



Equity Industrial Park

AREA STRUCTURE PLAN



Beirsto & Associates | 60 YEARS
ENGINEERING & SURVEY

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1.0 INTRODUCTION

1.1 Purpose

Equity Industrial Park (EIP) is located within Beaver County, located fifty-one (51) miles southeast of Edmonton near the junction of Highway 14 and Secondary Road 854. Beaver County has a substantial economic base in the agricultural, sand and gravel, and petroleum industrial sectors as well as potential for future coal extraction industries. The continuation and expansion of this base is limited due to a finite land base and the non-renewable nature of the mining and petroleum resource sector. In order to ensure a strong long-term economic base for the County, this Plan supports the intention to diversify the economy to complement the agriculture and natural resources bases. It is the intent of this Plan to encourage development of manufacturing and servicing. This Plan recognizes the need for site-specific industrial developments, while encouraging the clustering together of compatible industrial uses in rural industrial parks.

The Area Structure Plan (ASP) for the Equity Industrial Park aims to direct future development in a systematic and effective manner. It encompasses guidelines concerning the environment, land utilization, road networks, infrastructure, and the sequential progression of development. Decisions regarding future land use, subdivision, and development will adhere to the provisions outlined in this plan.

1.2 Enabling Legislation

1.2.1 Municipal Government Act

The ASP has been prepared in accordance with the requirements set out in Section 633 of the Municipal Government Act (MGA). Section 633 of the MGA states that an Area Structure Plan must describe:

- the sequence of development for the plan area;
- the land uses proposed for the area, either generally or with respect to specific parts of the area;
- the density of population proposed for the area either generally or with respect to specific parts of the area;
- the general location of major transportation routes and public utilities; and
- other matters council considers necessary.

1.2.2 Alberta Land Stewardship Act

The Alberta Land Stewardship Act (ALSA) authorizes the provincial Cabinet to establish planning regions and adopt a statutory plan for each region. Seven planning regions have been established corresponding to the natural watersheds in the province. The overarching purpose is to implement the Land Use Framework by harmonizing land use policies throughout the province. Beaver County is located within the North Saskatchewan Regional Plan as defined in the ALSA which has not yet been approved.

1.2.3 Intermunicipal Development Plan

An Intermunicipal Development Plan (IDP) is a mutually agreed upon framework between two adjoining municipalities and adopted by both councils, to foster coordination of land use planning, economic development, servicing, and transportation needs of the areas adjoined by the municipal boundaries.

The IDP between Beaver County and the Village of Ryley was adopted in 2008 and sets out an agreement to ensure orderly development, while protecting the area surrounding the Village for future expansion and establish

a framework for attracting economic opportunities that benefits both Beaver County and the Village of Ryley.

The IDP area between Beaver County and the Village of Ryley is identified in Figure 1 - Inter-Municipal Development Plan Boundary.

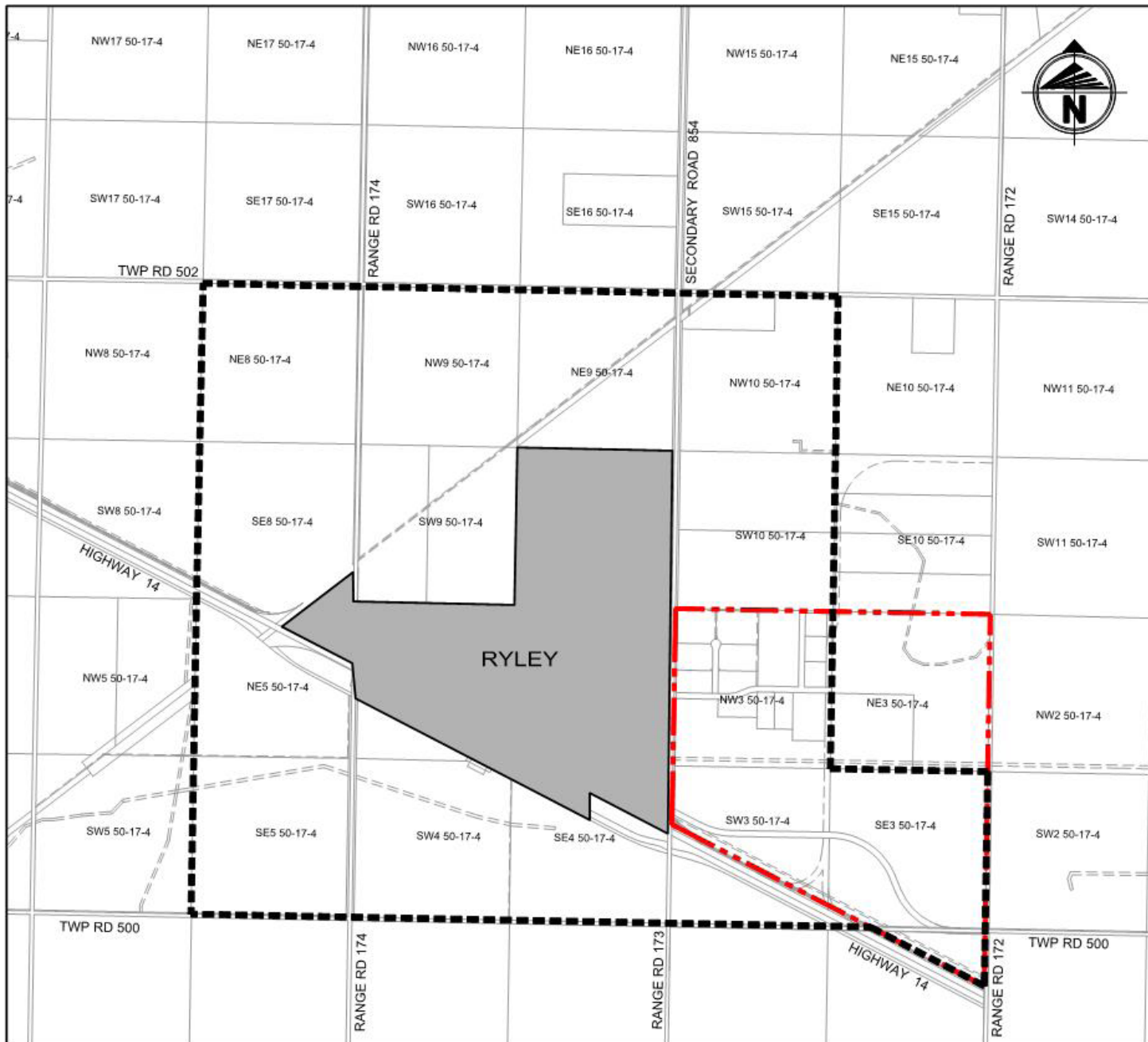




Figure 1 - Inter-Municipal Development Plan Boundary

-  Plan Area Boundary
-  Inter-Municipal Development Plan Boundary

1.2.4 Municipal Development Plan

The Municipal Development Plan (MDP) is intended to provide broad policy direction for land use planning within the County. The intent of this Plan is to give the policies provided within full effect as far as they remain consistent with the County's LUB. Both documents are intended to be consistent with and supportive of each other however where a policy in the MDP conflicts with a policy or requirement in the LUB, the MDP shall prevail.

1.2.5 Land Use Bylaw (LUB)

The Land Use Bylaw (LUB) regulates subdivision and development within the County by governing regulations and controls the use and development of land and buildings in the County. The LUB is intended to implement the policies of the MDP and other statutory plans within the overall planning framework.

The zoning districts outlined in this Plan mirror those specified in the County's LUB with the purpose of guiding the future subdivision and development of the Plan area. Given the Plan's favourability towards commercial and industrial developments, the commercial and industrial land uses outlined in the LUB are considered most suitable for this Plan area.

1.2.6 Subdivision and Development Regulations

The preparation of the Plan is consistent with Section 18 of the Subdivision and Development Regulation of the Province of Alberta. It is intended that the plan receive the approval of the Minister of Transportation pursuant to this section.

1.3 Plan Area

The Plan area is situated directly east of the Village of Ryley, with the southern boundary adjoining Highway 14 and the Canadian National Railway line. The western boundary is adjacent to Secondary Highway 854 and the Village of Ryley, to the east and south are agricultural lands, with operational landfills to the north. Figure 2 - Location Plan provides a visual representation of the area and subject lands. The Plan Area comprises four (4) quarter sections—NW 3-50-17W4, Part of SW 3-50-17-W4, SE 3-50-17-W4, and NE 3-50-17-W4—along with a small portion of NE 34-49-17-W4 located north of Highway 14, totaling 243.68 hectares (602.15 acres).



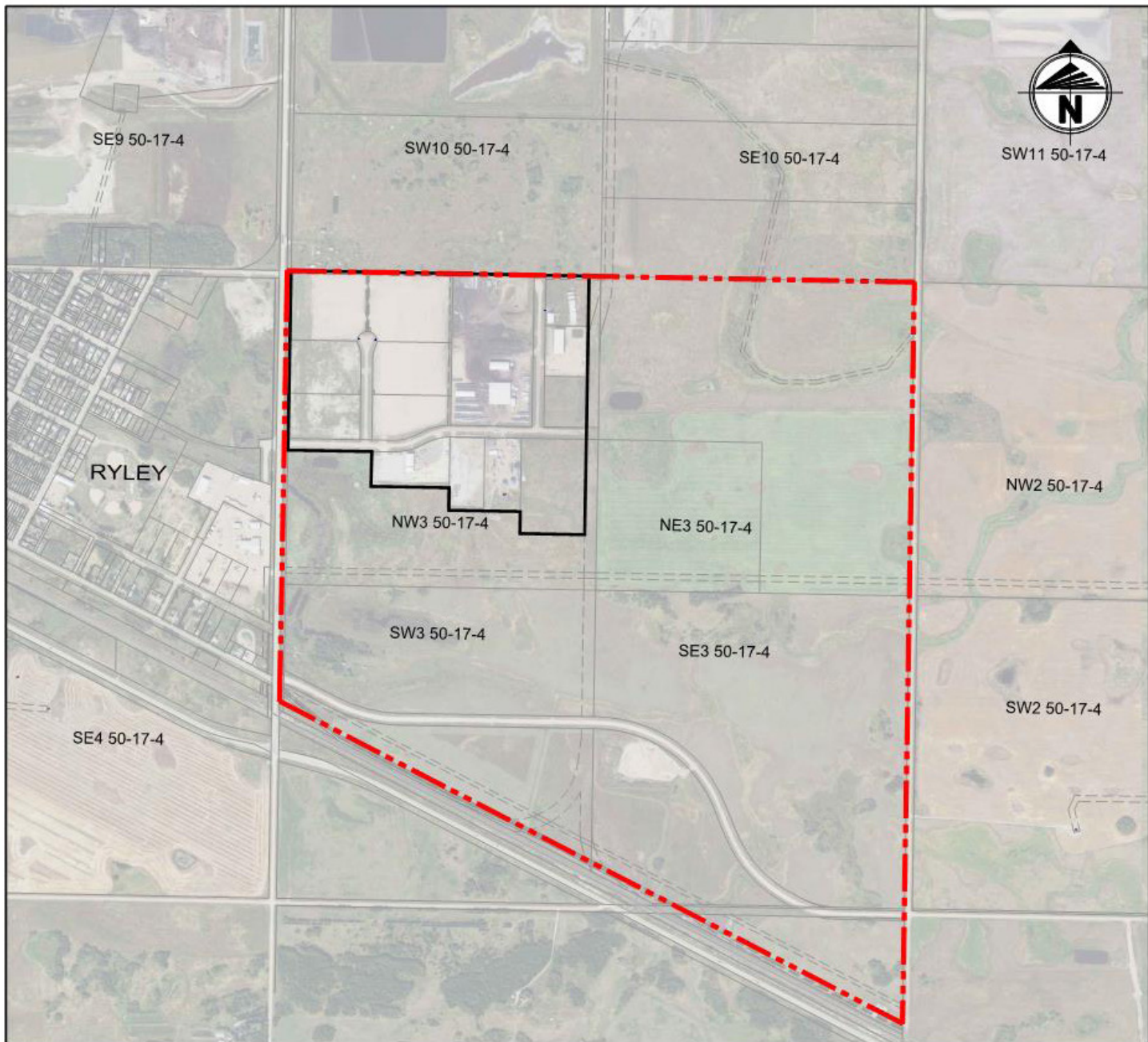


Figure 2 - Location Plan

-  Plan Area Boundary
-  Existing Development

1.4 Community Consultation

Community and stakeholder consultation was an important part of the planning process. Prior to stakeholder and community consultation, governing policy documents (Land Use Framework, Municipal Development Plan, Land Use Bylaw etc.) and various background studies were reviewed.

On March 27, 2024, an Open House was held at the Ryley Legion and thirty-two (32) community members were in attendance. Copies of the draft ASP document were provided, Figures 1-10 were posted on boards, and the community was encouraged to view each board. Project members were available to answer questions or to listen to comments that were shared. Generally, community members were welcoming to the Area Structure Plan and would like to see industrial growth and diversity within the ASP Area.

1.5 Planning Process

The general sections of the Equity Industrial Park ASP are outlined as follows:

Section 1.0 – Introduction: Provides an overview of the ASP by documenting the background, purpose, vision, and public consultation activities undertaken during the ASP process, including an overview of high-level planning policy documents and the influence on the development of this ASP.

Section 2.0 – Site Context: Describes the plan vision, land ownership and exiting land use.

Section 3.0 – Development Considerations: Sets out technical findings relating to environmental features and wetlands, geotechnical analysis, stormwater management, municipal servicing, transportation, topography and water and sanitation.

Section 4.0 – Development Concept: Presents the overall development concept based upon the planning principles, technical assessments, opportunities and constraints and public input.

Section 5.0 – Policy Framework: Sets out policies for the land uses within the ASP area.

Section 6.0 – Implementation: Summarizes the implementation actions required, including staging, subdivision and rezoning requirements, and provisions for amending the plan.

2.0 SITE CONTEXT

2.1 Plan Vision

The Plan area will encompass light and medium industrial activities, including processing, manufacturing, warehousing, and other associated industrial developments. It will also incorporate Low Impact Eco-Friendly industrial endeavors, such as solar collectors and solar farms, fostering economic diversification and contributing to the County's success. The ASP is designed to safeguard crucial environmental features and on-site wetlands from potential adverse effects of future development. Comprehensive attention has been devoted to economic, environmental, and community considerations, ensuring the balanced and sustainable growth of the region.



2.2 Land Ownership

The plan area is comprised of 20 title parcels of land owned by 7 different landowners. These are identified on Table 1 – Land Ownership of parcels within the ASP Boundary and Figure 3 – Existing Land Use and Land Ownership.

Table 1 - Land Ownership

OWNER	LAND DESCRIPTION	AREA (ha)
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
Private Landowner	Lot 1; Block 2; Plan 082 9997	8.09
Private Landowner	Lot 1; Block 1; Plan 042 7065	1.42
Private Landowner	Lot 2; Block 1; Plan 042 7065	1.42
Private Landowner	Lot 3; Block 1; Plan 042 7065	1.42
Private Landowner	Lot 1; Block 3; Plan 092 5792	4.05
Private Landowner	Lot 2; Block 3; Plan 122 2575	1.76
Private Landowner	Lot 3; Block 3; Plan 122 2575	1.67
Private Landowner	Lot 4; Block 3; Plan 122 2575	2.07
Beaver County	Lot 1; Block 1; Plan 092 6415	7.36
Beaver County	Lot 1; Block 4; Plan 152 4895	16.18
Beaver County	NE-3-50-17-4	48.52
Beaver County	NW-3-50-17-4	44.94
Beaver County	SE-3-50-17-4	61.0
Beaver County	SW-3-50-17-4	37.57

2.3 Existing Land Use

A significant portion of the ASP land to the east and south is presently utilized for agricultural activities, including farming and pastureland. The northwest section of the ASP area is partially developed for industrial purposes or earmarked for future development. Notably, there are agricultural out-buildings situated in SW 3-50-17-W4, and to the south of Township Road 500 in SE 3, there is a gravel/sand pit(storage).

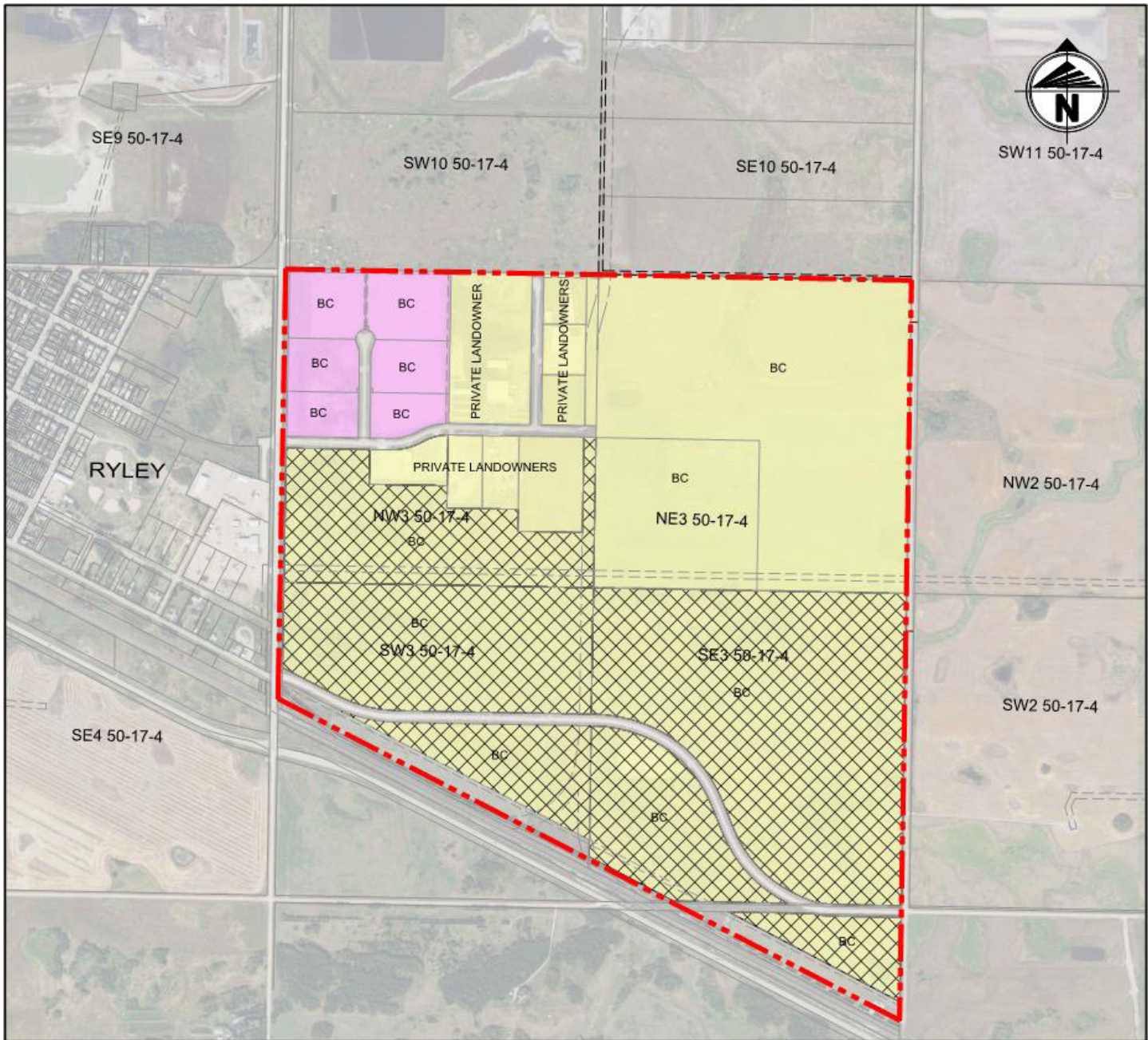


Figure 3 - Existing Land Use and Land Ownership



3.0 DEVELOPMENT CONSIDERATIONS

3.1 Environmental Features and Wetlands

A desktop Wetland Assessment was undertaken by Beairsto and Associates Ltd. which determined there are 28 marsh wetlands located throughout the Plan Area. From the 28 marsh wetlands, two were classified as semi-permanent marsh, three were classified as seasonal marsh and the remainder of the wetlands were classified as temporary marsh wetlands. The majority of these wetlands will be impacted as development progresses in the EIP. Avoidance is recommended, however the impacts to the existing marsh wetlands should be minimized and if any wetlands are to be disturbed, Water Act Approvals should be obtained from Alberta Environment and Protected Areas prior to any developments occurring. The landowner to the north of the NE-3-50-17-4 wetland has redirected the drainage channel to align with the boundary of SE-10-50-17-4.



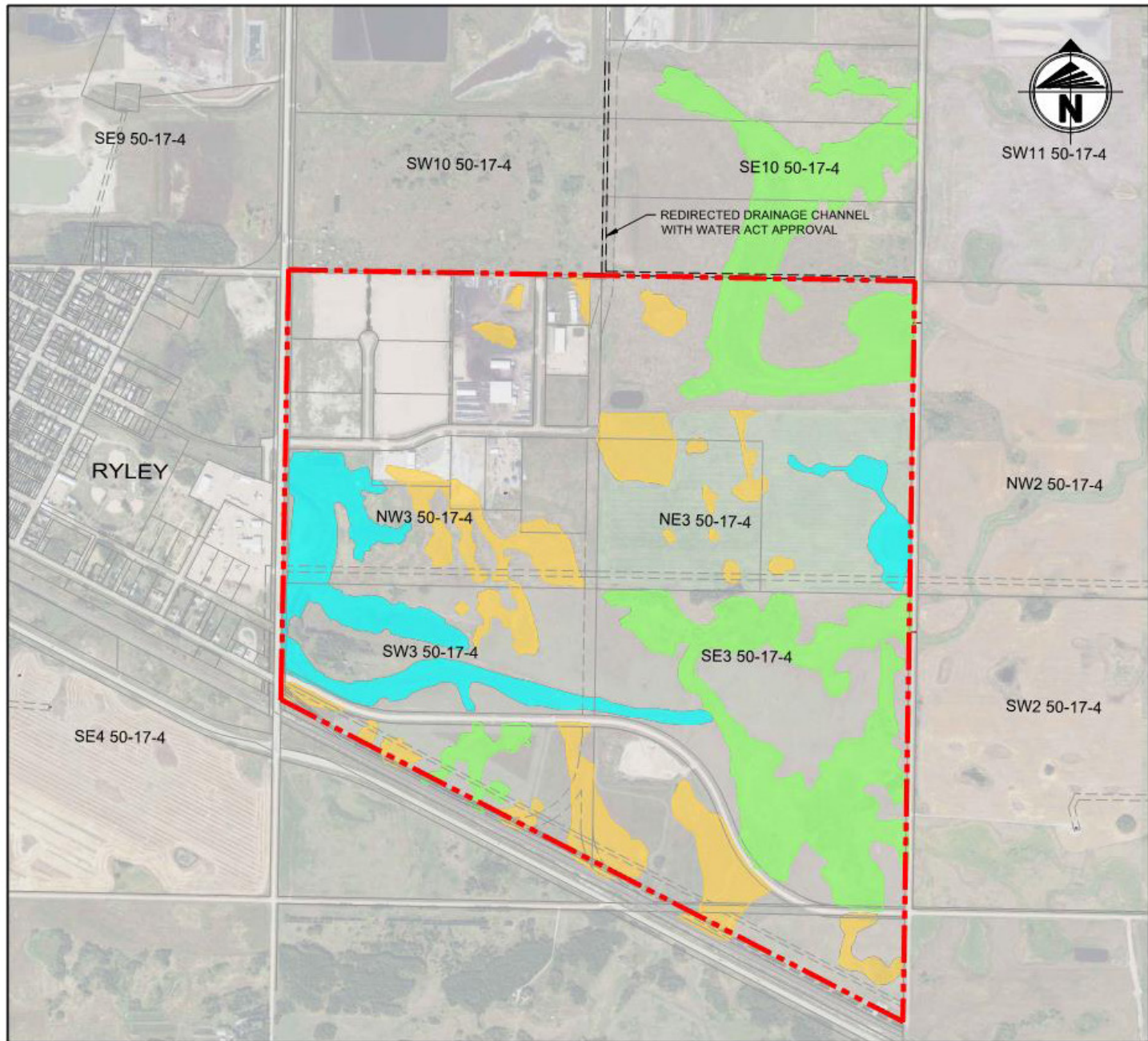


Figure 4 - Environmental Features and Wetlands



3.2 Geotechnical Analysis

BASE completed a Preliminary Geotechnical Evaluation Report for the EIP, involving the drilling of a total of sixteen (16) boreholes to a depth of 6.0m across the proposed Plan Area. The initial findings from this field investigation indicate that the Plan Area exhibits favorable conditions for future development initiatives. The geotechnical analysis reveals that both shallow footings, including strip and spread footings, as well as pile foundation systems such as bored cast-in-place concrete piles and helical screw piles, are deemed feasible for supporting the infrastructure within the Plan Area.

Throughout the field geotechnical investigation, the typical soil strata encountered consisted of topsoil transitioning into clay till, with some boreholes encountering silt layers and bedrock formations composed of clay shale. Additionally, three boreholes were specifically drilled within the designated future rail right-of-way, unveiling similar soil strata comprising topsoil, clay till, clay, and bedrock layers. Notably, one borehole within this area revealed the presence of silt at a depth of 5.0m, highlighting the geological diversity within the site.

Moreover, the assessment of water levels conducted two weeks post-drilling revealed that the boreholes encountered water table levels that ranged from 1.7 to 6.0m below the ground surface. This observation aligns with the anticipated characteristics of low-lying areas within the Plan Area. Importantly, the initial findings from the field investigation determined that the subsurface soils are suited for railway construction purposes, underscoring the feasibility and potential for integrating rail infrastructure within the Plan Area.

3.3 Topography

Existing conditions and the topography of the area are in Figure 5 - Topography. The topography of the proposed Plan Area exhibits a gentle slope extending from the southwest to the northeast, shaping the natural landscape of the area. This gentle gradient provides favorable conditions for development while facilitating efficient drainage patterns. However, the topography also features numerous low-lying areas interspersed throughout the terrain, presenting challenges for infrastructure development and requiring careful planning to mitigate potential drainage issues. However, with the transition to an industrial landscape in the future, the topography will undergo transformation to accommodate industrial lots and infrastructure, necessitating grading and leveling activities to optimize land utilization while addressing the existing low-lying areas.

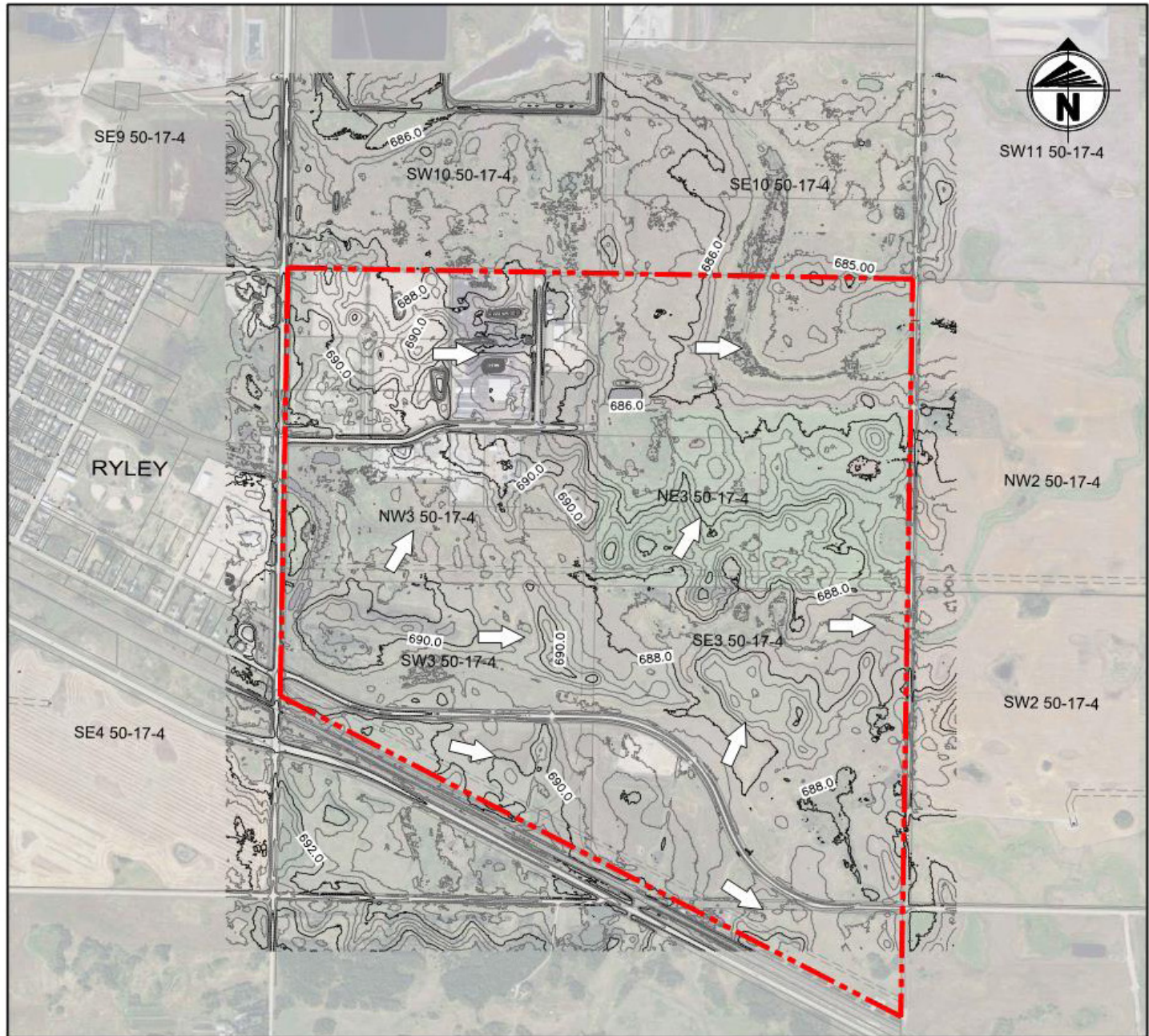


Figure 5 - Topography

 Plan Area Boundary

4.0 DEVELOPMENT CONCEPT

4.1 Overview

The overall development concept illustrating the proposed land uses for the Plan Area are provided in Figure 6 – Land Uses. The intent of this Plan is to provide a generalized land use plan which provides a base for detailed subdivision plans to be developed. The lot boundaries of the various uses will be firmly established at the subdivision stage. The ASP land use plan enables a high-quality commercial, industrial and low impact eco-friendly industrial development to secure the future expansion of industry within the County. The area will be developed to meet or exceed County standards for servicing, transportation and environment.

The appropriate Municipal Reserve areas will be identified to preserve the on-site environmental factors such as wetlands, marshes and existing flora and fauna. Low lying areas that may be subject to flooding will be classified as Municipal Reserve. Drainage courses will be protected through drainage easements or Public Utility Lots where appropriate.

4.2 Goal

To develop the Equity Industrial Park ASP area into a desirable location for future industrial expansion including Low Impact Eco-Friendly Industry within Beaver County where industry is supported and well facilitated.

4.3 Objectives

- To provide a sound planning framework for the future development of the Plan Area that is consistent with the goals of the County Municipal Development Plan and the Village of Ryley IDP.
- To provide for a variety of industrial uses.
- To work with the existing landscape in the design of the area to take advantage of the natural features.
- To establish an efficient and economical development concept for the Plan Area.
- To ensure that transportation systems are developed to serve the planning area.

4.4 Development Concept

The primary development concept for the Equity Industrial Park ASP aims to establish an efficiently organized industrial park that capitalized on the nearby transportation infrastructure, such as Highway 14 and the CN Railway to the south. Simultaneously, the plan outlines a framework to safeguard wetland environmental areas by designating them as Municipal Reserve.

The predominant allocation for future development in this area includes Business/Light Industrial District (IL), Low Impact Eco-Friendly Industrial District (IE), and Medium Industrial District (IM) land uses. Existing low-lying areas will be integrated into the stormwater management plan for the region and will be designated to accommodate wetlands through the Municipal Reserve (MR). Further specifics on stormwater management can be found in Section 4.5.

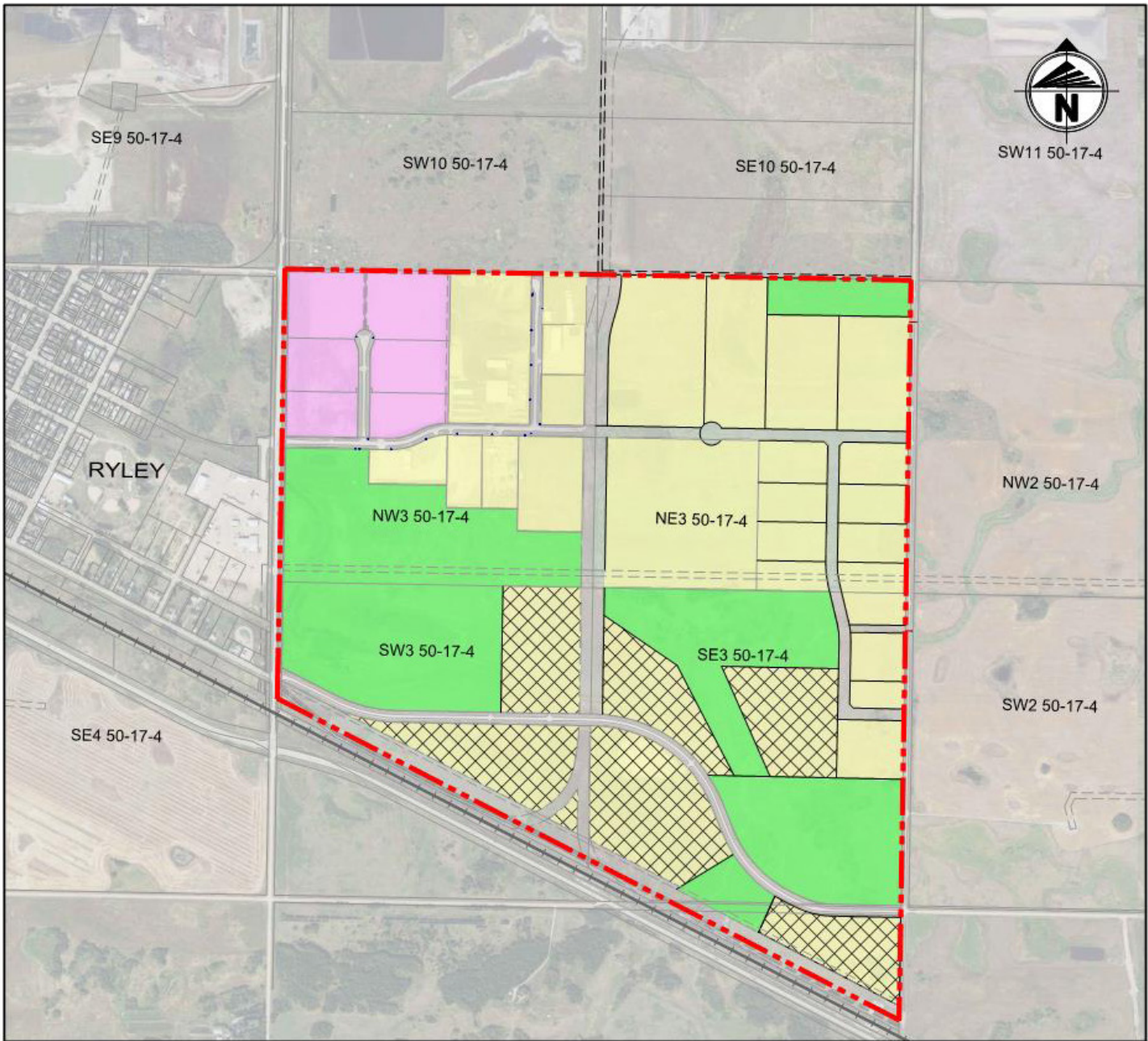


Figure 6 - Land Uses



Table 2 – Area Calculations for Land Uses

	AREA IN HECTARES						% NDA
	NW3-50-17-4	NE3-50-17-4	SW3-50-17-4	SE3-50-17-4	NE34-49-17-4	TOTAL	
Gross Area	63.75	64.5	41.56	63.84	10.03	243.68	
Open Space	18.44	3.47	17.09	28.19	1.3	68.49	
Net Developable Area (NDA)	45.31	61.03	24.47	35.65	8.73	175.19	100.0%
Industrial	38.51	54.71	17.66	30.31	7.38	148.57	84.8%
Business Light Industrial District	16.61	54.71	0	0	0	71.32	40.7%
Medium Industrial District	21.9	0	0	6.55	0	28.45	16.2%
Low Impact Eco-Friendly Industrial District	0	0	17.66	23.76	7.38	48.8	27.9%
Public Utility Lot	2.33	2.63	4.35	1.23	0	10.54	6.0%
Roads	4.47	3.69	2.46	4.11	1.35	16.08	9.2%



4.5 Stormwater

BASE completed a Stormwater Management Design. This report outlines the design parameters for future modeling of the major components for Stormwater Management (SWM). The majority of the stormwater moves through EIP from a southwest to a northeast direction through a series of low-lying areas (marshes). Below are outlined a few key components of the existing stormwater system:

- The water moving through the two north quarters is conveyed through a series of ditches and overland drainage. This discharges through a centerline culvert crossing Range Road 172 and continues in a northeast direction.
- Currently there is a north perimeter ditch that runs east west along the existing northern boundary of the EIP. This flow is then dispersed into the existing watercourse located in the northeast quarter.
- Flow coming from the Village of Ryley is conveyed through a series of overland drainage ditches and crosses a centerline culvert (800mm diameter) at Secondary Hwy 854 which directly flows into EIP. This flow continues through the semi-permanent marsh and other temporary marshes which flow into the centerline culvert crossing located at the northeast corner of the southeast quarter crossing Range Road 172 which continues in a northeast direction.
- Overland flow from south of Highway 14 crosses into EIP through a series of centerline culverts crossing the Highway and CN Rail. This is conveyed through wetland marshes and the south roadway ditch of Township Road 500. This flow is conveyed east and crosses through a centerline culvert at Range Road 172 and Township Road 500 and continues east.

The proposed Stormwater Management Design is to utilize the existing semi-permanent marshes in conjunction with wet ponds to control the discharge flow as development occurs in the EIP. At the time of writing this Plan there is a stormwater study being completed for the Village of Ryley and the initial findings indicate a stormwater pond is proposed for the northeast corner of Ryley directly west of EIP. This proposed pond will directly discharge into EIP. Future detailed design for any modelling will need to incorporate the design parameters outlined in the stormwater report and incorporate water quality measures and findings from any other stormwater drainage studies.

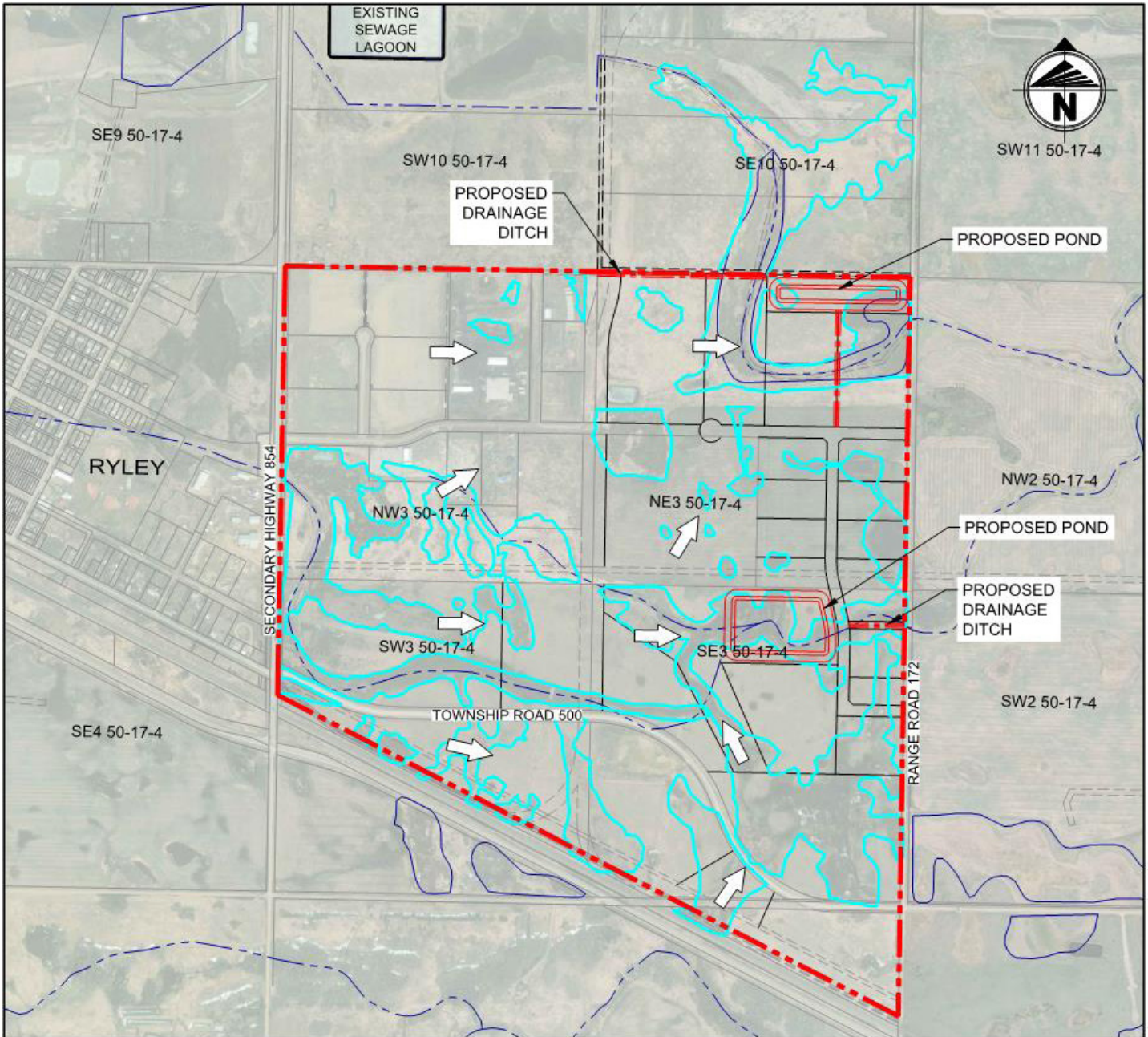


Figure 7 - Storm Water Management Plan

- Plan Area Boundary
- Wetland Boundary

4.6 Transportation and Access

The main access point to the Plan Area is from Highway 14 and Secondary Road 854. The access at Highway 14 and Range Road 172 is currently closed. There are currently two access points to the Plan Area from Secondary Road 854. The existing internal local road provides access to the existing industrial development located in the northwest quarter. The other access is from Township Road 500 at Secondary Road 854, which runs east west through the south portion of the Plan Area providing connectivity to Township Road 172. The proposed internal road network will provide additional two access points from Township Road 172, as illustrated on Figure 8 – Transportation Plan.

The prospect of integrating a future rail spur into the development of the EIP presents a compelling opportunity for enhancing its appeal and functionality. This envisioned rail spur, extending from the CN Mainline and traversing to the north boundary of the Plan Area, while spanning across both the north and south quarters, holds significant promise for facilitating the establishment of rail yards within the EIP. Such infrastructure additions would not only diversify the transportation options available to businesses within the industrial park but also stimulate further economic growth and expansion. Moreover, the incorporation of railway road crossings at strategic points along the proposed road network, specifically at the main internal junction at Township Road 500, underscores the seamless integration of rail and road transportation systems within the EIP. These planned crossings not only enhance accessibility and connectivity within the industrial park but also contribute to its attractiveness as a prime location for logistics and distribution operations.

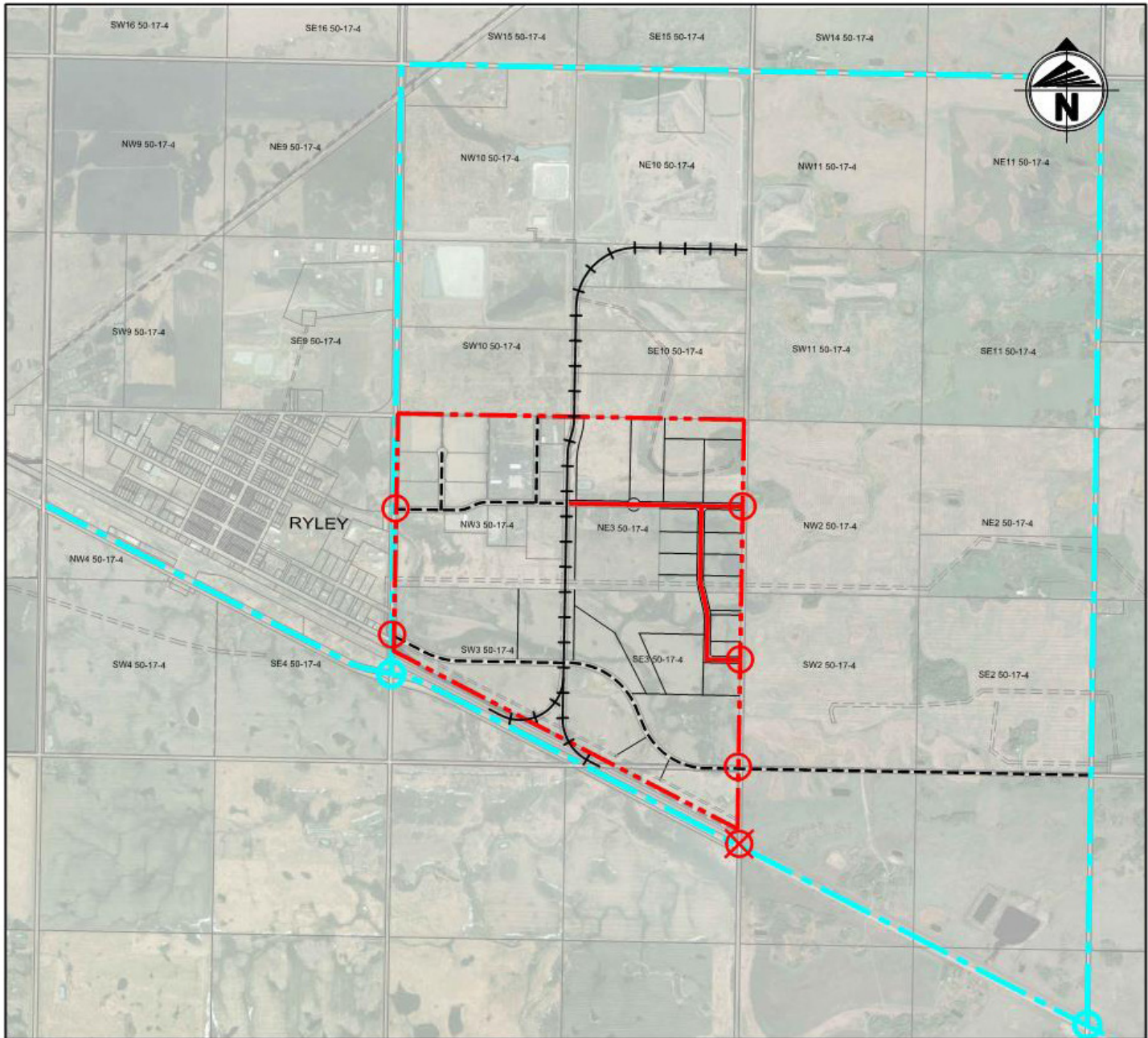


Figure 8 - Transportation Plan

- | | | |
|---|---|---|
|  Plan Area Boundary |  Local Road |  Access Location |
|  Proposed Road |  Major Roadway |  Highway Access Location |
|  Proposed Railway | |  Closed Access Location |

4.7 Water and Sanitary Services

BASE completed a Water & Sanitary Servicing Report for the EIP. Currently water and sanitary infrastructure, including municipal water supply and sanitary sewer low pressure main, supports the existing industrial development within the Plan Area.

The current water supply for the EIP is sourced from the Village of Ryley through the Highway 14 Regional Water Services Commission. A water servicing concept is proposed following the road networks, creating a looping system and incorporating the existing water network, as illustrated in Figure 9 - Water Servicing Concept. However, it is imperative to note that further detailed design reports are warranted to comprehensively assess the capacity and capabilities of the existing water supply system and ascertain the additional flows required to support the proposed industrial development within the Plan Area. Anticipated upgrades to the existing water network and its components are deemed necessary to adequately accommodate the planned industrial expansion within the EIP.

The existing wastewater supply is provided by the Village of Ryley. Currently the existing industrial development within the Plan Area is serviced through a low-pressure sanitary system that ties into the existing gravity sanitary system within the Village of Ryley. This system then discharges into the existing sewage lagoon located north of the Plan Area. A low pressure sanitary system is proposed for future development of the Plan Area, as illustrated in Figure 10 - Sanitary Servicing Concept. Further detailed design reports are warranted to assess the existing wastewater system during the development permit stage. Upgrades to the existing sanitary network may be required to support the planned industrial development for the Plan Area.

4.8 Fire Protection Ponds

Where the County deems it appropriate for low-risk building or development projects, variances may be granted to substitute on-site fire ponds with access to regional fire ponds. This strategic approach not only streamlines fire protection measures but also grants the County enhanced control over firefighting capabilities and access to a more substantial volume of water.

By utilizing regional fire ponds as an alternative to on-site facilities, the County can optimize resources and infrastructure, ensuring more efficient and effective fire protection coverage across the region. This approach facilitates centralized management and maintenance of fire suppression resources, enhancing overall resilience and response capabilities in the event of emergencies.

Moreover, leveraging regional fire ponds provides economies of scale, allowing for the provision of larger water volumes that are essential for combating larger-scale incidents. This centralized approach not only enhances firefighting capabilities but also minimizes the burden on individual property owners, promoting equitable distribution of fire protection resources within the community.

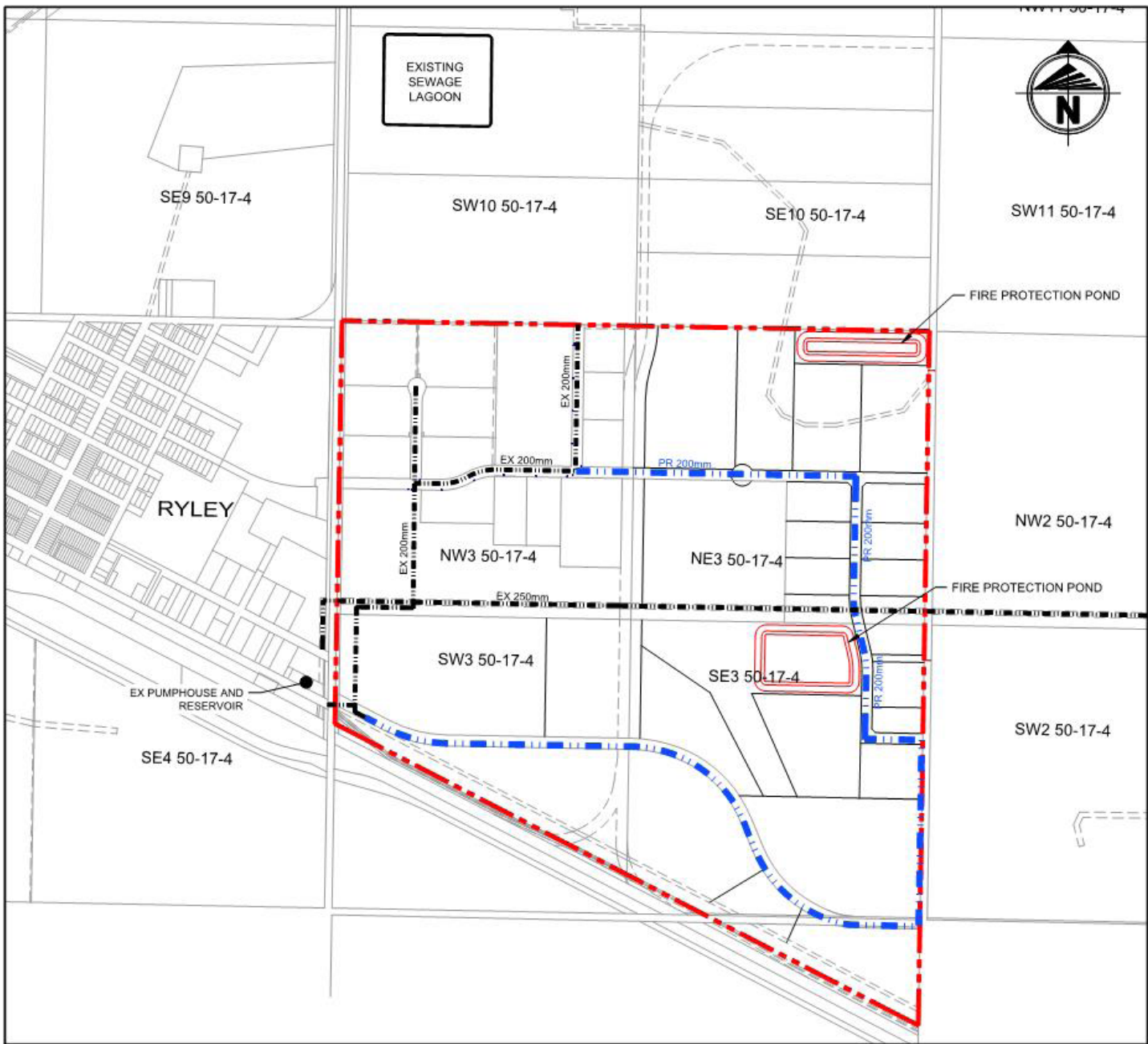


Figure 9 - Water Servicing Concept







-  Plan Area Boundary
-  Existing Watermain
-  Proposed Watermain



Figure 10 - Sanitary Servicing Concept

-  Plan Area Boundary
-  Existing Low Pressure Sanitary Forcemain
-  Proposed Low Pressure Sanitary Forcemain

5.0 POLICY FRAMEWORK

5.1 General Policies

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

- All future development and subdivisions must adhere to the Development Concept outlined on Figure 6 – Land Uses.
- Proposed land uses must comply with the County’s MDP and LUB regulations, as well as the policy areas specified in this ASP.
- Emergency services and service agencies are required to consult and collaborate with Beaver County and the Village of Ryley.
- At the development permit stage, industrial developments must formulate emergency response plans in accordance with County requirements.
- No development is allowed on Crown-owned wetlands, permanent or temporary marshlands, or hazard lands susceptible to erosion, subsidence, or flooding.
- Biophysical assessments are mandatory before development to verify and document environmental features.
- A comprehensive traffic impact assessment may be necessary for lands within the Plan area before development.
- Development proposals will undergo scrutiny against municipal, provincial, and federal regulations.
- Environmental Reserves will be dedicated during the subdivision stage, following County Policy and the MGA.
- Development on parcels containing wetlands, water bodies, and/or watercourses must comply with Provincial regulations (Public Lands Act and the Water Act) and County policies.

5.2 Business/Light Industrial

The Business/Light Industrial District (IL) accommodates light and business industrial activities necessitating municipal water and wastewater services. Positioned on the outskirts of the ASP areas, it borders Secondary Highway 854 and internal arterial or collector roadways.

- Business/Light industrial land uses are to be developed in accordance with the Concept Plan depicted on Figure 6 – Land Uses.
- Outdoor storage must be shielded from roadways and adjacent properties using landscaping, berms, and/or fencing.
- Buffers between uses, which might conflict with adjacent or nearby uses, will be implemented to minimize land use conflicts, risks, and nuisances, subject to County approval.
- Nuisances, encompassing visual, odor, and noise issues, should not extend beyond the ASP area boundary, ensuring no adverse impact.
- Intensive agriculture activities, such as greenhouses and market gardens, may be allowed in the Business/Light Industrial Policy Area. Both existing and new operations will adhere to relevant agricultural management guidelines and controls to mitigate potential conflicts with neighboring non-agricultural land uses.

5.3 Low Impact Eco-Friendly Industrial

The Low Impact Eco-Friendly Industrial District (IE) is designed to preserve and enhance the natural functionality of ecosystem processes while allowing for limited development of low impact uses that promote sustainability. Wetlands will be conserved, and the District will permit the implementation of alternative renewable energy generation methods such as solar collectors and solar farms.

- Low Impact Industrial land uses are to be developed following the Development Concept outlined on Figure 6 – Land Uses.
- All parcels within the Low Impact/Eco-friendly Industrial Policy area must establish their private on-site water and wastewater systems, adhering to all relevant federal and provincial standards for construction, operation, and maintenance.
- Wastewater management will involve privately owned/operated on-site storage, which will be periodically emptied and disposed of at designated/accepting treatment facilities.
- The landowner is responsible for the costs associated with the construction, operation, and ongoing maintenance of on-site private water and sewage systems.
- Each lot owner must address fire flow and process water supply requirements for their approved development.
- Individual lot owners are responsible for providing on-site private septic tank and effluent pump.

5.4 Medium Industrial

The Medium Industrial District (IM) permits various general industrial uses, including warehousing, manufacturing, assembling, fabricating activities, and other industrial land uses that might involve outdoor storage. This District may also accommodate large-scale or specialized operations, provided there are no significant external, objectionable, or hazardous conditions beyond the outer limits of the site.

- Medium Industrial land uses must adhere to the Development Concept specified on Figure 6 – Land Uses.
- Site-specific activities, such as road traffic, noise, vibration, smoke, dust, odour, fumes, and lighting, will be assessed during the development permit application in consultation with Beaver County. Nuisance levels will be mitigated to the satisfaction of the County by implementing relevant industry standards, best practices, and regulatory requirements.
- Outdoor storage should be shielded from roadways and adjacent properties through landscaping, berms, and/or fencing.
- Buffers between uses that may conflict with adjacent or nearby uses will be established to minimize land use conflicts, risks, and nuisances, subject to the satisfaction of the County. The required buffering will be determined by Beaver County at the subdivision or development permit stage.
- Medium Industrial parcels must meet the prescribed parcel size, setbacks, and function requirements, ensuring proper access for the proposed development, to the satisfaction of the County.
- Due to fire flow limitations, the use of non-combustible building materials may be necessary to comply with current building and fire codes.
- On-site stormwater storage for lots in the NE 3-50-17-W4 will be the responsibility of each property owner, subject to the satisfaction of Beaver County and in alignment with the recommendations of the Storm Drainage Report, Stantec 2016. (Note: Update needed following the base stormwater report.)

5.5 Alberta Environment and Protected Areas Water Act Approvals

The objective of Alberta Environment and Protected Areas Water Act Approval is to safeguard and preserve the wetland areas within the ASP through the implementation of Wetland Offset Options (refer to Section 5.6). Limited low-impact developments may be considered on wetlands if there is no other suitable location within the Equity Industrial Park, but any other environmental considerations must be adequately addressed.

- This entails implementing appropriate development setbacks from the established top of the bank of the wetlands, along with measures to ensure its sustainability if development is proposed adjacent to wetlands.
- Wetland restoration projects may be allowed, subject to application and approval by Alberta Environment and Protected Areas as well as obtaining Water Act Approval.
- Wetland restoration projects must be planned, executed, and evaluated by a Qualified Wetland Science Professional.
- Development, other than approved wetland restoration projects within the wetlands, will be limited to low-intensity uses that minimize site development impact and must demonstrate that adjacent wetlands will not be adversely affected.
- Development, other than approved wetland restoration projects, should align with the policies outlined in the Low Impact/Eco-friendly Industrial policy area, as noted in Section 5.3.

5.6 Wetland Offset Options

The Environmental Impact Assessment (EIA) recognizes the presence of several wetlands within the planning area, some of which may be impacted by the proposed concept plan. While the concept plan has been carefully designed with consideration for these wetlands, the optimization of development space may necessitate the removal of some areas. Consequently, prior to any development activities, obtaining approval under the Water Act is imperative for any disturbance to these wetland areas. In adherence to Alberta's water regulations, the following compensatory measures should be considered:

Expansion of Environmental Reserves: The plan area encompasses additional open spaces surrounding the wetlands. These lands hold potential to serve as an extension of environmental reserves, aiding in mitigating the loss incurred by the removal of wetlands within the plan area. Incorporating these adjacent open areas into the environmental reserve would help safeguard critical habitats and biodiversity.

Compensation for Wetland Restoration: As a means of mitigating the ecological impact caused by wetland removal, compensation should be allocated for the restoration of wetland ecosystems. This entails a comprehensive approach to re-establishing or enhancing wetland functions elsewhere within the region, ensuring a net gain in wetland area and ecological functionality.

By adopting these measures, the concept plan can align with the regulatory requirements set forth by the Water Act, fostering sustainable development practices while safeguarding the integrity of wetland ecosystems within the Plan Area.

5.7 Municipal Reserve

All wetlands that are not Crown claimed will be officially designated as Municipal Reserve and preserved within the ASP area to ensure the safeguarding of environmental features, including permanent marshlands and the associated ecology on the site.

The allocation of Municipal Reserve aligns with the stipulations outlined in Sections 666, 667, and 669 of the Municipal Government Act, as well as Section 24 of the Matters Related to Subdivision and Development Regulation. The anticipation is that fulfilling Municipal Reserve requirements will involve the provision of land rather than cash in lieu. Nevertheless, potential variations in the final design decisions and plans may recommend an alternative approach, possibly directing reserve requirements to another section of the planning area through a combination of land and cash in lieu.

5.8 Environmental Reserve

Dedication of Environmental Reserve will occur during subdivision, subject to the discretion of the Subdivision Authority when deemed necessary. The general intent is for any designated Environmental Reserve to be maintained in its natural state, with utilization strictly following the guidelines outlined in the MGA.

6.0 IMPLEMENTATION

6.1 Overview

The Equity Industrial Park Area Structure Plan (ASP) is designed to provide direction to County Council, County staff, local developers, landowners, other agencies, and the broader community concerning decisions related to future growth and development within the ASP area. The implementation of the ASP will utilize various statutory and non-statutory planning tools available to the County, aligning with the provisions of the Municipal Government Act.

6.2 Goal

To effectively implement the Equity Industrial Park ASP through provision of the LUB, capital investment in public infrastructure, and subdivision to create a productive and sustainable development.

6.3 Objectives

- Implement policies contained in the ASP to guide decision-making regarding land use, zoning, subdivision, and capital investment infrastructure and industrial amenities.
- Maintain the ASP as a current planning tool, updating it through an orderly review and amendment process.
- Establish the requirements and responsibilities of the developer in moving forward with detailed zoning, subdivision, and servicing agreements.

6.4 Phasing

The proposed timing of development in the Plan Area will generally be dependent on market conditions and the actual extension of municipal services and the desire of the many landowners to pursue subdivisions and development opportunities. The most logical areas to begin development might be the northeastern area of the Plan.

6.5 Land Use Bylaw Amendment

Developers shall be responsible for applications to amend the Land Use Bylaw within the boundaries of the ASP to amend policies, text or mapping prior to subdivision.

6.6 Subdivision and Development

Developers will be required to submit and obtain approvals for a Tentative Plan of Subdivision consistent with the requirements of the MGA, Subdivision and Development Regulations, and County policies and procedures. For this purpose:

- All developers shall be required to enter into development agreements with the County as a condition of subdivision approval. The matters to be included in these agreements will include but not be limited to the provision of roads and municipal services, landscaping of the subject lands, construction of stormwater management facilities, traffic impact assessment and the payment of road improvement fees;
- Detailed engineering drawings and specifications of roads, water, sanitary sewer, and stormwater drainage shall be prepared by the developer and approved by the County prior to subdivision endorsement and registration on the subject lands. It is intended that these be submitted with the subdivision applications for the same;
- Where municipal infrastructure is developed that provides a benefit to lands outside the ASP area, the County will assist in collecting a portion of the costs of the infrastructure from the said lands that benefit from the infrastructure at the time the lands that benefits initiates a subdivision or development activities;
- Once subdivisions have been approved and registered, applications for development permits for the prescribed land uses can be made;
- As part of the subdivision and development process, detailed design reports and drawings will be submitted as part of the approval process.

6.7 Development Agreement

Development agreements will be required between the County and the developer as a condition of most subdivision approvals in accordance with Section 655 of the MGA. Detailed engineering design drawings to confirm the design of the infrastructure consistent with County standards will be required. On-site and off-site costs associated with new development of roadways and infrastructure will be borne by the developers through development charges and levies in accordance with specific development agreements.

6.8 Amending the Plan

An amendment to the ASP shall be required if, in the opinion of the Approving Authority, a proposed Land Use Bylaw Amendment or Subdivision results in one or more of the following changes to the ASP:

- A change in the general land use pattern of an area;
- The elimination, reclassification, or significant realignment of proposed collector roads, or the relocation of intersections with major collector roads; or
- Significant changes to the location of major utility networks or stormwater management.