

Master Site Development Plan (MSDP)
Rocky View County Campus at Balzac East

Balzac East, Alberta
July 2009

Strategic Location



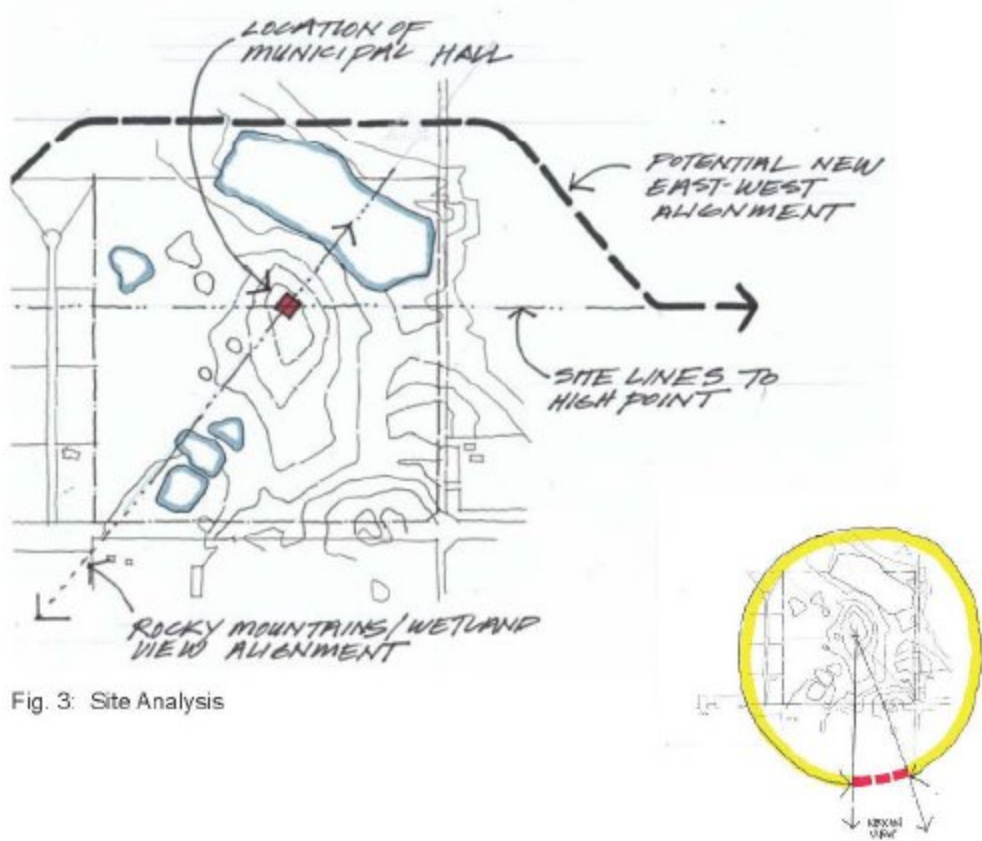
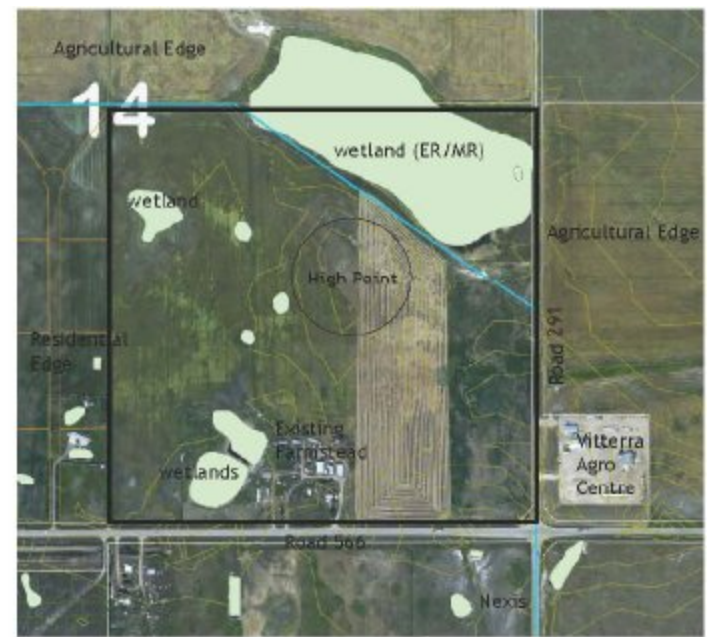
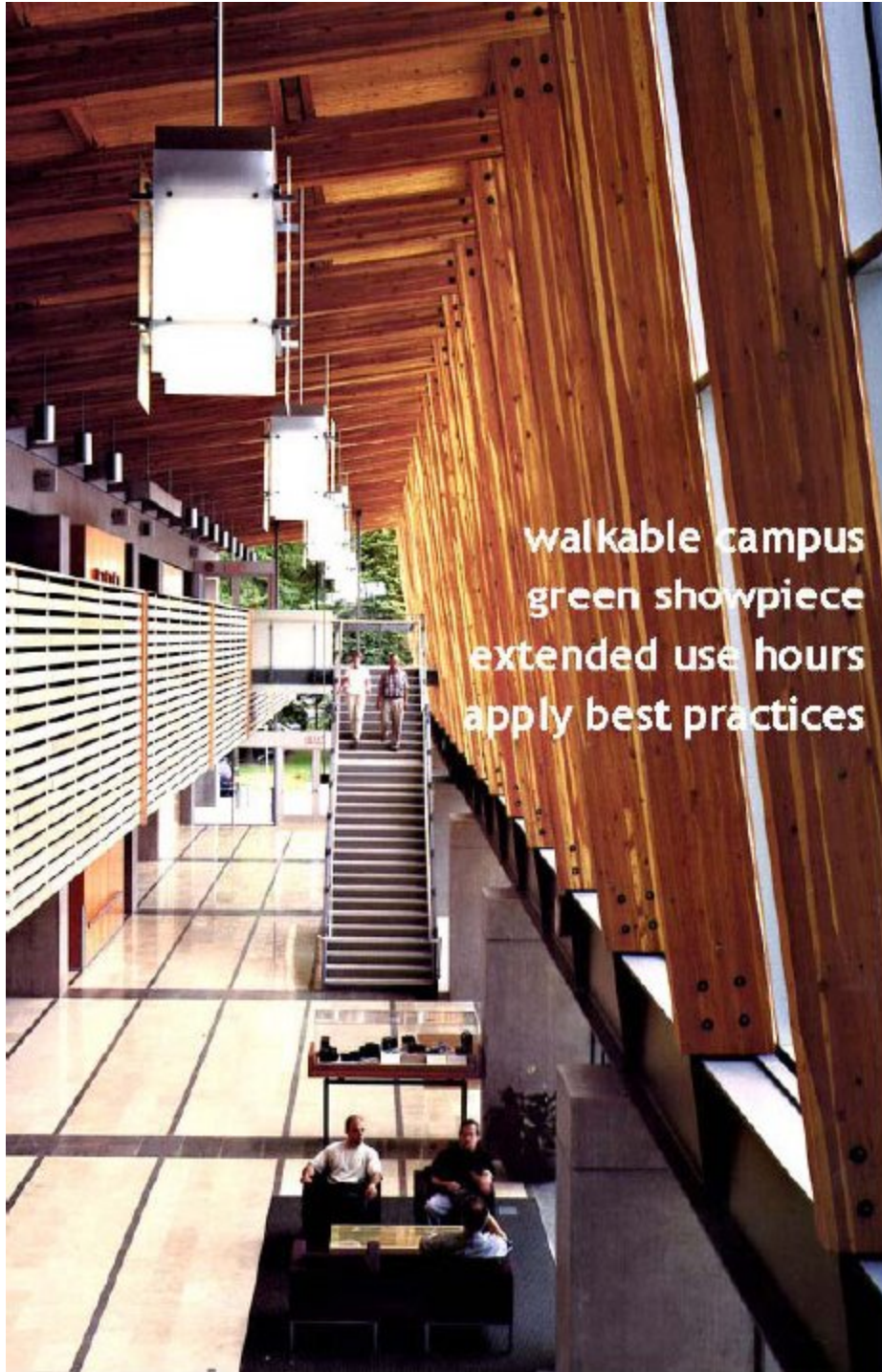


Fig. 3: Site Analysis



SITE ANALYSIS AND MUNICIPAL HALL LOCATION



walkable campus
green showpiece
extended use hours
apply best practices

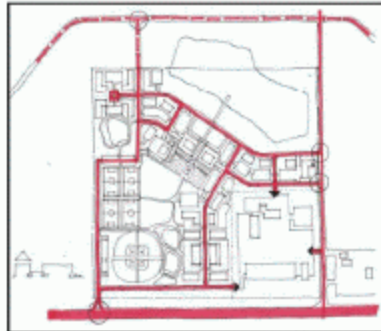
guiding principals

encourage healthy lifestyle
innovation - push the envelope
activate the site 7 days/wk
practical solutions

Site Development Concept Components



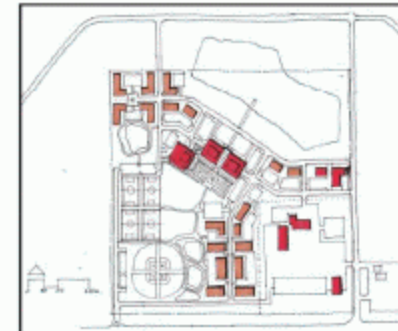
Parks and Open Space Network



Road Network



Parking



Municipal & Other Use Facilities

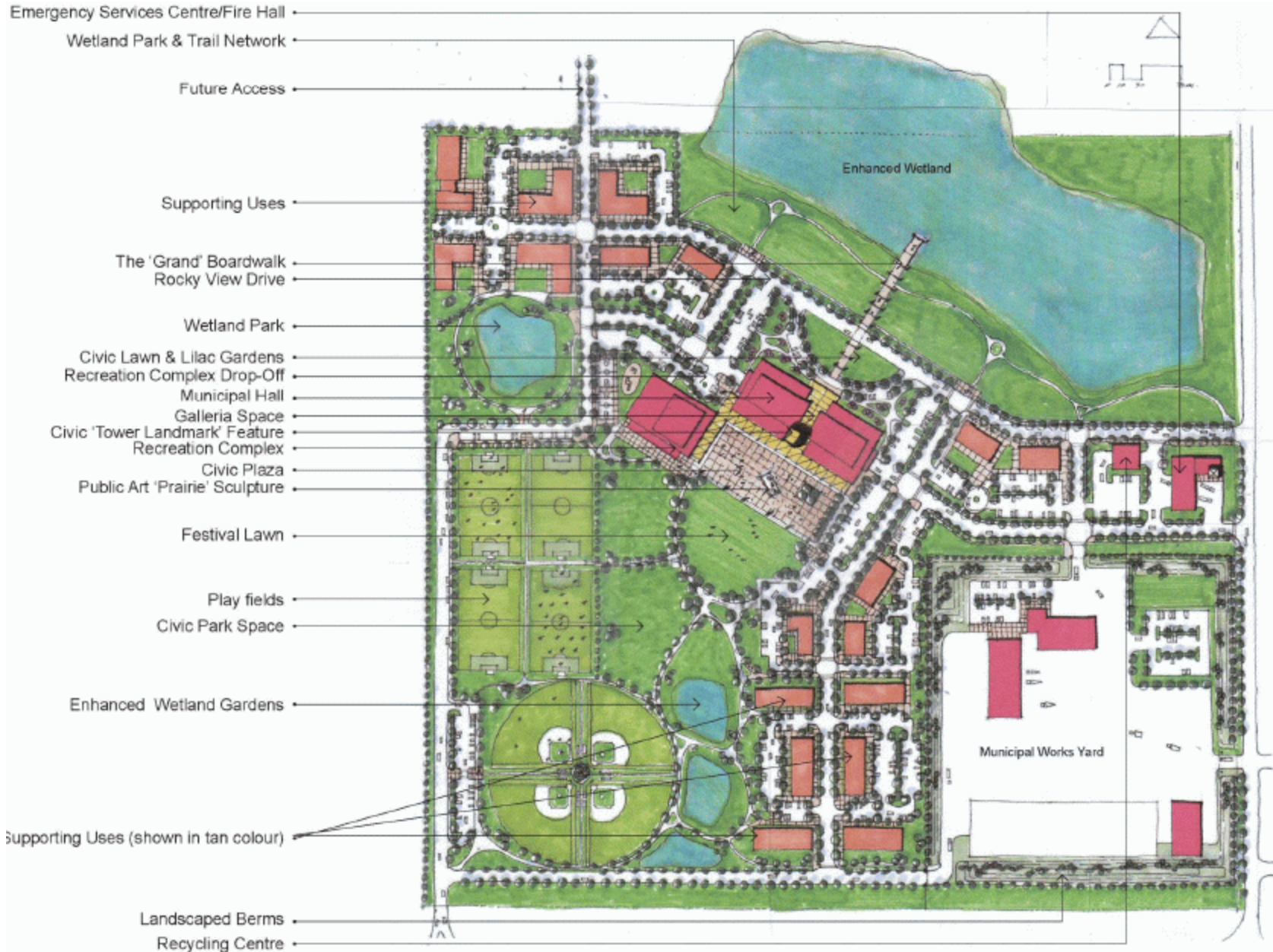


Fig. 5: Site Development Concept Plan

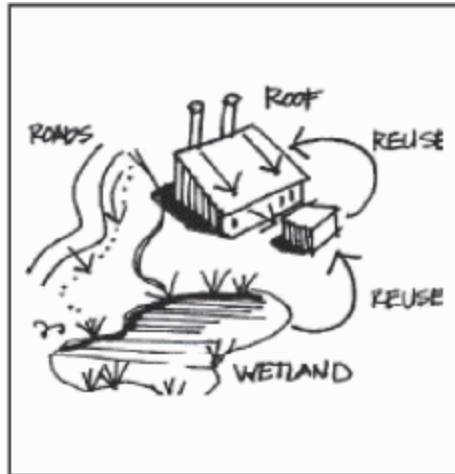


Fig.7: Site Access

*Access locations are conceptual only and will be finalized at the subdivision and development permit stages. The access south of Emergency Services Centre will be controlled.

6.0 SITE SERVICING

The policies that guide the servicing of the site are as follows.

- Developments on the site will be connected to public water and sanitary servicing systems.
- Storm water management will be to a rural standard utilizing overland flow. Storm water capture and re-use is a priority for landscape irrigation and wetland enhancement.
- Primary access to the site will be from an upgraded Range Road 291 on the east side of the quarter section. No additional accesses will be developed on Highway 566 without the consent of Alberta Transportation.
- Prior to subdivision or development of the property, a Traffic Impact Assessment will be prepared and be acceptable to Alberta Transportation.



7.0 ENVIRONMENTAL DESIGN

The policies that guide the design of the site are as follows:

- Wetland areas will be enhanced and integrated as an amenity area into the site design, creating an accessible park environment. Wetland areas will capture building runoff and provide a recreational amenity to the site, with viewing platforms, trails, planting and other amenities developed.
- The County District will explore alternate energy sources to service the site such as district heating, wind and solar power.
- No potable water will be used for outdoor irrigation. Strategies that may include storm water capture and xeriscaping will be adopted to ensure that potable water is not used for irrigation.
- Water conservation technologies are mandatory in all buildings.



7.0 ENVIRONMENTAL DESIGN (con't)

- A Landscaping Plan will be prepared as part of any subdivision or development approval for the site. The Plan will identify the use of hedge rows and shelter belts for visual screening and wind protection.
- The Landscaping Plan shall pay particular attention to the highway corridors and interface lands. The Plan shall be in accordance with the requirements of the Land Use Bylaw and the Balzac East ASP.
- Twenty per cent (20%) of the site will be landscaped. Areas of public utility lots, municipal reserve lots and wetland areas that are enhanced with landscaping treatment are included in this number.
- An Open Space Plan will be developed for the site, identifying a pedestrian and cycling network that emphasizes linkages between buildings, to amenity areas and throughout the site.
- On-site lighting will emphasize 'night sky' standards. All lighting should be designed to conserve energy and reduce glare and up-light.



8.0 DEVELOPMENT GUIDELINES

Fig. 8: Aerial View of Municipal Campus (looking southwest)

The policies relating to development standards are as follows:

- Development on the site will protect 20 metres along the south side of the quarter section for the future upgrading of Highway 566.
- The maintenance facility at the south east corner of the site will be appropriately screened from Highway 566 and Range Road 291. A landscaped buffer and appropriate fencing will be used.
- No display areas, parking or storage areas are allowed in any landscaped area.
- On-site signage must have a simple and consistent design and complement the development of the property. Signage will be constructed of permanent, high quality materials and be designed so that signage proliferation does not occur.
- Rooftop apparatus shall be located and screened to reduce or eliminate public view from adjacent roads and residential properties.
- All development regulations contained in the Public Services District and applicable sections of the Land Use Bylaw shall apply to this site.
- More than one principal building may be allowed on a lot.

