



# Section 28, Township 52, Range 26, West of the 4th Meridian

## Outline Plan

Including the Highlands Business Park Study Area

*Parkland County*

*February 2017*

*Highlands Business Park LP*

Prepared by:  
Stantec Consulting Ltd.  
Executive Place  
#1100, 4900 Ross St  
Red Deer, AB



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# 1.0 Introduction

## 1.1 PURPOSE AND OUTLINE PLAN LOCATION

The purpose of the Section 28-52-26-W4M Outline Plan (“Outline Plan”) is to describe the vision, development objectives, proposed land use, engineering, and phasing for Section 28, Township 52, Range 26, West of the 4th Meridian. This section of land is in the southern portion of Zone 7 inside the *Acheson Industrial Area Structure Plan* boundary, within Parkland County; approximately 8km west of the City of Edmonton.

The Outline Plan location is shown on **Figure 1 - Location Plan**. This boundary was chosen in consultation with Parkland County to provide a logical planning area to guide future development, and maintain consistency throughout the section. Legal boundaries of the Plan Area are shown on **Figure 2 - Legal Boundary**.

The Outline Plan is intended to support the existing vision and policies as identified in the *Edmonton Metropolitan Region Growth Plan*, *Parkland County’s Municipal Development Plan No. 37-2007*, and *Acheson Industrial Area Structure Plan Bylaw No. 2014-29*. As per these existing planning documents, the Plan Area is intended to provide additional employment opportunities for the Capital Region by creating additional opportunities for industrial development. This Outline Plan has been prepared in accordance to the policies of *Parkland County’s Outline Plan Policy* which are described in **Section 2.1 Statutory Plans**.

The Section 28-52-26 W4M Outline Plan is a result of collaboration between Highlands Business Park LP, V3 Companies of Canada Ltd, Stantec Consulting Ltd, and Parkland County. The Outline Plan has been completed in accordance with existing planning for the *Acheson Industrial Area Structure Plan (ASP)*, as further identified in **Section 2 Planning Context**.

## 1.2 STUDY AREAS

This Outline Plan is intended to be a stand-alone document that can be used to describe planning for the entire Outline Plan Area (“Plan Area”). As planning is undertaken for smaller parcels of land (“Study Areas”) amendments to this Outline Plan will be required. To facilitate ease, as detailed information regarding Study Areas is added to the Outline Plan, sections shall be amended where necessary.

## 1.3 APPROVAL PROCESS

Approval of the Section 28-52-26 W4M Outline Plan will be undertaken as per the *Parkland County Outline Plan Policy C-PD 33, Outline Plan Procedure C-P33-P1 and Outline Plan Approval Process Flowchart*.

Following confirmation of compliance by Parkland County's planning department, the Outline Plan shall be referred to Council with a recommendation that Council may adopt the proposed Plan by resolution, defeat the proposed Outline Plan, or refer the Outline Plan back to administration for further consideration.

### 1.3.1 Landowner and Public Engagement

The Outline Plan has been created to respect the existing planning described in the *Acheson Industrial ASP*. In addition to following past planning, the Developer has engaged existing landowners in the Plan Area, shown in, to provide a review of the proposed development and solicit their comments.

- 1.3.1.1 Major amendments to the Outline Plan, undertaken for each individual Study Area, shall include public consultation completed to the satisfaction of Parkland County.

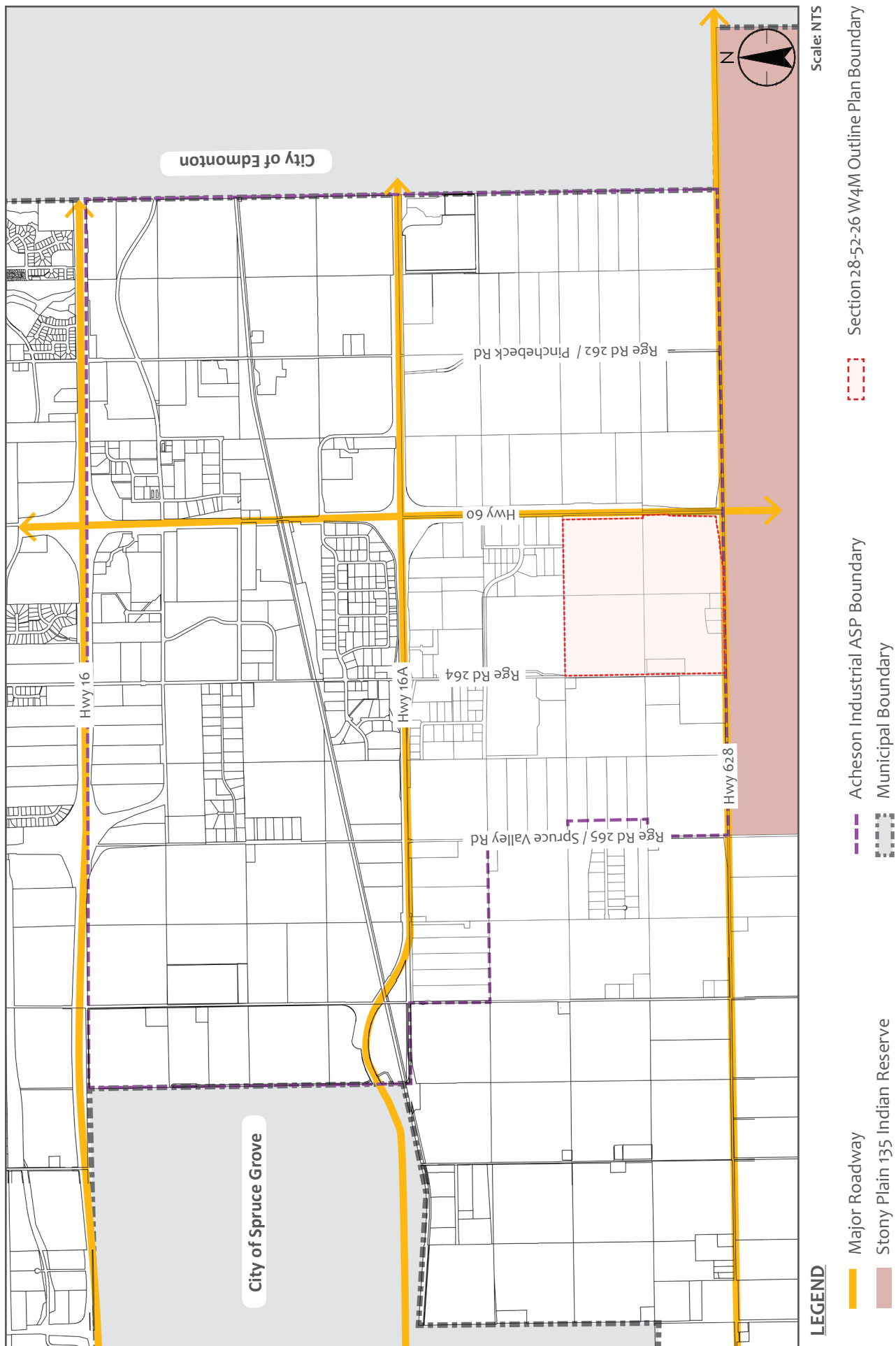
Public consultation undertaken to support the Highlands Business Park Study Area is included in **Appendix A Consultation Plan**.

**Table 1 - Land Ownership**

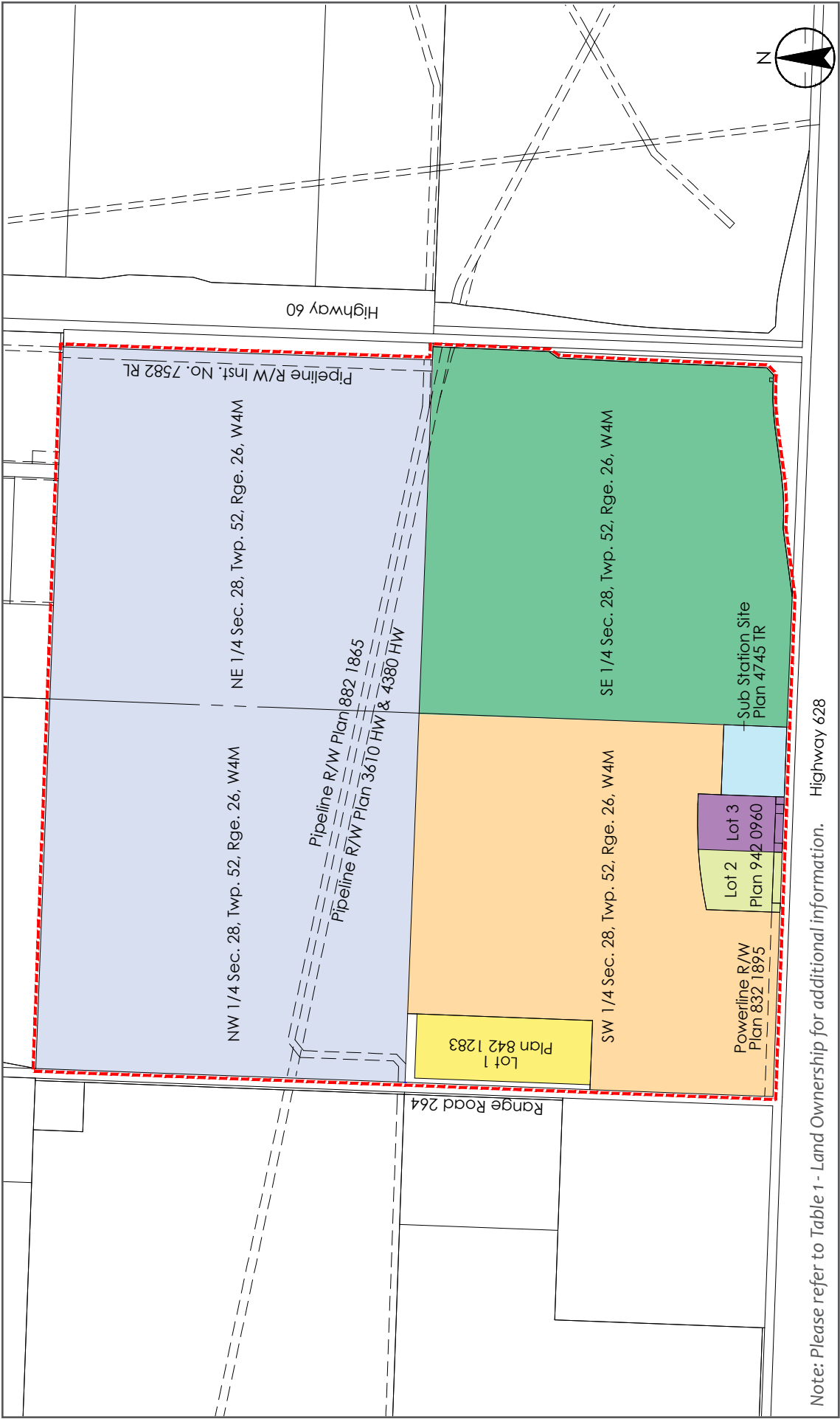
Land Description		Hectares	Acres	Ownership
Section 28-52-26 W4M Outline Plan Area		252.7	624.4	Various
Highlands Business Park	NW ¼ Section 28-52-26-W4M	64.7	160.0	Highlands Business Park GP
	Title: 152 232 737	64.7	160.0	Highlands Business Park GP
	NE ¼ Section 28-52-26-W4M	61.7	152.5	Highlands Business Park GP
	Title: 152 232 737 +1	61.7	152.5	Highlands Business Park GP
SW ¼ Section 28-52-26-W4M		64.7	160.0	Various
Title: 042 560 197		51.4	127.0	Elaine Secord
Sub-Station Site Plan 4745TR		2.1	5.2	AltaLink Management Ltd.
Lot 1 Subdivision Plan 8421283		1.2	2.9	Mark P Shafer, Judith M Shafer, Carla Maclean
Lot 2 Subdivision Plan 9420960		6.1	15.0	Raion Investments Inc., 1873207 Alberta Ltd.
Lot 3 Subdivision Plan 9420960		4.0	10.0	1451728 Alberta Ltd.
SE ¼ Section 28-52-26-W4M		61.5	151.9	Her Majesty the Queen in Right of Alberta as Represented by Minister of Transportation
Title: 012 186 862		61.5	151.9	Her Majesty the Queen in Right of Alberta as Represented by Minister of Transportation

Note: All land areas in this table are based on legal land titles and may vary (+/-) from cadastral information.





**FIGURE 1 - LOCATION**  
Section 28-52-26 W4M Outline Plan



Note: Please refer to Table 1 - Land Ownership for additional information. Highway 628

**LEGEND**

- Utility Right-of-Way
- Owner: Highlands Business Park GP
- Owner: Elaine Secord
- Owner: AltaLink Management Ltd.
- Owner: Mark P Shafer, Judith M Shafer, Carla Maclean
- Owner: Raion Investments Inc & 1873207 Alberta Ltd.
- Owner: 1451728 Alberta Ltd.
- Owner: Alberta Transportation

Scale: NTS

Section 28-52-26 W4M Outline Plan Boundary

# FIGURE 2 - LEGAL BOUNDARY

Section 28-52-26 W4M Outline Plan

# 2.0 Planning Context

The Highlands Business Park Outline Plan is guided by a hierarchy of planning documents. These documents were reviewed and referenced to ensure the Outline Plan aligns with the larger planning framework. As amendments to the Outline Plan are undertaken, all relevant documents shall be reviewed to ensure conformity at the time of approval.

## 2.1 STATUTORY PLANS

### 2.1.1 Edmonton Metropolitan Region Growth Plan (2016 Update)

Parkland County is a member of the Capital Region Board which is comprised of 13 municipalities in the Edmonton Capital Region. The *Edmonton Metropolitan Region Growth Plan* (EMRGP) provides a 50-year vision for the region as well as principles and policies to guide growth over the next 30 years through integrated land use, infrastructure, and transportation, with an emphasis on sustainable communities.

#### 2.1.1.1 Planning Elements

The Outline Plan Area is identified in the EMRGP as located within a Metropolitan Area. The Metropolitan area encompasses the highest concentration of existing and future development in the Region and reflects the general direction of future growth. This area is intended to accommodate intensified employee density and growth. As per direction of the EMRGP, the Outline Plan Area is intended to provide additional employment opportunities for the Capital Region.

As identified on Schedule 10A: Transportation Systems – Regional Roads to 2044, Highway 60 and 628 are identified as Regional Expressways; these roadways are further described in **Section 5.3.1 External Roadways**.

#### 2.1.1.2 Applicable Policies

The EMRGP Plan identifies the following policy regarding industrial development in the metropolitan area which specifically applies to the Outline Plan:

*4.7.4 In the rural area and metropolitan area, eco-industrial approaches will guide the design and development of heavy industrial uses to minimize their adverse impacts on natural living systems and prime agricultural lands. Eco-industrial approaches may include, but are not limited to: wastewater re-use and integrated treatment systems, heat exchange networks and green technology, and/or the use of transitional land uses and natural buffers.*

Sustainability reflective of eco-industrial design, as it pertains to the Highlands Industrial Business Park, is discussed in **Section 5.2 Sustainability, Architecture, and Site Design**.

### 2.1.2 Capital Region Land Use Plan

The *Capital Region Land Use Plan* (2009) lays out a strategy to manage growth and minimize the Edmonton Region's footprint, based on transit-oriented development and densification of existing developed areas. The

*Capital Region Land Use Plan* is intended to provide a framework to guide planning and development decisions in the Region.

### 2.1.2.1 Planning Elements

The Outline Plan Area is identified in the Land Use Plan as lands designated under another plan, the Acheson Industrial ASP. No environmentally sensitive areas were identified within the Plan Area.

### 2.1.2.2 Applicable Policies

A variety of policies are identified in the *Capital Regional Land Use Plan* for application throughout the Plan Area, including the following:

#### *Increase Transportation Choice*

(iii) *Design transportation infrastructure to support multiple modes of transport.*

Roadways within the Plan Area have been designed using Parkland County's engineering standards to accommodate industrial movements and will be designed to accommodate transit routes in the future. The proposed transportation network is described in **Section 5.4 Roadway Cross-Sections**.

## 2.1.3 Parkland County Strategic Plan 2016-2020

The *Parkland County Strategic Plan* guides the County along a development path and provides focus and purpose. It is the County's most important plan as it shapes the organization and priorities of the County as a whole. The 2016-2020 Strategic Plan provides the following theme for the County.

*"Parkland County, home to creative communities, dynamic connections, cherished ecosystems, resilient economies."*

### 2.1.3.1 Applicable Policies

The Strategic Direction focuses on six priority areas:

- Agriculture
- Economic development and tourism
- Enhanced connectivity
- Environment
- Healthy communities
- Regional strategy

Each priority area has key results which may impact the development of the Plan Area:

*Diversify and increase quality employment opportunities.*

As an industrial development, the Plan Area will provide a range of employment opportunities for Parkland County and the Capital Region.



## 2.1.4 Parkland County Municipal Development Plan

The *Parkland County Municipal Development Plan (MDP)* Bylaw No. 37-2007 is a high-level policy document which directs all development within the County. Created in 2007, It identifies guiding principles for the County including:

- *Support environmental sustainability*
- *Support fiscal sustainability*
- *Support social sustainability*
- *Emphasize economic development*
- *Respect community character*
- *Land use certainty*

### 2.1.4.1 Planning Elements

The Outline Plan Area is identified on the MDP Map 2 - Land Use Concept for industrial commercial development with “Fringe” identified along Highway 628.

### 2.1.4.2 Applicable Policies

A variety of policies are identified in the MDP for integration in the lower-level planning documents, including the *Acheson Industrial Area Structure Plan*.

Specific policies identified in the MDP for application in the Outline Plan Area include the following;

- 5.5 *New industrial development shall be encouraged to locate in the Acheson Business Industrial Park, the Fifth Meridian Business Park and the Entwistle Business Park.*
- 5.6 *Expansion and intensification of existing industrial business parks shall be encouraged through amendments to existing Area Structure Plans and Outline Plans as a means of promoting the efficient use of land and infrastructure.*
- 5.16 *AEUB subdivision and development setback regulations and guidelines shall be applied respecting sour gas, and other oil and gas facilities, including pipelines, when considering subdivision and/or development applications.*

Utility rights-of-way and well setbacks are described in **Section 3.5 Natural Resources**.

#### **Environmental Management**

- 6.2 *A Biophysical Assessment will be required for a site proposed for a multi-parcel subdivision or a major development if all or part of the site is located within areas defined as environmentally significant in the Environmental Conservation Plan (see Map 5), and may be required within 0.8 km of areas defined as environmentally significant in the Environmental Conservation Plan, or if the site contains natural features such as sloughs or extensive tree cover.*

The Section 28-52-26 W4M Outline Plan Area does not have any identifiable features or vegetation; therefore, it does not meet the criteria described for requiring a Biophysical Assessment.

- 6.15 *Prior to subdivision and/or development and in cases where contamination is suspected, a Phase 1 Environmental Site Assessment may be required and shall be prepared by a qualified professional in accordance with the Canadian Standards Association Z768-01.*

Requirements for Environmental Site Assessments are described in **Section 3.0 Existing Conditions**.

10.20 *The extension of water distribution and wastewater collection systems will be the responsibility of the developers in Acheson Industrial Park.*

Extensions required to service the Plan Area are described in **Section 6.0 Infrastructure and Servicing**.

10.21 *The County requires all commercial and industrial developments in Acheson to be fully serviced by municipal (water and sanitary) servicing, and will recover the cost of extending the systems through an offsite levy bylaw.*

Extensions required to service the Plan Area are described in **Section 6.0 Infrastructure and Servicing**.

## 2.1.5 Council Policy C-PD33 Outline Plans

The purpose of Parkland County's Policy C-PD33 is to provide the standards and requirements by which Outline Plans shall be approved by Parkland County. As defined in the policy, Parkland County requires that Outline Plans:

*Establish a perspective plan of future subdivision or development that is consistent with the capabilities of the site and surrounding resources that applies to a specific parcel(s) of land.*

The proposed Outline Plan concept and Plan Area's suitability for development is described in **Section 5.0 Concept Plan**.

*Assess cumulative impacts and provide assurances that a re-districting application or proposed subdivision or proposed development will not restrict remnant or adjacent parcels from further re-districting or subdividing or developing in the future also to their capabilities.*

The proposed development and its impact on the future development of surrounding areas are described in **Section 7.1 Phasing**.

*Ensure that sensitive environmental features, including environmentally significant areas as defined in the County's MDP, will be provided adequate protection and that future road networks and lot servicing will be efficient, practical, and provide adequate linkages to adjacent properties.*

Environmental features located within the Plan Area are described in **Section 3.1 Vegetation**.

The proposed roadway network and servicing, as well as future connectivity are described in **Section 5.3 Mobility and Transportation** and **Section 6.0 Infrastructure and Servicing**.

## 2.1.6 Acheson Industrial Area Structure Plan

Approved in 2015, the *Acheson Industrial Area Structure Plan (ASP)* Bylaw No. 2014-29 area is Parkland County's major commercial/ industrial hub. The ASP area covers 10,240 ac (4,145 hectares) of land at the eastern edge of the County bordering the City of Edmonton. The Outline Plan Area is in the southeast corner of the ASP boundary.

### 2.1.6.1 Planning Elements

As shown on **Figure 3 - Acheson Industrial ASP and Existing Planning**, the following proposed land uses were identified for the Plan Area in the *Acheson Industrial ASP*.

#### **Business Industrial**

The east portion of the Plan Area, located along Highway 60, is identified for future Business Industrial uses.

As per the *Acheson Industrial ASP*, typical Business Industrial uses include manufacturing, research and testing facilities, processing facilities, and logistics and distribution centres; however, permitted uses include accommodation or convention centres, indoor recreation facilities, drive-through businesses, offices, etc.

#### **Medium Industrial**

The west portion of the Plan Area is identified for future Medium Industrial uses.

As per the *Acheson Industrial ASP*, typical uses of Medium Industrial include primary manufacturing and processing facilities, and extensive product warehousing and storage facilities (interior and exterior).

### **Industrial Frontage Overlay**

An Industrial Frontage Overlay is identified along Highway 60.

### **Potential Future Commercial Node**

A Potential Future Commercial Node was identified in the northeast corner of the Plan Area. Potential commercial businesses identified in the ASP to be accommodated in this area include those which would provide local commercial services for Acheson employees such as restaurants and general retail.

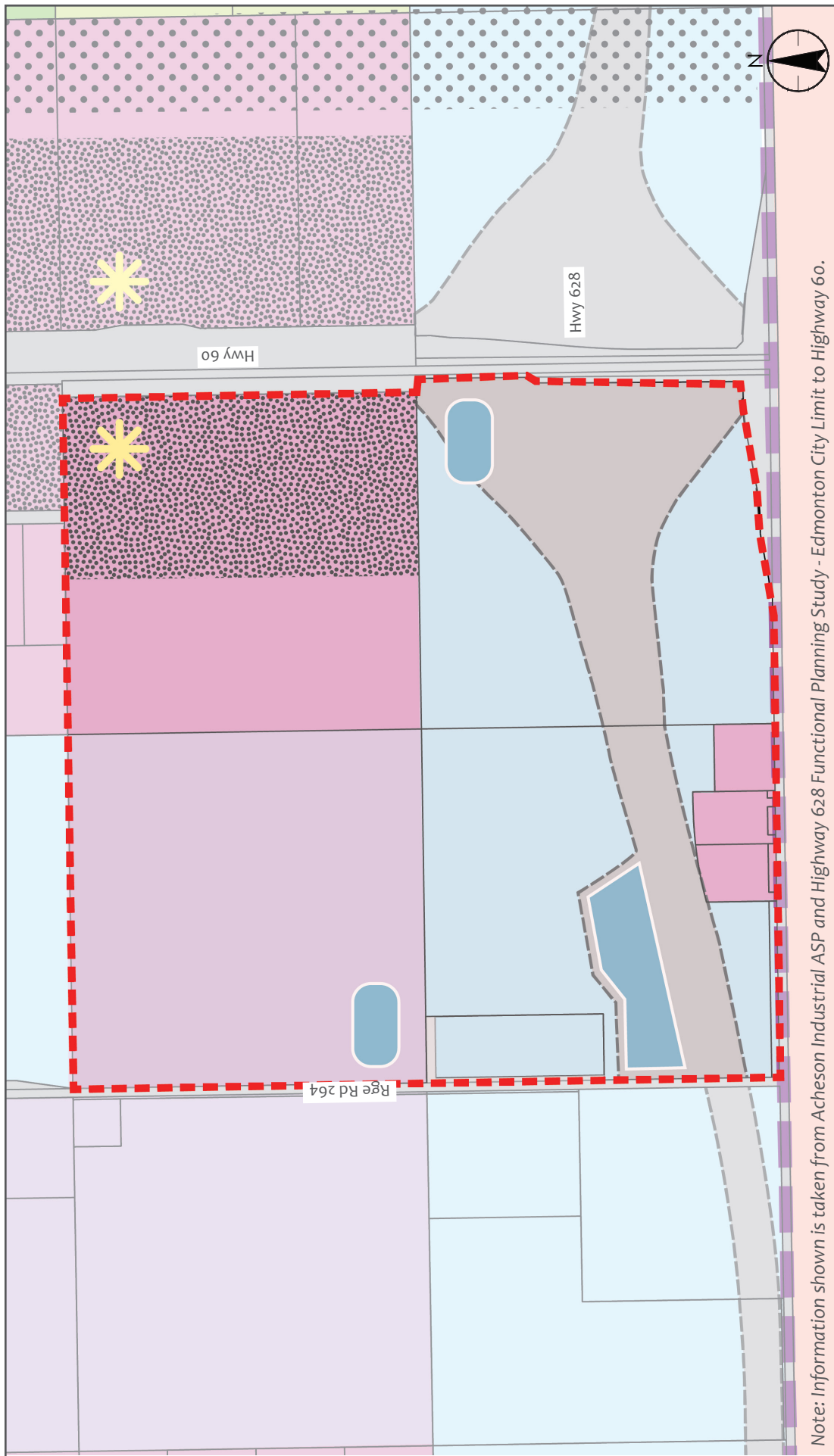
### **Outline ASP Timeline**

The undeveloped portion of the south half of the Plan Area is identified as ‘Outline of the ASP Timeline’; this area is associated with Highway 628’s realignment and is considered to have constraints to its development potential.

## **2.1.6.2      Applicable Policies**

A variety of policies are identified in the *Acheson Industrial ASP* for application throughout the Plan Area, these policies have been incorporated throughout the Outline Plan to guide further development. Regulations regarding high quality architectural and landscaping design are described in **Section 5.2 Sustainability, Architecture, and Site Design**.





#### LEGEND

- Acheson ASP - Business Industrial
- Acheson ASP - Medium Industrial
- Acheson ASP - Outside ASP Timelines
- Acheson ASP - Potential Future Commercial Node

- Acheson ASP - Industrial Frontage Overlay
- Acheson ASP - Local Service Commercial Overlay
- Acheson ASP - Industrial Commercial Area Overlay
- Acheson ASP - Proposed SWMF
- Acheson ASP Boundary

- Alberta Transportation - Proposed Highway Realignment & SWMF
- Section 28-52-26 W4M Outline Plan Boundary

Scale: NTS

**FIGURE 3 - ACHESON INDUSTRIAL ASP**  
Section 28-52-26 W4M Outline Plan

### 2.1.7 Parkland County Land Use Bylaw

The *Parkland County Land Use (LUB) Bylaw No. 20-2009* describes all available land use districts to be utilized throughout the County. The Outline Plan Area is currently zoned with two different districts, as described in **Section 3.4 Existing Zoning**.

It is intended that the uses currently identified for the Plan Area will be replaced with those described in **Section 8 Study Area: Highlands Business Park**, subsequent to approval. As part of this rezoning, the Land Use Bylaw Map will require an amendment to reflect the proposed land uses identified in this Outline Plan.

#### 2.1.7.1 Applicable Policies

The Parkland County LUB contains a breadth of policies for the development of new areas, all of which must be followed. Specific policy areas which apply to the Outline Plan Area include the following sections:

- Section 3.1 General Requirements
- Section 7 BIR – Regional Business Industrial District
- Section 7 MI - Medium Industrial District
- Part 3 Development Regulations

## 2.2 SUPPORTIVE STUDIES

### 2.2.1 Capital Region Board Integrated Regional Transportation System Study

The *Capital Region Board Integrated Regional Transportation System Study (IRTSS)* (2011) is a strategic study that identifies key elements of the Capital Region’s future transportation system. The IRTSS identifies alternatives for a regional ring road, none of which impact the development of the Plan Area.

#### Capital Region Board Integrated Regional Transportation Master Plan

The *Capital Region Board Integrated Regional Transportation Master Plan* (2011) is a result of the IRTSS. The IRTSS identifies regionally significant roads, including Highway 60 and Highway 628, which run along the east and south boundaries of the Plan Area as expressways. Highway 628 is also identified as a long-term “lifeline” bus route, intended to provide specialty medical bus services for those areas outside of Edmonton where such services may not be available.

### 2.2.2 Parkland County Engineering Design Standards

The *Parkland County Engineering Design Standards* (2014) lays out the County’s standards regarding subdivision design, servicing, and the construction approval processes. All development within the Plan Area will be designed in accordance with the County’s Design Standards.

### 2.2.3 Parkland County Transportation Master Plan

The *Parkland County Transportation Master Plan* is currently being prepared by the County. The study will identify the regional roadways hierarchy of the Acheson Industrial Area and describe upgrades required to surrounding roadways. The Developer has worked with the County's Engineering Services to identify the road classifications within, and adjacent to, the Plan Area to provide consistency between this Outline Plan and the Transportation Master Plan.

### 2.2.4 Parkland County Environmental Conservation Master Plan

The *Parkland County Environmental Conservation Master Plan (ECMP)* reflects a comprehensive portfolio of Environmentally Significant Areas (ESAs) within the County's boundaries. The ECMP maps areas of outstanding biological and physical resources in the County and provides best management practices for County-wide environmental conservation.

The Plan Area is identified in the ECMP for inclusion in the Acheson/Big Lake Area Master Drainage Plan to minimize any impact to the area's water systems, including recharge zone underlying the Wagner Natural area, surrounding wetlands, and receiving water bodies. It should be noted that the *Acheson Industrial ASP, Figure 8 - Wagner Natural Area and Recharge Zone*, illustrates the Wagner natural area's recharge area; this area is not located within the Outline Plan Area.

The Plan Area is identified as an Exploration Restricted Area for the protection of the Wagner Natural Area.

### 2.2.5 Parkland County Recreation, Parks, and Open Space Master Plan

The *Parkland County Recreation, Parks, and Open Space Master Plan* identifies preferred recreation programming for public open spaces. In addition to outlining preferences for residential areas, the Plan also identifies preferred programming for open spaces in industrial areas which are dependent upon the level of employment/worker population in the area.

Due to its identification as a larger lot industrial subdivision, the Plan Area is not identified in the Master Plan for future park dedication; as such, no formal park spaces have been identified in this Outline Plan.

There are no specific policies identified in the Parkland County Recreation, Parks, and Open Space Master Plan which apply to the Plan Area. Municipal Reserve dedication and open space is further described in **Section 5 Concept Plan**.

### 2.2.6 Acheson/Big Lake Area Master Drainage Plan - Amendment

The *Acheson/Big Lake Area Master Drainage Plan - Amendment* (2011) was intended to quantify the effectiveness of the existing drainage systems in the area; proposed drainage upgrades, which may be required to address existing drainage and accommodate additional development; and develop an overall drainage plan to allow development to proceed.

The Plan Area was identified as located in Zone 7, Proposed Drainage Basin 1, Sub-Basin 1-10 which has a basin area of 134.0 ha. As shown on the various figures in the Drainage Plan, a variety of stormwater management

alternatives were shown. All stormwater management alternatives shown in the Drainage Plan are consistent with the *Section 28-52-26 W4M Outline Plan*.

This alternative depicts one stormwater management facility in the southwest corner of the NW ¼ of the Study Area with a stage 3 bisecting of the Plan Area from west to east connecting at Highway 60. As described in the *Acheson/Big Lake Master Drainage Plan*, discharge from the stormwater management facility may be routed to Big Lake after a rainfall event via a collection system along Highway 60.

Servicing of the Plan Area is further discussed in **Section 6.1 Stormwater Servicing** and **Appendix J Stormwater Management Report**.

### 2.2.6.1 Wetland Identification

As shown in **Table 2 – Outline Plan Area Wetland Identification**, the *Acheson/Big Lake Drainage Study* identified seven wetlands within the Plan Area.

It is important to note that although these wetlands were identified in the Study, they were identified via aerial photo and some were not confirmed in the field. As not all wetlands identified in the Drainage Study were ground truthed, the results of wetland assessments completed for Study Areas shall prevail.

The findings of the *Acheson Lands Wetland Assessment* are further described in **Section 8.0 Highlands Business Park Study Area**.

**Table 2 – Outline Plan Area Wetland Identification**

ID Number	Location Description	Hectares	Acres	Wetland Classification	Ground Truthed
<b>Section 28 -52-26-W4M Outline Plan Area</b>		<b>0.70</b>	<b>1.73</b>	--	--
<b>Highlands Business Park</b>	NW ¼ Section 28-52-26-W4M	0.17	0.42	--	--
	1 Northwest corner	0.09	0.22	Class 3	No
	2 Southeast corner	0.08	0.20	Class 2	No
SW ¼ Section 28-52-26-W4M		0.21	0.52	--	--
3	Northwest corner	0.13	0.32	Class 2	No
4	Southeast corner	0.08	0.20	Class 3	No
SW ¼ Section 28-52-26-W4M		0.32	0.79	--	--
5	Southwest corner	0.05	0.12	Class 2	Yes
6	Southwest corner	0.16	0.40	Class 3	Yes
7	Southwest corner	0.11	0.27	Class 3	Yes

Data Source: *Acheson/Big Lake Area Master Drainage Plan – Amendment (2011)*



### 2.2.7 Acheson and Big Lake Area Sanitary Servicing Study

The *Acheson and Big Lake Area Sanitary Servicing Study* (2016) developed a sanitary servicing concept for the Acheson and Big Lake Area to address existing and future development.

This document was updated by Parkland County in 2016 and is further discussed in **Section 6.2 Sanitary Sewer Servicing**.

### 2.2.8 Acheson and Big Lake Area Water Servicing Study

The *Acheson and Big Lake Area Water Servicing Study* (2015) developed a water servicing concept for the Acheson and Big Lake Area to address existing and future development.

This document was updated by Parkland County in 2016 and is further discussed in **Section 6.3 Water Servicing**.

### 2.2.9 Highway 628 Functional Planning Study - Edmonton City Limit to Highway 60

The *Highway 628 Functional Planning Study - Edmonton City Limit to Highway 60* (2008), prepared by Alberta Transportation, was completed to determine the new roadway layout for Highway 628.

The design as shown in the Functional Planning Study identifies the Highway 628/60 interchange as a future Parclo B4 Interchange. The proposed design has been used throughout the remainder of this Outline Plan and illustrated on **Figure 4 – Existing Conditions**.

# 3.0 Existing Conditions

The following is a general overall of the entire Outline Plan Area; however, each subsequent Outline Plan amendment shall be required to provide more detailed information for each Study Area.

## 3.1 VEGETATION

As shown on **Figure 4 – Topography, Soil, and Vegetation**, the Outline Plan Area has a few stands of existing trees, primarily limited to windbreaks along the quarter section lines and surrounding the wetlands.

## 3.2 TOPOGRAPHY AND DRAINAGE

The Plan Area is rolling and hummocky, with elevations ranging from 714m to 726m, without an evident drainage route. During storm events, the Plan Area experiences a variety of localized drainage:

- The north half of the Plan Area primarily drains to three localized depressions; this drainage is further described in **Section 8.5.3 Stormwater Servicing**.
- The south half of the Plan Area drains to localized low areas.

The lands surrounding the Plan Area generally appear to drain away from the development.

## 3.3 NATURAL RESOURCES

The following natural resources shall be examined to determine the developability of the Plan Area.

### 3.3.1 Utility Rights-of-Way & Pipelines

Existing utility rights-of-way are shown on **Figure 5 - Natural Resources**. Detailed information regarding accommodation, removal, or relocation of pipelines within each Study Area shall be addressed in future Outline Plan amendments.

### 3.3.2 Wells

As shown on **Figure 5 - Natural Resource**, and listed in **Table 3 –Outline Plan Area Wells**, eight abandoned well sites are located in the Plan Area. Although well sites can be incorporated into lots, they will require a setback to allow for potential future access.

As per the *Parkland County LUB*, the purpose of establishing setbacks around well sites is to allow for the maintenance of the well site to occur, to protect the well site and to avoid damage to any construction or excavation equipment that may be used in construction of buildings or utilities on the site. An example of the setback required is illustrated in the *Parkland County LUB Section 12.8 Reclaimed Gas and Oil Wells* which is approximately 15m x 10m. Dependent on the location of the abandoned well; roadways, lanes, public utility lots, and/or access agreements will be used to accommodate these setbacks.

Table 3 - Outline Plan Area Wells

Land Description / Well ID		Registrar	Status
<b>Section 28-52-26 W4M Outline Plan Area</b>			
Highlands Business Park	NW ¼ Section 28-52-26 W4M		
	0027590B	Teck Corporation	Abandoned, reclamation exempt.
	0003158M	Chevron Canada Ltd.	Abandoned, reclamation exempt.
	NE ¼ Section 28-52-26 W4M		
	0027590A	Teck Corporation	Abandoned, reclamation exempt.
	0003505	Encana Corporation	Abandoned, reclamation certified. • Vapour testing has been completed for this well and its dimensions have been obtained for accommodation in the Study Area
	0034734	Canadian Natural Resources Ltd.	Abandoned, reclamation certified. • Vapour testing has been completed for this well and its dimensions have been received for accommodation in the development.
	SE ¼ Section 28-52-26 W4M		
0022586		Derby Refining Company	Abandoned, reclamation exempt.
SW ¼ Section 28-52-26 W4M			
0002256		National Petroleum Corporation Ltd.	Abandoned, reclamation exempt.
0001596D		Imperial Oil Resources Limited	Abandoned, reclamation exempt.











Note: The results of deep well tests are included in **Appendix G Deep Well Tests**.





Scale: NTS

## LEGEND

- |   |                                       |   |  |   |  |
|---|---------------------------------------|---|--|---|--|
|  | Acheson Industrial ASP - Class 1 Soil |  | Highlands Business Park Study Area - Topographic Contour |  | Existing Vegetation                        |
|  | Acheson Industrial ASP - Class 3 Soil |  | Acheson Lands Wetland Assessment - Class II Wetland      |  | Section 28-52-26 W4M Outline Plan Boundary |
|  | Acheson Industrial ASP - Class 4 Soil |  | Acheson Lands Wetland Assessment - Class III Wetland     |   |  |
|  | Acheson Industrial ASP Boundary       |  | Highlands Business Park Study Area Boundary              |   |  |

**FIGURE 4 - TOPOGRAPHY, SOIL, AND VEGETATION**  
Section 28-52-26 W4M Outline Plan



Scale: NTS

# LEGEND

--- Utility Right-of-Way

Well

0001596D Well ID

Section 28-52-26 W4M Outline Plan Boundary

Note: Please refer to Table 3 - Outline Plan Area Wells.

Highway 628

## FIGURE 5 - NATURAL RESOURCES

Section 28-52-26 W4M Outline Plan

## 3.4 EXISTING DISTRICTING

The Outline Plan Area is currently districted with two different land use districts from the Parkland County LUB, as listed below and shown on the [Land Use District Map](#) of the *Parkland County LUB*.

### **AGR    Agricultural Restricted District**

The west portion of the Plan Area is zoned as Agricultural Restricted District. The intent of this district is to permit agricultural production and related farming activities, while providing limited opportunity on a discretionary basis for compatible non-farm related land uses, and to prevent premature or scattered subdivision.

### **IRD    Industrial Reserve District**

The east portion of the Plan Area is zoned as Industrial Reserve District. The intent of this district is to provide for low intensity development with minimal servicing requirements, and to reserve land for the future expansion of industrial and commercial land uses.

## 3.5 TRANSPORTATION NETWORK

The Outline Plan Area is bound by existing roadways on three sides: Range Road 264 on the west, Highway 60 on the east, and Highway 628 on the south. Future modifications to these roadways are discussed below.

### 3.5.1    Range Road 264

Range Road 264 runs along the west side of the Plan Area and has been identified in the *Parkland County Transportation Master Plan* as a proposed arterial roadway. This road currently runs from Highway 628 to the northwest corner of the Plan Area; however, it does not yet continue north to Highway 16A. As identified in the *Highway 628 Functional Planning Study*, Range Road 264 will not connect to Highway 628 subsequent to the Highway's realignment.

Range Road 264 is constructed as a gravel roadway within a 25.0m wide right-of-way. An additional 5.0m of land will be dedicated along the west boundary of the Plan Area, when required, to accommodate the future road widening to an appropriate standard.

### 3.5.2    Highway 60

Highway 60 runs along the east boundary of the Plan Area and has been identified in the *Parkland County Transportation Master Plan* as a provincial highway. The highway right-of-way includes a gravel service road on its west side and a paved service road on its east side. Highway 60 and its associated service roads are owned and operated by Alberta Transportation.

### 3.5.3    Highway 628

Highway 628 runs along the south boundary of the Plan Area; this roadway is identified in the *Parkland County Transportation Master Plan* as a provincial highway. This roadway was identified in the *Alberta Transportation Highway 628 Functional Planning Study* as a future six-lane freeway between Anthony Henday Drive and Highway 60, and a future four-lane expressway between Highway 60 and the City of Stony Plain.



The realignment of Highway 628, and its associated major intersection at Highway 60 is shown in the *Highway 628 Functional Planning Study*, will require an additional right-of-way in the southern portion of the Plan Area to accommodate its construction. The area required for the Highway 628 realignment is shown on **Figure 3 Acheson Industrial ASP**.

- 3.5.3.1 Although a generalized right-of-way has been shown in this Outline Plan for the future realignment of Highway 628, detailed land dedication for this upgrade shall be described during development of the south half of Section 28-52-26 W4M.

## 3.6 SURROUNDING DEVELOPMENT

The Outline Plan Area is surrounded by a variety of different land uses, primarily agricultural. Surrounding uses are further described below.

### West

Lands located west of the Plan Area are undeveloped agricultural land with several homestead and acreage types of homes west of Range Road 264. As shown on **Figure 3 - Acheson Industrial ASP and Existing Planning**, lands west of the Plan Area are identified in the *Acheson ASP* for future Medium Industrial development.

The City of Spruce Grove is located approximately 12km west of the Plan Area.

### North

Lands located north of the Plan Area are primarily utilized for industrial type uses such as outdoor storage facilities. As shown on **Figure 3 - Acheson Industrial ASP and Existing Planning**, lands northwest of the Plan Area are currently undeveloped agricultural lands that accommodate a Rogers communication tower. Although this area is identified in the *Acheson ASP* for future Business Industrial development, lands northwest of the Plan Area do not have a future land use identified; they are identified in the *Acheson ASP* as 'Outside of ASP Timelines'.

The Wagner Natural Area is located approximately 7.0km northwest of the Plan Area. The Lois Hole Centennial Provincial Park is located approximately 14.5km northeast of the Plan Area.

### East

Lands located east of the Plan Area are undeveloped agricultural land. As shown on **Figure 3 - Acheson Industrial ASP and Existing Planning**, these lands are identified in the *Acheson ASP* for future Business Industrial development.

The City of Edmonton is located approximately 8km east of the Plan Area.

The Ranch Golf & Country Club is approximately 800m northeast of the Plan Area; however, the access is located off of Range Road 262, approximately a 4-minute drive from the Plan Area.

### South

The Enoch Cree First Nation, Stony Plain 135 Indian Reserve, is located south of the Plan Area. This land is utilized for acreage style residential purposes with large areas of open space and several community amenities. This Reserve is home to approximately 1,600 members of the Enoch Cree Nation.

# 4.0 Planning Objectives

In accordance to the *Acheson Industrial ASP*, the Outline Plan Area will contribute to the overall industrial growth in the Acheson Industrial Area and Parkland County by providing a variety of industrial and commercial opportunities. The following are identified as objectives for the Plan Area.

## **Create an industrial area consistent with existing planning.**

The Plan Area shall be designed to respect existing planning done by Parkland County and the Capital Region Board, as identified in the *Parkland County MDP*, *Capital Region Board Land Use Plan*, and *Acheson Industrial ASP*.

## **Provide for the logical expansion of industrial services.**

Lot sizes in proposed industrial parks should be reflective of the types of businesses located within. It is understood that many industrial businesses utilize their lot for outdoor storage of equipment which can greatly range in size. For this reason, a range of lot sizes should be accommodated in the Plan Area.

In addition to varying lot sizes, lots should be designed to facilitate the expansion of industrial services by allowing purchasers to obtain multiple lots and consolidate them, as well as allow purchasers to obtain larger lots and subdivide them in the future.

## **Promote aesthetics along highway corridors.**

Development along Highway 60 shall be designed to promote the aesthetics of the Business Park and highway corridor. Screening, landscaping, dark sky lighting, and architectural controls should be used to increase visual appeal along this corridor. It is understood that Parkland County will create a set of industrial design overlay regulations to provide clarity regarding the visual aesthetic of the Acheson Industrial area.

## **Provide future access to well sites.**

Access agreements shall be required to identify the precise location and size of access required for each well. These agreements shall be negotiated between the County, Developer, well owner/operator, and the applicable lot owner.



# 5.0 Concept Plan

## 5.1 LAND USE

The Outline Plan Area is generally intended to accommodate light to medium industrial uses, complemented with highway commercial uses, as identified in the *Acheson Industrial ASP*.

- 5.1.1 Policy 7.8 of the *Parkland County MDP*: up to half of the required MR dedication in industrial and commercial subdivisions may be paid as cash-in-lieu.
- 5.1.2 Policy 5.9 of the *Acheson Industrial ASP*: MR lots may be used for the purposes of parks and public recreation, including the development of lands surrounding stormwater management facilities with trails and seating nodes.
- 5.1.3 Policy 6.1.1.2 of the *Acheson Industrial ASP*: a potential future commercial node is identified along the northeast boundary of the Outline Plan Area to provide local services to employees and residents. This location is shown on **Figure 3 – Acheson Industrial ASP and Existing Planning**.
- 5.1.4 Policy 6.1.2.7 of the *Acheson Industrial ASP*: typical uses in the Local Service Commercial Nodes shall include commercial and service retail, accommodation services, convenience stores, eating establishments and service stations. Appropriate developments shall include higher architectural and landscaping standards that do not require extensive outdoor storage.

As included **Section 8.2 Land Use Concept**, a land use concept plan is shown for the Highland Business Park Study Area. The inclusion of additional Study Areas will further describe the complete concept plan for the Plan Area.

## 5.2 SUSTAINABILITY, ARCHITECTURE, AND SITE DESIGN

- 5.2.1 As per policy 6.1.2.26 of the *Acheson Industrial ASP*, buffers and screening of the Plan Area will be required to minimize nuisances between adjacent properties.
- 5.2.2 Parkland County Dark Sky Policy (2014): industrial street lighting fixtures utilized throughout the Plan Area shall be Dark Sky Certified, include full cut-off optics, and include either LED or HSP bulbs. All types of light fixtures must be oriented to direct all possible light below the horizon.
- 5.2.3 All public realm lighting will be designed using the Parkland County's existing standards, as identified in the *Parkland County Engineering Design Standards*.
- 5.2.4 Uses located along Highway 60 will be required to follow the *Acheson ASP Highway Corridor Design Guidelines* as completed by Parkland County.

- 5.2.5 Development in the Plan Area shall utilize green design and building techniques to reduce energy consumption and greenhouse gas emissions, and improve the region's ambient air quality.
- 5.2.6 As per the *Edmonton Metropolitan Region Growth Plan*, builders in the Plan Area should be encouraged to incorporate the following in the construction of buildings:
- alternative energy sources such as solar energy or geothermal heating
  - energy efficient furnaces, air conditioners, windows, and Energy Star appliances
  - electrical efficient lighting
  - water conserving toilets and showers
  - green roofs

## 5.3 MOBILITY AND TRANSPORTATION

The Outline Plan Area shall be designed to facilitate mobility by both large and small vehicles. The generalized transportation network proposed for the Plan Area is identified in **Section 8.4 Transportation Concept**. This concept shall be updated based on additional planning completed for subsequent study areas.

### 5.3.1 External Roadways

Access to the Plan Area will be via Highway 60, Range Road 264, and the existing industrial development located to the north. Due to the location of the Highway 60 /628 intersection, only one access from Highway 60 has been identified.

At the request of Alberta Transportation, the Highlands Industrial Business Park does not currently plan to utilize the existing service road which runs parallel to Highway 60. This service road is owned by Alberta Transportation and may be used to accommodate future widening of Highway 60.

- 5.3.1.1 Policy 6.1.2.24 of the *Acheson Industrial ASP*: all Developers along Highway 60 will be required to obtain a roadside development permit from Alberta Transportation.

### 5.3.2 Roadway Cross-Sections

#### Industrial Arterial Roadway

An Industrial Arterial roadway will be utilized to provide primary access throughout the Plan Area and accommodate the high traffic volumes anticipated by Parkland County. The Industrial Arterial will utilize a 40.0m – 50.0m wide right-of-way designed using the County's existing Arterial Road (4 Lanes Divided) standard as a base, as illustrated on [Drawing 7.7](#) of the *Parkland County Engineering Design Standards*, as one example of an appropriate Arterial Road design standard. The precise design of the Industrial Arterial roadway will be determined during Detailed Design; in accordance with the existing County standard for four-lane arterial roadways.

It is the intent of the Highlands Business Park Developer to construct the Industrial Arterial roadway to a two-lane standard with a 4 lane base to accommodate traffic volumes for Section 28-52-26 W4M and future required upgrades. As additional development in other zones of the Acheson Industrial Area proceeds, the Industrial Arterial will require upgrading to its ultimate design as a four-lane arterial roadway. The timing of future road widening will be identified with future development activity.

### Industrial Local Roadways

The 30.0m right-of-way Industrial Local Roadway shall be utilized to facilitate movement of industrial vehicles throughout the Plan Area should it be required. As shown on **Figure 6 – Roadway Cross-Section**, the roadway will have a 9.0m wide pavement width with a 3.7m wide travel lane in either direction to accommodate larger vehicles. In accordance with the existing County standard for industrial roadways.

An Outline Plan amendment will not be required if the Developer includes an Industrial Local Roadway to future subdivisions as the Plan would still be consistent large lot industrial development.

### 5.3.3 Approaches and Parking

Access approach locations will be spaced a minimum of 200m apart along the proposed arterial; however, actual locations will be presented at the time of Development Permit and are subject to the review and approval of Parkland County. Access approached will be designed as per Parkland County's current engineering design standards and guidelines.

No on-street parking will be permitted on any roadways within the Highlands Industrial Business Park except along private roads which may be constructed inside of individual lots.

### 5.3.4 Access into Future Study Areas

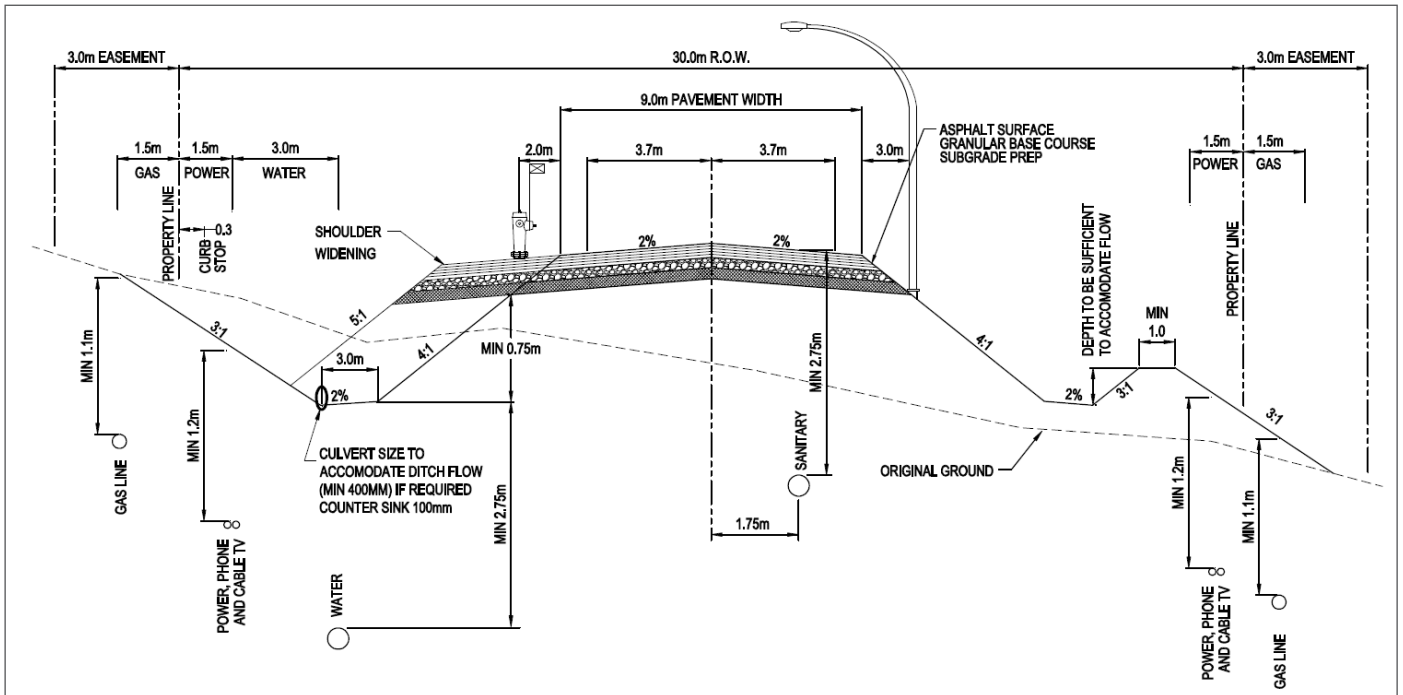
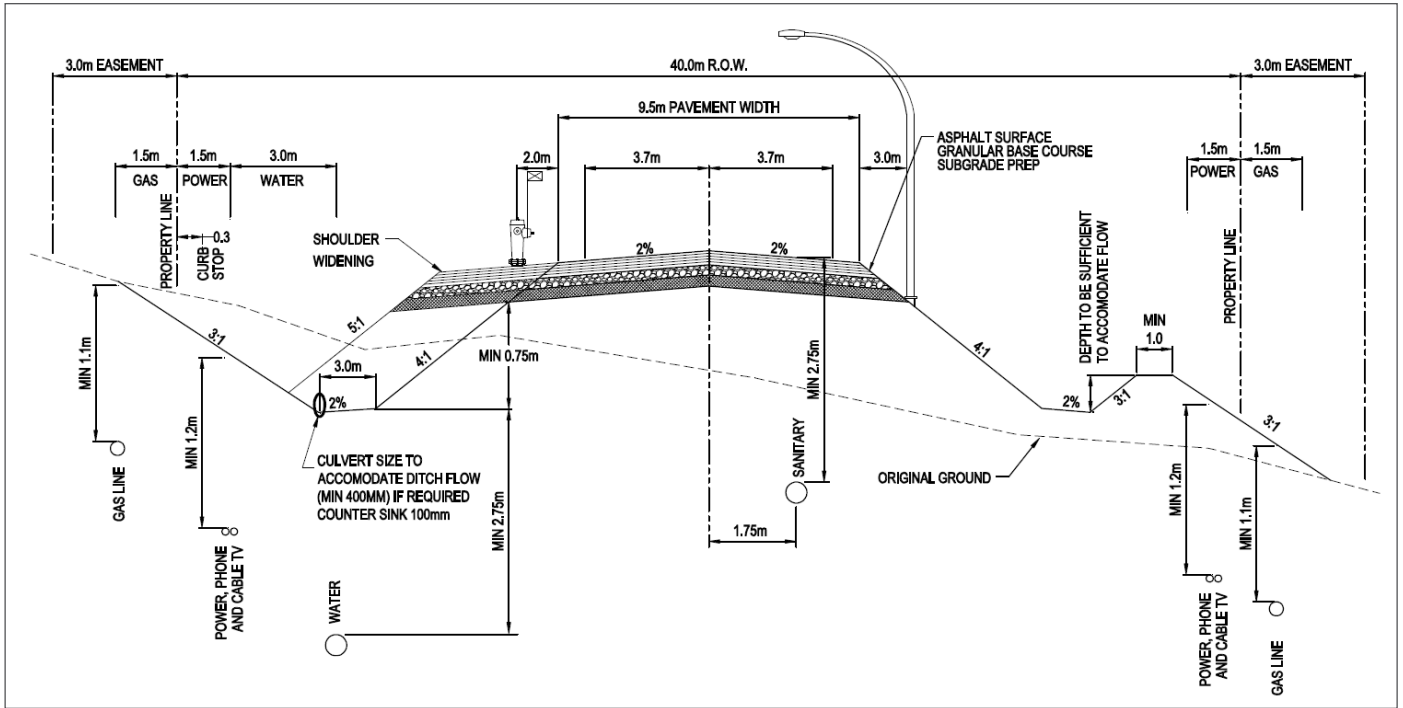
Access into the south half of Section 28-52-26 W4M will be via Range Road 264 as shown on **Figure 10 – Highlands Business Park Transportation Network**.

- 5.3.4.1 As development progresses, access into future Study Areas must be considered to ensure connectivity to all developable areas.

### 5.3.5 Public Transit

The Plan Area is not currently accessible via public transit; however, as per the *Capital Region Board Growth Plan* and Acheson ASP, the future accommodation of a transit connection has been considered. Public transit to the Acheson Industrial major employment node would increase connectivity for commuters and minimize the number of individual vehicular trips to the area.

- 5.3.5.1 The Plan Area's industrial arterial roadway shall be designed to accommodate potential future transit stops.



Note: Roadway cross-sections are taken from the Parkland County Engineering Design Standards, actual cross-sections will be determined during detailed design and may vary from those presented.

## FIGURE 6 - ROADWAY CROSS-SECTION

Section 28-52-26 W4M Outline Plan

# 6.0 Infrastructure and Servicing

As per policy 6.3.2.3 of the *Acheson Industrial ASP*; all lots within the Outline Plan Area shall be fully serviced by municipal water, sewer, and shallow utilities using logical extensions of existing services.

External upgrades required to facilitate the development of the Plan Area will be undertaken by the Developer and reimbursed through an Endeavor to Assist Agreement with new developments.

## 6.1 STORMWATER SERVICING

As shown on **Figure 3 Acheson Industrial ASP**, the Outline Plan Area has identified two stormwater management facilities: one in the north half of the Plan Area and one in the south half of the Plan Area. The south stormwater management facility will be within the future Highway 628 right-of-way. Each Study Area will be responsible to provide adequate storm water management to meet predevelopment flows.

- 6.1.1 Policy 6.3.4.3 of the *Acheson Industrial ASP* and County Policy C-ES04 Storm Water Management Facility Naturalization: all stormwater management facilities within the Plan Area shall be designed as naturalized stormwater management facilities that incorporate low impact development design principles such as the use of bioswales.
- 6.1.2 Policies 6.3.4.4 and 6.3.4.5 of the *Acheson Industrial ASP*: all developers within the Plan Area shall submit a Stormwater Management Plan and obtain Water Act approval to support the development of individual Study Areas.
- 6.1.3 All stormwater servicing facilities shall be designed in accordance with the *Parkland County Engineering Design Standards* and will become the responsibility of Parkland County after a pre-determined maintenance period, as identified in the Study Areas' Development Agreements.

## 6.2 SANITARY SEWER SERVICING

The *Acheson and Big Lake Area Sanitary Servicing Study* (2011) identifies that the existing sanitary sewer system within Acheson flows from south to north through the existing Acheson Trunk. The Acheson Trunk runs along the west side of Range Road 264 and services the area west of Highway 60. Developments in Acheson Industrial Zone 7 will be connected to the Acheson Trunk Line and discharged into the Parkland Sewage Transmission System (PSTS) which is part of the Alberta Capital Region Wastewater Commission (ACRWC).

The proposed ultimate sanitary network for the Acheson and Big Lake Area is shown on Figure 8.8 – Ultimate Development Plan of the *Acheson and Big Lake Area Sanitary Servicing Study*.

- 6.2.1 All sanitary sewer facilities will be designed in accordance with the *Parkland County Engineering Design Standards* and will become the responsibility of Parkland County after a pre-determined maintenance period, as identified in the Study Areas' Development Agreements.

## 6.3 WATER SERVICING

As described in the *Acheson and Big Lake Area Water Servicing Study* (2011), water is supplied to the Highlands Industrial Park Plan Area by a water supply pipeline operated by the Capital Region Parkland Water Services Commission (CRPWSC). The CRPWSC water supply generally runs along the north side of Highway 16A. Within the Acheson Industrial area, water is distributed through Parkland County-operated distribution lines, fed by two Parkland County-operated water reservoir pumphouses.

Various upgrade options are identified in the Servicing Study to accommodate near-future, long-term, and ultimate development. Per the Study, the Outline Plan Area falls within the near future and ultimate development areas. Some of the upgrades include expansion of the existing reservoirs as well as proposed locations for a new reservoir-pumphouse. The proposed ultimate water network for the Acheson and Big Lake Area is shown on [Figure 4.9 – Ultimate Water Distribution System](#) of the *Acheson and Big Lake Area Water Servicing Study*.

- 6.3.1 All water servicing facilities shall be designed in accordance with the *Parkland County Engineering Design Standards* and will become the responsibility of Parkland County after a pre-determined maintenance period, as identified in the Study Areas' Development Agreements.

## 6.4 UTILITIES: SHALLOW UTILITIES, POWER DISTRIBUTION, ETC.

Shallow utility services will be provided using the logical extension of existing lines.

- 6.4.1 As per the *Parkland County Engineering Design Standards* and policy 6.3.1.4 of the *Acheson Industrial ASP*, all utilities within the Plan Area shall be underground. Utility companies shall be required to provide local shallow utility infrastructure in existing infrastructure corridors wherever possible.

## 6.5 EMERGENCY RESPONSE

Parkland County provides residents and businesses a central 24-hour Emergency Communications Centre. The County's Fire and Disaster related services can be accessed by calling 911 from anywhere in Parkland County.

In accordance with policies 6.5.2.7 and 6.5.2.8 of the *Acheson Industrial ASP*, all businesses within the Plan Area are encouraged to incorporate on-site security surveillance and utilize Crime Prevention Through Environmental Design (CPTED) principles to further enhance safety within the development.

## **6.6 FIRE MANAGEMENT**

Section 28-52-26 W4M will be serviced for emergency response by Parkland County's emergency response team. The County operates one fire truck fill station which is located at the Acheson Zone 3 Reservoir, located northwest of the Plan Area along Range Road 264, north of Highway 16A.

In addition to the newly constructed fire station in Zone 1 of the Acheson Industrial area, fire suppression will be further augmented by fire hydrants which will be provided within the road right-of-way. Full fire flow will be provided to these hydrants.

## **6.7 OTHER**

### **6.7.1 Garbage and Recycling Removal**

Garbage and recycling collection is not the responsibility of Parkland County; as such, Plan Area tenants must make arrangements with private companies for refuse removal.

# 7.0 Implementation and Phasing

## 7.1 PHASING

Generalized phasing of the Plan Area shall begin in the north by extending servicing from the existing industrial development and then continue south. Each successive stage will be developed with the logical and economical extension of municipal services with the intent of meeting the needs of the regional and local industrial market.

## 7.2 REDESIGNATION & SUBDIVISION

Redistricting and subdivision applications will be undertaken as necessary to conform to the land use designations described in this Outline Plan. Guided by the *Acheson Industrial Area Structure Plan* and the *Section 28-52-26 W4M Outline Plan*, redesignation and subdivisions must conform to the *Parkland County Land Use Bylaw* and all applicable statutory plans in addition to the informational requirements necessary for each application.

- 7.2.1 No applications for subdivision which deem remaining parcels of the Plan Area undevelopable shall be approved.

## 7.3 AMENDMENTS

A formal amendment process will be required for all major amendments of this plan. Per Parkland County's Outline Plan Approval Process, all amendments will require consultation with Parkland County and approval via Parkland County Council. Major amendments may include roadway alignment modifications, major land use changes, and introduction of additional Study Areas. No amendments will be necessary due to servicing revisions, minor land use boundary changes, or adjustments to road cross-sections.

## 7.4 PLAN INTERPRETATION

The Outline Plan is intended to guide development within the Plan Area. All images as shown in this Outline Plan have been included for visioning purposes only and may be subject to minor refinements at the subdivision and development stage.



# 8.0 Study Area: Highlands Business Park

The Highlands Business Park Study Area is generally described as the north half of Section 28-52-26-W4M as shown on **Figure 7 – Highlands Business Park Study Area**. This Study Area has been identified by Highlands Business Park LP to provide detailed planning and servicing information that will support the development of an industrial business park.

As shown in **Table 4 - Highlands Business Park Study Area Land Ownership**, the Highlands Business Park Study Area is comprised of two land titles owned by Highlands Business Park GP. Although the legal land title and cadastral information varies slightly, the Study Area encompasses approximately 126 hectares (312 acres).

**Table 4 - Highlands Business Park Study Area Land Ownership**

Land Description	Hectares	Acres	Ownership
Highlands Business Park Study Area	126.5	312.5	Highlands Business Park GP
NW ¼ Section 28-52-26-W4M	64.7	160.0	Highlands Business Park GP
Title: 152 232 737	64.7	160.0	Highlands Business Park GP
NE ¼ Section 28-52-26-W4M	61.7	152.5	Highlands Business Park GP
Title: 152 232 737 +1	61.7	152.5	Highlands Business Park GP

Note: All land areas in this table are based on legal land titles and may vary (+/-) from cadastral information.

## 8.1 STUDY AREA CONDITIONS

In addition to the Plan Area features described in **Section 3.0 Existing Conditions**, the Highlands Business Park Study Area is further described below.

### 8.1.1 Drainage

As described in **Section 3.2 Topography and Drainage (Figure 4)**, the Highlands Business Park Study Area experiences local drainage during storm events. This Study Area is divided by a ridge which divides the property from northwest to southeast:

- The west side of the ridge drains to the southwest side of the property
- The east side of the ridge mostly drains to a depression in the northeast corner of the property
- A small amount of the east side drains to a depression in the southeast corner

### 8.1.2 Environmental Site Assessment

A Phase One and Phase Two Environmental Site Assessment (ESA) were completed for the Highlands Business Park Study Area by Worley Parsons. The results of the Environmental Site Assessment have been submitted under separate cover and included in **Appendix B Environmental Site Assessments**.

The Phase One ESA identified the following potential on-site and off-site issues of environmental concern. These issues were eliminated as contaminants through an in-depth evaluation during the completion of a Phase Two ESA:

- Solid waste was historically incinerated at the southeast corner of the machinery/storage shed and in the area of the outhouse

Waste incineration can result in the formation of polycyclic aromatic hydrocarbons. It is recommended that soil quality in areas of the Study Area that historically used to incinerate solid waste be evaluated at the time of re-development. It is recommended that the outhouse be decommissioned and the area remediated at the time of re-development.

- Metal 205L drums were stored on site. These drums were reportedly used to haul water to construction site associated with the site owner's employment.

It is recommended that soil quality in the area of the 205L metal drums be evaluated at the time of re-development.

- The Developer and Remington Development Corporation have implemented a monitoring and sampling program to evaluate the environmental quality of the off-site stormwater prior to and during future discharge events.
- Shallow and deep oil and gas wells are located along the north boundary and within the east portion of the Study Area.

The shallow and deep oil and gas wells on-site represent a potential source of environmental impact to soil and groundwater quality. The Developer will address any potential environmental impacts associated with the on-site and off-site oil and gas wells during re-development.

### 8.1.3 Preliminary Geotechnical Investigations

Thurber Engineering completed two preliminary geotechnical investigations for the Study Area: one for the NW quarter in 2014, and one for the NE quarter in 2013. These investigations were intended to provide preliminary geotechnical recommendations regarding the general suitability of the Study Area for the proposed development. The investigations, included in **Appendix C Preliminary Geotechnical Investigation**, concluded that the Study Area is suitable for the proposed industrial and commercial development. The geotechnical reports recommended further investigations be undertaken for individual components of the development such as buildings, roadways, and ponds when the subdivision layout has been determined. In addition, site preparation and construction recommendations were provided.

#### 8.1.4 Wetland Assessment

The *Acheson Lands Wetland Assessment* was completed for the Highlands Business Park Study Area by Stantec Consulting Ltd in June 2015. This Wetland Assessment has been submitted to Alberta Environment and Parks under separate cover, and is included in **Appendix D Acheson Lands Wetland Assessment**.

The Study Area identified in the Wetland Assessment included the Highlands Business Park Study Area as well as Range Road 264, the future north/south roadway along the west boundary of the Plan Area, extending one full quarter section north; however, the Developer of the Highlands Industrial Business Park does not intend to construct this road.

A field survey completed as a part of the Wetland Assessment revealed the presence of one Class II Temporary wetland, two Class III Seasonal wetlands, one Class IV Semi-permanent wetland, and one Class V Permanent wetland. Although a variety of birds and frogs were found during the field study, no rare plants or wildlife features were noted during the wetland survey.

##### 8.1.4.1 Compensation

As identified in the remainder of this Outline Plan, all wetlands within the Highlands Business Park Study Area are anticipated to be removed. A total wetland area of 2.10ha was identified in the Wetland Assessment, which includes areas within the Highlands Business Park Study Area and Range Road 264. Direct effects to the wetlands, as a result of the wetlands' removal, will be compensated for via Ducks Unlimited Canada compensation payment, or another method of compensation deemed acceptable by Parkland County and/or the Province of Alberta.

#### 8.1.5 Historical Resources

The *Alberta Listing of Historic Resources* (March 2015) did not identify the Plan Area as having any historical resources; regardless, a Historical Resources Inventory Assessment (HRIA) was completed. This HRIA was submitted to obtain a Historic Resource Act Clearance for the development from the Alberta Government. This clearance is included in **Appendix E Historical Resources Assessment Approval**.

#### 8.1.6 Natural Resources

As identified in **Table 5 – Highlands Business Park Study Area Rights-of-Way**, four pipeline rights-of-way run through the Outline Plan Area as shown on **Figure 5 – Natural Resources**.

It is understood that all active pipelines and their associated rights-of-way must be retained; in addition, the Developer shall work with TransMountain pipeline to accommodate their expansion plans. Although the rights-of-way may be incorporated into the industrial lot, access agreements must be in place and permanent structures will not be permitted on top of these lines.

**Table 5 – Highlands Business Park Study Area Rights-of-Way**

<b>Right-of-Way ID</b>	<b>Registrar or Purpose</b>
<b>882 1865</b>	<b>Anderson Energy Inc.</b>
<p>This right-of-way runs diagonally along the centre of the Study Area parallel with the 3610 HW/4380 HW line, which is located immediately south of the 882 1865 line.</p> <p>This right-of-way is used to accommodate an active pipeline registered to Anderson Energy Inc (38805-1).</p>	
<b>3610 HW / 4380 HW</b>	<b>TransMountain Pipeline Inc.</b>
<p>This right-of-way runs diagonally along the centre portion of the Study Area. This right-of-way runs parallel with the 882 1865 line which is located immediately north of the 3610 HW/4380 HW line. This right-of-way is used to accommodate an active pipeline registered to Trans Mountain Pipeline Inc. (3003JE).</p> <p>The Developer of the Highlands Business Park is in discussion with TransMountain to accommodate their expansion as necessary; this is reflected in the concept plan through the provision of an 8.0m widening along the south boundary of the existing right-of-way.</p>	
<b>7582 RL</b>	<b>ATCO Gas</b>
<p>This right-of-way runs along the east boundary of the Study Area and is used to accommodate an active pipeline registered to ATCO Gas.</p>	
<b>132232228</b>	<b>Stormwater Drainage</b>
<p>A temporary storm water easement is registered along the northeast portion of the Study Area for the purpose of draining surface storm water from the north onto the property. This legal agreement has provision for discontinuation at any time, with 30 days notice, by the Developer.</p> <ul style="list-style-type: none"> <li>• Following development, this drainage may no longer be required as stormwater servicing connections may remove its functionality. Stormwater management will be further defined during detailed design.</li> </ul>	
<b>132042121</b>	<b>Backsloping Agreement</b>
<p>A backsloping agreement is registered along the north boundary of the east quarter section of the Study Area. This agreement is intended for the use of approximately 3.54ac of land to accommodate backsloping. Written into this agreement is the obligation to maintain these backslopes in their original condition.</p> <ul style="list-style-type: none"> <li>• The Developer is in process of reviewing this agreement with the holder to facilitate the proper tie-in and grading of the property. This level of detail will be further defined during detailed design.</li> </ul>	

## 8.2 LAND USE CONCEPT

As shown on **Figure 8 – Highlands Business Park Concept Plan** and **Figure 9 – Highlands Business Park Concept Plan with Aerial**, the land use concept identified for the Highlands Business Park Study Area is reflective of the *Acheson Industrial ASP*. This concept includes business and medium industrial uses. The linear layout of the Study Area allows large vehicles to easily maneuver throughout the site and provides business owners the flexibility to purchase one or more lots to expand their operations if required. Alternatively, larger sized lots may be pursued to allow for maximum flexibility, whether that is through consolidation or further subdivision. Note that all lot lines shown are conceptual in nature and subject to minor refinements at the time of subdivision.

As described in **Section 8.1 .6 Natural Resources**, there are three existing utility rights-of-way running through the Study Area. These utility rights-of-way, in addition to the future 8.0m wide pipeline right-of-way, have been incorporated into the design of the Highlands Industrial Business Park at the rear of the proposed lots. Although limited cuts and fills will be permitted on the rights-of-way, these areas can be utilized for outdoor storage spaces.

### 8.2.1 Regional Business Industrial District (BIR)

The Regional Business Industrial District allows for a wide range of low intensity industrial and commercial uses which may have outdoor storage or work activities on large lots. Appropriate uses in this district do not create any nuisance outside a building to ensure that the development is compatible with other non-industrial uses.

The following are uses listed as permitted in the Parkland County LUB and may be anticipated for location within the BIR area of the Highlands Business Park Study Area:

- Agricultural support services
- Convenience retail services
- Crematorium
- General industrial manufacturing/processing
- Government services
- Horticultural uses
- Industrial storage and warehousing
- Professional, business, financial, and office support services
- Security suite
- Utility services, minor infrastructure

The Regional Business Industrial District has been located along the east side of the Study Area, adjacent to Highway 60 to offer users convenient and appropriate access to regional transportation routes. Additionally, a high landscaping standard is required, improving the appearance of new development along high-visibility highways. This location will provide opportunities for businesses to take advantage of its highway proximity to allow convenient access and high visibility.

### 8.2.2 Medium Industrial (MI)

The Medium Industrial District allows for a wide range of industrial uses, some of which may require outdoor storage or activities. Any nuisance factor should not extend beyond the boundaries of the parcel.

The following are some of the uses listed as permitted in the Parkland County LUB and may be anticipated for location within the MI area of the Highlands Business Park Study Area:

- Agricultural support services
- Animal health care or boarding services
- Automotive equipment and vehicle services
- General industrial manufacturing/processing
- Industrial storage and warehousing
- Service station

To accommodate a variety of industrial lots for facilities and/or outdoor storage, the Medium Industrial district has been identified for the majority of the Study Area.

### 8.2.3 Industrial Frontage Overlay

An Industrial Frontage Overlay has been identified along Highway 60. As per the *Acheson Industrial ASP*, the purpose of this overlay is to enhance the visual appearance along a major transportation route by:

- a) establishing guidelines for the siting of development on a parcel to avoid potential incompatibility issues with adjacent developments and land uses;
- b) addressing landscaping for high-visibility areas that are adjacent to highways in the ASP area;
- c) establishing appropriate sign regulations that promote business visibility and marketability without diminishing site aesthetics, and which remain compliant with existing provincial and municipal safety standards; and,
- d) establishing parking, loading and outside storage regulations to promote overall aesthetics for sites located along major highways in the ASP area.

### 8.2.4 Open Space Network

As shown on **Figure 8 – Highlands Business Park Concept Plan**, the Highlands Business Park Study Area's open space is primarily intended to accommodate stormwater management facilities. The area surrounding the ponds may be employed for passive recreation use by business park employees. These open spaces have been provided using Public Utility Lot dedication.

#### 8.2.4.1 Public Utility Lots (PUL)

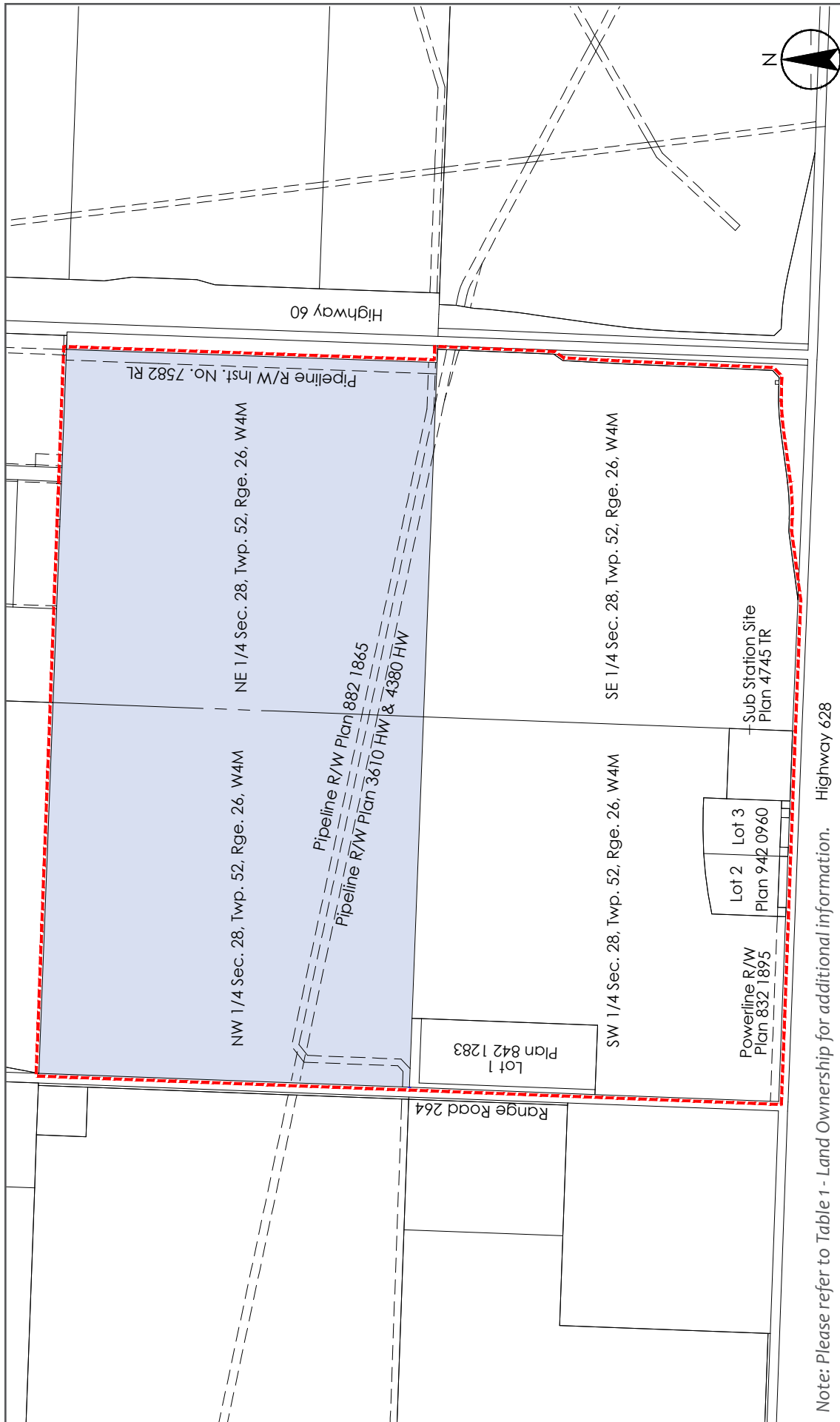
Two Public Utility Lots have been identified in the Study Area to accommodate stormwater management facilities (SWMF). Dedication of the PULs will consist of the stormwater ponds. The location of these facilities were determined based on the *Highlands Industrial Business Park - Highlands Business Park Study Area Stormwater Management Plan* included in **Appendix J Stormwater Management Plan**.

Development of the north SWMF may be constructed on the west or east side of the industrial local road. The final location of the SWMF will be determined during detail design. Should the location of the SWMF be altered from that shown on the Concept Plan, the affected land will revert to Medium Industrial (MI) land use without the need of an Outline Plan amendment.

#### 8.2.4.2 Municipal Reserve (MR)

As shown in **Table 6 - Highlands Business Park Study Area Land Use Calculations**, the Highlands Business Park Study Area's Municipal Reserve dedication does not meet the required 10% of Net Developable area. To provide the necessary Municipal Reserve dedication, as well as invest in the community, a land swap agreement has been presented to Parkland County by the Developer. The intent of providing a land swap is for the Developer to purchase a property outside of the Plan Area, to be added to the County's inventory as Municipal or Environmental Reserve. As a land swap in exchange for the Study Area's required MR, agreements have been made between the Developer and Parkland County for the Developer to purchase and donate a 45-55 ac parcel of land that is contiguous with the Wagner Natural Area. This donated parcel is generally referred to as the Keizer property.





Note: Please refer to Table 1 - Land Ownership for additional information. Highway 628

#### LEGEND

----- Utility Right-of-Way

■ Highlands Business Park Study Area

--- Section 28-52-26 W4M Outline Plan Boundary

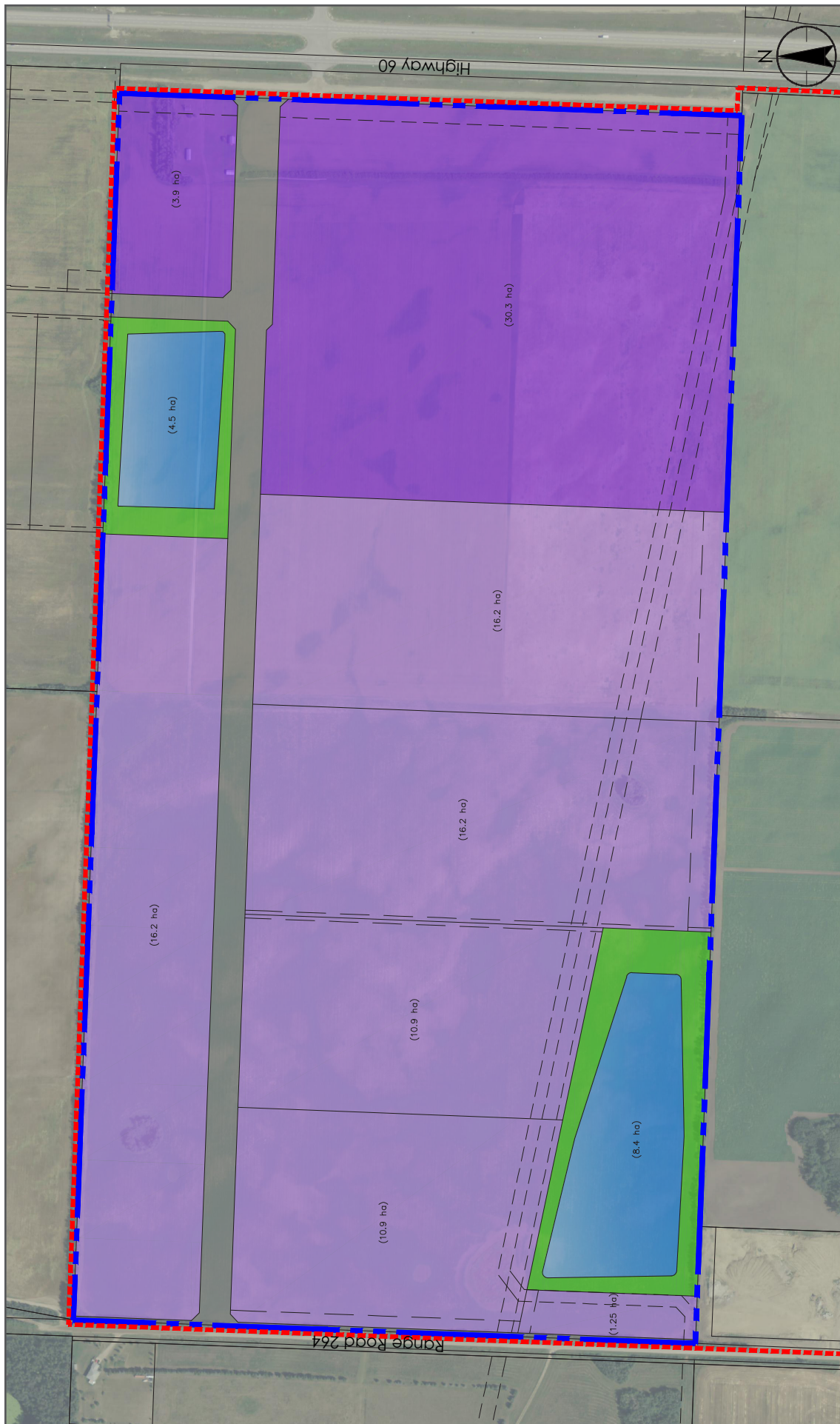
Scale: NTS

## FIGURE 7 - HIGHLANDS BUSINESS PARK STUDY AREA

Section 28-52-26 W4M Outline Plan



**FIGURE 8 - HIGHLANDS BUSINESS PARK CONCEPT PLAN**  
 Section 28-52-26 W4M Outline Plan



# LEGEND

- |  |  |   |  |
|--|--|---|--|
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #4b0082; border: 1px solid black;"></span> BIR - Business Industrial Regional | <span style="display: inline-block; width: 15px; height: 15px; background-color: #000000; border: 1px solid black;"></span> Roadway              | <span style="display: inline-block; width: 15px; height: 15px; background-color: #000000; border: 1px solid black;"></span> PUL - Public Utility Lot (SWMF)             | <span style="display: inline-block; width: 15px; height: 15px; background-color: #000000; border: 1px solid black;"></span> Scale: NTS |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #800080; border: 1px solid black;"></span> MI - Medium Industrial             | <span style="display: inline-block; width: 15px; height: 15px; background-color: #000000; border: 1px solid black;"></span> Utility Right-of-Way | <span style="display: inline-block; width: 15px; height: 15px; background-color: #000000; border: 1px solid black;"></span> Section 28-52-26 W4M Outline Plan Boundary  |  |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #008000; border: 1px solid black;"></span> PUL - Public Utility Lot           | <span style="display: inline-block; width: 15px; height: 15px; background-color: #000000; border: 1px solid black;"></span> Proposed Easement    | <span style="display: inline-block; width: 15px; height: 15px; background-color: #000000; border: 1px solid black;"></span> Highlands Business Park Study Area Boundary |  |

**FIGURE 9 - HIGHLANDS BUSINESS PARK CONCEPT PLAN WITH AERIAL**  
Section 28-52-26 W4M Outline Plan

## 8.3 LAND USE AREA CALCULATIONS

As described in **Table 6 – Highlands Business Park Study Area Land Use Calculations**, Medium Industrial lots and Regional Business Industrial lots, as well as required public utility lots (PUL), comprise the Highlands Industrial Business Park. Industrial lots in the Highlands Industrial Business Park are envisioned to range in size from 3.0ac to 75.0ac. Actual lots and size may be subject to minor refinements at the subdivision and development stage.

**Table 6 - Highlands Business Park Study Area Land Use Calculations**

Land Description	Hectares	Acres	% of Net Developable Area
<b>Highlands Business Park Study Area – Gross Area</b>	<b>126.24</b>	<b>311.95</b>	
Environmental Reserve	0.00	0.00	
Roadway Widening	0.40	0.99	
<b>Net Developable Area</b>	<b>125.84</b>	<b>310.96</b>	<b>100.0%</b>
BIR Business Industrial Regional	71.55	176.81	56.9%
MI Medium Industrial	34.26	84.65	27.2%
MR Municipal Reserve*	0.00	0.00	0.0%
PUL Public Utility Lot	12.84	31.74	10.2%
Roadways	7.19	17.76	5.7%
Industrial Arterial	6.76	16.69	5.4%
Industrial Local	0.43	1.06	0.3%

Note: All land areas in this table are based on cadastral information and may vary (+/-) from legal land titles.

\*MR dedication described in **Section 8.2.4.2 Municipal Reserve**.

## 8.4 TRANSPORTATION NETWORK

As shown in the *Acheson Industrial ASP*, the Highway 60 access is identified along the north boundary of the Plan Area; however, the roadway has been proposed to shift approximately 200m south. The intersection associated with this roadway and Highway 60 is proposed in the *Acheson Industrial ASP* as an at-grade interchange.

As identified in **Section 5.2.2 Roadway Cross-Sections** and shown on **Figure 10 Highland Business Park Transportation Network**, the Highlands Business Park Study Area will be serviced via an Industrial Arterial roadway.

### 8.4.1 Transportation Impact Assessment

A Traffic Impact Assessment (TIA) was completed in 2016 by Stantec Consulting Ltd. to examine the effects of developing the Highlands Business Park with Zone 7 of the Acheson Industrial Area. The purpose of the TIA is to evaluate the transportation impact the new development may cause to the existing traffic flow, and the roadway network system. Prior to the commencement of the TIA, a understanding of Scope was agreed upon with Highlands Business Park LP, Alberta Transportation and Parkland County. Based on the various development scenarios of the area, the TIA was completed at 3 analysis horizons; Short Term, 20 year, and long term.

The complete TIA has been submitted under separate cover and included in **Appendix F Acheson Zone 7 Traffic Impact Assessment**. A summary of the TIA recommendations is as follows:

- Due to the heavy northbound and southbound through volumes, intersections along Highway 60 are expected to operate over capacity at the 20-year horizon and beyond.
  - Pending approval from the Province, widening Highway 60 to a six-lane cross section and providing dual left turn lanes would alleviate much of this congestion.
- The intersection of Highway 60 & Township Road 525A will require dual left turns (with permitted/protected phasing) and free right turn lanes (requiring an acceleration lane on Hwy 60) in the eastbound and westbound directions by the 20-year horizon.
- Prior to the build out of 40 ha of development in Zone 7, and 30 ha of development in Zone 6, the new intersection of Highway 60 & Zone 7 Access should be constructed.
  - The eastbound leg should be built to its ultimate geometry: dual left turn lanes, single through lane and single right turn lane. Construction of the east leg (single left, through and right turn lanes) can be delayed until development of Zone 8.
- Highway 628 will require widening to a four-lane cross section by the 20-year horizon.
- The intersection of Highway 60 & Highway 628 currently requires signalization. If it is not upgraded to an interchange by the 20-year horizon, it will experience several movements operating over capacity.
  - Pending approval from the Province, a dual southbound left turn lane would alleviate these issues.

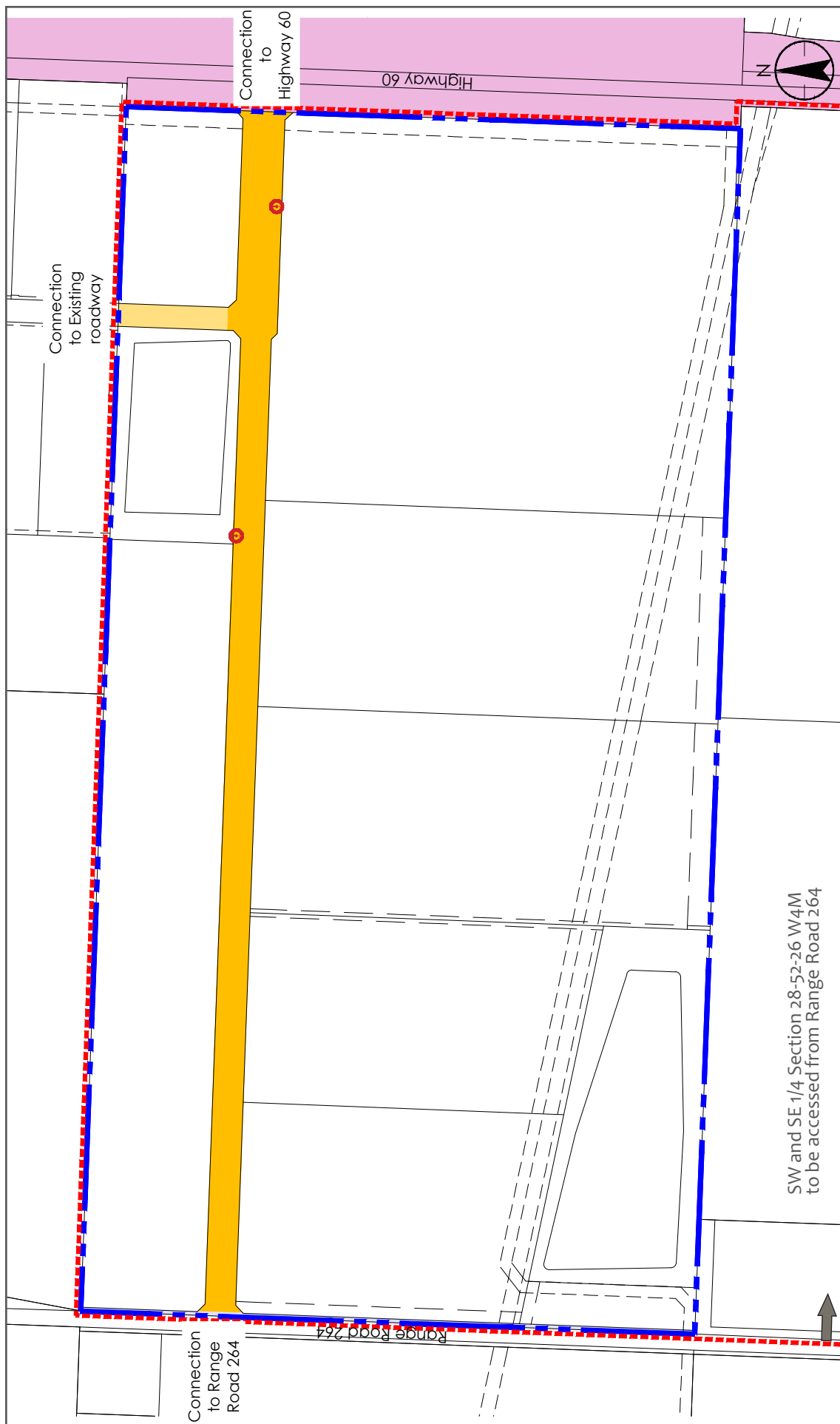
- The intersection of Highway 628 & Range Road 264 will operate adequately in the long term horizon or until it is closed. The closure of this intersection will not have a significant impact on the adjacent road network.
- The intersection of Highway 628 & Spruce Valley Road will operate adequately in the long term horizon.

The traffic volumes and analysis included in this report represent a conservative or worst-case scenario. The area has seen a decrease in traffic volumes over the past four years due to the economic slowdown, and this is not reflected in Alberta Transportation's 2.5% annual growth rate. It is highly likely that the traffic volumes projected in this study will not be realized in the long term horizon.

#### 8.4.2 Transit

As shown on **Figure 10 Highland Business Park Study Transportation Network**, two potential future transit stops have been shown in the Business Industrial area for the future accommodation of transit service in the Plan Area. The location and design of the stops should be further determined if transit becomes available in the future.





#### LEGEND

- Highway 60
- Industrial Arterial Roadway
- Industrial Local Roadway
- Range Road 264 Widening

- Potential Future Access - Can Move Along RR 264
- Potential Future Transit Stop
- Utility Right-of-Way
- Proposed Easement

Scale: NTS

- Section 28-52-26 W4M Outline Plan Boundary
- Highlands Business Park Study Area Boundary

**FIGURE 10 - HIGHLANDS BUSINESS PARK TRANSPORTATION NETWORK**  
Section 28-52-26 W4M Outline Plan



## 8.5 SERVICING

### 8.5.1 Water Servicing

In accordance to the *Acheson and Big Lake Area Water Servicing Study* (2011), water servicing in the Highlands Business Park Study Area will be via a 400mm water main, located within the Industrial Arterial roadway that runs from west to east through the site. A north south water connection within an easement has been identified to provide opportunities for looping and to service future development in the south.

The proposed water servicing for the Highlands Business Park Study Area is shown on **Figure 11 Highlands Business Park Water Servicing** and **Appendix I Water Analysis Report**.

### 8.5.2 Sanitary Servicing

In accordance to the *Acheson and Big Lake Area Sanitary Servicing Study* (2011), the Highlands Business Park currently resides within Zone 7. The Highlands Business Park Study Area has been divided into two separate basin areas to help assess sanitary demands. Basin 1 will flow to the north east to an existing connection provided by the Remington development. Basin 2 will flow to the west to Range Road 264. The ultimate plan will include a connection to the Acheson Trunk extension.

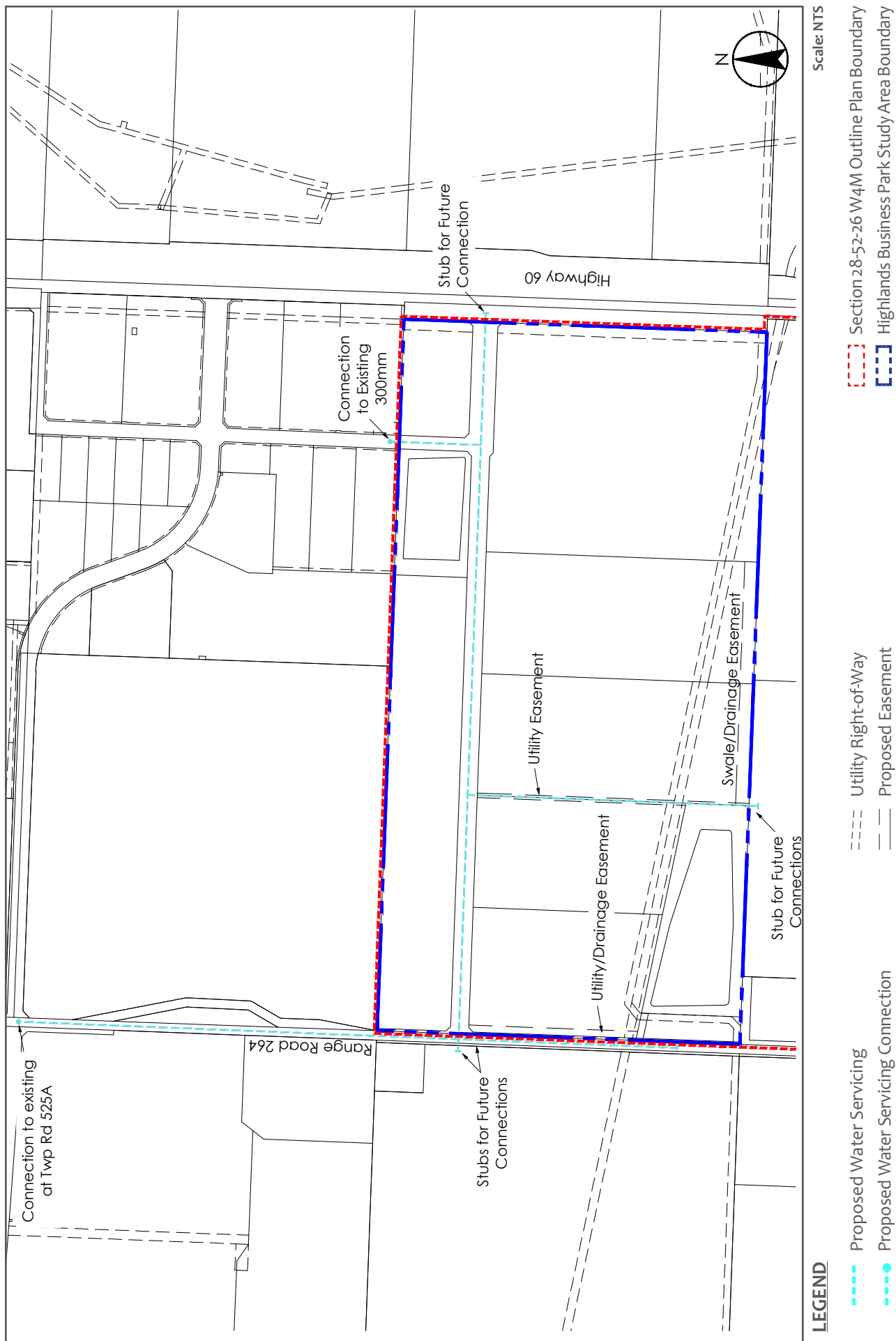
The proposed sanitary servicing for the Highlands Business Park Study Area is shown on **Figure 12 Highlands Business Park Sanitary Servicing** and **Appendix H Sanitary Servicing Report**.

### 8.5.3 Stormwater Servicing

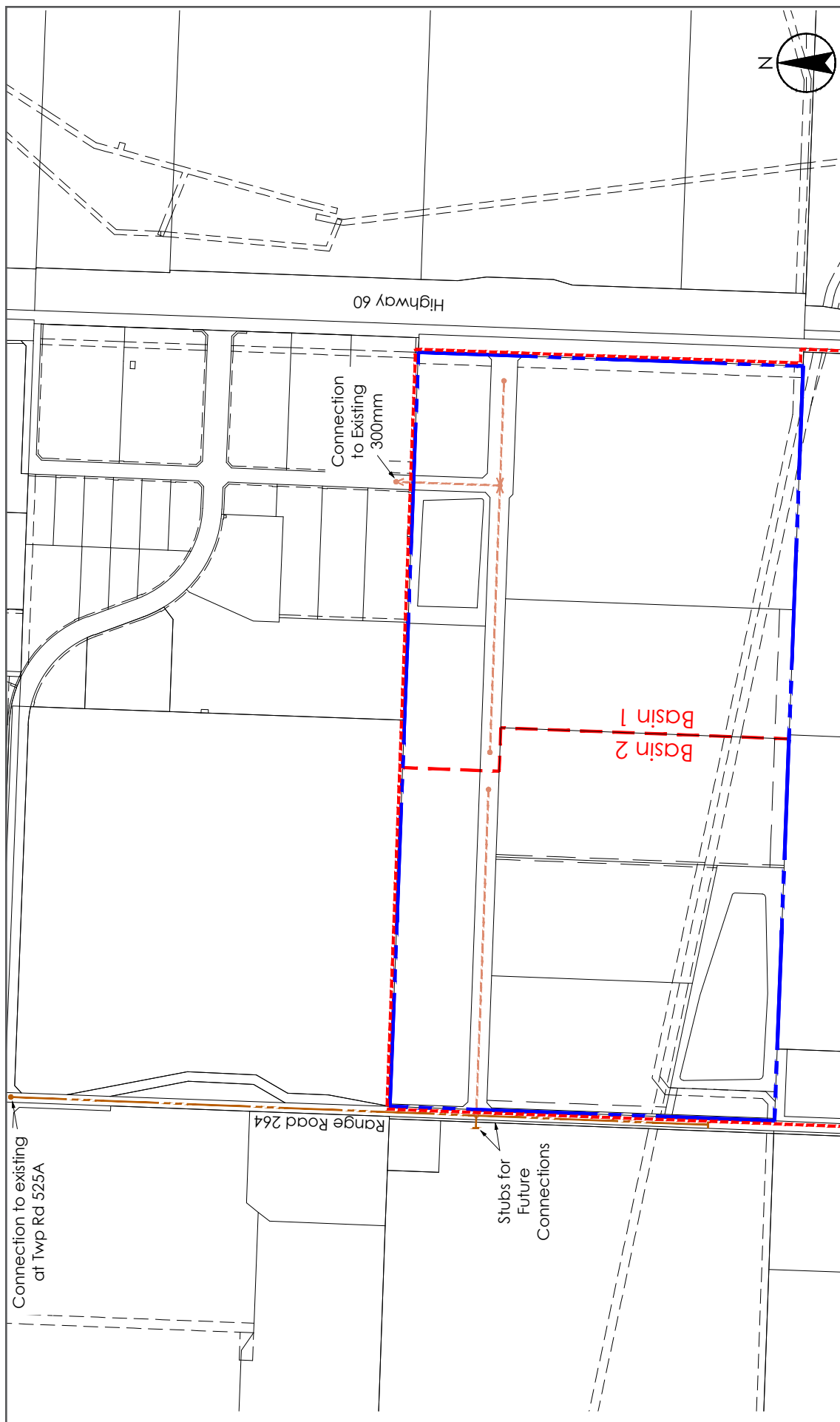
As detailed in the *Highlands Industrial Business Park - Highlands Business Park Study Area Stormwater Management Plan*, stormwater management for the Highlands Business Park Study Area consists of two stormwater management facilities (SWMF): one located within the southwest corner of the Study Area and one in the northeast corner of the Study Area. Underground storm infrastructure, as well as ditches and berms, will convey onsite stormwater across the Study Area towards the SWMFs which will be constructed to accommodate stormwater retention during major storm events.

In addition to the onsite stormwater servicing, an offsite storm network will be constructed to provide an outfall to the existing Acheson/Big Lake Collector Trunk storm main. One onsite storm lift station and forcemain will be constructed to pump water from the southwest SWMF facility to the gravity portion of the outfall. Additional stormwater easements have been identified and will be registered at the time of subdivision.

The proposed stormwater servicing for the Highlands Business Park Study Area is shown on **Figure 13 Highlands Business Stormwater Servicing**. The *Highlands Industrial Business Park - Highlands Business Park Study Area Stormwater Management Plan* has been submitted under separate cover and included in **Appendix J Stormwater Management Report**.

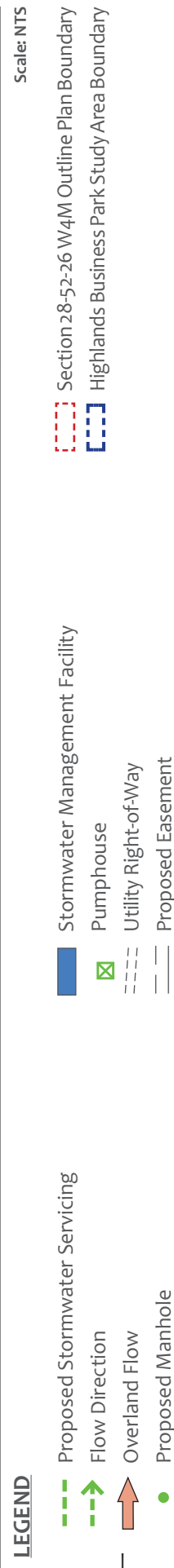


## FIGURE 11 - HIGHLANDS BUSINESS PARK WATER SERVICING



**FIGURE 12 - HIGHLANDS BUSINESS PARK SANITARY SERVICING**

Section 28-52-26 W4M Outline Plan



**FIGURE 13 - HIGHLANDS BUSINESS PARK STORMWATER SERVICING**  
 Section 28-52-26 W4M Outline Plan

## 8.6 PHASING

As shown on **Figure 14 Highlands Business Park Phasing Plan**, the early phases of the Highlands Business Park Study Area development are expected to start in the east portion of the development and extend west. The phasing boundaries shown are conceptual in nature and may vary from those shown when redesignation and subdivision applications are made. Portions of separate phases may be developed concurrently if there is sufficient demand and/or if municipal servicing is made more efficient as a result.

## 8.7 PUBLIC CONSULTATION

As per Parkland County's policy, *AD17-P2 - Public Consultation Processes for Planning and Development*, two information sessions were undertaken as part of the Highlands Business Park Study Area planning process. The *Highlands Industrial Business Park Outline Plan - Highlands Business Park Study Area Consultation Plan* describes the consultation process undertaken for the creation of this Outline Plan; this Plan is included in **Appendix A Public Consultation Plan**.



**FIGURE 14 - HIGHLANDS BUSINESS PARK PHASING PLAN**  
 Section 28-52-26 W4M Outline Plan