



MASTER SITE DEVELOPMENT PLAN

232210 RANGE ROAD 283

July 6, 2026

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MASTER SITE DEVELOPMENT PLAN

Outdoor Storage

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1.0 INTRODUCTION

This Master Site Development Plan (MSDP) proposes development of an un-serviced light industrial storage yard to accommodate a professionally managed and maintained outdoor storage area that capitalizes on proximity to existing industrial business parks and the regional transportation network.

This MSDP is intended to establish an implementation framework for this proposed development within the context of the County's Municipal Development Plan*; the Land Use Bylaw (C-8000-2020) and the Servicing Standards.

The MSDP describes how the site may be developed as a light industrial storage yard including:

- A comprehensive assessment of existing site conditions;
- An illustrative development concept to establish expectations for how the proposed storage yard will be developed;
- An assessment of stormwater management, transportation, and utility servicing infrastructure that will be required to support the business; and
- An implementation strategy.

The MSDP also demonstrates how the project can proceed without negatively impacting existing adjacent businesses, residential lots, and/or surrounding agricultural parcels.

This MSDP is not located within an approved Area Structure Plan, or part of an Employment Area. As such, the MSDP application was prepared in accordance with General Planning Policies as per the Rocky View County Municipal Development Plan.

This application was submitted prior to the adoption of the Rocky View County Municipal Development Plan in September 2025. This version of the MSDP application as been revised to align with the Rocky View Municipal Development Plan with previous policy alignment to the 'County Plan' (Bylaw C-7280-2013) included in **Appendix B.*





2.0 VISION & RATIONALE

The Developer has operated a regional transportation and logistics business in the Calgary Region for many years.

The Developer presently own a light industrial storage yard within SE Calgary. Their existing operation consists of an industrial building surrounded by a yard that accommodates outdoor storage of a variety of trucks, trailers, passenger vehicles and related equipment. This site currently operates at capacity which is motivating the Developer to consider expanding to another light industrial storage yard in the area.

The Developer has purchased the land. Over the past decade, the Developer has sought a site that he can transform from predominantly rural into an area characterized by a mix of business industrial. As such, the Developer believes that this site can best suit their current needs by accommodating a limited-small scale light industrial storage purpose.

The MSDP area is located along Range Road 283, a paved municipal road with improved intersections onto Highway 560 (Glenmore Trail) and Township Road 232 – two important regional roads that provide efficient access to major employment areas in Rocky View County and the City of Calgary.

The MSDP area does not require the support of municipal utility servicing. The existing regional transportation network servicing the subject lands can support the increased traffic generation contemplated by this development. Stormwater management will be accommodated within the MSDP area.

The MSDP area is located close to established business employment areas in Rocky View and Calgary and is situated within the City of Calgary's established future industrial growth corridor¹.

The proposed development of the MSDP area as a Light Industrial storage yard will provide the County with an increased non-residential assessment which is consistent with Council's strategic objective to support long-term financial sustainability of the County².

1. City of Calgary / Rocky View County Intermunicipal Development Plan, 2012

2. Assessment and Tax Policy No. C-710

3.0 AREA CONTEXT

As illustrated by **Figure 1: Regional Context**, the MSDP area is located directly east of Range Road 283, approximately 2.0 km south of Highway 560 (Glenmore Trail), approximately 0.8 km north of Township Road 232, and north of the abandoned railway ROW and overhead electrical transmission lines.

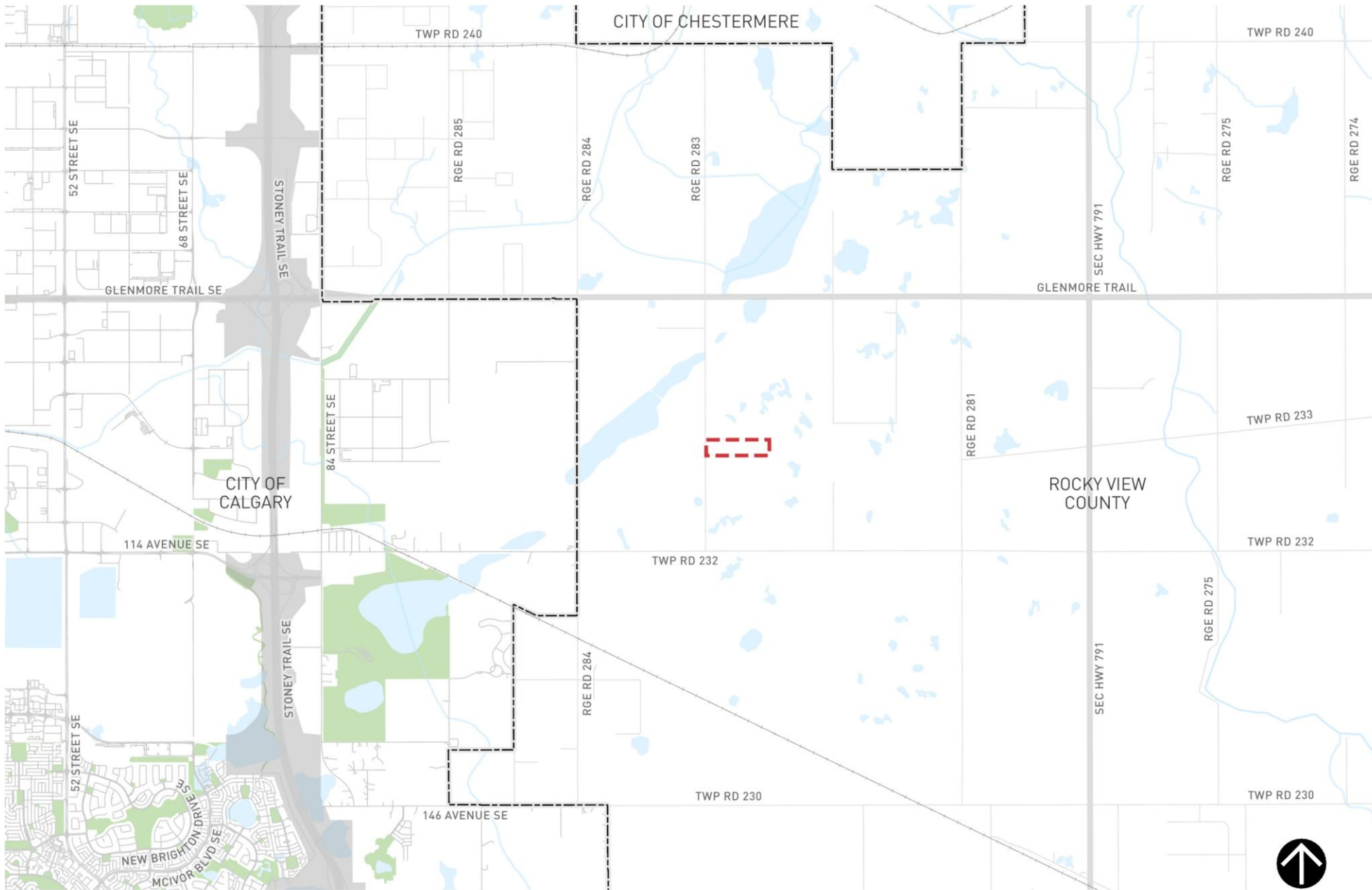
The pattern of existing land use and subdivision within the surrounding area is characterized by an evolving mix of rural business developments, industrial light developments, Business Agriculture lots, direct control districts, extensive agricultural operations and small-holdings agricultural parcels.

Range Road 283 features improved intersections with Highway 560 (Glenmore Trail) to the north and Township Road 232 to the south, both of which provide important east-west regional transportation connections that facilitate efficient access to existing industrial business areas within Rocky View County and the City of Calgary.

The subject lands are ideally-suited to accommodate limited light industrial business land uses outside of identified and established employment areas that are intended to accommodate more intensive business developments occurring within planned regional employment areas situated in Rocky View County and the City of Calgary.



FIGURE 1 REGIONAL CONTEXT



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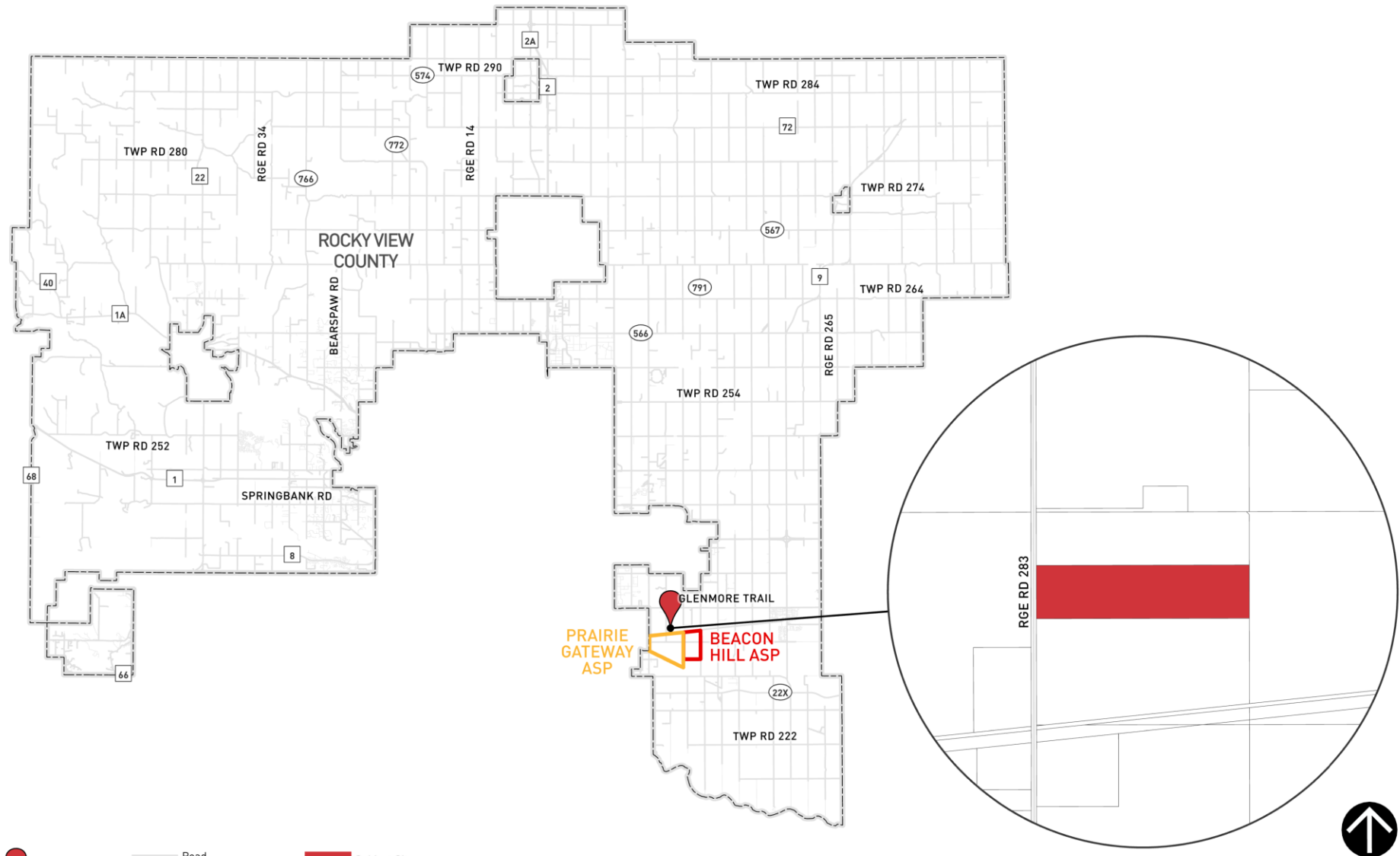
4.0 EXISTING CONDITIONS

As illustrated by **Figure 2: Local Context**, the MSDP area is situated directly east of Range Road 283, approximately 2.0 km south of Highway 560 (Glenmore Trail), approximately 0.8 km north of Township Road 232, and north of an abandoned railway ROW and an overhead electrical transmission line owned by AltaLink. The site is located just north of the Beacon ASP and just east of Prairie Gateway ASP both of which accommodate similar uses with fully serviced lots. The nature of this land use does not require that level of utilities and is best suited for the proposed location.

As illustrated by **Figure 3: Site Conditions**, the MSDP area is legally described as NW 15-23-28-W4M and contains ± 16.1 ha (± 40.0 ac). The site contains undulating topography that slopes generally from east towards west and includes a mix of non-native grasslands.

The subject land includes a single-family dwelling and associated accessory buildings. Servicing is provided by an existing private sewage treatment system (PSTS) and groundwater well. Access is provided from Range Road 283 via an existing approach and gravel driveway.

FIGURE 2
LOCAL
CONTEXT



Site Location Road Subject Site
Municipal Boundary Parcel

FIGURE 3
SITE
CONDITIONS



Subject Site Municipal Boundary Parcel



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4.1 Historic Resources Approval & Wetlands

The likelihood of the MSDP area containing historical and/or archaeological significance is considered low. An Online Permitting and Clearance (OPaC) application for project clearance was submitted to Alberta Culture and Tourism in accordance with the Historical Resources Act. This application was approved on February 13, 2026.

As illustrated by **Figure 3: Site Conditions**, the MSDP area contains identified wetlands and water bodies that will influence the design of the proposed future light industrial area. It is anticipated that, in some cases, identified wetlands will be avoided, some disturbed and some may be enhanced by integration with the proposed stormwater management system to be implemented in support of the proposed development.

As such, further assessment may occur at the development permit stage, to delineate the proposed areas of wetland if any wetland disturbance is anticipated. If there is some disturbance of wetlands then compensation amounts that must be paid by the owner to Alberta Environment in accordance with the Provincial Wetland Policy will be dealt with at the development stage.

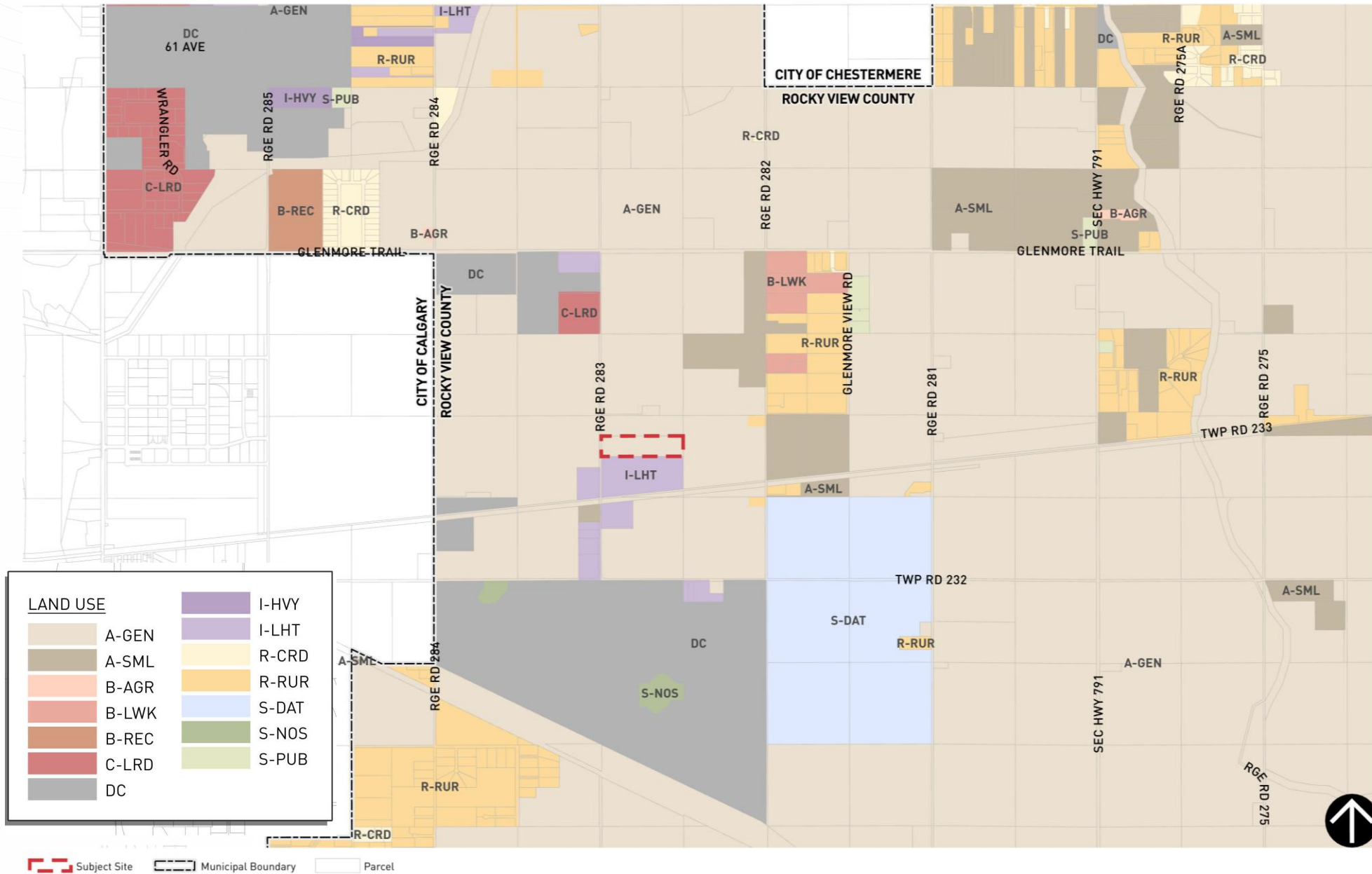
4.4 Existing Land Use

As illustrated by **Figure 4: Existing Land Use**, the subject lands are presently designated as Agricultural General (A- GEN) in accordance with the County's Land Use Bylaw (C-8000-2020).

The lands adjacent to Range Road 283 south of Highway 560 (Glenmore Trail) and north of Township Road 232 include an evolving mix of agricultural parcels interspersed with various business & direct control (business) land use designations. The parcel directly west of the subject lands includes a national carrier trucking service (Dafoe Trucking Ltd.) designated Business – Industrial Campus (B-IC). Parcels situated to the south Singer Transportation and a landscaping company (Sungreen Landscaping Inc.) and a tank cleaning contractor (Young Energy Serve Inc.) designated Business – Agricultural Services (B-AS) and Industrial -- Industrial Storage (I-IS).

The lands situated approximately 0.75 km to the north include a cluster of businesses featuring industrial metal & steel fabrication (Sifi Engineering & Fabrication Ltd. and Wasea Metal Industries) and a concrete masonry supplier (Basalite Concrete Products) designated General Business (B-2), and LaFarge recycling plant. A number of undeveloped parcels are situated directly north of this area which are designated Direct Control District (DC-112 and DC-146) each of which include site-specific regulations which accommodate a variety of business development opportunities consistent with this proposal.

FIGURE 4 EXISTING LAND USE



5.0 DEVELOPMENT CONCEPT

As illustrated by **Figure 5: Development Concept**, this MSDP contemplates the creation of a future Light Industrial storage yard to support outside storage of vehicles, equipment, materials and miscellaneous items associated with the Developer.

Access will be provided by Range Road 283 via the existing paved approach leading to a gravel driveway that will generally follow the alignment of the existing gravel driveway already developed within the parcel.

Stormwater will be managed within three to four (3 to 4) stormwater management facilities (SWMF) as illustrated on **Figure 5: Development Concept**. The overall design of the stormwater management system will ensure pre and post development surface drainage conditions are positively maintained, and the ponds will be sized in accordance with the County Servicing Standards.

Identified wetlands within the western north and south portions of the site are expected to be retained to be integrated with the design and function of the stormwater management facilities. The specific details relative to this wetland integration will be determined at the development permit stage.

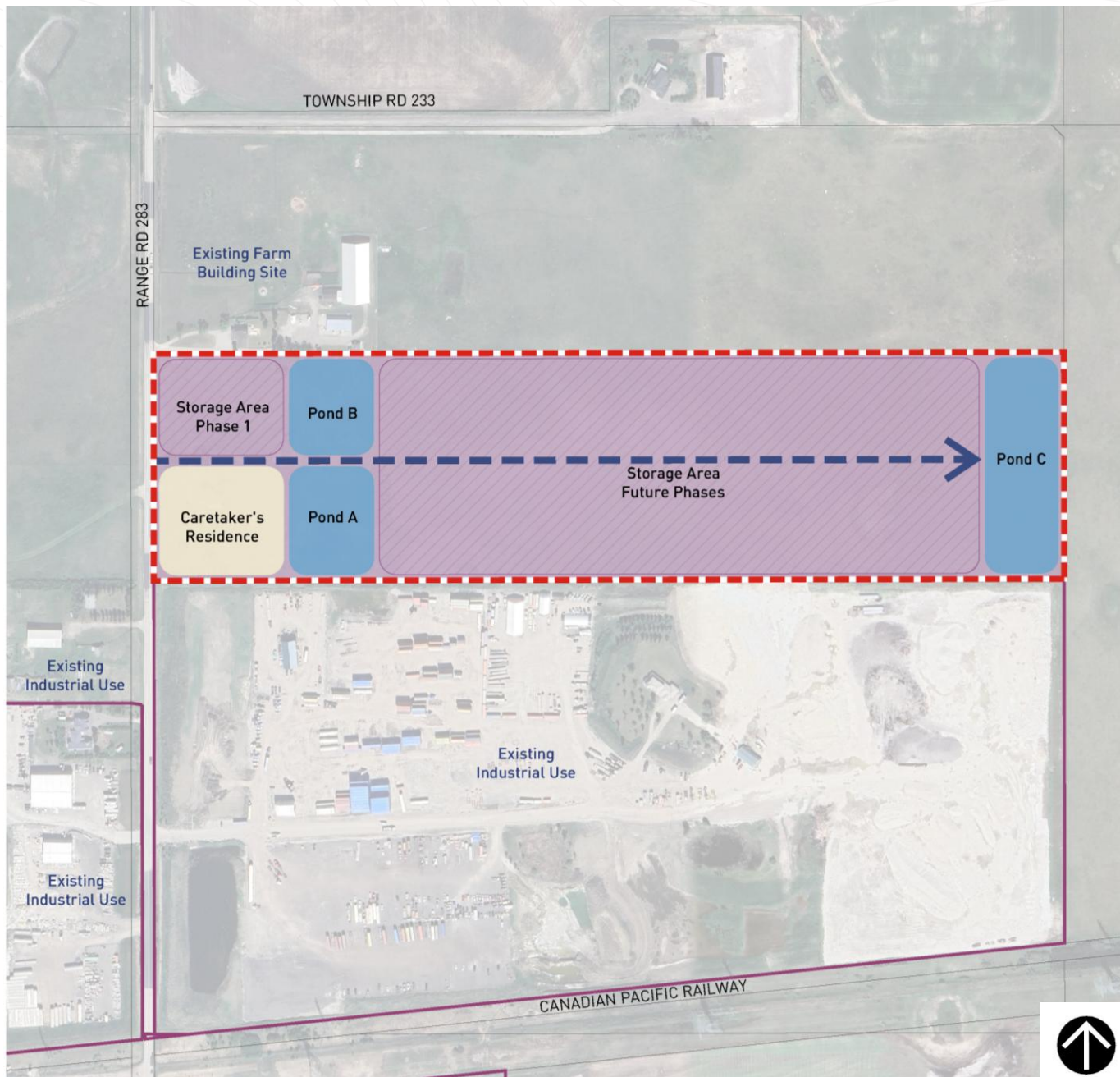
Landscaping will be provided in accordance with the requirements of the County's Land Use Bylaw and will generally be concentrated along the western boundary of the site to screen the light industrial storage area from Range Road 283 and provide an attractive gateway when viewed from surrounding lands.

The western portion of the property will be enclosed with security fencing, with extensive security measures anticipated. Any lighting contemplated within the site will be designed with dark-sky compliant fixtures.

The existing dwelling is anticipated to remain and will be converted to an office to support business operations and a caretaker's residence to provide surveillance and security during operating and non-operating hours.



FIGURE 5 DEVELOPMENT CONCEPT



- Subject Lands ±16.21ha (±40.07ac)
- Existing Land Use Boundary
- Internal Access Driveway
- Industrial, Light District
- Industrial, Light District Storage Area Phase
- Storm Pond
- Office/Residential

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6.0 ARCHITECTURAL & LANDSCAPING

6.1 Architectural Design Objectives

Detailed site plans for development will be provided at the development permit stage to address the following considerations:

- Specific size and location of industrial storage areas, stormwater management facilities and retained wetlands (if required);
- Size, setbacks and building heights and material finishes of any new structures in accordance with the requirements of the County's Land Use Bylaw (if required); and
- Treatment of parking, loading, signage and lighting in accordance with the County's Land Use Bylaw requirements (C-8000-2020).

6.2 Landscaping Objectives

Landscaping treatments should enhance the primary land use, define outdoor spaces, coordinate structures (if any) with the MSDP area, and provide visual screening along property lines abutting Agricultural land uses. Landscaping is expected to be concentrated along the north and western property lines, and shall be implemented in accordance with the following objectives:

- Soft landscaping should be concentrated in areas facing the municipal road frontage;
- Use of native plant materials is encouraged;
- Plantings should be organized in groupings rather than situated individually or in lineal rows;
- Where practical, site grading should divert surface runoff to benefit landscaping elements within the MSDP area; and
- A landscaping plan shall be prepared by a qualified professional at the development permit stage.

6.3 Lighting Objectives

Development within the MSDP area is not expected to include significant outdoor lighting. However, if required to support operations after dark and/or to provide security, the Developer will establish and maintain an outdoor lighting system in accordance with Part 5 of the County's Land Use Bylaw (C-8000-2020) as it pertains to Lighting. The overall lighting design will ensure that fixtures within the MSDP area minimize light pollution, glare and light trespass onto adjacent properties.

6.4 Signage Objectives

The implementation of signage within the MSDP area shall be consistent with the regulations established in Part 5 of the County's Land Use Bylaw (C-8000-2020). The Developer is required to affix signage on the security fence adjacent to the site's main access from Range Road 283.

6.5 Fencing Objectives

Initially, the Developer is proposing to enclose the westernmost portion of the site with security fencing in accordance with Part 5 of the County's Land Use Bylaw (C-8000-2020). However, given the relatively large size of the parcel, and the practical restrictions that would prevent access to the eastern portion of the site from adjacent lands, the Developer is not required to enclose the entire site with security fencing until the eastern portions of the site are developed in later phases. The specific design of the proposed fencing will be 6-foot chain link plus a barbed wire strand on top and privacy slats for the west boundaries of the developed storage area.

6.6 Agricultural Boundary Design Considerations

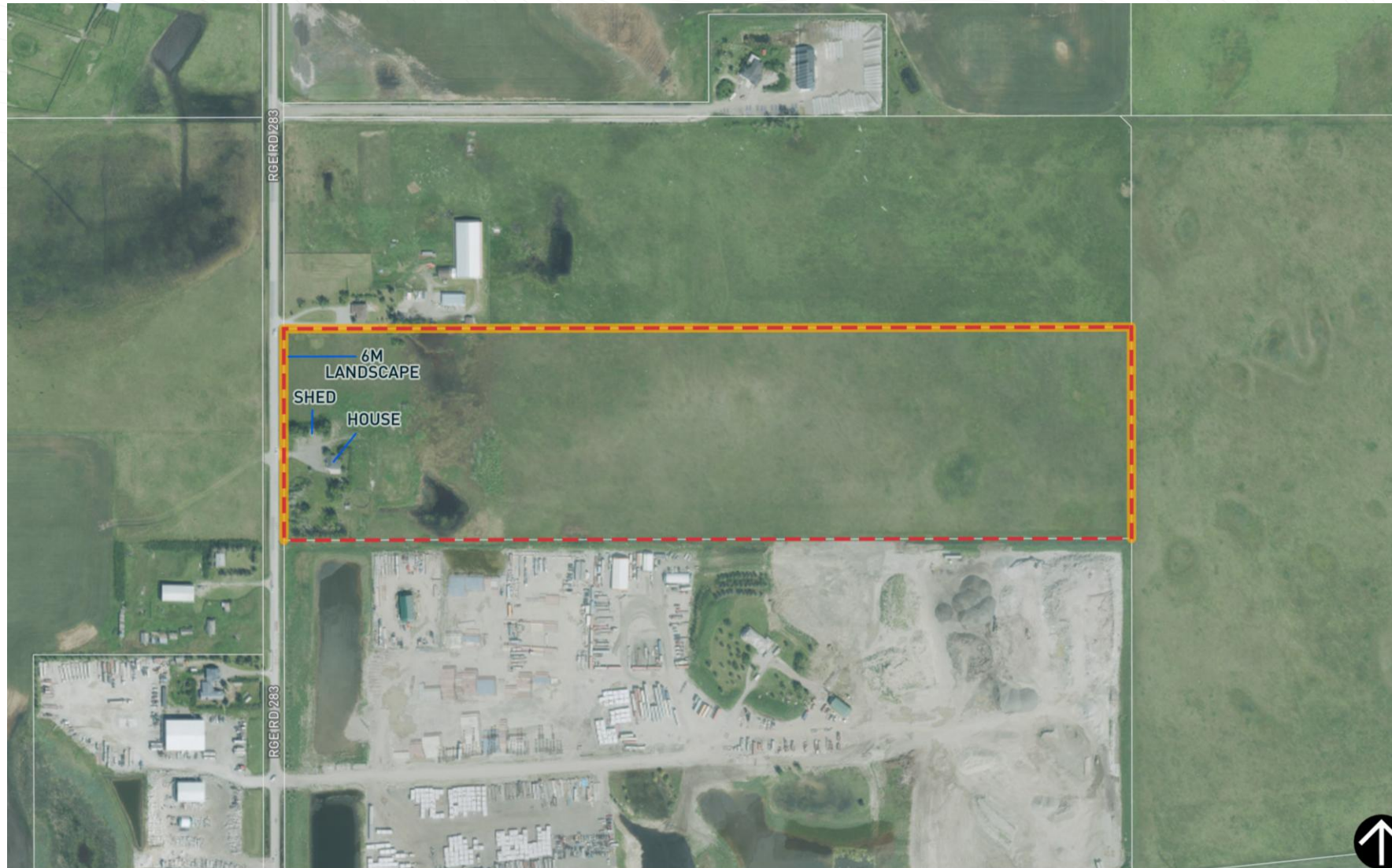
The south-western boundary of the MSDP area faces Range Road 283, and an existing industrial parcel designated I-LHT District. As such, the consideration of an appropriate boundary transition is not anticipated within the portion of the MSDP area facing the municipal road and along the southern boundary.

The MSDP area is surrounded by agricultural lands designated A-GEN to the north and east. Design considerations along these property lines should be implemented to minimize the potential for conflict with these existing agricultural parcels.

As illustrated on **Figure 6: Agricultural Boundary Design Considerations**, the Developer will propose specific design considerations at the development permit stage to implement the recommendations of the County's Agricultural Boundary Design Guidelines along the north and east boundary of the site as development occurs. Some measures already considered in the Development Concept include:

- Location of stormwater facilities along the Agricultural Boundary (ie north and east property lines) to provide visual separation between Light Industrial land uses in the MSDP area and the neighbouring agricultural uses.
- Road design: avoid creation of new roads along the boundary between Agricultural and non-agricultural lands. The proposed internal driveway is located in the centre of the MSDP area.
- Edge treatments: Boundary fencing will be installed where needed to support business operations to provide security and visual screening. A 6m wide landscaping screen will be provided along Range Road 283 as per Table 7 - Landscaping Standards of the Land Use Bylaw.

FIGURE 6
AGRICULTURAL
BOUNDARY
DESIGN
CONSIDERATIONS



Subject Site Agricultural Boundary Parcel

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7.0 TRANSPORTATION

7.1 Trip Generation Memo

A Trip Generation Memo was prepared to evaluate the expected site traffic and demonstrate that it is not expected to have a significant impact on the surrounding road network. The Memo evaluated the proposed land use for Outdoor RV Storage and historical data from a similar facility, Rockyview RV Storage, located 5 km from the site.

The Memo concluded that the development of Phase 1 is expected to add a negligible number of vehicle trips to the surrounding road network. Additionally, an upgrade of the site access is not required with Phase 1, but an upgrade of the site access to a Type II intersection will be required should future development exceed 8.2 acres.

As illustrated by **Figure 7: Transportation**, the developer will construct a gravel internal driveway to facilitate access to the future phases. The approach leading from Range Road 283 into the proposed RV Storage yard will be gravel and to private laneway standard at this point and be upgraded at future phases of development.

FIGURE 7 TRANSPORTATION



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8.0 UTILITY SERVICING

8.1 Servicing Concept

The proposed storage yard is not anticipated to require any new servicing to support on-site operations.

The existing dwelling is proposed to continue operating as a caretaker's residence, and as such, the existing groundwater well and private sewage treatment system (PSTS) will remain as is.

The location of these existing utility services is illustrated on **Figure 8: Utility Servicing**.

FIGURE 8
UTILITY
SERVICING



Subject Site

Existing Groundwater Well

Septic Field

Parcel

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9.0 STORMWATER MANAGMENT

9.1 Stormwater Management

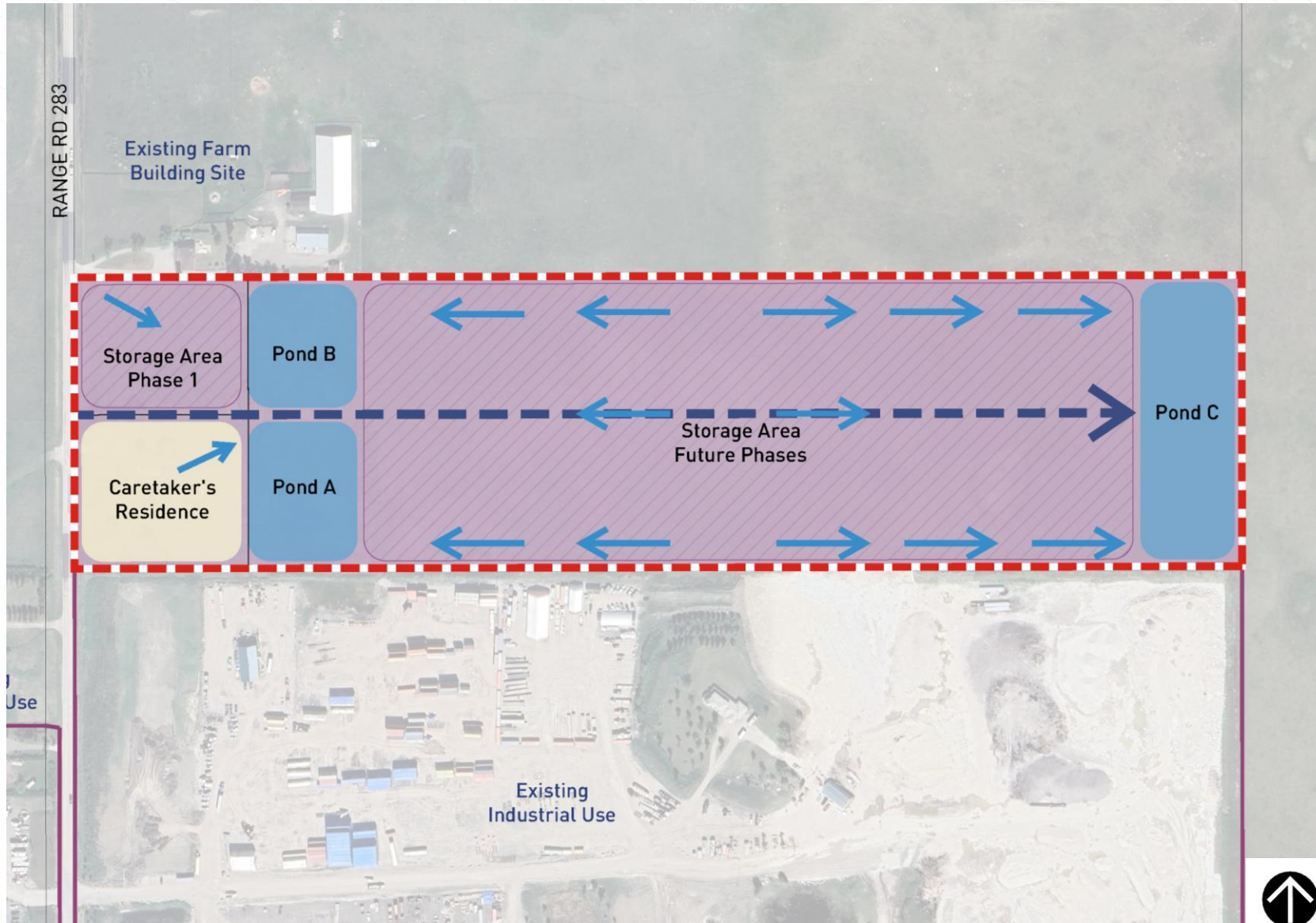
A Stormwater Management Report was prepared to establish expectation for managing stormwater within the proposed light industrial storage area. The report identifies a strategy to accommodate the safe collection, conveyance and retention of surface drainage within the subject lands in a manner than positively maintains pre and post development drainage conditions in accordance with the requirements of the County Servicing Standards and meets the requirements of Alberta Environment.

Topography slopes generally from east & west from a natural high point in the centre portion of the site. The design of this MSDP's stormwater management system will respect existing topography, where appropriate, to minimize surface grading requirements.

As illustrated on **Figure 9: Stormwater Management**, stormwater is to be managed within the MSDP area by an overland drainage system that directs surface flows from impervious areas into three (3) stormwater management facilities (SWMF) to be constructed within the west and east portions of the MSDP area in accordance with the following objectives:

- Follow Best Management Practices;
- Minimize the transference of drainage issues from one location to another;
- Not burden downstream properties with increased flow rates resulting from development of upstream properties;
- Ensure that downstream properties do not restrict or redirect upstream runoff that would have otherwise naturally flowed through their site; and
- Wetland preservation/protection per the Water Act.

FIGURE 9 STORMWATER MANAGEMENT



- Subject Lands ±16.21ha (±40.07ac)
- Existing Land Use Boundary
- Internal Access Driveway
- Stormwater Management
- Industrial, Light District
- Industrial, Light District
- Storage Area Phase
- Storm Pond
- Office/Residential

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The main findings and recommendations from the stormwater management report include:

- SWMF's in the form of evaporation ponds totaling +/- 3.3 ha is required to account for long term containment of stormwater runoff site. The storm ponds will consist of essentially 3 separate ponds (two ponds on the west portion of the site and 1 on the east).
- Emergency spill from the site shall be in line with current spill elevation of 1019.3 m for Ponds A&B, and 1022.3m for Pond C and;
- The site drainage does not feature any significant gutter, swales or ditches. Runoff is primarily sheet or shallow concentrated flow.

The stormwater management facilities will be owned, operated and maintained by the developer. The County may require an overland drainage plan and easement agreement be prepared at the development permit stage to legitimize the stormwater management facilities.

9.2 Wetland Preservation / Enhancement

The existing wetlands located in Future Phases are expected to be retained by the developer in association with the proposed stormwater management concept. Further assessment will be prepared at the development permit stage including a stormwater management design to determine more specific detail how the wetlands may be preserved.

“The proposed development of the MSDP area as a future Light Industrial storage yard will provide the County with an increased non-residential assessment which is consistent with Council’s strategic objective to support the long-term financial sustainability of the County”





10.0 POLICY ALIGNMENT

10.1 MDP General Planning Policies

The MSDP aligns with the Rocky View County Municipal Development Plan approved in September 2025 by meeting the Commercial, Office and Industrial design guidelines in 5.8 of the General Planning Policies.

10.1.1 Prairie Gateway District Area

The site is located north of the Prairie Gateway District Area and proposes complimentary land uses to the character and identify of Prairie Gateway.

An objective of Employment Areas in the County is to support co-location of compatible commercial and industrial uses that benefit from proximity to labour, markets, and regional transportation networks. With policies requiring Employment Areas to support a diverse mix of industrial and/or commercial uses that serve the broader community and region, while advancing the economic goals of the County.

Prairie Gateway is a large-scale industrial Employment Area with logistics and warehousing to the north of Township Road 232 and focuses on rail served industrial accessing the Canadian Pacific Kansas City (CPKC) mainline.

The MSDP aligns with the Prairie Gateway Development Priority to promote land use compatibility and support regional employment growth.

However, appropriate business sectors are identified as logistics and distribution centers, manufacturing and warehousing operations leveraging rail access. Given the limited servicing needs for the proposed land use, the location of this business is not appropriate within the Prairie Gateway Employment Area but is a complimentary land use in proximity to it, achieving wider MDP policies of Employment Areas servicing the broader community and region.

This position is supported by the market consideration that a dry industrial use such as Outdoor Storage does not require serviced land and therefore does not need to take away serviced lands from higher order uses that require such services in Prairie Gateway or other similar employment areas.

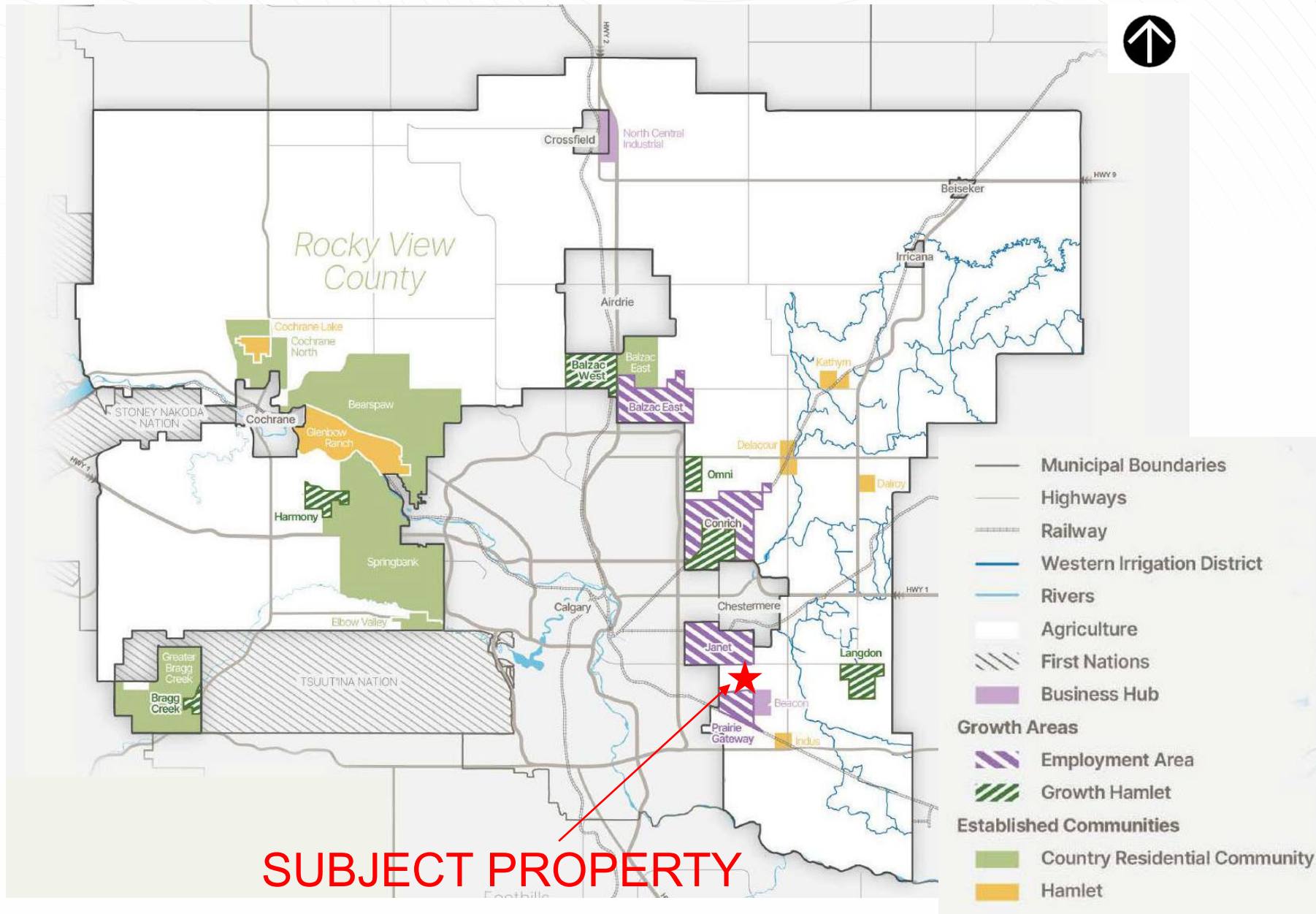


FIGURE 10
2025 MDP –
MAP 3
MANAGING
GROWTH

10.1.2 Financial Sustainability

The MSDP aligns with the Financial Sustainability Objectives to:

- Ensure growth is planned in a thoughtful, fiscally responsible, and efficient manner.
- Ensure development costs are primarily the responsibility of the developer.
- Ensure the County's tax revenues and expenses are appropriately balanced.

This MSDP aligns with a balanced assessment strategy towards non-residential tax base.

10.2 Additional Policy Alignment

Further, the MSDP aligns with the Councils Strategic Plan, Financial Management Strategy, and Policy C-710 Assessment and Tax Policy by adding to the non-residential assessment class. All development costs will be borne by the Developer, including off-site levies to be identified with the Development Permit application. The site will require minimal utility servicing, accommodate onsite stormwater management and contribute to the Regional Transportation Levy as development on the site expands.

10.3 RVC Economic Development Strategy 2023

The Strategy identifies transportation, warehousing and logistics as a key sector to focus economic development as the County is a logistics centre for western Canada. A Strategic Area of Focus: **Business Retention & Expansion** emphasizes understanding and responding to the needs of existing businesses to ensure they have the support they need to remain, grow, and become more competitive in the region. To create a supportive environment for existing businesses to thrive, and, in turn, contribute to the overall economic growth of the County.

The MSDP demonstrates the ability for the Developer to expand logistics business operations in the County in support of the Economic Development Strategy for the County as a whole.

10.4 Master Site Development Plan Requirements

The Municipal Development Plan provides a framework regarding specific design considerations that a Master Site Development Plan is expected to address, including the following:

B5.4 Master site development

1. A general introduction to the proposed development including a discussion of the vision and purpose of the proposal;
2. A description of the following:
 - any future building placement & setbacks;
 - any future building height and general architectural appearance;
 - any future parking & public lighting;
 - any future landscaping for visual appearance and/or mitigating measures;
 - Agriculture Boundary Design Guidelines; and
 - anticipated phasing;
3. Address technical issues identified by the County that are necessary to determine the project's viability and off-site impacts including (but not necessarily limited to) a wetland study , stormwater management plan, traffic impact assessment.

This MSDP has been prepared in accordance with these specific Municipal Development Plan policy requirements.

11.0 IMPLEMENTATION

11.1 Proposed Land Use

As illustrated by **Figure 11: Proposed Land Use**, the MSDP area is expected to be redesignated from Agricultural, General District (A-GEN) to Industrial – Industrial Light District (I-LT).

11.2 Proposed Subdivision

The owner does not contemplate any subdivision within the MSDP area to support this future proposed light industrial storage yard.

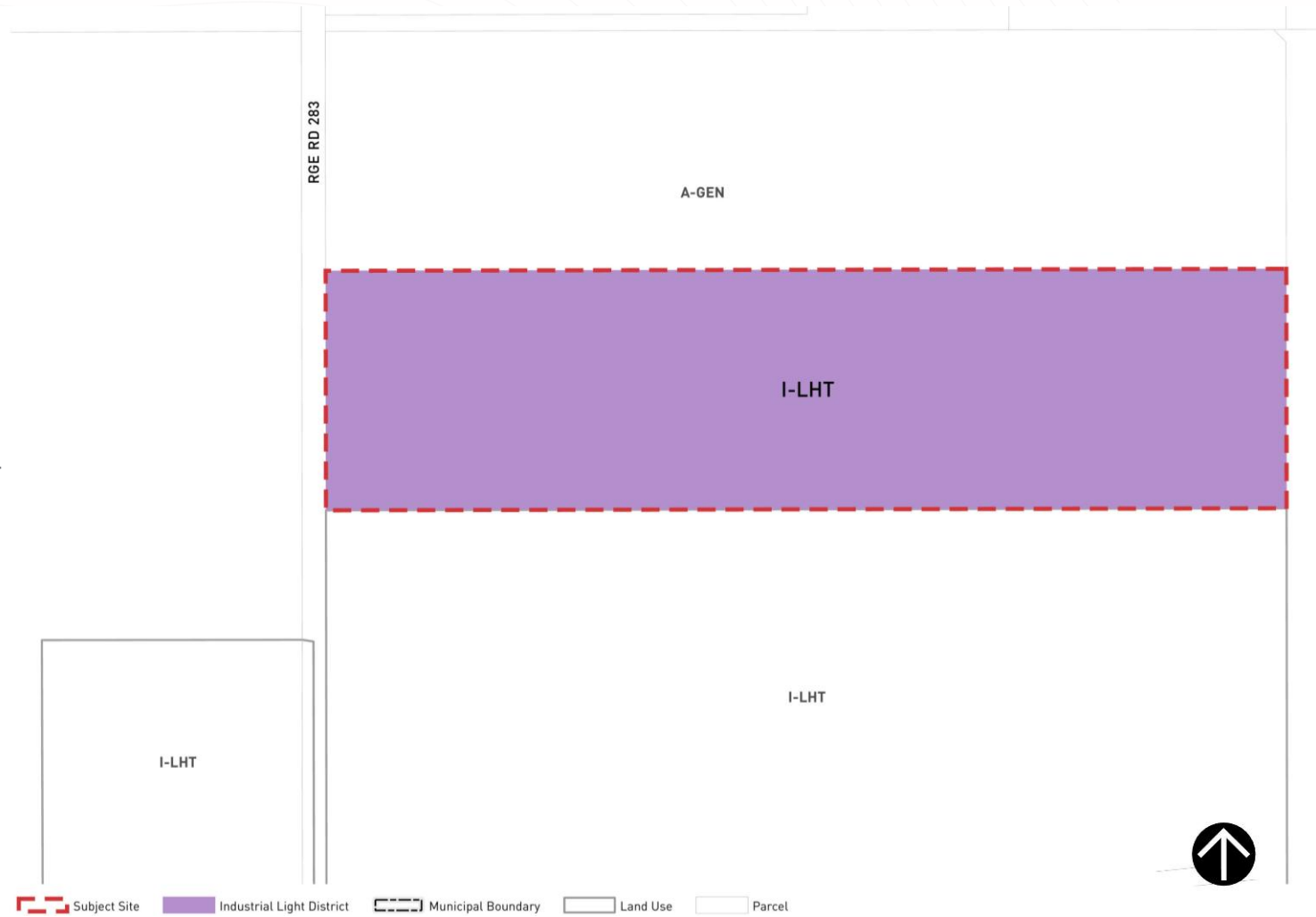


Figure 11: Proposed Land Use

11.3 Anticipated Development Phasing

The owner anticipates development within the MSDP area to proceed in one key phase with future phases to follow as needed. Phasing is generally described in **Figure 12: Anticipated Phasing**

Phase 1

- Approximately +/- 1.14 ha (+/- 2.82 ac);
- New approach from Range Road 283;
- Portion of internal driveway;
- Landscaping & fencing on west boundary of the development; and
- Conversion of existing dwelling to include an Office.
- The development area includes a portion of available yard west of the Caretaker's Residence (total area +/- 1.27 ha or 3.15 ac) and all of area labelled as Phase 1.

Future Phases

- Balance of developable land +/- 16.21 ha (+/- 40.07 ac);
- Extension of internal driveway;
- Development of Stormwater Management Facility starting with Pond A situated adjacent to the south boundary of the site; and
- Wetland preservation/enhancement as part of the Stormwater Management Facility.

Future phases as shown in Figure 12

Notwithstanding the general phasing program contemplated by this MSDP, the owner may decide to develop the light industrial storage yard as a single phase or in multiple phases with required infrastructure as per a development permit.

11.4 The Development Permit Process

Improvements required to support this project will be constructed by the developer in accordance with a development permit process which is expected to be evaluated in accordance with specific matters such as:

- Overall Site Plan;
- Building elevations (if new buildings are required);
- Detailed engineering drawings for private utility infrastructure (if required);
- Access Plan;
- Landscaping Plan;
- Signage Plan;
- Lighting Plan (in accordance with the County's LUB dark sky requirements);
- Confirmation of stormwater management (including overland drainage ROW and easements);
- Erosion & sediment control plan;
- Construction management plan;
- Weed management plan;
- Securities (if required); and
- Other matters as may be required by the RVC Development Authority.

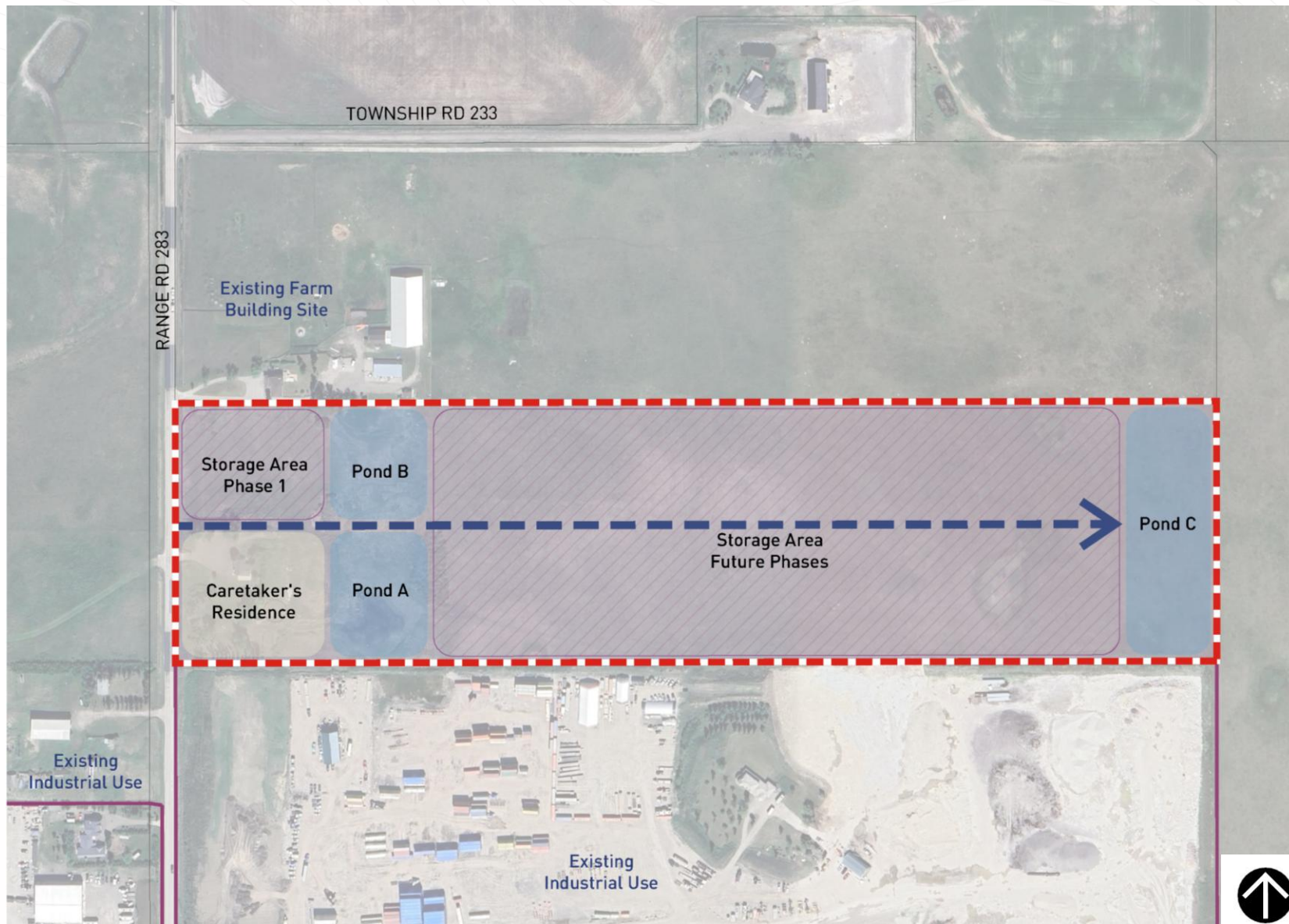


FIGURE 12
ANTICIPATED
PHASING



SUPPORTING TECHNICAL STUDIES

(SUBMITTED UNDER SEPARATE COVER)

1. Desktop Wetland Assessment & Impact Report by Western Water Resources (WWR) Inc., July 2026
2. Conceptual Stormwater Management Plan, Osprey Engineering Inc., June 2026
3. Transportation Memo, Bunt & Associates, July 2026

APPENDIX A

Community Consultation

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COMMUNITY CONSULTATION

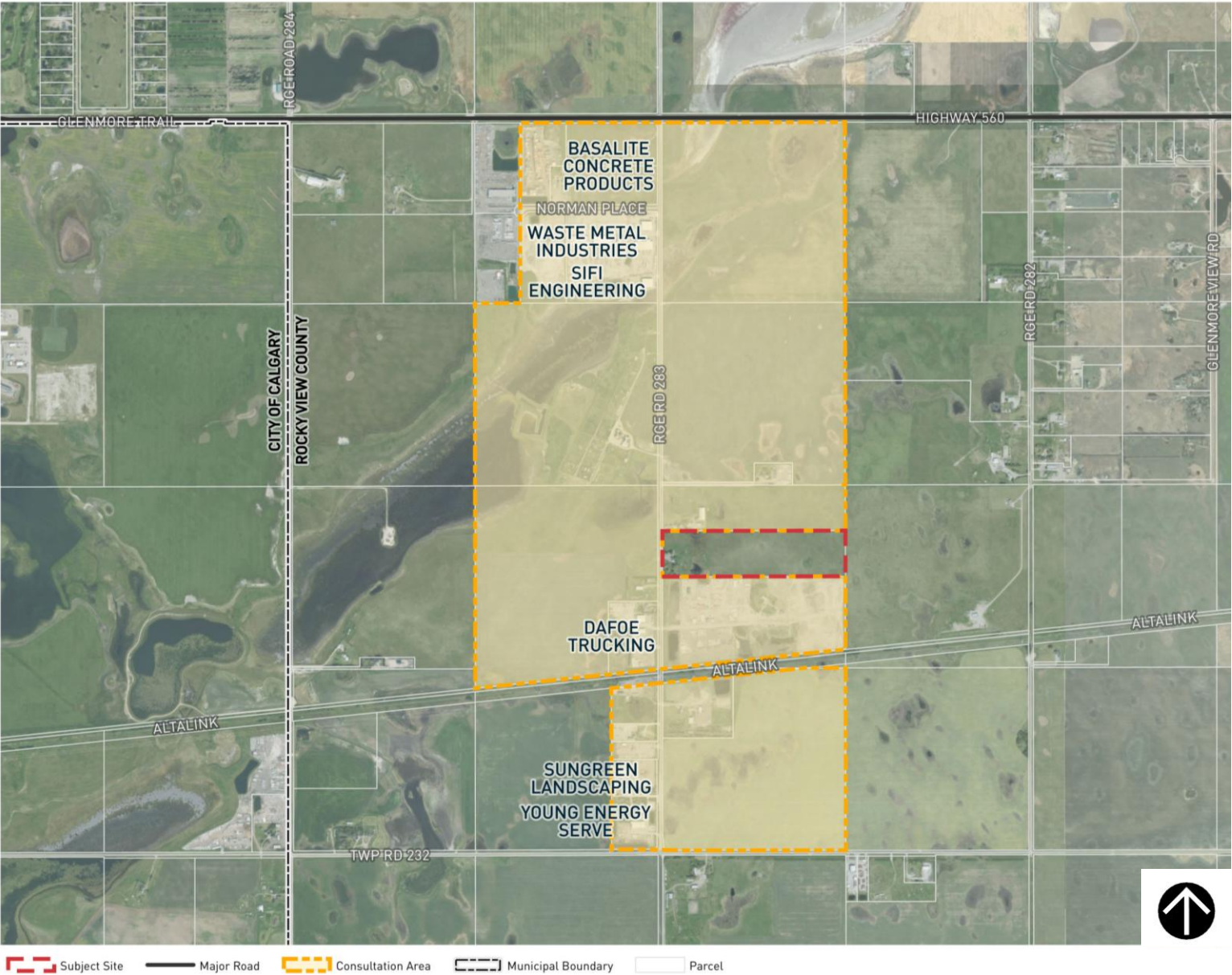
As part of the initial application submitted in 2025, Community Consultation was required as part of an MSDP application as per the County Plan. Community Consultation was conducted in advance of submitting the application. The previous Planning consultant (Planning Protocol) met on two occasions with all owners as illustrated by **Figure 13: Stakeholder Consultation Areas*** to review the general nature of the proposed development and determine if affected landowners had expressed concerns. Four letters of support were received. No letters of objection were received.

The Rocky View County Municipal Development Plan now does not require Community Consultation as part of the MSDP application. However, the landowner consulted with their neighbours in the Stakeholder Consultation Area in June 2026 and received three additional letters of support.

The Community Consultation process and letters of support from 2025 and 2026 are included in the *Community Consultation Update Memo*.

1 letter of support received in June 2026 is outside the original Community Consultation area as shown in **Figure 13.*

FIGURE 13
STAKEHOLDER
CONSULTATION



APPENDIX B

County Plan Alignment*

**The initial application was submitted when the County Plan was the Municipal Development Plan. For continuity of the application materials, the following section outlines the MSDP's alignment with the County Plan.*



COUNTY PLAN ALIGNMENT

The County Plan Business Area Policy Framework

The County Plan promotes various types of business areas that provide multiple benefits to the social, economic and environmental fabric of the municipality. The County Plan includes a hierarchy of business development categories including three (3) types of business development opportunities described as regional business centers, highway business areas and hamlets as illustrated by **Figure 10: County Plan - Map 1 Managing Growth**.

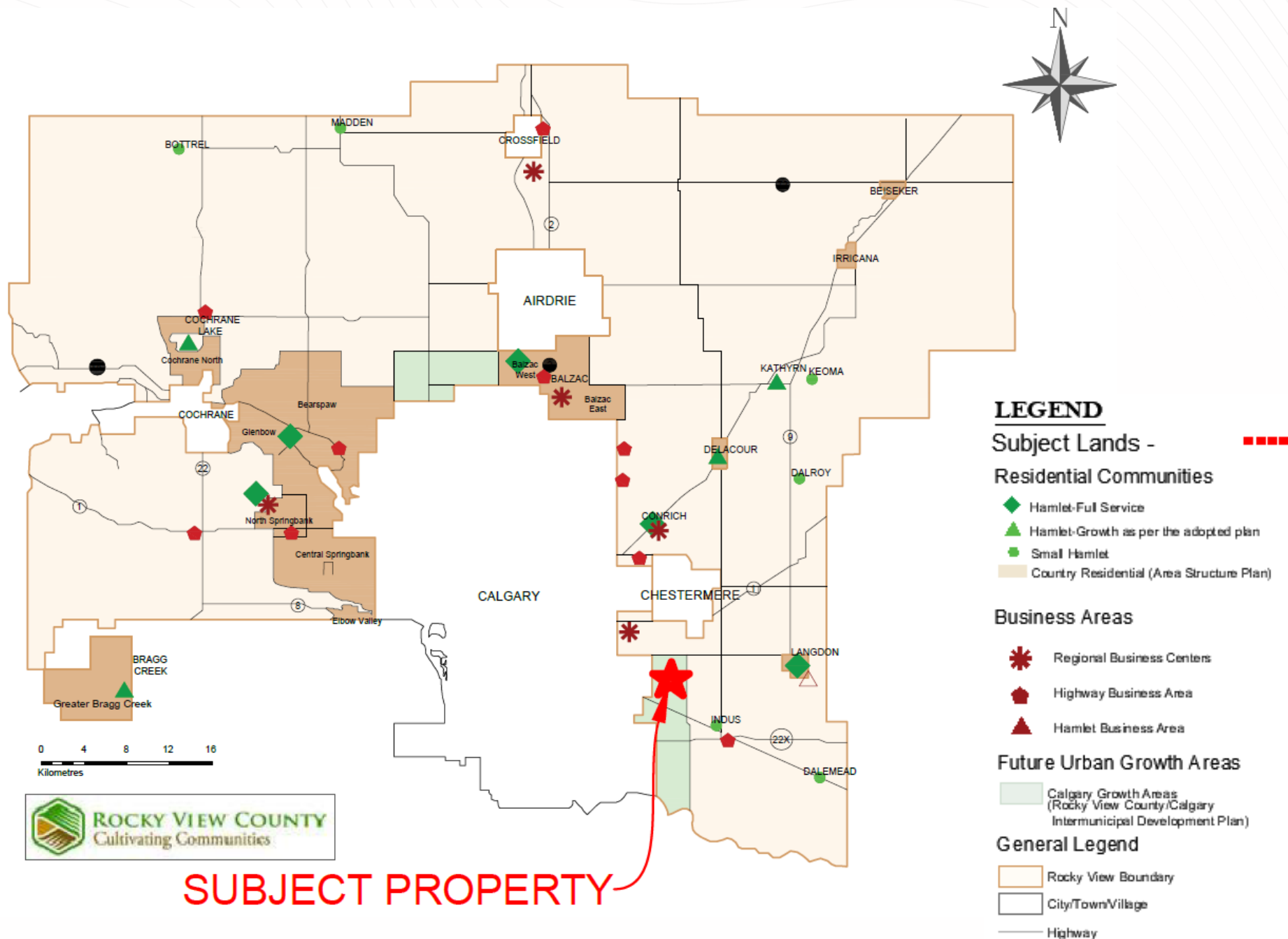
It is noted that this MSDP area is located in an identified area that supports one of the three (3) types of business development contemplated by the County Plan. As such, the proposal has been prepared in accordance with Sections 14.19 – 14.22 of the County Plan which allow for types of 'Other Business Development'.

Other Business Development

The County Plan's Other Business Development policies establish a framework to consider new business development within areas specifically identified on **Figure 10: County Plan - Map 1 Managing Growth**. Proposals for Other Business Development must include a rationale for why it cannot be located in an identified business area and shall be evaluated in accordance with the following criteria:

- Be limited in size, scale, intensity and scope;
- Have direct access to a paved County road or Provincial highway;
- Supported by a Traffic Impact Assessment (TIA); and
- Minimize adverse impacts on existing adjacent developments.

**FIGURE 14
COUNTY PLAN
- MAP 1
MANAGING
GROWTH**



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This MSDP has been prepared in accordance with the County Plan's Other Business Development provisions and responds to the above-referenced evaluation criteria as follows:

- The owner's existing light industrial operations yard in Calgary is already exceeding capacity;
- The subject land is located within the City of Calgary's 'future industrial growth corridor' in accordance with the Rocky View County / City of Calgary Intermunicipal Development Plan (IDP);
- The subject land is located within an area supported by existing regional transportation infrastructure that is ideally-suited for proposed future light industrial storage yard;
- The future light industrial storage yard will be accessed by RR 283 (a paved County road) which is serviced by existing improved intersections with Highway 560 and Township Road 232;
- The Traffic Impact Assessment (TIA) prepared with this MSDP concludes that the proposed development can proceed without requiring off-site upgrades to the regional transportation network;
- The MSDP contemplates a proposed business development within a relatively discreet +/- 16 ha (+/- 40 ac) area which is limited in size, scale, intensity & scope and located outside the boundary of an adopted Area Structure Plan, however there are two recently approved ASP immediately to the south that promote similar activities; and
- Development within the MSDP area is not expected to create negative impact to the existing adjacent parcels given proposed screening and buffer areas.

Master Site Development Plan Requirements

The County Plan provides a framework regarding specific design considerations that a Master Site Development Plan is expected to address including the following:

1. A general introduction to the proposed development including a discussion of the vision and purpose of the proposal;
2. 2. A description of the following:
 - » any future building placement & setbacks;
 - » any future building height and general architectural appearance;
 - » any future parking & public lighting;
 - » any future landscaping for visual appearance and/or mitigating measures;
 - » any future agriculture boundary design guidelines; and development phasing;
3. A summary of the Applicant's community consultation and results; and
4. Technical issues identified by the County that are necessary to determine the project's viability and offsite impacts including (but not necessarily limited to) a wetland study , a geotechnical investigation, stormwater management plan, traffic impact assessment and utility servicing brief.

This MSDP has been prepared in accordance with these specific County Plan policy requirements.