


**MISCELLANEOUS PLANNING ITEM  
 PLANNING AND DEVELOPMENT REPORT TO COUNCIL  
 WAKEFORD BUSINESS PARK OUTLINE PLAN  
 October 16, 2024**

<b>APPLICATION INFORMATION</b>		<b>File No. 24R027</b>
	Request for Council’s consideration regarding proposed amendments to the Wakeford Business Park Outline Plan.	
	<b>LANDOWNER:</b> Earl Wakeford Holdings Inc.	
	<b>AGENT:</b> B & A Studios (Ken Venner / Zane Davey)	
Council is requested to provide direction on the required amendments to the Wakeford Business Park Outline Plan to facilitate drafting of revisions to the Outline Plan, prior to further consideration by Council:		
<b>DIVISION NO:</b> 1	<b>COUNCILLORS:</b> Rob Siewert	<b>FILE MANAGER:</b> Coreena Carr

**BACKGROUND**

On September 18, 2024, Council passed a resolution to postpone its decision on the Wakeford Business Park Outline Plan to allow for a future development of a business park within Ptn. SW 18-19-28-W4 and Plan 211509, Block 1, Lot 1 & 2, N.W. 18-19-28-W4, and directed administration to come back with suggested amendments to the Outline Plan, further to concerns brought forward at the public hearing, for Council’s future consideration.

Concurrently, Council gave first reading to Bylaw 50/2024 to allow for the redesignation of a portion of SW 18-29-28-W4 and Plan 211509, Block 1, Lot 1 & 2, N.W. 18-19-28-W4 from Agricultural District and General Industry District to Business Park District, General Industry District, and Municipal Reserve to allow for the future subdivision of nine (9) Business Park District lots, ten (10) General Industry District lots, and three (3) Municipal Reserve District lots leaving an Agricultural District balance.

Prior to further consideration of the bylaw, the applicant will be required to submit the following:

1. Attain Council’s approval of the Wakeford Business Park Outline Plan.

Upon approval of the Outline Plan, additional conditions will be imposed and will need to be met before further consideration of the Bylaw.

## **PURPOSE OF REQUEST**

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Staff has compiled a list of potential amendments to the Wakeford Business Park Outline Plan for Council's consideration further to the public hearing. This list of potential amendments to the Outline Plan is included as **Appendix A** to this report.

Council is requested to provide direction to inform the applicants on required amendments to the Wakeford Business Park Outline Plan to facilitate drafting of revisions to the Outline Plan, prior to further consideration by Council:

## **APPENDICES**

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### **APPENDIX A: Potential Outline Plan Amendments**

## APPENDIX A – OUTLINE PLAN AMENDMENTS FOR COUNCIL CONSIDERATION

### WAKEFORD OUTLINE PLAN – POTENTIAL OUTLINE PLAN AMENDMENTS

#### REQUIREMENT OF APPROVAL:

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**NOTE:** Development on the subject lands at this time if Council allows an exemption to the phasing strategy as outlined in Section 10.1 of the H2AASP. If Council were to do so, the approval may wish to note the following:

*Council is willing to grant an exemption to the phasing strategy under Section 10.1 of the H2AASP for development of the lands identified as Phase I lands under the Outline Plan.*

*Any additional or future of development under the Outline Plan will be dependent upon additional piped servicing being brought to the area.*

#### POTENTIAL CONSIDERATIONS FOR DISCUSSION:

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1. Council may wish to consider whether the developer will be required to have agreements in place for acquisition of the CPKC rail right of way lands. Utilization of the CPKC right of way lands for a comprehensive long term access strategy for the plan area and adjacent lands would be recommended and preferred.
  - In advance of acquisition of the CPKC right of way, the Outline Plan could identify a crossing of the CPKC right of way, from the Outline Plan area to the lands east of the railway right of way and include an agreement for sale by caveat over a 40m strip of land adjacent to the east side of the CPKC right of way. Terms could outline that, when the acquisition of the CPKC right of way is acquired, the agreement for sale could be amended to 10m in width and combined with the CPKC right of way to allow for a future road dedication of 40m.
2. Does Council wish to require that any further phasing outside of the Phase I area shown on the proposed plan (balance lands) or the lands to the east, will require additional piped servicing to be brought to the site for use (Water and Wastewater).
3. Council may wish direct staff to proceed with collaborative planning with the Town of High River regarding an Access Management Strategy for the of 498 Ave./Highway 543 corridor.

#### Administration suggests that Council consider requiring that the following amendments to the Outline Plan be incorporated prior to Council approval:

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##### A. TRANSPORTATION

1. The site plan shall be redesigned to include only one accessing intersection off Highway 2A.
2. An updated Traffic Impact Assessment be provided to support the redesign with one access off Highway 2A at the current speed of the highway including outlining the necessary improvement to support the access location.
3. The necessary road widening at the south end of Highway2A as noted by public works shall be provided at subdivision of Phase 1 and identified in the Outline Plan. (South end 53m while the north end is approximately 60m).
4. Any road widening necessary for the potential twinning of Highway 2A, to be taken at subdivision of phase I.
5. Redesign of the internal road system should take into consideration the future alignment with access to the north.

6. An Access Management Strategy (including necessary supporting information) should be identified in the Outline Plan to address access to the lands to the north, east and the CR parcel being Plan 2011371 Blk 1 Lot 1, to the satisfaction of the County, ATEC, and Alta Link.
  - This strategy could include temporary access to the lands to the north and CR parcel, until such time as the future permanent access is required.
  - Policy should be included in the Outline Plan identifying who is responsible for the development of the future road construction and timing of construction in areas where future dedication is provided for connectivity in accordance with the proposed Access Management Strategy.
  - Dedication of future road acquisition, easement right of ways, etc., to support the Access Management Strategy should be identified in the Outline Plan and preserved by Caveat at subdivision of Phase 1 lands.

## **B. MUNICIPAL RESERVE/OPEN SPACE**

1. The site plan shall be redesigned to incorporate a developable Municipal Reserve parcel on the site (Policy 5.3.3 of the H2AIIASP).
2. Confirmation is required that there is no conflict with the proposed pathway location and future road widening along Highway 2A and pathway location takes into consideration any widening with the future twinning of Highway 2A. Requirements for road widening shall be incorporated into the site plan.
3. Consideration should be given in the redesign to pathway connections in the area for the overall plan to ensure that future connectivity can be achieved.

## **C. ENVIRONMENTAL CONSIDERATIONS:**

1. Biophysical Assessment (in accordance with Section 9.2.5 of the H2AIIASP) or Wetland Assessment Impact Report completed to provide information on the requirements for protection of drainage areas or wetland on site.
2. Consideration should be given to the protection of the minor drainage course and or wetland in southwest corner of the site if deemed necessary further to recommendations by the above noted studies.
3. Information on any modifications proposed to the drainage course or wetland area to be included within the plan with information on timing of such with respect to plan phasing.
  - Policy should be including in the Outline Plan that all necessary approvals from AEPA for modifications of the drainage course or wetland will be obtained by the Developer for such.

## **D. WATER & WASTEWATER SUPPLY**

1. If the plan is intended as a limited-service style development as noted at the public hearing, this should be explained, and information should be provided in the Outline Plan on how this may be enforced and/or amended when full services are provided for the plan area.
2. Confirmation that the allowable flow provided from the existing water line will be adequate water to service the development, including fire flow, shall be provided prior to approval of the Outline Plan.
3. A commitment for payment of off-site levies and connection fees associated with water and wastewater servicing, and a commitment to Deferred Servicing Agreement must be included in policy statements in the Outline Plan.

## **E. STORMWATER MANAGEMENT**

1. A Master Stormwater Plan outlining how the stormwater will be managed on the lands to the west of the CPKC Railway right of way, to demonstrate that the stormwater can be appropriately managed within the plan area.
  - This report is required prior to approval of the Outline Plan and should be referenced in the Outline Plan.
2. At the public hearing, a secondary stormwater distribution system to provide water for fire suppression was introduced.
  - If storm ponds are proposed for fire suppression due to lack of fire flow, sufficient information is required within the Outline Plan with respect to how these storm ponds will be managed and maintained, where they will be located, how they will be accessed (in particular by emergency services) and who will be responsible for maintenance.
3. A detailed Stormwater Management report to the satisfaction of Public Works for each proposed phase of development in the Outline Plan.
  - This report is required at subdivision.

## **F. PHASING**

1. Clarification on proposed phasing.
  - If the development within each phase in the Outline Plan may be subdivided in sub-phases, the Outline Plan should clearly outline such.
2. Policy must clearly identify that an Outline Plan amendment is required to develop additional lands other than what is outlined in the phasing strategy within the plan. This does not include the future phasing area identified for illustration purposes.

## **G. OTHER TECHNICAL INFORMATION AND STUDIES**

1. Environmental Impact Assessments (in accordance with Section 9.2.6 of the H2AIASP) to be completed on lands within the plan area (more specifically in close proximity to the CPKC Railway right of way adjacent to the plan area to identify any areas of potential contamination associated with the railway).
  - This may be required at subdivision of Phase I.
2. A Historical Resource Impact Assessment and/or clearance from the Ministry of Arts, Culture and Status of Women may be required at the subdivision stage of the approval process.

## **H. GENERAL AMENDMENTS:**

1. Applicants to provide written response from CPKC and Altalink with respect to any requirements for crossing of the right of way, future road alignment, setbacks, etc.
2. If the Agricultural strip of land remains further to a redesign, information on how this parcel will be accessed should be included within the Outline Plan.
3. The Outline Plan shall be amended to clearly include policy to ensure that all development within the plan area, including landscaped buffers, are constructed in accordance with the H2AIASP Design Guidelines and Foothills County Screening Standards where applicable.
4. More information is required on what is proposed for the entrance feature including the location, timing, what is included (to understand what permits will be required), and details on who will be responsible for the installation and maintenance of such.
5. The plan should include a more thorough analysis of how the application does and does not align to H2AIASP policy and/or conversely provide rationale for why the application should move forward if it does not align with relevant municipal policies.

6. General amendments including clerical and typographical errors, completion of legends on figures recommended in the staff review are to be completed.