

Equity Industrial Park Area Structure Plan



2018

**Equity Industrial Park
Area Structure Plan**

Prepared for:
Beaver County



Prepared by:
Stantec Consulting Ltd.

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Acronyms (referenced in this document)

ACT – Alberta Culture and Tourism

AEP - Alberta Environment and Parks

ALSA - Alberta Land Stewardship Act

ASP - Area Structure Plan

AT - Alberta Transportation

CAO - Chief Administrative Officer

CN - Canadian National Railroad

ER - Environmental Reserve

ERE - Environmental Reserve Easement

ESA - Environmentally Significant Areas

FWMIS - Fisheries and Wildlife Management
Information System

IDP - Intermunicipal Development Plan

LUB - Land Use Bylaw

LUF - Land Use Framework

MDP - Municipal Development Plan

MGA - Municipal Government Act

MR - Municipal Reserve

NSRP - North Saskatchewan Regional Plan

PLA - Public Lands Act

QWSP - Qualified Wetland Science
Professional

SWMF - Storm Water Management Facility

Introduction

1.0 INTRODUCTION

Located approximately 50 km southeast of the City of Edmonton, Beaver County is a prosperous community with an economic tax base that includes mixed farming, oil and gas industries and acreage developments.

Stantec Consulting Ltd. has been retained to prepare and update an Area Structure Plan (ASP) for the Equity Industrial Park within Beaver County. The existing Equity Industrial ASP was adopted in 2009 for lands located in NW, SW, and SE 3-50-17-W4 lying north of Highway 14 directly east of the Village of Rley. Since the adoption of the original ASP in 2009, Beaver County has acquired NE 3-50-17-W4 with the expectation that these lands would be incorporated into the industrial park. In addition, new provincial regulations have come into force that must be considered when planning for expansion and development within the Equity Industrial Park.

1.1 PURPOSE

The purpose of the Equity Industrial Park ASP is to provide a statutory framework for land use planning of these lands by identifying an appropriate development pattern, logical staging, a suitable level of municipal servicing, and proper environmental safeguards which are implemented in conformance with established planning policies, provincial regulation, and the requirements and desires of Beaver County.

The key elements of the ASP are to provide a future vision, development objectives and policy direction supported by a Land Use Concept to establish the logical expansion of the Equity Industrial Park.

1.2 LOCATION AND CONTEXT

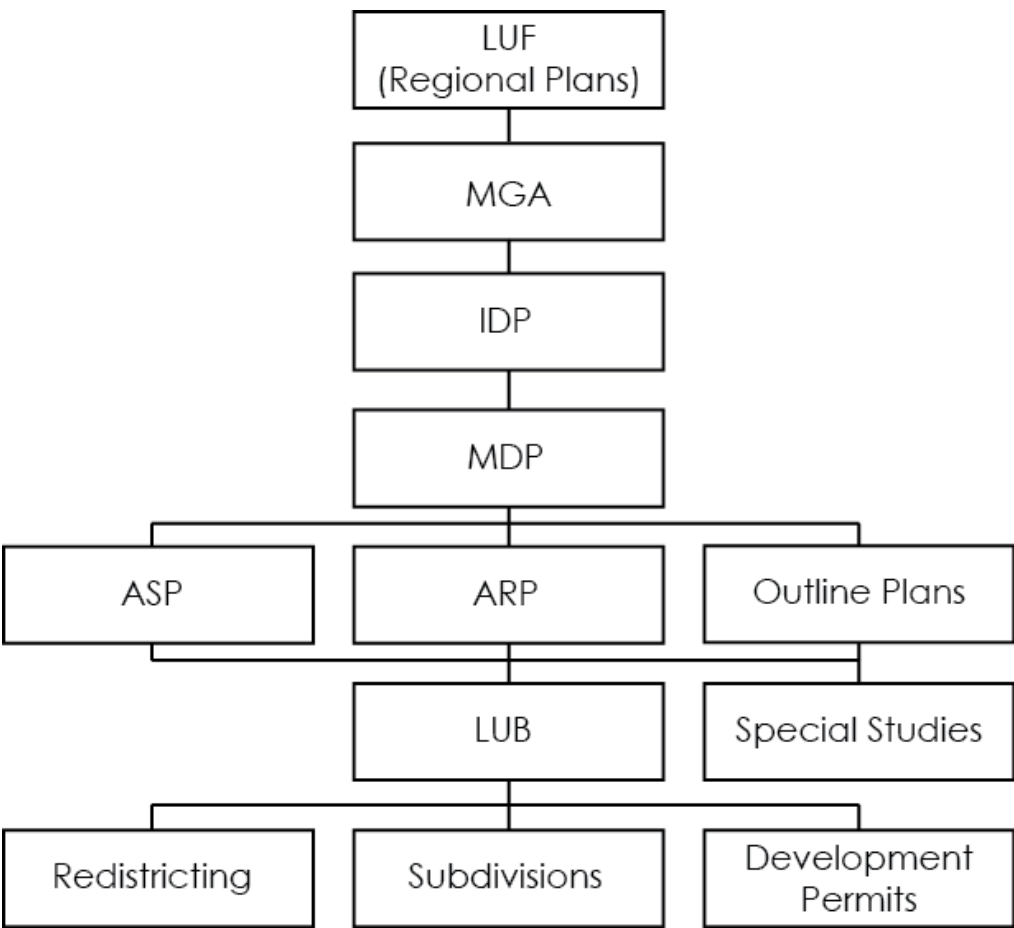
The Equity Industrial Park encompasses approximately 244.48 ha, specifically parcels NW 3-50-17-W4, SW 3-50-17-W4, SE 3-50-17-W4 and NE 3-50-17-W4 and a small portion of NE 34-49-17-W4 that lies north of Highway 14. The plan area is bounded by Highway 854 and the Village of Rley to the west, Highway 14 to the south, agriculture lands to the east, and a lagoon, agriculture lands, and operating landfills to the north (Clean Harbors and Rley Regional Landfill), as shown in **Map 1 - Location** and **Map 2 - Context**.

2.0 THE HIERARCHY OF PLANNING DOCUMENTS

All municipal planning documents must comply with the requirements and regulations detailed in the Municipal Government Act (MGA). The MGA also stipulates the requirements and authority of the hierarchy of planning documents that guide municipal planning and development in Alberta (refer to **Figure 1 - Hierarchy of Land Use Plans**). Compliance with this hierarchy is required and provides the framework for land use and development decisions for all municipalities within the province.

The Provincial Land Use Framework provides high level provincial land use policy through seven regional plans. All municipal planning must be consistent with the policies outlined in the corresponding regional plan. For Beaver County, this is the North Saskatchewan Regional Plan (NSRP).

Figure 1 - Hierarchy of Land Use Plans



The highest level of municipal land use planning document is the Intermunicipal Development Plan (IDP), being a collaborative statutory document prepared by two participating municipalities to plan land of mutual interest along their shared boundary. With a few exceptions, all municipalities which share a common boundary must prepare an Intermunicipal Development Plan (IDP). Beaver County and the Village of Ryley have an existing IDP which will be reviewed to ensure consistency between the IDP and the Equity Industrial Park ASP. A Municipal Development Plan (MDP) provides the policy framework for planning and development decisions at a County- wide level. Area Structure Plans (ASPs) provide more detailed and specific land use and development policy guidance for specifically defined lands within a municipality.

The IDP, MDP, and ASP must be consistent with one another. Beaver County and the Village of Ryley have an existing IDP which will be reviewed to ensure consistency between the IDP and the Equity Industrial Park ASP. The Beaver County MDP will also be reviewed to ensure that the Equity Industrial Park ASP and the MDP are consistent. The policy direction outlined in these statutory plans informs the regulations and rules regarding appropriate land uses, subdivision and development detailed in the Land Use Bylaw (LUB). The LUB is the mechanism used to implement the policies outlined in the IDP, MDP and ASPs of each municipality.

2.1 LAND-USE FRAMEWORK – NORTH SASKATCHEWAN REGIONAL PLAN

Alberta's Land-use Framework (LUF), supported by the Alberta Land Stewardship Act (ALSA), establishes the basis for the development of seven land use regions, and the establishment of a regional plan for each. Beaver County falls within the North Saskatchewan Regional Plan (NSRP), and therefore municipal planning and development decisions must be in alignment with the regional plan to achieve the regional outcomes established in the plan. At the time of writing, the NSRP was still under development.

2.2 MUNICIPAL GOVERNMENT ACT

The updated Equity Industrial Park ASP has been completed in conformance with the requirements of the Municipal Government Act (MGA).

The MGA is the provincial legislation that allows municipalities to govern the development of lands within their boundaries in a logical, timely, economical, and environmentally responsible manner.

This ASP has been prepared in accordance with Section 633 of the MGA which enables municipalities to adopt ASPs as statutory plans for the purpose of providing policy direction for future land use, subdivision, and development within a defined plan area.

2.3 INTERMUNICIPAL DEVELOPMENT PLAN

In 2008, an IDP was prepared on behalf of the Village of Ryley and Beaver County. The purpose of the IDP is to:

- a) Ensure orderly development, while protecting the area surrounding the Village for future expansion;
- b) Establish a framework for attracting economic opportunities;
- c) Improve opportunities to secure a long-term economic base for the region;
- d) Ensure the municipalities are development ready and future oriented in their efforts to attract economic activity;
- e) Ensure that the municipalities are developed in a manner that is equitable and fair to the residents of the municipalities; and
- f) To identify areas for County growth and development.

The Equity Industrial Park ASP lands (excluding NE 3-50-17-W4) are identified as Commercial/Light Industrial and General Industrial in the IDP as shown on **MAP 3 - IDP Future Land Use Concept**. NE 3-50-17-W4 is not referenced.

2.4 MUNICIPAL DEVELOPMENT PLAN

Beaver County's MDP (Bylaw 98-800), articulates a long-range vision for growth through policies that provide the opportunity for industrial development, while at the same time support the agricultural base of the County. The Equity Industrial ASP provides land use policy direction that generally aligns with the vision and policies identified in the MDP for encouraging and providing for industrial growth in designated locations throughout the County.

Currently, Beaver County's MDP designates the Equity ASP lands (excluding NE 3-50-17-W4) as General Industrial and Commercial. As shown on **Map 4 – MDP Land Use Concept**.

2.5 LAND USE BYLAW

Beaver County's LUB (98-801) regulates and controls the use and development of land and buildings within the County. The LUB will need to provide development regulation in accordance with ASP policy direction. Districts (zoning) under the LUB will need to align with the land use designations identified on the ASP Land Use Concept.

The current LUB districting for the Equity Industrial Park ASP lands are Landfill and Compositing, Low Impact Eco-Friendly Industrial, and Rural Industrial, shown on **Map 5 – Land Use Bylaw Districts**.

3.0 PLAN DEVELOPMENT PROCESS

3.1 PLAN VISION

The Equity Industrial Park ASP will include light and medium processing, manufacturing, warehousing, and related supportive development to contribute to the economic diversification and success of Beaver County while protecting important environmental features and wetlands from development impacts. The Equity Industrial Park ASP balances economic, environmental, and community considerations to support viable growth of the area.

3.2 PLAN OBJECTIVES

The future development concept was established respecting the following objectives;

- Provide an opportunity to expand industrial development for the County within the Equity Industrial Park.
- Protect environmentally significant areas and wetlands wherever possible.
- Determine appropriate servicing infrastructure.
- Provide for the development of industry in an environmentally sustainable manner.
- Provide opportunities for low-impact industrial uses and activities that support innovative green technologies with little or no impact on the development site.

3.3 ASP STEERING COMMITTEE

The Equity Industrial Park Steering Committee was comprised of elected officials from Beaver County and the Village of Ryley and representatives from proximate businesses to or within the Equity Industrial Park.

The Steering Committee reviewed the progress of the ASP's development, the background and context information, and the land use concepts as they were being developed. The Committee had to ensure there was agreement on how future growth within the ASP boundary should be managed and developed. The Committee provided guidance and direction as well as valuable insight into the development of the ASP.

3.4 PUBLIC INVOLVEMENT

The ASP planning process included consultation and engagement opportunities with the community at large. Public support for the ASP is essential to its long-term success.

Engagement Event – June 14, 2016

A public open house was held at the Village of Ryley Community Centre. The Open House consisted of a presentation which presented a project overview, display panels that provided context for the project, detailed two proposed land use concepts for the lands, and provided some land use classifications for each of the proposed districts within the ASP lands.

Statutory Public Hearing – November 13, 2018

As required by the Municipal Government Act, a statutory public hearing must be held prior to 3rd reading of the ASP bylaw by County Council. The public hearing provides stakeholders and interested public the opportunity to comment on the ASP prior to the vote by County Council to consider adoption of the ASP bylaw. The Statutory Public Hearing was held on November 13, 2018

3.5 RELATED DOCUMENTS

- Equity Industrial Park Water Supply Analysis (DGE, August 2017)
- Equity Industrial Park Drainage Report (Stantec, 2016)

4.0 SITE ANALYSIS - DEVELOPMENT CONSIDERATIONS

4.1 EXISTING LAND USES

Much of the ASP land is currently used for mixed agricultural purposes, such as grain farming and pasture land. The NW portion of the ASP lands are partially developed for industrial use or proposed for development. There are some agricultural out-buildings located in SW 3-50-17-W4 and a gravel/sand pit(storage) located south of Township Road 500 in SE 3. Refer to **Map 6 – Existing Uses and Development**.

4.2 LAND OWNERSHIP

As of Jan 2018, the plan area is comprised of 21 titled parcels of land owned by 7 different landowners (see **Table 1 - Land Ownership of Parcels within the ASP Boundary**), and **Map 7 - Land Ownership**

Table 1 - Land Ownership of Parcels within the ASP Boundary

| Owner | Legal Description | Area (ha) |
|-------------------------|--------------------------------|-----------|
| Black Earth Products | Lot 1; Block 2; Plan 082 9997 | 8.09 |
| Beaver County | Lot 2; Block 2; Plan 122 2575 | 2.04 |
| Beaver County | Lot 3; Block 2; Plan 122 2575 | 2.72 |
| Beaver County | Lot 4; Block 2; Plan 122 2575 | 3.80 |
| Beaver County | Lot 5; Block 2; Plan 122 2575 | 3.45 |
| Beaver County | Lot 6; Block 2; Plan 122 2575 | 2.49 |
| Beaver County | Lot 7; Block 2; Plan 122 2575 | 2.13 |
| Walton's Warehouse Inc. | Lot 1; Block 1; Plan 042 7065 | 1.42 |
| G-M Pearson Realty | Lot 2; Block 1; Plan 042 7065 | 1.42 |
| G-M Pearson Realty | Lot 3; Block 1; Plan 042 7065 | 1.42 |
| Beaver County | Lot 4PUL; Block; Plan 042 7065 | 1.16 |
| Beaver County | NW 3-50-17-W4 | 19.75 |
| Beaver County | NE 3-50-17-W4 | 48.51 |
| Beaver County | SW 3-50-17-W4 | 37.57 |
| Beaver County | SE 3-50-17-W4 | 61.00 |
| 1379972 Alberta Ltd. | Lot 4; Block 3; Plan 122 2575 | 2.07 |

| Owner | Legal Description | Area (ha) |
|--------------------------------------|-------------------------------|-----------|
| Alberta Tank Fabrication and Coating | Lot 3; Block 3; Plan 122 2575 | 1.67 |
| Alberta Tank Fabrication and Coating | Lot 2; Block 3; Plan 122 2575 | 1.76 |
| Andrew Arnill | Lot 1; Block 3; Plan 092 5792 | 4.05 |
| Beaver County | Lot 1; Block 1; Plan 092 6415 | 7.36 |
| Beaver County | Lot 1; Block 4; Plan 152 4895 | 16.19 |

4.3 TRANSPORTATION AND ACCESS

Physical access is currently provided to the site at two locations off Highway 854 via Township Road 500 which connects to Range Road 172 to the east, and via the internal subdivision road which currently dead ends within the ASP boundary.

The ASP lands are directly north of Highway 14. Highway 14 is also identified as a High Load Corridor that can accommodate vehicles and/or materials that are up to 12 metres in height.

Canadian National Railroad (CN) operates the rail line that runs parallel to the Southern boundary of the ASP. There is also a registered right of way for a rail spur line that runs perpendicular to the CN line through the centre of the ASP lands.

4.4 CURRENT LEVEL OF MUNICIPAL SERVICE

The level of service varies on site. The parcels in the northwest quarter of the plan area have municipal water and sewer infrastructure.

Waste Water

An agreement has been made with the Village of Ryley to dispose of the waste created by the sanitary sewage created by the existing development within Equity Industrial Park ASP lands.

Currently, the Village of Ryley uses a sewage lagoon located at the north end of the SW ¼ 10-50-17-W4.

The existing 250 mm sanitary sewer trunk, sewage lift station, and lagoon can be used to accommodate partial sanitary flows from the Equity Industrial Park. According to the Village of Ryley, the approximate capacity of the existing sewer trunk is 22.8 L/s and the existing lift stations capacity is 12.2 L/s. Based on calculations from the Village of Ryley, the existing sewer trunk has the capacity to accommodate another 114 ha (280 ac), while the existing lift station only has the capacity for an additional 61 ha (150 ac). To accommodate flows greater than the additional

capacities, upgrades to the existing sanitary system will be required once the additional serviceable area has been subdivided and constructed.

Water

An existing 250 mm water transmission line from Edmonton to Viking runs through the southern portion of the property, within Right-of-Way Plan 032 0239. This line supplies water to the reservoir and pump house located north of 50 Avenue within the Village of Ryley and west of Secondary Highway 854.

The existing lots in the northeast corner of NW 3-50-17 W4 are currently connected to or can be connected and serviced from this existing supply line and pumphouse.

There are some existing connections to the subdivided lots in the northwest corner of the plan area, as shown on **Map 8 – Current Water and Wastewater Servicing**.

Stormwater Drainage

There is an existing system of ditches that convey surface water from the developed parcels in NW 3-50-17-W4, most of which has been directed to the dugout which exists in NE 3-50-17-W4. Some upgrades to this system are required to sufficiently manage storm water runoff for the developed lands in NW 3.

4.5 ENVIRONMENTAL FEATURES

Geology and Soils

The bedrock in the ASP is classified as the Bearpaw Formation, which is a mudstone that was deposited in a marine environment¹. The surficial geology of the ASP consists of fluted moraine deposited by glacial ice. Moraine deposits include a mixture of clay, silt, sand with minor components of pebbles, cobbles, and boulders. This deposit may also include lenses of glaciolacustrine or glaciofluvial sediment².

Soils within the ASP are classified as predominantly Black Solodized Solonetzics with some Solonetzic Black Chernozemics on the upper slopes and Orthic Humic Gleysol in depressional areas. The Solonetzic and Chernozemic soils of the ASP are composed of moderately fine-textured, well-drained sandy clay loam and clay loam while the Gleysol soils are composed of poorly drained

¹ Prior, G.J., Hathway, B., Glombick, P.M., Pană, D.I., Banks, C.J., Hay, D.C., Schneider, C.L., Grobe, M., Elgr, R. and Weiss, J.A. 2013. Bedrock geology of Alberta. Alberta Energy Regulator. AER/AGS Map 600, scale 1:1 000

² Fenton, M.M., Waters, E.J., Pawley, S.M., Atkinson, N., Utting, D.J. and McKay, K. 2013: Surficial geology of Alberta. Alberta Energy Regulator. AER/AGS Map 601, scale 1:1 000 000.

undifferentiated material³.

The Land Suitability Rating System (LSRS) was used to interpret the agricultural production potential in the ASP planning area on a scale from Suitability Class 1 (i.e., areas that have no significant limitations in use for crops) to Suitability Class 7 (i.e., areas that have no capability for agriculture)⁴. The ASP consists of lands with a Suitability Class of 4 to 5⁴, which indicates the soils have severe to very severe limitations that could restrict the range of crops or require special conservation practices⁵.

Topography

The topography of the land ranges from 692 metres to 684 metres, which is a difference of approximately 7.8 metres. The lands gradually slope towards southwest and northwest. Refer to **Map 9 – Topography**.

Environmental Site Assessment

Phase I Environmental Site Assessments (ESAs) have been completed for the north and south of 3-50-17-W4. The Phase I ESA reports were completed between 2004 and 2009.

The Phase I ESA conducted for NE 3-50-17-W4 in 2004 indicates that there are environmental concerns.⁵ Petroleum hydrocarbons, air emissions, asbestos containing materials, bulk chemical storage, liquid effluents, and site run-offs are of low concern. There are contaminated surface soils and waste materials on the subject lands that are of moderate to high concern. The soils and materials identified should be removed and disposed of in accordance with current criteria and guidelines. The report does not recommend a Phase II ESA. Since the preparation of the Phase I ESA report the potential contaminated soils and materials have been removed and the site has since been developed.

The 2009 report indicates that no information collected revealed any evidence of contamination for S½ 3-50-17-W4 & Portion of NE¼ 34-49-17-W4.⁶

³ Alberta Soil Information Centre (ASIC). 2015. AGRASID 4.0: Agricultural Region of Alberta Soil Inventory Database (Version 4.1). Edited by J.A. Brierley, T.C. Martin, and D.J. Spiess. Agriculture and Agri-Food Canada, Research Branch; Alberta Agriculture, Food and Rural Development, Conservation and Development Branch. Available: Alberta Soil Information Centre

⁴ Agriculture and Agri-Food Canada. 1995. Land Suitability Rating System for Agricultural Crops: 1. Spring-seeded small grains. W.W. Pettapiece (ed.). Tech. Bull. 1995-6E. Agronomic Interpretations Working Group, Centre for Land and Biological Resources Research, Agriculture and Agri-Food Canada, Ottawa, ON. 90 pp., 2 maps.

⁵ Phase I Environmental Site Assessment Proposed Industrial Development N 3-50-15-W4, 2004, Sabatini Earth Technologies Inc.

⁶ S ½ -3-50-17W4M & Portion NE ¼ -34-49-17W4M Beaver County, Alberta, 2009, Sabatini Earth Technologies Inc.

Wildlife

Typical mammal species in the Parkland Natural Region include the red squirrel, white-tailed jackrabbit, least chipmunk, prairie vole, coyote, and deer. An assortment of resident and migratory bird species can be found throughout the area depending on available habitat. Aquatic and wetland areas provide habitat for numerous waterfowl and shorebird species, such as the mallard and Canada goose along with amphibian and fish species.

The Fish and Wildlife Management Information System (FWMIS) database was queried for records of wildlife species of management concern occurring within two kilometers of the ASP. No records were returned but the query identified that the ASP is within sharp-tail grouse range and a sensitive raptor-range for bald eagle nests⁷. The wildlife habitat and ranges identified do not confirm the presence of these species or the protected features (i.e., nesting sites and leks) but rather identifies an area of potential for that protected feature to occur. Wildlife surveys should be completed prior to development to confirm the presence of habitat and/or protected features. In the event that the protected feature is identified during wildlife surveys, there are restricted activity periods and setback distances that will apply.

Vegetation

The ASP is located within the Central Parkland Natural Subregion, which is part of the Parkland Natural Region. Historical and current agricultural activities and recent urbanization within the Central Parkland Natural Subregion have altered much of the native vegetation and fragmented the remaining native habitat patches. The forested portions within this subregion are dominated by trembling aspen groves in the moist sites and grassland communities on drier sites. Trembling aspen understory is typified by Saskatoon, prickly rose, beaked hazelnut, and a variety of grasses and forbs. Balsam poplar and white spruce are often found in association with aspen on moist, rich sites⁸.

No provincially designated Environmentally Significant Areas (ESAs) are located within the ASP⁹.

Wetlands

To support the preparation of the Equity Industrial ASP, a water boundary review request was submitted to Alberta Environment and Parks (AEP) for determination of Crown claimable water bodies within the NW, SW, and SE 3-50-17-W4. AEP has previously confirmed that there are no Crown

⁷ Alberta Environment and Parks (AEP). 2015. Access FWMIS Data. [Online]. <http://aep.alberta.ca/fish-wildlife/fwmis/access-fwmis-data.aspx>. Accessed November 2017.

⁸ Natural Regions Committee 2006. Natural Regions and Subregions of Alberta. Compiled by D.J. Downing and W.W. Pettapiece. Government of Alberta. Pub. No. T/852.

⁹ Fiera Biological Consulting Ltd. 2014. Environmentally Significant Areas in Alberta: 2014 Update. Report prepared for the Government of Alberta, Edmonton, Alberta. Fiera Biological Consulting Report Number 1305. Pp. 51.

claimable wetlands within the NE 3. In addition, a limited field investigation to verify wetland extents has been conducted within the N ½ of the ASP area.

Crown Claim Determination

Under the Public Lands Act, the Crown (province) can claim ownership of legal bed and shore of semi-permanent and permanent water bodies deemed significant. To generate an application to determine Crown ownership, historical air photos were reviewed and all possible water bodies residing within the ASP area were mapped and given a preliminary classification. Based on the wetland mapping exercise, 43 wetlands and a few field drainages were identified within the ASP area. **Map 10 – Wetlands** illustrates the wetlands noted within the ASP area.

A notification received February 21, 2017 from AEP indicates that the Crown has claimed two wetlands, SE02 and NW01 identified on **Map 10 – Wetlands**. The Crown claim determination means that these two waterbodies must be protected and removed from development consideration within the ASP. The boundaries shown on **Map 10 – Wetlands** are not necessarily the boundary of the bed and shore. To determine the actual bed and shore a survey undertaken by an Alberta land surveyor will need to be completed. However, these two waterbodies have not been considered for development and therefore official determination of the bed and shore has not been undertaken at this time.

Limited Field Investigation

At the direction of Beaver County Administration and the ASP Steering Committee it was determined that the N½ of the ASP area is where the continued expansion of typical light and medium industrial uses is to occur. In order to help evaluate possible development concepts for this area, a limited field investigation to verify wetland extents and class was conducted.

Table 2 - Area Calculations for All Wetlands Identified in NE 3-50-17-W4 and Map 10 – Wetlands show the wetlands and the preliminary classification for the NE 3-50-17-W4. **Table 3** summarizes the order of magnitude range in wetland removal compensation costs based on the current value ranking system presented in the Alberta Wetland Mitigation Directive¹⁰.

¹⁰ <http://aep.alberta.ca/water/programs-and-services/wetlands/documents/AlbertaWetlandMitigationDirective-Jun2015.pdf>

Table 2 - Area Calculations for All Wetlands Identified in NE 3-50-17-W4

| Field Verified Wetlands Summary | | |
|--|-------------------------|------------------|
| Wetland ID | AWCS¹ | Area (ha) |
| NE01 | Seasonal Marsh | 0.47 |
| NE02 | Temporary Marsh | 0.08 |
| NE03 | Ephemeral Non-Wetland | 0.00 |
| NE04 | Seasonal Marsh | 3.10 |
| NE05 | Dugout ² | 0.00 |
| NE06 | Seasonal Marsh | 0.40 |
| NE07 | Semi-Permanent Marsh | 6.53 |
| NE08 | Seasonal Marsh | 0.99 |
| NE09 | Seasonal Marsh | 1.15 |
| NE10 | Temporary Marsh | 0.09 |
| NE11 | Temporary Marsh | 0.17 |
| NE12 | Temporary Marsh | 0.21 |
| NE13 | Ephemeral Non-Wetland | 0.00 |
| NE14 | Semi-Permanent Marsh | 0.27 |
| NE15 | Temporary Marsh | 0.29 |
| Total | | 13.75 |
| ¹ Alberta Wetland Classification System (ESRD 2015) | | |
| ² Total does not include size for dugout | | |

The limited field investigation provides estimates only and was undertaken to assist with the preparation of the development scenarios. A more rigorous and detailed wetland assessment will be needed to determine the actual wetland classification, compensation value of each wetland, and support the future removal/disturbance of any of the noted water bodies identified.

To remove or disturb any of the water bodies, a Water Act approval will be required. To support the approval application process, Crown ownership must be understood, and a Wetland Impact Assessment Report must be completed to satisfy the requirements of the Alberta Wetland Policy (Government of Alberta 2013). Additionally, a wetland replacement plan will also need to be developed and submitted to AEP for approval.

Based on the information collected to date, the NE 3-50-17-W4 contains several water bodies, identified in **Table 2**, which would merit incorporation within the planning area. In addition, the south half of the ASP has a significant number of linked wetland features. These features may limit the economic development potential of much of the south portion of the ASP area, particularly north of Township Road 500. However, they may offer an opportunity to provide replacement or restoration opportunities to offset wetland disturbance that may occur within the north half of the

park and potentially elsewhere in the County. Refer to **Section 4.6** which details some of the wetland offset options.

Table 3 - Potential (Order of Magnitude) Compensation Estimates for all Wetlands Identified in NE 3-50-17-W4

| Area for Wetland Replacement Estimate | Wetland Area in NE 3 Area (ha) ¹ | Replacement Ratio ² | Replacement Area (ha) | Replacement Cost ³ |
|---|---|--------------------------------|-----------------------|-------------------------------|
| North Half Wetland Area | 13.75 | Value A (8:1) | 110.00 | \$ 2,132,680.00 |
| | | Value B (4:1) | 55.00 | \$ 1,066,340.00 |
| | | Value C (2:1) | 27.50 | \$ 533,170.00 |
| | | Value D (1:1) | 13.75 | \$ 266,585.00 |
| ¹ Wetland areas are derived from a modified scope wetland assessment. Wetland area and classification are not final, as such, should be considered only as refined estimates. | | | | |
| ² Wetland restoration ratios prescribed in the Alberta Wetland Mitigation Directive (GOA 2015) | | | | |
| ³ Wetland restoration cost based on a restoration rate of \$19,388/ha. This restoration rate is based on the Dry Mixedwood North Saskatchewan - Wetland Value Assessment Unit as prescribed in the Alberta Wetland Mitigation Directive (GOA 2015) | | | | |

4.6 WETLAND OFFSET OPTIONS

As noted above the S½ of the Equity Industrial Park plan area contains a number of linked wetlands. The developability of these lands may be more difficult (and expensive) as removal of some of these wetlands, particularly north of Township Road 500 is likely required to suitably prepare the sites for development. Removal of any wetlands would trigger payment of the appropriate wetland restoration cost based on the determined value of the wetland. In addition, the Crown has claimed the large permanent marsh located in the SE 3-50-17 (SE02) and NW 3-50-17 (NW01) (refer to **Map 10 – Wetlands**). Appropriate setbacks from the established top of bank of the Crown Claimed wetland as well as measures to ensure its sustainability must be implemented if development is proposed adjacent to it.

An option to developing the lands would be to utilize this area to offset wetland disturbance in the north ½ of the Plan area or from developments elsewhere in the County.

Option 1 – Permittee Responsible Compensation

Within the Alberta Wetland Policy, there is a mechanism for permittee responsible replacement. Under this Option, the County would propose an off-site wetland restoration project to offset disturbance on a developing project site, e.g. disturbance of the wetlands that exist in the N½ 3 offset through the restoration of wetlands in the S½ 3. This would allow the County to transfer the “credit” for wetland loss within their municipal jurisdiction, therefore retaining the benefit of wetlands within their municipality. The project would require design by a Qualified Wetland Science Professional (QWSP), and there would be a 4-year monitoring requirement post-construction to

ensure that the wetland is establishing as anticipated. The permittee responsible compensation proposal must be submitted together with the Water Act application for the disturbance of wetlands on other lands and will have a given timeframe for construction as outlined in the approval.

Option 2 – Permittee Responsible Compensation, Creation of Wetland Bank for Municipal Infrastructure Projects

Option 2 varies slightly from Option 1 in that it isn't tied to a specific project. Should the County wish, they can apply to the Province for a Water Act approval to restore wetlands in anticipation of future mitigation needs. To this end, the County becomes a wetland bank for any future work (such as road and infrastructure upgrades) that they might undertake anywhere in the County. In the future, there may be an option to sell these wetland "credits" to others, but these mechanisms are not in place to date (the Province is estimating 3-5 years before a full banking system can be implemented in Alberta).

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5.0 DEVELOPMENT CONCEPT

Guided by the direction given by County Administration, the ASP Steering Committee and utilizing best planning practices, the following development concept was prepared to support continued development of light and medium industrial uses in the north half of the ASP area while limiting development in the south half of the plan area for wetland conservation and low impact eco-friendly industrial development activities which will not impact the significant number of wetlands that exist.

5.1 DEVELOPMENT CONCEPT

The development concept proposes a strategy that avoids impact to the identified wetlands (refer to **Map 11 - Development Concept**). All identified waterbodies, regardless of classification, have been retained. This requires that the extension of the midline Equity road, continuing into NE 3 be realigned to avoid the large secondary marsh NE04 (identified on **Map 10 – Wetlands** and **Map 11 Development Concept**).

The concept provides approximately **148.28** ha of gross developable area if all wetlands are avoided. (ER and MR dedication, road construction and constructed storm drainage channels will need to be deducted at the time of subdivision).

Aside from the lands already subdivided from NW 3-50-17-W4, the remainder of the NW quarter section is not to be subdivided or utilized for development. The remainder of NW 3 is to be dedicated as open space. Surface drainage from the existing developments in the NW 3 is to be directed offsite, (per the recommendations in the Drainage Report, Stantec, 2016) via a system of ditches, some of which convey water to the existing dugout in NE 3. The size of the existing dugout however is not presently sufficient and will need to be designed and expanded or replaced with an engineered Storm Water Management Pond.

Per correspondence with the Regional Water Commission it is understood that only 64 ha (equivalent to a 1/4 section) can be serviced with water. This means that upgrades to the existing system or alternate water sources are going to have to be investigated in order to supply water to all but the NW 3. There are limits on both water and wastewater as outlined below.

The development concept identifies approximately 19 ha of gross developable area for light industrial lands and 63 ha of medium industrial lands (refer to **Table 4 - Land Use Statistics**).

Land north of Township 500 is identified for wetland conservation as some of the wetlands in this area may have the potential to be restored and utilized as compensation for any wetlands removed elsewhere. This may allow the County to transfer the “credit” for wetland loss within their municipal jurisdiction (refer to **Section 4.6 Wetland Offset Options**).

26 ha of gross developable land South of Township Road 500 are designated as low-impact/eco-friendly industrial. Commercial enterprises that involve innovative green, low impact or net zero development will be encouraged to locate south of Township Road 500 within the southern portion of the Park as a third phase of development. Developments in this low impact/eco-friendly industrial area will be required to have independent services (wells and septic systems). Proposed uses could include solar or wind power generation and other green technologies/industries.

Wastewater

The existing 250 mm sanitary sewer trunk, sewage lift station, and lagoon can be used to accommodate partial sanitary flows from the Equity Industrial Park. According to the Village of Ryley, the approximate capacity of the existing sewer trunk is 22.8 L/s and the existing lift station capacity is 12.2 L/s. Based on calculations from the Village of Ryley, the existing sewer trunk has the capacity to accommodate another 114 ha (280 ac), while the existing lift station only has the capacity for an additional 61 ha (150 ac). This is sufficient to accommodate the proposed development of NE 3.

To accommodate flows greater than the additional capacities, upgrades to the existing sanitary system will be required once the additional serviceable area has been subdivided and constructed.

On-site storage in a tank and trucking the wastewater to a different facility is a possible solution for disposal and will be required for any developments proposed in the S½ of the Equity Industrial Park if upgrades to the system are not undertaken.

Water Servicing

The Equity Industrial Park water servicing is feasible through the existing Ryley water infrastructure based on the following design assumptions:

- Ryley's 2027 projected ADD water demand = 2.1 L/s
- EIP projected ADD water demand = 1.2 L/s (based on 31 employees/ha, 46.48 ha of gross developable area, 80% net developable area, 90 L/d/employee consumption rate)
- Maximum fire flow rate requirement of 75 L/s with maximum building floor area limited to 650 m² (~7000 ft²) and non-combustible (metal/masonry) structures

Based on the above, a total storage volume of 610 m³ is required. The DGE report indicates that Ryley's existing reservoir has a storage volume of 680 m³ but it suggests the available storage is 510 m³. The storage deficiency could be addressed through increase in available/usable storage volume or adding additional volume to the existing reservoir. Alternatively, the fire requirement and allowable building sizes could be further reduced.

A hydraulic network analysis is required to determine future watermain sizes and looping requirements to ensure adequate fire flow is available.

The DGE report indicates there is approximately 1.45 L/s of available capacity in the regional system, this would allow development of approximately 67% of NE quarter section before the regional system is upgraded.

Stormwater Drainage

NW 3-50-17-W4

As noted in **Section 4.4**, there is an existing system of ditches that convey surface water from the developed land in NW 3, most of which has been directed to the dugout which exists in the NE 3. In order to properly accommodate the runoff, the existing dugout will have to be removed and a 3.8 ha engineered Stormwater Management Facility (SWMF) will need to be constructed to replace the dugout in NE 3¹¹. Consultation and application through AEP will be required.

NE 3-50-17-W4

For all development within the NE 3, onsite stormwater management will be required for storage discharging into a constructed wetland or wetland ditches before draining into the wetland channel on the north-east corner (NE07) identified on **Map 10 – Wetlands**¹². This seems to be a suitable option due to the moderate pace and staged nature of development within the park. Developers will be required to enter into development agreements with the County to address the drainage and stormwater management issues for each proposed subdivision within the NE 3. Consultation and application through AEP will be required for onsite/offsite stormwater management.

5.2 DEVELOPMENT STAGING

Staging of development within the Equity Industrial Park will be determined by the logical extension of services and infrastructure to support development.

Development will move from west to east in the N½ 3-50-17-W4. Development in the S½ of 3-50-17-W4 and NE 34-49-17 located south of Township Road 500 are designated as low impact eco-friendly industrial development requiring onsite water, wastewater services and onsite storm water management at the responsibility of each lot owner.

¹¹ Equity Industrial Park Drainage Report (Stantec, 2016)

¹² Equity Industrial Park Drainage Report (Stantec, 2016)

5.3 LAND USE STATISTICS

Table 4 - Land Use Statistics

| Equity Industrial Park - Land Use Statistics | | |
|--|---------------|----------|
| | Area (ha) | % of GDA |
| Gross Area (GA) | 244.48 | 100% |
| Roads | 14.39 | 6% |
| SWM | 1.96 | 1% |
| Waterbodies | 40.9 | 17% |
| ER (6m from Top of Bank) | 16.84 | 7% |
| Open Space | 18.44 | 8% |
| Pipeline and Rail ROWs | 3.67 | 2% |
| Total lands removed from development | 96.2 | 39% |
| | Area (ha) | % of NDA |
| Gross Developable Area (GDA) | 148.28 | 100% |
| Light Industrial | 18.86 | 13% |
| Medium Industrial | 62.57 | 42% |
| Low Impact/Eco-Friendly Industrial | 26.39 | 18% |
| Wetland Conservation | 40.46 | 27% |

6.0 POLICY FRAMEWORK

6.1 GENERAL POLICIES

The following general policies are applicable to all lands within the ASP:

- 6.1.1 All future development and subdivision shall comply with the Development Concept shown on **Map 11 – Development Concept**.
- 6.1.2 All proposed land uses shall be in conformance with Beaver County's MDP and LUB regulations as well as the respective Policy Areas identified in this ASP.
- 6.1.3 Emergency services shall be addressed in consultation with the appropriate service agencies, and through cooperation between industry, Beaver County, and the Village of Ryley.
- 6.1.4 Industrial developments shall prepare emergency response plans at the development permit stage in accordance with Beaver County requirements.
- 6.1.5 No development shall be permitted on hazard lands prone to erosion, subsidence, or flooding except for passive recreation.
- 6.1.6 At the discretion of Beaver County and prior to development, detailed biophysical assessments / updates shall be required for lands within the Plan area to confirm and delineate environmental features.
- 6.1.7 Development proposals shall be reviewed against municipal, provincial, and federal regulations and policies to confirm regulatory requirements to support a proposed development.
- 6.1.8 At the time of subdivision, Municipal and Environmental Reserves shall be dedicated in accordance with County Policy and the MGA.
- 6.1.9 Development on parcels where wetlands, waterbodies, and/or watercourses are located shall be in accordance with Provincial (Public Lands Act and the Water Act) and County regulations and policies. Fieldwork shall be required to confirm boundaries and value of these features prior to development. Development should first be directed to lands that do not contain these features. When avoidance and minimization of disturbance is not possible, compensation requirements for wetlands that are removed will be enforced through Alberta Sustainable Resource Development and its Water Act. Conservation of higher class wetlands shall be prioritized.

- 6.1.10 Development should be directed away from environmentally sensitive lands, in accordance with the County's MDP, to protect natural features and maintain habitat connectivity.
- 6.1.11 Proponents of development near water courses shall submit a top-of-bank survey and geotechnical study as part of a subdivision and/or development permit application to delineate top-of-bank setbacks.
- 6.1.12 Permanent development shall not be permitted within the 1:100 year flood way of a watercourse or drainage channel.
- 6.1.13 Environmental Reserve of 6 metres from the top of bank, (determined by a registered Alberta surveyor) of any waterbody or watercourse shall be dedicated at the time of subdivision.
- 6.1.14 Extensive agriculture (grazing, cropping) will continue to be permitted in the area as an interim use.
- 6.1.15 Applications for development shall be referred to Alberta Culture and Tourism to assess potential impacts on historic resources. Proponents may be required to complete Historic Resources Impact Assessments, in accordance with relevant Provincial government regulations. Submission of a Statement of Justification (SoJ) for Historical Resources Act Clearance is required by Alberta Culture and Tourism (ACT) for development of lands within the Plan area.
- 6.1.16 Subdivision and development permit applications in proximity to a provincial highway must be referred to Alberta Transportation as per the requirements of the MGA.
- 6.1.17 Traffic impact assessments may be required with future development to assess anticipated traffic generation and potential impacts on the overall transportation network at the discretion of the County.
- 6.1.18 Setbacks from rail lines shall be provided in accordance with Canadian National Railway standards.
- 6.1.19 The upgrading of existing municipal roads and intersections that access a proposed subdivision and/or development in the industrial park may be required by the County.
- 6.1.20 Developers will be required to enter into development agreements with the County to address the drainage and stormwater management issues for each proposed subdivision.
- 6.1.21 Consultation and application through AEP will be required for onsite/offsite stormwater management. Storm water management shall be developed to AEP standards and to the satisfaction of Beaver County. Developers may be required to provide a Stormwater

Master Plan for developments within the Equity Industrial Park at the discretion of Beaver County.

- 6.1.22 Any proposed development may be required to follow the County's lot grading plan for the Equity Industrial Park to the satisfaction of Beaver County
- 6.1.23 Shallow utilities, including gas, power, and communication, will be provided by the respective service providers to development within the area as needed.

6.2 LIGHT INDUSTRIAL POLICY AREA

The Light Industrial Policy Area as identified on **Map 11 - Development Concept** is intended to support a mix of light industrial and limited commercial uses requiring municipal water and waste water services. These lands are in proximity to the Village of Ryley, as well as to major highways (854 and 14 respectively). This allows for highway commercial uses in appropriate locations which provide accessible services to support industry and the travelling public.

Uses are expected to include but are not limited: to equipment sales, rental, and repair; service stations; eating establishments; business support offices; indoor manufacturing or assembly; warehousing; or other uses that do not generate noise, odour, heat, intense light, or dust nuisance factors outside of an enclosed building with limited outside storage.

Policies

- 6.2.1 Light industrial land uses shall be developed in accordance with **Map 11 -Development Concept**.
- 6.2.2 Outdoor storage shall be screened from roadways and adjacent properties through landscaping, berms, and/or fencing.
- 6.2.3 Buffers shall be provided between uses which may be incompatible with adjacent or nearby uses to minimize land use conflict, risk, and nuisance, subject to the satisfaction of the County. Required buffering will be determined by Beaver County at the subdivision or development permit stage.
- 6.2.4 Nuisance, including visual, odour, and noise issues, shall not have a negative impact that extends beyond the property boundary. Buffering and other mitigation measures shall be utilized to achieve this, where necessary, in accordance with Beaver County's Land Use Bylaw.
- 6.2.5 Uses that encourage public assembly, including religious facilities, may be permitted within the Light Industrial Policy Area, at the discretion of the County.

- 6.2.6 Intensive agriculture (greenhouses, market gardens) may be permitted in the Light Industrial Policy Area. Current and new operations will be subject to all pertinent agricultural management guidelines and controls to reduce potential conflict with adjacent non-agricultural land uses.

6.3 MEDIUM INDUSTRIAL POLICY AREA

The Medium Industrial Policy Area, as identified on **Map 11 - Development Concept**, is intended for the development of industrial uses that may create nuisance factors (i.e. noise, odour, or visual impacts) that extend outside of the principal building and possibly beyond the property boundary. Permitted uses may include, but are not limited to, manufacturing, processing, distribution, or repair services, and may also include unenclosed outdoor storage. Medium industrial land uses will conform to Beaver County's Land Use Bylaw.

Policies

- 6.3.1 Medium Industrial land uses shall be developed in accordance with **Map 11 - Development Concept**.
- 6.3.2 Site-specific activities including road traffic, noise, vibration, smoke, dust, odour, fumes, and lighting shall be evaluated at the time of development permit application in consultation with Beaver County so that nuisance is mitigated to an appropriate level to the satisfaction of the County through implementing applicable industry standards, best practices, and regulatory requirements.
- 6.3.3 Outdoor storage shall be screened from roadways and adjacent properties through landscaping, berms, and/or fencing.
- 6.3.4 Buffers shall be provided between uses which may be incompatible with adjacent or nearby uses to minimize land use conflict, risk, and nuisance, subject to the satisfaction of the County. Required buffering will be determined by Beaver County at the subdivision or development permit stage.
- 6.3.5 Medium Industrial parcel sizes and numbers are not prescribed, but must be shown to be valid, meet required setbacks and function and ensure proper access for the development proposed, to the satisfaction of the County.
- 6.3.6 Due to fire flow limitations non-combustible building materials may be required in order to comply with current building and fire codes.
- 6.3.7 Onsite stormwater storage for lots in the NE 3-50-17-W4 will be the responsibility of each property owner to the satisfaction of Beaver County and consistent with the recommendations of the Storm Drainage Report, Stantec 2016.

6.4 LOW IMPACT/ECO-FRIENDLY INDUSTRIAL POLICY AREA

The intent of this policy area is to provide opportunities for low impact or net zero industrial development activities, which have minimal impact on the development site and do not require connection to municipal services.

Policies

- 6.4.1 Low Impact Industrial land uses shall be developed in accordance with **Map 11 - Development Concept**.
- 6.4.2 All parcels within the Low Impact/Eco-friendly Industrial Policy area shall provide their own private on-site water and wastewater systems and these systems shall comply with all applicable federal and provincial standards for the construction, operation, and maintenance of these systems.
- 6.4.3 Wells for industrial uses shall meet the licensing requirements of the Water Act
- 6.4.4 Wastewater shall be managed through privately owned/operated on-site storage which will be emptied periodically and disposed of at designated/accepting treatment facilities.
- 6.4.5 Costs associated with the construction, operation and on-going maintenance for on-site private water and sewage systems shall be borne by the landowner.
- 6.4.6 Each lot owner shall address fire flow and process water supply requirements for their approved development.
- 6.4.7 Provision of onsite reservoirs for fire protection shall be the responsibility of individual lot owners.

6.5 WETLAND CONSERVATION POLICY AREA

The intent of this policy area is to protect and/or restore or improve the wetlands within this area through implementation of Wetland Offset Options (refer to **Section 4.6**). Limited low impact developments may be considered if no other suitable location within the Equity Industrial Park can be secured or if all other environmental considerations can be mitigated. Developments that may be considered within the Wetland Conservation Policy Area are those which have limited impact on the development site or adjacent wetlands and do not require connection to municipal services.

Policies:

- 6.5.1 The Crown has claimed ownership of **SE02** identified on **Map 10 – Wetlands**. This means appropriate development setbacks from the established top of bank of the Crown

Claimed wetland must be implemented as well as measures to ensure its sustainability if development is proposed adjacent to the claimed wetland.

- 6.5.2 Wetland restoration projects may be permitted subject to application and approval by Alberta Environment.
- 6.5.3 Wetland restoration projects must be designed, constructed, and assessed by a Qualified Wetland Science Professional (QWSP).
- 6.5.4 Development other than approved wetland restoration projects within the Wetland Conservation Policy Area will be restricted to low-intensity uses that create limited site development (disturbance) impact and must demonstrate that adjacent wetlands will not be impacted.
- 6.5.5 Development other than approved wetland restoration projects shall be consistent with the Low Impact/Eco-friendly Industrial policy area policies noted in **Section 6.4**.

7.0 PLAN IMPLEMENTATION

7.1 INTERPRETATION

The ASP policies contain “shall”, “must”, “will”, “should” and “may” statements.

- **“Shall”, “must”, “will”** mean, within the context of policy, the action is mandatory and must be followed.
- **“Should”** means, within the context of policy, that the action is strongly encouraged but County Council and Administration have some discretion based on the circumstances of the specific case being presented.
- **“May”** policies indicate that County Council and Administration determines the level of compliance that is required.

Policy must be implemented as directed. Only an amendment to the ASP can change the interpretation of a policy from “shall” to “should” or “may”. The interpretive clauses within explanatory statements have the same intent as those stated in policies.

Maps within this ASP are conceptual and should not be used to determine precise locations or boundaries. Additional studies and surveys will be required to do so.

All map symbols, locations, and boundaries contained within the Equity Industrial Park ASP shall be interpreted as approximate unless otherwise specified in the Plan or coincide with clearly recognizable physical features or legal boundaries.

7.2 PLAN IMPLEMENTATION

7.2.1 Beaver County shall ensure that all development decisions are consistent with the policies outlined in this ASP.

7.2.2 Approval of development shall not prejudice the further subdivision or any subsequent development within the ASP.

7.3 STATUTORY PLAN AMENDMENTS

The MGA requires that all Statutory Planning documents be consistent with each other. As a result of the adoption of this ASP the following amendments are required.

7.3.1 An amendment to Beaver County (Bylaw 08-943) Village of Ryley (Bylaw 2008-882) - Intermunicipal Development Plan, **IDP Map1 – Plan Area Boundaries** and an amendment

to the **IDP Map 2 – Future Land Use Concept** will be required to include the NE 3-50-17-W4 and change the land use designations in the IDP to align with the ASP.

- 7.3.2 Amendments to Beaver County - Municipal Development Plan (Bylaw 98-800, as amended) to **MDP - Map 1C** will be required to designate NE 3-50-17-W4 as General Industrial and amend land use designations identified on MDP- Map 1C to align with the ASP.
- 7.3.3 Amendments to the Beaver County - Land Use Bylaw (Bylaw 98-801, as amended) including revisions to **Land Use District Map 10.4** will be required to align with the ASP.

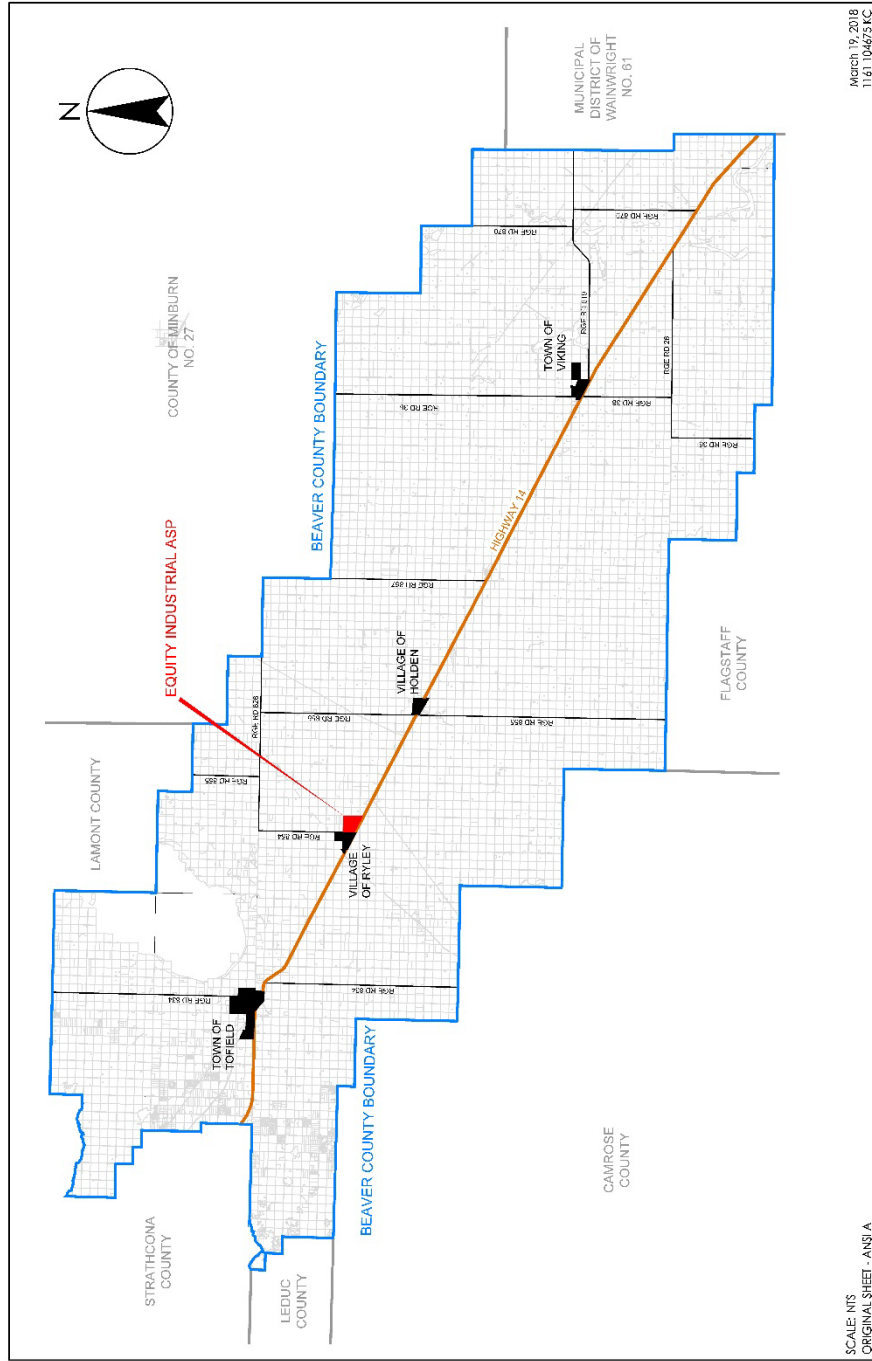
7.4 AMENDMENTS TO THE EQUITY INDUSTRIAL PARK ASP

Amendments may be required to the Equity Industrial Park ASP and shall be carried out in accordance with the MGA, which requires the County to invite comments from the community and the general public through a Statutory Public Hearing process before deciding whether to amend the plan.

- 7.4.1 Policies, text, and mapping information contained within the Equity Industrial Park ASP may be amended from time to time in order to remain current in response to broader or more specific issues affecting the plan area.
- 7.4.2 Any change to policy, text, or mapping information contained within the ASP shall be in accordance with the Municipal Government Act requirements and higher order statutory documents such as the Beaver County MDP and the IDP with the Village of Ryley.

8.0 MAPS

Map 1 - Location



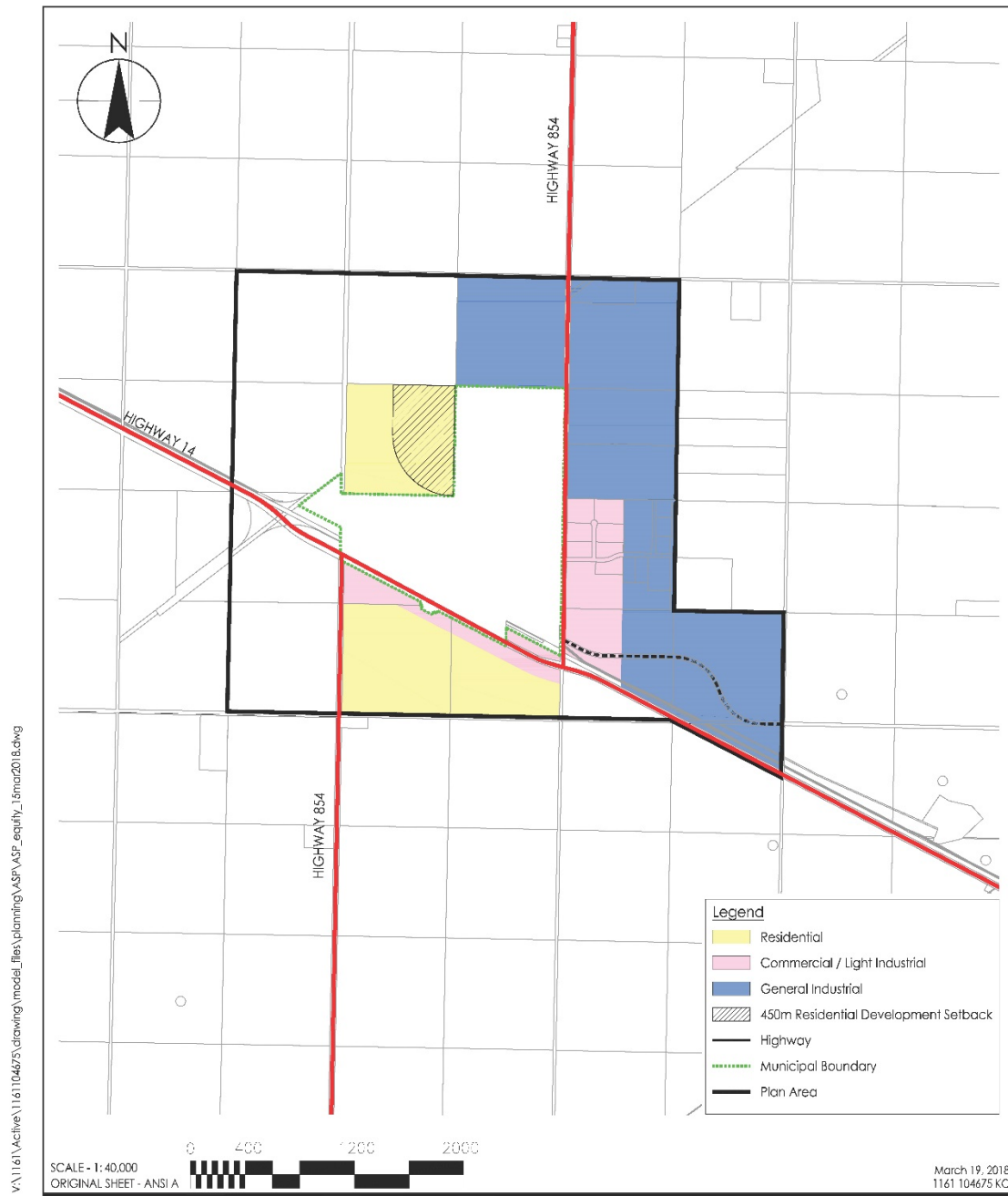
10160-112 Street
Edmonton, AB T5K 2L6
www.stantec.com

Map 2 – Context



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Map 3 - IDP - Future Land Use Concept

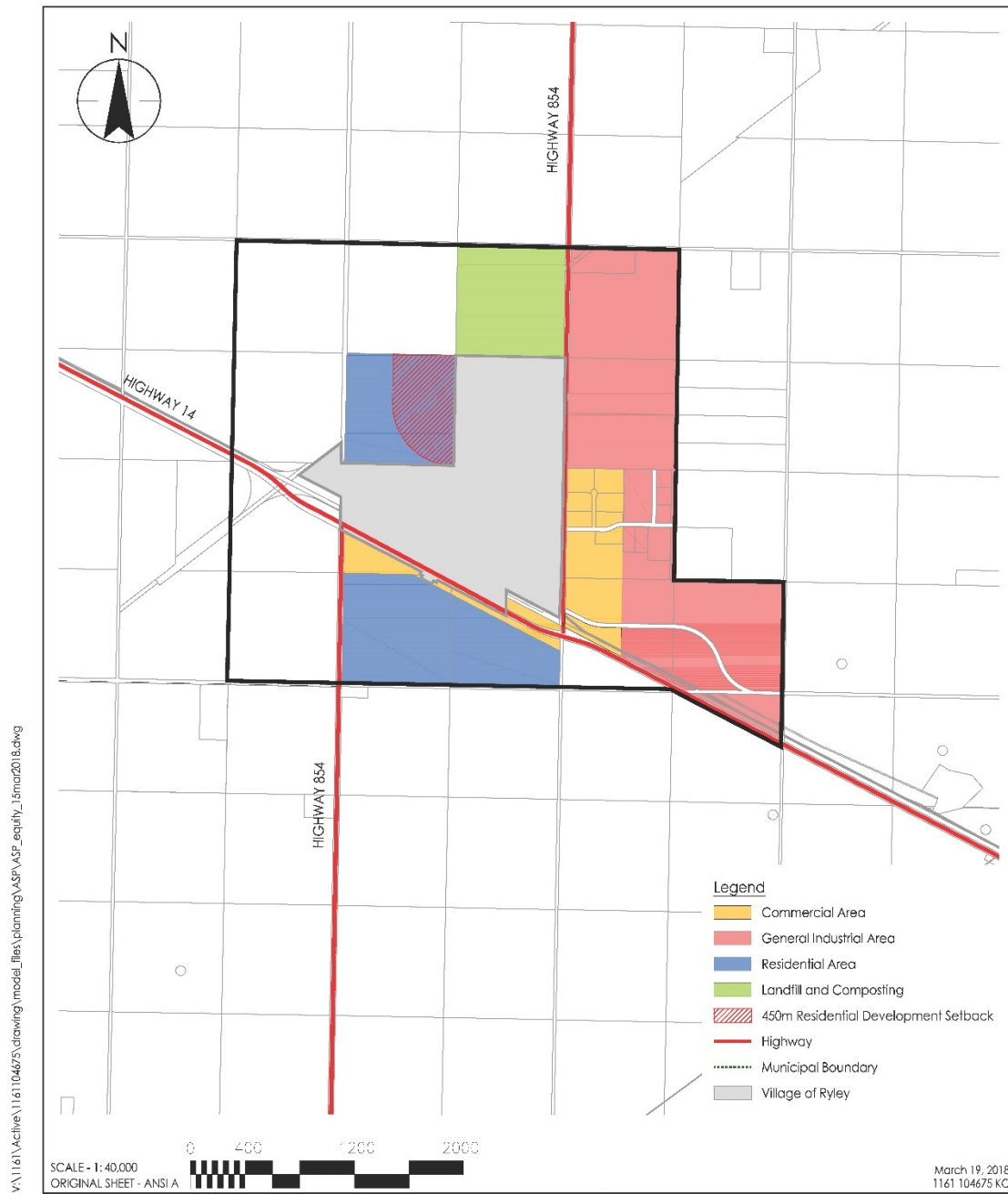


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Client/Project
BEAVER COUNTY
EQUITY INDUSTRIAL
AREA STRUCTURE PLAN

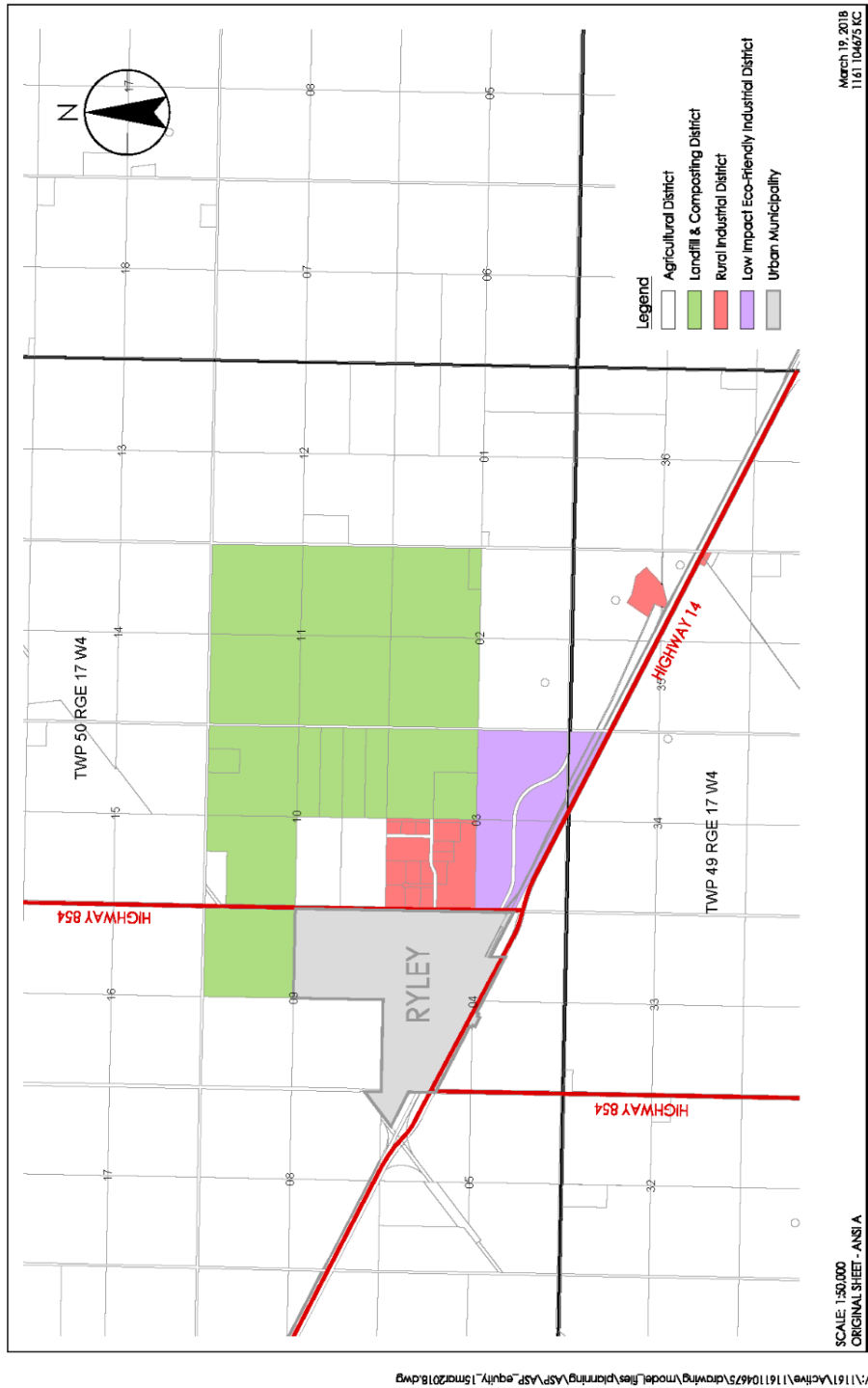
Title
INTER-MUNICIPAL
DEVELOPMENT PLAN
LAND USE CONCEPT

Map 4 - MDP - Land Use Concept



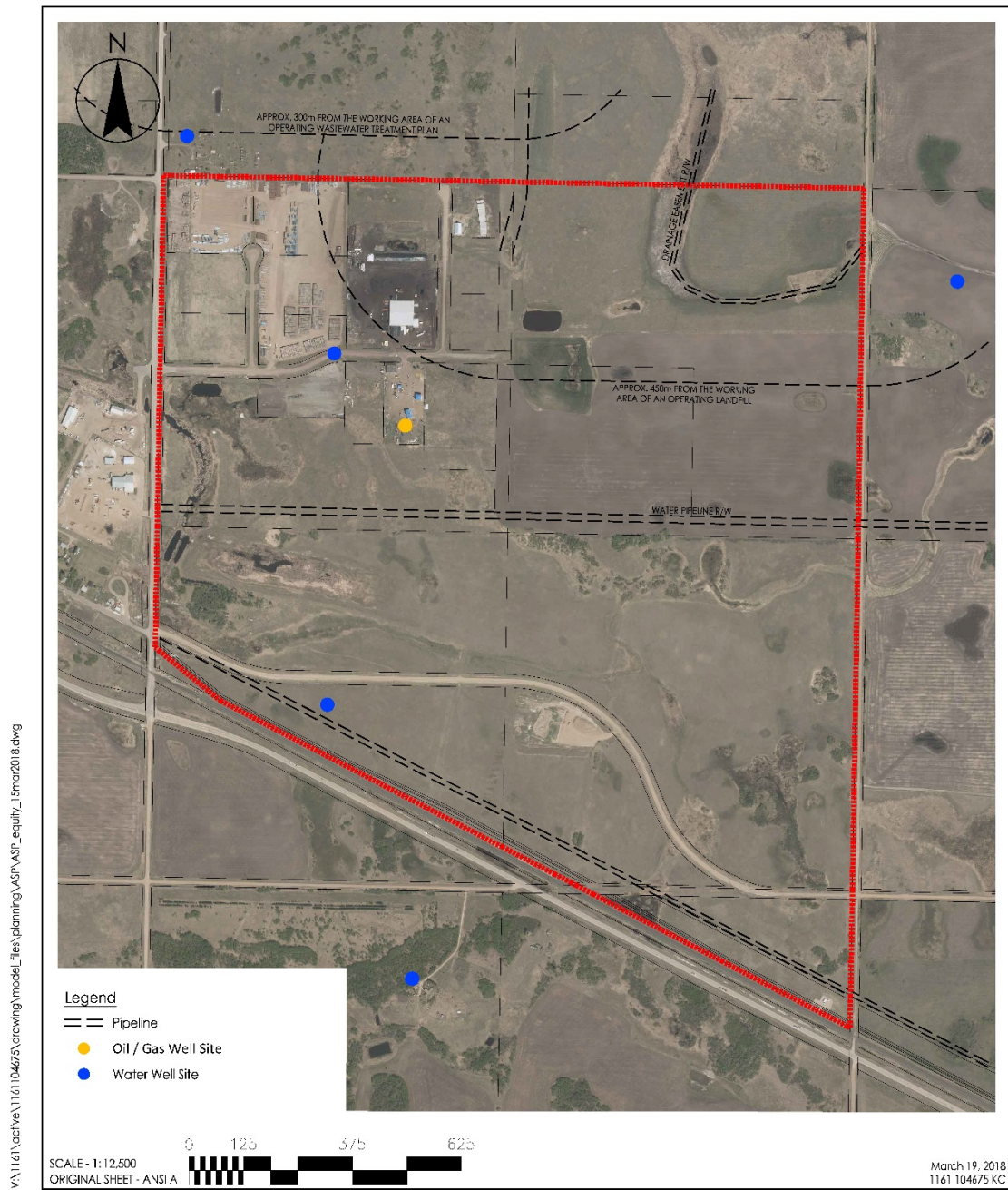
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Map 5 - Land Use Bylaw Districts



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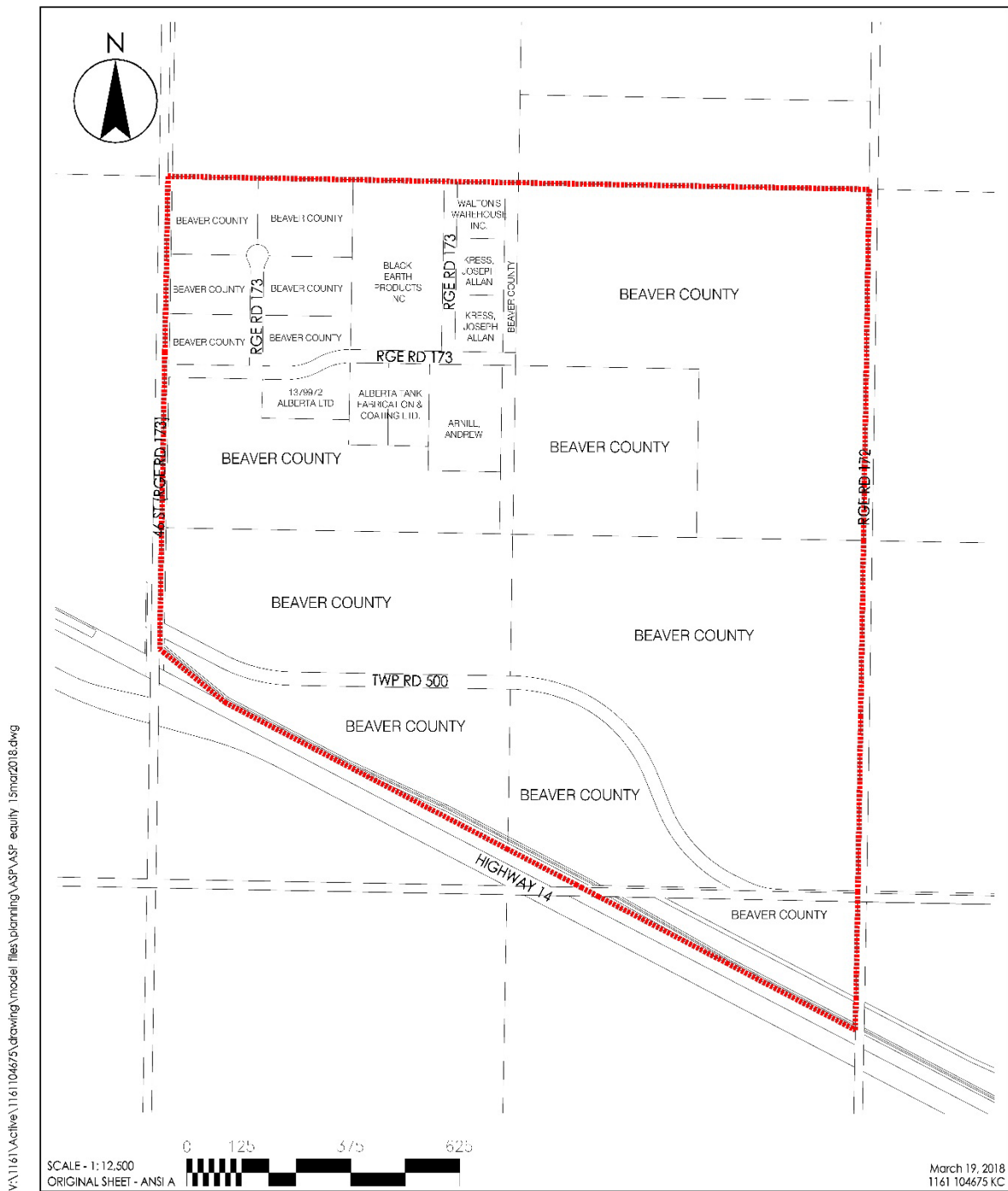
Map 6 - Existing Uses and Development



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AREA STRUCTURE PLAN
Title
Existing Land Use

Map 7 - Land Ownership



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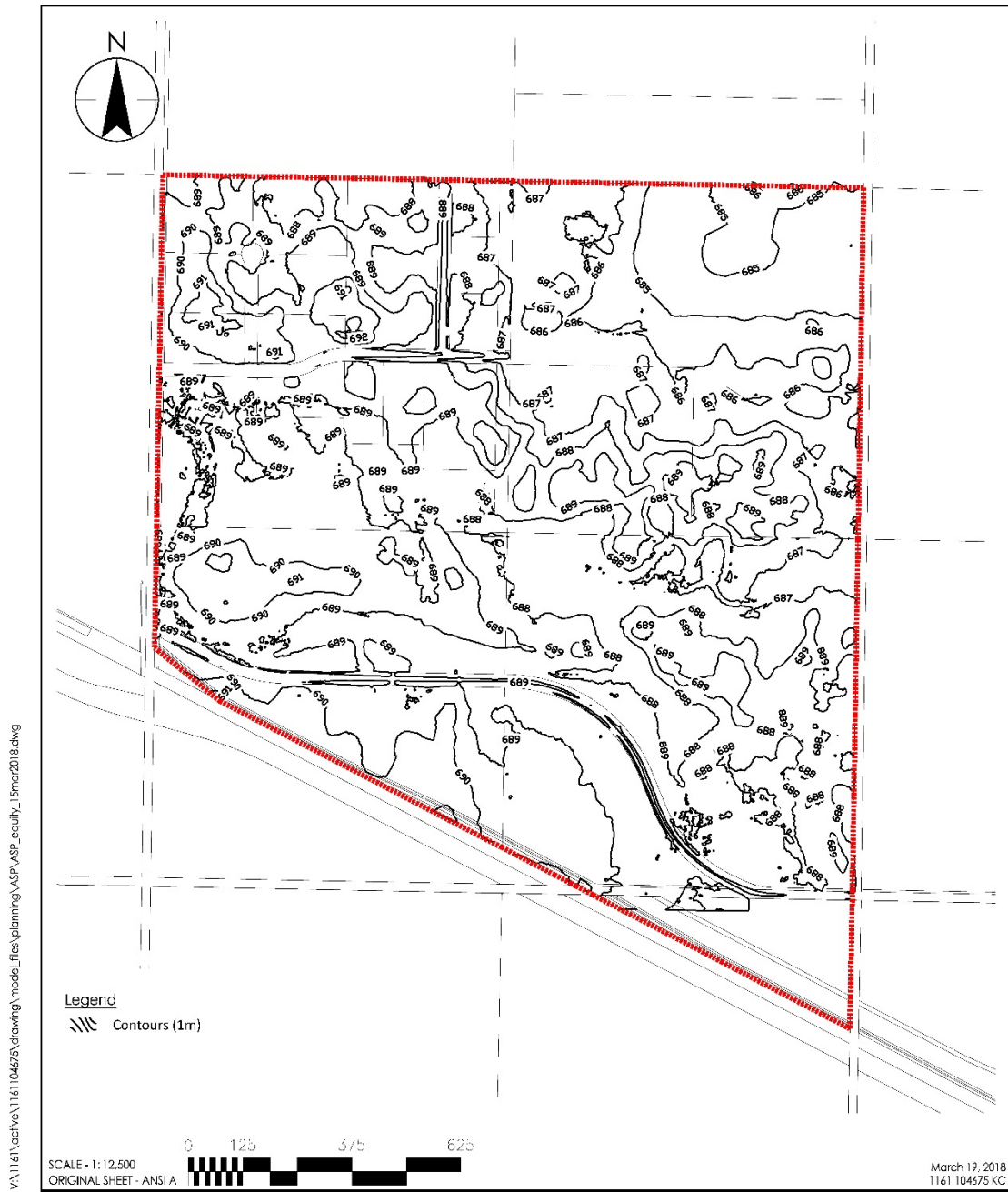
Map 8 - Current Servicing



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AREA STRUCTURE PLAN
Title
Existing Servicing Plan

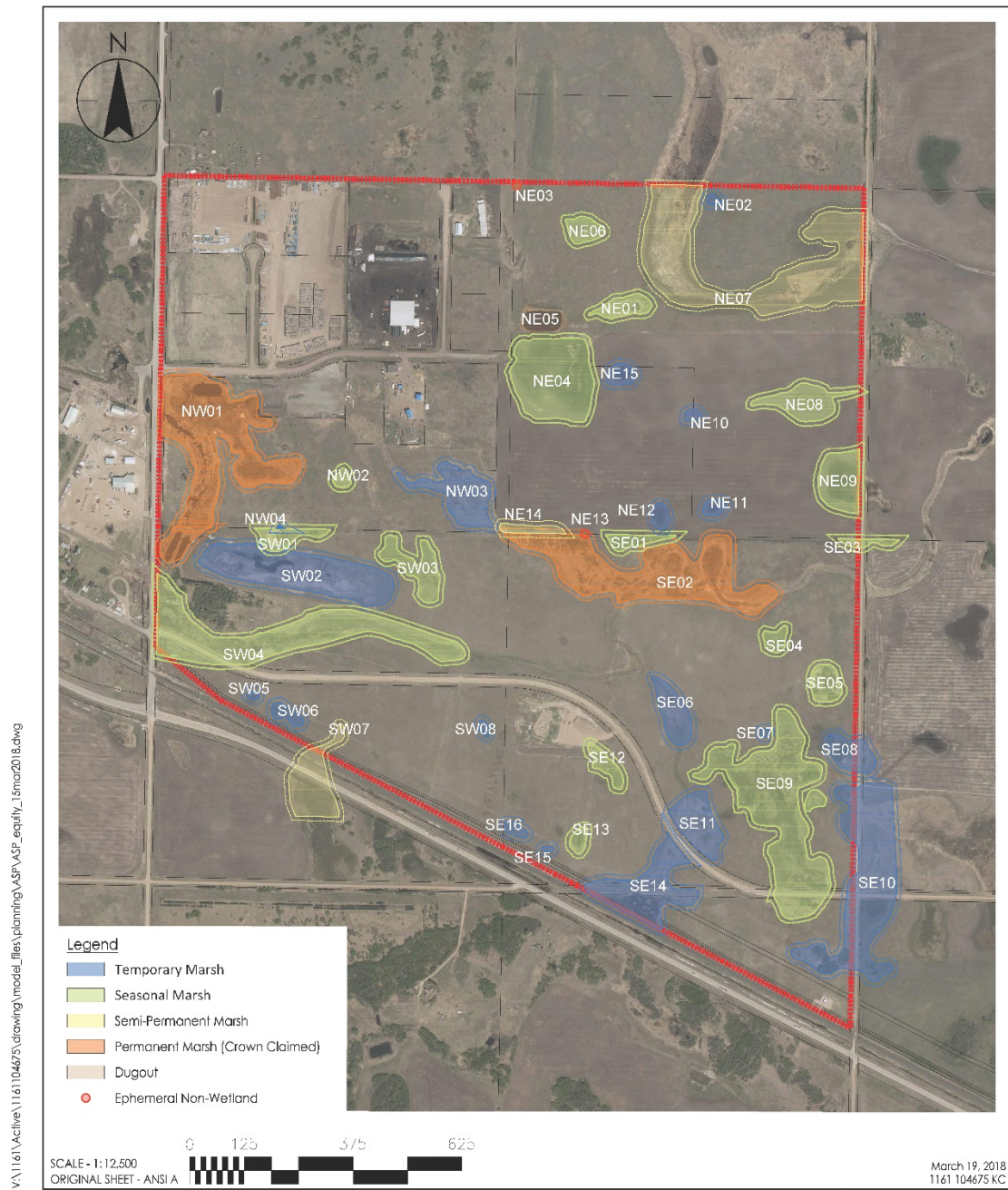
Map 9 – Topography



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 BEAVER COUNTY
 EQUITY INDUSTRIAL
 AREA STRUCTURE PLAN
 Title
 Topography Map

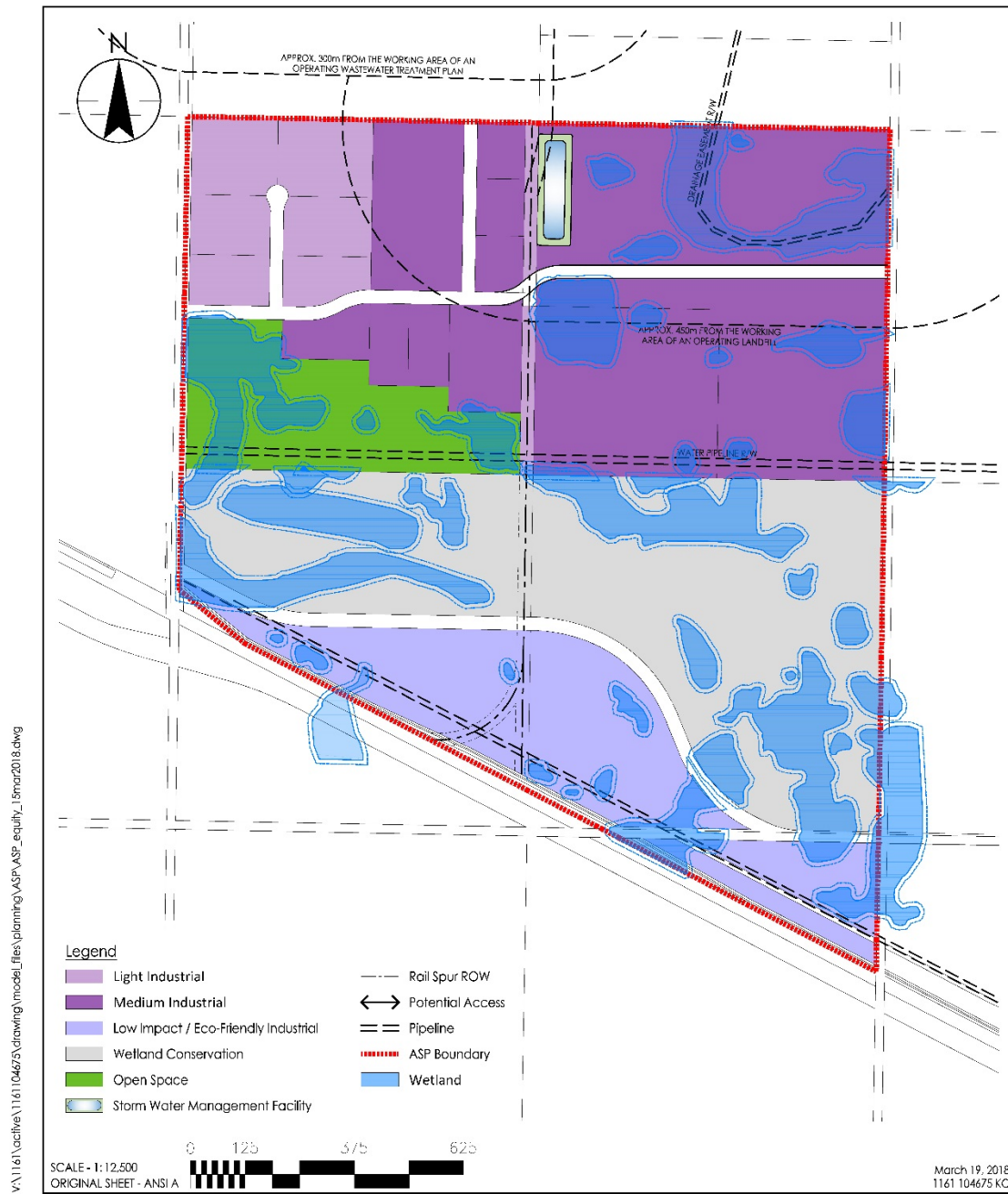
Map 10 – Wetlands



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Title
Wetlands

Map 11 - Development Concept



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AREA STRUCTURE PLAN
Title
Development Concept

