

Junction Corner Truck Stop & RV Storage LSD 15-16, SE-4-22-26-W4M Area Concept Plan



Submitted by **Planning Protocol 2 Inc.**



PLANNING PROTOCOL 2 INC.

#201, 3505 - 52nd St. SE CALGARY, ALBERTA T2B 3R3

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Linda Henrickson
Planning Manager
Wheatland County
Highway 1, R.R. 1
Strathmore, AB T1P 1J6

Dear Ms. Henrickson;

Enclosed is our formal submission of the Junction Corner Truck Stop & RV Storage Area Concept Plan. The parcel of land is legally described as LSD 15&16, SE-4-22-26-W4M and is located within the West Carseland commercial/industrial growth corridor. We are submitting this plan on behalf of the landowner, Michael Janzen. Our submission package includes:

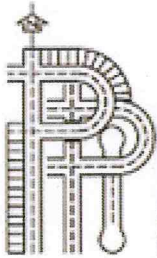
1. A letter of authorization from Mr. Janzen, providing consent for Planning Protocol 2 Inc. to act on his behalf in these and related matters
2. A cheque for \$1000 for the Area Concept Plan review fee
3. Area Concept Plan document including drawings
4. Phase 1 Environmental Site Assessment (under separate cover)
5. Summarized findings (within plan) of Preliminary Storm water Management Plan and Traffic Impact Assessment (final reports will be submitted later this week or next)

Our plan provides a series of development planning policies for the Highway 24/Township 221 corridor that will provide many economic benefits for Wheatland County. This plan and its accompanying policies will both satisfy current market demands while protecting future the interests of future generations through environmentally-friendly servicing methods.

Please forward all questions to the undersigned. We look forward to working with you on this plan.

Regards;

Tom Schlodder, *B.A. (Urban Studies)*
Planner
(403) 230-5522 ext 224
tom@planningprotocol2.com



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Letter of Authorization

I, Michael Janzen being the owner(s) registered on the title of:

LSD 15&16, Section 4, Township 22, Range 26, West of the 4th Meridian

give *Planning Protocol 2 Inc. and their designated representatives* permission to act on my behalf for the purposes of an Area Concept Plan, Land Use Re-designation and/or Subdivision application affecting the above noted property, as submitted to Wheatland County.

Signed:



Signature

MICHAEL JANZEN

Name (print)

Aug 23/13

Date

Corporate Seal: (n/a)

CONTENTS

1.	Introduction.....	3
1.1.	Subject Lands.....	3
2.	Background.....	5
2.1.	Historical context	5
2.2.	Physical Characteristics	6
2.3.	Soils	9
2.4.	Oil & Gas Infrastructure	9
2.5.	Environmental Site Assessment	9
2.6.	Traffic Assessment	10
2.7.	Preliminary Storm Water Management Plan.....	11
3.	Statutory Regulations.....	13
3.1.	Wheatland Municipal Development Plan	13
3.1.1.	Parcel Development.....	13
3.1.2.	Commercial / Industrial Development.....	13
3.1.3.	Policy insights:	14
3.2.	Regional Growth Management Strategy	16
4.	Land Use Plan & Policies	18
4.1.	Proposed Land Use Plan.....	18
4.2.	Commercial Policy	19
4.3.	Industrial Policy	20
4.4.	Transportation Policy	21
4.5.	Municipal Reserves	22
4.6.	Environmental Reserves.....	23
4.7.	Servicing	25
4.7.1.	Potable Water	25
4.7.2.	Waste Water	26
4.8.	Storm Water Management	27
5.	Plan Implementation.....	28

Works Cited..... 29

TABLE OF FIGURES

Figure 1 Regional Location..... 4
Figure 2 Wetland Assessment & Findings..... 7
Figure 3 Contours..... 8
Figure 4 Preliminary Storm Water Management Design 12
Figure 5 Subject land within an area identified as a Growth Node (RGMS) 16
Figure 6 Population Projections for Future Growth Nodes (RGMS)..... 17
Figure 7 Estimated Ground Water Yield (RGMS)..... 17
Figure 8 Concept Plan 24

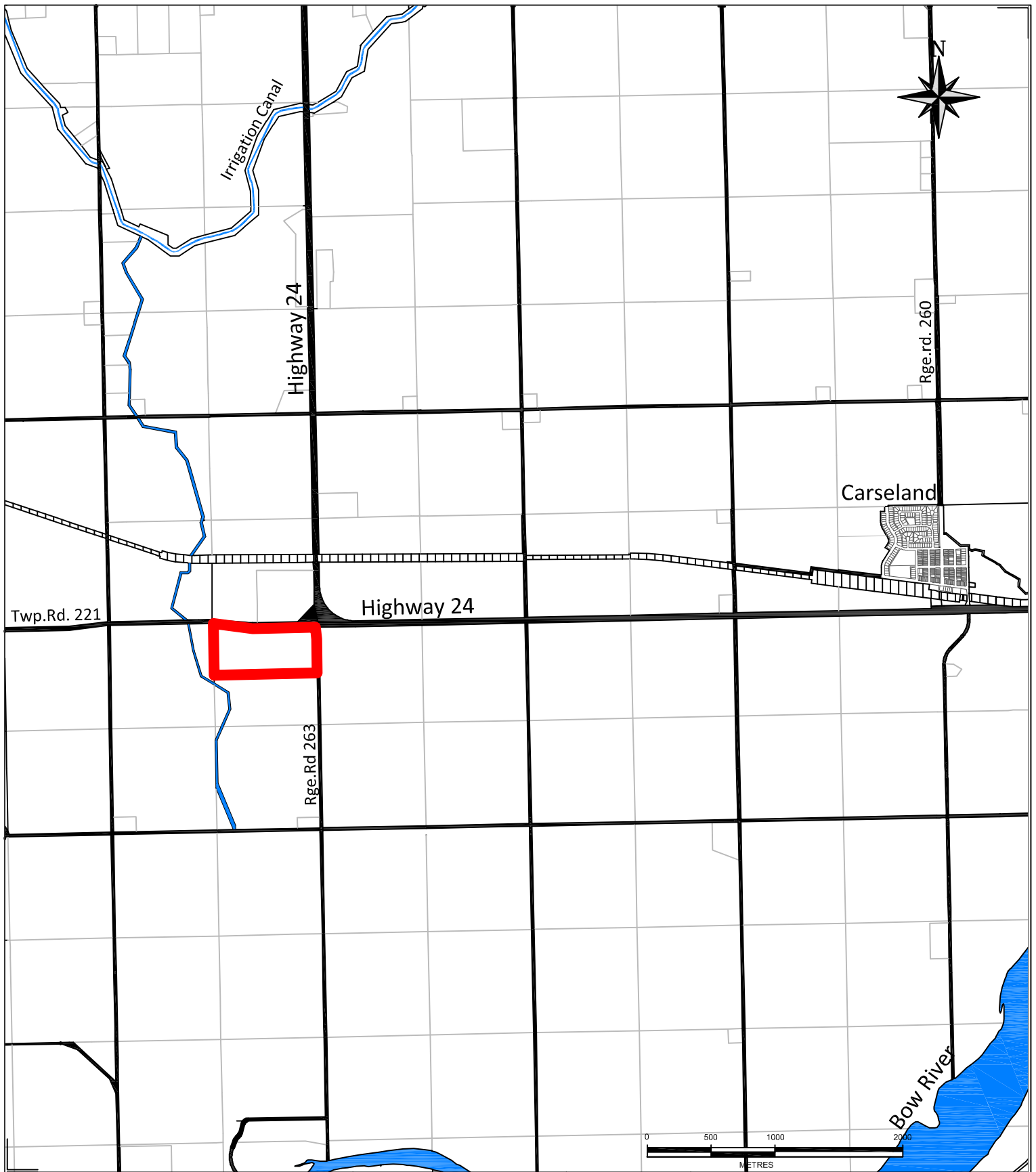
1. INTRODUCTION

Area Concept Plans provide a framework for decision making regarding future land use re-designation, subdivision and development within an area of land. Unlike Area Structure Plans, Area Concept Plans are non-statutory plans that are approved by Council by resolution.

The vision of Junction Corner Truck Stop & Storage is to provide a variety of non-fuel related services that would cater to regional tractor-trailer operators as well as employees from the adjacent industrial developments. Services that would be offered include truck washing, truck repair services, a convenience store and restaurant.

1.1. SUBJECT LANDS

The site is a +80 acre parcel that is located within the legal subdivisions (LSD) of 15 & 16, within Section 4, Township 22, Range Road 26, West of the 4th Meridian (Figure 1.) The subject land is adjacent to Township Road 221 in the north, Range Road 263 to the east and the intersection of the two roads to the northeast.



Janzen
Wheatland County

PLAN SHOWING
Regional Location

AFFECTING
15-16 of 4-22-26-W4M




SCALE: 1:40,000

ALL DIMENSIONS SHOWN ARE IN METERS & SUBJECT TO CONFIRMATION IN THE FIELD AT THE LEGAL SURVEY STAGE

Legend

Subject Property
Roads
Railway

Figure 1

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2. BACKGROUND

2.1. HISTORICAL CONTEXT

This region has been historically characterized by wide-spread presence of agricultural cultivation activities. The more-recent introduction and increase of Industrial-scale developments now represents the dominating force shaping future development within the region. The main regional drivers include:

CARGILL GRAIN

This grain handling facility was originally constructed by Viterra in 1998 and acquired by Cargill in 2010. It has a grain storage capacity of 35,300 metric tonnes and a 112 rail-car loading capacity.

STELLA JONES

This facility produces treated wood products for a variety of industrial uses.

FEDERATED CO-OPERATIVES LIMITED

This facility acts as a terminal for the storage and distribution of petroleum products, servicing member-owned retail cooperatives within the greater region.

ORICA

Orica is the largest provider of commercial explosives and blasting systems as well as a leading manufacturer and supplier of chemical-based consumables and supplier of sodium cyanide for gold extraction.

AGRIUM NITROGEN OPERATIONS

Agrium is a major retail supplier of agricultural products and services in North and South America and a leading global producer and marketer of agricultural nutrients and industrial products. This facility produces nitrogen-based nutrients for agricultural fertilizers

RICHARDSON PIONEER

A worldwide handler and merchandiser of all major Canadian-grown grains and oilseeds. Richardson Pioneer offers its member-farmers

expertise in grain handling, merchandising, logistics, crop inputs sales as well as oilseed processing and food service packaging.

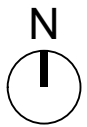
2.2. PHYSICAL CHARACTERISTICS

The topography of the site can be described as relatively flat and descending gradually to the east & south. The highest area is in the North West corner and the lowest area being near the North East corner. The largest of these lows is centered along the north boundary and extends in a south east direction towards the middle of the subject lands. There is also a smaller low area in the northeast corner and what appears to be a man-made pond in the southwest corner.

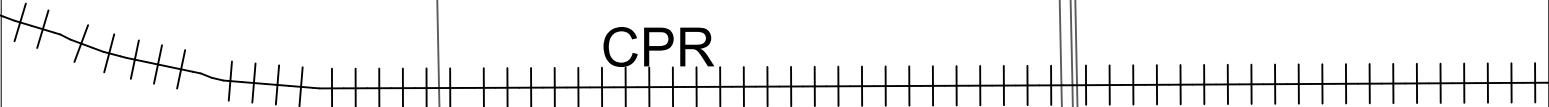
Of primary concern is discerning which of these surface water pools result from intermittent, seasonal collection surface run-off and which might be considered environmental wetlands. We have concluded that there is a single wetland area that the County may require be protected from development (Figure 2.) These findings are preliminary and would be subject to verification by Wheatland County.



FIGURE 2 WETLAND ASSESSMENT

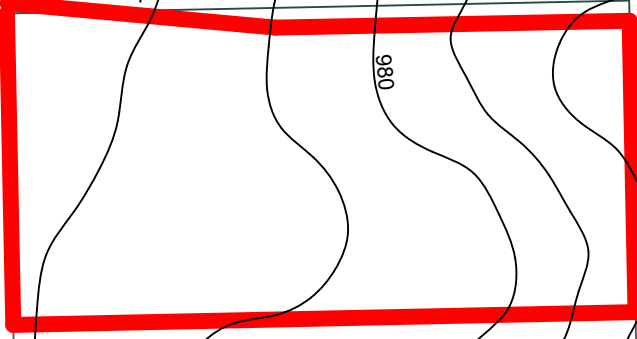


CPR



Twp. Rd. 221

HIGHWAY 24



983

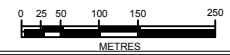
980

Rge. Rd. 263

975

980

975




Michael Janzen
Wheatland County


PLAN SHOWING
Topographical Data

AFFECTING
LSD 15-16 of 4-22-26-W4M

SCALE: 1:10000

Legend

Subject Property - 

Contour Data (Interval 1m) - 


Drainage Indicator - 

Figure 3

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CHECKED BY	T. SCHLODDER		Aug 30/13		

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2.3. SOILS

Junction Corner would occupy a limited portion of the agricultural lands within this parcel. The soil has a “moderate” productivity, limited by the pattern or frequency of slopes in different directions affect the cost of farming and the uniformity of growth and maturity of crops as well as the hazard of erosion. The presence of excess water also limits agriculture within portions of the subject area (Table 1.)

Map	ATS	Prime AGR	Marge AGR	Limit AGR
A082I	4-26-022-03-NW90	90	10	Topography

Class	Percent	Sub Class 1
2 - Moderate limitations	90	T - Topography
5 - Very severe limitations	10	W - Excess water

TABLE 1 AGRICULTURAL SOIL PRODUCTIVITY (CANADA SOIL INFORMATION SERVICE)

2.4. OIL & GAS INFRASTRUCTURE

A search of the Alberta Government Spatial Information System revealed that there is no registered oil or gas related facilities or Right of ways within the subject area. A search of the Alberta Energy Regulator (AER) records (see Appendix 1) indicates that there are no active or abandoned wells or pipelines that are of concern for development within the subject lands.

2.5. ENVIRONMENTAL SITE ASSESSMENT

A Phase 1 Environmental Site Assessment has been undertaken (Soil & Environ Consultant Inc. 2013) and the final report has been provided under a separate cover. The report concludes that:

...there appears to be no evidence of immediate contamination on the proposed site. Since there is no indication of contamination...no further study (i.e.: Phase 1 Assessment) is required at this time.

2.6. TRAFFIC ASSESSMENT

A Preliminary Traffic Study (JCB Engineering 2013) has been undertaken and the final report has been provided under a separate cover. The report provides the following recommendations:

- A traffic impact assessment should be conducted to fully determine the impact of the development on the adjacent road network. Alberta Transportation has requested that this also include consideration of a roundabout intersection treatment solution.
- A full traffic analysis of existing and future conditions, with development traffic, should be conducted for the Highway 24 / Township Road 221 / Range Road 263 intersection
- The accesses to the proposed development should be located on Township Road 221 and Range Road 263
- A review should be undertaken of the traffic patterns at the intersection of Highway 24 / Township Road 221 / Range Road 263 and how these patterns may potentially change as a result of the this new development. This review would also determine the need for improvements to the intersection to facilitate the new patterns, and if improvements (such as deceleration lanes) will be required on Townships Road 221 and/or Range Road 263 at the accesses
- The development of a type V intersection treatment at the intersection of Highway 24 / Township Road 221 / Range Road 263 intersection should be considered. This intersection treatment could provide free flow, protected westbound to northbound right turn which could improve the operation of the intersection
- Range Road 263 should be designed with a paved 10 metre top, as per Wheatland County standards. Where it intersects with Highway 24 and Township Road 221, the radii should be upgraded to accommodate heavy vehicle turning movements, as per Alberta Transportations geometric guidelines

2.7. PRELIMINARY STORM WATER MANAGEMENT PLAN

A Preliminary Storm Water Management Plan (Aqua Consulting 2013) has been undertaken and the final report has been provided under a separate cover. The report provides the following recommendations:

The developed site will drain overland towards the east, conveyed by a combination of grade-recessed internal roads and as sheet flow over paved parking lots. A minimum grade of 0.6% should be maintained within the northern portion of the site where the roads are paved. The RV storage area will consist of a compacted gravel surface and thereby require a minimum grade of 0.8% for adequate drainage purposes.

The proposed open space along the eastern boundary would be developed into shallow liner pond system that receives the distributed flow and conveys the discharge southward into a primary wet pond. The wetland vegetation that would propagate also serves as a filtration agent to maintain the quality of the runoff water. The linear conveyance ponds would have a maximum depth of 0.35m and such a level would be maintained by way of the wetland vegetation that would propagate naturally as well as outlets into the adjacent range road ditch.

The wet pond to the south would have a permanent section that is 2.5m deep and a maximum active storage depth of 2.0m. The maximum active storage volume would be equal to a volume generated during a 100-year multi-day storm of 137mm depth, with no discharge. The preliminary pond active storage volume would be 15,970m³. The linear ponds would provide additional storage volume. The maximum level of the wet pond would be maintained through evaporation and a spray irrigation system that dispersed water into the adjoining agricultural lands.

Storm water runoff generated within the undeveloped "remainder" area would be redirected to the south and stored via a secondary wet pond or added to the primary wet pond. The final design of the storm water management plan will include overland drainage flow calculations and a rationalization for a one or two wet pond design. Geotechnical investigation of soils and monthly measures of the groundwater level will also be required for the final design.

Michael Janzen
Wheatland County

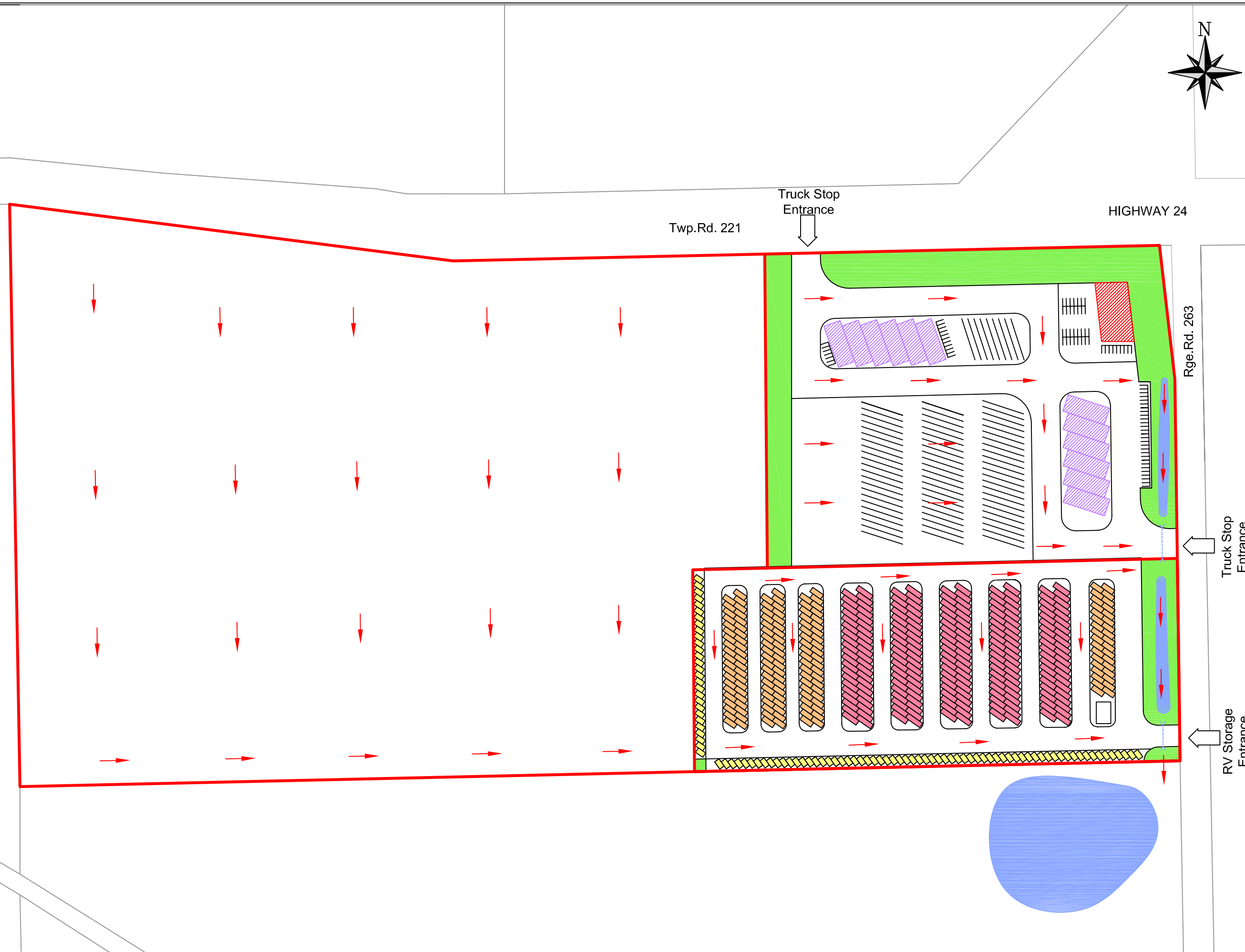
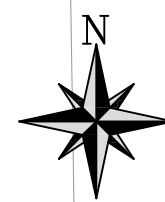
PLAN SHOWING
Stormwater Management Plan

AFFECTING
LSD 15-16 of 4-22-26-WAM

SCALE: 1:2500
0 10 20 40 70 140
METRES

ALL DIMENSIONS SHOWN ARE IN METERS & SUBJECT TO CONFIRMATION IN THE FIELD AT THE LEGAL SURVEY STAGE

Legend
 Subject Property - [Red outline]
 Restaurant and Store - [Red hatched box]
 Truck Bay - [Purple hatched box]
 Office - [White box]
 Direction of Water Drainage - [Red arrow]
 Culverts - [Blue dashed line]



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3. STATUTORY REGULATIONS

3.1. WHEATLAND MUNICIPAL DEVELOPMENT PLAN

The Wheatland County Municipal Development Plan (MDP) is the top-level planning document in which all other planning must align. The preparation of the a concept plan is a process for determining the detailed development proposed on a specific parcel of land and must conform to any existing Area Structure Plans or Municipal Development Plans.¹

The following sections from the MDP (Wheatland County 2006) are considered relevant to this ACP:

3.1.1. PARCEL DEVELOPMENT

7.03.07 It is policy that all parcels outside of the boundaries of a hamlet recognised by Wheatland County contain a minimum 0.405ha (1.00ac) building site.

3.1.2. COMMERCIAL / INDUSTRIAL DEVELOPMENT

11.01.06 In the previous MDP and LUB the General Agriculture district provided for Agricultural Processing and Distribution Industries and Hazardous Industries. It is now proposed that some of these types of developments will fall under the commercial and Industrial zonings.

11.02.03 To allow for the expansion and diversification of the commercial and industrial base in the County, and for employment opportunities in the hamlets and rural areas.

11.02.04 To generally direct industrial and commercial development to designated areas.

11.03.05 It is policy to encourage all urban oriented industrial or commercial developments to locate inside urban centres.

... Therefore services for urban centres should be located within the centres they serve.

¹ Municipal Government Act (MGA) Section 638

... In addition it is preferred that facilities requiring servicing use existing servicing nodes rather than creating new ones.

11.03.07 It is policy to use directives from existing industrial and commercial developments and plans, where relevant, to guide new industrial and commercial development.

...The Approving Authority is directed to look at past decisions and conditions applied to other proposals when making their decisions on new applications.

...The main goal is to create uniformity in industrial and commercial development standards.

3.1.3. POLICY INSIGHTS:

Many of the existing agriculture-related developments to the north and west of the subject site were approved as a qualifying use under the “General Agricultural” district. Given their commercial and/or industrial-centric nature, many of these developments will come to be viewed as such.

There are numerous references to "urban-orientated" commercial services being located with urban centres, namely an existing hamlet. This distinction of "urban orientated" is important because there are many services that fall under a commercial designation but are not targeted at urban dwellers.

Commercial developments create an increase in traffic and as such, will require either the construction of new roads, upgrading of existing road or a combination of both so as to ensure that the overall transportation network is not overburdened. Any modifications of public roads or accesses to them (as part of subdivision) will be governed by development agreements that will form part of the approval conditions for a subdivision application.

Addressing environmental impacts, both immediate and in the future, will be an important consideration for any commercial development. Water quality and quantity testing will be required as part of any re-designation or development application.

The County should consider previous application decisions when reviewing new applications so as to ensure a sense of continuity in its decision making rationale. Unlike other municipalities, it would seem that Wheatland administration/Council would be guided by precedence when making approval decisions.

3.2. REGIONAL GROWTH MANAGEMENT STRATEGY

The Regional Growth Management Strategy (RGMS) was developed to provide additional direction and a framework for future development policies. While this document is non-statutory, the guidelines it provides will form part of the next Municipal Development Plan review in 2013.

The RGMS identifies the subject land and the surrounding area as part of an Industrial / Commercial Business Corridor (Figure 4) in part due to its proximity to the Hamlet of Carseland. The population of this hamlet is expected to grow substantially over the next 40 years (Figure 5) and will provide a steady influx of development activity along the highway corridor. The subject land's close proximity to Highway 24 also increases its suitability for commercial and/or industrial development.



FIGURE 5 SUBJECT LAND WITHIN AN AREA IDENTIFIED AS A GROWTH NODE (RGMS)

The subject land sits atop a strong water aquifer and as such, a future well is likely to have a strong yield of water (Figure 6.) Water servicing will need to be provided on-site, as opposed to have water brought in by an off-site business.

Preservation of Agricultural land is of great importance to Wheatland County. As such, it is important to ensure that any development plans minimize the amount of agricultural land that will be converted and avoid disruption to the remaining agricultural activities that may surround it. The fact that the subject land is not a full quarter section helps to lessen its appearance as "productive agricultural land".

Preservation of existing wetland and water courses will be an important issue for the County. Identifying such features so as to incorporate them into a site design will be an important consideration.

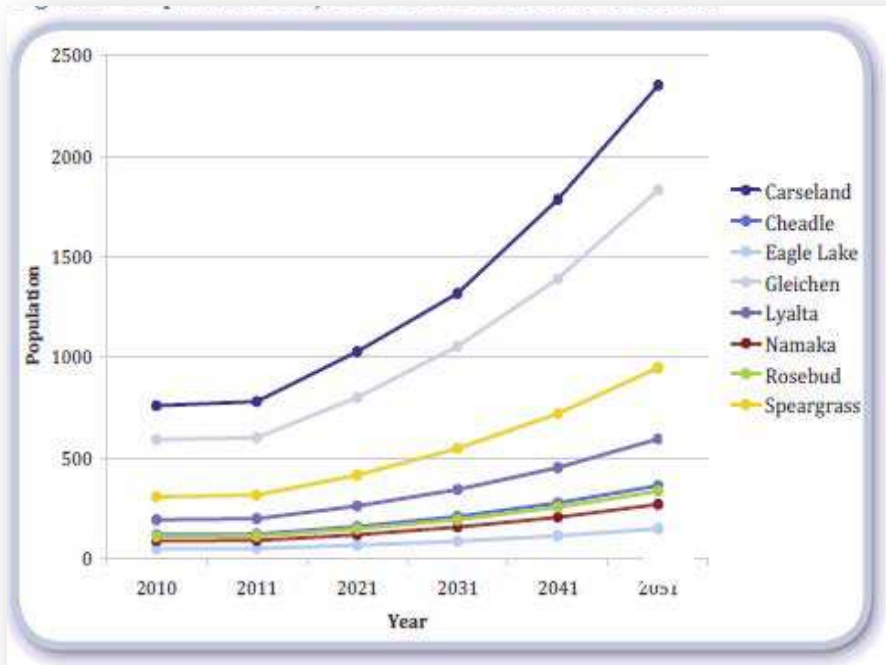


FIGURE 6 POPULATION PROJECTIONS FOR FUTURE GROWTH NODES (RGMS)

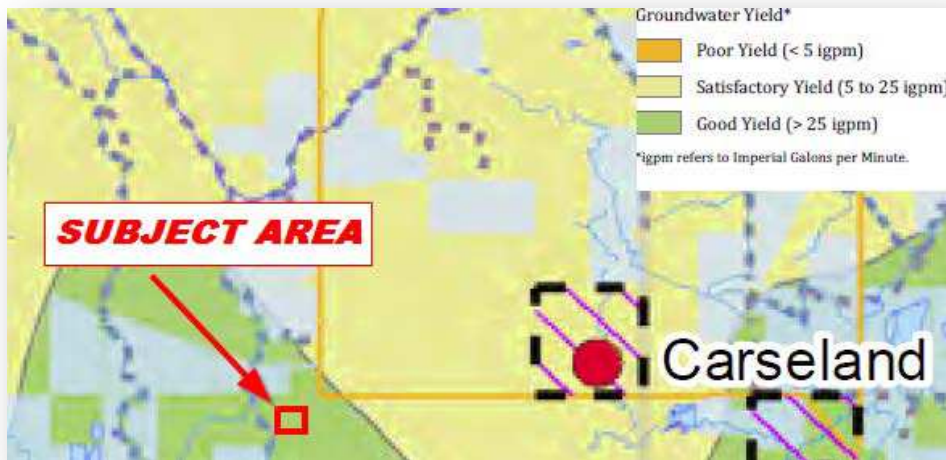


FIGURE 7 ESTIMATED GROUND WATER YIELD (RGMS)

4. LAND USE PLAN & POLICIES

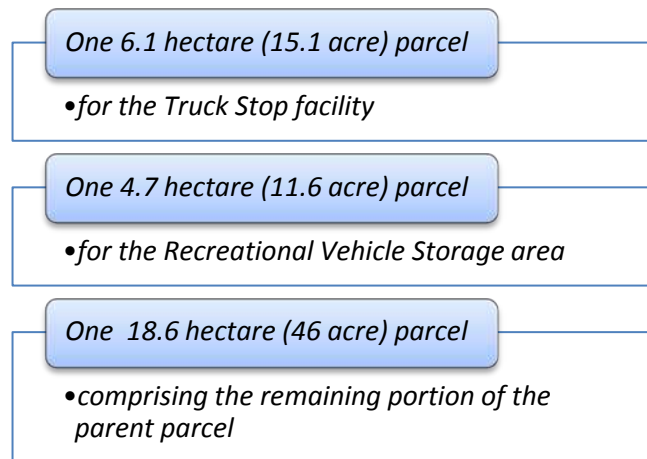
Junction Corner would be comprised of a mixture of Commercial Highway and Industrial–General lots. The following sections and policies are intended to direct growth and development of the plan area.

4.1. PROPOSED LAND USE PLAN.

Figure 7 illustrates the proposed land use plan for Junction Corner Truck Stop & Storage

Policy 4.1.1. All development within Junction Stop plan area will be generally according to the land uses outlined in Figure 7

Policy 4.1.2. The Junction Stop Area Concept Plan will subdivide the plan area into three parcels:



Policy 4.1.3. All development within the Junction Stop plan area will align with all recommendations provided by qualified engineers, Wheatland County administration and all appropriate provincial government authorities

4.2. COMMERCIAL POLICY

The combination restaurant and convenience store that fronts onto the corner of Highway 24 and Range Road 263 and its associated parking lots will be designated as Commercial – Highway. The commercial area will be landscaped so as to maintain an attractive view to passing traffic along public roads.

Policy 4.2.1. The proposed Commercial – Highway site will allow for the operation of a restaurant and convenience store.

Policy 4.2.2. Access to the site shall be from Township Road 221

Policy 4.2.3. Prior to the development of any commercial uses, the land must be re-designated appropriately

Policy 4.2.4. The site shall be screened and/or landscaped so as to maintain a pleasant visual attractiveness to passing traffic along the public roads.

4.3. INDUSTRIAL POLICY

Each of the 9 industrial business lots, as well as the parcel containing the Recreational Vehicle storage facility, will be designated as Industrial – General. These businesses will provide automotive-related services with an emphasis on the needs of heavy vehicles including semi-truck and Recreational Vehicles. The industrial areas will be screened and landscaped so as to maintain an attractive view to passing traffic along public roads.

Policy 4.3.1. The proposed Industrial - General sites will allow for an RV Storage facility and 9 separate automotive service bays

Policy 4.3.2. Access to the site shall be from Range Road 263

Policy 4.3.3. Prior to the development of any industrial uses, the land must be re-designated appropriately

Policy 4.3.4. The site shall be screened and/or landscaped so as to maintain a pleasant visual attractiveness to passing traffic along the public roads.

4.4. TRANSPORTATION POLICY

The truck stop services area and the recreational vehicle storage areas will have mutually exclusive internal road networks and accesses to Range Road 263. An emergency access gate located within the fence separating the two sites will allow the traffic from either development to temporarily share the other development's range road access, should the need arise.

A preliminary traffic assessment has suggested that the intersection of Highway 24 / Township Road 221 / Range Road 263 may require an upgrade and Range Road 263 will need to be upgraded to a 10 metre paved surface from the highway intersection to the recreational vehicle facility access.

Policy 4.4.1. A traffic impact assessment shall be undertaken by the Developer at the land use re-designation / subdivision stage. The scope of this assessment and related traffic analysis shall be in accordance to the Preliminary Traffic Study recommendations outlined in section 2.6 of this area concept plan

Policy 4.4.2. Any road or intersection upgrades recommended by the Traffic Impact Assessment & Analysis referred to in Policy 4.4.1 shall be undertaken by the Developer at the land use re-designation / subdivision stage

Policy 4.4.3. Internal roads within the truck stop service area will be 20 metres in width so as to accommodate the larger turning radiuses needed by semi-trucks and their attached trailers.

Policy 4.4.4. Internal roads within the RV Storage area will have a driving surface that is a minimum of 15 metres wide so as to accommodate two lanes of traffic so as to accommodate two lanes of traffic.

4.5. MUNICIPAL RESERVES

The restaurant/store, each of the servicing bays and the RV storage facility would be subdivided as separate lots so as to allow for separate ownership of each. The Municipal Government Act allows for municipalities to require a dedication of up to a maximum of 10% of land involved in a subdivision. Given the rural location of this development, it is possible that the County will request cash-in-lieu of a land dedication.

Policy 4.5.1. The County may require up to a 10% land dedication as a condition for subdivision approval

Policy 4.5.2. The County may require cash-in-lieu of dedication and if so, the amount will be based on a land value appraisal performed by a recognized professional.

4.6. ENVIRONMENTAL RESERVES

Environmentally sensitive areas shall be protected from development pressures. These sensitive areas would be determined through a site evaluation performed by County administration. Additional study, in the form of a Biological Impact Assessment, may be necessary and would be undertaken by a professionally recognized ecologist.

Policy 4.6.1. Wetlands within the plan area will be protected either by way of dedication to the County in the form of Environmental Reserves or as an Environmental Easement that would be registered on the land title.

Policy 4.6.2. Wetland area(s) protected by way of an Environmental Easement (to the benefit of the County) can be incorporated by development as part of an integrated storm water management plan, provided that only treated surface water is permitted to enter the wetland.

Michael Janzen
Wheatland County

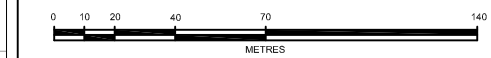
PLAN SHOWING

Truck Stop & RV Storage

AFFECTING

LSD 15-16 of 4-22-26-WAM

SCALE: 1:2500



ALL DIMENSIONS SHOWN ARE IN METERS & SUBJECT TO CONFIRMATION IN THE FIELD AT THE LEGAL SURVEY STAGE

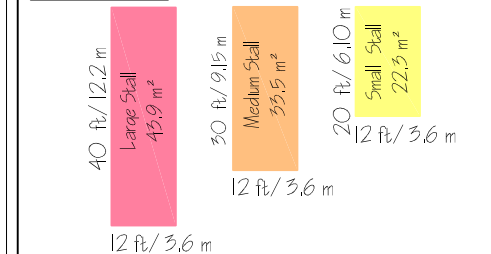
Legend

- Subject Property
- Restaurant and Store
- Truck Bay
- Office
- Green Space
- Storm Pond

Truck Bay Area				
Land Use	Ac.	Ha.	%	Units
Roads Truck Bay	9.06	3.67	60.04	/
Grn. Sp. Truck Bay	3.29	1.33	21.77	/
Industrial Lot	2.06	0.83	13.63	/
Commercial Lot	0.69	0.28	4.56	/
Total	15.09	6.11	100	/

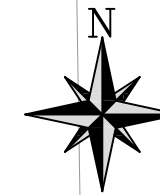
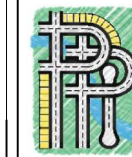
RV Storage Area				
Land Use	Ac.	Ha.	%	Units
RV Stalls	5.41	2.19	46.62	469
Roads RV	5.41	2.19	46.65	/
Grn. Sp. RV	0.78	0.32	6.73	/
Total	11.61	4.70	100	469

Typical RV stalls



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HIGHWAY 24

Truck Stop Entrance

Twp.Rd. 221

Rge.Rd. 263

Truck Stop Entrance

RV Storage Entrance

Semi Truck Parking Stalls : 71
Standard Parking Stalls : 79
Buildings : 0.53 Ha / 1.3 Ac

6.1Ha / 15.1Ac

18.6ha / 46.0Ac

RV Stalls - Small : 107
RV Stalls - Medium : 157
RV Stalls - Large : 205

4.7Ha / 11.6Ac

1.56 Ha
0.63 Ac

4.7. SERVICING

4.7.1. POTABLE WATER

A new water well in the plan area can be expected to produce over 25 imperial gallons per minute (IGPM) of water (Dillon Consulting 2011), which would be adequate for commercial development. All treatment of potable water will occur onsite until such time that this service becomes available from the Hamlet of Carseland. Land owners shall treat potable water to meet provincial standards and will provide quality test results to the County for development approval.

Policy 4.7.1.1. - Ground water testing shall be required at the subdivision phase to confirm the volume and quality of ground water that will be available from a new well.

Policy 4.7.1.2. - A ground water diversion license from the province will be required prior to new water well being permitted to serve as a commercial water supply.

4.7.2. WASTE WATER

All treatment and disposal of wastewater will be handled onsite until such time that servicing becomes available from the Hamlet of Carseland. Landowners shall be responsible for the collection and treatment of wastewater so as to meet provincial standards prior to being dispersed into the ground. Both the design and construction of the system will be undertaken by contractors that are recognized by the Province of Alberta. Utilization of Green Infrastructure and other environmentally friendly methods for the treatment and dispersal of wastewater are preferred.

Policy 4.7.2.1. Whenever possible, the treatment and/or dispersal system(s) shall utilize County-recognized Green Infrastructure and/or environmentally friendly practises

Policy 4.7.2.2. The design and construction of the treatment and dispersal system shall be performed by those recognized as a certified private sewage contractor by the Province of Alberta.

4.8. STORM WATER MANAGEMENT

A Preliminary Storm Water Management Plan (Figure 4) has been undertaken, demonstrating that all surface water run-off can be managed onsite through overland drainage to the east boundary, conveyance south via linear ponds and final collection within a wet pond. The runoff water quality would be improved by way of filtration provided by the natural vegetation within the linear ponds.

Utilization of “green infrastructure” in storm water management planning is encouraged, which may include re-use of the collected run-off for spray irrigation of landscaping and other nearby vegetation.

Policy4.8.1. The Developer shall provide a Storm Water Management Plan at the subdivision stage, providing finalized detail as to how surface water run-off is managed. Such plans will be prepared by a qualified engineer and bear their professional stamp

Policy4.8.2. Whenever possible, storm water management plans shall utilize County-recognized Green Infrastructure and/or environmentally friendly practises

Policy 4.8.3. Storm water wet ponds will be dedicated and maintained by Wheatland County as a Public Utility Lot

5. PLAN IMPLEMENTATION

The following policies guide the implementation of the Junction Corner Area Concept Plan:

Policy 5.1. The Developer may apply for land use re-designation of the land to Industrial-General and Commercial-Highway

Policy 5.2. The Developer will cover all costs associated with land use re-designation, subdivision and Development Agreement(s)

Description	Area	
	Hectares	Acres
Total Area²	11.36	28.08
Open Space	1.65	4.07
Public Utility Lot (PUL)	.63	1.56
Net Total Area	9.08	22.45
Truck Stop	6.1	15.1
RV Storage Facility	4.7	11.6

² Areas to be confirmed at time of Subdivision.

WORKS CITED

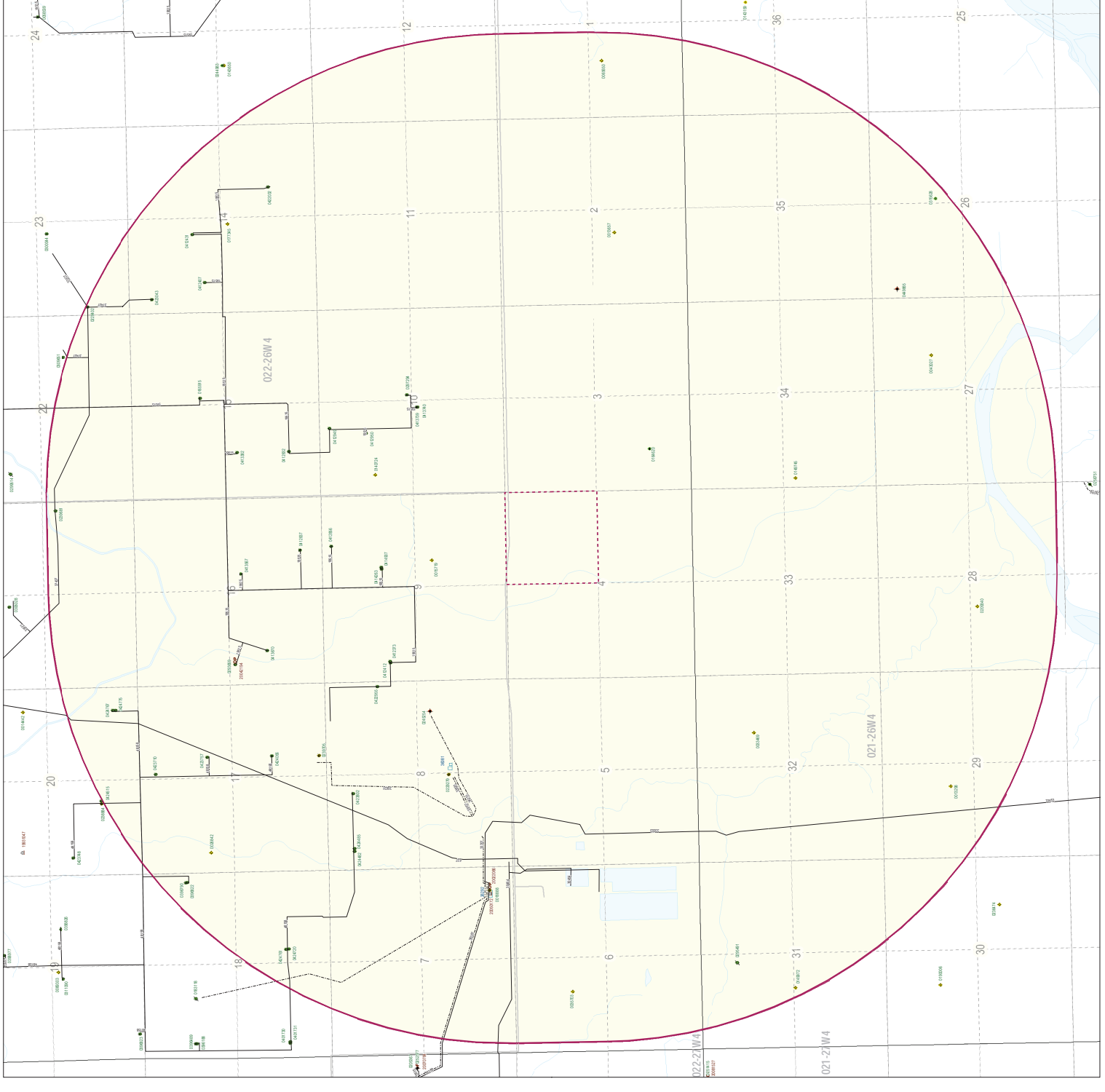
Dillon Consulting. "Wheatland County Regional Growth Management Strategy." Consultant Policy Recommendations, 2011.

JCB Engineering. "Carseland Truck Stop & Recreational Vehicle Storage Preliminary Traffic Assessment." Consultant Report, 2013.

Soil & Environ Consultant Inc. "Phase 1 Environmental Site Assessment - Proposed Truck Stop & RV Storage LSD 15-16 of NE-4-22-26-W4M." Consultant Report, 2013.

Wheatland County. "Municipal Development Plan (Bylaw2006-01)." Statutory Policy, 2006.

Appendix 1
Records Search by Alberta Energy
Regulator (AEB)



Legend

Pipelines

Status

- Discontinued, Abandoned or Partially Removed
- Limited
- Permitted

Pipelines with Known H2S Values > 10 mol/kmol

- Sour Natural Gas
- Oil/Water Effluent

Well Licences - SHL Well Status

- Abandoned
- ⊕ Abandoned Crude Blummen
- ⊖ Abandoned Gas
- ⊙ Abandoned Oil
- ⊙ Crude Blummen
- ⊙ Disposal
- ⊙ Drilled and Cased
- ⊙ Gas
- ⊙ Injection
- ⊙ Observation
- Oil
- ⊙ Surface Casing Only
- ⊙ Suspended
- ⊙ Suspended Crude Blummen
- ⊙ Suspended Gas
- ⊙ Suspended Oil
- ⊙ Undefined
- ⊙ Swab by H2S/EDCT
- ⊙ Sour by H2S/EDCT
- ⊙ Unknown H2S/EDCT

Concern Reported

- ⊙ Physical Impact
- ⊙ Operational Impact
- ⊙ Odours
- ⊙ Health
- ⊙ Miscellaneous

All Other Substances Substance Phase

- ⊙ Gas
- ⊙ Liquid
- ⊙ Solid
- ⊙ Undersaturated
- ⊙ Fresh Water

Facility Installations

Facility Type

- ⊙ Gas Plant
- ⊙ Gas Plant
- ⊙ Bakery
- ⊙ Other Facility

Coal Mines

Coal Mine Type

- ⊙ Surface
- ⊙ Underground
- ⊙ Coal Mine Permits
- ⊙ Paved Roads
- ⊙ Provincial Boundaries
- ⊙ Town or City (Polygons)
- ⊙ Area of Interest (AOI)
- ⊙ AOI buffer - 4km radius

ERCB Energy Resources Conservation Board

Land and Development Information Package

Scale: 1:12,000 | Area of Interest: NE04-022-26W4 | Date: June 5, 2013

Base Data Provided by Spatial Data Warehouse Ltd.
 Well Licences: Specific pipeline locations should be obtained from survey plans, owners and field observation.
 Call before you dig - Alberta One-Call, Toll-Free 1-800-242-3447
 The ERCB does not warrant the accuracy or completeness of the information contained in this map and is not responsible for any errors or omissions in its content and accepts no liability for the use of this information.

Appendix 2

Additional Reports Submitted Under Separate Cover

Aquae Consulting. "Conceptual Storm Water Management Plan." Consultant Report, 2013.

Dillon Consulting. "Wheatland County Regional Growth Management Strategy." Consultant Policy Recommendations, 2011.

JCB Engineering. "Carseland Truck Stop & Recreational Vehicle Storage Preliminary Traffic Assessment." Consultant Report, 2013.

Soil & Environ Consultant Inc. "Phase 1 Environmental Site Assessment - Proposed Truck Stop & RV Storage LSD 15-16 of NE-4-22-26-W4M." Consultant Report, 2013.

Appendix 3

Historical Resources Act Clearance



Application for *Historical Resources Act* Clearance

Activity Administration

Date Received: August 30, 2013

HRM File: 4835-13-0059

Purpose of Application: All New Lands Additional Lands No New Lands

Project Category: Subdivisions (4835)

Project Type: Area Structure Plan / Outline Plan
 ESRI Shapefiles are attached (yes/no) no
 Approximate Project Area (ha) 32.4
 Other Reference Number P-579-02

Project Identifier: Janzen Area Concept Plan

Additional Identifier(s):

Key Contact: Mr. Tom H. Schlodder
 Address: 3505 52 St SE Suite#201
 Postal Code: T2B 3R3
 E-mail: tom@planningprotocol2.com
Affiliation: Planning Protocol 2 Inc.
City / Province: Calgary, AB
Phone: (403) 230-5522
Fax: () -
Your File Number: P-579-02

Is the Proponent the same as the Key Contact? Yes No If no, complete the following:

Proponent: RAM Farms
 Address: Box 174
 Postal Code: T0J0M0
 E-mail: ram@platinum.ca
Contact Name: Michael Janzen
City / Province: Carseland, AB
Phone: (403) 969-9003
Fax: () -

Proposed Development Area					Land Ownership			
MER	RGE	TWP	SEC	LSD List	FRH	SA	CU	CT
4	26	22	4	15,16	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Listed Lands Affected							
MER	RGE	TWP	SEC	LSD	HRV	Category	

Comments:

Historical Resources Impact Assessment:

For archaeological resources:

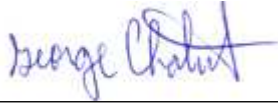
Has a HRIA been conducted? Yes No

Permit Number (if applicable):

For palaeontological resource:

Has a HRIA been conducted? Yes No

Historical Resources Act clearance is granted subject to Section 31 of the Resources Act, "a person who discovers an historic resource in the course of making an excavation for a purpose other than for the purpose of seeking historic resources shall forthwith notify the minister of the discovery". The chance discovery of historical resources is to be reported to the contacts identified within the listing.



September 10, 2013

Date