



WCL CRICKET GROUND

Master Site Development Plan

June 2026

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Prepared by



1.0 INTRODUCTION TO SPORT

Cricket is a team sport played with a bat, a ball, and a large open field, but if you've never seen it before, it can look confusing at first. The easiest way to understand cricket is to think of it as a game where one team tries to score runs (points) by hitting a ball, while the other team tries to stop them and get them out.

The game is played between two teams of eleven players each. At any one time, only a few players are actively involved in the main action. One team is batting, and the other is fielding and bowling.

When a player is batting, their job is to protect two small wooden structures called wickets and try to hit the ball that is thrown at them. If they hit the ball, they can run between two ends of a 22-yard strip called the pitch. Each time they complete a run from one end to the other, their team earns one point, called a run. Sometimes, if they hit the ball very far, they can score four or six runs in a single shot without needing to run.

The other team is bowling and fielding. The bowler tries to throw the ball in a way that makes it difficult to hit. The fielders spread out across the ground to catch the ball or stop it quickly so the batting team cannot score easily. The bowling team also tries to get batters "out." When a batter is out, they must leave the field and are replaced by the next teammate. Once ten players are out, the innings ends.

After one team finishes batting, the roles switch. The team that was bowling now gets a chance to bat and try to score more runs than the other team. The team with the most runs at the end wins the match.

Cricket has different formats. Some matches last only a few hours (called T20), some last one day (ODI), and some can last up to five days (Test cricket). Even though the rules stay similar, the pace and strategy change depending on the format.

At its core, cricket is about skill, patience, and strategy. It mixes moments of calm with sudden excitement, which is why it is one of the most popular sports in the world.

INTRODUCTION TO CRICKET



Cricket is a team sport played with a bat, a ball, and a large open field, but if you've never seen it before, it can look confusing at first. The easiest way to understand cricket is to think of it as a game where one team tries to score runs (points) by hitting a ball, while the other team tries to stop them and get them out.

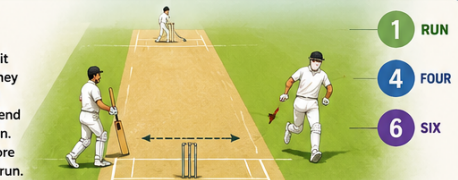
TWO TEAMS

The game is played between two teams of eleven players each. At any one time, only a few players are actively involved in the main action. One team is batting, and the other is fielding and bowling.



BATTING AND SCORING RUNS

When a player is batting, their job is to protect two small wooden structures called wickets and try to hit the ball that is thrown at them. If they hit the ball, they can run between two ends of a 22-yard strip called the pitch. Each time they complete a run from one end to the other, their team earns one point, called a run. Sometimes, if they hit the ball very far, they can score four or six runs in a single shot without needing to run.



BOWLING, FIELDING AND GETTING OUT

The other team is bowling and fielding. The bowler tries to throw the ball in a way that makes it difficult to hit. The fielders spread out across the ground to catch the ball or stop it quickly so the batting team cannot score easily. The bowling team also tries to get batters "out." When a batter is out, they must leave the field and are replaced by the next teammate. Once ten players are out, the innings ends.



ROLES SWITCH

After one team finishes batting, the roles switch. The team that was bowling now gets a chance to bat and try to score more runs than the other team. The team with the most runs at the end wins the match.

TEAM A	245/10	(50 OVERS)
TEAM B	248/6	(45 OVERS)
TEAM B WON BY 4 WICKETS		



FORMATS OF THE GAME

Cricket has different formats. Some matches last only a few hours (called T20), some last one day (ODI), and some can last up to five days (Test cricket). Even though the rules stay similar, the pace and strategy change depending on the format.

 T20 A few hours (3-4 hours)	 ODI One Day (7-8 hours)	 TEST Up to five days
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THE SPIRIT OF CRICKET

At its core, cricket is about skill, patience, and strategy. It mixes moments of calm with sudden excitement, which is why it is one of the most popular sports in the world.



Figure 01: Basic Structure and Flow of a Cricket Match

2.0 PROJECT FUNDMAENTALS

2.1 PROJECT OVERVIEW / EXECUTIVE SUMMARY

The proposal consists of a seasonal cricket ground intended for low-intensity recreational use within the proposed s-pub land use district. The site will be used strictly for playing cricket and associated recreational activities. No accessory uses, commercial activities, or permanent structures are proposed as part of this development. Only temporary structures such as portable washrooms, portable garbage bins, and minor site accessories required for operation of the cricket ground will be provided. The proposal includes approximately two tournaments per season. During tournament events, a maximum of two matches per day may take place. Regular day to day operations of the cricket ground are expected to remain low-intensity and community-oriented. **Policy 2.1** The proposed cricket ground shall operate in accordance with the operational limits and policy controls identified in Table 01 – Operational Intensity Table. Any increase in operational intensity beyond these limits shall require prior approval from Rocky View County.

Table 01: Operational Intensity Table

Control Item	Maximum / Policy Control
Operating Season	April 1 to September 15, unless otherwise approved by Rocky View County
Weekday hours	5:00 pm to 8:00 pm only.
Weekend / tournament hours	9:00 am to 8:00 pm only.
Typical weekday practice	Maximum 30 persons on site
General match day	Maximum 60 persons on site
Tournament day	Maximum 200 persons on site
Tournaments	Maximum two tournaments per season
Tournament days	Maximum two tournament days per season unless otherwise approved by the County
Matches per day	Maximum two matches per day
Parking	43 on-site stalls as primary supply; no roadside parking
Overflow parking	Only within approved on-site area with agreement and safe transfer plan
Lighting	No fixed lighting, no portable lighting towers, no night-time use.
Permanent Structures	None
Temporary facilities	Only those listed in the Temporary Facilities Schedule and located inside the S-PUB boundary
Vendors	Prohibited unless specifically approved by County as limited temporary accessory tournament activity.
Signage	No permanent/illuminated signage; temporary safety/directional signage unless otherwise approved.
Spillover	No activity, parking, spectators, temporary facilities, vendors, or signs outside approved S-PUB area.
Future increase in intensity	Requires further County review and approval

2.2 VISION AND PURPOSE

The purpose of the proposed cricket ground is to provide a community-oriented recreational space for local cricket players and community members. The facility is intended to operate as a club-style setup where different community teams can interact, participate in friendly matches, and promote the sport of cricket in a safe and organized environment. **Policy 2.2** The primary users of the site will include community members, local cricket clubs, and youth participants interested in learning and playing the sport. The operating model is simple and focused solely on the use of the land as a cricket ground without any additional commercial or high-intensity recreational activities.

2.3 NEED, PURPOSE & COMMUNITY BENEFIT ASSESSMENT

The proposed seasonal cricket ground has been developed in response to the increasing demand for outdoor recreational facilities that serve the needs of Rocky View County residents and the surrounding region. Cricket has experienced significant growth throughout Alberta due to increasing community participation, youth involvement, and the expansion of organized amateur leagues. While numerous indoor and outdoor sports facilities exist within the Calgary metropolitan region, there remains a limited supply of dedicated cricket facilities capable of accommodating organized community play, practices, and seasonal tournaments.

The proposed development will provide a low-intensity seasonal recreational facility that supports organized sport, physical activity, and community interaction while maintaining compatibility with the surrounding rural environment. The facility is intended primarily for community-based recreational use and will accommodate local clubs, youth programming, and amateur league play.

The proposed operational model has been intentionally designed to remain limited in scale. Regular activities will consist primarily of scheduled practices and recreational matches during the outdoor playing season, with a maximum of two seasonal tournament events anticipated annually. Tournament scheduling is expected to occur during the outdoor cricket season, generally near statutory holiday weekends; however, event dates may be adjusted to accommodate weather conditions, field conditions, or league scheduling requirements.

The proposed development responds to an identified recreational need without requiring permanent urban infrastructure or significant municipal servicing. The facility has been planned as a seasonal community recreation use utilizing temporary operational facilities, existing transportation infrastructure, and limited site disturbance. This approach enables the recreational demand to be accommodated while preserving the agricultural character of the property and minimizing impacts on surrounding land uses.

Overall, the proposal represents a balanced approach that addresses growing recreational demand while respecting the long-term agriculture function, rural character and land use objectives established by Rocky View County.

2.4 ALIGNMENT WITH COUNTY POLICY DIRECTION

The proposed seasonal cricket ground is consistent with the overall intent of the Rocky View County Municipal Development Plan. Specifically, the proposal:

- supports recreational opportunities identified as an important community objective;
- contributes to the County's goal of celebrating diverse communities and lifestyles;
- preserves the majority of the parcel for continued agricultural use;
- minimizes fragmentation of agricultural lands through a limited split-zoning approach;
- respects the rural character of the surrounding area by avoiding permanent buildings, lighting and urban infrastructure;
- provides safe access and parking while minimizing impacts on the municipal road network;
- requires minimal municipal servicing and infrastructure investment; and
- incorporates operational controls that ensure the recreational use remains low intensity, seasonal and compatible with surrounding agricultural operations.

Accordingly, the proposal is considered to be consistent with the vision, goals and applicable policy directions of the Rocky View County Municipal Development Plan and supports the orderly development of a community recreational facility within a rural agricultural setting.

Table 02: Municipal Development Plan Policy Consistency Assessment

MDP Policy Framework	Planning Intent	Application Response
Section 3 - Vision and Goals	The MDP establishes a long-term vision for sustainable growth that balances protection of agricultural lands, stewardship of natural systems and development of vibrant, diverse communities.	The proposed seasonal cricket ground supports the County's vision by providing a community-oriented recreational use while preserving the rural landscape, maintaining agricultural viability on the balance of the parcel, and avoiding urban-scale development.
Section 5 - Managing Growth	Development should occur in appropriate locations while minimizing fragmentation of agricultural lands, protecting rural character, and supporting orderly development patterns.	The proposal represents a site-specific recreational use confined to a clearly defined S-PUB area. The split-zoning approach minimizes impacts on agricultural lands while ensuring all recreational activities remain within the redesignated portion of the property.
Section 11 - Agriculture	Agricultural lands are to be protected through development patterns that minimize fragmentation, maintain agricultural productivity, and reduce land use conflicts between farming and non-farming activities.	The majority of the subject parcel will remain within the A-GEN District for continued agricultural use. The proposed recreational activities are seasonal, low intensity, and operationally managed to ensure compatibility with surrounding agricultural operations through defined operational controls, setbacks, and interface management measures.
Section 12 - Environment	Development should minimize disturbance to natural features, protect environmental resources, and apply environmentally responsible land use practices.	The proposal requires minimal site disturbance and does not include permanent buildings, significant grading, tree removal, wetland alteration, or permanent servicing infrastructure. Existing drainage patterns and natural site characteristics will be maintained, subject to detailed review during the development approval process.
Section 13 - Transportation	Development should utilize safe and efficient transportation infrastructure while minimizing impacts on the County road network and ensuring appropriate site access.	Access is provided from the existing municipal road network. The proposal incorporates on-site parking, designated traffic management procedures, overflow parking controls, and a Transportation Memorandum to demonstrate that anticipated traffic volumes can be accommodated without adverse impacts to Township Road 250.
Section 14 - Parks, Pathways and Recreation	The County supports accessible recreational opportunities that promote active lifestyles, community well-being, and recreational partnerships while respecting surrounding land uses.	The proposed cricket ground provides an organized outdoor recreational facility serving local and regional residents. The development promotes active recreation, youth participation, and community engagement while maintaining a low-intensity operational model compatible with the surrounding rural environment.
Section 15 - Institutional and Community Uses	Community-serving facilities should be strategically located and designed to remain compatible with adjacent land uses through appropriate site planning and operational controls.	The proposed cricket ground functions as a community recreational facility and incorporates operational controls governing attendance, parking, lighting, hours of operation, temporary facilities, event management, and agricultural interface to ensure long-term compatibility with surrounding agricultural properties.

Table 02: Municipal Development Plan Policy Consistency Assessment

MDP Policy Framework	Planning Intent	Application Response
Section 16 - Financial Stability	Growth should occur in a fiscally responsible manner that maximizes the efficient use of existing municipal infrastructure and minimizes long-term servicing obligations.	The proposal utilizes existing transportation infrastructure, requires no municipal water or wastewater servicing, introduces no permanent public infrastructure, and therefore represents a fiscally responsible form of seasonal recreational development.
Appendix B5 – Master Site Development Plans	Master Site Development Plans should comprehensively address site design, parking, lighting, landscaping, agricultural interface, phasing, and technical matters necessary to evaluate development impacts.	The revised MSDP addresses each applicable MSDP component, including land use allocation, concept planning, operational policies, transportation, temporary facilities, agricultural compatibility, environmental management, implementation measures, and future development controls.

3.0 PLANNING AND APPROVALS

3.1 APPROVALS PATHWAY AND SEQUENCING

The proposed development is being advanced through a phased planning and development approval process consistent with the Rocky View County planning framework. The current application seeks approval of a Land Use Redesignation to redesignate a defined portion of the subject lands from the existing Agricultural, General District (A-GEN) to the Public Services District (S-PUB) to facilitate the development and operation of a seasonal community cricket ground. The balance of the parcel will remain within the A-GEN District and continue to support agricultural uses.

This Master Site Development Plan (MSDP) accompanies the Land Use Redesignation application and establishes the overall site planning framework, development concept, operational parameters, and long-term development expectations for the subject lands. The MSDP provides Council, Administration, referral agencies, and the public with a comprehensive understanding of the proposed development, including site layout, parking, circulation, landscaping, operational controls, temporary facilities, agricultural interface measures, and implementation strategies.

Subject to approval of the Land Use Redesignation application, subsequent development approvals will be obtained in accordance with the requirements of the Rocky View County Land Use Bylaw and all applicable municipal, provincial, and federal legislation. Where required, Development Permit applications will be submitted for site improvements or development requiring approval under the Land Use Bylaw. **Policy 3.1 Any future development shall be consistent with the approved Master Site Development Plan unless otherwise approved by Rocky View County.**

The proposed development has intentionally been designed as a low-intensity seasonal recreational facility requiring minimal permanent infrastructure. The development will consist primarily of a cricket playing field, associated parking areas, internal access, landscaping, and temporary seasonal facilities necessary to support recreational activities. Permanent buildings, permanent sports lighting, permanent spectator facilities, and urban-style servicing are not proposed as part of this application.

The approvals pathway has been structured to ensure that land use compatibility, transportation, agricultural interface, environmental considerations, servicing, and operational controls are comprehensively evaluated through the Land Use Redesignation process prior to any subsequent development approvals. This staged approach provides flexibility for future implementation while ensuring that all future development remains consistent with the approved planning framework established through this MSDP.

3.2 LAND TITLE, OWNERSHIP INFORMATION, AND AUTHORIZATION

The subject property is privately owned, and authorization has been provided by the registered landowner for the submission of the current land use redesignation application and associated planning documents. All future approvals and applications related to the development of the site will continue to be coordinated with the registered owner in accordance with county requirements.

3.3 LEGAL DESCRIPTION AND MUNICIPAL ADDRESS

The subject site is legally described as E-31-24-27-W04M and is municipally addressed as 275051 township road 250, Rocky view county, Alberta. The property is located within a rural area of rocky view county and is accessible from township road 250. The site continues to maintain its overall rural and agricultural character while supporting the proposed low-intensity seasonal recreational use. **Policy 3.2** The proposed development area represents only a portion of the overall property, while the remainder of the site will continue to operate under its existing agricultural context and land use pattern.

Table 03: Subject Property Information

Property Information	Value
Address	275051 TWP RD 250
Area	111.30
Councillor	Sunny Samra
Division	6
Land Use	A-GEN
Legal Description	E-31-24-27-W04M
LINC	0034793075
Lot / Block / Plan	Lot 2, Block 2, Plan 1111585
Municipal Address	275051 TWP RD 250
Neighbour	Rocky View
Roll Number	04231001
Street View	—
Title Number	201173247

4.0 LAND USE AND ZONING

4.1 EXISTING LAND USE DISTRICT, PROPOSED SPLIT-ZONING AND SITE PLAN

The subject property is currently designated Agricultural, General District (A-GEN) under the Rocky View County Land Use Bylaw. This application proposes a site-specific Land Use Redesignation to redesignate approximately 4.02 hectares (9.93 acres) of the property to the Public Services District (S-PUB) to facilitate the development of a seasonal community cricket ground, while retaining the remaining 41.02 hectares (101.37 acres) within the existing A-GEN District for continued agricultural use.

The proposed split-zoning has been intentionally designed to minimize the amount of agricultural land affected by the redesignation while providing sufficient area to accommodate the proposed recreational use and associated site improvements. The proposed S-PUB area includes the cricket playing field, on-site parking, internal circulation, landscaping, and temporary seasonal facilities necessary to support recreational activities. No expansion beyond the proposed S-PUB boundary is contemplated through this application.

The retained A-GEN lands will continue to support agricultural activities and contain the existing principal building. The proposed split-zoning therefore preserves the long-term agricultural function of the majority of the parcel while providing a clearly defined area for seasonal recreational use. This approach minimizes fragmentation of agricultural lands, maintains compatibility with surrounding agricultural operations, and establishes a logical separation between agricultural and recreational land uses.

Figure 2 – Proposed Site Plan and Split-Zoning Plan illustrates the overall development concept, including the subject property boundaries, existing and proposed land use district boundaries, the proposed cricket ground, parking area, internal site circulation, existing access, retained agricultural lands, and the relationship between the proposed S-PUB District and the remaining A-GEN lands. The figure also identifies the proposed cricket ground boundary and demonstrates that all recreational activities are contained within the redesignated area.

The proposed split-zoning boundary generally follows existing site conditions and has been established to create a functional separation between recreational and agricultural activities. Existing fencing will be retained where practical, with additional fencing installed only where required to define the operational limits of the cricket ground and provide controlled access. No permanent physical barrier is proposed as part of the land use boundary.

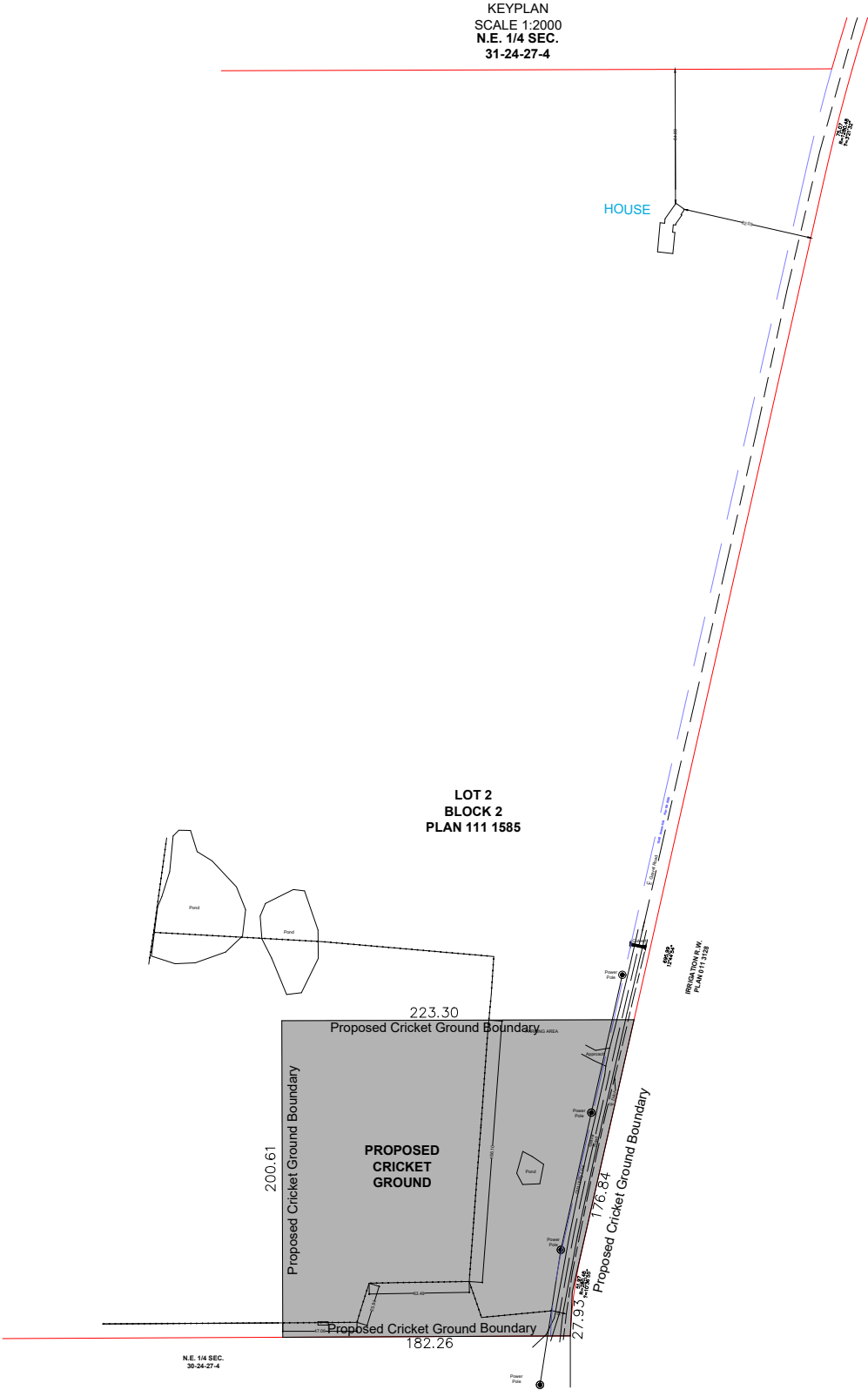
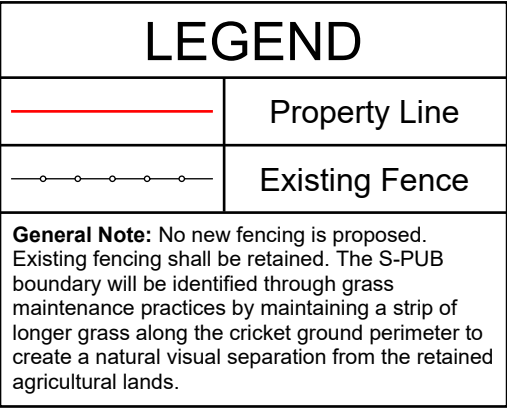
Policy 4.1 All future recreational development shall be contained within the approved S-PUB District and shall be generally consistent with Table 04 & Figure 02 – Proposed Split-Zoning Plan, unless otherwise approved by Rocky View County through a subsequent planning approval process.

Table 04: Proposed Development Summary

Item	Value
Total Parcel Area	45.04 ha
Proposed S-PUB	4.02 ha
Retained A-GEN	41.02 ha
S-PUB Percentage	8.9%
Agricultural Land Retained	91.1%
Proposed Use	Outdoor Recreation (Seasonal Cricket Ground)
Permanent Buildings	None

Item	Value
Permanent Lighting	None
Municipal Water	Not Required
Municipal Sanitary Sewer	Not Required

Figure 02: Proposed Split-Zoning Concept



4.2 DESCRIPTION OF CURRENT LAND USE AND EXISTING DEVELOPMENT

The subject property is currently designated Agricultural, General District (A-GEN) and is primarily rural and agricultural in character. The total parcel area is approximately 45.04 hectares (111.30 acres), as shown in Table 04 & Figure 02 – Proposed Split-Zoning Plan.

Existing development on the property includes one principal residential building with an approximate building area of 268.15 sq.m. The existing principal building is located outside the proposed S-PUB cricket ground area and will remain within the retained A-GEN portion of the property. No permanent buildings, intensive structures, or urban-style site improvements are proposed within the cricket ground area.

The proposed cricket ground area consists primarily of open grassed land and is intended to accommodate a low-intensity seasonal recreational use. Existing access to the site is provided from Township Road 250. **Policy 4.2** The proposed development will utilize temporary facilities only and will not require permanent buildings, permanent lighting, or municipal water and wastewater servicing.

4.3 ADJACENT LAND USES AND ZONING

The lands surrounding the subject property are primarily rural and agricultural in character and are generally designated Agricultural, General District (A-GEN). Surrounding lands include agricultural parcels, open rural lands, existing residences, rural roadways, utility features, and other low-density rural development.

The proposed cricket ground has been located within a defined portion of the subject property to maintain separation from adjacent agricultural lands and to minimize potential land use conflicts. The recreational use will remain contained within the proposed S-PUB area shown on Figure 02, while the balance of the property will remain within the A-GEN District.

The surrounding area maintains a low-density rural character with limited non-agricultural development intensity. **Policy 4.3** The proposed cricket ground shall remain a low-intensity seasonal recreational facility and shall operate in a manner that is compatible with surrounding agricultural land uses and the established rural character of the area.

4.4 JUSTIFICATION FOR THE PROPOSED SPLIT-ZONING BOUNDARY

The proposed split-zoning boundary has been established through consideration of the existing physical characteristics of the site, operational requirements of the proposed cricket ground, continued agricultural use of the property, and the objective of minimizing the amount of land redesignated for recreational purposes.

Only approximately 4.02 hectares (9.93 acres) of the 45.04-hectare (111.30-acre) property is proposed to be redesignated to the Public Services District (S-PUB), representing approximately 8.9% of the overall parcel. The remaining 41.02 hectares (101.37 acres), representing approximately 91.1% of the property, will remain designated Agricultural, General District (A-GEN), thereby preserving the long-term agricultural function of the majority of the lands.

The proposed boundary has been established to include only those lands required for the safe operation of the seasonal cricket ground, including the playing field, player safety buffer, parking area, internal circulation, temporary seasonal facilities, and controlled public access. Lands not required for the recreational use have intentionally been excluded from the redesignation to minimize the overall development footprint and maintain the existing agricultural land base.

The boundary has also been selected to utilize the existing site configuration and access from Township Road 250, thereby reducing the need for additional internal roadways, unnecessary land disturbance, or fragmentation of the remaining agricultural lands. Existing site features, including topography, drainage patterns, and operational access, were considered when establishing the proposed S-PUB boundary.

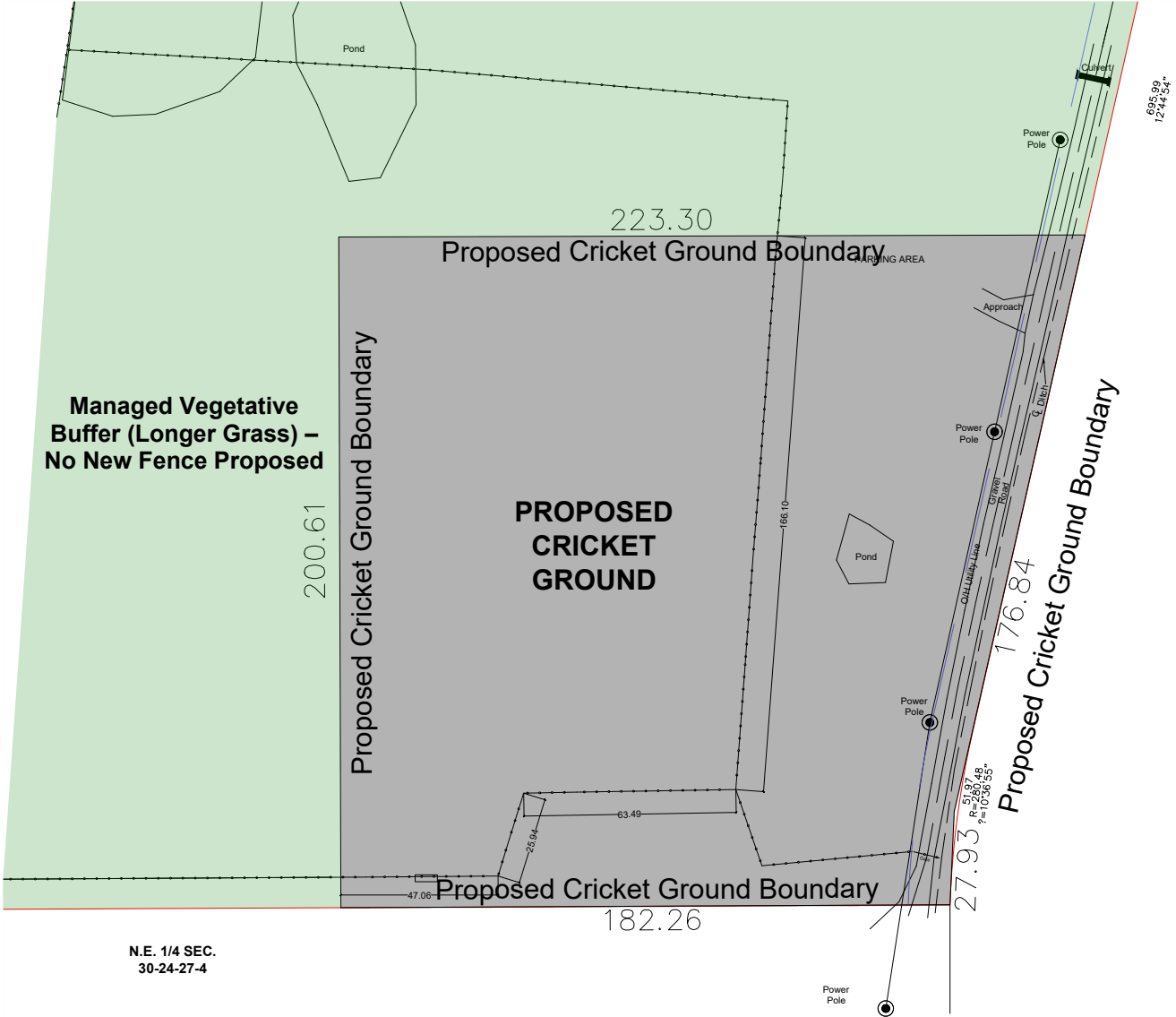
The retained agricultural lands remain sufficiently large and contiguous to support continued agricultural activities and maintain the rural character of the property. The proposed recreational use has been positioned to minimize potential interface conflicts between agricultural operations and recreational users while providing efficient site circulation and clear operational boundaries.

The proposed cricket ground is intended to function as a low-intensity seasonal recreational facility. No permanent buildings, permanent sports lighting, permanent spectator stands, or urban servicing infrastructure are proposed within the S-PUB area. Recreational activities, parking, temporary structures, and event operations will be confined to the redesignated area illustrated on Figure 02 – Proposed Split-Zoning Plan.

Policy 4.4 Any future expansion beyond the approved S-PUB boundary would require additional planning approvals from Rocky View County.

Accordingly, the proposed split-zoning boundary represents the minimum land area necessary to accommodate the intended recreational use while maintaining the integrity of the remaining agricultural lands and establishing a clear, logical, and manageable separation between the recreational and agricultural components of the property.

Figure 03: Proposed Cricket Ground Boundary



4.5 LAND USE ALLOCATION

The proposed land use allocation has been designed to accommodate the seasonal cricket ground while minimizing the amount of agricultural land redesignated. As summarized in Table 04 – Proposed Development Summary and illustrated on Figure 02 – Proposed Site Plan and Split-Zoning Plan, approximately 4.02 ha (8.9%) of the property is proposed to be redesignated to the S-PUB District, while 41.02 ha (91.1%) will remain within the A-GEN District for continued agricultural use.

The proposed S-PUB area includes the cricket playing field, parking area, internal circulation, and temporary operational facilities required to support the seasonal recreational use. No permanent buildings, permanent sports lighting, municipal water, or municipal sanitary sewer services are proposed. The land use allocation demonstrates that the redesignation is limited to the minimum area necessary while maintaining the long-term agricultural function of the balance of the property.

4.6 AGRICULTURAL INTERFACE MANAGEMENT

The proposed S-PUB District has been designed to maintain compatibility between the seasonal recreational use and the retained agricultural lands. Recreational activities, parking, temporary facilities, and spectators shall remain contained within the approved S-PUB boundary shown on Figure 03.

The retained A-GEN lands will continue to support agricultural activities. Users of the cricket ground shall recognize that normal agricultural practices, including machinery operation, dust, odours, pesticide application, harvesting, and other accepted farming activities, may occur on adjacent lands.

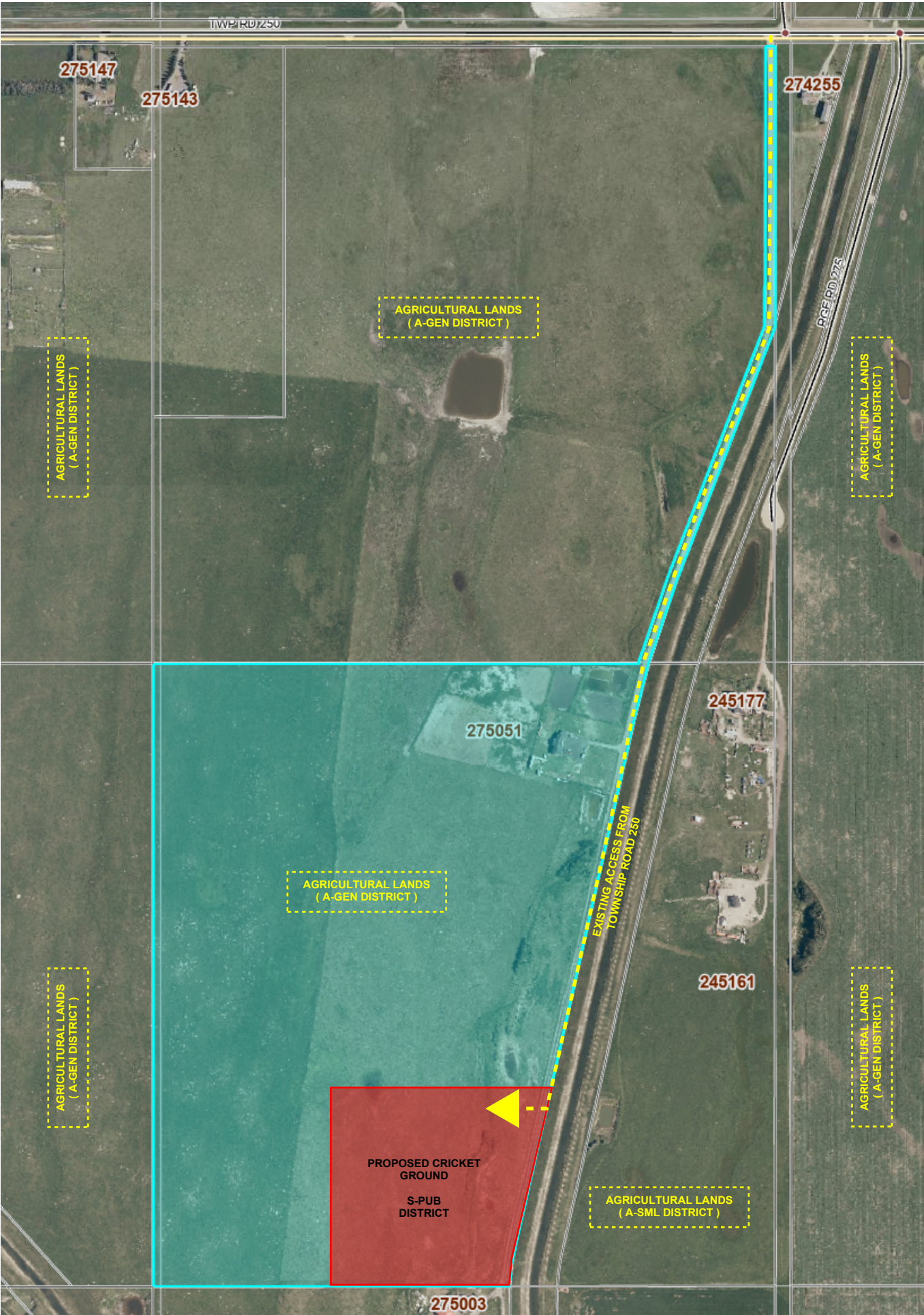
Controlled site access, defined operational boundaries, and existing or supplementary fencing will assist in directing visitors to the designated recreational area and reducing unnecessary interaction with agricultural operations. The proposed recreational use has been intentionally designed as a low-intensity seasonal facility and does not include permanent buildings, permanent lighting, or high-intensity commercial activities.

The interface management measures are intended to maintain the long-term agricultural viability of the retained lands while ensuring the safe and orderly operation of the seasonal cricket ground.

Table 05: Agricultural Interface Management Measures

Agricultural Interface Measure	Management Approach
Boundary Control	Recreational activities shall remain confined to the approved S-PUB District .
Agricultural Operations	Existing agricultural activities may continue without restriction on retained A-GEN lands.
Visitor Access	Access shall be limited to the designated entrance, parking area, and cricket ground.
Fencing	Existing fencing will be retained where practical. Supplementary fencing may be installed where required for operational control, public safety, and to define the recreational area.
Dust, Odour & Farm Practices	Users shall acknowledge that dust, odours, farm machinery, pesticide application, harvesting, livestock activities, and other normal agricultural practices may occur on adjacent lands.
Temporary Facilities	All temporary facilities shall remain within the approved S-PUB District .
Emergency Access	Emergency vehicle access shall be maintained at all times.
Future Expansion	Any expansion beyond the approved S-PUB boundary shall require additional Rocky View County planning approvals.

Figure 04: Overall Land-Use Plan



4.7 DEVELOPMENT STANDARDS

The proposed S-PUB District has been designed as a low-intensity seasonal recreational facility that requires minimal site alteration and no permanent urban infrastructure. Development will generally consist of the cricket playing field, parking area, internal circulation, and temporary operational facilities, as illustrated on Figure 02.

Existing vegetation, grassed areas, and landscape features will be retained wherever practical to preserve the rural character of the property. Additional landscaping will only be provided where required to stabilize disturbed areas, improve site safety, or satisfy Rocky View County approval conditions. No formal urban landscaping, decorative planting beds, irrigation systems, or boulevard landscaping are proposed.

No permanent buildings, permanent sports lighting, grandstands, electronic scoreboards, or municipal servicing infrastructure form part of this application. Any future development beyond the scope of this Master Site Development Plan shall require additional planning approvals from Rocky View County.

4.8 FUTURE SUBDIVISION OR CONSOLIDATION IMPLICATIONS

No subdivision, consolidation, or boundary adjustment is proposed as part of this application. The proposed Land Use Redesignation applies only to the establishment of a site-specific S-PUB District within the existing parcel and does not create additional development parcels or alter the existing property boundaries.

Policy 4.5 Any future subdivision, consolidation, or expansion of the recreational use beyond the approved S-PUB District shall require separate planning applications and approvals from Rocky View County. Such applications would be evaluated in accordance with the Municipal Development Plan, Land Use Bylaw, and other applicable County policies and regulations in effect at the time of application.

Table 06: Agricultural Interface Management Measures

Development Element	Proposed Standard
Land Use	Seasonal community cricket ground within the proposed S-PUB District.
Permanent Buildings	Not proposed.
Temporary Structures	Temporary washrooms, tents, player shelters, and other temporary event facilities may be provided as required.
Sports Lighting	Permanent sports lighting is not proposed.
Scoreboards & Grandstands	Permanent scoreboards, grandstands, and spectator seating structures are not proposed.
Municipal Water	Municipal water servicing is not required.
Municipal Sanitary Sewer	Municipal sanitary sewer servicing is not required.
Existing Vegetation	Existing vegetation and grassed areas will be retained where practical.
Landscaping	Additional landscaping will only be provided where required to restore disturbed areas, improve site safety, or satisfy Rocky View County approval conditions.
Landscape Character	The existing rural and agricultural character of the site will be maintained. Formal urban landscaping, irrigation systems, and decorative planting beds are not proposed.
Disturbed Areas	Any disturbed areas resulting from construction activities will be regraded and reseeded upon completion of the works.
Site Drainage	Existing drainage patterns will be maintained unless otherwise approved through future development approvals.
Future Development	Any development beyond the scope of this MSDP shall require additional Rocky View County planning approvals.

5.0 SITE CONTEXT

5.1 SITE CONTEXT AND EXISTING CONDITIONS

The subject property is located at 275051 Township Road 250, Rocky View County, and is currently designated A-GEN (Agricultural General District). Existing development consists primarily of open agricultural land with an existing rural residence and associated site improvements. The proposed seasonal cricket ground is confined to the approved S-PUB District, while the balance of the property will remain under the existing A-GEN District. The existing site conditions, property boundaries, survey information, access locations, utility corridors, drainage features, and other physical characteristics are illustrated on the Site Survey (Figure 02) and the Concept Plan (Figure 05). Development has been planned to work within the existing site conditions while minimizing permanent site disturbance. Any additional technical requirements identified through Rocky View County's review process shall be addressed through the applicable approval process.

Policy 5.1 The proposed development shall be confined to the approved S-PUB District and shall recognize the existing physical characteristics, legal constraints, and environmental features of the subject property as illustrated on the supporting plans and technical reports accompanying this application.

5.2 ACCESS AND TRANSPORTATION CONTEXT

The subject property is accessed from Township Road 250 through an existing approved site approach. The surrounding transportation network primarily serves agricultural and low-density rural development. Transportation impacts associated with the proposed seasonal cricket ground have been evaluated separately through the Traffic Assessment prepared in support of this application. The findings and recommendations of the Traffic Assessment shall form the basis for transportation planning, parking management, and site access associated with the proposed development. Operational traffic management measures, parking controls, event management procedures, and emergency access requirements are further addressed in Section 10 – Operations and Phasing, Section 15 – Event Management Strategy, and Table 01 – Operational Intensity Table.

Policy 5.2 The proposed development shall utilize the existing site access and surrounding road network. Transportation operations associated with the proposed development shall be managed in accordance with the supporting Traffic Assessment and the operational controls contained within this Master Site Development Plan.

Table 07: Existing Site Context Summary

Site Characteristic	Existing Condition
Municipal Address	275051 Township Road 250
Existing Land Use	Agricultural (A-GEN)
Proposed Land Use	Seasonal Outdoor Recreation (S-PUB)
Existing Development	Rural residence and agricultural lands
Existing Access	Township Road 250
Existing Drainage	Existing drainage patterns retained
Existing Utilities	Existing services remain; no major utility relocations proposed
Permanent Site Alteration	Minimal
Supporting Technical Documents	Site Survey, Concept Plan, Traffic Assessment

6.0 OVERALL CONCEPT PLAN

6.1 CONCEPT PLAN OVERVIEW

The proposed Concept Plan (Figure 05) establishes the overall development framework for the seasonal cricket ground and demonstrates how the proposed S-PUB District will function while maintaining compatibility with the retained agricultural lands. The concept illustrates the proposed cricket playing field, temporary operational facilities, parking area, internal circulation, spectator areas, existing site access, retained A-GEN lands, and the operational limits of the recreational use.

The Concept Plan has been prepared to provide a flexible planning framework for the seasonal operation of the cricket ground. Minor adjustments to temporary facilities may occur during seasonal events without altering the overall development concept or the approved S-PUB boundary.

6.2 SITE ORGANIZATION AND FUNCTIONAL LAYOUT

The proposed cricket ground has been organized to provide a safe and efficient layout for players, spectators, and vehicles while maintaining compatibility with the surrounding agricultural lands. The playing field forms the central component of the development and is surrounded by temporary spectator areas, operational facilities, and designated circulation routes.

Temporary operational facilities, including portable washrooms, a first aid station, waste collection area, storage container, and event tents, have been positioned adjacent to the parking area to improve operational efficiency and minimize pedestrian conflicts. All recreational activities and temporary facilities shall remain within the approved S-PUB District illustrated on Figure 05.

6.3 TEMPORARY FACILITIES

The proposed development has been designed as a seasonal recreational facility supported by temporary operational infrastructure. Temporary facilities may include portable washrooms, a first aid station, storage container, temporary tents, waste collection bins, player shelters, and temporary seating as required for seasonal events.

No permanent buildings, clubhouses, pavilions, grandstands, electronic scoreboards, ball-stop netting, or permanent sports lighting are proposed as part of this application. Temporary facilities will be installed only during active use periods and removed following seasonal activities.

Table 08: Temporary facility Schedule

Temporary Facility	Purpose	Approximate Dimensions (L × W)	Location	Duration
Portable Washrooms (2–4 Units)	Sanitary facilities for players and spectators.	1.2 m × 1.2 m per unit	Adjacent to parking area.	During season
First Aid Tent	Basic first aid and emergency response.	3.0 m × 3.0 m	Adjacent to spectator area.	During organized events only.
Storage Container	Storage of cricket equipment and event supplies.	18.0 m × 5.0 m	Operational area near parking.	During season
Event Tent / Canopy	Shade and shelter for players, officials, and volunteers.	12.0 m × 6.0 m	Temporary facilities area.	During organized events only.
Registration / Information Tent	Player registration and event information.	3.0 m × 3.0 m	Near entrance / spectator area.	During organized events only.
Waste & Recycling Station	Waste and recycling collection.	2.0 m × 2.0 m	Parking and spectator areas.	During active use periods only.
Temporary Player Seating	Seating for players and officials.	Approx. 8.0 m × 2.0 m	Adjacent to playing field.	During organized events only.
Portable Public Address System	Event announcements and emergency communications.	Portable Equipment	Event operations area.	During organized events only.

6.4 ACCESS, PARKING AND INTERNAL CIRCULATION

Vehicle access to the site will continue to utilize the existing approach from Township Road 250. On-site parking has been located adjacent to the entrance to minimize internal vehicle movements and improve pedestrian safety.

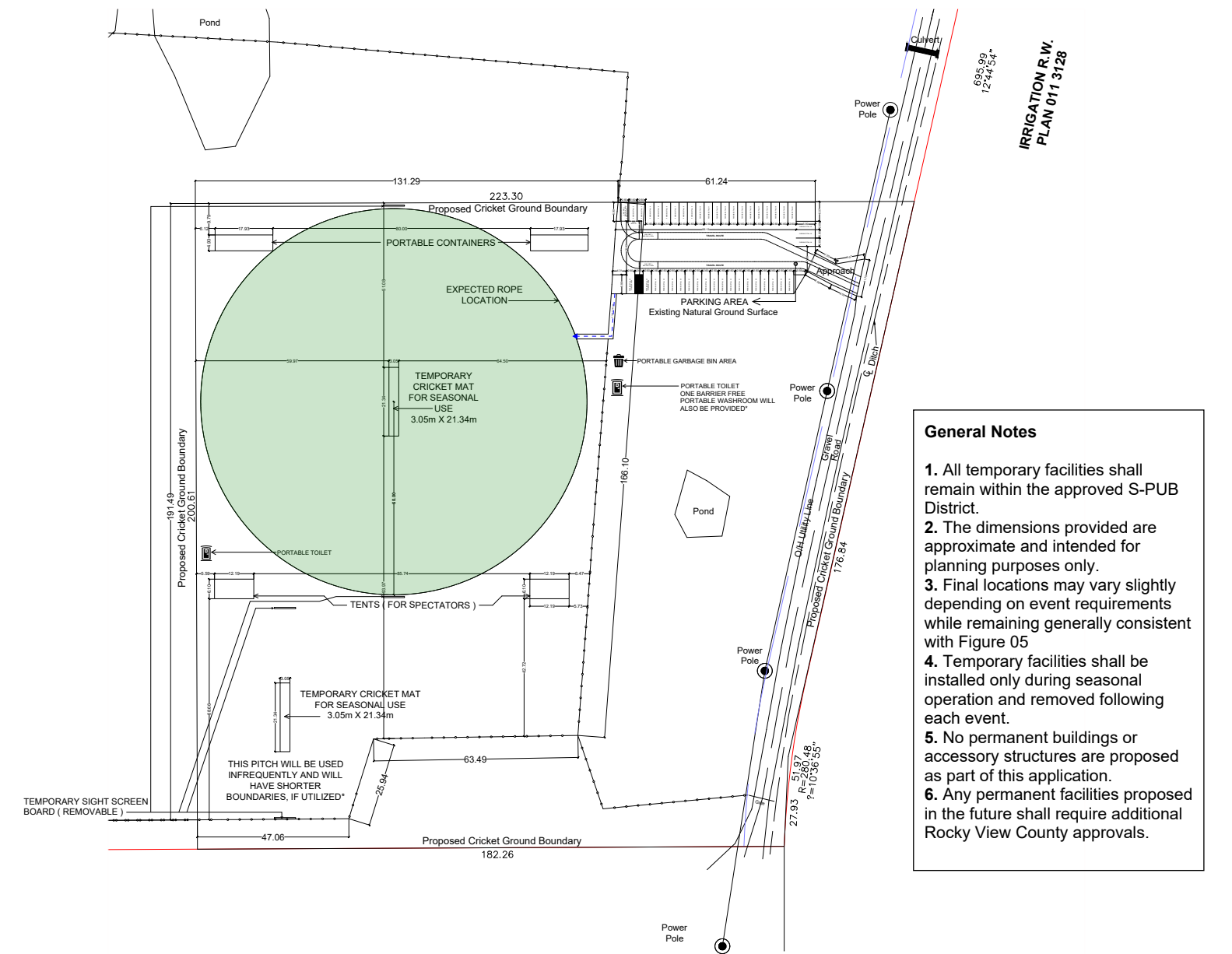
Internal circulation has been designed to provide efficient movement between the parking area, temporary facilities, spectator areas, and the cricket ground while maintaining emergency vehicle access throughout the site. Pedestrian movement will generally occur within the designated operational area shown on Figure 05.

6.6 LANDSCAPE AND VISUAL CHARACTER

Existing grassed areas and vegetation will be retained wherever practical. Additional landscaping will only be provided where necessary to restore disturbed areas, improve site safety, or satisfy Rocky View County approval conditions. Temporary facilities have been intentionally limited in scale and duration to minimize visual impacts. Following seasonal activities, all temporary facilities will be removed, allowing the site to retain its open rural appearance for the majority of the year.

Policy 6.1 The proposed cricket ground shall be developed and operated in general accordance with the Concept Plan (Figure 05), Temporary Facilities Schedule (Table 08), Operational Intensity Table (Table 01), and the provisions of this Master Site Development Plan. Minor adjustments to the location of temporary facilities may occur to improve operational efficiency, provided they remain within the approved S-PUB District and do not increase the approved operational intensity or alter the overall development concept.

Figure 05: Overall Concept Plan



7.0 ACCESS, PARKING AND CIRCULATION

7.1 PARKING SUPPLY AND LAYOUT

The proposed development provides 43 on-site parking stalls to accommodate players, spectators, officials, volunteers, and event-related vehicles associated with the seasonal operation of the cricket ground. The parking area has been designed on the existing natural ground surface to minimize permanent site disturbance while maintaining compatibility with the surrounding rural environment.

The parking layout, internal circulation routes, and emergency access are illustrated on Figure 06 – Access, Parking and Circulation Plan. The adequacy of the parking supply, access configuration, traffic generation, vehicle circulation, and parking demand has been evaluated within the Traffic Management Assessment prepared by a Professional Engineer, which accompanies this application. Parking operations shall also comply with the operational controls established in Table 01 – Operational Intensity Table.

7.2 DROP-OFF AND TEAM ACCESS

A designated drop-off area has been incorporated adjacent to the parking area to facilitate the safe loading and unloading of players, officials, equipment, and event supplies during organized events. The drop-off area has been integrated with the internal circulation network to minimize vehicle conflicts and improve operational efficiency.

The location and operation of the drop-off area are illustrated on Figure 06, while vehicle operations associated with organized events are addressed within the Traffic Management Assessment prepared by a Professional Engineer.

7.3 EMERGENCY ACCESS

A dedicated emergency access route has been incorporated into the site design to provide unobstructed access for emergency response vehicles. Emergency access connects directly from the existing site entrance to the cricket ground through the internal circulation network illustrated on Figure 06.

Emergency access routes shall remain unobstructed throughout organized events. Emergency vehicle access, internal circulation, and traffic management procedures shall be implemented in accordance with the recommendations contained within the Traffic Management Assessment prepared by a Professional Engineer, together with the operational procedures identified in Section 10 – Operations and Phasing and Section 14 – Public Safety and Site Management.

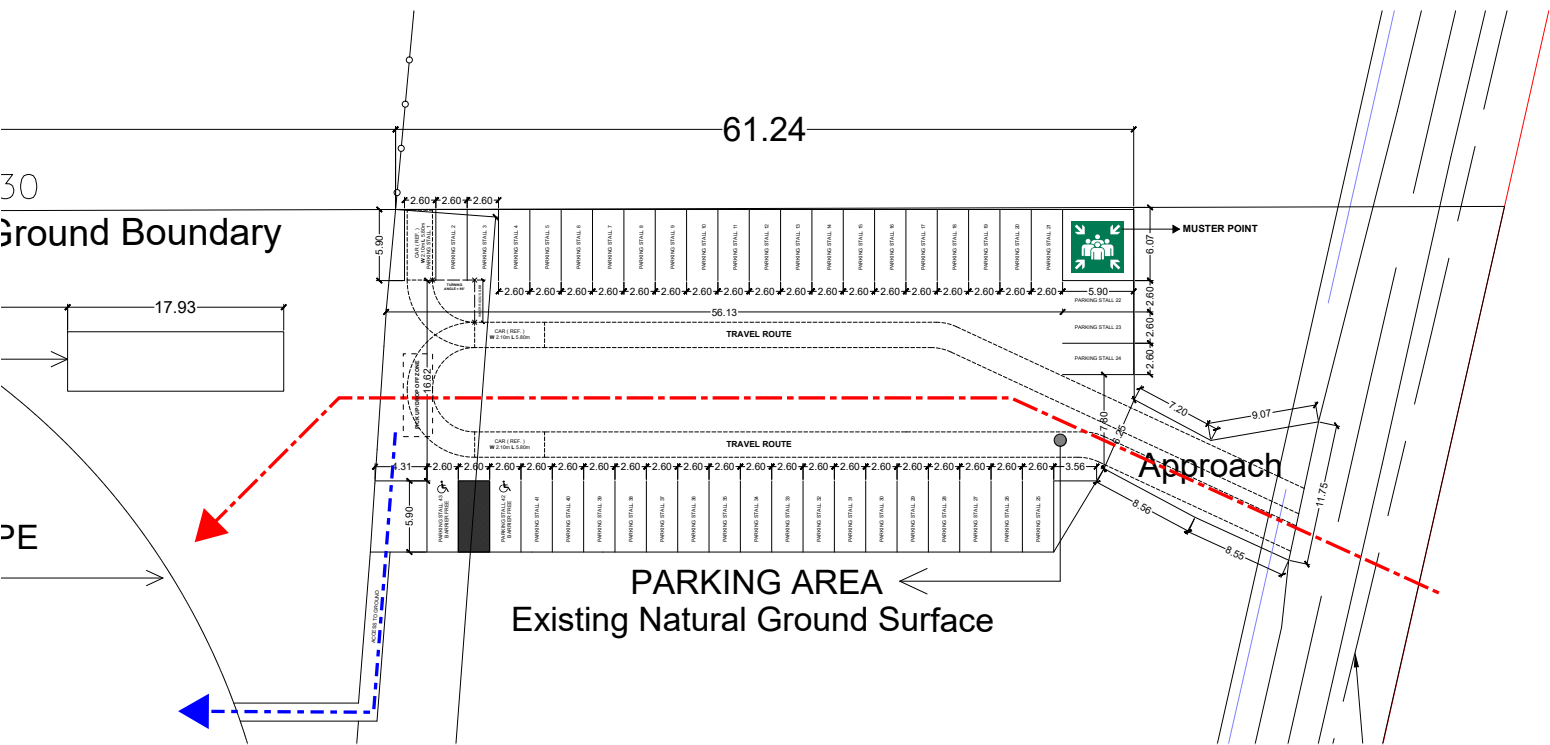
7.4 PEDESTRIAN CIRCULATION

Pedestrian movement has been planned through a continuous pedestrian circulation route surrounding the playing field and connecting the parking area, drop-off zone, temporary facilities, spectator areas, and designated site access points.

The pedestrian circulation route is approximately 3.0 m (10 ft) wide and has been designed to provide safe separation between pedestrian activity and vehicle movements while supporting efficient event operations. The pedestrian circulation network is illustrated on Figure 06, while the interaction between vehicles, pedestrians, site access, and parking operations has been evaluated within the Traffic Management Assessment prepared by a Professional Engineer.

Policy 7.1 Vehicle access, parking, pedestrian circulation, emergency access, and transportation operations shall be developed and managed generally in accordance with Figure 06 – Access, Parking and Circulation Plan, the Traffic Management Assessment prepared by a Professional Engineer, and the operational commitments contained within this Master Site Development Plan.

Figure 06: Access, Parking and Circulation Plan



General Notes

1. All vehicle access, parking, and circulation shall be undertaken generally in accordance with this plan and the accompanying Traffic Management Assessment prepared by a Professional Engineer.
2. No roadside parking is permitted.
3. Emergency access shall remain unobstructed at all times.
4. Pedestrian circulation shall utilize the designated pedestrian route illustrated on this plan.
5. Minor adjustments to the parking layout may occur, provided the approved parking supply, emergency access, and circulation pattern are maintained.
6. All parking and circulation areas shall remain within the approved S-PUB District.
7. Any future modifications to the access configuration or parking supply shall be subject to additional Rocky View County and approval, where required.

8.0 LIGHTING, LANDSCAPING AND VISUAL MITIGATION

8.1 LIGHTING

The proposed cricket ground has been designed as a daytime-only seasonal recreational facility. No permanent lighting, floodlights, light poles, illuminated scoreboards, or other permanent lighting infrastructure are proposed. The lighting commitments associated with the proposed development are summarized in Table 10– Lighting and Visual Impact Controls.

8.2 LANDSCAPE MANAGEMENT

The proposed development has been designed to retain the existing rural landscape while minimizing site disturbance. Existing grassed areas and vegetation will be retained wherever practical, with landscape management measures implemented in accordance with Table 09 – Landscape and Visual Mitigation Measures.

No ornamental landscaping, irrigation systems, berms, or decorative planting beds are proposed. A managed vegetative buffer consisting of naturally taller grass will be maintained along portions of the approved S-PUB boundary to provide a visual transition between the recreational area and the retained A-GEN lands.

8.3 VISUAL IMPACT MITIGATION

The proposed development has been designed to retain the existing rural landscape while minimizing site disturbance. Existing grassed areas and vegetation will be retained wherever practical, with landscape management measures implemented in accordance with Table 09 – Landscape and Visual Mitigation Measures.

No ornamental landscaping, irrigation systems, berms, or decorative planting beds are proposed. A managed vegetative buffer consisting of naturally taller grass will be maintained along portions of the approved S-PUB boundary to provide a visual transition between the recreational area and the retained A-GEN lands.

8.4 BOUNDARY TREATMENT

No new perimeter fencing is proposed as part of this application. Existing fencing will be retained where practical and continue to define the established agricultural boundaries. A managed vegetative buffer consisting of naturally taller grass will provide a visual transition between the proposed S-PUB District and the retained A-GEN lands.

Ball containment will be achieved through the location of the playing field, normal game operation, and the substantial open area surrounding the cricket pitch. No permanent ball-stop netting or containment structures are proposed. Boundary treatment and operational commitments are summarized in Table 09 – Landscape and Visual Mitigation Measures.

Policy 8.1 The proposed cricket ground shall be developed and operated in a manner that minimizes visual impacts, preserves the existing rural landscape, and maintains compatibility with adjacent agricultural lands through the implementation of the lighting, landscape management, visual mitigation, and boundary treatment measures identified in this Master Site Development Plan, including Table 09 – Landscape and Visual Mitigation Measures and Table 10 – Lighting and Visual Impact Controls.

Table 09: Landscape and Visual Mitigation Measures

Mitigation Measure	Proposed Standard
Existing Vegetation	Retained where practical.
Grass Management	Playing areas shall be regularly maintained. A managed vegetative buffer consisting of naturally taller grass shall be maintained along portions of the approved S-PUB boundary.
Existing Fencing	Existing fencing shall be retained. No new perimeter fencing is proposed.
Landscape Buffer	Managed vegetative buffer using naturally taller grass; no berms proposed.
Tree Removal	Not anticipated.
Ornamental Landscaping	Not proposed.
Irrigation	Not proposed.
Disturbed Areas	Any disturbed areas shall be regraded and reseeded.

Table 10: Lighting and Visual Impact Controls

Control Measure	Commitment
Operating Hours	Daylight hours only.
Permanent Lighting	Not proposed.
Floodlighting	Not proposed.
Illuminated Signage	Not proposed.
Electronic Scoreboards	Not proposed.
Temporary Structures	Installed only during organized events and removed following use.
Visual Screening	Existing vegetation and managed vegetative buffer.
Night-time Activities	Not Permitted
Ball Containment	Managed through playing field layout and open grassed area; no permanent ball-stop netting proposed.

9.0 AGRICULTURAL INTERFACE

9.1 AGRICULTURAL INTERFACE ASESSMENT

The proposed cricket ground has been designed to maintain compatibility with the retained agricultural lands through site planning, operational controls, and a clearly defined S-PUB District. Recreational activities are confined to the approved S-PUB boundary illustrated on Figure 02, while the balance of the property will continue to operate under the existing A-GEN District.

The selected recreational area occupies a limited portion of the parcel and has been positioned to minimize interference with agricultural activities. The agricultural interface management measures applicable to the proposed development are summarized in Table 11 – Agricultural Interface Management Measures.

9.2 AGRICULTURAL COMPATIBILTY MEASURES

The proposed cricket ground has been designed to operate in a manner that supports the continued use of the retained agricultural lands. Dust generated during organized events will be managed through operational measures, including the use of water suppression where necessary. Grass maintenance, weed control, and routine site maintenance will be undertaken to maintain the recreational area without affecting adjacent agricultural operations.

Existing fencing will be retained, and no new perimeter fencing is proposed. A managed vegetative buffer consisting of naturally taller grass will provide a visual transition between the recreational area and the retained agricultural lands. Operational commitments are summarized in Table 11 and Table 12

9.3 BOUNDARY TREATMENT

The agricultural interface has been designed to maintain the open rural character of the property while providing a clear distinction between the proposed recreational use and the retained agricultural lands. The approved S-PUB boundary will be reinforced through site management practices, including the retention of existing fencing, a managed vegetative buffer, and clearly defined operational limits.

No permanent landscape berms, tree rows, ball-stop fencing, or visual screening structures are proposed. Boundary treatment measures are summarized in Table 11

9.4 USER AWARENESS

Visitors using the proposed cricket ground shall recognize that adjacent lands remain in active agricultural use and that normal farming practices may occur, including machinery operation, dust, odours, pesticide application, harvesting, and other accepted agricultural activities.

Temporary event organizers shall ensure that participants remain within the approved recreational area and respect the retained agricultural lands. Agricultural compatibility commitments are summarized in Table 12.

Policy 9.1 The proposed cricket ground shall be developed and operated in a manner that maintains compatibility with adjacent agricultural operations by confining all recreational activities to the approved S-PUB District and implementing the agricultural interface management measures, boundary treatments, and operational commitments identified in this Master Site Development Plan, including Table 11 – Agricultural Interface Management Measures and Table 12 – Agricultural Compatibility Commitments.

Table 11: Agricultural Interface Management Measures

Interface Measure	Commitment
Existing Fencing	Retained where practical; no new perimeter fencing proposed.
S-PUB Boundary	Recreational activities confined to the approved S-PUB District.
Vegetative Buffer	Managed naturally taller grass maintained along portions of S-PUB boundary.
Agricultural Access	Existing agricultural access maintained.
Dust Management	Water suppression implemented when required during organized events.
Weed Control	Routine mowing and vegetation maintenance.
Drainage	Existing drainage patterns maintained.
Rural Character	Existing agricultural landscape retained.

Table 12: Agricultural Compatibility Commitments

Commitment	Management Approach
Right-to-Farm	Normal agricultural practices may continue without restriction.
Recreational Activities	Confined to the approved S-PUB District.
Public Awareness	Event organizers shall advise participants to remain within the approved recreational area.
Agricultural Signage	Farm machinery, harvesting, dust, odours, spraying, and livestock activities are recognized as normal agricultural practices.
Future Expansion	Subject to separate Rocky View County approval.
Operational Intensity	Governed by Table 01 – Operational Intensity Table.

10.0 OPERATIONS AND PHASING

10.1 OPERATIONS PLAN

The proposed cricket ground shall operate as a low-intensity seasonal recreational facility in accordance with the operational controls summarized in Table 13 – Operational Management Commitments and Table 01 – Operational Intensity Table. The operational controls establish the maximum operating season, attendance, operating hours, parking, lighting, and event limitations for the proposed development.

10.2 MATCH-DAY OPERATIONS

Vehicle access, parking, pedestrian circulation, and emergency access shall be managed during organized events in accordance with Table 14 – Match-Day Operational Controls. Event marshals shall be responsible for directing vehicle movements, maintaining emergency access routes, and ensuring all parking remains within the approved on-site parking area.

10.3 NOISE AND DUST MANAGEMENT

The proposed recreational use has been designed as a low-impact seasonal activity. Noise, dust, and other operational effects shall be managed through the operational measures summarized in Table 15 – Environmental Management Commitments. No permanent amplified sound systems or night-time activities are proposed.

10.4 EMERGENCY MANAGEMENT

The proposed recreational use has been designed as a low-impact seasonal activity. Noise, dust, and other operational effects shall be managed through the operational measures summarized in Table 15 – Environmental Management Commitments. No permanent amplified sound systems or night-time activities are proposed.

10.5 PHASING

The proposed development is intended to be implemented as a single-phase seasonal recreational facility. Temporary facilities may be installed during organized events and removed following seasonal operation. No permanent infrastructure expansion forms part of this application.

10.6 FUTURE DEVELOPMENT

No additional phases are proposed. Any future increase in attendance, operational intensity, parking supply, permanent structures, lighting, or expansion beyond the approved S-PUB District shall require additional Rocky View County review and approval.

10.7 INTERIM CONDITIONS

Until such time as any future approvals are obtained, the proposed cricket ground shall continue to operate using temporary seasonal facilities only, in accordance with the commitments contained within this Master Site Development Plan.

Policy 10.1 The proposed cricket ground shall be developed and operated as a low-intensity seasonal recreational facility in accordance with the operational commitments, environmental management measures, and phasing strategy contained within this Master Site Development Plan. All site operations shall remain within the approved S-PUB District and comply with the Operational Intensity Table (Table 01), the Traffic Management Assessment prepared by a Professional Engineer, and the operational management commitments summarized in Tables 13, 14, and 15.

Table 13: Operational Management Commitments

Operational Item	Commitment
Operating Season	As identified in Table 01
Operating Hours	As identified in Table 01
Attendance	Shall not exceed th approved operational limits.
Lighting	Daylight operation only: no permanent lighting.
Temporary Facilities	Operated in accordance with Table 01
Agricultural Interface	Managed in accordance with Chapter 8.
Operational Intensity	Governed by Table 01

Table 14: Match-Day Operational Controls

Control Item	Management Measure
Vehicle Access	Existing site access utilized.
Parking	On-site parking only
Traffic Marshals	Provided during organized events (Tournament days)
Emergency Access	Maintained at all times.
Pedestrian Movement	Confined within designated operational uses.
Waste Collection	Temporary waste stations provided during events.
Temporary Vendors	Only if approved and managed within the S-PUB District.

Table 15: Environmental Management Commitments

Environmental Aspect	Management Measure
Noise	No permanent amplified sound systems.
Dust	Water suppression implemented where required.
Lighting	Daylight operation only.
Waste	Temporary waste and recycling facilities provided.
Vegetation	Existing vegetation retained where practical.
Complaints	Site representative available during organized events.
Post-Event Cleanup	Temporary facilities removed and site restored following events.

11.0 TRANSPORTATION AND TRAFFIC

11.1 TRANSPORTATION OVERVIEW

The proposed cricket ground has been designed as a low-intensity seasonal recreational facility with limited operating periods and infrequent organized tournament events. Transportation planning associated with the proposed development, including trip generation, access, parking demand, traffic operations, and event traffic management, has been evaluated within the Traffic Memorandum prepared by a Professional Engineer, submitted in support of this application.

The proposed development shall operate in accordance with the recommendations contained within the Traffic Memorandum together with the operational limits established in Table 01 – Operational Intensity Table.

11.2 SITE ACCESS AND TRANSPORTATION NETWORK

Vehicular access to the site shall continue to utilize the existing approach from Township Road 250. Internal circulation, parking layout, emergency access, and pedestrian movement have been planned to support the seasonal operation of the cricket ground and are illustrated on Figure 06 – Access, Parking and Circulation Plan.

The adequacy of the existing access, roadway operations, sight distance, internal circulation, and transportation network has been evaluated within the Traffic Memorandum prepared by a Professional Engineer. Any future modifications to the site access or transportation infrastructure shall be subject to Rocky View County review and approval, where required.

11.3 EVENT TRAFFIC AND PARKING MANAGEMENT

Parking supply, event traffic operations, overflow parking, and traffic control measures shall be managed in accordance with the Traffic Memorandum prepared by a Professional Engineer, Table 01 – Operational Intensity Table, and Figure 06 – Access, Parking and Circulation Plan.

The proposed development provides 43 on-site parking stalls. Event parking attendants shall be utilized during organized events to direct vehicle movements, maintain emergency access routes, and ensure that all parking remains within approved on-site parking areas.

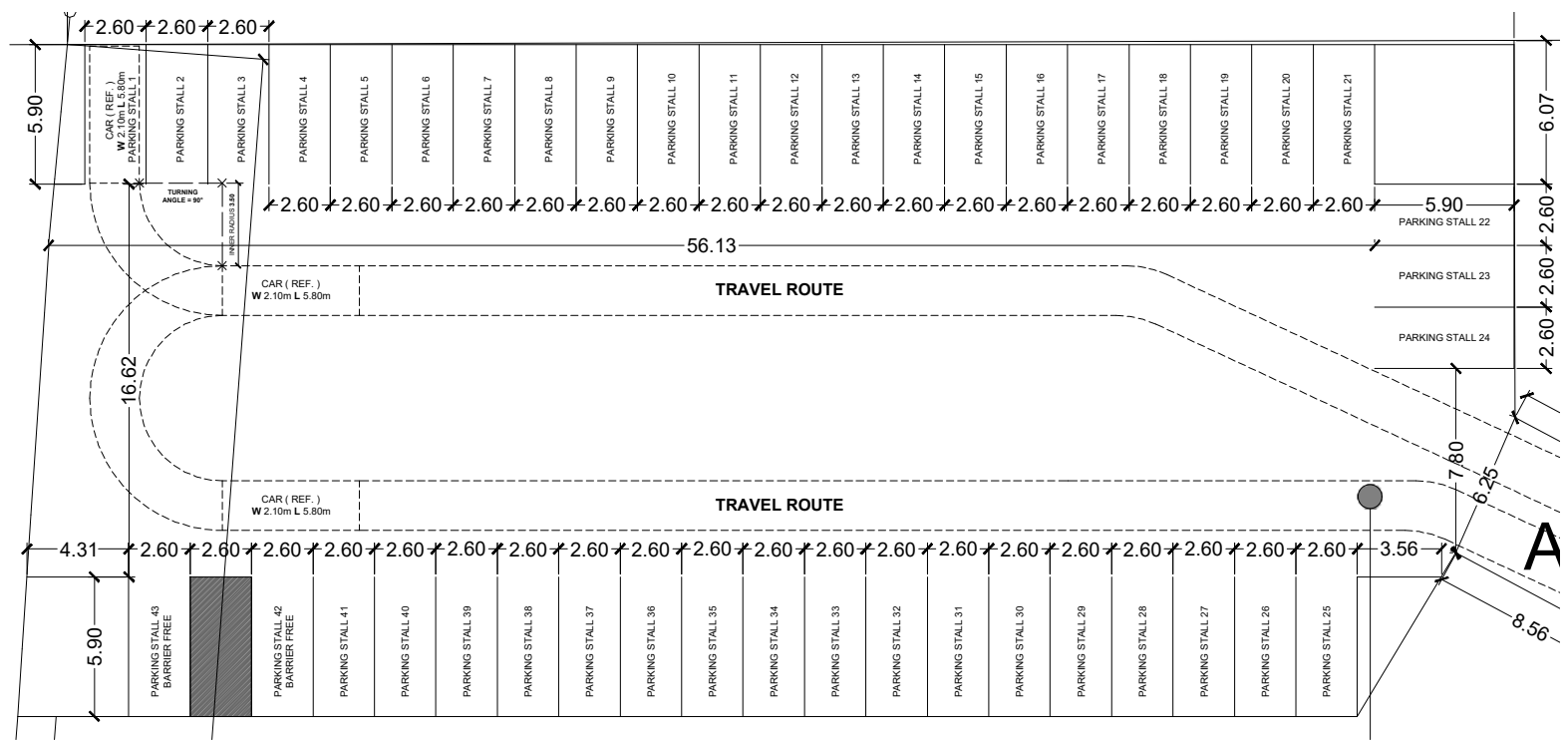
Overflow parking, where required, shall occur only within approved overflow parking areas identified in the Traffic Memorandum and shall be managed in accordance with the approved event traffic management procedures. Temporary directional signage may be installed during organized events to assist with vehicle circulation and shall be removed following event completion.

Policy 11.1 Transportation, site access, parking, traffic operations, and event traffic management shall be implemented generally in accordance with the Traffic Memorandum prepared by a Professional Engineer, Figure 06 – Access, Parking and Circulation Plan, and the operational commitments contained within this Master Site Development Plan.

Table 16: Transportation Commitments

Transportation Component	Commitment
Traffic Assessment	Governed by the Traffic Memorandum prepared by a Professional Engineer
Site Access	Existing Township Road 250 access retained.
Parking Supply	43 on-site parking stalls.
Overflow Parking	Permitted only within approved overflow parking areas identified in the Traffic Memorandum.
Traffic Control	Event marshals provided during organized events.
Emergency Access	Maintained at all times.
Pedestrian Circulation	In accordance with Figure 06.
Roadside Parking	Prohibited
Event Signage	Temporary directional signage only.
Future Transportation Improvements	Subject to Rocky View County review and approval.

Figure 07: Parking Plan



12.0 SERVICING AND ENVIRONMENT

12.1 SERVICING STRATEGY

The proposed development shall utilize temporary servicing facilities only. Temporary washrooms, waste collection facilities, and other temporary operational infrastructure shall be installed, maintained, and removed in accordance with Table 17 – Temporary Servicing Strategy and Table 08 – Temporary Facilities Schedule.

Routine maintenance shall include grass cutting, litter collection, waste removal, and general grounds maintenance necessary to support the approved seasonal recreational use.

Policy 12.1 The proposed cricket ground shall be serviced using temporary facilities appropriate for a low-intensity seasonal recreational use. No permanent municipal water, sanitary sewer, storm sewer, or utility infrastructure forms part of this application. Temporary servicing shall be provided in accordance with Table 17.

12.2 ENVIRONMENTAL CONSTRAINTS

The proposed cricket ground has been located within an existing open grassed area requiring only minor site preparation. No significant grading, excavation, or permanent land alteration forms part of this application.

No environmental disturbance is proposed as part of the current application. Any additional environmental review requirements identified through Rocky View County circulation or Alberta regulatory review shall be addressed as part of the approval process.

Policy 12.2 The proposed development shall avoid disturbance to wetlands, drainage features, environmentally sensitive areas, and significant natural features unless otherwise authorized through the applicable regulatory review process.

12.3 ENVIRONMENTAL SCREENING

The proposal has been designed to minimize disturbance to existing site conditions. No intentional disturbance to wetlands, riparian areas, or significant vegetation is proposed.

This MSDP recognizes that additional environmental review requirements may be identified during the circulation process. Where required, the applicant shall comply with applicable Provincial and Rocky View County requirements before any site disturbance occurs.

Policy 12.3 Development activities shall be undertaken in a manner that minimizes environmental impacts and maintains existing drainage patterns wherever practical.

12.4 MONITORING AND ADAPTIVE MANAGEMENT

Site operations may be reviewed periodically to evaluate parking operations, traffic circulation, waste management, temporary servicing, and event operations. Monitoring is intended solely to improve operational efficiency and safety.

Any recommendations arising from operational reviews shall remain consistent with the approved operational limits established within this MSDP. Any future increase in attendance, parking supply, operating hours, operational intensity, or permanent infrastructure shall require additional Rocky View County review and approval.

Policy 12.4 Operational monitoring may be undertaken to improve site management practices; however, monitoring shall not authorize any increase in operational intensity beyond the limits established within this Master Site Development Plan without further Rocky View County approval.

Table 17: Temporary Servicing Strategy

Service Item	Servicing Commitment
Water Supply	No municipal water connection proposed.
Sanitary Sewer	No municipal sanitary sewer proposed.
Stormwater	Existing drainage patterns maintained.
Portable Washrooms	Portable during organized events in accordance with Table 08
Waste Collection	Temporary garbage and recycling stations provided during organized events.
Waste Removal	Waste removed following organized events or as required during the operation season.
Grounds Maintenance	Routine grass cutting and litter collection.
Utility Infrastructure	No permanent utility infrastructure proposed.

Table 18: Environmental Protection Commitments

Environmental Component	Management Approach
Wetlands	No intentional disturbance proposed.
Drainage	Existing drainage patterns maintained where practical
Riparian Areas	No intentional disturbance proposed.
Tree Removal	Not Anticipated
Grading	Limited to minor surface preparation if required.
Wildlife Habitat	Existing conditions generally maintained.
Environmental Review	Subject to Rocky View County circulation comments and any applicable Provincial requirements.
Future Disturbance	Any future environmental disturbance shall require additional review and approval, where applicable.

13.0 ENGAGEMENT

13.1 STAKEHOLDER ENGAGEMENT SUMMARY

Formal public engagement has not been undertaken as part of this Land Use Redesignation application. However, informal discussions were held with members of the local cricket community and other interested parties during the development of the proposal to better understand operational requirements and potential community considerations.

These discussions identified several common considerations, including traffic management, parking, operational hours, agricultural compatibility, noise, and maintaining the rural character of the area. These considerations have been incorporated into the proposed development through the operational controls and management measures contained within this MSDP.

The proposal includes a range of operational commitments intended to minimize potential impacts, including:

- operation within the approved operating season and hours (Table 01);
- on-site parking and traffic management measures (Section 10);
- daytime-only activities with no permanent lighting (Table 09);
- agricultural interface management measures (Table 11);
- temporary servicing and environmental management measures (Section 12); and
- temporary facilities only, with no permanent buildings proposed (Table 08).

Should additional comments be received during Rocky View County's circulation process, the applicant is prepared to review those comments and work with the County to address reasonable planning-related matters where appropriate.

Policy 13.1 The proposed development has been designed to respond to anticipated stakeholder concerns through site planning, operational controls, and management measures identified throughout this Master Site Development Plan.

Table 19: Stakeholder Considerations and Project Response

Stakeholder Consideration	Project Response
Traffic and Parking	Managed through on-site parking and operational controls (Table 01 and Chapter 09)
Agricultural Compatibility	Addressed through the agricultural interface measures (Section 09)
Noise	Daytime-only operation with no permanent amplified sound systems (Table 09)
Lighting	No permanent lighting or night-time activities proposed (Table 09)
Rural Character	No permanent buildings, minimal site disturbance, and retention of the rural landscape
Temporary Facilities	Limited to those identified in Table 08 and removed following seasonal operation.
Future Expansion	Any increase in operational intensity or permanent infrastructure requires Rocky View County approval.

14.0 PUBLIC SAFETY AND SITE MANAGEMENT

14.1 SITE SAFETY

Public safety shall be maintained through controlled site operations, designated pedestrian and vehicle circulation routes, and the operational controls established in Table 01 – Operational Intensity Table and Table 20 – Public Safety Management Measures. During organized events, designated event marshals shall manage vehicle movements, pedestrian circulation, parking operations, and emergency access to minimize potential conflicts.

14.2 EMERGENCY PREPAREDNESS

Emergency Vehicle access shall be maintained at all times through the designated site entrance and internal access route illustrated on Figure 06. Temporary facilities, parked vehicles, and event activities shall not obstruct emergency access or emergency response operations. Emergency preparedness measures are summarized in Table 20.

14.3 EMERGENCY PREPAREDNESS

Emergency Vehicle access shall be maintained at all times through the designated site entrance and internal access route illustrated on Figure 06. Temporary facilities, parked vehicles, and event activities shall not obstruct emergency access or emergency response operations. Emergency preparedness measures are summarized in Table 20.

The proposed cricket ground shall be operated in a manner that protects public safety through the implementation of operational controls, emergency access provisions, and routine site maintenance consistent with this Master Site Development Plan.

Policy 14.1 The proposed cricket ground shall be operated and maintained in a manner that protects public safety through the implementation of operational controls, emergency access provisions, routine site maintenance, and event management procedures in accordance with this Master Site Development Plan, Figure 06 – Access, Parking and Circulation Plan, the Traffic Memorandum prepared by a Professional Engineer, and Table 20 – Public Safety Management Measures.

Table 20: Public Safety Management Measures

Safety Measure	Management Commitment
Emergency Access	Maintained at all times.
Event Marshals	Provided during organized events to manage traffic and pedestrian movement.
Parking Management	Vehicles confined to approved on-site parking areas.
Pedestrian Safety	Pedestrian movement managed within designated activity areas.
Emergency Muster Area	Located within the designated parking area.
Temporary Facilities	Installed to maintain safe access and circulation.
First Aid	Basic first aid equipment available during organized events.
Emergency Contact	Event organizer or designated site representative available during organized events.

Table 21: Site Maintenance Commitments

Maintenance Item	Commitment
Grass Cutting	Routine mowing throughout the operation season.
Waste Collection	Temporary waste and recycling stations emptied as required.
Portable Washrooms	Serviced and maintained during organized events.
Temporary Facilities	Inspected before and after organized events.
Playing Surface	Maintained to provide safe playing conditions.
Parking Area	Inspected for safe vehicle access and circulation.
General Housekeeping	Site cleaned following organized events.
Damage Repairs	Minor repairs completed as required to maintain safe site conditions.

15.0 EVENT MANAGEMENT STRATEGY

15.1 EVENT MANAGEMENT

The proposed cricket ground shall operate as a low-intensity seasonal recreational facility. Event operations, attendance, operating hours, parking, temporary facilities, and site management shall remain consistent with the operational commitments established throughout this MSDP. Organized events shall be managed in accordance with Table 22 – Event Management Commitments.

15.2 VEHICLE AND PEDESTRIAN MANAGEMENT

During organized events, designated event marshals shall manage vehicle access, parking operations, pedestrian circulation, and emergency access to maintain safe and orderly site operations. All vehicle parking shall remain within the approved on-site parking areas, and no roadside parking shall be permitted. Traffic management commitments are summarized in Table 22.

15.3 TEMPORARY EVENT FACILITIES

Temporary facilities shall be limited to those identified in Table 08 – Temporary Facilities Schedule and shall remain entirely within the approved S-PUB District. Temporary facilities shall be installed only during organized events and removed following seasonal operation or event completion, as applicable.

Temporary facility management requirements are summarized in Table 23 – Temporary Event Facility Commitments.

Policy 15.1 Organized events associated with the proposed cricket ground shall be conducted in accordance with the operational limits established in Table 01 – Operational Intensity Table, the Traffic Memorandum prepared by a Professional Engineer, and the event management commitments contained within Tables 22 and 23 of this Master Site Development Plan. All event activities, temporary facilities, vehicle and pedestrian circulation, parking, and site operations shall remain within the approved S-PUB District.

Table 22: Event Management Commitments

Management Item	Commitment
Operating Season	In accordance with Table 01.
Operating Hours	In accordance with Table 01.
Attendance	Shall not exceed approved operational limits.
Event Marshals	Provided during organized events.
Parking	On-site parking only. No roadside parking permitted.
Emergency Access	Maintained at all times.
Noise	No permanent amplified sound systems.
Lighting	Daytime operation only.
Waste Management	Temporary waste and recycling stations provided during organized events.
Event Completion	Site cleaned following organized events.

Table 23: Temporary Event Facility Commitments

Temporary Facility	Management Commitment
Portable Washrooms	Installed and serviced during organized events in accordance with Table 08.
Registration Tent	Installed only during organized events and removed following use.
Event Tent/ Canopy	Temporary use only; removed following organized events.
Waste & Recycling Stations	Provided during organized events and removed following use.
Temporary Signage	Directional and safety signage only; removed following the event unless otherwise approved.
Storage Container	Seasonal use only in accordance with Table 08.
Temporary Seating	Installed only during organized events and removed following use.
Public Address Equipment	Portable equipment only; no permanent installations proposed.

16.0 SITE DESIGN PHILOSOPHY

The overall site design approach has been developed to minimize land disturbance while maintaining the existing natural conditions of the property. The development utilizes the existing open grass field without requiring significant excavation, grading, tree removal, or infrastructure installation. The design focuses on flexibility, temporary use, and reversibility so that the site can continue to function within its existing rural context.

17.0 LONG-TERM LAND USE INTENT

The long-term intent of the proposed development is to provide a community-based recreational space that operates in harmony with existing agricultural and rural land uses. The proposal is not intended to function as a high-intensity sports complex or commercial entertainment facility. Any future changes to the scale or intensity of the development would require further review and approval by rocky view county.

18.0 SUMMARY OF DEVELOPMENT CHARACTERISTICS

The proposed development consists of a seasonal outdoor cricket ground within an approved S-PUB (Public Services District) while retaining the balance of the property within the A-GEN (Agricultural General District). The development has been designed as a low-intensity recreational facility that maintains compatibility with the surrounding rural and agricultural environment through operational controls, temporary facilities, transportation management, agricultural interface measures, and environmental protection commitments.

The principal development commitments are summarized in Table 24 – Development Summary and Table 25 S-PUB/ Analysis

Table 24: Development Summary

Development Component	Approved Development
Proposed Land Use	Seasonal Outdoor Cricket Ground (S-PUB District)
Retained Land Use	Agricultural General District (A-GEN)
Development Intensity	Low-intensity seasonal recreational use
Permanent Buildings	None proposed
Temporary Facilities	In accordance with Table 08 – Temporary Facilities Schedule
Operating Season	April 1 to September 15
Operating Hours	In accordance with Table 01 - Operational Intensity Table
Attendance	In accordance with Table 01 - Operational Intensity Table
Parking	43 on-site parking with approved overflow parking as required
Transportation	Managed in accordance with the Traffic Memorandum prepared by a Professional Engineer
Lighting	No permanent lighting or night-time activities
Landscaping	Existing rural landscape retained with managed vegetative buffer
Agricultural Interface	Existing fencing retained; recreational activities confined to the approved S-PUB District
Environmental Protection	Existing drainage patterns maintained; no intentional disturbance to wetlands or significant natural features
Public Safety	Emergency access maintained in accordance with Figure 06 and Section 14
Event Management	Managed in accordance with Chapter 15 and Table 22 and 23
Future Development	Any increase in operational intensity, permanent infrastructure, or expansion requires additional Rocky View County approval

Table 25: S-PUB /Analysis

S-PUB / LUB Item	Requirement / Direction	Application Response
S-PUB purpose	LUB s.451: S-PUB is to provide for Institutional, Educational and Recreational uses.	The seasonal cricket ground is an outdoor recreational use and is consistent with the general purpose of S-PUB.
Permitted/discretionary uses	LUB s.452: Includes Recreation (Outdoor). Recreation (Public), and related recreational/public uses.	The application should characterize the cricket ground as Recreation (Outdoor) or other County confirmed comparable recreational use under S-PUB.
Minimum parcel Size	LUB s.453: 0.5 ha minimum parcel size, unless a map designation applies.	The proposed S-PUB split area is 4.02ha.
Building height	LUB s.454 and s.455 include maximum heights for principal/accessory buildings.	No permanent buildings are proposed; temporary low-profile event accessories will remain below building-height limits and be subject to DP review if required.
Setbacks outside hamlet	LUB s.457 includes setbacks outside a hamlet from highways, County roads, other roads, and parcels.	No permanent buildings are proposed. Parking, temporary facilities, and any storage will be located within the approved S-PUB area and reviewed against setbacks at DP stage.
Landscaping	LUB s.458 requires minimum 10% of parcel area landscaped.	Existing maintained grass/open space is proposed to function as landscape/open area; final calculation to be confirmed at DP stage.
Shipping Container (Storage)	S-PUB lists shipping container only for parcels greater than 3.95 acres.	As the parcel area is 9.93 acres, storage containers are permitted on the site as a temporary facility. The containers shall be removed from the site following the seasonal period of use.

19.0 TRAFFIC MEMORANDUM SUPPORTING RATIONALE

19.1 TRAFFIC MEMORANDUM SUMMARY

A Traffic Memorandum prepared by a Professional Engineer has been completed in support of this application to evaluate the transportation implications associated with the proposed seasonal cricket ground. The memorandum considers the proposed operational characteristics of the development, including anticipated attendance, trip generation, parking demand, site access, internal circulation, emergency access, and event traffic management.

The findings and recommendations of the Traffic Memorandum have been incorporated into the site design and operational framework presented within this Master Site Development Plan.

19.2 TRANSPORTATION MANAGEMENT

Vehicle access, parking supply, internal circulation, pedestrian movement, emergency access, and event traffic management have been planned in accordance with the recommendations contained within the Traffic Memorandum prepared by a Professional Engineer.

Operational transportation commitments established within this MSDP, including parking supply, event marshals, overflow parking procedures, and operational intensity limits, are intended to support the transportation strategy identified within the Traffic Memorandum.

19.3 IMPLEMENTATION

Transportation operations associated with the proposed cricket ground shall be implemented in accordance with:

- . Traffic Memorandum prepared by a Professional Engineer;
- . Figure 06 – Access, Parking and Circulation Plan;
- . Table 01 – Operational Intensity Table;
- . Section 11 – Transportation and Traffic; and
- . Section 15 – Event Management Strategy.

Policy 19.1 Any future increase in attendance, parking demand, operational intensity, or modifications to site access beyond the scope of the Traffic Memorandum shall be subject to additional Rocky View County review and approval, where required.

Table 26: Temporary Event Facility Commitments

Transportation Component	Commitment
Traffic Assessment	Governed by the Traffic Memorandum prepared by a Professional Engineer.
Site Access	Existing Township Road 250 access retained.
Parking Supply	43 on-site parking stalls.
Overflow Parking	Managed in accordance with the Traffic Memorandum and approved event management procedures.
Internal Circulation	In accordance with Figure 06 – Access, Parking and Circulation Plan.
Pedestrian Circulation	Managed in accordance with Figure 06.
Event Traffic Management	Event marshals provided during organized events.
Emergency Access	Maintained at all times.
Roadside Parking	Prohibited.
Future Transportation Changes	Subject to Rocky View County review and approval.

20.0 SUPPLEMENTARY OPERATIONAL CONTROLS AND CONCLUSION

20.1 SUPPLEMENTARY OPERATIONAL CONTROLS

The proposed cricket ground has been designed as a low-intensity seasonal recreational facility that is intended to operate in a manner compatible with the surrounding rural and agricultural environment. All recreational activities, temporary facilities, parking, pedestrian circulation, and event operations shall remain within the approved S-PUB District and shall be undertaken in accordance with the operational commitments established throughout this Master Site Development Plan. Transportation, site access, parking operations, emergency access, and event traffic management shall be implemented in accordance with the Traffic Memorandum prepared by a Professional Engineer, together with the operational controls established in this MSDP. Temporary facilities shall remain limited to those identified within the approved Temporary Facilities Schedule and shall be installed and removed in accordance with the approved operational procedures.

Site operations shall include routine grounds maintenance, waste collection, temporary servicing, and post-event clean-up to maintain a safe, orderly, and well-managed recreational facility throughout the operating season. Existing rural landscape features and agricultural compatibility measures shall continue to be maintained in accordance with the commitments contained within this MSDP.

20.2 CONCLUSION

This Master Site Development Plan establishes a comprehensive planning and operational framework for the proposed seasonal cricket ground. The development has been designed to support community recreation while maintaining compatibility with the surrounding agricultural lands through appropriate site planning, transportation management, operational controls, environmental stewardship, and public safety measures.

The proposed development incorporates temporary facilities only, no permanent buildings, no permanent lighting, and limited seasonal operations. Together with the recommendations contained in the Traffic Memorandum prepared by a Professional Engineer, the operational commitments contained within this MSDP provide a coordinated approach to managing site access, parking, circulation, agricultural interface, environmental protection, and event operations.

The applicant is committed to implementing the proposed development in accordance with this Master Site Development Plan and all applicable Rocky View County approvals.