

CONCEPTUAL SCHEME
ROSEMONT

OFFICE CONSOLIDATION

This document has been consolidated for convenience only. A copy of the original Bylaw and all amending Bylaws can be obtained from Rocky View County. This office consolidation comprises the following Bylaws:

Bylaw	Amendment Type	Date of Approval
C-6991-2010	Original Bylaw	January 25, 2011
	Updated Table of Contents and Lists of Figures;	July 18, 2023
	Amended sections 1.1, 1.1a, 1.3, 2.0, 2.1.2, 2.1.3,	
	3.1, 3.2, 3.3, 3.3.1, 3.3.2, 3.4.1, 3.4.2, 3.4.3, 3.4.4,	
C-8404-2023	3.4.9, 4.1, 4.2, 4.2.1, 4.3, 5.0, 5.1, 5.2, 6.1, 7.1, 7.2,	
	7.3, 7.4, 7.5, 7.6, 7.6.1, 7.7, 7.8, 7.9, 7.10, 8.1, 9.0,	
	10.2, 10.3 and removed section 10.4 and Policy	
	Content Summary. Remove Appendix A.	
C-8445-2023	Add Appendix B	November 28, 2023
C-8650-2025	Amend Appendix A (Rosemont Cell B Conceptual	September 16, 2025
	Scheme)	

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1.0 Introduction

1.1 Purpose

The purpose of the Rosemont Conceptual Scheme as outlined in this document is to provide a comprehensive planning framework for future development of lands legally described as E ½ 11-26-29-W4M. Direction to prepare a Conceptual Scheme for this site was provided by Rocky View County on July 25, 2006. This plan proposes to redesignate 122 hectares (301.51 acres) of land from Ranch and Farm District to various business and industrial land use districts in order to develop a business park consistent with the direction of the Balzac East Area Structure Plan (BEASP). Detailed policy is contained within this document with regard to NE 11-26-29 W4M (identified as Cell A). The Conceptual Scheme may require a future amendment or additional Appendix to further describe development within the SE 11-26-29 W4M (Cell B). (**Figure 1:** Regional Location Context).

Proposed Policy

Policy 1.1.a The Conceptual Scheme, as amended, does not offer an alternate land use strategy for "Cell B" (SE 11-26-29-W4M). An amended land use strategy for Cell B will be submitted by the current landowner and subject to municipal review and approval.




1.2 History

The Rosemont development was envisioned originally in 2005 as an opportunity to build upon the success of Balzac area developments and provide a business park and industrial land uses in the County which were complimentary to the area. Direction to prepare a Conceptual Scheme was requested at a meeting of Council on July 25, 2006. The following motion outlines the Conceptual Scheme requirements specific to Rosemont:

"That Council request the Applicant pay the fee prescribed in the Master Rates Bylaw and prepare a Conceptual Scheme for the area noted in the attached Proposed Conceptual Scheme Boundary Map, for E ½ 11-26-29 W4M. The Conceptual Scheme will be adopted, by Bylaw, as a prerequisite to Council considering redesignation and subdivision applications within the subject lands. As part of the Conceptual Scheme, the Applicant shall include policies regarding implementation, consistency with the MDP and any other adopted policy or plan. As part of the Conceptual Scheme, the Application shall conduct at least one (1) Open House prior to first reading of the adopting bylaw. The Conceptual Scheme should be prepared in a format acceptable to the municipality and include, but not be limited to, an assessment of the following items:



Legend

- Rocky View County / City of Calgary Boundary 
- Rosemont - Cell A Conceptual Scheme 
- Rosemont - Cell B 

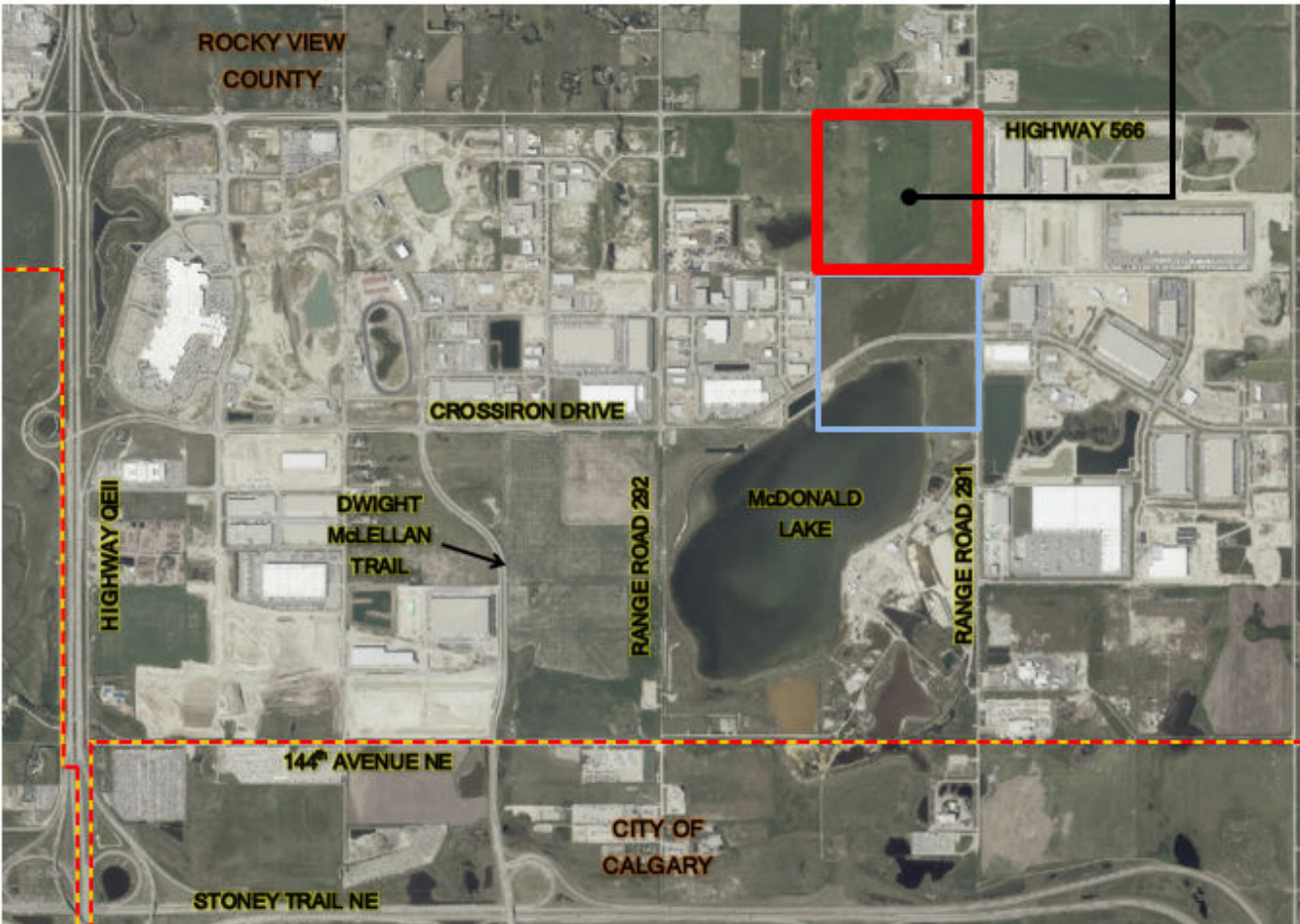


Figure 1: Regional Location Context

- a) *A description of the lands contained within the Conceptual Scheme Area;*
- b) *The proposed uses of lands within the Conceptual Scheme Area;*
- c) *The proposed designation, parcel size and density for the Conceptual Scheme Area;*
- d) *A servicing strategy including, but not limited to, public and private utilities for the Conceptual Scheme Area;*
- e) *A description of the proposed internal transportation network within the Conceptual Scheme Area, and its connections to the existing provincial resource road, the proposed East Freeway/Transportation Utility Corridor, and to the existing rail line east of the site.*
- f) *Identification of development issues (i.e. stormwater management, sewage disposal, on-site geotechnical features, hydro-geological conditions, densities) description to provide for open space and pedestrian linkages of these open spaces; and*
- g) *Any other matters the Municipality deems necessary.”*

The Balzac East Area Structure Plan is the approved land use policy plan which guides and directs growth in the overall Balzac East Area. On September 23, 2008 a number of textual and map based amendments to the Balzac East Area Structure Plan occurred which resulted in the E1/2 of 11-26-29 W4M being included within the Plan Area Boundary. Specifically, the Conceptual Scheme Boundary now includes lands considered part of both Special Development Area Five (5) Cells A and B which require specific uses are more completely addressed in this Conceptual Scheme.

1.3 Objectives

This amended Rosemont Conceptual Scheme document is intended to provide clear and concise policy direction for development of the Conceptual Scheme Plan Area. Through a combination of comprehensive conceptual planning and consistency with the Balzac East Area Structure Plan both comprehensive and cohesive planning can proceed in the area.

- a) To provide a comprehensive land use, subdivision, and development framework for the Conceptual Scheme area in accordance with the Rocky View County Council terms of reference;
- b) To accommodate future development of a mixed-use Industrial Warehousing/ logistics/Distribution hub business park that provides a level of eco-industrial strategy in design at the land use level (*specifically in Cell A in NE 11*) and is consistent with the Rocky View County Municipal Development Plan and approved Balzac East Area Structure Plan (as amended). Goals for this business park specifically include:
 - i. *Targeted Economic Development Strategy:* Businesses are attached to fill product or service niches. This is achieved by introducing a mix of land use zoning and variety of parcel sizes to accommodate a spectrum of uses.
 - ii. *Eco-industrial Design Strategies:* Implemented through restrictive covenants and architectural controls the strategies include green buildings, water conservation measures inside and outside of the building envelope, targeted reduction in emissions, and actively seeking synergies with area businesses wherever possible.
 - iii. *Green Infrastructure:* Green spaces are preserved and integrated within the site design and regional pathway linkages.
 - iv. *Network Around Services:* Business are encouraged to share services

such as marketing, transportation, research and monitoring services.

- c) To ensure that new development will be compatible within the broader East Balzac Area, including existing (i.e. - Wagon Wheel, Westland Distributors, and High Plains) and planned land uses on lands adjacent to the Conceptual Scheme Area;
- d) To undertake community information gathering and consultation to ensure land use policies adequately reflect community input, and
- e) To identify any significant development constraints in the Conceptual Scheme Area and determine if any physical development issues are present or require mitigation.

2.0 Vision

The Rosemont Logistics Park Conceptual Scheme promotes a land use concept in a manner consistent with the Balzac East ASP. Section 4.7.4 of the Balzac East ASP promotes a land use strategy for Special Development Area #5, which includes the Northeast 11 (herein after referred to as NE 11), which involves a mixed land use strategy and variety of parcel sizes to accommodate a wide range of industrial and other logistics/warehousing/distribution hub uses. The Business Park will implement eco-industrial design strategies and strive to provide economy and efficiency in attracting compatible land uses.

2.1 Approved Policies

The Conceptual Scheme Area is subject to the land use polices contained within the Rocky View County's Municipal Development Plan and the Balzac East Area Structure Plan (as amended). The Conceptual Scheme should also respond to the County's economic development polices which seek to encourage business development in East Balzac.

2.1.1 Municipal Development Plan (MDP)

The Municipal Development Plan (MDP) was approved in July 1998 as Bylaw C-4840-97 and aims to provide a land use strategy to guide growth and development in the County in accordance with sound planning principles.

A general goal of the plan is "*To encourage and facilitate appropriately- located business development, which contributes to the economy of the Municipality*" (Plan Goals, Section 1.8) and are complimentary to surrounding land uses (Plan Philosophy, Section 1.7). Specifically, section 6.0 of the plan discusses business development and business parks (Section 6.4), and provides specific policies, criteria and guidelines for evaluating business and commercial development, including:

- 6.4.1 *Businesses, which are not natural resource dependent or hazardous, are encouraged to locate in hamlets and business parks wherever possible in the Municipality.*
- 6.4.2 *Proposed business parks should locate in proximity to primary or secondary highways, or in hamlets, near rail serviced areas having due regard for the safe operation of these transportation routes.*

- 6.4.3 *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.*
- 6.4.4 *The location of business parks and the design of the lots should be such that each lot has a suitable building site and direct access to the municipal road network.*
- 6.4.5 *When considering proposals for business parks the following shall be reviewed by the Municipality:*
 - a) *Safe access and egress from highways or roads shall be provided and the visual appearance shall not impair the safety and function of the highway or roads;*
 - b) *Demonstration to the satisfaction of the Municipality, the existence of a proven water supply and waste disposal capacity adequate to meet Provincial regulations;*
 - c) *Property landscaping, berming and distance separation from land uses shall be accounted for to minimize negative visual impact and provide sufficient noise abatement measures;*
 - d) *The development of servicing requirements (i.e. roads, domestic water supply, sewage and fire protection) of the Municipality;*
 - e) *The sensitivity of the surrounding land uses to such a proposal;*
 - f) *The need for an area structure plan; and*
 - g) *The need for an emergency response plan developed in conjunction with the Municipality's Protective Services.*
- 6.4.6 *Council may require a landowner to prepare a conceptual scheme in support of a business redesignation or subdivision application.*

A Conceptual Scheme is designed to encourage collaboration between landowners to achieve an economical and orderly settlement pattern. They can provide land use and subdivision scenarios to ensure that the opportunities of comprehensive planning are seized, and the constraints of the area are properly addressed as development proceeds over several phases.

2.1.2 Balzac East Area Structure Plan (BEASP)

The Conceptual Scheme Area is located within the Balzac East Area Structure Plan (BEASP), which directs the development of land in East Balzac and includes specific requirements for lands contained within the Rosemont Conceptual Scheme boundary. The BEASP land use map identifies the majority of future land uses in the E ½ 11-26-29 W4M as "Special Development Area (SDA) 5", Cell B and with the NE 11 containing a portion of Cell A (**Figure 2: Balzac East Area Structure Plan**). Special Development Areas (SDA) require particular attention to be paid to the interface with existing and future highway corridors and as well as with adjacent residential land uses. SDA 5 is intended to complement business uses planned on other lands to the west and can accommodate for larger parcels of land for industrial land uses.

The BEASP specially states that Conceptual Schemes prepared on lands designated as SDA 5 shall contain the following additional information:

“k) In addition to the requirements of this Plan, any Conceptual Scheme that is prepared in SDA#5 must also address the following to the satisfaction of the Municipality:

- The phasing and sequence of subdivision and development at full build out,*
- A graduated density, where the number of lots is reduced adjacent to the highway corridors,*
- Impacts on adjacent land uses and appropriate mitigating measures,*
- A Landscaping Plan in conformity with the policy directions of this Plan that effectively buffers and screens uses from adjacent lands,*
- A Fencing Plan that effectively screens required areas, Lighting and Signage Plans,*
- Roof top treatments that enclose mechanical and electrical equipment, Lands required for any upgrading of Range Road 290,*
- Architectural guidelines, especially for lands adjacent to Highway 566 and Range Road 290,*
- Pedestrian and pathway connections both within SDA#5 as well as linkages to adjacent developments, and*
- Internal road standards.”¹*

This Conceptual Scheme contains these additional contents as required in the higher order BEASP plan.

2.1.3 Economic Development Strategy

Rocky View’s Economic Development Strategy details specific policies to support and promote business and development in the County. East Balzac, specifically the area surrounding the CNOOC International Limited Gas Plant, has been identified for growth of this nature:

“Continued growth in this area, particularly with business and industry that complement the existing industry, would be appropriate for this area.”²

The Balzac East Plan area’s proximity to the City of Calgary, the City of Airdrie, Highway 2 as well as the Calgary International Airport all support business and industrial development in this area.

¹ The Balzac East Area Structure Plan, Bylaw C-5177-2000, p. 38

² Rocky View County Economic Development Strategy, 2003

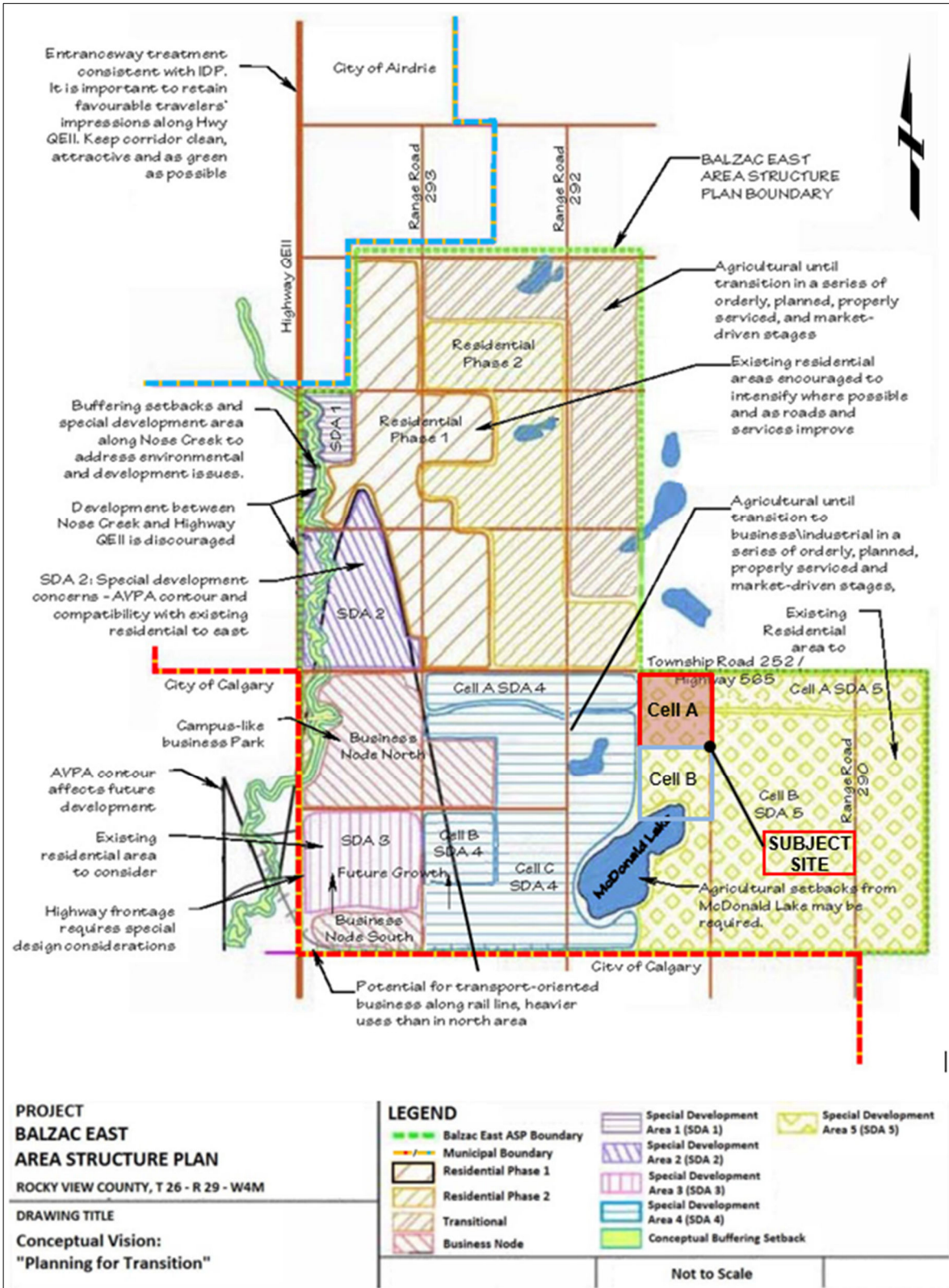


Figure 2: Balzac East Area Structure Plan – M.D. of Rocky View, 2000, Adapted by Kellam Berg Engineering & Surveys Ltd.

Clustering of complimentary industries is a concept identified and supported in the Rocky View Economic Development Strategy, as it can often lead to improved economic performance and conservation of resources such as water and energy. Business Parks are also identified as a particular opportunity that the County can capitalize on.

The Strategy document identifies a number of general opportunities. Many of these opportunities could be accommodated within this Conceptual Scheme including:

- Eco-Energy Resources,
- Business Parks,
- Niche market for Specialty Items.

3.0 The Conceptual Scheme Area

3.1 Location

The Conceptual Scheme Area is located in the south-central region of Rocky View County, just east of the Hamlet of Balzac and between the cities of Airdrie and Calgary. Specifically, the Plan Area is located south of Provincial Highway 566, north of the CNOOC International Limited Gas Plant and McDonald Lake, and east of the Wagon Wheel Industrial Park. It is bound on the north by Highway 566 and on the east by Range Road 291. The subject lands are located adjacent to the east of the boundary of the Wagon Wheel Conceptual Scheme and are contained within the Balzac East Area Structure Plan Area (BEASP) (**Figure 3: Existing Land Use and Surrounding Development Context**).

3.2 Legal Description and Land Ownership

The Rosemont Conceptual Scheme Area includes +/- 122.0 Hectares (301.51 Acres) of land within two (2) quarter sections: E½ Sec.11 - Twp.26 - Rge.29 - W4thM.

The following table describes existing parcels within the Conceptual Scheme Area.

HECTARES	ACRES	LEGAL
±61.46	±151.88	NE 11-26-29 W4M
±58.07	±143.50	SE 11-26-29 W4M

Note: Mines and Minerals are held on a separate title by Encana Corporation.

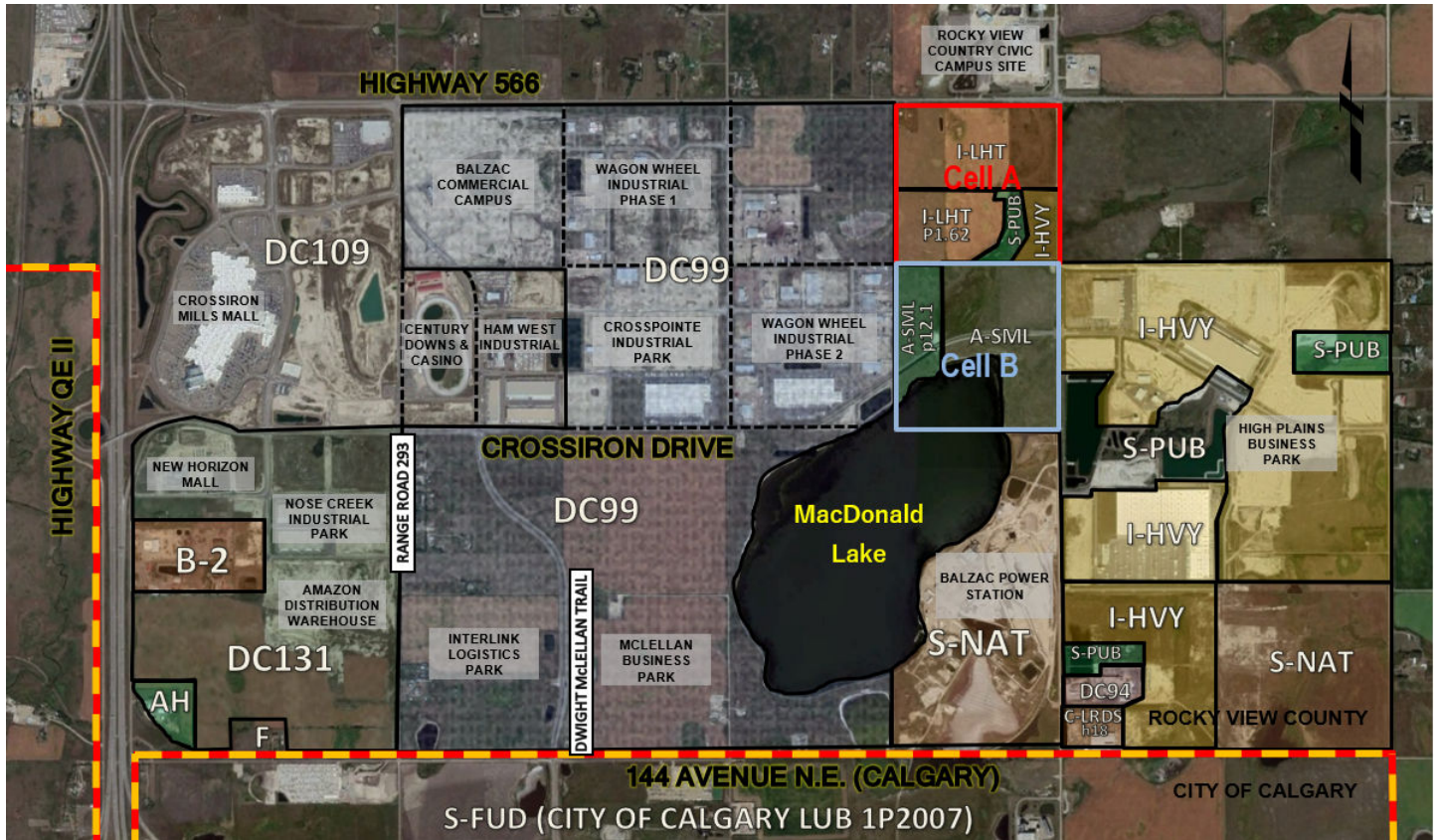


Figure 3: Existing Land Use and Surrounding Development Context

3.3 Current Land Use Designations

For both the Cell A site & the adjacent sites, including Cell B

3.3.1 Cell A Land Use Details

Districts within the boundaries of Rosemont Industrial Park – Cell A support developments that are generally industrial in nature with an additional area dedicated for stormwater mitigation. The existing land use alignments are indicated in Figure 3.

Specific on-site land use districts are:

Land Use Districts in Rosemont Industrial Park – Cell A

- Industrial, Light (I-LHT) District
- Industrial, Light p1.62 (I-LHTp1.62*) District
- Industrial, Heavy (I-HVY) District
- Special, Public Service (S-PUB) District

* note: in this instance “p” refers to the minimum allowable parcel area

3.3.2 Land Use Details on Adjacent Lands

The land uses districts adjacent to the conceptual scheme generally support varying degrees of industrial activities, natural resource/energy production, and public service infrastructure.

Specifically,

Lands to the North (north of Highway 566)

- Special, Public Service (S-PUB) District
 - Location of the Rocky View County Municipal Office
 - Guiding development legislation: Rocky View County Campus at Balzac East MSDP

Lands to the East (east of Range Road 291)

- Industrial, Heavy (I-HVY) District
- Special, Public Service (S-PUB) District
 - Guiding development legislation: High Plains Industrial Park Conceptual Scheme
 - Guiding development legislation: Balzac East Area Structure Plan

Lands to the South (Rosemont Conceptual Scheme “Cell B”)

- Agricultural, Small Parcel (A-SML) District
- Agricultural, Small Parcel (A-SML p1.62) District
 - Guiding development legislation: Rosemont Conceptual Scheme
 - Guiding development legislation: Balzac East Area Structure Plan

Lands to the West

- Direct Control (DC99) District
 - Guiding development legislation: Wagon Wheel Conceptual Scheme
 - Guiding development legislation: Balzac East Area Structure Plan

3.4 Physical Site Features

3.4.1 Existing Structures

There is an existing residence with outbuildings located in the northwest corner of NE 11. There are no other buildings within the Conceptual Scheme Area. The residence and outbuildings in NE 11 are associated with the old farmstead and will be removed upon development of the site. There are no structures within the Southeast 11 (herein after referred to as the SE 11).

3.4.2 Topography and Surface Drainage

The subject property is located on a low relief plain (lower than both Highway 566 and Range Road 291) of gently undulating topography. The topographic map of the area (**Figure 4: Existing Topography & Surface Drainage**) indicates the overall topography slopes from north to south with a total relief of about seven meters (from approximate elevation 1096m to 1089m).

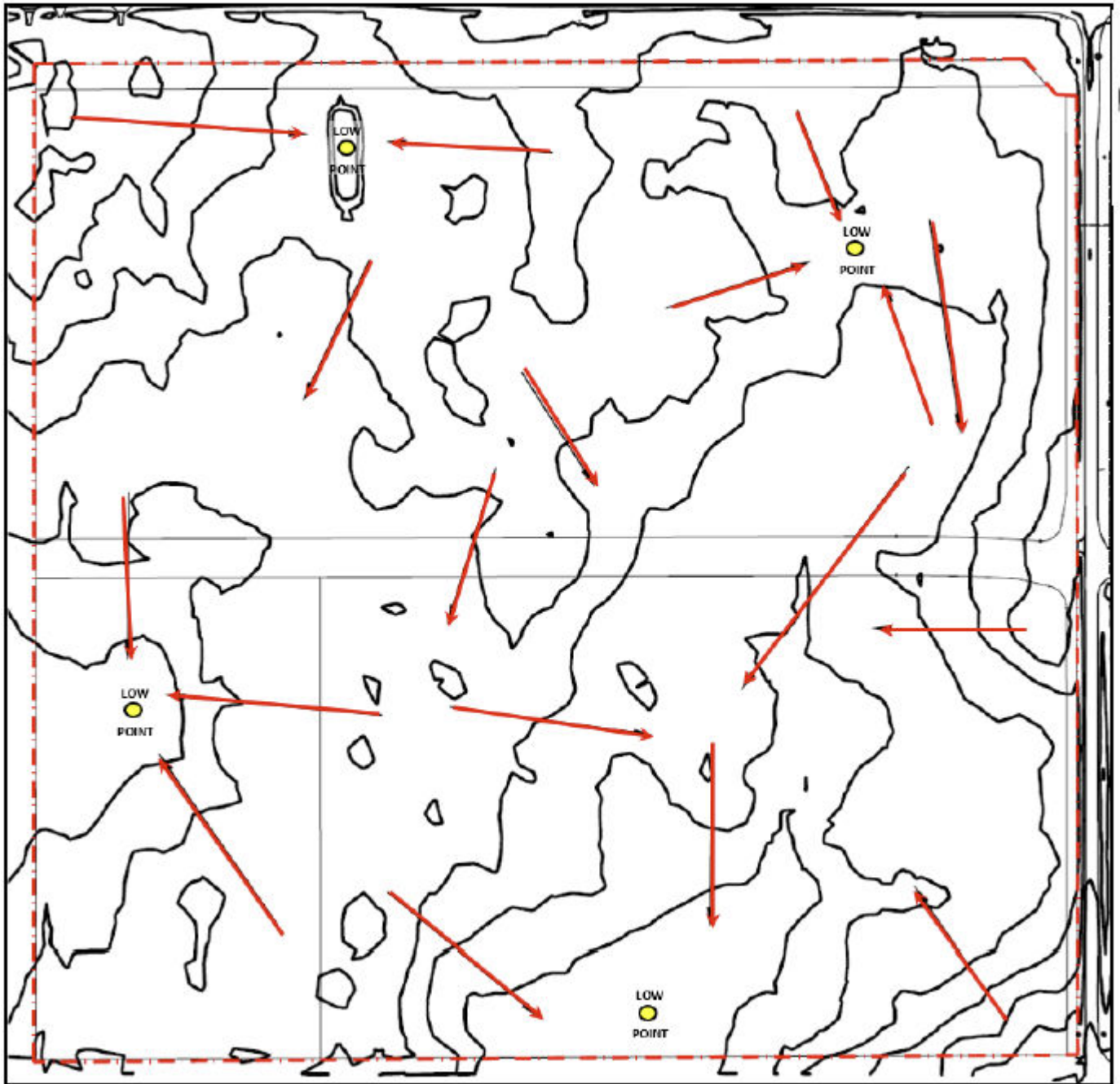


Figure 4: Existing Topographical & Surface Drainage
 (Source: Kellam Berg Engineering & Surveys Ltd., 2022)

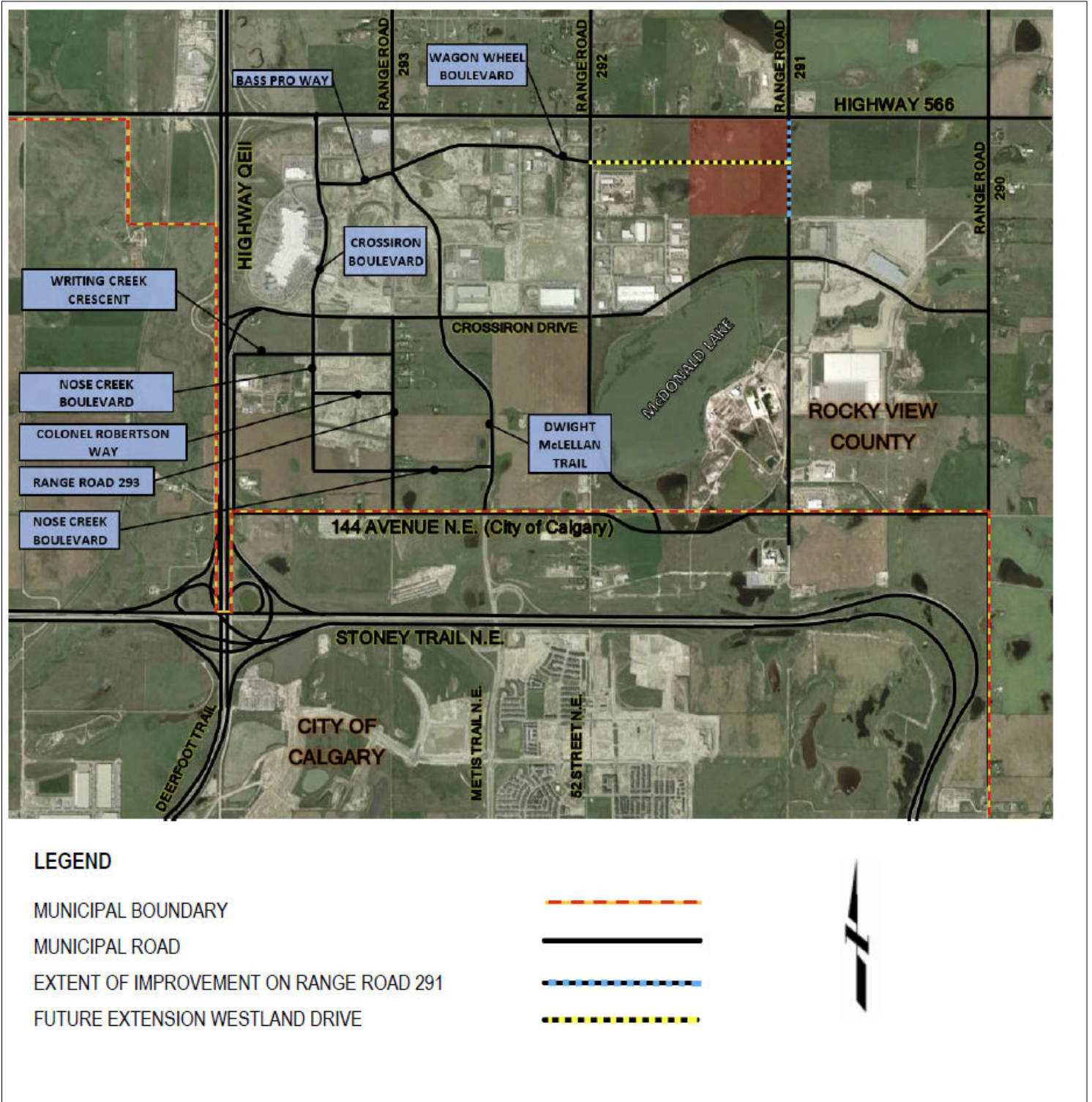


Figure 5: Existing Topographical & Surface Drainage
 (Source: Kellam Berg Engineering & Surveys Ltd., 2022)

The existing conditions exhibit several depression areas that in their natural state serve as storage areas for surface runoff. Naturally occurring stormwater runoff from the study area and two off-site areas finally discharge at McDonald Lake. The existing use of the site is agricultural, and estimated to have a Runoff Curve Number (CN) value of 60 (*this is the estimated percent of impervious cover based on an assumed land use of open space with approximately 70% grass cover*). An initial abstraction of 3.6 mm (pervious-lawns) was taken and modified CN value of 58 was used for the pre-development condition.

The Cell A Conceptual Scheme Area North East 11, (NE 11) can be divided into three sub-drainage areas as follows:

- a) East Area: The east side of the proposed development land of area 39.08 ha and two off site areas of 42.67 ha, directly drain to the south lower land and flows to McDonald Lake.
- b) West Area: the west part of the proposed Cell A of an area comprising 24.07 ha drains to the adjacent west lands, and then flows to McDonald Lake.
- c) Area Z 3: the northwest part of the farmhouse area within Cell A, drains toward the north to the Township Road 262 road swale.

There are two off-site areas that drain into the proposed study area though the existing pipe culvert of 600 mm diameter. The north off-site area is approximately 8.54 ha and the east side is approximately 34.15 ha.

Policy 3.4.2.a A more detailed assessment of topography and stormwater management for Cell B (SE 11) is required and shall be completed as a future Appendix to this Plan.

3.4.3 Soils and Vegetation

A preliminary geotechnical investigation report was completed JASA Engineering Inc. for Cell A (NE 11) of the Conceptual Scheme Area. 36 test holes were drilled at the site to determine the subsurface conditions in NE 11 and six months of monitoring and reporting occurred. The majority of NE 11 is heavily covered with patches of shrubs and grassland.

The findings for Cell A are summarized as follows:

- Surficial topsoil was encountered at all bore holes with thickness ranging from 150 to 400 millimetres.
- Silty and sandy clays, clayey silts, and sandy clay/clayey sands were logged below the topsoil was encountered at all test holes extended to depths of roughly 2.7 to 9 metres below existing grade.
- Layers of sandy silt and/or silty sand were logged in several of the test holes opened at the site above or within the clayey soils at various depths across the site. A gravelly sand was logged between depths of 4.6 and 6.4 metres below grade in TH31.
- Bedrock consisting of interbedded layers of siltstone, sandstone and claystone/shale was logged at depths of roughly 2.7 to 9.1 metres below grade.

Proposed Policies

- Policy 3.4.3.a A more detailed Geotechnical Assessment of Cell B is required and shall be completed as a future Appendix to this plan.
- Policy 3.4.3.b Further geotechnical reporting will be required as the development proceeds. This includes but is not limited to deep fill reporting, compaction testing and site-specific geotechnical investigations for proposed Lots (at the Development Permit {DP} stage)

3.4.4 Archaeological and Historical Resources

The Conceptual Scheme Area has been reviewed by professional archeologists and is not an area of known or anticipated archeological resources or historical artifacts, primarily due to past cultivation and harrowing of the lands. A Historic Resources Overview (HRO) has been completed and a Historic Resources Impact Assessment (HRIA) Clearance has been issued by the Province of Alberta for Cell A (NE 11) and this has been provided to the County under separate cover.

Proposed Policy

- Policy 3.4.4.a* A Historic Resources Overview Report and Historical Resources Act clearance for Cell B (SE 11) is required and shall be completed as a future Appendix to this plan.

3.4.5 Sour Gas and Petroleum Pipelines

There is an abandoned Level One sour gas pipeline located outside of but parallel to the southern boundary of Cell A (NE 11) and the northern boundary of Cell B (SE 11) (ROW Plan 502JK). There is an abandoned Level Two sour gas pipeline that runs toward the southeast corner of NE 11 and then turns south toward the CNOOC International Limited plant and is primarily located within SE 11. NE 11 has very few constraints or setbacks because of the abandoned sour gas pipelines and associated infrastructure. **Figure 6: Existing Pipelines**, denotes the status of each pipeline on and adjacent to the Subject Site.

The SE 11 conveys a great deal more sour gas infrastructure and is subject to a greater degree of setbacks, direct influence, and potential development restriction as a result.

Typically, the setback for a Level One sour gas pipeline is the right of way boundary. Level Two sour gas pipelines typically require a 100 m setback from the right of way; however, in the case of commercial and industrial development the setback is determined on a case by case basis by the Energy Resources Conservation Board (ERCB) and is often reduced as a result of the fact that no permanent residential dwellings are in close proximity. Directive 056³ makes no recommendations for gas lines setbacks being applicable to commercial and industrial land uses.

Cell A within the Conceptual Scheme Area is unaffected by setbacks associated with sour gas pipelines and sour gas pipeline infrastructure since .

³ Directive 056, ERCB, Energy Development Applications and Schedules

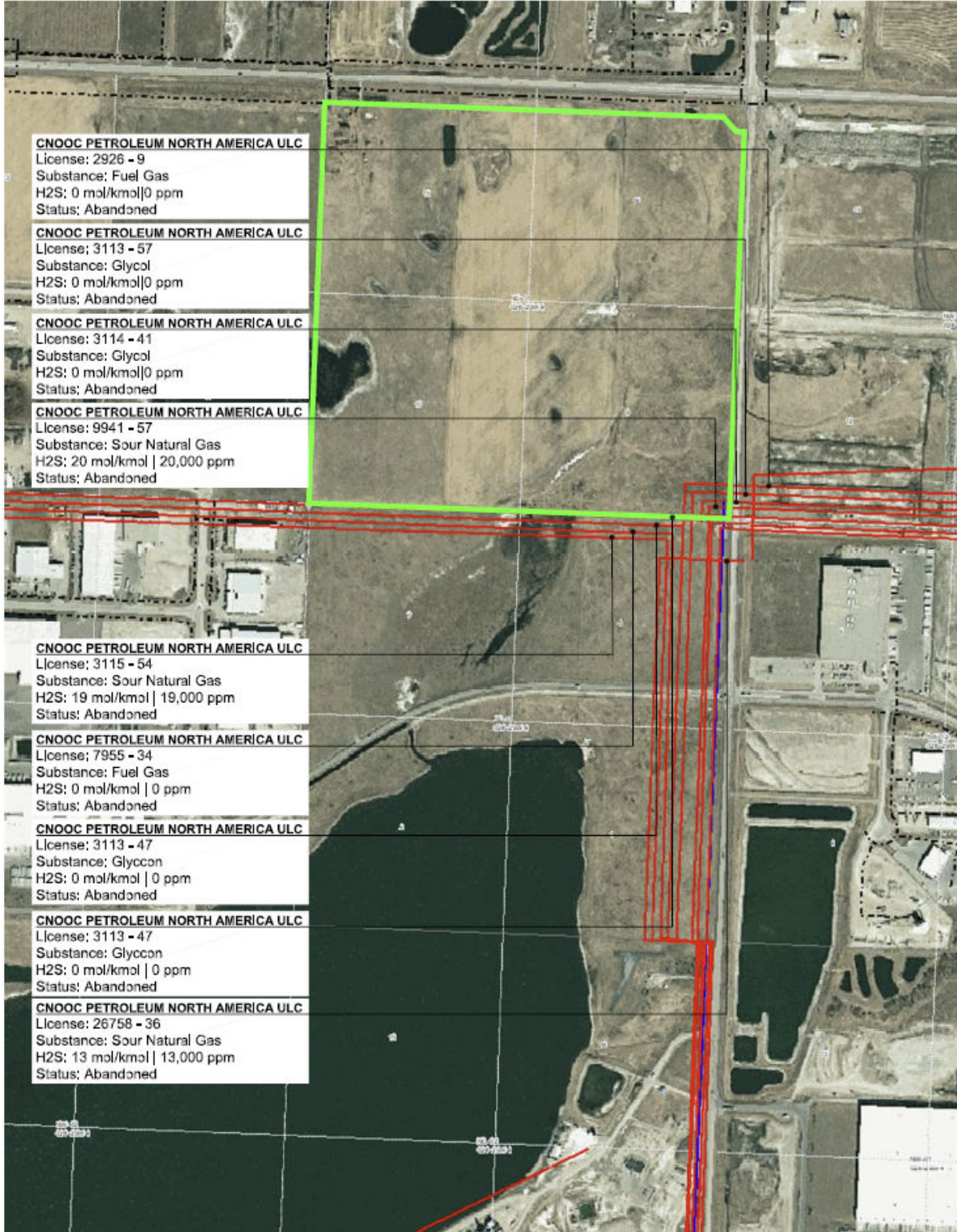


Figure 6: Existing Pipelines

Source: AbaData 2.0

URL: <https://abadata.ca/AbaData2/Account/LogOn?returnUrl=%2Fabadata2>

Retrieved: November 02, 2022

Cell B is affected by sour gas pipeline setbacks and sour gas pipeline infrastructure. The future evaluation of setbacks and their impact on Cell B shall be required as a future Amendment to this plan.

Proposed Policies

Policy 3.4.5.a In accordance with ERCB Directive 056, buildings shall be setback 100 m from the centerline of the identified Level 2 Sour Gas pipeline within the Conceptual Plan Area. Should this pipeline be decommissioned, or the operating level reduced in the future, the building setback requirement would be subject to review.

3.4.6 ATCO High Pressure Pipelines

ATCO Pipelines have a high-pressure gas line that runs along the northern boundary of Cell A along Highway 566. ATCO pipelines request that all proposed developments be coordinated with their infrastructure requirements to ensure appropriate easements are in place and pipeline crossings are properly planned and accommodated.

3.4.7 Environmental Site Assessment

In January 2010 a Phase 1 Environmental Site Assessment (ESA) was undertaken for Cell A (NE 11). The ESA consisted of a records review, a site inspection, soil and water sampling for analysis of petroleum constituents, amines and salinity, and the reporting of findings. The information gathered during the course of the investigation did not reveal evidence of contamination. Given the historical agricultural land uses and absence of previous industrial activity, environmental concerns are not anticipated within the remainder of the Conceptual Scheme Area. The Phase 1 ESA conducted on NE 11 was submitted to the County under separate cover.

Proposed Policy

Policy 3.4.7.a A Phase 1 ESA shall be required for the Cell B (SE 11) lands and shall be completed as a future Appendix to this Plan.

3.4.8 High Water Use Industries

Section 4.4.3 of the Balzac East Area Structure Plan requires that businesses that use high volumes of water (in excess of 25m³ of potable water per day) are restricted in the Balzac business area. Businesses that shall locate within the Conceptual Scheme boundary are required to utilize low flow fixtures and shall utilize best management practices for both potable water and reuse of exterior water sources within the lot boundary. This will be implemented through Architectural Controls and Restrictive Covenants as well as County connection metering.

Proposed Policies

Policy 3.4.8.a Detailed set of Architectural Controls and Restrictive Covenants shall be prepared for each development Cell and submitted as a condition of subdivision.

3.4.9 Environmental Considerations & Eco-Industrial Design

In order to ensure the development has as little environmental impact as possible and maintains the objective of high environmental performance, emphasis will be made on sustainable development techniques and environmental preservation. Development will require environmental stewardship during the construction and design phases; it will also require that operationally the development will result in as little environmental impact as possible. The Balzac East Area Structure Plan outlines strict regulations for water use, restricting potable water from being used for exterior irrigation purposes.

To be successful the business park design considerations in Cell A (NE 11) should:

- Define the community of interest and involve them in the design.
- All I-HVY land use areas can achieve more traditional development standards outlined (Section 8.0) in this Plan.
- Conserve materials through building design and construction, reuse, remanufacturing and recycling.
- Enhance opportunities for local by-product symbiosis particularly with respect to sulfur and construction materials.
- Have a regulatory system that permits flexibility while encouraging companies to meet performance goals.
- Use economic instruments which discourage waste and pollution. Create a mechanism to educate and train managers and workers.
- Orient its marketing to attract companies to fill niches and complement other businesses.

Implementation of the stormwater management plan (Section 6.3) will ensure that there is no net increase in runoff from the development. Increased flow rates can have adverse effects on the downstream drainage course (i.e., McDonald Lake) often causing increased erosion and sediment transfer. The stormwater runoff from the Cell A Conceptual Scheme Area will utilize a “hybrid” system that will integrate conventional methods with Low Impact Development (LID) techniques. This technology works with the landscaping to control stormwater.

Objectives for environmental consideration within the Cell A (NE 11) Conceptual Scheme Plan Area include:

- Use of green energy (i.e. wind or solar), may be considered when appropriate.
- 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 may be considered when appropriate at the DP stage.

- Re-use of by-products between businesses.
- Sharing of resources and facilities between businesses.

Proposed Policies

Policy 3.4.9.a Architectural Controls and Restrictive Covenants, reflecting the “*Commercial, Office and Industrial Design Guidelines*” passed by Resolution of Council (July 2010), and shall be detailed and registered on title at the subdivision stage.

4.0 Land use and Subdivision

4.1 Overview / Vision

The Conceptual Scheme direction for this site involves establishing a Business park in East Balzac that utilizes comprehensive design strategies. The Conceptual Scheme Area has been divided into Cell A (NE 11) and Cell B (SE 11). Cell A (NE 11) will consist of a five industrial lots, and one public utility lot development to be known as the Rosemont Industrial Park and all of the detailed engineering and land use planning has been undertaken for this site. Cell B (SE 11) is under separate ownership and general policy and planning direction is provided within this Conceptual Scheme for Cell B; however, Cell B remains subject to future study and appendices to this Plan as the landowner nears a more detailed development stage (**Figure 5: East Balzac Road Network**).

Over the past few years, fully integrated Eco-Industrial Parks (EIPs) have begun to be established in major cities around Canada. Four such EIPs have been developed in the following municipalities: their success has been mixed.

- Hinton, Alberta;
- Taiganova Eco Industrial Park Fort McMurray, Alberta;
- Dartmouth, Nova Scotia; and
- Maplewood, British Columbia.

These EIPs have been studied and are considered as great examples of highly networked Eco-Industrial parks. However, it has proven difficult to create direct energy relationships in greenfield developments, and the collapse of certain uses in the area (i.e., Rancher’s Beef) makes the seeking of a shared heat synergy very tenuous. Therefore, the Rosemont Industrial Park utilizes many principles of eco-industrial development in building design and siting but cannot be considered as a truly networked eco-industrial park.

4.2 Land Use

The Land Use and Transportation Concept for the Conceptual Scheme area is illustrated in **Figure 7: Proposed Zoning Plan**. This figure outlines how land use districts would be apportioned within Cell A specifically.

Proposed Policy

Policy 4.2.a Detailed policy with respect to future land uses within Cell B (SE 11) are subject to future amendment to this Plan.

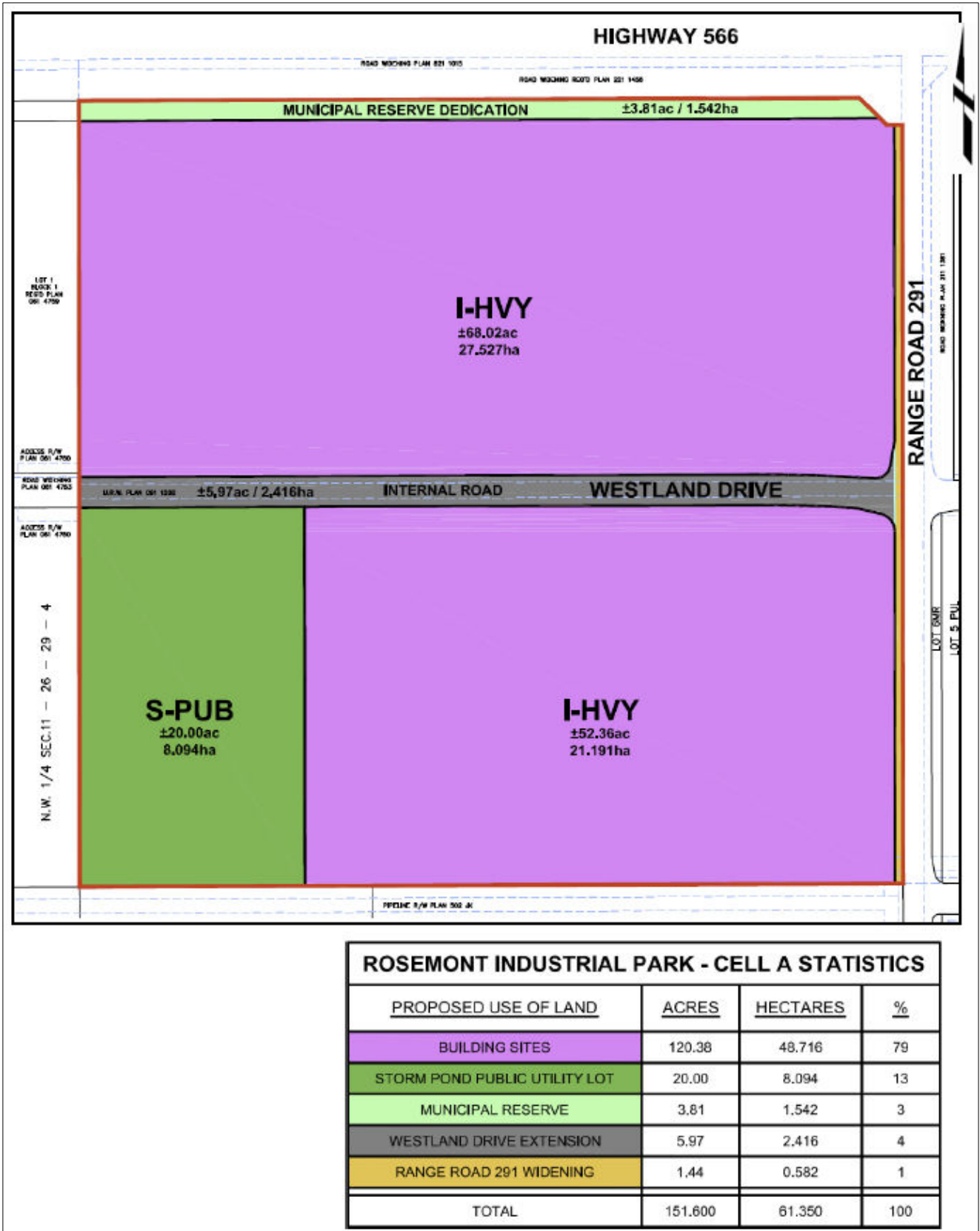


Figure 7: Proposed Zoning Plan

4.2.1 Balance of Land Use Choices within Cell A

Architectural Controls and Restrictive Covenants will ensure development provides an attractive interface with existing industrial development, utilizes eco-industrial design principles, and considers the visual impact from adjacent highway and township road corridors.

Appropriate development within Cell A (NE 11), area will include uses similar in type as those currently found within the Interlink Logistic Park, the Crosspointe Industrial Park and High Plains Business Park.

“those *developments* in which all or a portion of the activities and uses are carried on outdoors, without any significant nuisance or environmental factors such as noise, appearance, or odour, extending beyond the boundaries of the *site*,”

and

“those *developments* which *may* have an effect on the safety, use, amenity, or enjoyment of adjacent or nearby *sites* due to appearance, noise, odour, emission of contaminants, fire or explosive hazards, or dangerous goods.”⁵

Proposed Policies

Policy 4.2.1.a Land uses within Cell A shall include a full range of industrial and other compatible large scale industrial and warehousing land uses consistent with the policies of the Balzac East Area Structure Plan and be developed in a business campus-style.

Policy 4.2.1.b Land uses within the balance of Cell A (NE 11) and Cell B (SE 11) shall include a variety of businesses including commercial, office, and light and general industrial developments and a variety of zoning choices and parcel sizes are available to accommodate them. A high standard of architectural control is required to be achieved and the use of eco-industrial design principles within and outside of the building envelope shall be required.

4.3 Subdivision and Phasing

Due to the expense and comprehensive nature of servicing, it is anticipated that Cell A will be developed as the initial phase in the Conceptual Scheme. Cell B will not proceed to subdivision until an amendment to this plan has occurred outlining in more detail the general land use concept, goals and objectives for this cell.

Proposed Policies

Policy 4.3.a Cell A (NE 11) shall be developed comprehensively as the initial phase of development within the Conceptual Scheme Area. Cell B (SE11) shall be the secondary phase of development and may be broken into further phases at the discretion of the landowner and as this plan may be amended to further detail Cell B development.

Policy 4.3.b Final lot configurations and areas will be determined at the subdivision stage.

⁵ Rocky View County Land Use Bylaw C-4841-97 (as Amended) – p. 16

5.0 Open Space and Pedestrian Connections

In accordance with the Balzac East Area Structure Plan, wherever possible, Municipal Reserve will be taken in the form of linear trails and/or buffer strips along the northerly and easterly boundaries and along the Range Roads. Additional Municipal Reserve (MR) may be taken as cash-in-lieu or otherwise at the discretion of the County at the time of subdivision. Cell A includes a 20.0m linear municipal reserve strip dedication adjacent to the south side of Highway 566. This MR dedication will accommodate an extension to the East Balzac regional pathway network along the north boundary of Cell A, and will count towards the required MR dedication.

Pedestrian circulation in Cell A will be provided by pedestrian linkages which will connect to the regional pathway system at logical locations. The pedestrian linkages will be determined at future development permit or construction drawing stages.

5.1 Public Parks and Pathways

The Rosemont Industrial Park (Cell A) is planned to provide:

- edge conditions that are sensitive to adjacent uses and compatible with them;
- an attractive setting for a broad range of uses in the Business Park; and,
- the continuation and extension of linear parks and pathways that are to be accommodated along the northern boundary.

MR is provided in Cell A as linear park along the north. The linear park will be developed in accordance with policies as outlined in the Balzac East Area Structure Plan and will accommodate a 2.5 m asphalt pathway. **Figure 9: Landscape Plan** outlines in greater detail the conceptual form and function of the linear park.

Proposed Policies

- Policy 5.1.a* A detailed Highway 566 linear park landscape plan shall be provided to the satisfaction of the County in support of initial subdivision or development approvals within Cell A.
- Policy 5.1.b* Any Landscape Plan submitted in accordance with Policy 5.1.a should incorporate native and indigenous plant material in accordance with the Balzac East Area Structure Plan policy 4.4.3(d).
- Policy 5.1.c* Dedication and landscaping of the Highway 566 linear park shall be secured at the time of initial subdivision and development approval.
- Policy 5.1.d* No potable water shall be used for landscaping.
- Policy 5.1.e* Pathways shall be generally developed and aligned as shown in **Figure 8: Pedestrian Connect Network**. Sidewalks shall be provided on one side of roads supporting sidewalk connections. Sidewalks are not indicated in Figure 8 as their location is to be determined at the time of subdivision to ensure connection with other existing and proposed sidewalk connections to area development.

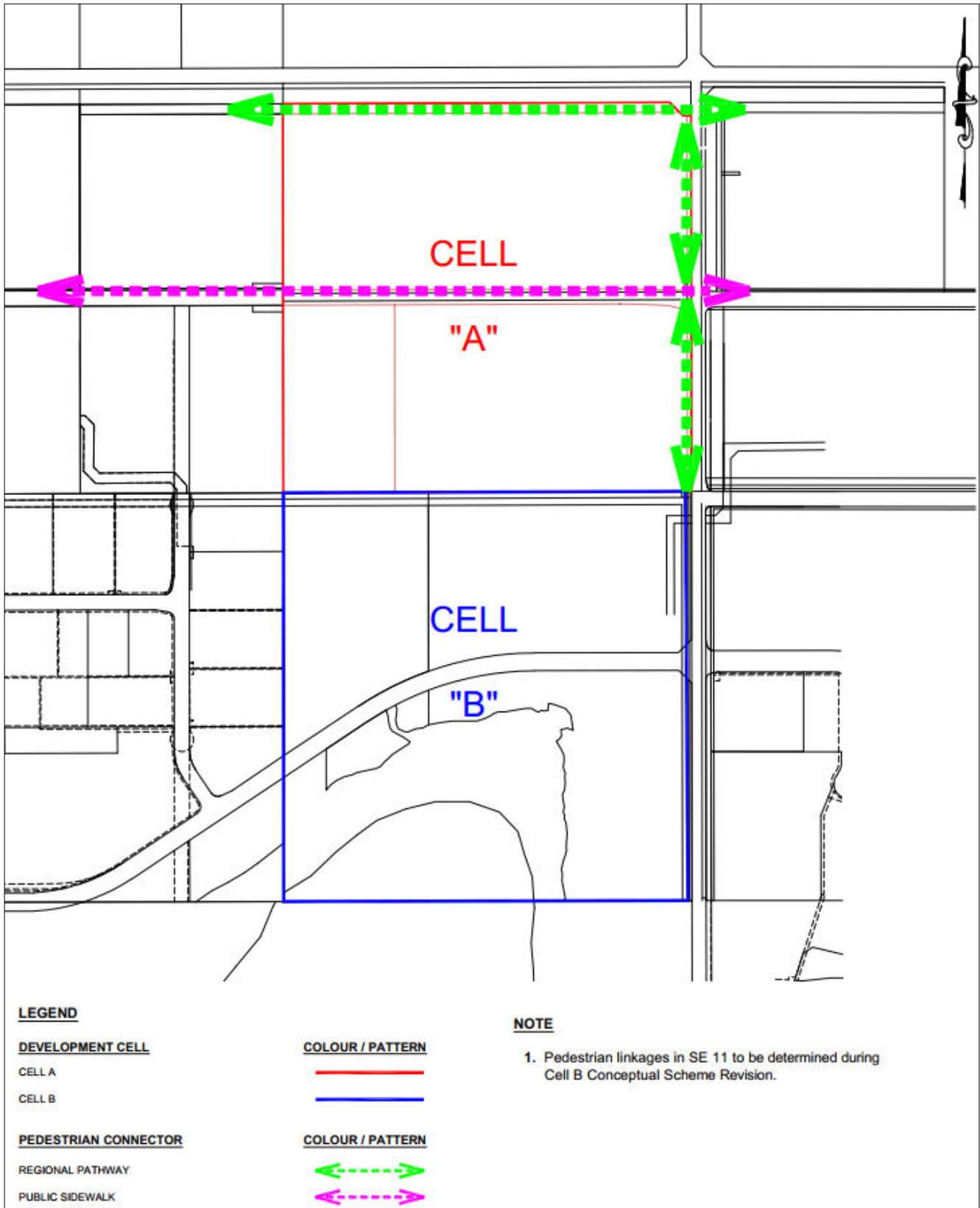


Figure 8: Pedestrian Connection Network

5.2 Municipal Reserve

The *Municipal Government Act* (MGA) allows a municipality to require that a landowner/developer allocate and dedicate up to 10% of land being subdivided for the purposes of providing public parks, school, or recreational facilities. The Highway 566 linear park will be considered as part of the physical land dedication and are to be credited toward overall MR dedication. Cell B Municipal Reserve requirements will be determined at a later date and as part of an amendment to this plan. It is anticipated that a combination of land dedication and cash-in-lieu of reserve is appropriate within the business park setting and is consistent with area developments.

Proposed Policies

- Policy 5.2.a* Municipal Reserve dedication and/or cash in lieu of Municipal Reserve dedication is to be provided to Rocky View County in accordance with Section 666 of the *Municipal Government Act*.
- Policy 5.2.b* Municipal Reserve dedication for Cell A shall be as shown in **Figure 7: Proposed Zoning Plan**. Cell B Municipal Reserve dedication shall be determined at a future date as this plan may be amended to accommodate further Cell B development.
- Policy 5.2.c* A 20 m MR shall be provided adjacent to Highway 566. A 2.5 m regional pathway connection shall be constructed within this MR by the developer to the satisfaction of the County.
- Policy 5.2.d* The pedestrian system within the Conceptual Scheme should include a combination of pathways (constructed in MR or within private access easement areas) and/or sidewalks (constructed within road rights-of-way).
- Policy 5.2.e* A Cost Sharing and Maintenance Agreement between landowners will be used with the County's prior review and approval of said agreement, to coordinate and maintain the stormwater irrigation and pump house system for the MR areas shown in the Landscaping Plan.

5.3 Environmental Reserve

There are lands within the Conceptual Scheme Area, particularly within Cell B in proximity to the shoreline of McDonald Lake that qualify for Environmental Reserve (ER) under the Municipal Government Act. Cell A has no lands that qualify as Environmental Reserve under the MGA.

Proposed Policies

- Policy 5.3.a* Appropriate setbacks for public access and development near the shoreline of McDonald Lake (contained within Cell B) will be determined at the subdivision stage to the satisfaction of Rocky View County.
- Policy 5.3.b* Cell B may require the preparation of a Biophysical Impact Assessment prior to the amendment of this Conceptual Scheme.



Figure 9: Landscape Plan

6.0 Transportation

6.1 Regional Road Network

Bunt & Associates prepared the Rosemont Conceptual Scheme Traffic Impact Assessment (TIA) Final V3 has been submitted to Rocky View County in support of the Rosemont Logistics Park in Cell A, as amended. In addition, the Rosemont site is included in Rocky View County's Global Traffic Impact Assessment. No direct access to/from Highway 566 will be permitted from individual properties within the Rosemont Industrial Park. Rosemont would be served by an extension of Westland Drive constructed to a four-lane arterial standard road which would run east-west, approximately 400m south of Highway 566, and connect to Range Road 292 to the west and to Range Road 291 to the east. This road is considered to be part of the functional transportation backbone being developed for the East Balzac area. A full copy of the TIA report can be found in the engineering overview submitted under separate cover to Rocky View County. The TIA pertains to the future development of Cell A (NE 11) only; an additional study will be required at the time of development for Cell B (SE 11). Please refer to **Figure 10: Functional Road Layout**. *Note that the Minor Intersections depicted within and immediately adjacent to the conceptual scheme area are conceptual only and subject to change when detailed design is undertaken.*

The TIA showed that the afternoon weekday peak hour flow is greater than the morning peak hour flow. During the afternoon peak hour period, the Rosemont development is expected to generate approximately 423 vehicle trips.

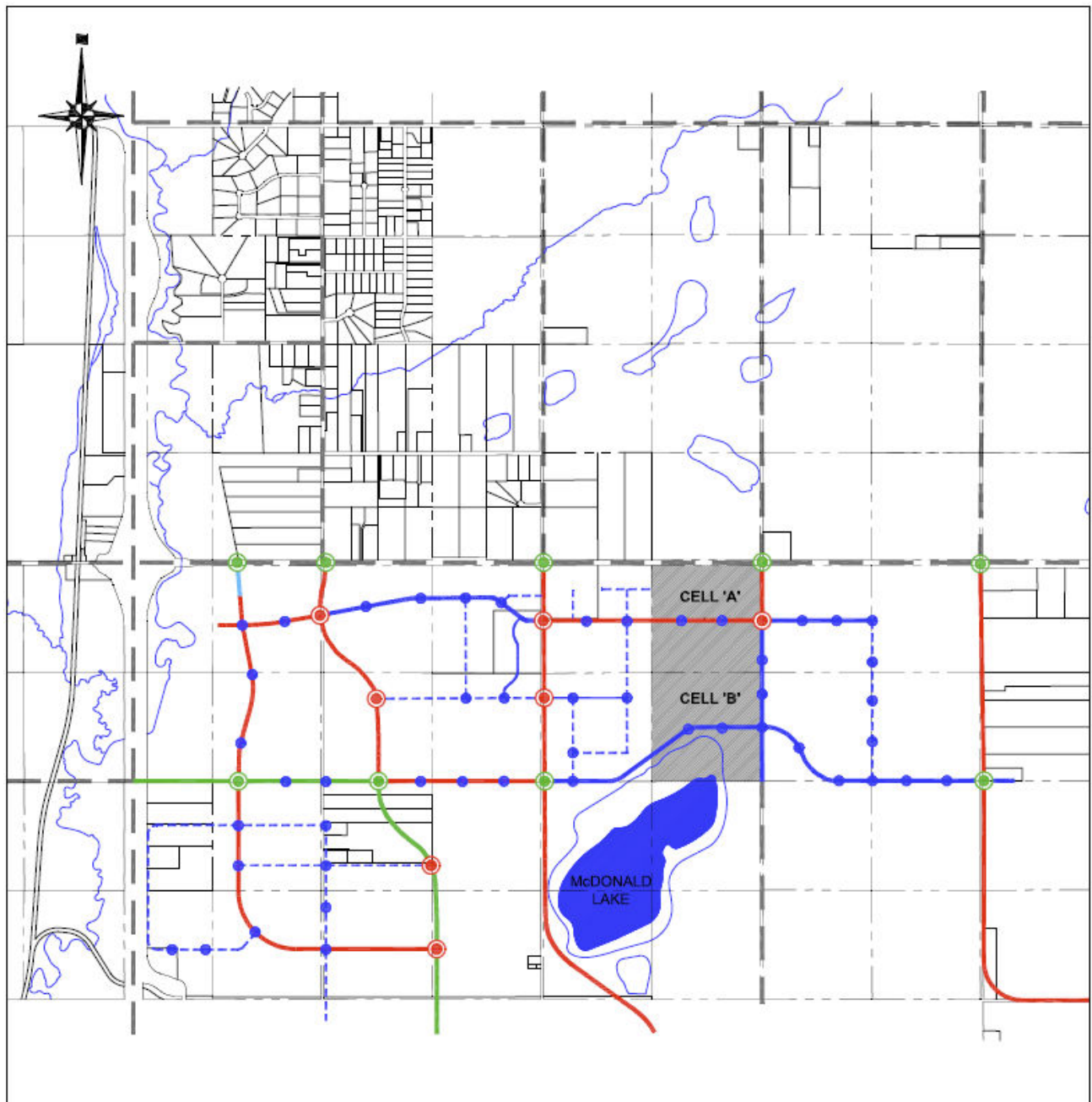
Any improvements recommended in the TIA will be considered and implemented, only if required, including revisions at each stage of subdivision or the Development Permit phase.

Proposed Policies

- Policy 6.1.a* Development shall satisfy the requirements of Alberta Transportation with respect to protecting the function of Highway 566.
- Policy 6.1.b* A minimum 36m right of way will be required by the County for Range Road 291.
- Policy 6.1.c* A minimum 36m right of way will be required by the County for Township Road 261.
- Policy 6.1.d* Access to the subdivision shall be generally in accordance with Figure 11.0 10. Direct access from lots to Highway 566, Range Road 291, and the functional road system shall not be permitted. With the exception of the southeast lot in Cell A and the four (4) lots identified in Cell B which may be permitted direct access to Range Road 291. This would be contemplated at the time this Conceptual Scheme is amended to include formal development strategies for both Cells A & B.
- Policy 6.1.e* A TIA has been prepared in support of the development of the Cell A (NE 11). Additionally, the Rosemont site has been included in a global TIA prepared on behalf of Rocky View County in the Fall of 2010. An updated TIA will be required as a condition of subdivision and/or as Cell B is developed. Future

traffic impact assessments may be requested at the discretion of Rocky View County.

- Policy 6.1.f The development will provide and maintain appropriate emergency vehicle access, to the satisfaction of Rocky View County.*
- Policy 6.1.g The developer shall dedicate those lands required for intersectional upgrades at Range Road 291 and Highway 566, if required, at the subdivision stage.*
- Policy 6.1.h Range Road 291 shall be upgraded to 30 m past the southernmost intersection with the east/west functional road (Township Road 261).*
- Policy 6.1.i Dedication of up to 7.88 m of right-of-way for road widening may be required adjacent to Range Roads 291, to the satisfaction of the County.
- Policy 6.1.j A Transportation Off-Site Levy shall be paid by the Developer to the County in accordance with the current Transportation Offsite Levy Bylaw during the Development Agreement stage and will comply with policies in place at the time of DA execution.
- Policy 6.1.k As subdivision and development progresses on the site, it is recommended that updates to the TIA are submitted for county review and approval to identify any specific improvements required to service each subdivision and development permit application.
- Policy 6.1.l Direct access from the southeast lot may be permitted onto Range Road 291 as a right in / right out, in accordance with the recommendations of the TIA and subject to County approval.



LEGEND:

ROAD CLASSIFICATION

- 51m ROW MAJOR STREET
- MAJOR STREET DIVIDED
- PRIMARY COLLECTOR STREET
- - - COLLECTOR STREET
- - - EXISTING MAJOR ROADS

INTERSECTIONS

- SYSTEM
- MAJOR
- MINOR

LEGEND:

- SUBJECT BOUNDARY
- - - SECTION LINE

PROJECT: **ROSEMONT Conceptual Scheme**
East ½ 11 -26-29 W4M

TITLE: **FUNCTIONAL ROAD LAYOUT**

SCALE:
1:5000

FIGURE No:
10

6.2 Internal Road Network

An east/west collector roadway will be located approximately 400m south of Highway 566. This will allow all turning movements to be adequately separated from turning movements at Highway 566 and Range Road 291. An additional east/west collector road is also proposed from Range Road 291 through the SE 11 on the north side of McDonald Lake. These alignments allow for extension and connection of industrial collector roads between the Wagon Wheel Industrial Park and this site and also helps to establish a regional collector roadway network in conformance with the Balzac East Area Structure Plan.

Collector roadways are to be constructed to the satisfaction of Rocky View County. It is recommended that the east/west collector road should be designed as an Undivided Industrial Major Street, having a 30m right-of-way, a 14.8m pavement width and concrete curbs and gutters. All other internal roads should be designed as 2-lane service access roads, industrial/commercial (standard to be further defined at the subdivision stage), as per Rocky View County Design Guidelines.

Proposed Policies

- Policy 6.2.a* Complete Road systems shall be constructed by the Developer to the satisfaction of Rocky View County. Wagon Wheel Drive and Township Road 261 are to be curb and gutter with sidewalk on one side. Other roads may be ditch and swale, at the discretion of the County, however, pathways are to be accommodated for.
- Policy 6.2.b* Emergency (or secondary) access shall be provided until such time as a direct link occurs with adjacent road networks to the satisfaction of the County.
- Policy 6.2.c* All intersectional upgrades shall be constructed by the Developer to the satisfaction of Rocky View County and Alberta Transportation.
- Policy 6.2.d* A Transportation Off-site Levy shall be paid by the Developer to the County in accordance with the current Transportation Offsite Levy Bylaw.
- Policy 6.2.e* Cost sharing and/or Endeavors to Assist will be considered where oversized infrastructure is provided beyond what is required for the development, at the sole discretion of Council.

7.0 Utilities and Servicing

7.1 Water Supply and Conservation

Rocky View County has initiated the construction of a water reservoir, located 1.4 kilometres north of Highway 566 off Range Road 293, to expand the existing treated water reservoir to meet supply and fire suppression demands. Refer to **Figure 11: Existing Watermain Network, Balzac Master Potable Water Plan Update** and **Figure 12: Proposed Water Network Layout** for water design details within Cell A.

Within Cell A (NE 11), low flow fixtures will be made mandatory in the Architectural Controls and Restrictive Covenants resulting in a 16% reduction in total water use. In addition, there could be an additional 20- 25% reduction in water use if grey water recycling is permitted. Grey water recycling within the building envelope may be attainable within Industrial buildings and this will be explored as an option at the subdivision stage.

Proposed Policies

- Policy 7.1.a* Water shall be supplied by a County potable water system to the satisfaction of Rocky View County, at the sole expense of the Developer.
- Policy 7.1.b* The Developer shall obtain all necessary County and Provincial approvals for potable water supply for commercial and industrial purposes.
- Policy 7.1.c* Confirmation of potable water servicing to the Conceptual Scheme area from the East Rocky View Regional Water Network water transmission main will be provided prior to each stage of subdivision.
- Policy 7.1.d* Development of the Conceptual Scheme Plan Area will be required to meet or exceed the water conservation polices of Rocky View County.
- Policy 7.1.e* Cell B (SE 11) water demand and overview report shall be subject to future review and amendment to this Plan.

7.2 County Water System – East Balzac Watermains

According to the Balzac East Area Structure Plan, a utility servicing strategy acceptable to the Municipality shall be prepared indicating how the Conceptual Scheme area will be connected to the County water system in East Balzac. The proposed watermain connections on Westland Drive for the Plan Area are shown on Figure 12.

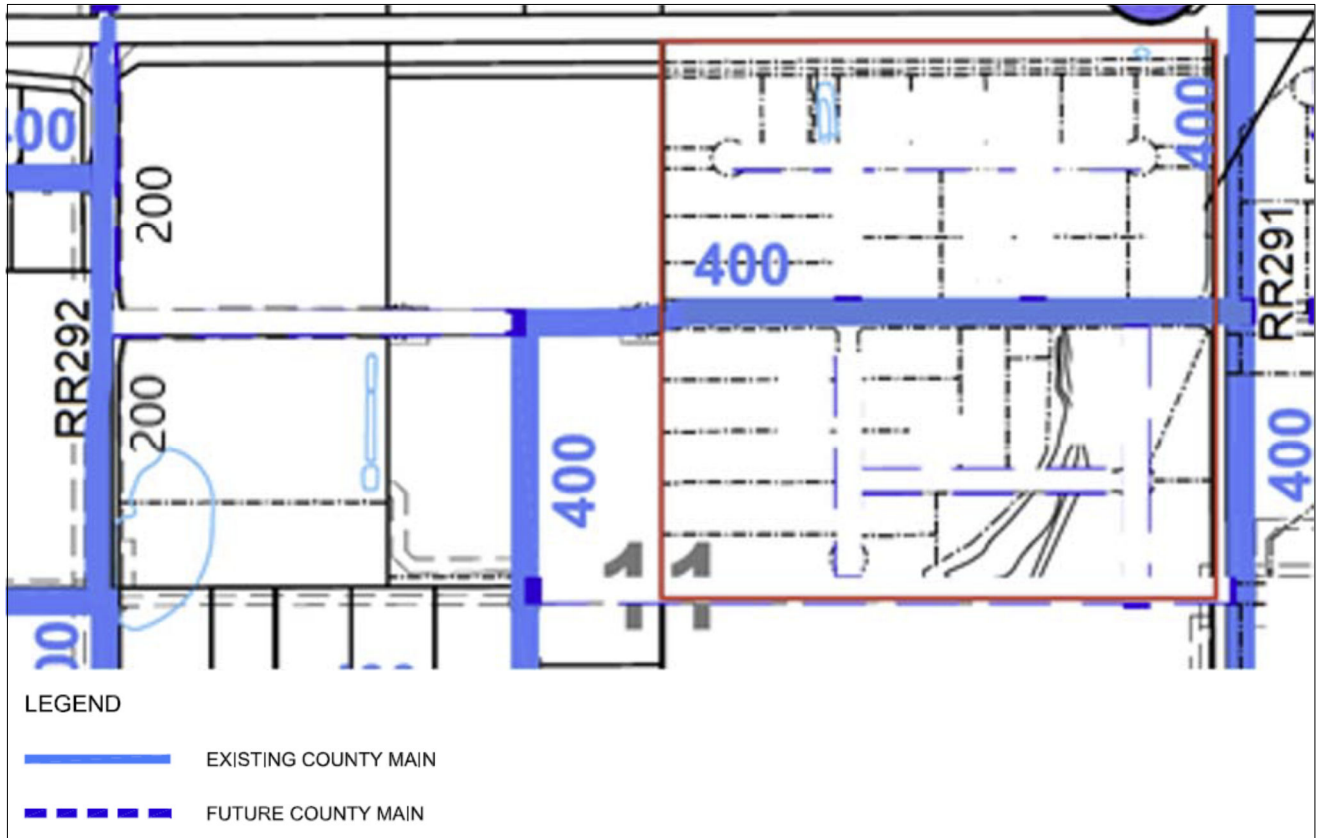


Figure 11: Existing Watermain Network, Balzac Master Potable Water Plan

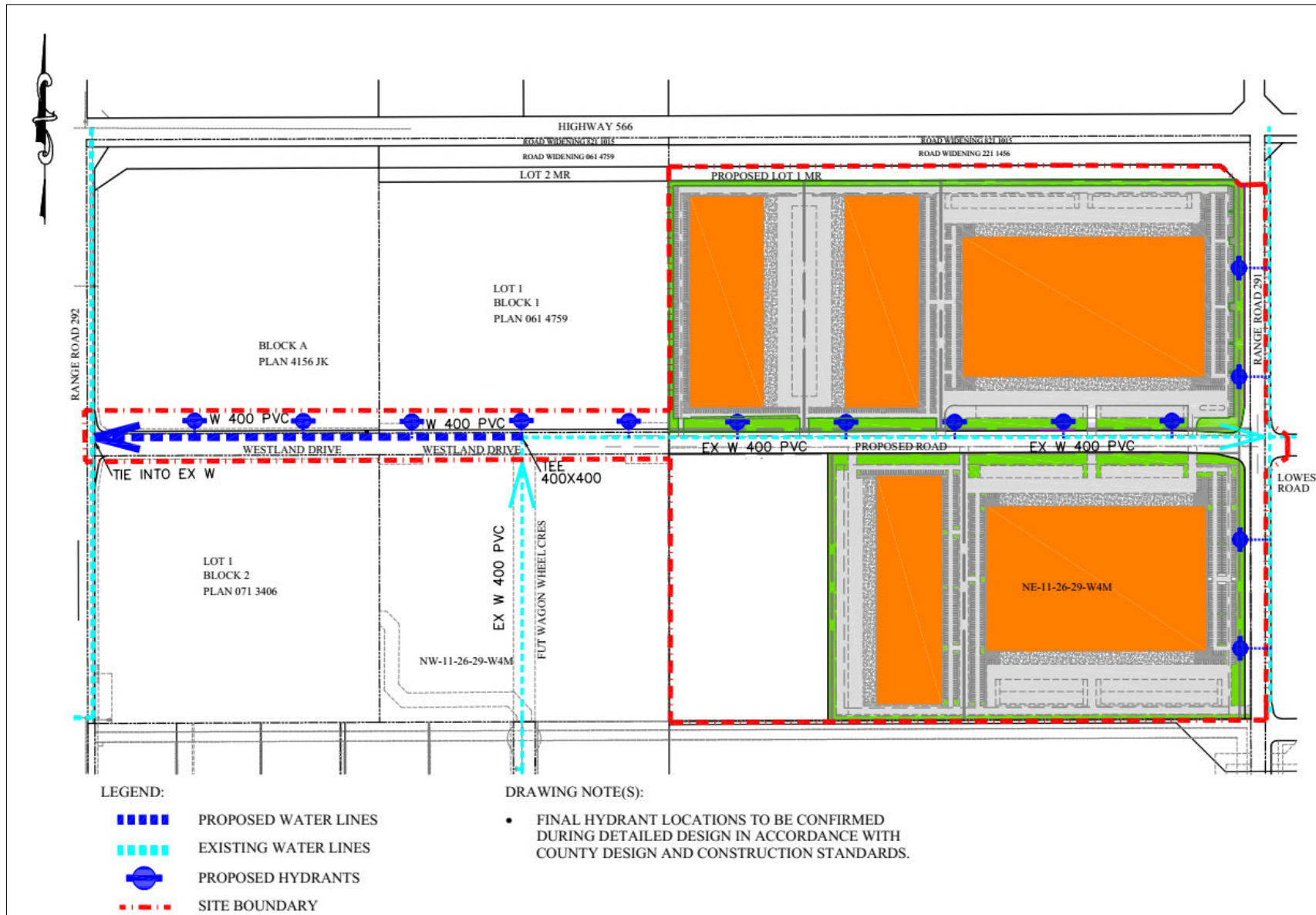


Figure 12: Proposed Water Network Layout

7.3 Water Servicing Plan

The existing-water distribution network illustrated in Figure 11 shows an existing 400mm watermain through the site, and along the Westland Drive alignment connecting to the existing water 400mm watermain along Range Road 291, extending to the north and south. Water connections shall be made from this watermain, and hydrants shall be installed at appropriate spacing. Rocky View County constructed a water reservoir and pumping station 1.4 kilometres north of Highway 566 off Range Road 293 to meet supply and fire suppression demands. Refer to Figure 12 for water design details. If required, updated / additional hydraulic modelling of the local distribution network to confirm flow and pressure demands at each stage of subdivision.

To support County policy, water conservation is an important component of all future development within the Rosemont Industrial Park Conceptual Scheme. All development will be required to implement water conservation methods, both in facility and overall site development.

Water conservation will be implemented within the Plan Area by promoting the use of architectural controls specifying installation of low flow plumbing fixtures, where applicable.

The expected water demand will be estimated at Subdivision stage.

Proposed Policies

- Policy 7.3.1 At the Development Permit stage each development shall be required to submit its plans or items for water conservation within the site.
- Policy 7.3.2 The development will be required to use low volume fixtures and appliances and implement detailed water conservation measures to the satisfaction of the Municipality.
- Policy 7.3.3 An estimation of water usage will be required at time of future Subdivision/Development Permit stage. If additional capacity is required to service the proposed development beyond the amount currently allocated to the Site, then additional capacity will be required to be purchased in accordance with the Master Rates Bylaw.
- Policy 7.3.4 The County's Infrastructure Cost Recovery Policy shall apply to applicable potable water infrastructure improvements.

7.4 Sanitary Wastewater

The East Rocky View Wastewater Transmission line bisects the Cell A (NE 11) Rosemont Logistics Park. It then continues through to Range Road 290 and then continues south to Langdon.

The proposed sanitary sewer consists of a gravity system that extends westward along Westland Drive. This system will then turn south on the future extension of Wagon Wheel Crescent and connect to an existing 450 PVC sanitary sewer stub on Wagon Wheel Crescent. Sanitary flows will be routed through the South existing Wagon Wheel Lift Station south of CrossIron Drive and ultimately flow to the existing Balzac Lift Station on CrossIron Boulevard.

The internal sanitary conveyance system shall be designed to accommodate the expected flows for the development and will be described in a Sanitary Servicing Study submitted under separate cover. This study will also review the available capacity in the downstream gravity sewer network and South Wagon Wheel Lift Station. The system will be constructed in accordance with Rocky View County's Servicing Standards and Alberta Environment Guidelines.

Refer to **Figure 13: Proposed Sanitary Wastewater Network Layout**

Proposed Policies

- Policy 7.4.1 The Conceptual Scheme Area will be serviced by the East Rocky View Regional Wastewater Transmission Main.
- Policy 7.4.2 Sanitary wastewater systems shall be designed in accordance with the applicable municipal, provincial, and federal standards and shall be provided to the satisfaction of Rocky View County.
- Policy 7.4.3 The specific design, alignment, pipe size and configuration of the wastewater distribution system shall be determined by detailed engineering at Subdivision/Development Permit stage, as per the terms of a Development Agreement and/or Development Permit process, to the satisfaction of the County.
- Policy 7.4.4 Any offsite Sanitary wastewater infrastructure requirements (if required) will be identified at each Subdivision / Development Permit stage in the plan area, as per the County's Servicing Standards. Any improvements required for the development shall be constructed by the developer through the terms of the County's Development Agreement process, to the satisfaction of the County.
- Policy 7.4.5 The County's Infrastructure Cost Recovery Policy shall apply to applicable wastewater infrastructure improvements.
- Policy 7.4.6 A Water and Wastewater Off-Site Levy shall be paid by the Developer to the County in accordance with the current Water and Wastewater Off-Site Levy Bylaw at the Subdivision/Development Permit stage.

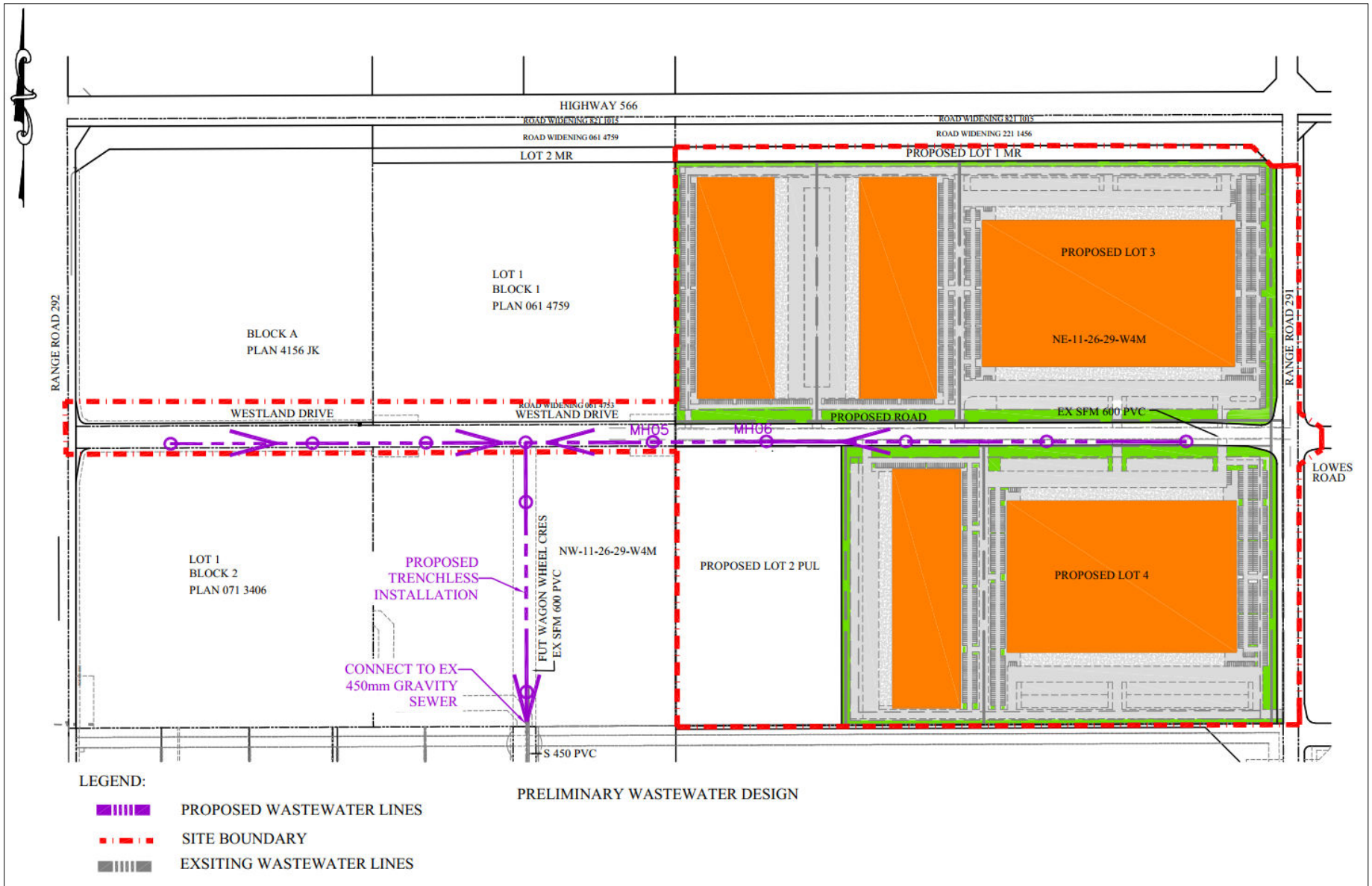


Figure 13: Proposed Sanitary Wastewater Network Layout

7.5 Stormwater Management Plan

Rosemont falls within the Nose Creek watershed. As such, it is subject to the Nose Creek Watershed Water Management Plan (NCWWMP) and the Interim Bulletin subsequently issued in November 2022. The NCWWMP dictates the release rate and volume control target for this area. The NCWWMP specifies a maximum unit area release rate (UARR) of 1.257 L/s/ha and volumetric controls to an average annual runoff volume target equal to 25mm for stormwater discharge to Nose Creek.

As directed by Rocky View County, a Sub-Catchment Master Drainage Report (SCMDP) was prepared to explore options to deal with stormwater runoff from the development area. The proposed 8.09 ha (20 acre) storm pond public utility lot is adequately sized and will not change, regardless of the combination of strategies used to control stormwater runoff. The three primary options include:

- Maintain and direct the historical, pre-development runoff volume to McDonald Lake.
- Investigate and secure an additional drainage outlet and discharge location.
- Self-contain stormwater runoff on-site and utilize evaporation and irrigation/water re-use.

Rocky View County has completed an initial review of the SCMDP and issued comments. The report has not yet been accepted by the County, as feedback on the EPEA and Water Act applications from APEA related to the proposed stormwater release to McDonald Lake is still forthcoming. In the event the Developer and their engineers are unable to obtain APEA approval to discharge to McDonald Lake, an alternate stormwater management solution acceptable to the County and APEA will be determined at the subdivision/detailed design stage, including addressing the County's outstanding comments.

The Developer and their engineer are pursuing downstream stormwater discharge options with APEA through the EPEA and Water Act application process. Based on preliminary discussions with the regulatory authorities, the stormwater management concept outlined in the SCMDP, including the proposed Rosemont Pond 6, includes:

- Construction of a stormwater management facility in the southwest corner of the Rosemont lands, referred to as Pond 6, to accept, treat, and control runoff from the Rosemont Industrial Park, plus the west half of Range Road 291 adjacent to the site.
- Installation of a storm lift station to pump the annual historical stormwater runoff volume to McDonald Lake from Pond 6 using a forcemain to the existing 1650mm storm sewer on Wagon Wheel Crescent, circumventing the existing overland route.
- Pump additional stormwater runoff to the 525mm diameter storm sewer on Crosspointe Road immediately west of the Pond 5 outlet structure, which ultimately outlets to Nose Creek.
- The existing 1650mm diameter storm sewer is part of the SE Wagon Wheel Industrial Park and directs stormwater runoff through an existing stormwater management facility south of Crossiron Drive and discharges to McDonald Lake.
- • The existing 525mm diameter storm sewer is part of the North Storm System, as

defined in the EBMDP, and directs stormwater runoff through existing Pond 1 and discharges into Nose Creek east of BassPro Way, north of CrossIron Drive.

- Installation of a privately-owned and operated pump and irrigation system at the adjacent to the Pond 6 lift station to provide irrigation water to the Rosemont development parcels.

Low Impact Development Solutions (LID)

Due to the regulations surrounding storm water runoff, the developer may implement on-site LID solutions at the Development Permit stage. LID solutions also provide superior pollutant removal since the typical contaminants found in storm water runoff are removed through the biological process within the amended soil and vegetation.

Examples of potential LID solutions include:

- Stormwater reuse for irrigation.
- Bioswales.
- Absorbent Landscaping.
- Bioretention areas (rain gardens).
- Depressed planters with absorbent cover.
- Reduce the amount of impervious cover where possible.

Proposed Policies

- Policy 7.5.1 All stormwater management shall be in accordance with the Nose Creek Watershed Water Management Plan, Alberta Environment's Best Management Practices and Rocky View County's Servicing Standards for Subdivision and Road Construction.
- Policy 7.5.2 No development of the lands shall be permitted until the Developer has prepared and submitted a Stormwater Management Report satisfactory to the County.
- Policy 7.5.3 An updated Stormwater Management Plan will be required in support of each phase of subdivision to the satisfaction of the County.
- Policy 7.5.4 The developer may implement on-site LID solutions at Development Permit stage.
- Policy 7.5.5 The size of the storm water facility may be modified at future Subdivision / Development Permit stage, in accordance with the Stormwater Management Report, without amendments to the Conceptual Scheme.
- Policy 7.5.6 The Stormwater infrastructure shall be maintained and operated by the County. Any discharge of stormwater runoff into McDonald Lake and Nose Creek shall obtain all necessary County and Provincial approvals.
- Policy 7.5.7 Any offsite Stormwater infrastructure requirements (if required) will be identified at each Subdivision / Development Permit stage in the plan area, as per the County's Servicing Standards. Any improvements required for the development shall be constructed by the developer through the terms of the County's Development Agreement process, to the satisfaction of the County.

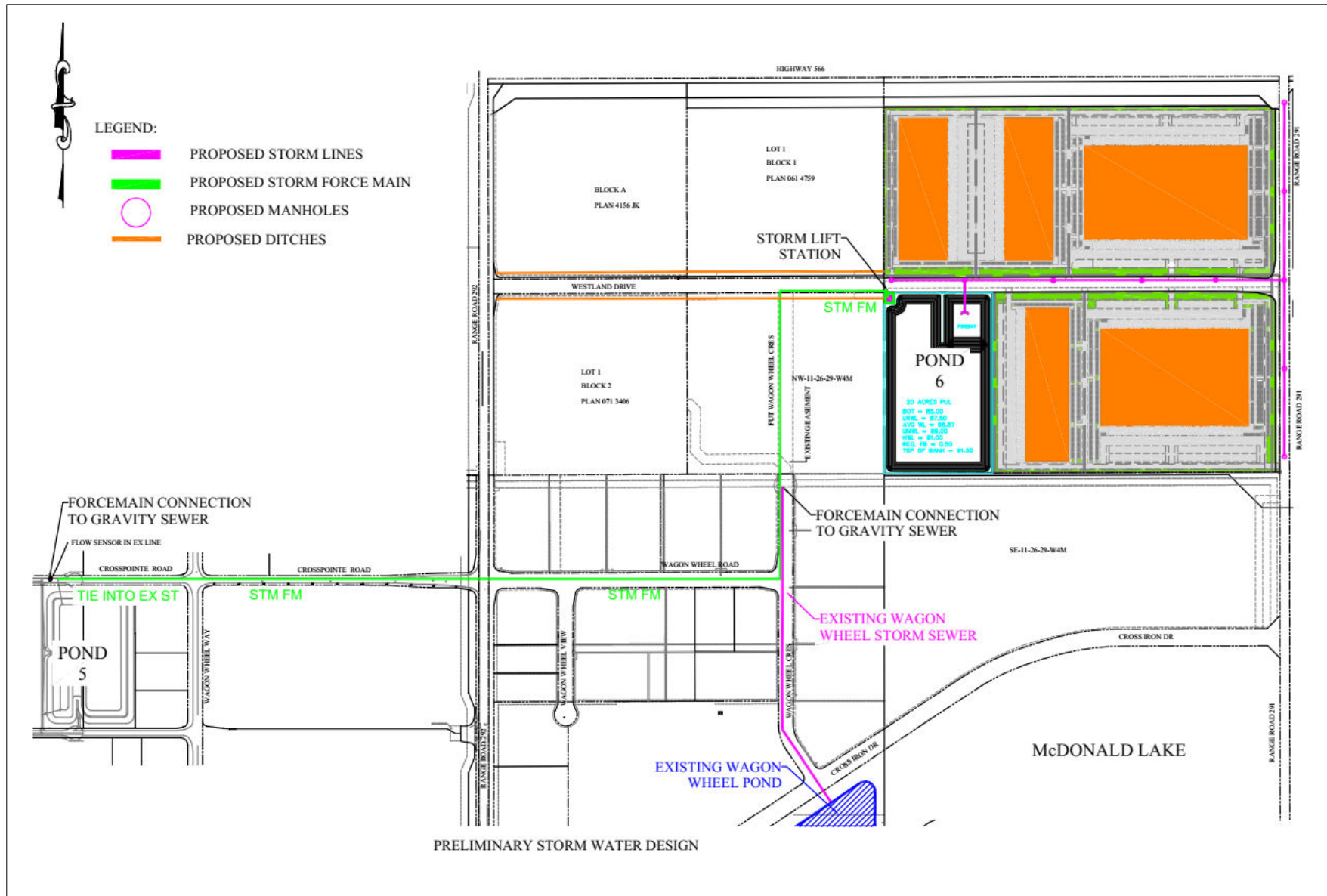


Figure 14: Preliminary Storm Water Network Layout

7.6 Shallow Utilities and Street Lighting

It is anticipated that shallow utilities will be located within the road rights-of-way and/or private easements as required to serve all development. Shallow utility services including electric power, natural gas, telephone, cable, and high-speed internet services will be provided by the following companies.

7.6.1 Power, Telephone, Gas and Lighting

Power will be provided by Fortis Alberta, and telephone services by Telus, and natural gas by ATCO. There is existing infrastructure to support the conceptual development area in the East Balzac area. A formal application will need to be submitted at detailed design stage to initiate the shallow utility servicing to support the development proposed in Cell A. This will provide information regarding tie-in locations, capacity, and any telecommunication infrastructure requirements.

Proposed Policies

- Policy 7.6.1 Shallow utilities shall be provided within the Conceptual Scheme area at the sole expense of the Developer and may be located within trenches and utility rights of ways established at the Development Permit stage.
- Policy 7.6.2 Electrical and/or communication service lines may be installed as underground or overhead infrastructure within the plan area.
- Policy 7.6.3 Shallow utilities may be placed within easements located on private property.
- Policy 7.6.4 Shallow utilities constructed within public road allowances shall be subject to County approval.

Dark Sky technology will be utilized in order to maintain and preserve the nighttime environment. According to The International Dark Sky Association, this technology provides: energy savings resulting in economic and environmental benefits, nighttime ambience and, increased visibility, safety, and security at night by reducing the glare.

Proposed Policies

- Policy 7.6.5 All lighting shall respect the outdoor lighting provisions for businesses in the County's Land Use Bylaw by utilizing full cut-off fixtures to direct light towards the ground to minimize impact on adjacent sites.
- Policy 7.6.6 All private lighting including site security lighting and parking area lighting should be designed to conserve energy, reduce glare and reduce up light.

7.7 Solid Waste Management

The developer and/or business owners shall be responsible for providing their own solid waste services. A Waste Management Plan should address solid waste management through all stages of development, including occupancy. The plan should identify appropriate waste collection stations that will serve the plan area.

The Plan will be submitted at Development Permit stage.

Proposed Policies

- Policy 7.7.1 The developer/business owner is responsible for solid waste management.
- Policy 7.7.2 All solid waste management shall conform to the policies outlined in the County's Solid Waste Master Plan.
- Policy 7.7.3 Solid waste containment units must be screened from all adjacent properties.
- Policy 7.7.4 Solid waste containment units should not be located in the portion of the lot adjacent to Westland Drive and Range Road 291. If located in this area, the container shall be screened by landscaping or another screening device.

7.8 Protective Services

Police Service to the Conceptual Scheme Area is provided by the Royal Canadian Mounted Police and Rocky View Special Constables.

As part of the general building and site design guidelines, Development Permits will be encouraged to consider and incorporate principals of Crime Prevention through Environmental Design. Key principles for public and semi-public areas could include design for vehicular access by security patrol car, minimizing building entrances, spacing of plant materials, building setbacks, and lighting.

Fire protection will be provided by the County. The Conceptual Scheme Area will be serviced by 911 emergency services with an emergency locator system set up for each individual property.

With the existing water main and proposed extension in Westland Drive to Range Road 292, adequate sustained flows will be available for fire protection with the addition of fire hydrants on Westland Drive and Range Road 291.

Proposed Policies

- Policy 7.8.1 Development shall meet the criteria and requirements for on-site firefighting measures as determined by Rocky View County. An Emergency Response Plan will be submitted at Development Permit stage.
- Policy 7.8.2 All uses and operations in the Plan Area that store or utilize materials or products that may be hazardous due to their flammable or explosive characteristics shall comply with the applicable fire regulations of the County or the regulations of any other government authority having jurisdiction and in accordance with any hazard or emergency management plan that may be required by the County.

7.9 District Energy

There are two gas-fired electric plants located on the southeast side of McDonald Lake. The Enmax Power Plant and the CNOOC International Limited Gas Plant both incorporate gas-fired electric power generation facilities. These operations may provide an opportunity to provide District Energy to the Rosemont Industrial Park and other developments in the surrounding

area. At early review it appears these uses are very heavily regulated and it may prove difficult for these operators to participate in an area wide District Energy system. A Feasibility Study was prepared by the developer of the Wagon Wheel industrial Park as part of their subdivision approval issued September 27, 2005. Since this time the County has been collecting a per acre fee from developers that was used toward a report regarding the feasibility of using district energy as a heating source.

Proposed Policy

- Policy 7.9.a* At the subdivision stage, if required, the Developer shall provide a contribution toward the District Energy study, at the discretion of Rocky View County.

7.10 Air Contaminants, Odorous and Toxic Matter

Proposed Policies

- Policy 7.10.1 No use or operation within the Plan Area shall cause or create air contaminants, visible emissions, or particulate emissions beyond the building that contains them. Nor shall a use or operation exceed the levels contained within the Province of Alberta Clean Air Act and/or the Calgary International AVPA and any pursuant legislation. Any airborne particulate matter originating from storage areas, yards or roads shall be minimized by landscaping, paving, or wetting of these areas or by other means considered appropriate by Rocky View County, as defined in a Development Permit.
- Policy 7.10.2 Handling, storage, and disposal of any toxic, hazardous materials shall be in accordance with the regulations of any government authority having jurisdiction and in accordance with any Chemical Management Plan that may be required by the Municipality.
- Policy 7.10.3 No development of the lands shall be permitted until the Developer has prepared and submitted a Management Plan for the handling and storage of any hazardous or other waste materials proposed to be generated from the development in a manner satisfactory to each of the County and/or Alberta Environment.

8.0 Development Standards

Development standards and architectural guidelines will be utilized at the Development Permit stage to ensure that all new site development will be compatible with adjacent land uses. These standards are generally compatible with adjacent area developments to ensure a seamless edge and development appearance. Architectural Controls and Restrictive Covenants, reflecting the “*Commercial, Office and Industrial Design Guidelines*” passed by Resolution of Council (July 2010). It is an objective to have LEED Certified and/or LEED designed buildings that utilize innovation in environmental design within the B-IC Special land use area, and this shall be detailed and registered on title at the subdivision stage.

8.1 Architectural Controls

Architectural controls shall be established at the subdivision stage to ensure that the Business Use Performance Standards and Development Guidelines as outlined in Section 4.4 of the Balzac East Area Structure Plan are adhered to as a minimum benchmark.

Policy 8.1.a Implementation of the Architectural guidelines will be by the Developer, as an instrument on title, and applications for building will not be permitted to proceed to the Building Permit stage without adherence to the Architectural Guidelines.

Policy 8.1.b Conceptual Scheme Area Architectural Controls shall inform quality in the built environment and include but not be limited to the following to promote a seamless appearance with adjacent area developments:

- i. Emphasis and a higher degree of articulation on elevations that interface and may be visible from Highway 566 and Range Road 291.
- ii. On sites abutting Highway 566, customer entrances and features such as windows and architectural entry treatments is encouraged to be oriented toward the Highway.
- iii. Screening of all roof top mechanical and electrical equipment.
- iv. Coordinated colour, material and finishes of all buildings to achieve a reasonable continuity of appearance.
- v. Quality exterior finishing materials which may include metal, pre-cast-concrete, architectural site cast concrete, architectural tile, and commercial grade brick or masonry. Wood, unfinished concrete and concrete block may be used as a secondary finishing material only.
- vi. Façades of buildings which exceed 31 metres measured horizontally, and facing public roadways, shall incorporate wall plane projections

- or recesses having a depth of at least 3% of the length of the façade and extending at least 20% of the length of the façade.
- vii. Façades of buildings facing onto Highway 566 or Range Road 291 shall include at least three of the following architectural elements:
- Colour change;
 - Texture change;
 - Material module change;
 - Expression of architectural or structural bay through a change in plane such as an offset, reveal, or projecting rib.
- viii. Roofs should have at least two of the following features:
- Parapets concealing flat roofs and/or rooftop mechanical and electrical equipment;
 - Overhanging eaves extending past the supporting wall;
 - Sloping or pitched roofs with two or more roof slope planes;
 - Roof-top gardens that support ecological functions such as stormwater retention, building insulation, bird habitat, outdoor green space, etc.
- ix. Each primary building shall have a clearly defined main entrance featuring at least two of the following:
- Canopy or portico;
 - Overhang or arcade;
 - Raised corniced parapet over the door;
 - Outdoor amenity area;
 - Upgraded window glazing areas;
 - Integrated planters or landscaped sitting areas.
- x. A minimum 3.0 metre landscaped area shall be provided between the front of any primary building and any adjoining parking or lot areas.
- xi. Loading docks, garbage storage and other service areas shall be concealed from public view through use of screening materials that are consistent or complementary with the architectural theme of the primary building and shall not be located on

building facades facing Highway 566.

- xii. Outdoor display, storage, and operations yards, shall not be located within minimum required landscaped yards.

8.2 Signage

Signage is intended to promote business and ensure a coordinated and pleasant presence in the business park. It is anticipated that roadside development permits will be required for signage within Cell A of the business park due to its proximity to Highway 566.

Proposed Policies

- Policy 8.2.a* The size and placement of all signage within the Conceptual Scheme Area shall be considered an integral part of site development and compliment the overall character of the development.
- Policy 8.2.b* Unnecessary and unsightly signage that overpowers individual buildings and their surroundings shall not be permitted.
- Policy 8.2.c* Signs shall be of durable permanent quality materials.

8.3 Lighting

Rural residents appreciate the “Dark Skies”. Development in the Rosemont Business Park shall support the implementation of dark skies lighting and are directed to utilize lighting in accordance with the International Dark Sky Organization’s Model Lighting Ordinance.

Proposed Policy

- Policy 8.3.a* All private lighting including site security lighting, parking area lighting, and signage within the Conceptual Scheme Area shall be designed to conserve energy, be directed downwards, and reduce glare. All development will be required to design lighting in accordance with Dark Skies policies being promoted by the International Dark Sky Organization and ensure that spill over-glare and other unnecessary lighting is eliminated from use on the site.

8.4 Fencing

In order to promote a seamless appearance between this Conceptual Scheme Area and adjacent area developments, the fencing strategy for the site will be equivalent to that already in place in the vicinity.

Proposed Policy

- Policy 8.4.a* The following shall be considered as guiding principles for fencing through the Conceptual Scheme area:
 - i. No security fencing shall be erected in a required front yard facing a public street. Front yard areas may contain decorative, low level fencing that is architecturally consistent and integrated with the overall building design.
 - ii. Impermanent and/or lightweight fencing materials will not

be acceptable.

- iii. The County may require that all lots in a particular subdivision phase be provided with a good-quality project fence to be maintained by the Developer or the Lot Owners' Association.
- iv. Vinyl coated chain link fencing combined with landscaping is preferred for site areas that are visible to public roadways. Use of standard security chain link fencing should be limited to portions of the site where security is necessary.

8.5 Landscaping

Care and consideration in landscaping are important considerations both in the Balzac East Area Structure Plan and in the Rosemont Business Park.

Policy 8.5.a A Landscape Plan shall be submitted with each development application within the Conceptual Scheme Area which demonstrates the following requirements:

- i. Plant material proven for the climate zone for the Calgary region and also addresses 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 a 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;
- i. No potable water is to be used for irrigation.

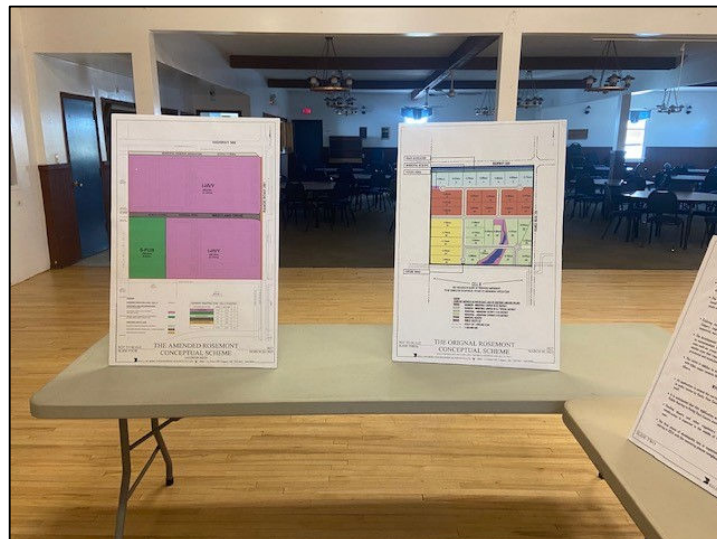
9.0 Public Consultation

In preparation of this Conceptual Scheme amendment, an open house was hosted by Kellam Berg Engineering & Surveys in the evening of March 20, 2023. The intent of the public open house was to create dialogue with members of the community by informing, educating, and soliciting feedback. The presentation consisted of several display boards with authorized representatives on hand to provide a general overview of the proposed conceptual scheme amendments and address any questions or comments from interested parties.

Three hosts were on hand to greet and address topics related to planning, development, and servicing from seven interested individuals. Topics that evening ranged from: the proposed site servicing scenarios, a reduction in the number of proposed lots, and the timing of the approval process. Attendees were generally satisfied with the presentation and discussions with the hosts.

Proposed Policy

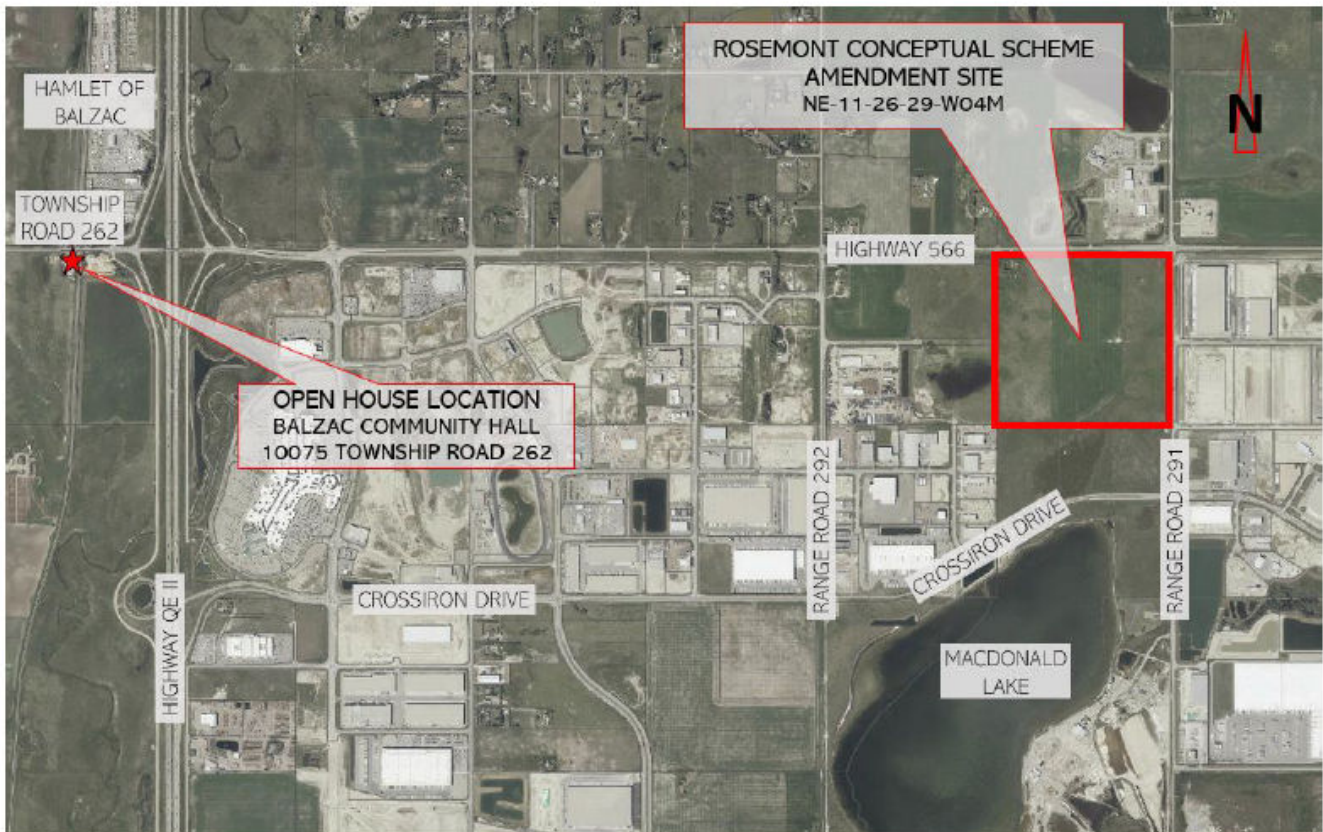
Policy 9.0.a It is anticipated that further community consultation shall be required should this plan be amended to support future development within Cell A.



Public Open House / Information Session

You are invited to learn about proposed amendments to the Rosemont Conceptual Scheme.

Date: Monday, March 20, 2023
Time: 6:00pm to 7:30pm
Location: Balzac Community Hall
10075 Township Road 262
Balzac Alberta T4B 2T3



Hosted by:



10.0 Implementation, Review and Amendment

10.1 Conceptual Scheme Implementation

The Rosemont Conceptual Scheme falls within a hierarchy of applicable plans. The Rocky View County *Municipal Development Plan* (MDP) is the guiding document for all development within the County. The *Land Use Bylaw* (LUB) establishes the land use rules and regulations. The Balzac East Area Structure Plan presents a greater level of planning detail within the specific Plan Area and is required to be consistent with both the MDP and LUB.

Development in the Conceptual Scheme Area should be acceptable to community and consistent with policy contained within the Balzac East ASP and this document. The Rosemont Conceptual Scheme does not supersede, repeal, replace or otherwise diminish any other statutory plan in effect in the Plan Area.

Proposed Policy

Policy 10.1.a The policies contained within this document shall be reviewed and implemented by Rocky View County at their discretion.

10.2 Plan Review and Amendment

As the Rosemont Industrial Park Conceptual Scheme is adopted by bylaw of the County, a formal process as outlined in the *Municipal Government Act* is required to amend the Plan.

10.3 Subdivision and Development Phasing

The purpose of the phasing strategy is to provide for the logical and cost-effective progression of development. The Conceptual Scheme area encompasses 61.46 hectares (151.88 acres), and it is expected that Phase 1 will include Westland Drive and the public utility lot. Subdivision and Development phasing is expected to proceed within the Plan area in accordance with **Figure 15: Proposed Development Phasing**. The phasing plan is based on logical extensions of infrastructure and anticipated market demand. Subsequent subdivision and development within Phase 2 may proceed in no particular order and without amendment to the Conceptual Scheme according to market demand.

Further developmental phases will be brought on stream as the market demands and the provision of infrastructure deem feasible.

Proposed Policies

Policy 10.3.1 The Plan Area shall be developed in multiple phases as determined by market conditions and the provision of infrastructure without the need to amend the conceptual scheme.

Policy 10.3.2 Subsequent subdivision and development within the Phase 2 boundary may proceed in no particular order depending on market demand for buildings or availability of servicing and road infrastructure.

Policy 10.3.3 As a condition of future subdivision and/or development, the Owner shall legally establish an entity/mechanism that is responsible for regular maintenance of the stormwater irrigation and pump house system for the Rosemont CS

plan area; inclusive of, public open space (MR land),
boulevards, private open space (sidewalks), Public Utility
Lot, and other duties, to the satisfactory of the County



Figure 15: Proposed Development Phasing Plan

Appendix A removed by Bylaw C-8404-2023 on July 18th, 2023.



ROSEMONT CELL B CONCEPTUAL SCHEME AMENDMENT



January 2025



PREPARED FOR

Rocky View County

PROJECT TEAM

Township Planning + Design Inc.

York Realty Inc.

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CIMA+

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Maidment Land Surveys Ltd.



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1.0 INTRODUCTION

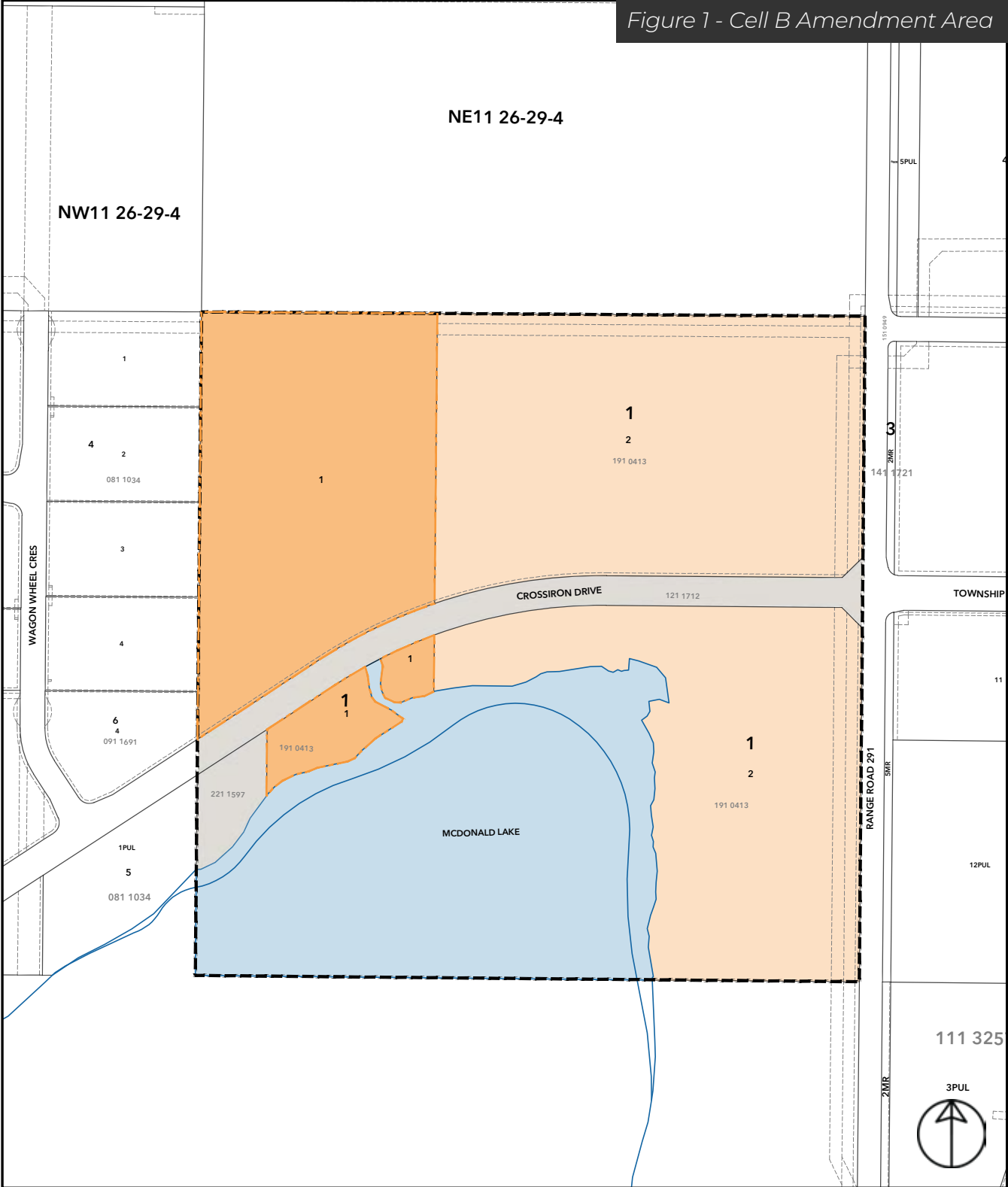
1.1 Purpose






The Cell B Conceptual Scheme Amendment is considered as an appendix to the adopted Rosemont Conceptual Scheme. The Conceptual Scheme Amendment document outlines a strategic framework for a portion of the area identified as “Cell B” (the Plan Area) in order to implement a master-planned business development featuring fully serviced industrial lands intended to accommodate large-format logistics and warehousing uses. The Plan Area is situated near Stoney Trail and a strong regional transportation network that has been attracting and supporting business development opportunities in this area.

The lands within Cell B subject to this detailed amendment are outlined on **Figure 1 - Cell B Amendment Area**. All policies in this document are intended to outline the future of this ± 34.07 acre portion of Cell B. A subsequent amendment to the Rosemont Conceptual Scheme will be required to complete Cell B outside of this Plan Area. We have identified connections and linkages to the balance of Cell B to ensure a comprehensive plan for Cell B is implemented.

This Conceptual Scheme Amendment establishes expectations for the development of the subject lands with comprehensively planned business uses. The proposed land use and subdivision concept considers the existing area development, the physical site characteristics, relevant municipal policy requirements, and the conclusions and recommendations of supporting technical reports.

Figure 1 - Cell B Amendment Area



-  Cell B Amendment Area
-  Cell B Balance Lands
-  McDonald Lake
-  Roads
-  Cell B Boundary

1.2 Current Land Use

As identified in **Figure 2 - Cell B Location Within BEASP** and **Figure 3 - Area Development Context**, the Plan Area is located within the Balzac East Area Structure Plan (BEASP) area and the Rosemont Conceptual Scheme Plan Area. Within the BEASP, the site is identified as part of Cell B Special Development Area 5 which policies indicate as suitable for industrial and business uses. The site contains approximately ±13.78 ha (±34.07 ac) and is currently zoned Industrial, Heavy District (I-HVY) and Special, Public Service District (S-PUB). The Plan Area is bound by CrossIron Drive (Township Road 261) and McDonald Lake on the south and industrial/commercial development on the west in the Wagon Wheel development. A concurrent proposal for industrial and business uses is occurring to the north and is within the Rosemont Conceptual Scheme identified area Cell A.

This Conceptual Scheme for Cell B is intended to be a companion to the Cell A Amendment. To the east is the High Plains Industrial Business Park which supports several large format logistic and distribution uses. As a result of approved area development, the site has no interface with existing agricultural lands and, as such, Rocky View County's (the County) Agricultural Boundary Design Guidelines do not apply. Water Act Approvals have been granted for replacement of the wetland and the wetland compensation amount has been paid in accordance with Alberta's Wetland Replacement Program.

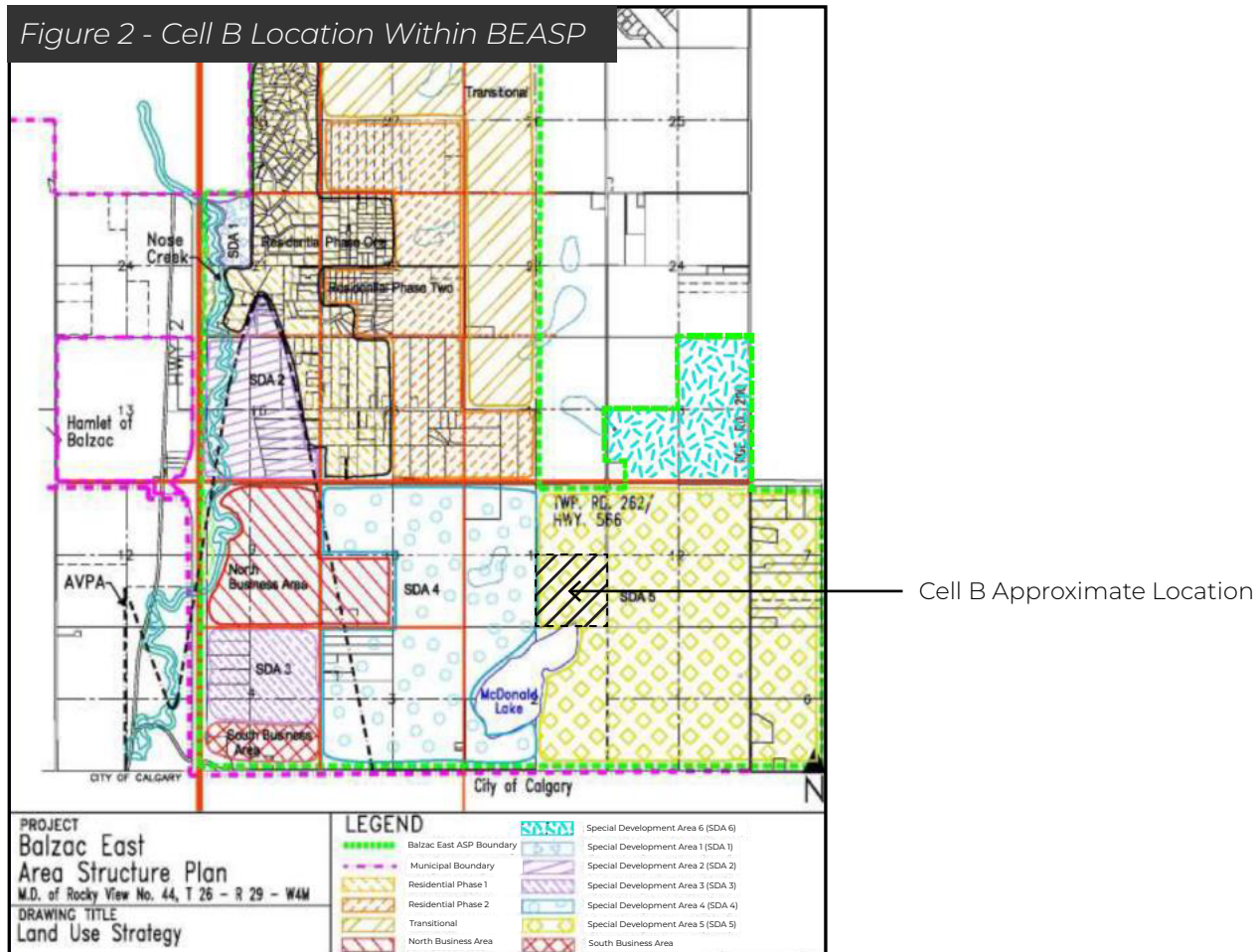
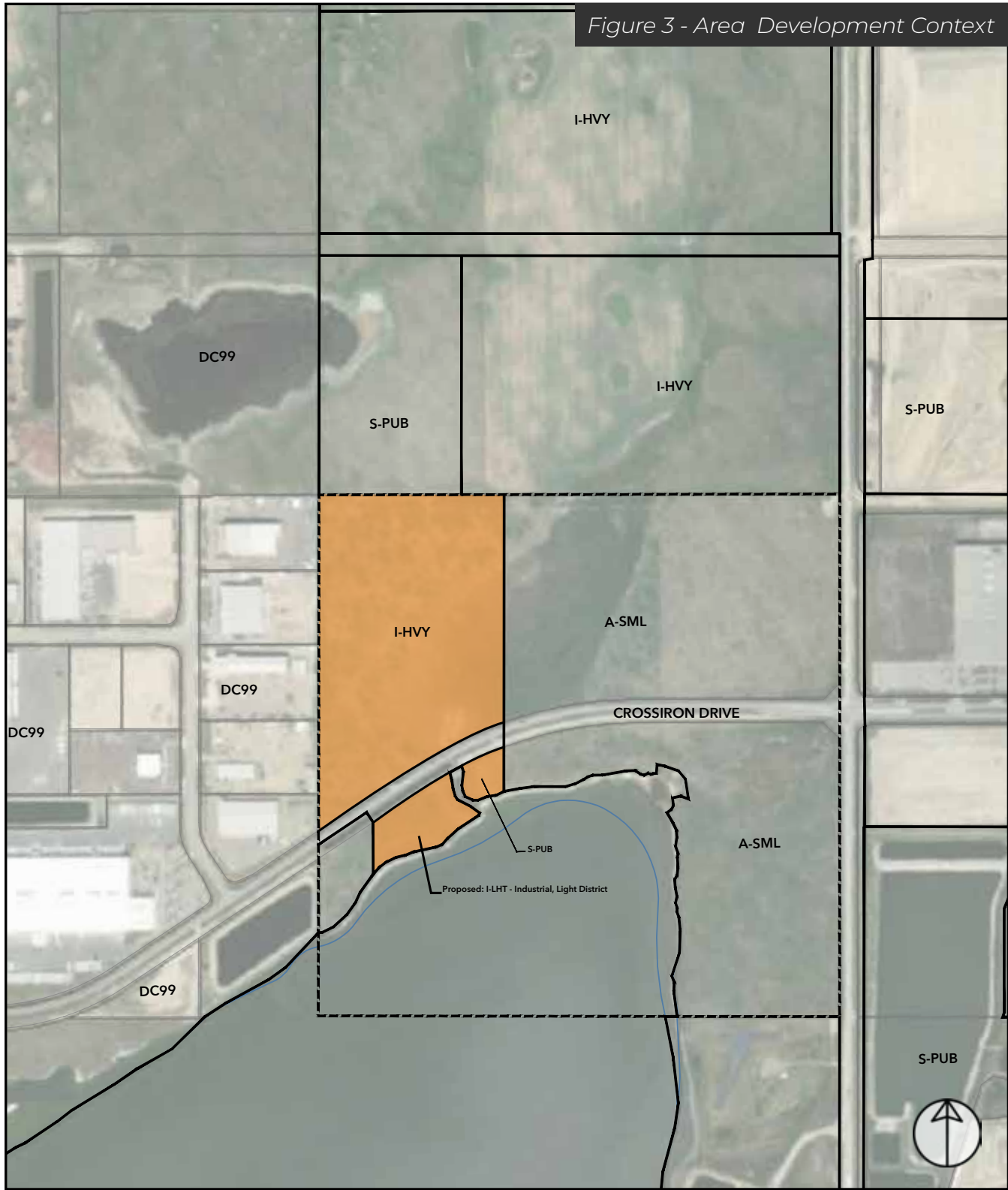




Figure 3 - Area Development Context



-  Cell B Amendment Area
-  Cell B Boundary

1.3 Site Access

The Plan Area is accessed primarily from paved roads utilizing Highway 566 east and then traveling south along Range Road 291 to CrossIron Drive. Range Road 291 is a dead-end road at its southern extent and does not directly connect to the Stoney Trail Ring Road. Most direct access to Rosemont Cell B will be either from Range Road 291 to the east and/or CrossIron Drive along the south. The balance of Cell B has frontage along Range Road 291. As such, the Design Guidelines, Section 4.4 in the BEASP, should be followed for frontage parcels and consideration should be given to pipeline right of way and infrastructure right of way in place. The CNOOC pipeline has been removed and the Right of Way discharged from Title for the Plan Area.

1.4 Site Conditions

On a regional scale, Rosemont Cell B is located within the Grassland Natural Region and the Foothills Fescue Natural Subregion; however, the Site has been modified through agricultural activities since 1950. Terrain consists of level to gently undulating land that slopes to the east and southeast. Well drained Orthic Black Chernozem Academy and Rockyview soils are the dominant pre-disturbance soil throughout the mid and uplands. Poorly Drained Rego Humic Gleysols of the Balzac soil series occur within the eastern depression area (Alberta Agriculture and Rural Development, 2019). The site has experienced degradation by virtue of intermittent grazing and low utilization as continued agricultural practices tend to be phased out in growing industrial areas.

The site contains an intermittent drainage course and wetlands that have experienced degradation over time and are intended to be developed into the stormwater evaporation pond for the parcel north of CrossIron Drive.

1.5 Development Rationale + Implementation

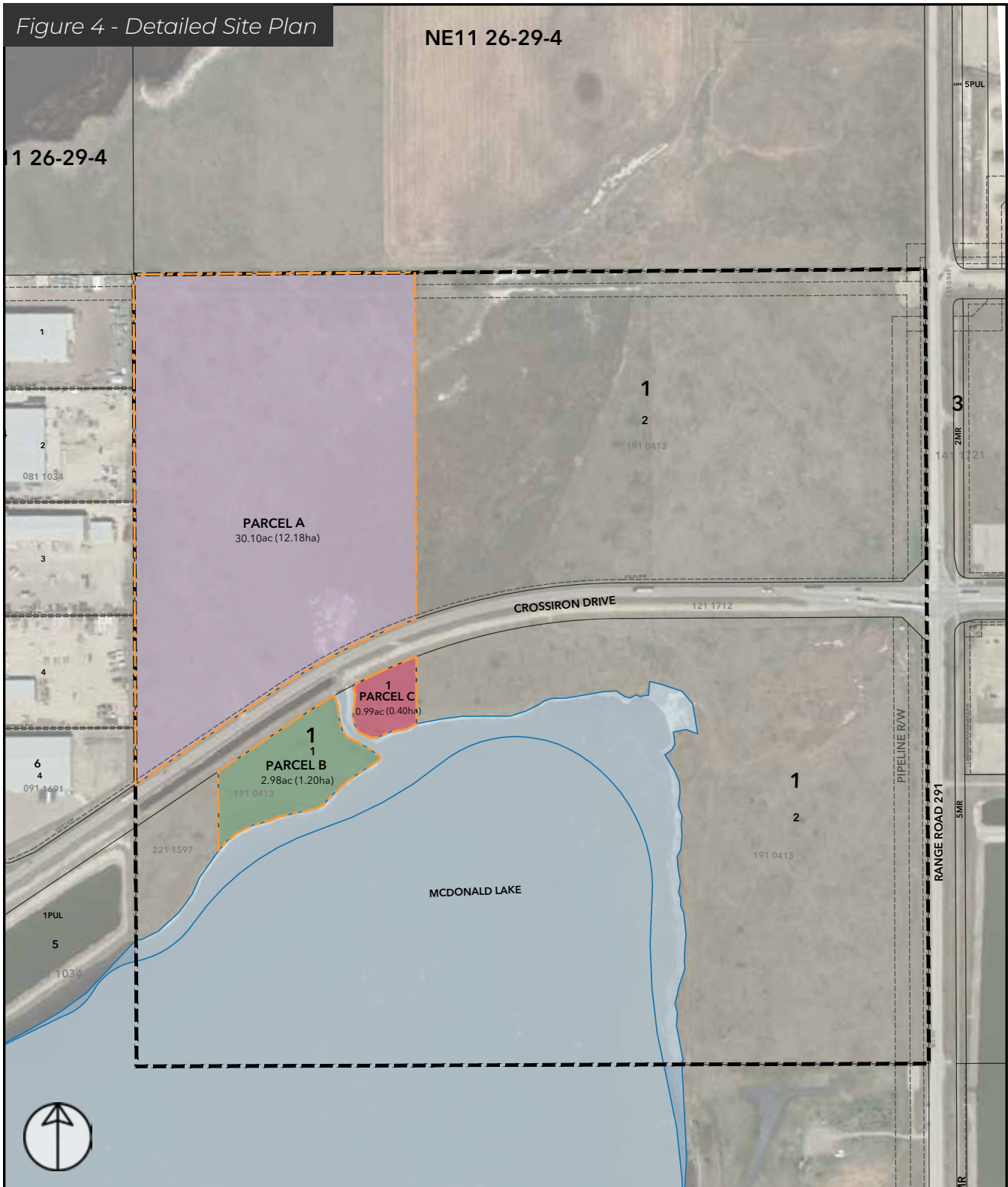
As identified on **Figure 4 - Detailed Site Plan**, the Cell B Amendment Area comprises ± 13.78 ha (± 34.07 ac) situated in the County's East Balzac Regional Employment Centre. The site is bisected by CrossIron Drive with the majority of the site north of CrossIron Drive. The lands south of CrossIron Drive are intended to be utilized to contain storm water and provide for one (1) Industrial, Light parcel. The site benefits from supportive arterial roads for access including Range Road 291 to the east and Township Road 261 to the south. The site is located in an area that is rapidly building out as a transportation logistics and distribution center hub. The development of this site will align with the ongoing efforts to bring business, large format warehousing, and distribution uses to this area supporting ongoing economic development objectives.

The ± 13.78 ha (± 34.07 ac) portion (highlighted in blue in Table 1) of Cell B is the subject of this document. This document is intended to be considered as an amendment to the existing Rosemont Conceptual Scheme as amended. This amendment outlines development of a portion of Cell B while ensuring that connections with regard to servicing, transportation, stormwater and development intentions for the balance of Cell B remain aligned. The future development of the ± 72.40 acre balance of Cell B will be subject to the submission of a similar amendment outlining the future use of the site.

TABLE 1 - Legal Land Description of Cell B

Legal Address	Size (±)	Current Zoning
Plan 1910413, Block 1, Lot 1 SE 11-26-29 W4M	34.07 ac / 13.78 ha	I-HVY and S-PUB
Plan 1910413, Block 1, Lot 2 SE 11-26-29 W4M	72.40 ac / 29.29 ha (balance)	A-SML
Road Plan	2.25 ac / 0.91 ha	N/A
McDonald Lake	51.28 ac / 20.75 ha	N/A

Figure 4 - Detailed Site Plan



- Cell B Amendment Area
- Cell B Boundary
- McDonald Lake
- Parcel A
- Parcel B
- Parcel C

1.6 Plan Objectives

The Rosemont Cell B Amendment is intended to:



Overview and summarize the existing conditions affecting the Plan Area by identifying the opportunities and constraints the physical characteristics offer.



Provide a framework for future development that outlines an implementation strategy that considers existing area development and aligns with the policy provisions of the statutory plans affecting this area.



Provide a structure that outlines the infrastructure required to support development of the site with regard to water, wastewater, transportation, stormwater, and the environment to ensure the site meets expected County standards and integrates with existing development in the area.



Establish clear guidelines and standards for building design, landscaping, and signage that are based on the vision and goals of the project. These guidelines should outline the specific requirements and expectations for each element and provide a framework for decision-making.



Utilize a multidisciplinary approach by involving a multidisciplinary team of professionals, including architects, landscape architects, engineers, and planners, to ensure that all aspects of the project are considered and coordinated.



Provision of fire, emergency response, and community support services within a Plan Area is critical to ensuring the safety and well-being of staff and visitors. Ensuring that there are adequate resources, including personnel, equipment, and facilities, to respond to emergencies and provide community support services within the Plan Area.



Undertake a community consultation program aimed to inform and educate affected landowners and interested stakeholders about the development plan and plan preparation process. Engagement is a critical component to the success of development plans in the area.

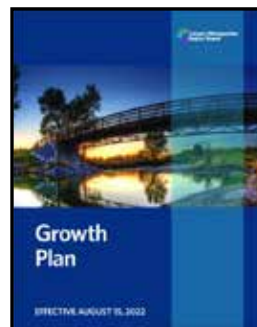
2.0 STATUTORY PLAN ALIGNMENT

2.1 Calgary Metropolitan Region Board Growth Plan

Figure 5 - Transmission Corridors outlines the site in relation to regional transmission corridors. In 2018, the County and nine surrounding municipalities formed the Calgary Metropolitan Region Board (CMRB) to guide future development in the region. The current Growth Plan and Servicing Plan was created to guide land use, growth, and infrastructure across the member municipalities. In August of 2022, the Growth Plan and Servicing Plan were approved, aligning with the policies of the South Saskatchewan Regional Plan (SSRP). Other statutory documents prepared in the region, such as Area Structure Plans, must now be approved by the CMRB and be in accordance with the SSRP and the CMR Growth Plan.

The proposed Rosemont Cell B Conceptual Scheme amendment aligns with the Balzac East Area Structure Plan and is consistent with the Growth Plan, providing a land use strategy to guide development in the area and identify opportunities for economic development and open space within the County.

The Balzac East ASP and Rosemont Conceptual Scheme are existing planning documents that pre-date the approval of the Growth Plan, as a result the Balzac East ASP remains in effect in this area according to policy 3.1.10.1 (pg 55) which states:



“Existing Area Structure Plans and Area Re-development Plans that were adopted in accordance with the Municipal Government Act prior to the date this Growth Plan comes into force, will remain in effect.”

2.2 County Plan

The County's Municipal Development Plan (County Plan) was adopted in October 2013 with a vision to balance agriculture with diverse residential, recreational, and business development opportunities, resulting in a thriving and sustainable County. The plan established planning principles for future developments, including growth and fiscal sustainability, the environment, agriculture, rural communities, rural service, and partnerships.

The Business Policies aim to facilitate non-residential development in regional business centers, highway business areas, and hamlets, emphasizing new development within the regional business centers to enhance the non-residential assessment base in keeping with the County Plan's fiscal and growth management objectives.

The Rosemont Cell B Conceptual Scheme amendment aligns with the County Plan's growth management framework, proposing new business industrial land uses within an identified Regional Business Centre supported by the adopted Balzac East Area Structure Plan.



2.3 The Balzac East Area Structure Plan

The Balzac East Area Structure Plan (BEASP) was adopted by the County in 2000, and various amendments were approved over time to support ongoing developments within the Regional Business Centre. The plan's business development strategy is aimed to accommodate a range of businesses located within and outside the Noise Exposure Forecast (NEF) contour associated with the Calgary International Airport.

The Rosemont Cell B Conceptual Scheme Amendment is located within a Special Development Area #5 (SDA) identified in Section 4.7.5 of the BEASP. This area is intended to accommodate developments requiring larger lots with potentially lower levels of some municipal servicing; however, all developments are required to connect with the County's water and wastewater infrastructure. The Rosemont Cell B Conceptual Scheme amendment aligns with the BEASP's development objectives.

This Conceptual Scheme Amendment addresses the requirements, listed on page 38 of the BEASP, within SDA 5, by providing the following:

- The phasing and sequence of subdivision and development at full build out. In this instance there is no phasing of a proposed future two lot subdivision;
- A graduated density, where the number of lots is reduced adjacent to the highway corridors. The site is supporting large format logistic and warehousing structures;
- Impacts on adjacent land uses and appropriate mitigating measures, which involve servicing synergies between existing and proposed developments in this area;
- A landscaping scheme that is in generally conformity with the BEASP, where adequate spacing between similar land uses are proposed to maximize the overall development potential of the lands within the scope of this Conceptual Scheme;

- A Fencing Plan that effectively screens required areas;
- Lighting and Signage Plans;
- Rooftop treatments that enclose mechanical and electrical equipment;
- Pedestrian and pathway connections both within SDA#5 as well as linkages to adjacent developments; and
- Internal road standards.

The BEASP is a guiding policy document and this amendment is designed to align with, and support, the policy objectives in the ASP

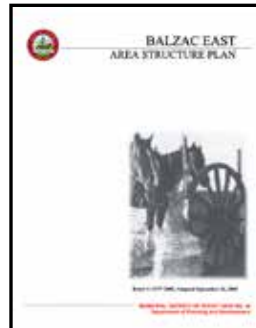
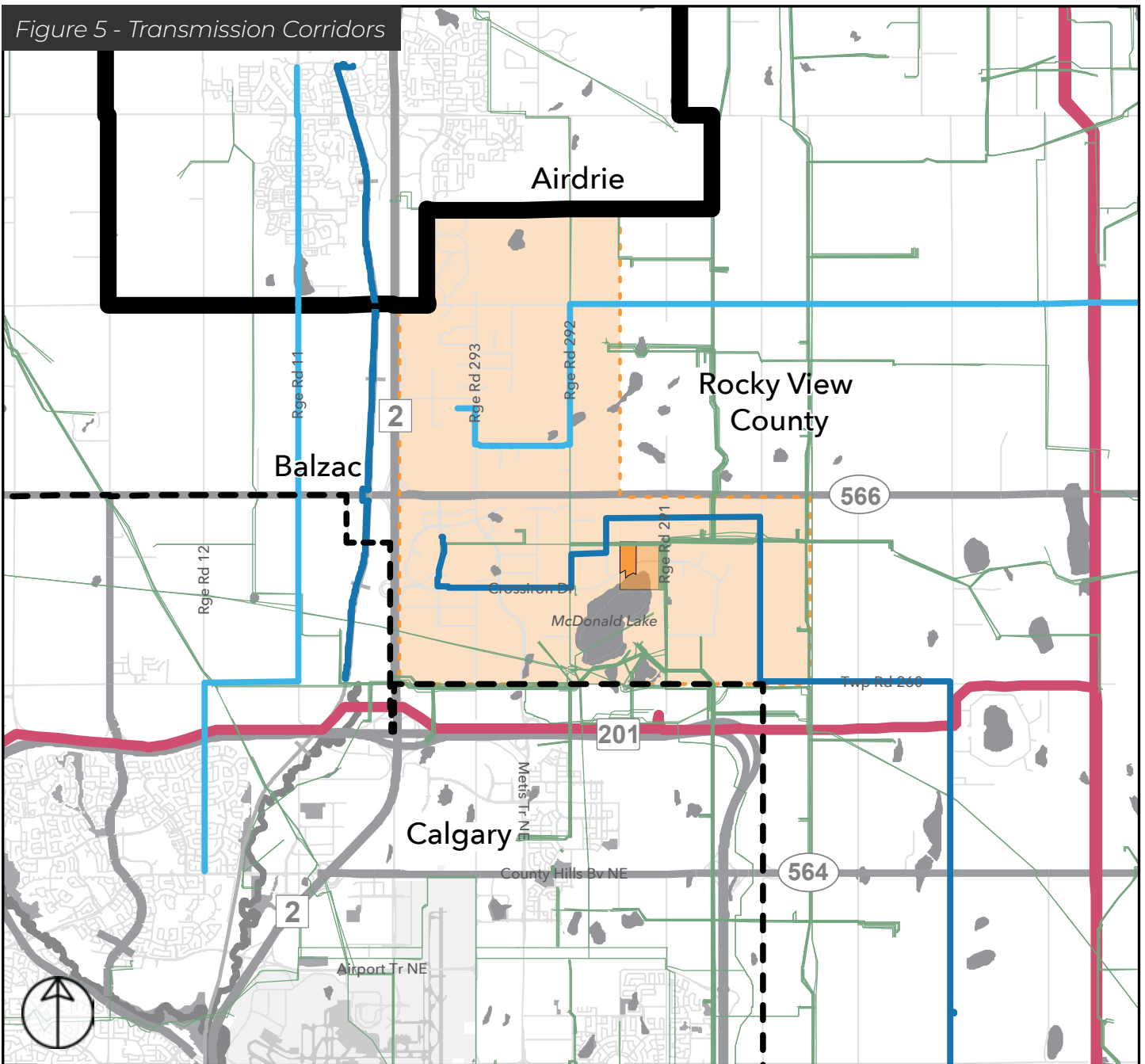


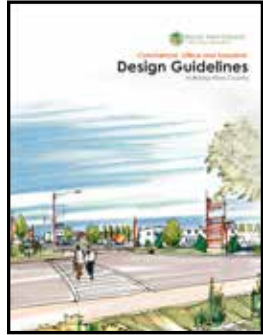
Figure 5 - Transmission Corridors



- Balzac East ASP Boundary
- Rosemont Cell B Boundary
- Cell B Amendment Area
- Regional Pipeline
- Power Transmission Line 240kv
- Regional Water Corridor
- Regional Wastewater Corridor

2.4 Commercial, Office + Industrial Design Guidelines - Rocky View County, 2009

The County's Commercial, Office, and Industrial Design Guideline offers guidance for creating cohesive and visually appealing built form and speaks to an overall quality of business developments in the County. The design guidelines outlined in this Conceptual Scheme Amendment concentrate on building facades, the location of outdoor storage and loading areas, and landscape screening along major roads adjacent to the site.



POLICIES

Policy 2.4.i

Developments within Cell B shall follow the Commercial, Office and Industrial Design Guidelines adopted by Council July 6, 2010.



3.0 PHYSICAL SITE FEATURES

The following section describes the physical site characteristics and pre-development site studies undertaken within the Cell B Amendment area. The Plan Area and the balance of Cell B contains no structures, as such, no Real Property Report or inventory of structures was undertaken.

3.1 Topography

As illustrated on **Figure 6 - Topography**, elevations within the Cell B Amendment area are variable with gentle slopes falling generally from the northwest towards southeast. The east half of the Plan Area is notably lower than the west half due to a low lying intermittent wetland. The site contains topography ranging from 1093.00 m to 1089.25 m. The site does not contain any significant slopes and/or grade changes that would impede development.

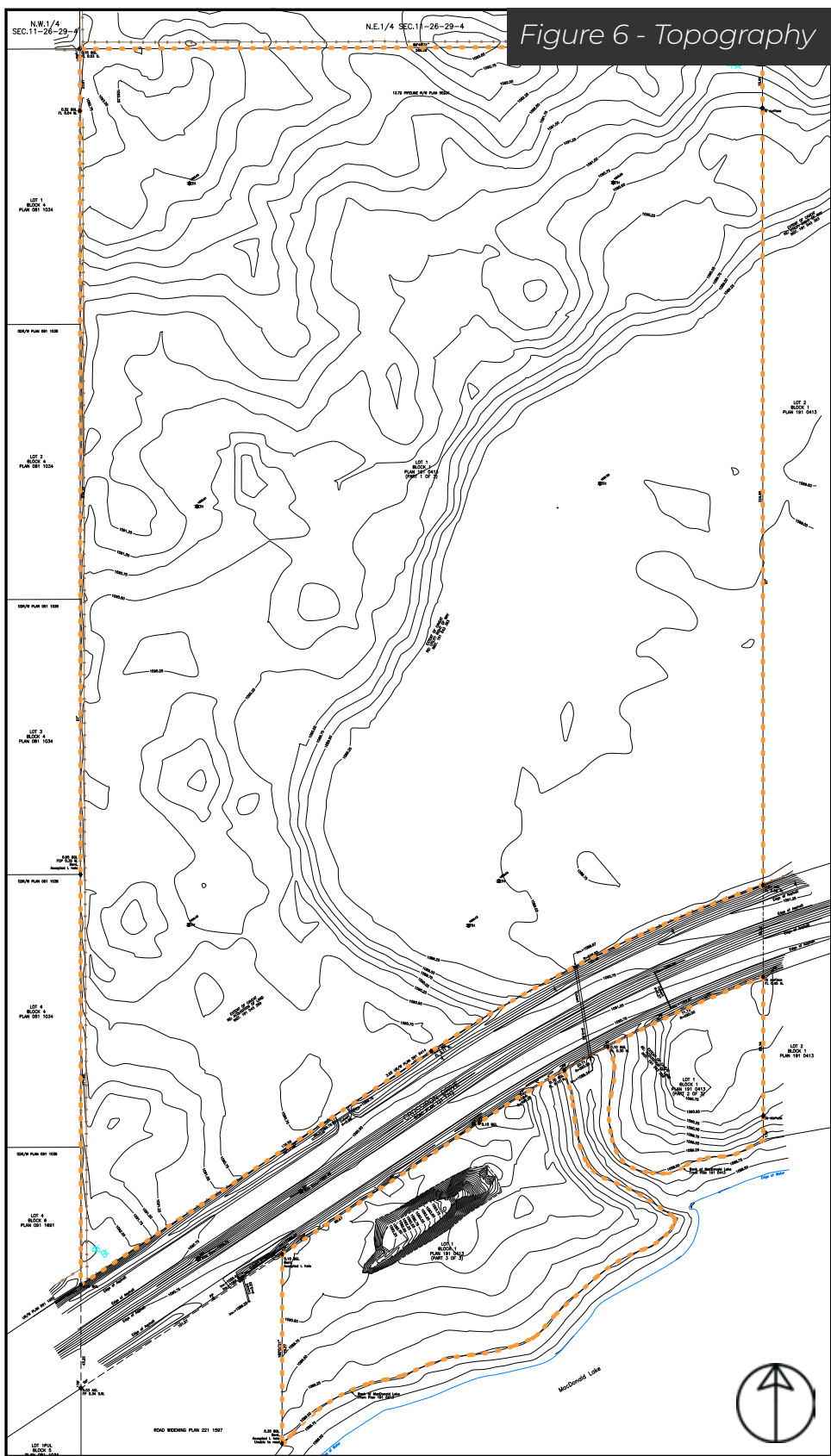
POLICIES

Policy 3.1.i

Detailed topographic assessment should also be undertaken on the balance of Cell B when it is intended for development.



Figure 6 - Topography

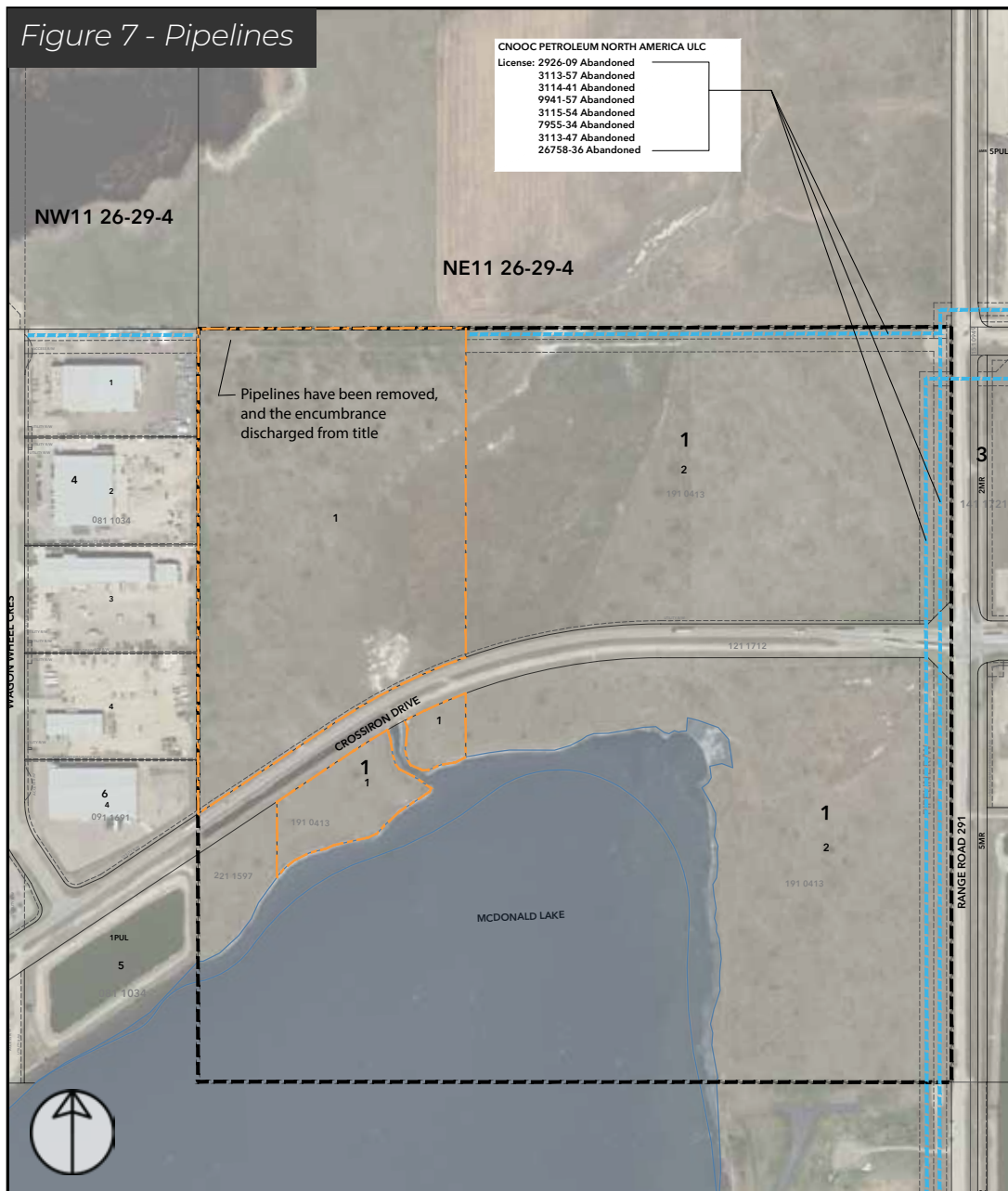


----- Cell B Amendment Area ——— 0.25 metre Contour Interval

3.2 Oil + Gas Infrastructure

A review of the status of all pipelines and wells was undertaken to determine any potential conflicts. It was determined that there were existing, non-operational pipelines on the subject site. As indicated on **Figure 7 - Pipelines**, the non-operational pipelines have been removed from Cell B and the encumbrances have been discharged.

Additionally, there is a collection of pipeline right-of-ways that run along the east side of Rosemont Cell B. These pipelines are also abandoned and non-operational. An abandoned well search was undertaken on the entirety of Cell B and there were no abandoned wells identified or recorded.



- Cell B Amendment Area
- Cell B Boundary
- - - Pipelines

3.2.1 Pipeline R/W Plan 520JK + Plan 9312570

The pipelines located along the north and east portions of the subject site have been removed and the encumbrances discharged. The pipelines and easements have not been altered on other parcels as part of this Conceptual Scheme Amendment. The following is a summary of the pipelines that were removed from the site.

POLICIES

Policy 3.2.1.i

Developers within Cell B shall coordinate with operators and license holders of abandoned pipelines and/or the Alberta Energy Regulator to ensure the presence of abandoned infrastructure does not cause future land use conflicts.

TABLE 2 - Pipeline Status

Operator	License	Substance	Status in Plan Area	Status with AER
CNOOC Petroleum North America ULC	3115-54	Sour Gas / Natural Gas H2S: 19 mol/kmol 19,000 ppm	Removed	Abandoned
CNOOC Petroleum North America ULC	7955-34	Fuel Gas H2S: 0 mol/kmol 0 ppm	Removed	Abandoned
CNOOC Petroleum North America ULC	3113-47	Glyccon H2S: 0 mol/kmol 0 ppm	Removed	Abandoned
CNOOC Petroleum North America ULC	3113-47	Glyccon H2S: 0 mol/kmol 0 ppm	Removed	Abandoned

3.3 Biophysical Impact Assessment

A Biophysical Impact Assessment (BIA) and Wetland Impact Assessment were undertaken in the Winter of 2022/23 on the ± 34.07 acre portion of Cell B intended for development.

As identified on **Figure 8 - Identified Wetlands**, a total of two wetlands are identified within the Plan Area. The total wetland area of Wetland 1 within the Plan Area is 4.16 ha. Wetland 1 extends northeast outside the Plan Area boundaries. Wetland 2, McDonald Lake, lies south of CrossIron Drive with the majority of its area located south of the Plan Area. The portion of McDonald Lake within the Plan Area, 0.12 ha, consists of a drainage arm connected to Wetland 1 via a culvert under CrossIron Drive. Wetland 1 is classified as a seasonal graminoid marsh, slightly brackish. Wetland 2, McDonald Lake, is classified as a permanent open water body. McDonald Lake is a Crown-claimed water body under the Public Lands Act. The wetland present on site has been replaced in accordance with the Alberta Wetland Policy and Wetland Replacement Program (WRP). The WRP aims to re-establish wetlands in partnership with Albertans by providing resources for collaborative restoration projects across the province. A priority of the Alberta Wetland Policy and WRP is to replace wetlands within municipalities and watersheds that have had the highest amount of lost wetland area and value since 2015, as well as areas of high historical loss.

CIMA+ identified a range of wildlife species that may potentially occur within the Cell B Amendment Area based on species distribution and habitat preferences; the majority are associated with habitat available within the broader area of McDonald lake. The Environmentally Significant Areas in Alberta: 2014 Update report identifies Environmentally Significant Areas (ESAs) on a provincial scale (Fiera Biological Consulting Ltd. 2014). CIMA+ overlaid this provincial ESA map and found that there are no natural features within the Cell B Amendment Area identified as an ESA.

3.3.1 Potential Impacts + Mitigations

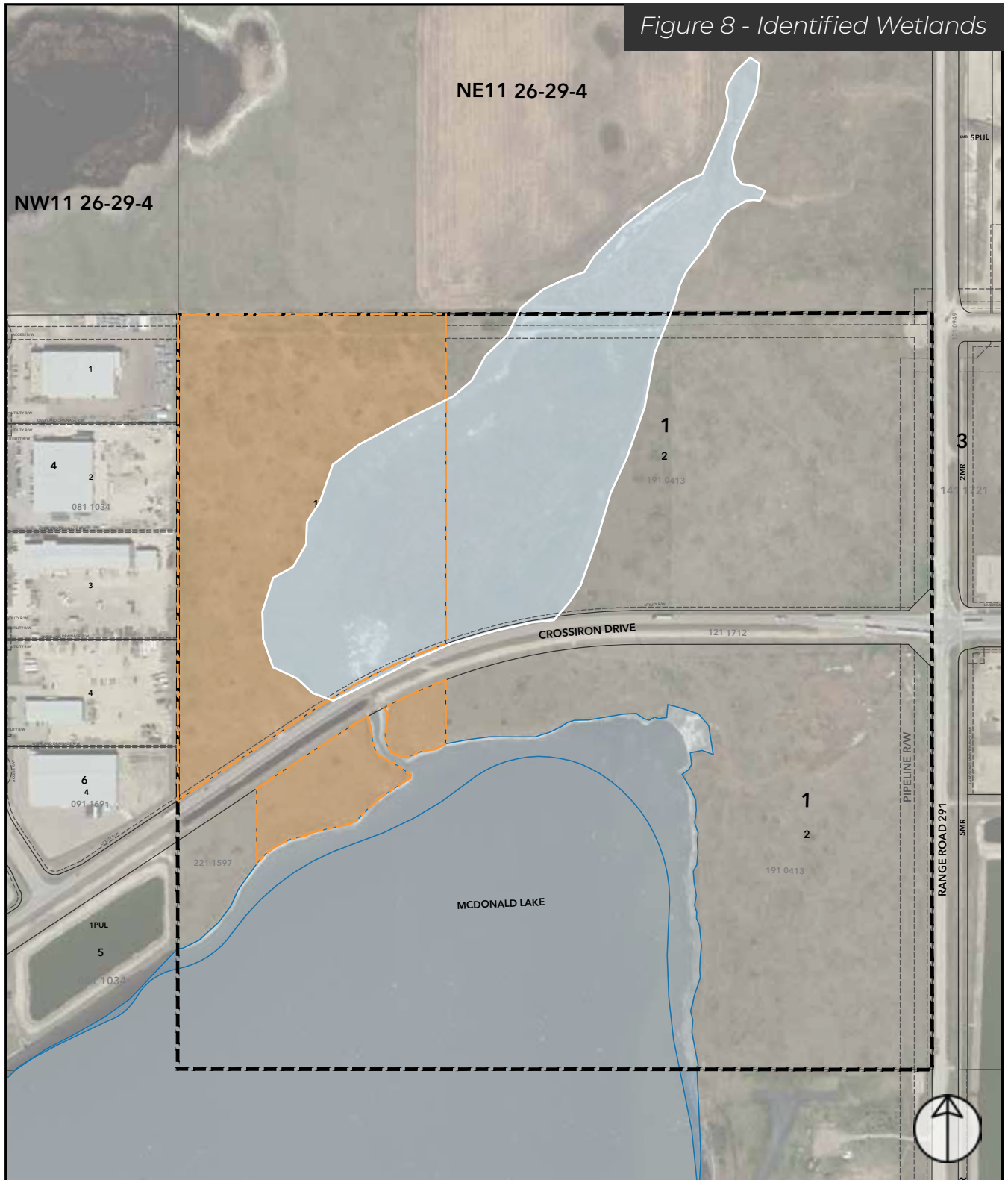
CIMA+ identified the predicted impacts of the proposed Balzac property development with reference to the development proposed within the ± 34.07 acre portion of Cell B specifically.




A portion of the total area of Wetland 1 will be lost as a result of the proposed development. No impact to McDonald Lake or the drainage arm within the Plan Area is planned or expected. This drainage will be replaced by an engineered storm pond to the north within Rosemont Cell A, and Wetland 1 will not connect to McDonald Lake. Disturbance of wildlife may occur as a result of site clearing and grading. Wetland 1 is depicted on **Figure 8 - Identified Wetlands**.

Mitigation measures to reduce or control these potential adverse impacts include:

- Erosion and Sediment Control (ESC) Planning;
- Environmental Construction and Operation (ECO) Planning;
- Stormwater management strategies;
- Wetland replacement through replacement payment, which has been paid;
- Time construction to avoid critical time periods for wildlife; and
- Pre-construction wildlife surveys if stripping and grading occurs between April 1 to August 31.

Figure 8 - Identified Wetlands



-  Cell B Amendment Area
-  Wetland 1
-  Cell B Boundary

3.3.2 Residual Impacts + Significance

CIMA+ suggests that the proposed development will have residual impacts after the above mitigation measures are implemented. These residual impacts are the loss of wetland area and the loss or disturbance of individual wildlife species.

Wetland loss has been mitigated by providing wetland replacement payment under the Alberta Wetland Policy. The Water Act Approval has been submitted to the County under separate cover. Wetland replacement is an accepted approach to managing loss of wetlands on both provincial and municipal scales. The residual impact to wetlands is not significant provided wetland loss is off-set through applying Alberta Wetland Policy replacement strategies in the Province as a whole.

Timing the stripping and grading activities to occur outside the sensitive breeding season for most wildlife will significantly reduce the risk of wildlife fatality but will not eliminate it. No significant adverse impacts to wildlife are expected given that stripping and grading will occur outside the breeding season or only after active nest/burrow sweeps are completed and associated Best Management Practices are implemented.

3.3.3 Description of Cumulative Effects

To date, the cumulative effects of development on wetlands have been mitigated primarily through the Alberta Wetland Policy Wetland Replacement Program. Overall, the cumulative effects on wetlands in this region will be managed through the retention of priority wetlands by landowners outside the Plan Area in more suitable locations coupled with the application of provincially approved wetland replacement measures.

The full Biophysical Impact Assessment as well as the Water Act Approval was submitted to the County under separate cover.

POLICIES

Policy 3.3.3.i

Wetland disturbances shall proceed in accordance with the procedural, technical and compensation requirements established by Alberta Provincial Wetland Policy to the satisfaction of Alberta Environment and Protected Areas.

Policy 3.3.3.ii

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, water bodies, wildlife, wildlife habitat, and landscaped connectivity.

Policy 3.3.3.iii

A Biophysical Impact Assessment for the balance of Cell B shall be prepared and submitted prior to development to the satisfaction of the County.

Policy 3.3.3.iv

A Developer for lands within Cell B shall receive a preliminary approval from Alberta Environment and Protected Areas for entering into the Wetland Replacement Program (WRP) for wetland loss on site prior to Subdivision stage, and shall receive a final approval or agreement from Alberta Environment and Protected Areas as a condition of Subdivision.

3.4 Phase One Environmental Site Assessment

A detailed Phase 1 Environmental Site Assessment was conducted on the ± 34.07 acre portion of Cell B subject to this amendment by Pinchin Ltd. in October of 2022.

The Phase 1 ESA was completed in general accordance with the Canadian Standards Association (CSA) document entitled “Phase 1 Environmental Site Assessment, CSA standard Z768-01” dated November 2001 (reaffirmed 2022), including a review of readily available historical record, a review of readily-accessible regulatory records, a site reconnaissance, interviews, an evaluation of information, and reporting.

Based on the results of the Phase 1 ESA, nothing was identified that is likely to result in potential subsurface impacts at the site. As such, no subsurface investigation work (Phase II ESA) is recommended.

The ESA has been submitted to the County under separate cover.

POLICIES

Policy 3.4.i

A Phase 1 Environmental Site Assessment shall be prepared and submitted prior to development to the satisfaction of the County.



3.5 Geotechnical Assessment

A geotechnical investigation on the ± 34.07 acres subject of this Cell B amendment was undertaken in November of 2022 by Factor Geotechnical. A total of nine boreholes were drilled on the site and the subsurface conditions at the site are expected to be suitable for the proposed industrial development.

POLICIES

Policy 3.5.i

Developers shall follow geotechnical considerations for the design and construction of development within Cell B to the satisfaction of the County.

Policy 3.5.ii

A Geotechnical Report shall be completed for the balance of Cell B prior to its development.

3.6 Archaeological and Historic Resources Assessment

A review of the most recent listing of Historic Resources was reviewed against Cell B in ArcGIS. The Listing does not reflect Cell B as having any potential to contain historic resources (Alberta Culture, 2022). In October of 2019 Alberta Culture granted Historic Resource Clearance to this site to allow for its subdivision into two separate parts. An update to the issued clearance has been submitted to Alberta Culture to revise the name of the project proponent on the clearance documents.

POLICIES

Policy 3.6.i

A proponent within Cell B may be required to submit a revised request for Historical Resources Act Clearance at the direction of Alberta's Ministry of Culture.

4.0 CONCEPTUAL SCHEME PLAN AREA + LAND USE

The Conceptual Scheme Amendment includes all of the Rosemont Conceptual Scheme (CS) area identified as Cell B. This area is proposed to be partially developed on ± 13.78 ha (± 34.07 ac) acres of the western and northern portions of the cell. A future appendix to the Rosemont CS will further describe the development of the ± 72.4 acre balance of Cell B at the appropriate time.

Figure 9 - Development Concept + Proposed Land Uses identifies the future land use and two parcel subdivision with one lot north and the remnant lot south of CrossIron Drive. No phasing is proposed for the ± 13.78 ha (± 34.07 ac) of Cell B. Cell B will accommodate a master-planned industrial business park strategically designed to complement and be compatible with existing area business park development all of which benefit from proximity to Stoney Trail NE, the Calgary International Airport (YYC), and the CN Calgary Logistics Park in Conrich. The area is evolving into a transportation, logistics, and warehouse distribution centre in the County.

The north and south parcels of the Cell B amendment area gain access from CrossIron Drive through a shared all-directional intersection. The internal access routes will be designed to facilitate large vehicle traffic, primarily semi-trailers, and includes a drivable emergency access route.

The detailed design of the ± 34.07 acre portion of Cell B may include subdivision to support the Industrial – Heavy land use, and some relaxations to height and parking may be required at subsequent stages.

To facilitate the proposed development, the following land use are proposed and illustrated on **Figure 9 - Development Concept + Proposed Land Uses**:

- The business industrial area north of CrossIron Drive is designated Industrial, Heavy District (I-HVY).
- One of the lots south of CrossIron Drive is designated Industrial, Light District (I-LHT).
- The other lot south of CrossIron Drive is designated Special, Public Service District (S-PUB).

A private stormwater management facility is proposed to be established within the lot north of CrossIron Drive, and implementation of required transportation and utility servicing infrastructure will occur upon approval. The stormwater facility will be constructed to retain surface drainage from the north lot including a landscaped area to accommodate low impact development. A stormwater management concept for the remnant lot south of CrossIron Drive will be formalized at a later stage. The parcels are intended to be development ready and operational by Fall 2025.

Cell B will be accessed via existing paved arterial industrial subdivision roads inclusive of Range Road 291 and CrossIron Drive. The access roads and corresponding intersections, and the potential upgrade of existing roads, will be designed at the Subdivision stage, in accordance with the Traffic Impact Assessment recommendations and County Servicing Standards.

Potable water and wastewater services will be provided by the County-owned and operated Balzac Water System and the East Rocky View Wastewater Transmission Line. The developer will construct an internal network of piped water distribution and wastewater collection infrastructure in accordance with the County Servicing Standards. The County's Design Guidelines for commercial, office, and industrial uses will be referenced by the developer at the Subdivision and Development Permit stage to ensure the exterior facades of all buildings maintain a unified and cohesive architectural style, colour, finish, and design.

Fee simple ownership is anticipated for the two (2) industrial lots. Business lot owners are required to manage various services within the development area such as waste removal, recycling, maintenance of landscaping on private lands, and implementation of the Design Guidelines.

POLICIES

Policy 4.0.i

Future land uses within the ± 34.07 acre Cell B amendment area should be as generally illustrated on Figure 9 - Development Concept + Proposed Land Uses.

Policy 4.0.ii

Land Uses within the balance of Cell B are subject to a future Rosemont Cell B Amendment to the satisfaction of the County.

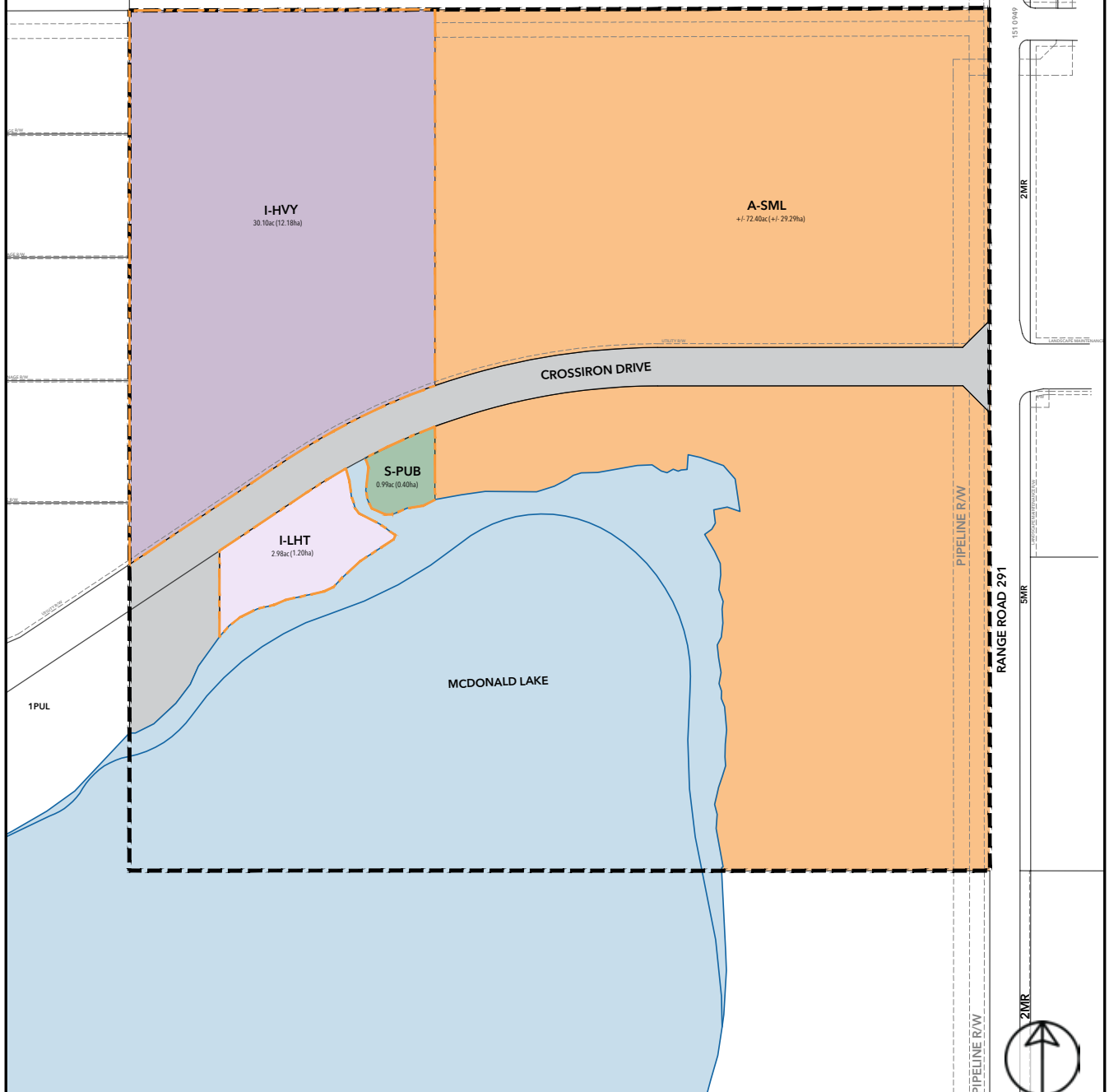
Policy 4.0.iii

Rocky View County Commercial, Office and Industrial Design Guidelines" and business development regulations within the Land Use Bylaw should be implemented at the Development Permit stage.

Figure 9 - Development Concept + Proposed Land Uses

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- Cell B Amendment Area
- Cell B Boundary
- McDonald Lake
- Subject to Future Cell B Amendment
- Industrial Heavy District
- Industrial Light District
- Special Public Service District

4.1 Development Concept + Statistics

Given the direction in the BEASP, Cell B is intended to support industrial and commercial land uses. The assignment of land uses and approximate areas within the west portion of Cell B are anticipated as follows:

TABLE 3 - Statistics

Development Type	Ac ±	Ha ±	%
Industrial Use (I-HVY)	30.10	12.18	18.79
Private Stormwater Management Facility (contained within the I-HVY parcel)	5.88	2.38	3.68
Industrial Use (I-LHT)	2.98	1.20	1.85
Public Utility Lot (S-PUB)	0.99	0.40	0.62
Road ROW Widening + Road Plan	3.25	1.32	2.03
Balance of Cell B	72.40	29.29	45.24
McDonald Lake	50.28	20.35	31.43
Total	160.00	64.75	100

Illustrated on **Figure 9 - Development Concept + Proposed Land Uses**, the +/- 34.07 acre portion of Cell B will support future warehouse and logistic uses. The balance of the cell is identified as supporting industrial and commercial uses subject to a future Conceptual Scheme Amendment. The development concept identifies shared parking and access locations to CrossIron Drive to intentionally reduce the proliferation of such uses unnecessarily.

POLICIES

Policy 4.1.i

The future land use of the +/- 72.4 acre (+/- 29.29 ha) balance of Cell B should align with the Balzac East ASP and be subject to an amendment by way of added appendix to this plan which details future planned land uses and servicing strategies to the satisfaction of Rock View County.

Policy 4.1.ii

Future subdivision and development within the Plan Area should proceed as generally illustrated on Figure 9 - Development Concept + Proposed Land Uses.

4.2 Future Subdivision + Phasing

Implementation of subdivision is expected to occur within the Cell B amendment area as generally illustrated on **Figure 9 - Development Concept + Proposed Land Uses** and does not include any phasing. The balance of Cell B is subject to a future amendment and may require phasing over time. The implementation of subdivision for the purposes of this amendment is described as follows:

- One (1) Industrial, Heavy lot at ± 30.10 acres.
- One (1) Industrial, Light lot at ± 2.98 acres.
- One (1) Special, Public Service District lot at ±0.99 acres.
- Dedication of road ROW widening, if required.
- Payment of outstanding cash-in-lieu of land for Municipal Reserves (MR).
- Installation of required municipal and franchise infrastructure.

4.3 Stakeholder Consultation

In May of 2023 a mail out was sent to all landowners within one half mile of the subject Cell B Amendment. The mail out informed the adjacent landowners and stakeholders of the amendment application being made, the reason for the application, and whom they may contact with questions.

The engagement team received no feedback regarding the conceptual scheme amendment or land use redesignation.

The intent of stakeholder consultation is to:

- Ensure stakeholders are identified and included in the application review process;

POLICIES

Policy 4.2.i

Subdivision within the Plan Area should proceed as generally illustrated on Figure 9 - Development Concept + Proposed Land Uses.

Policy 4.2.ii

Subdivision and development within the Plan Area shall conform to the respective parameters of the applicable Land Use Bylaw designation.

The development scenario illustrated by **Figure 9 - Development Concept + Proposed Land Uses** is conceptual only. It is acknowledged that the specific number, size, and configuration of industrial lots will be determined at the Subdivision stage.

- Generate awareness with regard to the amendment application and provide an opportunity for stakeholders to provide input;
- Discuss development plans for the amendment area prior to the review of same by the County;
- Encourage collaboration and identify and record any concerns or opportunities that may arise; and
- To encourage stakeholders to stay in contact and keep informed of progress.

5.0 DETAILED DESIGN CONSIDERATIONS

The following section outlines the detailed design considerations with respect to transportation, servicing, open space, and shallow utilities.

5.1 Transportation Overview

A Transportation Impact Assessment (TIA) was prepared by Bunt & Associates in support of this Cell B Amendment in order to evaluate the impacts of the proposed development on the surrounding municipal and regional transportation network. The Cell B Amendment area relies on direct access to CrossIron Drive, while the balance of Cell B could potentially include internal roads as well as access from CrossIron Drive and Range Road 291.

A Roadside Development Permit submission was made to Alberta Transportation and Economic Corridors (ATEC). The permit number is identified as RPATH0008873 wherein ATEC advised no Roadside Development Permit was required and that the traffic impact on the development will be accommodated by the twinning of Highway 566 completed in 2024.

Figure 10 - Transportation Network identifies access to the Cell B Amendment area to be provided primarily by CrossIron Drive. The site is accessed by an all-turns movement intersection onto CrossIron Drive, as generally indicated on **Figure 10**. There are no public roads planned within the Cell B Amendment parcel. The ± 34.07 acre portion of Cell B is serviced by privately maintained and controlled accesses. This allows for increased security of premises for the operator and reduced overall maintenance obligations from the County.

At this location, CrossIron Drive is constructed to a four lane divided arterial/major street (as shown in **Figure 11: CrossIron Drive Cross Section**) with ditch conveyance in the boulevard and centre median.

POLICIES

Policy 5.1.i

Access within the Plan Area shall be provided as generally illustrated on Figure 10 - Transportation Network and in alignment with the approved TIA.

Policy 5.1.ii

Any roads to be constructed within the Plan Area shall be constructed by the developer in accordance with the County's Servicing Standards.

Policy 5.1.iii

Any required additional road widening shall be provided along CrossIron Drive, should it be required, at the Subdivision stage in accordance with the requirements of the County's standards.

Policy 5.1.iv

Future transportation improvements shall be provided, as generally illustrated by Figure 10 - Transportation, in accordance with the conclusions and recommendations of the Traffic Impact Assessment (TIA), to the satisfaction of the County and ATEC.

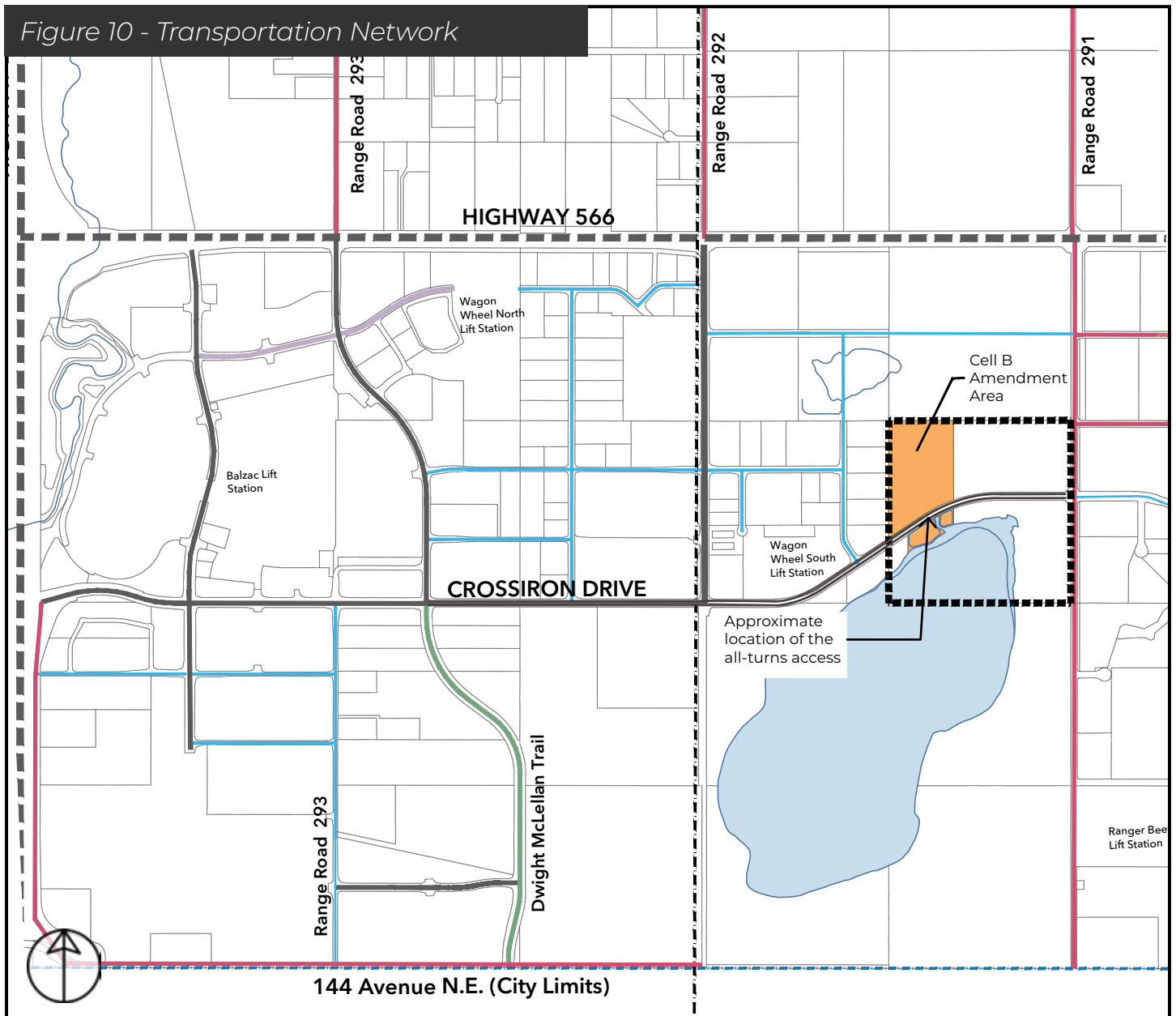
Policy 5.1.v

A Transportation Off-Site Levy shall be paid by the Developer to the County in accordance with the current Transportation Off-Site Levy Bylaw at the Subdivision/Development Permit stage.

Policy 5.1.vi

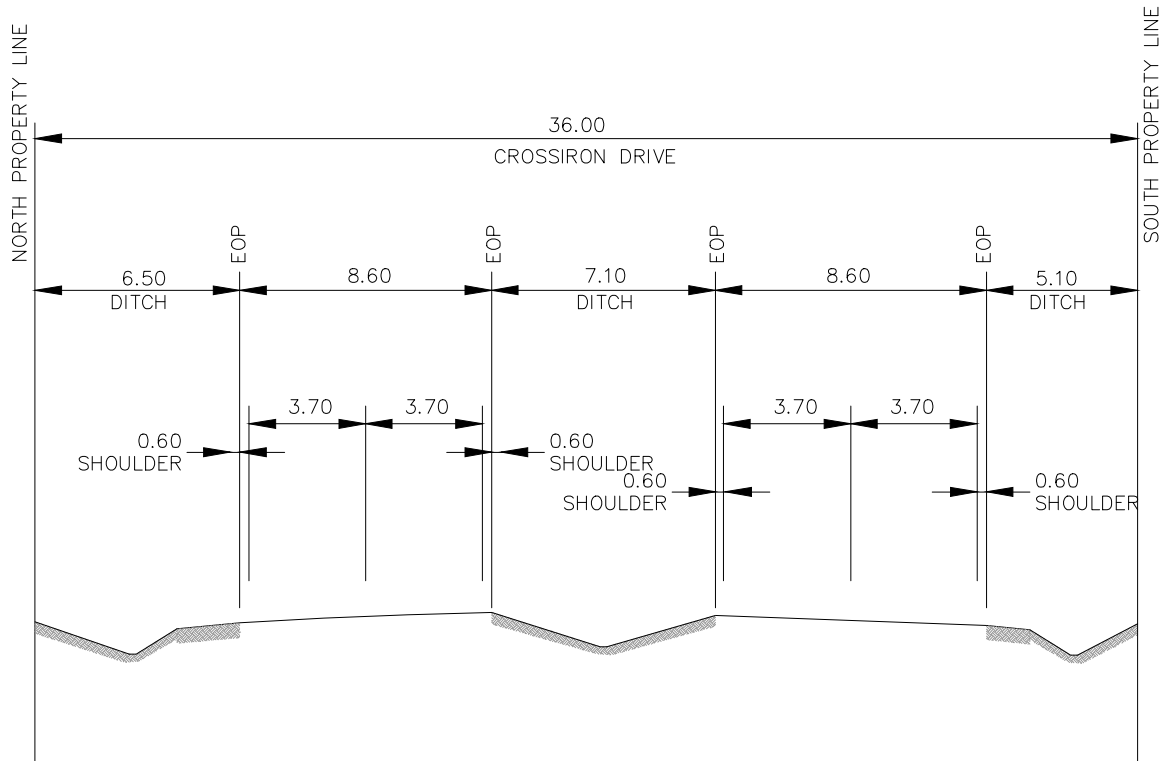
The developer shall submit a detailed parking plan at the Development Permit stage that complies with the parking requirements indicated in the approved Transportation Impact Assessment and site plan, to the satisfaction of the County.

Figure 10 - Transportation Network



- Highway
- Skeletal Road 6 Lanes (Urban)
- Arterial Road 4 Lanes (Urban)
- Arterial Road 4 Lanes Divided (Rural)
- Collector 2 Lanes (Urban)
- Regional Arterial 2 Lanes (Rural)
- Industrial Road
- Municipal Boundary (City Limits)
- Power Transmission Line

Figure 11 - CrossIron Drive Cross Section



5.2 Open Space and Pathways

It is common practice not to include pedestrian connections and open spaces within heavy industrial land use areas due to the nature of those uses either driving large vehicle trips or by the very nature of the industrial use and low numbers of employees. CrossIron Drive to the east of Range Road 291 is developed to a standard that includes a partial divided boulevard and sidewalks on the north side of CrossIron Drive, as shown on **Figure 12 - Pedestrian Connectivity**. To the west of Range Road 291, CrossIron Drive does not contain any sidewalk or pathway development, as the proposed amendment to Cell B facilitates large format logistic and warehousing structures. Additionally, this section of road is adjacent to McDonald Lake and the ditches in the boulevard and beside the road are used for stormwater attenuation in the protection of McDonald Lake.

Open Space within the Cell B Amendment includes landscaped areas and green buffers in a manner similar to those in place along CrossIron Drive west of Range Road 291. The BEASP describes the requirement for pathway connections within SDA 5 as encouraged along the south side of Highway 566 and the east side of Range Rod 291. The portion of Cell B subject to this amendment does not parallel Range Road 291 and would not be required to provide pathway as a result.

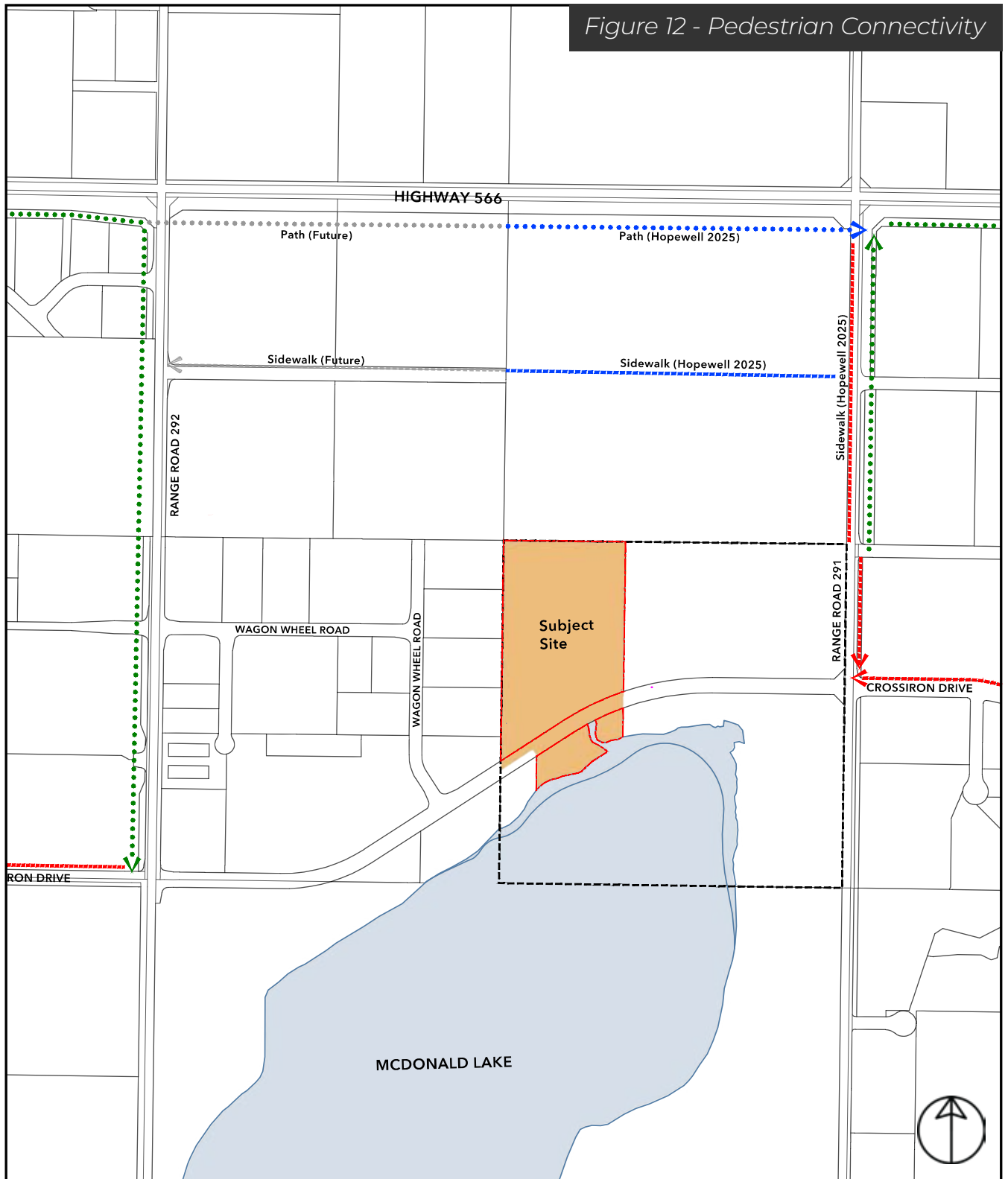
POLICIES

Policy 5.2.i

Open space within the Plan Area shall be provided as generally illustrated within the BEASP.



Figure 12 - Pedestrian Connectivity



- - - Existing Sidewalk
- Existing Regional Pathway
- - - Future Sidewalk
- Future Regional Pathway
- - - Sidewalk (Hopewell to construct)
- Regional Pathway (Hopewell to construct)
- Cell B Amendment Area
- Cell B Boundary

6.0 MUNICIPAL RESERVE (MR)

Municipal Reserve (MR) typically provides required open space and recreational areas. However, in industrial business parks MR is typically provided by way of cash-in-lieu so that the funds can be utilized in higher density residential areas and invested in needed amenities for areas that support recreational and community uses for the benefit of all County residents.

Disposition of outstanding (MR) within the Cell B Amendment Area shall be provided by the developer at the Subdivision stage by way of dedication of cash-in-lieu of land in accordance with the requirements of the Municipal Government Act.

The amount of municipal reserve outstanding and anticipated disposition is summarized below:

TABLE 4 - Proposed Municipal Reserve Disposition

	Ha ±	Ac ±
Gross Development Area	13.78	34.07
Net Developable Area	13.78	34.07
Amount of Outstanding MR (10% Net Developable)	1.37	3.40

**Balance of Cell B reserves owing will be determined at the Subdivision stage.*

6.1 Development Permits

Future construction of buildings and related improvements within each lot outlined within this Cell B Amendment shall occur as required by the County's Development Permit Process with regard for Section 4.4 Business Use Performance Standards and Section 4.7.5 Special Development Area #5 as described in the Balzac East Area Structure Plan, and the applicable provisions of the County's Land Use Bylaw.

POLICIES

Policy 6.0.i

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.

POLICIES

Policy 6.1.i

At the Development Permit stage the developer shall submit strategies reflecting requirements for water conservation for low volume fixtures and appliances and implemented detailed water conservation measures to the satisfaction of the County.

7.0 UTILITY SERVICING

7.1 Water Supply

The Plan Area will be serviced with potable water via connection to the Balzac Water System as generally shown on **Figure 13 - Potable Water Servicing**.

In accordance with the Balzac East Area Structure Plan, a utility servicing strategy acceptable to the County shall be prepared to indicate how the Conceptual Scheme area will be connected to the County water system in East Balzac. The potential connection points for the development lands are shown on **Figure 13 - Potable Water Servicing**.

The County constructed a water treatment plant and reservoir (East Balzac Water Plant and Reservoir) and expanded the existing treated water reservoir to meet domestic supply and fire suppression demands. These are located north of Highway 566 off Range Road 293.

The water distribution system shown in **Figure 13 - Potable Water Servicing** illustrates an existing 400mm watermain on Wagon Wheel Crescent west of the development lands and an existing 400mm watermain along Range Road 291 at CrossIron Drive east of the site.

A 400mm watermain will be installed in the CrossIron Drive right-of-way between Wagon Wheel Crescent and the west boundary of the subject parcel, and within a new 6.0 metre utility easement to the east boundary of the subject parcel to provide water servicing. Water connections to the parcel shall be installed from this main, including required on-site fire hydrants. The expected water demand will be estimated at the Subdivision stage.

ATCO has agreed to discharge the existing easement on the parcel as there is nothing in the easement and have agreed to accept a new 2.4 metre easement, in favour of RVC, inside the proposed 6.0 metre easement that is being proposed for the water and sanitary mains.

To support County policy, water conservation is an important component of future development on the lands. All development will be required to implement water conservation methods, both in the facility and overall site development. Water conservation may be implemented on the development lands specifying installation of low flow plumbing fixtures.

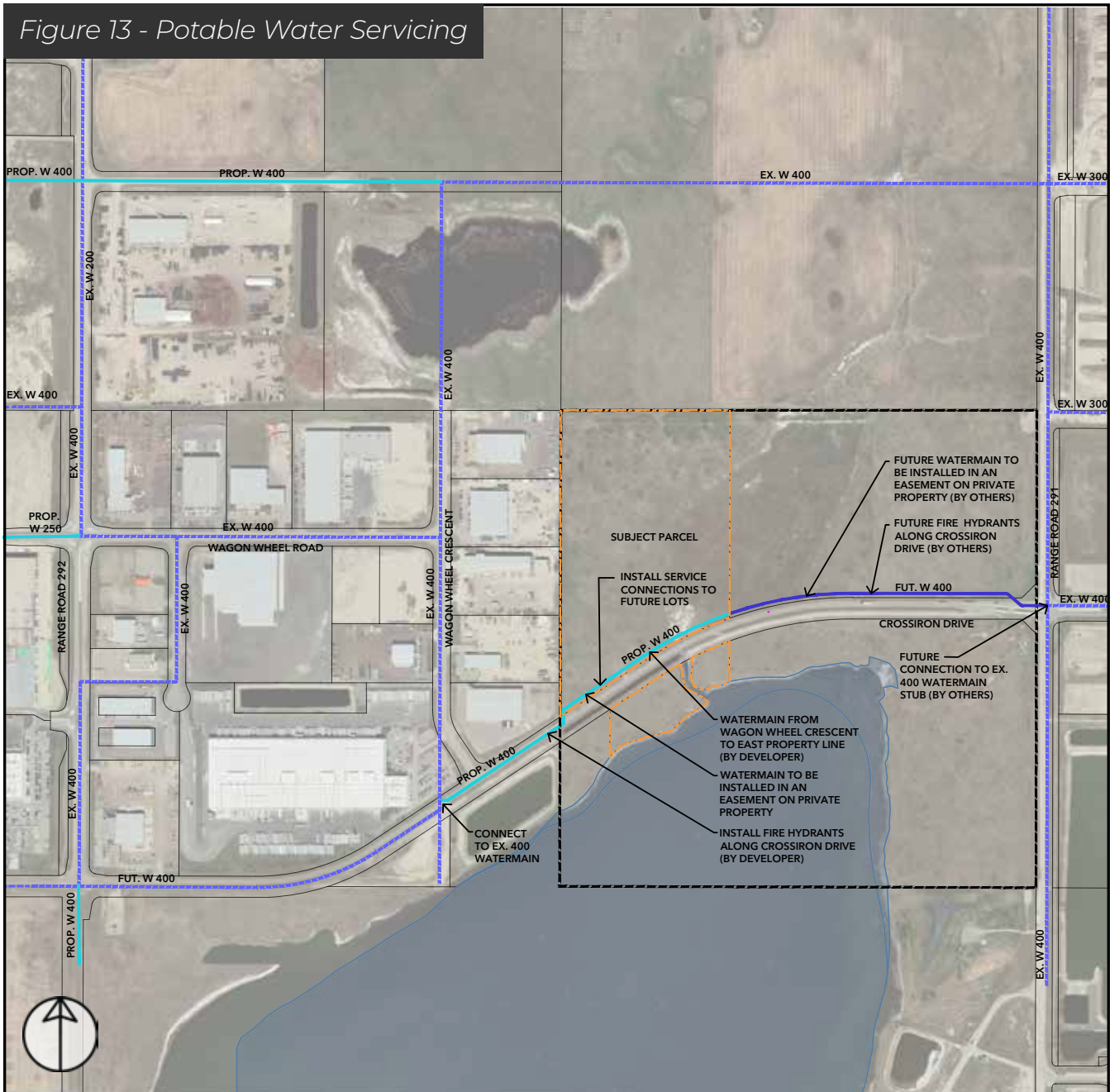
POLICIES

Policy 7.1.i

Potable water service shall be provided within the Plan Area by the Balzac Water System as generally shown on Figure 13 - Potable Water Servicing and in alignment with the approved servicing strategy.



Figure 13 - Potable Water Servicing



- Cell B Amendment Area
- Cell B Boundary
- Existing Water
- Proposed Water

*Pipe layout and sizing is conceptual and subject to confirmation at detailed design.

7.1.1 Description of On-Site Water Supply

The developer will construct a private on-site water distribution network within the Plan Area. Water mains within the Plan Area will be connected to the water infrastructure on CrossIron Drive. The design of the on-site water system will accommodate fire suppression, including pressurized hydrants, in accordance with applicable regulations and the City of Calgary Design Guidelines for Development Site Servicing Plans.

POLICIES

Policy 7.1.1.i

The internal water distribution network shall be constructed by the developer at the Development Permit stage in accordance with the County Servicing Standards.

Policy 7.1.1.ii

The on-site internal water distribution network shall be owned and maintained by the developer/lot owner.

Policy 7.1.1.iii

The design of the internal water distribution network shall accommodate fire suppression in accordance with the County Servicing Standards.

Policy 7.1.1.iv

An estimation of water usage will be required at time of future Subdivision/Development Permit stage. If additional capacity is required to service the proposed development beyond the amount currently allocated to the Plan Area, then additional capacity will be required to be purchased in accordance with the Master Rates Bylaw.

Policy 7.1.1.v

The developer shall provide payment for applicable levies associated with major upstream infrastructure in accordance with the County's Water & Wastewater Off-Site Levy Bylaw in place at the time of development.

Policy 7.1.1.vi

The County's Infrastructure Cost Recovery Policy shall apply to applicable potable water infrastructure improvements.

7.2 Wastewater Servicing

The Plan Area will be serviced for wastewater disposal to the County's East Rocky View Wastewater System as outlined on **Figure 14 - Wastewater Servicing**.

7.2.1 Description of Wastewater System

The developer will provide a gravity sanitary sewer collection system from the Cell B Amendment Area to convey effluent from the site. The specific design of the wastewater system will be confirmed at subsequent stages in accordance with the County Servicing Standards.

The proposed sanitary system consists of a gravity main extension on CrossIron Drive. There are existing 300mm and 450mm diameter sanitary sewers on Wagon Wheel Crescent that connect to the existing sanitary lift station adjacent to McDonald Lake and the Wagon Wheel storm pond. The gravity sanitary sewer will be extended from Wagon Wheel Crescent to the east boundary of the subject parcel. The remaining development parcel to the east will also be serviced from this sewer. The lot service connections shall be designed to accommodate the expected flows for the developments. Further amendment to this plan will be required when the balance of Cell B is developed.

POLICIES

Policy 7.2.i

Wastewater shall be provided within the Plan Area by the County's East Rocky View Wastewater Transmission Line as generally shown on Figure 14 - Wastewater Servicing.

POLICIES

Policy 7.2.1.i

The internal wastewater collection network shall be constructed by the developer at the Subdivision stage in accordance with the County Servicing Standards.

Policy 7.2.1.ii

The on-site wastewater collection network shall be owned, operated, and maintained by the developer/lot owner.

Policy 7.2.1.iii

The developer shall engage a qualified professional at the Subdivision stage to prepare a detailed estimation of proposed wastewater generation expected within the subdivision area.

Policy 7.2.1.iv

The developer shall provide payment for applicable levies associated with major upstream infrastructure in accordance with the County's Water & Wastewater Off-Site Levy Bylaw in place at the time of development.

A Sanitary Servicing Study was submitted under separate cover which confirms there is sufficient capacity in the existing downstream sanitary sewer and lift station, as this portion of the Cell B lands were not included in the original catchment area. Any costs related to expansion or upgrades of the downstream sanitary infrastructure will be the responsibility of the developer with opportunities for cost recoveries as applicable.

A schematic of the wastewater collection system is illustrated in **Figure 14 - Wastewater Servicing**. The system will be constructed in accordance to the County's servicing standards and Alberta Environment and Protected Areas.

Policy 7.2.1.v

The County's Infrastructure Cost Recovery Policy shall apply to applicable wastewater infrastructure improvements.

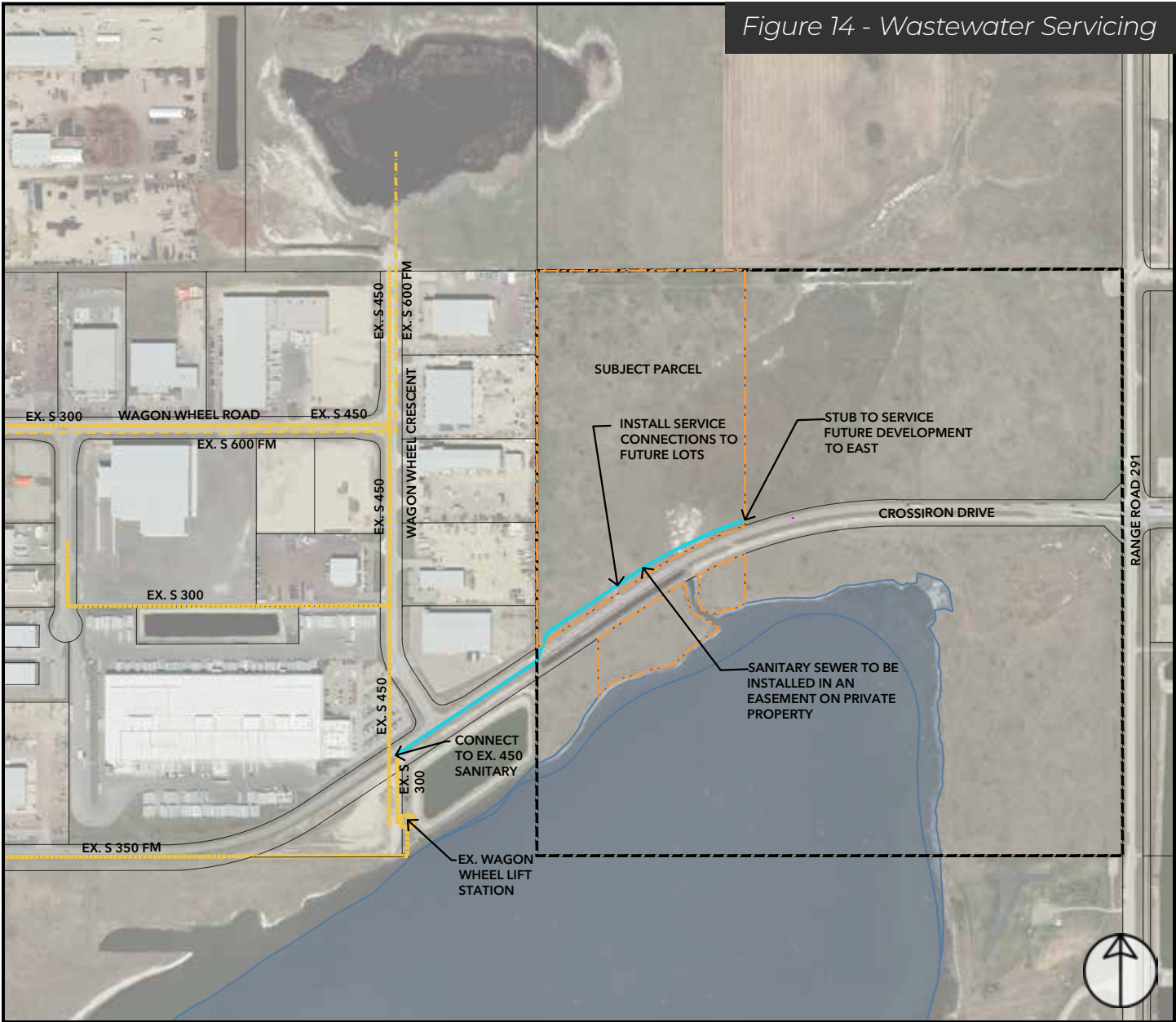
Policy 7.2.1.vi

The specific design, alignment, pipe size and configuration of the wastewater distribution system shall be determined by detailed engineering at Subdivision / Development Permit stage, to the satisfaction of Rocky View County.

Policy 7.2.1.vii

Any offsite sanitary wastewater infrastructure requirements will be identified at each Subdivision / Development Permit stage in the plan area. Any improvements required for the development shall be constructed by the developer through the terms of the Development Agreement process, to the satisfaction of Rocky View County.

Figure 14 - Wastewater Servicing



*Pipe layout and sizing is conceptual and subject to confirmation at detailed design.

- - - - - Cell B Amendment Site
 - - - - - Cell B Boundary
- - - - - Existing Sanitary
 - - - - - Proposed Sanitary

7.3 Stormwater Management Plan

As shown on **Figure 15 - Stormwater Management**, surface drainage will be accommodated by a private stormwater management facility situated north of CrossIron Drive. A stormwater management concept for the remaining industrial parcel south of CrossIron Drive will be established in the future.

In 2018, the Cell B Amendment Area was the subject to an Overland Drainage Easement and right-of-way registered to the benefit of the County. The County advised that the 2018 agreement can be discharged as part of formally developing the parcel of land. This requires a final storm drainage system that meets over-arching technical requirements for this area. All development in the McDonald Lake catchment is restricted from post-development discharge. As such, the storm system, for both the lands to the north in Cell A and the subject parcels in Cell B, cannot release volumes greater than the annual pre-development runoff volume to McDonald Lake. A 2022 agreement was entered to support the County's project to twin CrossIron Drive, which also required a zero-discharge evaporation pond that is located south of the road and north of McDonald Lake. The land subject to the 2022 agreement is now road right-of-way. The County has confirmed these caveats can be discharged as part of site development process once a long-term drainage plan is accepted by the County to service the Cell B Amendment Area.

The Province implemented a moratorium on increasing the volume of stormwater runoff directed into McDonald Lake. A variety of options for stormwater management were considered for the lands, including maintaining and directing the historical, pre-development runoff volume to McDonald Lake, releasing additional stormwater runoff to the existing Nose Creek storm sewer system to the west, and self-containing stormwater runoff on-site and relying on evaporation and irrigation/water re-use. Ultimately, off-site release options to Nose Creek and McDonald Lake were discarded.

Stormwater runoff from the development lands will flow south towards CrossIron Drive. On-site runoff will be captured in a storm system, eventually draining into a private zero-discharge evaporation pond located at the southeast corner of the parcel adjacent to CrossIron Drive. An emergency outlet will connect to the existing 900mm culvert under CrossIron Drive and existing drainage channel to McDonald Lake. A privately maintained and operated irrigation reuse system will be constructed to compensate for the absence of an off-site discharge option.

POLICIES

Policy 7.3.i

Stormwater management shall be provided within the Plan Area as generally illustrated on Figure 15 - Stormwater Management.

Policy 7.3.ii

A private stormwater management facility shall be constructed by the developer on the parcel north of CrossIron Drive. A stormwater management concept for the remaining parcel south of CrossIron Drive may be developed in the future.

Existing pre-development runoff from the balance of the Cell B lands to the east will continue to be conveyed directly to McDonald Lake using either an open ditch or storm sewer connected to the existing 900mm diameter culvert under CrossIron Drive and the existing drainage channel.

Due to the regulations surrounding storm water runoff, the developer may also implement on-site Low Impact Development (LID) solutions at Development Permit stage. LID solutions also provide superior pollutant removal since the typical contaminants found in storm water runoff are removed through the biological process within the amended soil and vegetation.

Examples of potential LID solutions include:

- Bioswales.
- Increased loam depths in landscaped areas.
- Bioretention areas (rain gardens).
- Depressed planters with absorbent cover.
- Reduce the amount of impervious cover where possible.

POLICIES

Policy 7.3.iii

Stormwater management shall be designed in accordance with the Nose Creek Watershed Water Management Plan, EPA Best Management Practices, and the Rocky View County Servicing Standards for subdivision and road construction.

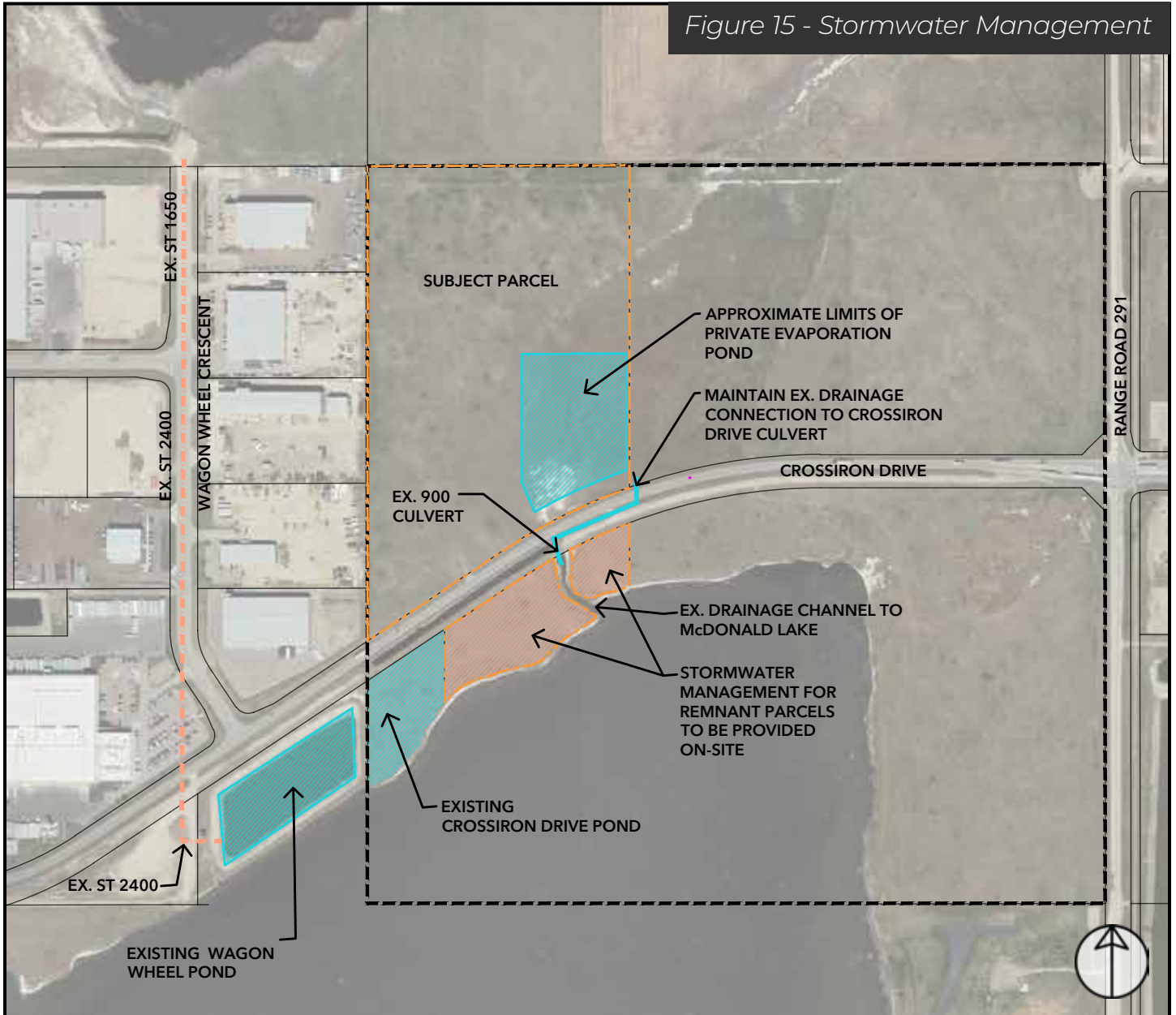
Policy 7.3.iv

Opportunities to use treated stormwater for purposes other than irrigation will be explored at the Subdivision stage in accordance with municipal and provincial policies regarding same.

Policy 7.3.v

The developer may consider utilization of on-site LID solutions at the Development Permit stage.

Figure 15 - Stormwater Management



*Pipe layout and sizing and pond layout and sizing are conceptual and subject to confirmation at detailed design.

- - - - - Cell B Amendment Area
- - - - - Cell B Boundary

- - - - - Existing Storm
- ▭ Storm Pond

7.4 Private Landscaped Easement Areas

Landscaped areas will be provided within each business lot adjacent to CrossIron Drive to include plantings and absorbent materials to be irrigated as part of the Cell B Amendment stormwater management system.

The landscaped area(s) will provide an attractive and uniform aesthetic along the frontage when viewed from CrossIron Drive and will be maintained by the Lot Owner. A Landscaping Plan will be provided at the Development Permit stage to detail the specific treatment of landscaping elements within the private easement area.

POLICIES

Policy 7.4.i

A private landscaped easement may be provided within each business lot adjacent to CrossIron Drive.

Policy 7.4.ii

A Landscaping Plan shall be provided at the Development Permit stage to establish expectations for a unified treatment of landscaping elements within a private landscaped easement area to be provided within the portions of each lot fronting onto CrossIron Drive.

7.5 Solid Waste Management

The developer shall prepare a Waste Management Plan at the Development Permit stage to determine the specific methods of managing waste during the construction process. The lot owners will be required to privately contract solid waste with a qualified waste management service provider.

POLICIES

Policy 7.5.i

The developer shall prepare a Waste Management Plan at the Development Permit stage, to the satisfaction of the County.

Policy 7.5.ii

The individual lot owners shall contract solid waste management services within the Cell B Amendment Area to a qualified waste management provider.

7.6 Protective Services

The following section outlines the responsibility to ensure that community support services and emergency responders are accommodated within the Cell B Amendment Area.

7.6.1 Fire Response

Fire response within the Plan Area is expected to be provided from Fire Station No. 107 situated in East Balzac. The specific mechanism to provide fire response within the Plan Area will be established at the Subdivision stage.

7.6.2 Police Response

Police response will be provided by the RCMP Detachment in the City of Airdrie with support from the County Community Peace Officers.

POLICIES

Policy 7.6.1.i

Subdivisions shall meet the criteria and requirements for on-site firefighting measures as determined by Rocky View County.

Policy 7.6.1.ii

All uses and operations that store or utilize materials or products that may be hazardous due to their flammable or explosive characteristics shall comply with the applicable fire regulations of the County or the regulations of any other government authority having jurisdiction and in accordance with any hazard or emergency management plan that may be required by the County.

7.7 Shallow Utilities / Franchise Utilities

Franchise utilities, inclusive of gas, power, telephone, and internet will be provided within the Cell B Amendment Area by the developer at the Development Permit stage in accordance with the requirements of the Development Permit, applicable utility providers, and the County Servicing Standards.

POLICIES

Policy 7.7.i

Franchise utilities shall be installed and/or financed by the developer at the Development Permit stage in consultation with the applicable utility providers.

Policy 7.7.ii

The alignments for franchise utility installations shall be determined at the Subdivision stage in accordance with the County Servicing Standards.

7.8 Fencing

Fencing will be provided on site to act as a physical delineation of the site and provide visual screening. Landscape features will be utilized where possible instead of fencing, and a security fence will be included only where necessary. To create a seamless appearance between this Plan Area and adjacent developments, the fencing strategy will align with existing fencing treatments in the vicinity and with the County's Commercial, Office, and Industrial Design Guidelines.

POLICIES

Policy 7.10.i

The following shall be considered as guiding principles for fencing through the Conceptual Scheme area:

- No security fencing shall be erected in a required front yard facing a public street. Front yard areas may contain decorative, low level fencing that is architecturally consistent and integrated with the overall building design.
- Impermanent and/or lightweight fencing materials will not be acceptable.
- The County may require that all lots in a particular subdivision phase be provided with a good-quality project fence to be maintained by the Developer or the Lot Owner.
- Vinyl coated chain link fencing combined with landscaping is preferred for site areas that are visible to public roadways. Use of standard security chain link fencing should be limited to portions of the site where security is necessary.

7.9 Signage

Signage is intended to promote the businesses on site and provide wayfinding as necessary. The signage utilized on site will reflect the character of existing signage in the area to promote a coordinate business park aesthetic.

POLICIES

Policy 7.9.i

The size and placement of all signage within the Conceptual Scheme Area shall be considered an integral part of site development and complement the overall character of the development.

Policy 7.9.ii

Unnecessary and unsightly signage that overpowers individual buildings and their surroundings shall not be permitted.

Policy 7.9.iii

Signs shall be of durable permanent quality materials.

7.10 Lighting

All lighting implemented on site will adhere to the County's Land Use Bylaw for lighting in business parks as well as be designed to conserve energy and meet dark sky principles to minimize light pollution in the area.

POLICIES

Policy 7.10.i

All lighting shall respect the outdoor lighting provisions for businesses in the County's Land Use Bylaw by utilizing full cut-off fixtures to direct light towards the ground to minimize impact on adjacent sites.

Policy 7.10.ii

All private lighting including site security lighting and parking area lighting should be designed to conserve energy, reduce glare and reduce up light.

8.0 IMPLEMENTATION

As there is no phasing proposed in the Conceptual Scheme many aspects of detailed site design and implementation will be determined at the Subdivision and Development Permit stage in accordance with County requirements. It is understood by the Developer that detailed aspects of implementation including provision of a Construction Management Plan, architectural design review, and detailed site parking and loading requirements will be addressed at the subdivision and Development Permit stages.

8.1 Nuisance Management

Air contaminants, emissions, odorous and toxic matter will be controlled on-site in accordance with a detailed nuisance management plan to be completed by the developer and to the satisfaction of the County and/or Alberta Environment and Protected Areas.

POLICIES

Policy 8.1.i

No use or operation within the Plan Area shall cause or create air contaminants, visible emissions, or particulate emissions beyond the building that contains them. Nor shall a use or operation exceed the levels contained within the Province of Alberta Clean Air Act and/or the Calgary International AVPA and any pursuant legislation. Any airborne particulate matter originating from storage areas, yards or roads shall be minimized by landscaping, paving, or wetting of these areas or by other means considered appropriate by Rocky View County, as defined in a Development Permit.

Policy 8.1.ii

Handling, storage, and disposal of any toxic, hazardous materials shall be in accordance with the regulations of any government authority having jurisdiction and in accordance with any Chemical Management Plan that may be required by the Municipality.

Policy 8.1.iii

No development of the lands shall be permitted until the Developer has prepared and submitted a Management Plan for the handling and storage of any hazardous or other waste materials proposed to be generated from the development in a manner satisfactory to each of the County and/or Alberta Environment and Protected Areas.

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SUPPORTING TECHNICAL REPORTS (SUBMITTED UNDER SEPARATE COVER)

1. Phase One Environmental Site Assessment, Pinchin Ltd. Oct 25, 2022
 2. Wetland Assessment and Impact Report, CIMA+, July 20, 2023
 3. Maidment Land Surveys - Boundary and Topo CAD file
 3. Transportation Impact Assessment, Bunt & Associates, January 2025
 4. Geotechnical Investigation Report, Factor Geotechnical, May 2023
 5. Preliminary Stormwater Management Plan, Technical Memorandum, Al-Terra Engineering Ltd., August 20, 2025.
 6. Sanitary Servicing Study Report, Al-Terra Engineering Ltd., June 9, 2025
 7. Servicing Strategy Report, Al-Terra Engineering Ltd., June 6, 2025
 8. Historic Impact Resource Assessment, April 4, 2023
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ROSEMONT CELL B
CONCEPTUAL SCHEME AMENDMENT

