



# Application for Amendment to Land Use Bylaw

Foothills County

309 Macleod Trail, Box 5605, High River, AB T1V 1M7 • Tel: 403-652-2341 Fax: 403-652-7880

www.foothillscountyab.ca

Email: planning@foothillscountyab.ca

Note: An Application Fee of \$ 4600.00 shall accompany this application.

Date Received: April 17/26 Receipt No. 448537 provided Oct 29/25

## THIS SECTION TO BE COMPLETED IN FULL BY THE APPLICANT

I, 710716 Alberta Ltd.

Name of Registered Owner (please print)

hereby certify that I am the registered owner of the land described above and authorize

Kristi Beunder RPP, MCIP - Township Planning + Design Inc.

to act as agent in the matter.

Name of Agent (please print)

## PLEASE ACCEPT THIS APPLICATION REGARDING LEGAL LAND DESCRIPTION

All/part of the SW 1/4 sec. 13 twp. 20 range 29 west of 4 meridian.

Being all parts of lot 2 block 2 Reg. Plan No. 1210873 C.O.T. No. \_\_\_\_\_

TO: (Choose One)

☒ Redesignate from Agriculture District

Highway Commercial (HC), Business Park (BP) with Site Specific Amendments, Municipal Reserve (MR), and Public Utility Lot (PUL) Districts. The proposed Site Specific Amendments to the Business Park district include adding Business Office, Industry-Light, Industrial-Manufacturing/Processing, Outdoor storage, Retail Store uses as permitted, along with an increased maximum building height of 12.95 m.

to \_\_\_\_\_

☐ Amend the Land use Bylaw by \_\_\_\_\_

Size of existing parcel(s) +/- 89.45ac (36.2 ha)

Size of proposed parcel(s) HC ±37.92ac, BP ±43.35ac, PUL ±2.34ac, MR ±1.00ac

The reasons for the (redesignation) (amendment) are as follows:

The redesignation being achieved assists this landowner in the active marketing and development of the site. The redesignation with site specific amendments

aligns more with the intent of the site while having better compatibility with adjacent uses. The proposed BP district allows for the southern parcel to retain

its light manufacturing intent, while allowing for some forms of commercial uses. Please refer the attached cover letter for more details.

**I certify that the information given on this form and attachment hereto are full and complete and is to the best of my knowledge a true statement of the facts concerning this application and I am the registered owner and/or the duly authorized agent.**

Date           

Signed           

Landowner Information

Agent Information

Phone No.           

Phone No. 403.880.8921

Address:           

Address: 110 - 259 Midpark Way SE, Calgary AB T2X 1M2

I consent to receive documents by email: Yes No

I consent to receive documents by email: Yes No

Email Address:           

Email Address: Kristi@twplanning.com

## Right of Entry

I, being the owner or person in possession of the above described land and any buildings thereon consent to an authorized person designated by Foothills County to enter upon the land for the purpose of inspection during the processing of this application.

April 15, 2026

Date

Signature of           

Is there an access or safety concern with respect to a site inspection: Yes X No

If yes, please clarify:

**\*\*Important Note: Applications must be received with original signed signature. Photocopies, faxes and emails will not be accepted.**

DISCLAIMER: Please note that the personal information collected on this form is authorized under the Municipal Government Act and is required for the purpose of the County's Planning and Development processes. This information may also be shared with appropriate government agencies and may also be kept on file by those agencies. The application and related file contents will become available to the public and are subject to the provisions of the Freedom of Information and Protection of Privacy Act (FOIP). If you have any questions about the collection and use of this information, please contact the Municipal Planner at 403-652-2341.

05/15

**Foothills County**  
**Box 5605**  
**High River, AB**  
**T1V 1M7**

**April 15, 2026**

**ATTN: Samantha Payne, Manager of Planning Applications**

**RE: Amendment to Application for Land Use Redesignation from Agriculture Highway Commercial (HC), Municipal Reserve (MR), Public Utility Lot (PUL) and Business Park (BP) District with Site Specific Amendments for land legally described as Plan 1210873, Block 2, Lot 2, SW 13-20-29 W4M consisting of +/-36.2 Ha (+/-89.45 Ac) in Foothills County.**

**Landowner: 710716 Alberta Ltd.**

Dear Mrs. Payne,

Please find enclosed the following in support of the above-mentioned application for amendment to Land Use Bylaw:

- The formal application for Land Use Redesignation with Site Specific Amendments;
- A copy of the current Certificate of Title;
- The Letter of Authorization allowing Township Planning + Design Inc. to Act as agent for the land-owner;
- A Credit Card Authorization for processing of the applicable Subdivision Application fee of \$3,100.00 (\$100 filing fee + \$1,500/new lot initial application) (paid);
- A copy of the Abandoned Well Map and Statement, showing no abandoned wells in the immediate vicinity;
- A copy of the site plan;
- Transportation Impact Assessment (TIA) completed by Bunt & Associates, dated February 2026;
- Utility Servicing Report completed by Lee Maher Engineering, dated April 8, 2026;
- Stormwater Management Plan prepared by LGN Consulting Engineering Ltd., dated April 2026; and
- Geotechnical Investigation Report completed by Factor Geotechnical, dated November 3, 2025.

To assist Planning and Development with the evaluation of this application we offer the following additional information:

**Application History:**

- I. A Land Use Redesignation Application was submitted for the Aldersyde Junction Site on June 24, 2025.
- II. At its February 18, 2026 Public Hearing meeting, Council granted the adjournment requested by resolution and agreed to reschedule the hearing for 710716 Alberta Ltd / McCowan to a future date.
- III. The redesignation being achieved assists this landowner in the active marketing and development of the site. We intend to operate the Business Park District parcel as an entity unto itself, and it will support a collection of structures developed in a phased manner.
- IV. The following amendment to the Land Use application are requested in order to align with the intent of the site while having better compatibility with adjacent uses. The proposed BP





district allows for the southern parcel to retain its light manufacturing intent, while allowing for some forms of commercial uses in alignment with the Highway 2A Industrial Area Structure Plan (H2AISP).

- V. A Development Permit Application is submitted concurrently for the BP parcel along with a Master Site Development Plan which provides guidance and vision for the development along with its uses and operational details.

**Land Use Redesignation and Site-Specific Amendments:**

The Subject parcels are currently under Agriculture District. This application seeks for land use redesignation from Agriculture to Highway Commercial (HC), Business Park (BP) with Site Specific Amendments, Municipal Reserve (MR), and Public Utility Lot (PUL) Districts. The proposed Site-Specific Amendments to the Business Park district include:

- 1) Adding following uses as permitted (currently discretionary in Business Park District):
  - Business Office,
  - Industry, Light
  - Industrial, Manufacturing/Processing
  - Outdoor storage
  - Retail Store
- 2) An increase to the maximum building height of 12.95 m.

This application is consistent with the Aldersyde Junction Area Concept Plan (Adopted by resolution 19/12/2012) which outlines future highway commercial and industrial uses on this property. We will file a companion subdivision application at a later date. The redesignation being achieved assists this landowner in the active marketing and development of the site. The southern parcel of the subject land is intended to be developed by Integrity Land Development Corp. (ILDC) as a campus style industrial and business park for the company's business operations. The proposed districts allow this area to retain its light manufacturing intent, while also accommodating limited commercial uses.

**Transportation:**

A Transportation Impact Assessment (TIA) prepared for the Western Gateway Business Park (to the east of subject site) considered the broader land use projections of the Aldersyde Junction Area Concept Plan and identified that upgrades to the 64 Street and Highway 7 intersection, as well as the potential installation of railway crossing arms at the CP rail crossing, may be required.

A separate TIA prepared by Bunt & Associates in support of the subject application concludes that the proposed development can be accommodated within the existing and planned transportation network without significant impacts to safety or operations. All study intersections meet applicable safety standards, and development-generated traffic even at full build-out represents a relatively small proportion of total intersection volumes (generally 20–30%). While some intersection upgrades, signalization, and Highway 2A twinning improvements are identified over time, these are largely aligned with previously planned regional improvements and are not solely driven by the proposed development. Further details can be found in the attached draft TIA for Aldersyde Junction.

Given that multiple developments rely on this shared infrastructure, we request that any required improvements be equitably cost-shared among benefiting landowners through off-site levies. It is our understanding that the County is in the process of establishing such levies, and that these improvements would be attributable as off-site costs.

**Potable Water & Wastewater Servicing:**

A longstanding agreement is in place for the connection of the site to the potable water line infrastructure and the upgrading of the Highway 7 and Fieldhouse Drive intersection for the sole benefit of the Regional Fieldhouse. This agreement, on both this parcel and the Western RV site, has halted any transactions on this property due to its inability to be understood. We are requesting that this agreement be replaced by the required offsite levies and the agreement(s) are waived and replaced by amounts properly attributable and utilizing calculated and transparent offsites.



The site will be serviced in association with the "Phase 1A lands" outlined in the North Aldersyde Water and Wastewater Feasibility Study, prepared by Urban Systems Ltd. on behalf of Foothills County, dated April 2020, and the Utility Servicing report prepared by Lee Maher Engineering dated April 08, 2026. An existing 300 mm watermain is available within the site and will be utilized for servicing the development. Existing stubs within the BP parcel can accommodate internal servicing, with future extensions proposed to service the northern Highway Commercial lands. Additional hydrants and connections will be provided as required at the development stage.

Sanitary servicing will connect to the existing 250 mm sanitary line within Field House Drive. Until downstream infrastructure and the regional wastewater treatment system are fully operational, wastewater servicing will be managed through a pump-out system, with sewage hauled by truck in a manner similar to the existing servicing approach for the Regional Field House until the WWTP becomes operational. Full connection and discharge to the regional system will occur once downstream capacity is available and authorized by the County.

Stormwater Management:

A stormwater management pond is proposed in accordance with the ACP, to be located within the Public Utility Lot at the northeast corner of the southern parcel of Aldersyde Junction. We have reviewed the new Stormwater Management Plan prepared by LGN Consulting Engineering Ltd., dated April 2026 and revisited and affirmed the assumption in that report on our site plan. The PUL in the plan follows the high water mark identified in the LGN report.

Municipal Reserves:

Reserves are not provided, with the exception of the MR perimeter around the highwater mark of the PUL. Reserves on this parcel were previously dedicated.

Should you have any questions or require more information, please do not hesitate to contact the undersigned.

Sincerely,  
**Township Planning + Design Inc.**



Kristi Beunder, B.A, M.E.Des,  
Principal RPP, MCIP  
Urban + Regional Planning

Cc: 710716 Alberta Ltd.

# Policy Alignment

## ALDERSYDE JUNCTION AREA CONCEPT PLAN

| ACP Policy   |                                                                                                                                                                                                                                                             | Application Alignment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|--------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Policy 4.0.a | Development of the site will be in at least two phases.                                                                                                                                                                                                     | The Business Park land is the proposed to be developed prior to the Highway Commercial Lands on the north proposed as a part of the Aldersyde Junction Plan. The BP land is also proposed to be developed in a phased approach.                                                                                                                                                                                                                                                                                                                                                                                           |
| Policy 4.0.b | The northern portion of the development will be comprised of commercial land uses.                                                                                                                                                                          | We meet this policy; the northern portion of the lands are HC.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Policy 4.0.c | The southern portion of the development will be comprised of eco-industrial land uses.                                                                                                                                                                      | <p>We cannot meet this policy, the end user will consolidate their operations on this large site and utilize the site strategically inclusion of synergies in their supply chain and less overall waste will meet sustainability targets.</p> <p>The eco-industrial policy contemplated guidelines for many users rather than a single operator that will be subject to the development permit process.</p> <p>Furthermore, the County has no such category. The land use redesignation to Business Park with Site Specific Amendments provides the most appropriate uses for this site aligning with the H2AISP too.</p> |
| Policy 6.1.a | Aldersyde Junction will incorporate eco-industrial, commercial, and public utility lands with provision for appropriate connections to the open space network of the multi-purpose facility being constructed adjacent to the development to the southwest. | <p>Appropriate connections to the site were provided to the County with a large MR acquisition. The County choose not to construct any connections on or to the Fieldhouse site.</p> <p>The County has constructed a water booster station and water supply line within the 402 road allowance, as such it cannot be utilized for a road or turning movements on to the Highway. This is an excellent opportunity to use the road allowance as the linear pathway for this area.</p>                                                                                                                                      |

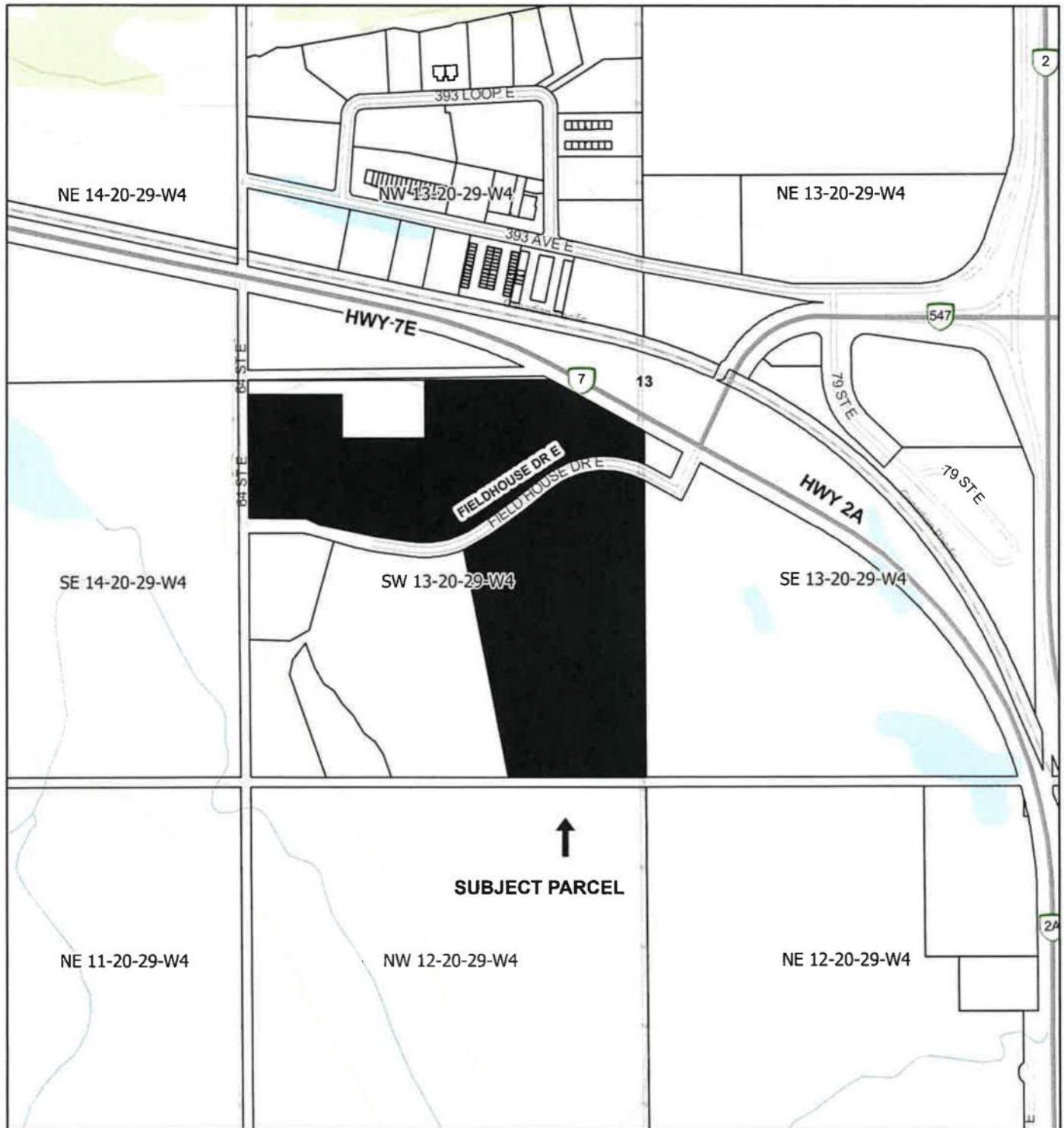
| ACP Policy                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Application Alignment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                         |                |                         |                            |       |       |        |                 |       |       |        |       |      |      |       |                        |      |      |       |       |       |       |        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |            |    |    |   |         |       |        |       |         |       |        |       |            |      |       |      |         |      |       |      |
|----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|----------------|-------------------------|----------------------------|-------|-------|--------|-----------------|-------|-------|--------|-------|------|------|-------|------------------------|------|------|-------|-------|-------|-------|--------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|----|----|---|---------|-------|--------|-------|---------|-------|--------|-------|------------|------|-------|------|---------|------|-------|------|
| Policy 6.2.a               | <p>The allotment of lands to each of the different uses will be approximately as Illustrated in Table 1- Land Use Statistics.</p> <table><caption>Table 1 – Land Use Statistics:</caption><thead><tr><th>Land Use</th><th>Plan Area (ac)</th><th>Plan Area (Ha)</th><th>Percentage of Plan Area</th></tr></thead><tbody><tr><td>Eco-Industrial Development</td><td>41.43</td><td>16.76</td><td>45.96%</td></tr><tr><td>Commercial Uses</td><td>38.13</td><td>15.42</td><td>42.28%</td></tr><tr><td>Roads</td><td>6.35</td><td>2.57</td><td>7.05%</td></tr><tr><td>Open Space (ROW/IMPUL)</td><td>4.23</td><td>1.72</td><td>4.71%</td></tr><tr><td>Total</td><td>90.14</td><td>36.47</td><td>100.0%</td></tr></tbody></table> | Land Use                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Plan Area (ac)          | Plan Area (Ha) | Percentage of Plan Area | Eco-Industrial Development | 41.43 | 16.76 | 45.96% | Commercial Uses | 38.13 | 15.42 | 42.28% | Roads | 6.35 | 2.57 | 7.05% | Open Space (ROW/IMPUL) | 4.23 | 1.72 | 4.71% | Total | 90.14 | 36.47 | 100.0% | <p>The allocation of lands is similar, Eco-industrial is replaced by Business Park land use (+/-46.69 ac).</p> <table><thead><tr><th>STATISTICS</th><th>ac</th><th>ha</th><th>%</th></tr></thead><tbody><tr><td>A to BP</td><td>43.35</td><td>17.543</td><td>48.46</td></tr><tr><td>A to HC</td><td>37.92</td><td>15.344</td><td>42.39</td></tr><tr><td>A to Roads</td><td>4.84</td><td>1.961</td><td>5.41</td></tr><tr><td>A to OP</td><td>3.34</td><td>1.352</td><td>3.73</td></tr></tbody></table> | STATISTICS | ac | ha | % | A to BP | 43.35 | 17.543 | 48.46 | A to HC | 37.92 | 15.344 | 42.39 | A to Roads | 4.84 | 1.961 | 5.41 | A to OP | 3.34 | 1.352 | 3.73 |
| Land Use                   | Plan Area (ac)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Plan Area (Ha)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Percentage of Plan Area |                |                         |                            |       |       |        |                 |       |       |        |       |      |      |       |                        |      |      |       |       |       |       |        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |            |    |    |   |         |       |        |       |         |       |        |       |            |      |       |      |         |      |       |      |
| Eco-Industrial Development | 41.43                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 16.76                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 45.96%                  |                |                         |                            |       |       |        |                 |       |       |        |       |      |      |       |                        |      |      |       |       |       |       |        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |            |    |    |   |         |       |        |       |         |       |        |       |            |      |       |      |         |      |       |      |
| Commercial Uses            | 38.13                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 15.42                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 42.28%                  |                |                         |                            |       |       |        |                 |       |       |        |       |      |      |       |                        |      |      |       |       |       |       |        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |            |    |    |   |         |       |        |       |         |       |        |       |            |      |       |      |         |      |       |      |
| Roads                      | 6.35                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 2.57                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 7.05%                   |                |                         |                            |       |       |        |                 |       |       |        |       |      |      |       |                        |      |      |       |       |       |       |        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |            |    |    |   |         |       |        |       |         |       |        |       |            |      |       |      |         |      |       |      |
| Open Space (ROW/IMPUL)     | 4.23                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 1.72                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 4.71%                   |                |                         |                            |       |       |        |                 |       |       |        |       |      |      |       |                        |      |      |       |       |       |       |        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |            |    |    |   |         |       |        |       |         |       |        |       |            |      |       |      |         |      |       |      |
| Total                      | 90.14                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 36.47                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 100.0%                  |                |                         |                            |       |       |        |                 |       |       |        |       |      |      |       |                        |      |      |       |       |       |       |        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |            |    |    |   |         |       |        |       |         |       |        |       |            |      |       |      |         |      |       |      |
| STATISTICS                 | ac                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | ha                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | %                       |                |                         |                            |       |       |        |                 |       |       |        |       |      |      |       |                        |      |      |       |       |       |       |        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |            |    |    |   |         |       |        |       |         |       |        |       |            |      |       |      |         |      |       |      |
| A to BP                    | 43.35                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 17.543                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 48.46                   |                |                         |                            |       |       |        |                 |       |       |        |       |      |      |       |                        |      |      |       |       |       |       |        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |            |    |    |   |         |       |        |       |         |       |        |       |            |      |       |      |         |      |       |      |
| A to HC                    | 37.92                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 15.344                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 42.39                   |                |                         |                            |       |       |        |                 |       |       |        |       |      |      |       |                        |      |      |       |       |       |       |        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |            |    |    |   |         |       |        |       |         |       |        |       |            |      |       |      |         |      |       |      |
| A to Roads                 | 4.84                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 1.961                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 5.41                    |                |                         |                            |       |       |        |                 |       |       |        |       |      |      |       |                        |      |      |       |       |       |       |        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |            |    |    |   |         |       |        |       |         |       |        |       |            |      |       |      |         |      |       |      |
| A to OP                    | 3.34                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 1.352                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 3.73                    |                |                         |                            |       |       |        |                 |       |       |        |       |      |      |       |                        |      |      |       |       |       |       |        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |            |    |    |   |         |       |        |       |         |       |        |       |            |      |       |      |         |      |       |      |
| Policy 6.3.a               | <p>The development will incorporate a site for a campus style eco-industrial park.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <p>The BP land will be developed in a campus style owned and operated by one entity. The consolidation of the operations of this entity into one location will not only achieve the principles of Eco-industrial development as set out on page 19 of the H2A/ASP, but it will help to meet many of the other goals and objectives of the H2A/ASP. The BP land is designed to be a unified campus with co-ordinated building placement, shared internal roadway, defined yard and storage zones and a secured perimeter.</p> |                         |                |                         |                            |       |       |        |                 |       |       |        |       |      |      |       |                        |      |      |       |       |       |       |        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |            |    |    |   |         |       |        |       |         |       |        |       |            |      |       |      |         |      |       |      |
| Policy 6.3.b               | <p>The eco-industrial development will be guided by a set of eco-industrial guidelines, to be submitted at the redesignation stage of the approvals process.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <p>We will not be meeting this policy. The Business Park zoning will cover the campus-style uses on the BP land and the Design Guidelines will assist in dictating built form and again it will be operated by one user.</p>                                                                                                                                                                                                                                                                                                 |                         |                |                         |                            |       |       |        |                 |       |       |        |       |      |      |       |                        |      |      |       |       |       |       |        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |            |    |    |   |         |       |        |       |         |       |        |       |            |      |       |      |         |      |       |      |
| Policy 6.3.c               | <p>The designated eco-industrial lands may house an interim use, such as storage, until such time as development is warranted.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <p>This is a may policy and we will not be utilizing the land for any interim use.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                       |                         |                |                         |                            |       |       |        |                 |       |       |        |       |      |      |       |                        |      |      |       |       |       |       |        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |            |    |    |   |         |       |        |       |         |       |        |       |            |      |       |      |         |      |       |      |
| Policy 6.4.a               | <p>In the proposed development, preference will be given to agriculture related businesses, those that support the agriculture industry or those that support the multi-purpose fieldhouse being constructed adjacent to the development to the southwest.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <p>We will be attracting users that will utilize the regional fieldhouse, as the fieldhouse is now constructed, we don't believe there is applicability of this policy.</p>                                                                                                                                                                                                                                                                                                                                                  |                         |                |                         |                            |       |       |        |                 |       |       |        |       |      |      |       |                        |      |      |       |       |       |       |        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |            |    |    |   |         |       |        |       |         |       |        |       |            |      |       |      |         |      |       |      |
| Policy 6.5.a               | <p>The proposed development will have two phases of commercial lots which will be guided by a set of design guidelines, to be submitted at the re-designation stage of the approvals process.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <p>The commercial lots mentioned in the policy are not part of this development application, therefore, not applicable on subject site.</p>                                                                                                                                                                                                                                                                                                                                                                                  |                         |                |                         |                            |       |       |        |                 |       |       |        |       |      |      |       |                        |      |      |       |       |       |       |        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |            |    |    |   |         |       |        |       |         |       |        |       |            |      |       |      |         |      |       |      |
| Policy 6.6.a               | <p>Provision will be made for an open space network on the site.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <p>There is significant open space dedication on this site presently. No additional dedication will be provided.</p>                                                                                                                                                                                                                                                                                                                                                                                                         |                         |                |                         |                            |       |       |        |                 |       |       |        |       |      |      |       |                        |      |      |       |       |       |       |        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |            |    |    |   |         |       |        |       |         |       |        |       |            |      |       |      |         |      |       |      |

| ACP Policy    |                                                                                                                                                                                                                                 | Application Alignment                                                                                                                                                                                                                                                                                                                                                                                        |
|---------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Policy 6.6.b  | There will be a Public Utility Lot in the north east corner of the site to provide for storm-water management and potentially an on-site waste water treatment plant.                                                           | We have met this policy.                                                                                                                                                                                                                                                                                                                                                                                     |
| Policy 6.6.c  | MR dedication of 7.6 acres has already been dedicated on transfer of the fieldhouse lands. The balance of 2.7 acres of municipal reserve dedication will be designed to accommodate pedestrian movement to the fieldhouse site. | We have provided an additional 1.0 acres in MR, the rest will be provided by Cash in lieu. Connections through the site can be made along the 402 road allowance as it will not be developed given the booster station and water line in that road allowance. We have a large user for the BP site that will internally locate their roads and connections, but they will be private.                        |
| Policy 6.71.a | Access to phase one of development will be via the signaled intersection on Highway #7 as illustrated in Figure 11.                                                                                                             | The signal is constructed. Access is via the signalized HWY 7 intersection. We have a second internal road connecting to 64th.                                                                                                                                                                                                                                                                               |
| Policy 6.71.b | Access to the development will be constructed in accordance with the MD of Foothill's servicing standards and to the satisfaction of Alberta Infrastructure and Transportation (AIT).                                           | This will be constructed to County Standards.                                                                                                                                                                                                                                                                                                                                                                |
| Policy 6.72.a | Provision will be made in the development for a pedestrian network.                                                                                                                                                             | A pedestrian network has been provided.                                                                                                                                                                                                                                                                                                                                                                      |
| Policy 6.73.a | All internal roads will be constructed in accordance with the MD of Foothill's servicing standards and to the satisfaction of Alberta Infrastructure and Transportation (AIT).                                                  | There is one new internal road proposed, it will be constructed to the County's commercial standard as outlined in the Standard Development Agreement.                                                                                                                                                                                                                                                       |
| Policy 6.74.a | Provision will be made in the development for future transit stops.                                                                                                                                                             | There is no transit service proposed or on the horizon. Should transit be incepted it can be accommodated on the public throughfare.                                                                                                                                                                                                                                                                         |
| Policy 6.74.b | Pedestrian connections will be facilitated for off site transit stops.                                                                                                                                                          | There is no transit service proposed or on the horizon. Should transit be incepted it can be accommodated on the public throughfare.                                                                                                                                                                                                                                                                         |
| Policy 6.81.a | Water will be supplied to the site via the water main to be constructed by the MD of Foothills pursuant to the Servicing/Cost Contribution Agreement between 710716 and the MD of Foothills.                                    | We will be utilizing the County's potable water and wastewater system. We do not agree that Servicing / Cost Contribution Agreement between 710716 and the MD of Foothills should apply and that this agreement should be replaced with a more appropriate off-site levy. The agreement has been punitive to the landowner and the development of this site. As similar to Western RV the levy is preferred. |

| ACP Policy     |                                                                                                                                                                                                                                                               | Application Alignment                                                                                                                                                                                                                                                                |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Policy 6.8.1.b | Water will be distributed through a conventional water distribution system of buried mains.                                                                                                                                                                   | We meet this policy, and the detailed design engineering is attached with the application.                                                                                                                                                                                           |
| Policy 6.8.2.a | Waste water will be collected via gravity fed or pressurized system to a central location and treated on-site using a suitable technology approved by Alberta Environment.                                                                                    | We meet this policy, and the detailed design engineering will be undertaken detailing a piped main to pump out tank, eventually connecting to the municipal Wastewater System.                                                                                                       |
| Policy 6.8.3.a | Power, telecommunication and natural gas service will be provided by the developer to the satisfaction of the approving authorities.                                                                                                                          | We meet this policy, shallow utility alignments will be provided with the detailed design engineering.                                                                                                                                                                               |
| Policy 6.8.3.b | Shallow utilities will be located within utility right of ways.                                                                                                                                                                                               | We meet this policy, shallow utility alignments will be provided with the detailed design engineering.                                                                                                                                                                               |
| Policy 6.8.3.c | Exploring alternative clean energy alternatives to provide power for the development will be encouraged.                                                                                                                                                      | This is a policy we currently do not meet. Even the fieldhouse has no passive solar or clean power utilization on site that we can determine. Although, there are provisions made in design of the building rooftops should there be a decision to install solar panels on rooftops. |
| Policy 6.8.4.a | A detailed Stormwater Management Plan will be prepared by a qualified professional and submitted at the re-designation stage of the approval process, to the satisfaction of Alberta Environment and the Municipality.                                        | A Stormwater Management Plan has been submitted along with the application.                                                                                                                                                                                                          |
| Policy 6.8.4.b | The Stormwater Management Plan will ensure that post-development flows and runoff volumes remain consistent with pre-development flows and runoff volumes.                                                                                                    | This is required for all SWMP's. We meet this policy.                                                                                                                                                                                                                                |
| Policy 6.8.4.c | Stormwater management facilities in the proposed development will be located within Public Utility Lots which will be outlined in a plan submitted at redesignation and dedicated at the subdivision stage of the development.                                | The Stormwater pond is proposed to be located within the Public Utility Lot on northeast portion of the site as outlined in the SWMP attached with the application.                                                                                                                  |
| Policy 6.8.4.b | The management of surface drainage will use existing drainage courses wherever possible. These will be incorporated with the open space system and will be designed to promote natural vegetation and wildlife habitat as well as providing a visual amenity. | There are no natural features within the identified area to utilize for drainage. There is a ditch proposed on the east side of the site just before the native grasses along east property line.                                                                                    |

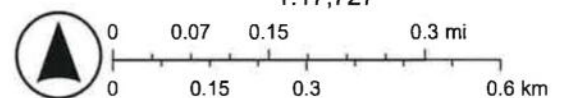
| ACP Policy      |                                                                                                                                                                                                                                                                   | Application Alignment                                                                                                                                                                                                                                                                                                                                                                                                                        |
|-----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Policy 6.9.a    | A waste disposal company will be contracted by the land-owners / business - owners association to properly dispose of solid waste from the development                                                                                                            | This policy will be reflected in the Architectural Controls. Each lot owner will be responsible for their own waste management which is outlined in detail at the Development Permit stage. As there is not 25 lots being proposed, we are uncertain if a lot owners' association will be incepted. Additionally, we do not believe the Regional Fieldhouse would be part of the lot owners association and, as such, we may not incept one. |
| Policy 6.10.1.a | The development will meet the criteria and requirements for on-site fire fighting measures as determined by the Municipality.                                                                                                                                     | The development will include fire flows and fire hydrants in accordance with the municipal standards.                                                                                                                                                                                                                                                                                                                                        |
| Policy 6.11.a   | A draft Sustainable Practices (SP) document will be submitted at the re-designation stage of the development process with the final SP document being submitted at the subdivision stage.                                                                         | The Sustainable Practices guidelines contemplated multiple users. As the General Industry site will be owned and operated by one user it is already meeting the ecoindustrial guidelines contemplated by the H2AISP and development will be governed by the H2AISP design guidelines and development permit standards.                                                                                                                       |
| Policy 6.11.b   | The Sustainable Practices document will outline site development, open space management, building design and building construction methods that are safe and ecologically sound.                                                                                  | The Sustainable Practices guidelines contemplated multiple users. As the General Industry site will be owned and operated by one user it is already meeting the ecoindustrial guidelines contemplated by the H2AISP and development will be governed by the H2AISP design guidelines and development permit standards.                                                                                                                       |
| Policy 6.11.c   | A draft Design Guidelines (DG) document will be submitted at the re-designation stage of the development process with the final DG document being submitted at the subdivision stage.                                                                             | The applicant sees no need to prepare a specific and separate design guideline document when the applicable design guidelines in the H2AISP Design guidelines adopted by Resolution of Council are applicable in this location.                                                                                                                                                                                                              |
| Policy 6.11.d   | The Design Guidelines document will outline architectural guidelines for buildings, landscape guidelines for public open spaces, and urban design guidelines for streets; the guidelines will reinforce rural village atmosphere with prairie style architecture. | The applicant sees no need to prepare a specific and separate design guideline document when the applicable design guidelines in the H2AISP Design guidelines adopted by Resolution of Council are applicable in this location.                                                                                                                                                                                                              |
| Policy 6.12.d   | The development will be divided into 3 major phases approximately as illustrated in Figure 14 - Concept Plan.                                                                                                                                                     | The phasing of the site will be slightly different than what is outlined in the "concept" plan. B P land is taking priority, the HC sites in the Aldersyde Junction plan will be put on the market and, depending on end user, may be subdivided and developed out of sequence.                                                                                                                                                              |

Location Map Ptn. SW 13-20-29 W4M; Pln 1210873, Blk 2, Lt 2

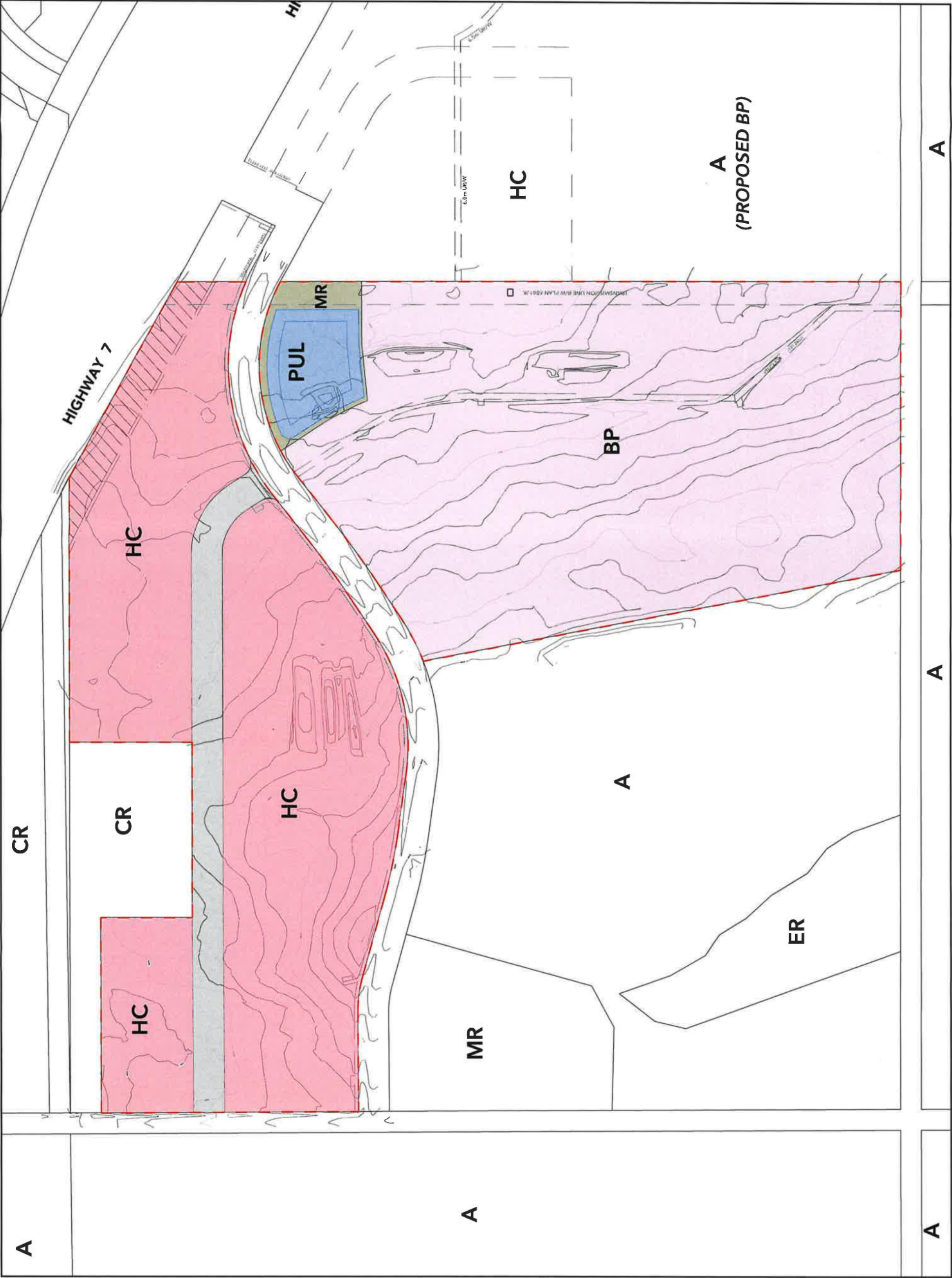


2026-05-13, 3:21:07 p.m.

Parcels  
Canada\_Hillshade



Sources: NRCan, Esri Canada, and Canadian Community Maps contributors.



CLIENT

710716 Alberta Inc.

PROJECT NUMBER

25-008

LEGAL ADDRESS

PLAN 1210873, BLOCK 2, LOT 2  
SW 13-20-29 W4M  
89.45ac (36.20ha)

DATE

April 1, 2026

SITE LEGEND

Subject Property

Road Widening

LAND USE DESIGNATION

Business Park - BP

Highway Commercial - HC

Road

Open Space District (MR)

Open Space District (PUL)

| STATISTICS | ac    | ha     | %     |
|------------|-------|--------|-------|
| A to BP    | 43.35 | 17.543 | 48.46 |
| A to HC    | 37.92 | 15.344 | 42.39 |
| A to Roads | 4.84  | 1.961  | 5.41  |
| A to OP    | 3.34  | 1.352  | 3.73  |

ALDERSYDE JUNCTION

LAND USE REDESIGNATION

SCALE

1:3500