approximately 2.41km (1.50 miles) east of the Queen Elizabeth II Highway. [Please refer to **Figure 1 & 2**]

The Plan Area itself is bounded on the east by Range Road 292 (Rge. Rd. 292), and on the south by NE 03-026-29-W4M and Road Plan 0716116 (future Rge. Rd. 261). To the immediate west is a proposed industrial park area governed by the Ham West Master Site Development Plan (adopted July 22, 2008 as Appendix E of the DC 109 Bylaw. This is followed further to the west by the United Horsemen of Alberta racetrack and associated facilities, and then the CrossIron Mills mall and entertainment complex, which are in turn, adjacent to the QE II.

[Please refer to **Figure 4**]

2.2 Current Subdivision, Ownership, and Land Use

The HECS includes 62.784 hectares (155.27 acres) of existing agricultural lands held by Hopewell Development Corporation and legally described as a Portion of the South East Quarter of Section 10, Township 26, Range 29, West of the 4th Meridian (Ptn. SE 10-026-29-W4M). The subject Lands are designated Direct Control District 99 (DC 99) by Bylaw C-6031-2005.

Parcel	Hectares	Acres	Legal Description	Land Use
1	62.784	155.27	Title 081 097 360 Meridian 4 Range 29 Township 26 Section 10 Quarter South East Containing 64.7 Hectares (160 Acres) More or Less Excepting Thereout: Plan Number Hectares (Acres) More or Less Road 0612334 0.482 1.19 Road 0716116 1.434 3.54 Excepting Thereout All Mines and Minerals	DC99
Total Area	62.784	155.27	Ptn. SE 10-26-29-W4M	DC99

2.3 Land Use Context

The BE-ASP provides planning direction over a large area on the east side of the QEII Highway, between the City of Airdrie and the City of Calgary. Within the BE-ASP is an area distinguished as Special Development Area 4 (SDA 4). The BE-ASP further divides the SDA 4 into three Cells: Cell A, Cell B, and Cell C. The Subject Parcel forms a portion of Cell C in the SDA 4 area of the BE-ASP.

The HECS is contained and its uses are governed by Direct Control District 99. The DC 99 District area encompasses all of SDA 4 area as delineated under the BE-ASP.

Bordering the HECS is the Wagon Wheel Industrial Park Conceptual Scheme area to the east and the north, the Ham West Master Site Development Plan area to the west and the lands immediately south are currently undeveloped but are contained in Special Development Area 4 and slated for future industrial development.

[Please refer to **Figure 3**]

2.4 Topography

EBA Engineering Consultants Ltd. completed the Preliminary Geotechnical Evaluation report and the related Soil Sampling Results report.

The report describes the site topography as being “*gently sloping with surface grades estimated to be less than 5%*”. Geodetic elevations across the site range between 1089.16m and 1094.11m.

[Please refer to **Figure 6**]

2.5 Geotechnical

EBA Engineering Consultants Ltd. completed a Preliminary Geotechnical Evaluation and the related Soil Sampling Results report.

The geotechnical evaluation consisted of 64 drilled test holes to prepare the soil analysis.

The Preliminary Geotechnical Evaluation Report prepared by EBA Engineering states that:

- Topsoil was encountered at the surface in all boreholes
- Clay was found in 11 boreholes at depths ranging from 0.1m – 1.5m below the surface.

At the time of drilling, groundwater seepage was at depths ranging from approximately 3.7m to 5.2m below the existing ground surface. Based on EBA experience with excavation into the bedrock, groundwater seepage and water infiltration may be expected within the fractured zones of the sandstone and siltstone bedrock. Groundwater infiltration must therefore be properly controlled and directed away from the existing and proposed structures.

2.6 Archaeological and Historical

The Historical Resources Overview report completed by Historical Resource Management Ltd. noted the following:

“The Study Area is fairly level and away from any significant topographical features. As native prairie it would have low to moderate potential for historical resources. Since it has been cultivated it has low potential for undisturbed historical resources.

Recommendation: A Historical Resource Impact Assessment (HRIA) is not recommended.”

2.7 Environmental Site Assessment

Base Property Consultants Ltd completed a Phase I Environmental Site Assessment for the Plan Area in March 2007 and noted the following:

“Therefore, based on the results of the historical records review, site reconnaissance and information available to the author at the time of preparing this report, it is our opinion that no significant environmental impairment exists on the subject site. Further environmental investigation is not required at this time.”

2.8 Gas Pipelines

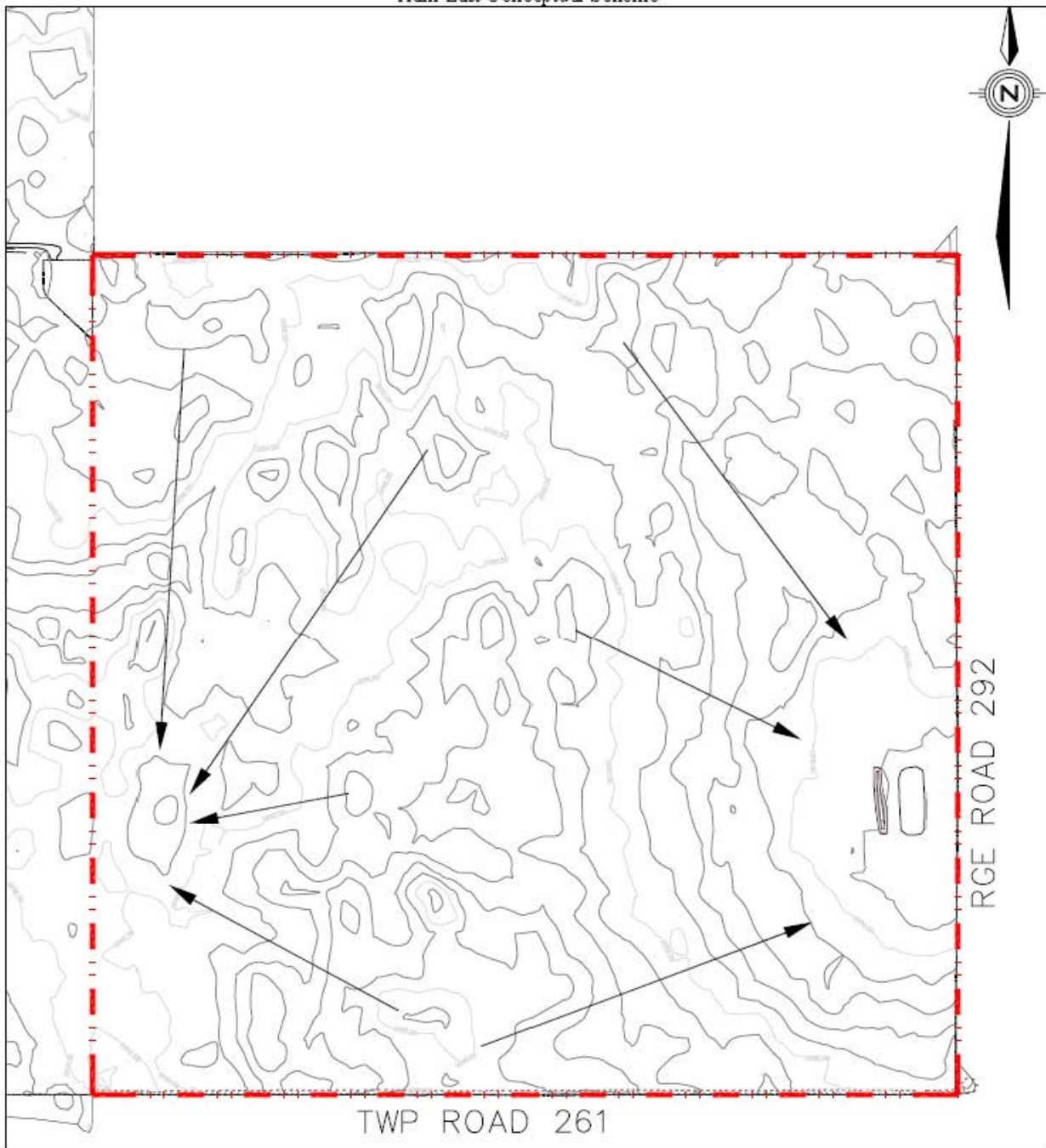
A Level 1 sour gas pipe line (Pipe Line Right-of-Way 502JK) runs along the northern boundary of the site within a 15 metre Right-of-Way easement. As per standards set out by the Alberta Energy and Utilities Board, there are no additional setbacks required for a Level 1 sour gas pipeline within an easement.

A high pressure gas line (Pipe Line Right-of-Way 7910816) is located within a 15m Right-of- Way easement along the eastern boundary of the plan area. There are no additional development setback requirements from a high pressure gas line. As a result, the gas pipelines do not create any significant constraints to development.

It is noted that there is, in the north east corner of SW 10-026-29-W4M (the adjacent lands to the west), an existing Level 1 compressor site of 0.283 ha (0.70ac) in size. There are no additional setback requirements beyond the limits of the easement area.

[Please see **Figure 5**]

Figure 6
Existing Topography
Ham East Conceptual Scheme



Not to Scale

Legend

- Ham East Conceptual Scheme Plan Area
- Direction of Surface Drainage

3.0 Development Concept and Subdivision Design

3.1 Development Direction

The HECS is a comprehensive plan responding both to the economic growth pressures created by the economy, and the need for comprehensive planning direction. It serves as a planning guide for the HECS Lands, addressing their specific needs while supporting the direction of the policies expressed by the MD of Rocky View under the MDP, the LUB, the BE-ASP, and DC99.

The Plan Area is to be subdivided into approximately ± 26 lots of various sizes. The final configuration of the lots will be determined at the subdivision stage. **Figure 5** represents a *conceptual subdivision plan*. The conceptual lot layout allows for a variety of uses with a maximum build out potential.

The Plan Area also incorporates a Public Utility Lot (PUL). The PUL forms part of the *Master Drainage Plan for East Balzac* (September 14, 2006), and is integral to stormwater management for the site.

3.2 Land Use

The Land Uses proposed for the HECS Plan Area are required to follow the direction given for SDA 4 of the BE-ASP under DC 99. The DC 99 Bylaw lists several appropriate land uses for the SDA 4 area, the following is the list of uses suitable for Cell 'C' in the SDA 4 area of the BE-ASP, as determined by DC 99:

Noted in below are the uses that are proposed to be developed in, and indented to be the focus of, the HECS.

- | | |
|--|------------------------------------|
| - Accessory Buildings | - General Industry Type III |
| - Agricultural Support Services | - Offices |
| - General Industry Type I | - Warehouse |
| - General Industry Type II | - Warehouse Stores |

Policy 3.2.1 In order to ensure that all developments adjacent to Rge. Rd. 292 and Twp. Rd. 261 will present an appropriate visual interface with these public roadways, the development standards and architectural guidelines described in this Plan and in the *Balzac East Area Structure Plan* shall be adopted.

Policy 3.2.2 Subdivision and Development Permit proposals within the Plan Area shall conform to the *Ham East Conceptual Scheme*, the *Balzac East Area Structure Plan*, and other relevant policies.

Policy 3.2.3 Development within the Plan Area which creates a significant nuisance factor, including noise, odour, atmospheric substance or other emissions, outside of an enclosed building will be required to demonstrate methods of mitigating and reducing the problem to the satisfaction of Federal, Provincial, and Municipal standards, and to the satisfaction of Rocky View County.

3.3 Subdivision

Figure 5 illustrates a conceptual subdivision for the HECS Plan Area. The final layout of the lots will be subject to the subdivision application process.

Table 1 provides a statistical breakdown of proposed lot areas within the Plan Area.

Table 1: Approximate Land Use and Subdivision Statistics (Including Roads)

Use	Area (ha±/ac±) (Approximate)	% (Approximate)
Industrial	53.71 / 132.72	85.8
Internal Roads	3.95 / 9.77	6.3
Municipal Reserves*	1.87/4.62	3.0
Public Utility Lot: Stormwater Management Lands	3.06 / 7.56	4.9
Total	62.59 / 154.67	100%

* Municipal Reserves of 10% are owing as per the Municipal government Act (MGA) and may be taken by way of lands, cash-in-lieu of lands, or a mixture of both.

Policy 3.3.1 The exact size of individual parcels shall be determined at the subdivision stage.

3.4 Subdivision and Development Standards

In order to ensure that the HECS is developed to a high standard, the plan contemplates certain Subdivision and Development standards. These standards are to ensure that as the HECS is built out and in-filled over time, the area maintains core standards identified in this document. The Subdivision and Development standards will be used at the Development Permit stage to ensure that all new site developments will be sited and constructed in accordance with the requirements of the HECS.

Policy 3.4.1 All uses onsite will require a Development Permit unless exempt from the requirements of the Rocky View County Land Use Bylaw, as amended.

Policy 3.4.2 Subdivision and Development standards described in this Plan and in the Balzac East Area Structure Plan shall be adopted to ensure that all development on properties adjacent to Rge. Rd. 292 and Twp. Rd. 261 will present an appropriate visual interface with these public roadways.

- a. All frontages abutting Rge. Rd. 292 and Twp. Rd. 261 shall be treated as front yards.
- b. No structure shall be permitted within 25.00m (82.02ft) of Rge. Rd. 292 and/or Twp. Rd. 261.

Policy 3.4.3 The minimum parcel size contemplated in the HECS should be ±0.809ha (±2.00ac).

- Policy 3.4.4** Panhandle access to parcels shall not be permitted as a means of access.
- Policy 3.4.5** No structure shall be permitted within 10.00m (32.81ft) of the roads internal to the HECS Plan Area and be setback 10.00m (32.81ft) from all property lines.
- Policy 3.4.6** the Maximum height of Principal Buildings shall be 20.00m (65.62ft).
- Policy 3.4.7** The Maximum Height of Accessory Buildings shall be 15.00m (49.21ft).
- Policy 3.4.8** The Maximum Combined Site Coverage for Principal and Accessory Buildings shall be in accordance with the Municipal District of Rocky View Land Use Bylaw, as amended.
- Policy 3.4.9** All buildings contained on a site must be separated by a distance of 5.00m (16.40ft).

3.5 Municipal Reserve (MR)

Open space within the Ham East Conceptual Scheme Area is to be provided by Municipal Reserves (MR) along the eastern and northern boundary of the Plan Area. The MR lands are to accommodate regional pathway connection in the Balzac East area. Within the HECS Plan Area there is a proposed stormwater management pond situated on a Public Utility Lot (PUL) and shall not be credited as open space of Municipal Reserves dedication. This is in anticipation of the PUL being a fenced area for safety purposes as the proposed stormwater management pond is steep and public use or proximity is discouraged.

- Policy 3.5.1** Municipal Reserve will be provided in full pursuant to the provisions of the Municipal Government Act.
- Policy 3.5.2** Municipal Reserves will be contributed in a combination of land and cash-in-lieu of reserves.
- Policy 3.5.3** Municipal Reserve lands will be provided on the east and north boundary of the Plan Area to facilitate the implementation of a Regional Pathway. The Municipal Reserve lands shall encompass the lands between the existing property line and the Canadian Western Natural Gas (CWNG) pipeline Right-of-Way.

3.6 Environmental Reserve (ER)

There are no significant environmental areas within the plan area. The entire quarter section has been under agricultural cultivation and use for over 100 years, therefore there is no anticipation for a dedication of environmental reserve lands.

3.7 Integration with Adjacent Land Uses

The HECS is designed to be compatible and integrate with existing and future adjacent land uses.

The HECS Plan area falls within Cell C of Special Development Area 4. The BE-ASP recognizes Cell C as being “*the heart of the commercial/industrial business area*” within the BE-ASP. The BE-ASP further makes note of the increased market demand for industrial/commercial lands. The

HECS's proposed land uses (from within the uses listed under the DC 99 Bylaw) propose uses to satisfy this market demand.

The HECS site is set to the north and east of the NW 3-26-29W4M, which is the main area of country residential development in the area. The proposed uses for the HECS site are more intensive than that of the SW 10-26-29-W4M (Ham West Master Site Development Plan – HW-MSDP) site to the west which abuts the residential quarter section. The distance of the HECS Plan Area from the residential quarter section acts as a buffer between the differing intensities of use. The lands east, north east, north, and north west, all propose similar uses to the HECS. Thus the overall intensity of land use within Sections 9 and 10 of 26-29-W4M, increases both from south to north and from west to east or may be located subject to appropriate mitigation of development impacts.

Lastly, the HECS Plan incorporates several visual and physical landscape buffers in the form of landscape requirements, green space design, fencing/berms, and architectural design, into the requirements of development. These are to help create a seamless visual transition, and to temper the introduction of nuisances due to development intensity, from the areas of lower development intensity than that of the HECS Plan Area.

3.8 Architectural Guidelines

The HECS Architectural Guidelines are designed to ensure that development will be attractive and visually pleasing. All new site developments within the HECS Plan Area must be compatible with adjacent land uses and offer an appropriate visual interface when viewed from Rge. Rd. 292 and Twp. Rd. 261.

The intent of the HECS is to present a coordinated development, with each site presenting itself uniquely, but with specific common themes on individual parcels. The construction of these shall be easily recognized to be of a high standard and quality.

Coordinated themes are essential to unify a large development and can be achieved with a variety of size and mass but within an integrated and organized form.

When creating the visual character of each development the following principles must be applied: These Guidelines are intended to require the developer to be thoughtful in building design yet still allow for creativity and uniqueness.

- a. The design, character, and appearance of any development, accessory building, structure, or sign must have due regard for neighbouring developments and general amenities of the area.
- b. Emphasis in design is placed on those sites adjacent to Rge. Rd. 292, Twp. Rd. 261, and to neighbouring sites.
- c. All buildings shall be of high quality industrial and commercial building standards, utilizing materials to create a variety of façades.
- d. Each development shall incorporate highly durable materials into the façade. This is to aid in maintaining a professional look and well cared for building façades.

- e. Within any single site, materials must be consistent on all façades, with emphasis on design and detail on façades visible to the street and adjacent buildings.
- f. The primary building on each site will have a clearly defined main entrance.
- g. Industrial loading bays or other industrial activities creating heavy truck activity and forming a major function of the building shall not be permitted along façades facing Rge. Rd. 292 and Twp. Rd. 261 without appropriate landscaping, fencing, and mitigation of visual impacts.
- h. Roof top treatments are required to provide screening that encloses mechanical and/or electrical equipment, and may make use of roof top gardens and/or provide a pitched roof.

Policy 3.8.1 All Development Permit plans for sites within the Ham East Conceptual Scheme shall conform to the Architectural Guidelines contained within the Ham East Conceptual Scheme to the satisfaction of the Municipal District of Rocky view.

3.9 Landscaping Guidelines

Apart from the buildings themselves, landscaping is the continuous thread which ties the streetscape and the development together.

The Landscaping Plan shall follow the Principles and Regulations as set out in the *Comprehensive Landscaping Strategy for the East Balzac – Retail and Racing Entertainment Centre* as well as those from BE-ASP.

Policy 3.9.1 Where the HECS landscaping requirements differ from the standards of the BE-ASP and the Comprehensive Landscaping Strategy for the East Balzac – Retail and Racing Entertainment Centre, the HECS landscaping standards shall apply.

Policy 3.9.2 The BE-ASP promotes linear green spaces including trails and buffering strips along Range Roads. The linear park created in the NE ¼ of 10-26-29-W4M along Rge. Rd. 292 will be continued through the Ham East Industrial Park. All green spaces shall be landscaped and maintained [Pleas refer to **Figures 7, 8, and 9**].

Policy 3.9.3 The Landscape Plan shall demonstrate water conservation technologies as applied to the proposed onsite landscaped areas identified in the approved Landscaping Plan.

Policy 3.9.4 A Minimum 3.00m (9.84ft) landscaped setback shall be provided between the front of any primary building and adjoining parking lot area. No outdoor display, storage, operation yards, or parking may be located in this area. This area shall consist of low scale foundation and accent planting.

Policy 3.9.5 A minimum of 15% of each site that abuts Rge. Rd. 292 and Twp. Rd. 261 shall be landscaped.

Policy 3.9.6 All landscaping in the *Ham East Conceptual Scheme* Plan area shall conform to the Landscaping guidelines contained in the *Ham East conceptual Scheme*.

- Policy 3.9.7** The developer shall implement a landscaping plan to the satisfaction of the MD of Rocky View.
- Policy 3.9.8** Any landscape plan submitted shall incorporate native and indigenous plant material.
- Policy 3.9.9** Planting of trees and shrubs within the landscaped areas shall meet or exceed the landscaping standards set out in the *Rocky View Land Use Bylaw, the Balzac East Area Structure Plan, and the Ham East Conceptual Scheme*, whichever is the more stringent.
- Policy 3.9.10** No potable water shall be used for irrigation of landscapes, screenings and/or buffering.

3.10 Parking and Loading Guidelines

The design of parking and loading areas must facilitate efficient vehicle circulation while maintaining the front façade of each Principal building as the prime focal point of each site. The following guidelines will apply to all development within the HECS Plan Area.

- Policy 3.10.1** Parking and loading requirements shall meet or exceed the standards set out in the Rocky View Land Use Bylaw and Balzac East Area Structure Plan
- Policy 3.10.2** All parking and loading areas within the Ham East Plan Area shall conform to the parking and loading guidelines contained in the Ham East Conceptual Scheme.
- Policy 3.10.3** Parking for truck/transport/fleet vehicles (non personal use vehicles) shall not locate with a frontage onto Rge. Rd. 292 or Twp. Rd. 261 without appropriate landscaping, fencing, and mitigation of visual impacts.
- Policy 3.10.4** Industrial loading bays or other industrial activities creating heavy truck activity and forming a major function of the building shall not be permitted along façades facing Rge. Rd. 292 and Twp. Rd. 261 without appropriate landscaping, fencing, and mitigation of visual impacts.
- Policy 3.10.5** Parking for truck/transport/fleet vehicles (non personal use vehicles) shall not be accommodated within the road right-of-ways at any time.

3.11 Lighting Guidelines

Lighting has the opportunity to complement a development or create a nuisance for surrounding development. The following guidelines will apply to all development within the HECS area.

- a. All lighting will be designed to support the MD of Rocky View’s commitment to a “Dark Sky” by minimizing light pollution and directing light sources towards the ground.
- b. Outdoor lighting provided for security, display, or attraction purposes for any development shall be arranged so that diffusion of light towards any adjoining site is minimized and does not interfere with the effectiveness of adjacent traffic, and shall comply with the following provisions:

- i. The developer shall provide a plan indicating the location of all exterior lights, including the projected light patterns in relation to adjacent public roadways and developments;
- ii. Lighting fixtures and layout should be in conformity with night sky principles outlined by the International Dark Sky Association at www.darksky.org;
- iii. Any lighting fixtures attached to the buildings shall be coloured the same as the material at the elevation to which they are attached. Any variance must be to enhance the building elevation;

Policy 3.11.1 All lighting in the Ham East Conceptual Scheme Plan Area shall conform to the lighting guidelines contained in the Ham East Conceptual Scheme.

Policy 3.11.2 All lighting shall be subject to approval as part of a Development Permit, and shall be located in accordance with a comprehensive lighting package prepared for the lot and building.

3.12 Signage Guidelines

Signage guidelines are intended to facilitate a coordinated and pleasant visual presence within the industrial commercial park. The following guidelines will apply to all development within the HECS Plan Area.

- a. Signage includes multi-tenant identification signs, gateway signs, entry, corner and directional signs, corporate pylon signs, fascia signs, wall signs and message signs.
- b. Advertising, for on site businesses only, and/or directional signs may be permitted as part of a Development Permit, and shall be located in accordance with a comprehensive signage package prepared for the lot and building.
- c. Signage shall be chosen to match or complement both the related development and the area architecture. This is related, but not limited to, consideration of size, material, colour, and purpose.
- d. Signage should be constructed of permanent, high quality material and designed such that an abundance of signage does not create an unsightly appearance from public roads.
- e. No signage shall be permitted on or above the roof line of any structure.

Policy 3.12.1 All signage in the Ham East Conceptual Scheme Plan Area shall conform to the signage guidelines contained in the Ham East Conceptual Scheme and the Municipal District of Rocky view Land Use bylaw as amended.

Policy 3.12.2 All signage shall be subject to approval as part of a Development Permit where required, and shall be located in accordance with a comprehensive signage package prepared for the lot and building.

Policy 3.12.3 No signage other than Traffic Control Devices shall be permitted within the road right-of-way.

3.13 Fencing and Screening Guidelines

Fencing forms an important component of the visibility of a development. In turn the visibility of a development is directly related to public's perception of the development. The general perception of businesses located within an industrial park can be greatly enhanced if complementary fencing styles and materials are repeated throughout the industrial park. The following considerations are to guide fencing development throughout the HECS Plan Area.

- a. All fencing and screening shall be designed and constructed with durable materials, integrated with the design of the building. Massed shrubs should be used wherever possible to provide required screening. A heavy timber design is to be adopted if wood construction is used.
- b. Fencing shall not obscure the front face of the primary building on site.
- c. For screening to be approved, it must be effective on a year round basis.
- d. No security fencing shall be erected in a front yard facing a public street without appropriate landscaping and mitigation of visual impacts.
- e. Temporary and/or lightweight fencing materials will not be acceptable.
- f. Durable fencing combined with landscaping is preferred for site areas that are visible to public roadways. Use of security chain link fencing should be limited to portions of the site where security is necessary.
- g. All screening shall be of sufficient height so as to adequately screen parking, loading, and storage areas.

Policy 3.13.1 All fencing in the Ham East Conceptual Scheme Plan Area shall conform to the fencing guidelines contained in the Ham East Conceptual Scheme.

3.14 Outdoor Storage and Outside Display

It is expected that many of the businesses that will look to locate within the HECS Area will require outdoor storage and outside display in the course of their business plans. It is important that this visible space is filled and used such that it is done so in a manner that respects the aesthetic appearance of the area as a whole.

All outside storage and displays are expected to be orderly and purposeful. The following directions are indented to guide outdoor development throughout the HECS Plan Area.

- a. Outdoor Storage
 - i. Outdoor Storage shall not be located within the minimum required landscape setback.

- ii. All materials stored outside are limited to materials related to and being an integral part of the business or industry located on the site.
- iii. All outdoor storage areas shall be screened from neighbouring sites and public streets.
- iv. Outdoor storage items shall not project higher than maximum height limit of the storage screening.
- v. All garbage and waste material must be stored in weatherproof and animal proof containers and screened from adjacent sites, public streets, and the principal buildings.

Policy 3.14.1 All Outdoor Storage in the *Ham East conceptual Scheme* Plan Area shall conform to the Outdoor Storage guidelines contained in the *Ham East Conceptual Scheme*.

b. Outdoor Display

- i. Outdoor displays should not be located within the minimum required landscape setback.
- ii. Where outside display is permitted, it shall be limited to examples of equipment or items sold by the business or industry located on the site.
- iii. Outdoor display areas shall be designed and incorporated into the landscaping plan requirements.

Policy 3.14.2 All Outdoor Displays in the *Ham East Conceptual Scheme* Plan Area shall conform to the Outdoor Display guidelines contained in the *Ham East Conceptual Scheme*.

3.15 Building and Development Environmental Standards

Policy 3.15.1 All developments within the *Ham East Conceptual Scheme* shall meet the environmental standards of the *Balzac East – Area Structure Plan*.

4.0 Transportation

4.1 Regional Road System

A regional road network to service the East Balzac areas has been developed beyond what is outlined in the Balzac East Area Structure Plan. An east/west regional road, Twp. Rd. 261, will be developed to provide site access to and from Balzac, Airdrie, and Calgary. Access to Calgary from the QE II is provided on Twp. Rd. 261 through a loop ramp to the south on the QE II. Rge. Rd. 292 and Rge. Rd. 293 provide access to Hwy 566, the east/west corridor to the Hamlet of Balzac and access to QE II north.

Bunt Engineering has prepared a Preliminary Transportation Impact Assessment to analyze the impact the increase in traffic will present on the proposed regional road network. The report states that the proposed development generated traffic can be expected to be accommodated on the study area road network with the improvements outlined in the report including the construction of the north and south access roads to Rge. Rd. 293 with stop controls on opening day.

Policy 4.1.1 Offsite transportation infrastructure shall be in place to service each development phase in accordance with the Transportation Impact Assessment and to the satisfaction of Rocky View County.

Policy 4.1.2 Access to the *Ham East Conceptual Scheme* lands shall be in accordance with Figure 7.

Policy 4.1.3 Direct access from lots contained in the Ham East Conceptual Scheme Area shall not be permitted onto Twp. Rd. 261 and Rge. Rd. 292 except where indicated on Figure 7.

Policy 4.1.4 The development will provide and maintain sufficient emergency access in accordance with Municipal standards.

Policy 4.1.5 The municipality may require interim cul-de-sac bulbs at the boundary of roads until such time as direct links to adjacent roads occur. Access easement agreements and access right-of-way plans will protect those portions of the bulb that may encumber adjacent lands.

4.2 Internal Road System

A north/south industrial standard paved (9.50m/19.00m) road will provide access through the site from the Wagon Wheel commercial/industrial development in NE 10-26-29-W4M south to Twp. Rd. 261. A dedicated right turn in the south bound lane will facilitate access onto Twp. Rd. 261 and then to access onto southbound QE II. Two east/west paved (9.5m/19.0m) roads will connect the HECS Plan Area through the property to the west. They will be located to the north and south of the stormwater pond.

Policy 4.2.1 Complete Road Systems shall be constructed by the developer to the satisfaction of the MD of Rocky View.

Policy 4.2.2 Emergency access shall be provided until such time as a direct link occurs with adjacent road networks to the satisfaction of the Municipality.

Policy 4.2.3 The exact locations of road approaches and lot accesses shall be required as a condition of Subdivision or Development Permit.

Policy 4.2.4 All roads in the *Ham East Conceptual Scheme* Plan Area will be aligned so that they will connect directly to the roads of the adjacent developments to the west, north, east, and south to ensure an effective and efficient traffic flow.

4.3 Pedestrian System

The incorporation of a pedestrian network is an essential aspect to the BE-ASP as well as the HECS. Within the HECS there are two main pathway systems that interconnect.

Firstly there is a 2.50m (8.20ft) regional pathway. This pathway bounds the HECS Area along its south boundary (Twp. Rd. 261). It also travels through the adjacent lands to the west eventually connecting to the Cell C (Nose Creek) area of the North Business Area of the BE-ASP. [Please Refer to **Figures 7 & 8**]

Further to this, the HECS requires the continuation of the regional pathway along the full east and north boundaries of SE 10-26-29-W4M. These two sides (the east and north) will be required to incorporate the regional pathway into a linear park system. [Please refer to **Figures 7 & 9 and Section 4.3.a**]

Secondly there is an interior pathway of 1.50m (4.92ft) sidewalk within the HECS Plan Area. This pathway borders the internal roads on their north and east boundaries.

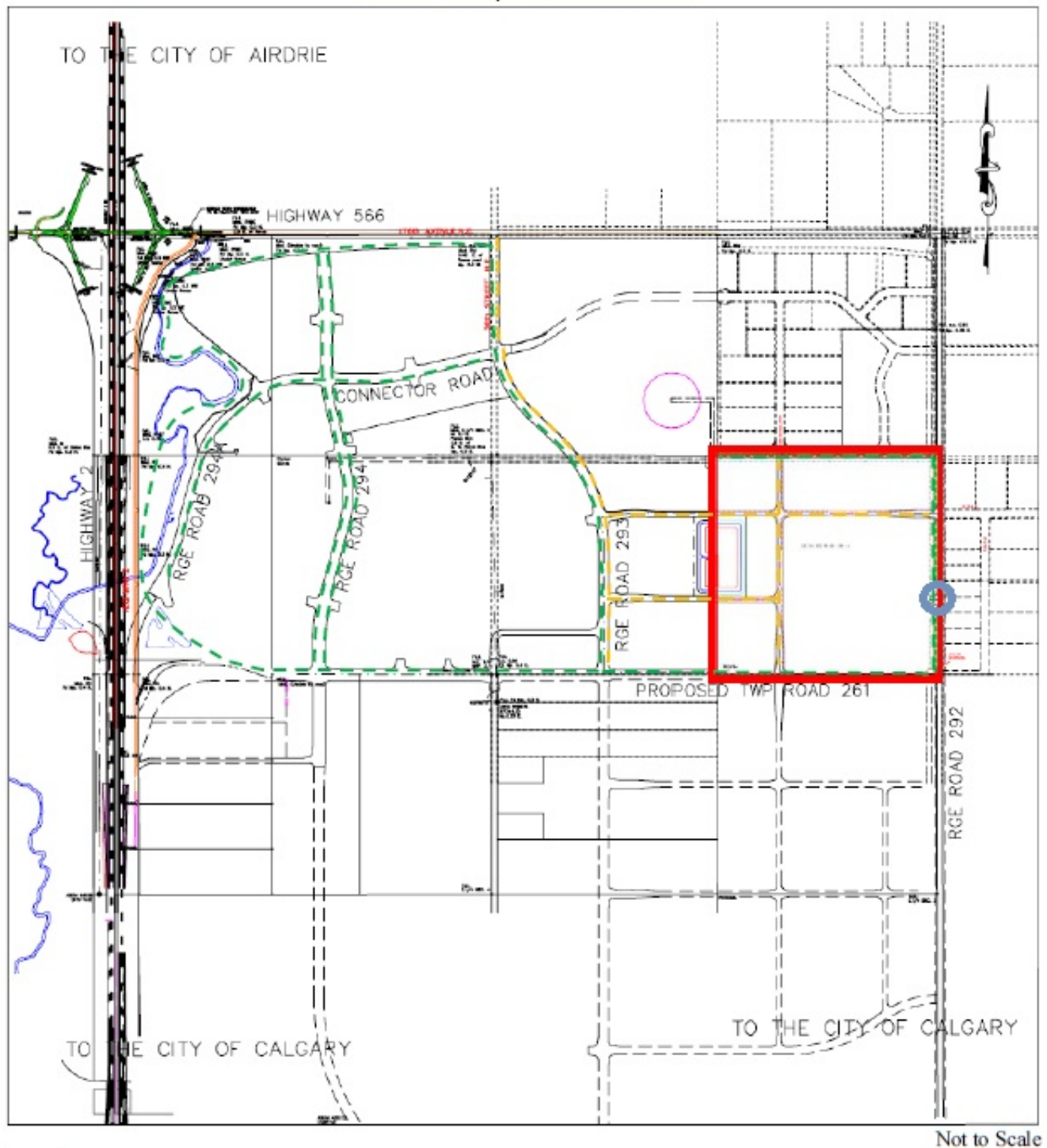
A pedestrian circulation system will be developed throughout the Ham East Plan Area in relationship to green spaces and transit accessibility. Pedestrian systems are especially important to provide easy access for employees within the industrial park.

Policy 4.3.1 A 2.50 metre (8.20ft) paved Regional Pathway will be constructed by the developer within the Rge. Rd. 292 linear park, on Municipal Reserve lands, along the east and north boundary of the SE 10-26-29-W4M.

Policy 4.3.2 A 2.5 metre (8.20ft) paved Regional Pathway will be constructed by the developer within the Twp. Rd. 261 road right of way, along the south boundary of the SE 10-26-29-W4M.

Policy 4.3.3 A 1.50 metre (4.92ft) concrete sidewalk will be constructed by the developer, within the road right of way, along the north side of the east/west internal roads and along the east side of north/south internal roads.

Figure 7
Proposed Regional and Internal Pathway Connections
Ham East Conceptual Scheme and Area



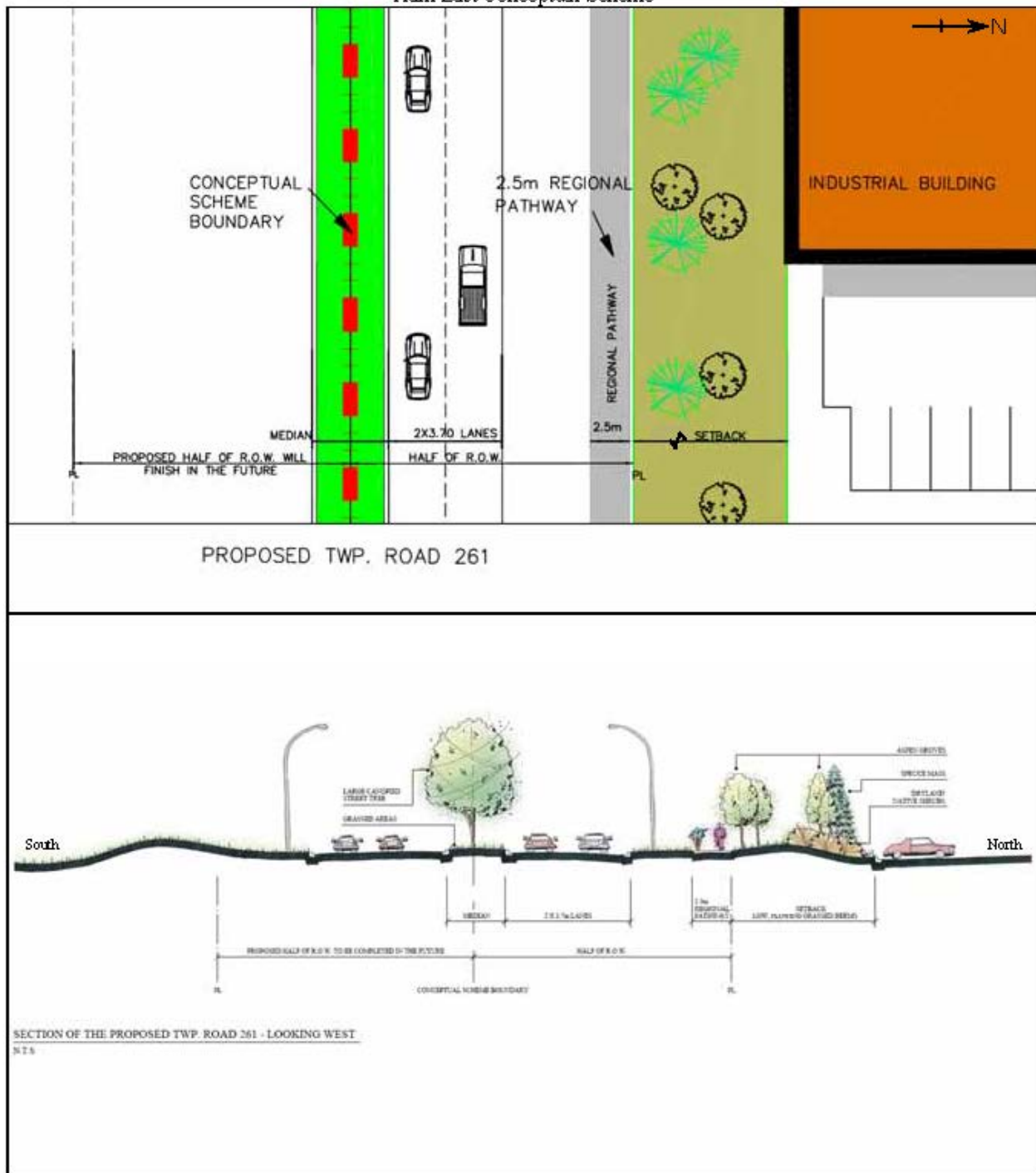
Legend

- Ham East Conceptual Scheme Plan Area
- Regional Pathway: 2.50m (8.20ft)
- Internal Pathway: 1.50m (4.92ft)



Direct Access to Rge. Rd. 292 permitted here.

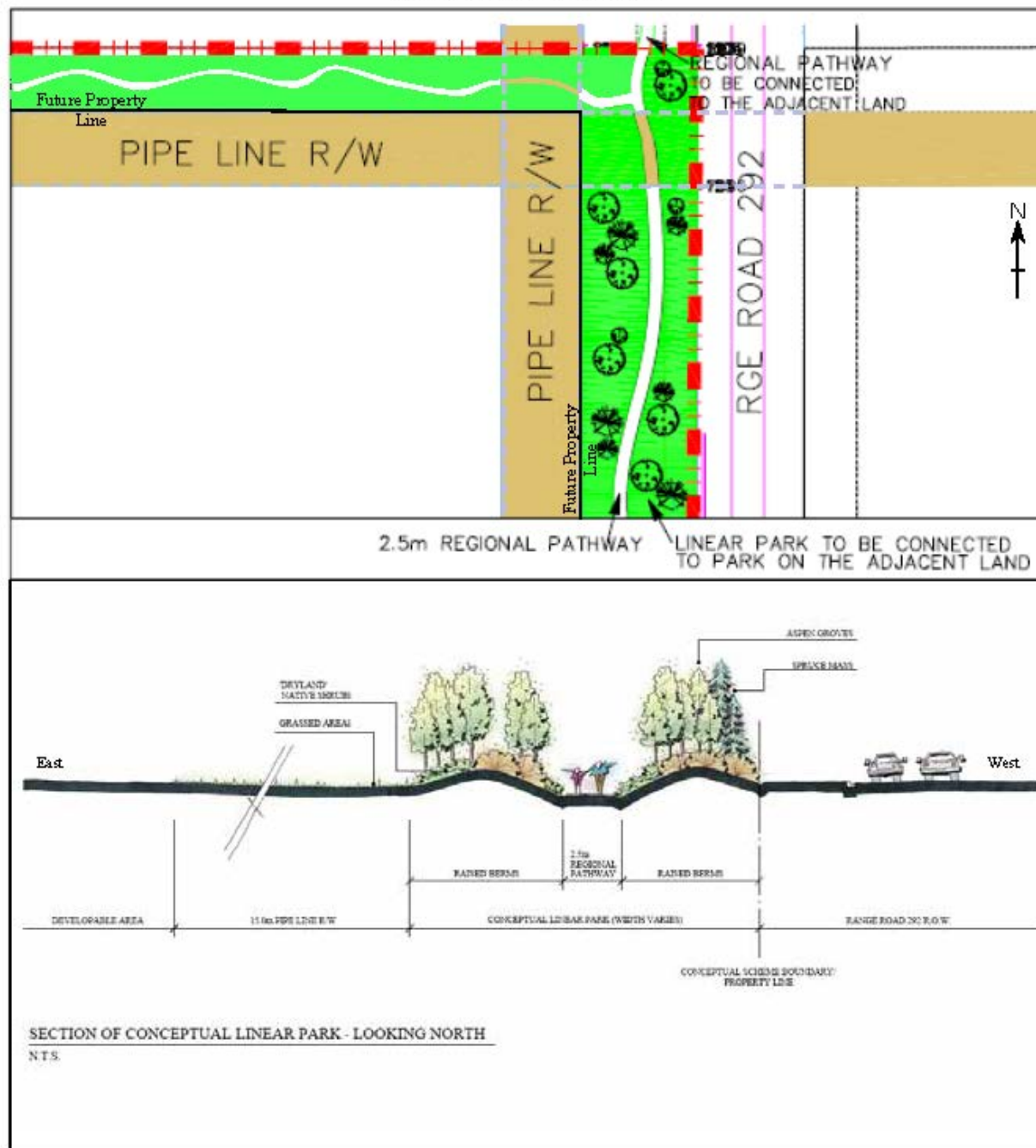
Figure 8
Proposed Regional Pathway and Linear Park Concept along TR 261
Ham East Conceptual Scheme



Legend

■ Ham East Conceptual Scheme Plan Area

Figure 9
Proposed Regional Pathway and Linear Park Concept along TR 292
Ham East Conceptual Scheme



Not to Scale

Legend

■ Ham East Conceptual Scheme Plan Area

5.0 Infrastructure

5.1 Storm Water Management

The *Master Drainage Plan for East Balzac* has been prepared and reviewed by the MD of Rocky View. A Public Utility Lot (PUL) has been identified along the centre of the west boundary of the HECS Plan Area. This PUL has been designed for storm water management purposes. The pond is shared between the HECS Site and Cell B of the Ham West Master Site Development Plan (HW-MSDP) on the adjacent quarter section to the west – SW 10-026-29W4M. The final configuration of the storm water management facility PUL will be determined at the subdivision stage as part of the Storm Water Management Plan for Cell B in the HW-MSDP and the HECS.

The Storm Water Management Plan will also includes a landscaping component, conforming with the guidelines set out in the *Comprehensive Landscape Strategy for East Balzac – Retail and Racing Entertainment Centre* and the *Master Drainage Plan for East Balzac*. Further, certain ponds will be landscaped with appropriate fringe plantings to provide visual amenity and future pathway opportunities. The PUL within the HECS will incorporate some landscaping outside of its pond area to minimize the fencing that will be required around the pond area.

From the on site ponds, the storm water is conveyed to Nose Creek via a piped system, where water quality is further enhanced by the storm pond adjacent to Nose Creek. This storm water management system complies with the *Nose Creek Watershed Management Plan*.

Policy 5.1.1 A Site Specific Storm Water Management Plan will be required in support of each subdivision application to the satisfaction of the Municipality.

Policy 5.1.2 All storm water management shall be in accordance with Alberta Environment's Best Management Practices and the MD of Rocky View's Servicing Standards for Subdivision and Road Construction, as amended.

Policy 5.1.3 All developments will require a Storm Water Management Plan that demonstrates adherence to the Nose Creek Watershed Water Management Plan, to the satisfaction of the Municipality.

5.2 Water Supply

Water will be supplied to the plan area through a piped communal distribution system designed to serve the new industrial area as determined by the BE-ASP.

Policy 5.2.1 Water shall be supplied through connection to the East Rocky view regional Water Utility Network, to the satisfaction of the Municipal District of Rocky View.

Policy 5.2.2 All development shall pay all applicable connection fees and levies when connecting to the East Rocky View Regional Water Utility Network, in accordance with applicable Municipal District of Rocky View policies.

Policy 5.2.3 Confirmation of potable water servicing from the East Rocky View Regional Water Utility Network will be required in support of each phase of subdivision.

5.3 Sanitary Wastewater

Sanitary wastewater will be gravity drained to the MD of Rocky View Lift Station No. 1, wherein it will be piped through a force main to the treatment facility located in the Hamlet of Langdon.

Policy 5.3.1 Sanitary waste water systems shall be designed in accordance with applicable municipal, provincial and federal standards and shall be provided to the satisfaction of the Municipal District of Rocky View.

Policy 5.3.2 All developments shall pay all applicable connections fees and levies in accordance with the East Rocky View Wastewater servicing Bylaw and applicable MD of Rocky View policies.

5.4 Water Conservation

Water conservation is an important component of all future development within the HECS. All future developments will be required to implement water conservation methods, both in facility design and overall site development.

- a. At the Development Permit stage each development will be required to submit its plans or items for water conservation within the site.
- b. No potable water shall be used for irrigation purposes.
- c. The development will be required to use low volume fixtures and appliances and implement detailed water conservation measures to the satisfaction of the Municipality.
- d. Development on the subject lands will also be required to meet or exceed any water conservation policies of the Municipality.

Policy 5.4.1 All applications in the *Ham East Conceptual Scheme* Plan Area shall adhere to the Water Conservation Guidelines contained in the *Ham East Conceptual Scheme*.

5.5 Shallow Utilities

Shallow utilities include natural gas, telecommunications, and electricity.

Shallow utilities for this site will connect to existing services located in the surrounding areas.

Policy 5.5.1 Shallow utilities shall be provided within the plan area at the sole expense of the developer within the appropriate right-of ways established at the subdivision stage.

5.6 Solid Waste Guidelines

- a. Management of solid waste shall be the responsibility of the landowner.
- b. Temporary storage of solid waste must be within a covered, enclosed, containment unit, before removal off site.

- c. Solid waste containment units must be screened from all adjacent properties.
- d. Solid waste containment units may not be located facing Rge. Rd. 292 or Twp. Rd. 261.
- e. Solid waste disposal shall remain the responsibility of the land owner.
- f. All developments shall participate in a recycling program.

Policy 5.6.1 Solid Waste Disposal shall be performed in accordance with the guidelines contained within the *Ham East Conceptual Scheme*.

5.7 Emergency Services

Policy 5.7.1 Emergency Response Services will be provided in accordance with the policies of the Municipal District of Rocky View.

5.8 Construction Management Plan

The *Balzac East Area Structure Plan* requires that each development provide a Construction Management Plan prior to construction. A Construction Management Plan deals with issues such as dust, noise, truck routes, access to site, and the potential for interference with nearby residential areas.

Policy 5.8.1 A construction Management Plan shall be provided by the developer to the satisfaction of the Municipal District of Rocky View prior to the issuance of a Striping and Grading Permit.

Policy 5.8.2 The developer shall be required to participate in the cost recoveries as required by the Municipal District of Rocky View.

6.0 Implementation and Phasing

6.1 Plan Amendment

The *Ham East Conceptual Scheme* may only be amended by Council decision through a public hearing and Bylaw Amendment.

All amendments must conform to related statutory documents, including:

- *M.D. of Rocky View No. 44 Land Use Bylaw*, Bylaw C-4841-97 (as amended)
- *Balzac East – Area Structure Plan*, Bylaw C 5177-2000, (as amended)
- *Direct Control District 99, Bylaw C-6031-2005* (as amended)

All amendments must have regard to related non-statutory documents, including:

- *Comprehensive Landscape Strategy – East Balzac, Retail and Racing Entertainment Centre*
- *All Master Site Development Plans as required by DC 109 Bylaw C-6234-2006* (as amended)

Amendments of regulations related to the *Ham East Conceptual Scheme*, but contained in related statutory document will require amendment of the related statutory document, in accordance with the *Municipal Government Act* of the Province of Alberta

6.2 Plan Implementation

The HECS policies will be implemented through the subdivision and development approval processes. The HECS provides the framework of policies and requirements that are complementary to the policies contained in the BE-ASP and other related policy documents. These policies will serve as a guide for subsequent subdivision and development requirements and approval conditions, to achieve phased development of a comprehensive nature within the HECS Plan Area and MD of Rocky View.

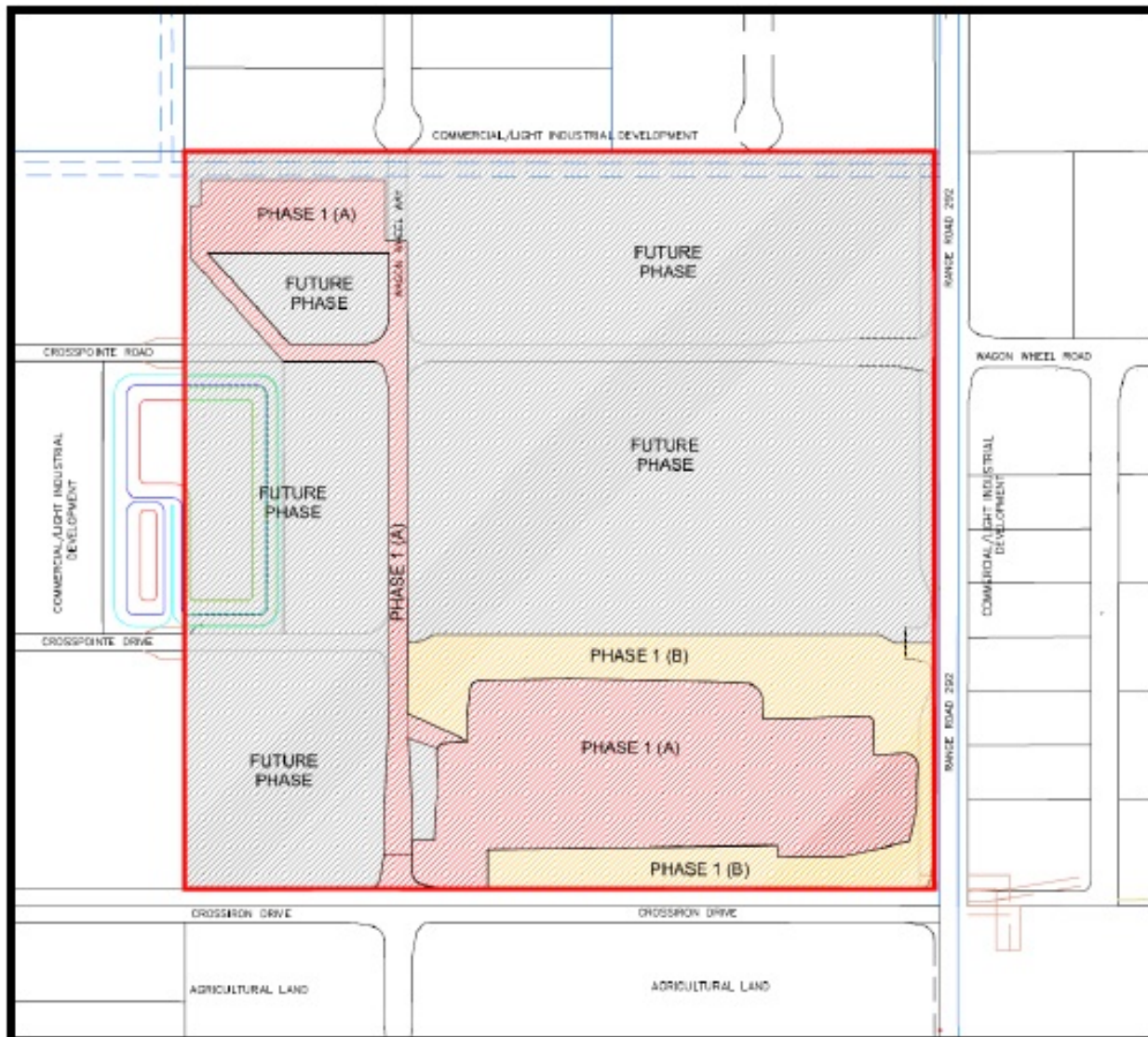
6.3 Phasing

The plan area encompasses 160 acres of land. It is anticipated that Phase 1 development will initiate along Twp. Rd. 261 and Rge. Rd. 292. Further developmental phases will be brought on stream as the market demands and the provision of infrastructure deem feasible. Links with the adjacent developments will be taken into consideration when determining the appropriate timing of phases with the Ham East Plan Area.

[Please refer to **Figure 10**]

Policy 6.3.1 The Plan Area will be developed in multiple phases as determined by market conditions and the provision of infrastructure.

Figure 10
Proposed Phasing Plan
Ham East Conceptual Scheme



- PLANNING BOUNDARY - 
- PHASE 1 (A) - 
- PHASE 1 (B) - 
- FUTURE PHASE - 

Not to Scale

7.0 Public Consultation

Public consultation for the HECS is an important component of the approval process. An Open house was held on July 2, 2008, between 5:00pm and 8:00pm, at the Balzac Community Centre, in the Hamlet of Balzac. The Open House was advertised in the Rocky View Weekly the weeks of Tuesday June 17, 2008 and Tuesday June 24, 2008.

Summary:

Poster boards were set up for viewing and staff were available for questions. The poster boards were selected to represent various aspects of the HECS development. These included:

- The HECS location air photograph and the HECS location in relation to area development.
- The HECS location within the framework of the BE-ASP, SDA 4, Cell C, and DC 99.
- A conceptual plan of future subdivision, as included in the HECS.
- A conceptual rendering of the linear park and pathway design.
- Photograph examples of existing developments similar in size and use as to that proposed for the HECS Plan Area.
- List of proposed uses for the HECS Plan Area.
- Summary of water components for the HECS Plan Area.

The Open House was attended by approximately 13 area residents and interested parties. Very few questions were received as to the development itself, as most comments related to the timing of the proposed development and how that would related to the timing of the area development.

All attendees were provided with a comment sheet that could be filled out on location or returned via mail, e-mail, fax, or delivery. No comment sheets were returned.

8.0 Policy Summary

- Policy 3.2.1** In order to ensure that all developments adjacent to Rge. Rd. 292 and Twp. Rd. 261 will present an appropriate visual interface with these public roadways, the development standards and architectural guidelines described in this Plan and in the *Balzac East Area Structure Plan* shall be adopted.
- Policy 3.2.2** Subdivision and Development Permit proposals within the Plan Area shall conform to the *Ham East Conceptual Scheme*, the *Balzac East Area Structure Plan*, and other relevant policies.
- Policy 3.2.3** Development within the Plan Area which creates a significant nuisance factor, including noise, odour, atmospheric substance or other emissions, outside of an enclosed building will be required to demonstrate methods of mitigating and reducing the problem to the satisfaction of Federal, Provincial, and Municipal standards, and to the satisfaction of the M.D. of Rocky View.
- Policy 3.3.1** The exact size of individual parcels shall be determined at the subdivision stage.
- Policy 3.4.1** All uses onsite will require a Development Permit unless exempt from the requirements of Rocky View County Land Use Bylaw, as amended.
- Policy 3.4.2** Subdivision and Development standards described in this Plan and in the Balzac East Area Structure Plan shall be adopted to ensure that all development on properties adjacent to Rge. Rd. 292 and Twp. Rd. 261 will present an appropriate visual interface with these public roadways.
- a. All frontages abutting Rge. Rd. 292 and Twp. Rd. 261 shall be treated as front yards.
 - b. No structure shall be permitted within 25.00m (82.02ft) of Rge. Rd. 292 and/or Twp. Rd. 261.
- Policy 3.4.3** The minimum parcel size contemplated in the HECS should be $\pm 0.809\text{ha}$ ($\pm 2.00\text{ac}$).
- Policy 3.4.4** Panhandle access to parcels shall not be permitted as a means of access.
- Policy 3.4.5** No structure shall be permitted within 10.00m (32.81ft) of the roads internal to the HECS Plan Area and be setback 10.00m (32.81ft) from all property lines.
- Policy 3.4.6** the Maximum height of Principal Buildings shall be 20.00m (65.62ft).
- Policy 3.4.7** The Maximum Height of Accessory Buildings shall be 15.00m (49.21ft).
- Policy 3.4.8** The Maximum Combined Site Coverage for Principal and Accessory Buildings shall be in accordance with the Municipal District of Rocky View Land Use Bylaw, as amended.
- Policy 3.4.9** All buildings contained on a site must be separated by a distance of 5.00m (16.40ft).

- Policy 3.5.1** Municipal Reserve will be provided in full pursuant to the provisions of the Municipal Government Act.
- Policy 3.5.2** Municipal Reserves will be contributed in a combination of land and cash-in-lieu of reserves.
- Policy 3.5.3** Municipal Reserve lands will be provided on the east and north boundary of the Plan Area to facilitate the implementation of a Regional Pathway. The Municipal Reserve lands shall encompass the lands between the existing property line and the Canadian Western Natural Gas (CWNG) pipeline Right-of-Way.
- Policy 3.8.1** All Development Permit plans for sites within the Ham East Conceptual Scheme shall conform to the Architectural Guidelines contained within the Ham East Conceptual Scheme to the satisfaction of the Municipal District of Rocky view.
- Policy 3.9.1** Where the HECS landscaping requirements differ from the standards of the BE-ASP and the Comprehensive Landscaping Strategy for the East Balzac – Retail and Racing Entertainment Centre, the HECS landscaping standards shall apply.
- Policy 3.9.2** The BE-ASP promotes linear green spaces including trails and buffering strips along Range Roads. The linear park created in the NE ¼ of 10-26-29-W4M along Rge. Rd. 292 will be continued through the Ham East Industrial Park. All green spaces shall be landscaped and maintained [Please refer to **Figures 7, 8, and 9**].
- Policy 3.9.3** The Landscape Plan shall demonstrate water conservation technologies as applied to the proposed onsite landscaped areas identified in the approved Landscaping Plan.
- Policy 3.9.4** A Minimum 3.00m (9.84ft) landscaped setback shall be provided between the front of any primary building and adjoining parking lot area. No outdoor display, storage, operation yards, or parking may be located in this area. This area shall consist of low scale foundation and accent planting.
- Policy 3.9.5** A minimum of 15% of each site that abuts Rge. Rd. 292 and Twp. Rd. 261 shall be landscaped.
- Policy 3.9.6** All landscaping in the *Ham East Conceptual Scheme* Plan area shall conform to the Landscaping guidelines contained in the *Ham East conceptual Scheme*.
- Policy 3.9.7** The developer shall implement a landscaping plan to the satisfaction of the MD of Rocky View.
- Policy 3.9.8** Any landscape plan submitted shall incorporate native and indigenous plant material.
- Policy 3.9.9** Planting of trees and shrubs within the landscaped areas shall meet or exceed the landscaping standards set out in the *Rocky View Land Use Bylaw, the Balzac East Area Structure Plan, and the Ham East Conceptual Scheme*, whichever is the more stringent.
- Policy 3.9.10** No potable water shall be used for irrigation of landscapes, screenings and/or buffering.

- Policy 3.10.1** Parking and loading requirements shall meet or exceed the standards set out in the Rocky View Land Use Bylaw and Balzac East Area Structure Plan
- Policy 3.10.2** All parking and loading areas within the Ham East Plan Area shall conform to the parking and loading guidelines contained in the Ham East Conceptual Scheme.
- Policy 3.10.3** Parking for truck/transport/fleet vehicles (non personal use vehicles) shall not locate with a frontage onto Rge. Rd. 292 or Twp. Rd. 261 without appropriate landscaping, fencing and mitigation of visual impacts.
- Policy 3.10.4** Industrial loading bays or other industrial activities creating heavy truck activity and forming a major function of the building shall not be permitted along façades facing Rge. Rd. 292 and Twp. Rd. 261 without appropriate landscaping, fencing and mitigation of visual impacts.
- Policy 3.10.5** Parking for truck/transport/fleet vehicles (non personal use vehicles) shall not be accommodated within the road right-of-ways at any time.
- Policy 3.11.1** All lighting in the Ham East Conceptual Scheme Plan Area shall conform to the lighting guidelines contained in the Ham East Conceptual Scheme.
- Policy 3.11.2** All lighting shall be subject to approval as part of a Development Permit, and shall be located in accordance with a comprehensive lighting package prepared for the lot and building.
- Policy 3.12.1** All signage in the Ham East Conceptual Scheme Plan Area shall conform to the signage guidelines contained in the Ham East Conceptual Scheme and the Municipal District of Rocky view Land Use bylaw as amended.
- Policy 3.12.2** All signage shall be subject to approval as part of a Development Permit where required, and shall be located in accordance with a comprehensive signage package prepared for the lot and building.
- Policy 3.12.3** No signage other than Traffic Control Devices shall be permitted within the road right-of-way.
- Policy 3.13.1** All fencing in the Ham East Conceptual Scheme Plan Area shall conform to the fencing guidelines contained in the Ham East Conceptual Scheme.
- Policy 3.14.1** All Outdoor Storage in the *Ham East conceptual Scheme* Plan Area shall conform to the Outdoor Storage guidelines contained in the *Ham East Conceptual Scheme*.
- Policy 3.14.2** All Outdoor Displays in the *Ham East Conceptual Scheme* Plan Area shall conform to the Outdoor Display guidelines contained in the *Ham East Conceptual Scheme*.
- Policy 3.15.1** All developments within the *Ham East Conceptual Scheme* shall meet the environmental standards of the *Balzac East – Area Structure Plan*.
- Policy 4.1.1** Offsite transportation infrastructure shall be in place to service each development phase in accordance with the Transportation Impact Assessment and to the satisfaction of Rocky View County.

- Policy 4.1.2** Access to the *Ham East Conceptual Scheme* lands shall be in accordance with Figure 7.
- Policy 4.1.3** Direct access from lots contained in the Ham East Conceptual Scheme Area shall not be permitted onto Twp. Rd. 261 and Rge. Rd. 292 except where indicated on Figure 7.
- Policy 4.1.4** The development will provide and maintain sufficient emergency access in accordance with Municipal standards.
- Policy 4.1.5** The municipality may require interim cul-de-sac bulbs at the boundary of roads until such time as direct links to adjacent roads occur. Access easement agreements and access right-of-way plans will protect those portions of the bulb that may encumber adjacent lands.
- Policy 4.2.1** Complete Road Systems shall be constructed by the developer to the satisfaction of the MD of Rocky View.
- Policy 4.2.2** Emergency access shall be provided until such time as a direct link occurs with adjacent road networks to the satisfaction of the Municipality.
- Policy 4.2.3** The exact locations of road approaches and lot accesses shall be required as a condition of Subdivision or Development Permit.
- Policy 4.2.4** All roads in the *Ham east conceptual Scheme* Plan Area will be aligned so that they will connect directly to the roads of the adjacent developments to the west, north, east, and south to ensure an effective and efficient traffic flow.
- Policy 4.3.1** A 2.50 metre (8.20ft) paved Regional Pathway will be constructed by the developer within the Rge. Rd. 292 linear park, on Municipal Reserve lands, along the east and north boundary of the SE 10-26-29-W4M.
- Policy 4.3.2** A 2.5 metre (8.20ft) paved Regional Pathway will be constructed by the developer within the Twp. Rd. 261 road right of way, along the south boundary of the SE 10-26-29-W4M.
- Policy 4.3.3** A 1.50 metre (4.92ft) concrete sidewalk will be constructed by the developer, within the road right of way, along the north side of the east/west internal roads and along the east side of north/south internal roads.
- Policy 5.1.1** A Site Specific Storm Water Management Plan will be required in support of each subdivision application to the satisfaction of the Municipality.
- Policy 5.1.2** All storm water management shall be in accordance with Alberta Environment's Best Management Practices and the MD of Rocky View's Servicing Standards for Subdivision and Road Construction, as amended.
- Policy 5.1.3** All developments will require a Storm Water Management Plan that demonstrates adherence to the Nose Creek Watershed Water Management Plan, to the satisfaction of the Municipality.
- Policy 5.2.1** Water shall be supplied through connection to the East Rocky view regional Water Utility Network, to the satisfaction of the Municipal District of Rocky View.

- Policy 5.2.2** All development shall pay all applicable connection fees and levies when connecting to the East Rocky View Regional Water Utility Network, in accordance with applicable Municipal District of Rocky View policies.
- Policy 5.2.3** Confirmation of potable water servicing from the East Rocky View Regional Water Utility Network will be required in support of each phase of subdivision.
- Policy 5.3.1** Sanitary waste water systems shall be designed in accordance with applicable municipal, provincial and federal standards and shall be provided to the satisfaction of the Municipal District of Rocky View.
- Policy 5.3.2** All developments shall pay all applicable connections fees and levies in accordance with the East Rocky View Wastewater servicing Bylaw and applicable MD of Rocky View policies.
- Policy 5.4.1** All applications in the *Ham East Conceptual Scheme* Plan Area shall adhere to the Water Conservation Guidelines contained in the *Ham East Conceptual Scheme*.
- Policy 5.5.1** Shallow utilities shall be provided within the plan area at the sole expense of the developer within the appropriate right-of ways established at the subdivision stage.
- Policy 5.6.1** Solid Waste Disposal shall be performed in accordance with the guidelines contained within the *Ham East Conceptual Scheme*.
- Policy 5.7.1** Emergency Response Services will be provided in accordance with the policies of the Municipal District of Rocky View.
- Policy 5.8.1** A construction Management Plan shall be provided by the developer to the satisfaction of the Municipal District of Rocky View prior to the issuance of a Striping and Grading Permit.
- Policy 5.8.2** The developer shall be required to participate in the cost recoveries as required by the Municipal District of Rocky View.
- Policy 6.3.1** The Plan Area will be developed in multiple phases as determined by market conditions and the provision of infrastructure.