

## BYLAW NO. 4164

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**A BYLAW OF THE CITY OF MEDICINE HAT** to amend Bylaw No. 3181, the City of Medicine Hat Land Use Bylaw, repeal Bylaw 3754 and adopt a new Area Structure Plan.

**WHEREAS** the land shown on Schedule "A" to this Bylaw and legally described as:

Portion of SE ¼, Section 10, Township 13, Range 6, W4M;  
(hereinafter referred to as the "subject land")

is presently designated as M1 – General Light Industrial District under the City of Medicine Hat Land Use Bylaw and described as "General Commercial" in the Box Springs Business Park Area Structure Plan;

**AND WHEREAS** an application has been made to repeal Bylaw 3754 Box Springs Business Park Area Structure Plan and replace it with a new Area Structure Plan attached as Schedule "B" to this Bylaw.

**AND WHEREAS** an application has also been made to re-designate the subject land as "C3 - General Commercial District", which is consistent with the proposed Area Structure Plan;

**AND WHEREAS** the requirements of the *Municipal Government Act*, RSA 2000, Chapter M-26 regarding the advertising of this Bylaw have been complied with;

**AND WHEREAS** copies of this Bylaw and related documents were made available for inspection by the public at the office of the City Clerk as required by the *Municipal Government Act*, RSA 2000, Chapter M-26;

**AND WHEREAS** a public hearing with respect to this Bylaw was held in the Council Chambers at City Hall on the 6<sup>th</sup> day of May, 2013 at 6:30 p.m.;

**NOW THEREFORE THE MUNICIPAL CORPORATION OF THE CITY OF MEDICINE HAT, IN COUNCIL ASSEMBLED, ENACTS AS FOLLOWS:**

1. This Bylaw may be cited as the Box Springs Business Park Area Structure Plan and Land Use Bylaw Amendment No. 4164.
2. Bylaw No. 3181, being the City of Medicine Hat Land Use Bylaw, is hereby amended by re-designating the subject land as "C3 – General Commercial District" as shown in Schedule "A" and by adding "Sports and Recreation Facility, Major" as a permitted use in Section 67(2).

3. Bylaw No. 3754, being the Box Springs Business Park Area Structure Plan, is hereby repealed.
4. The area structure plan attached as Schedule "B" to this Bylaw is hereby adopted.

**READ A FIRST TIME** in Open Council on:

APR 15 2013

**READ A SECOND TIME** in Open Council on:

MAY 21 2013

**READ A THIRD TIME** in Open Council on:

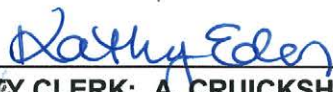
MAY 21 2013

**SIGNED AND PASSED** on:

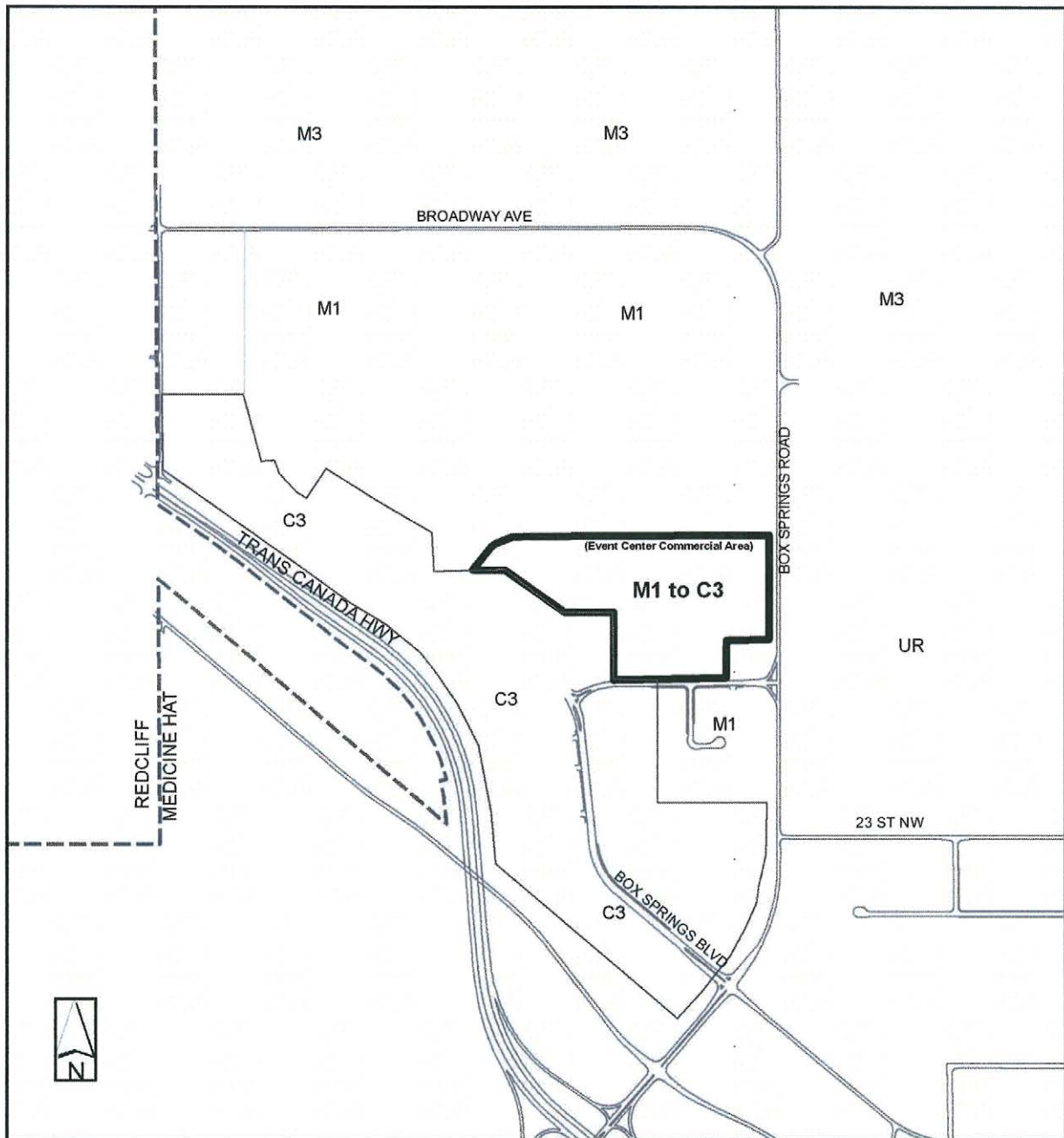
MAY 22 2013

  
MAYOR: NORM BOUCHER



  
CITY CLERK: A. CRUICKSHANK  
KATHY EDEN  
ACTING CITY CLERK

**SCHEDULE "A"**  
**LAND USE BYLAW AMENDMENT**




LEGAL DESCRIPTION:  
Portion of SE 1/4 Sec 10, Twp 13, Rge 6, W4M

**PROPOSED REDESIGNATION**  
**From M-1 General Light Industrial District**  
**To C-3 General Commercial District**



# Medicine Hat Box Springs Business Park Area Structure Plan



Prepared for:  
889479 Alberta Ltd.  
City of Medicine Hat, Land & Properties

Previously Approved ASP (2006) Prepared by:  
Focus Corporation Ltd.  
#302, 623 4<sup>th</sup> Street S.E.  
Medicine Hat, AB T1A 0L1

Amended in 2013 by:  
Finley Hann Engineering Ltd.  
#106, 2201 Box Springs Blvd. N.W.  
Medicine Hat, AB T1C 0C8

Project No.: 101301

**Submitted to MPC and City Council on  
April 11, 2013**



**MEDICINE HAT  
BOX SPRINGS BUSINESS PARK  
AREA STRUCTURE PLAN**

**Prepared for:**

**889479 Alberta Ltd.  
City of Medicine Hat, Land & Properties**

**Previously Approved ASP (2006) Prepared by:**

**Focus Corporation  
302, 623 – 4<sup>th</sup> Street SE  
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## SCHEDULE

### Schedule A - Landscape & Design Guidelines



## 1.0 INTRODUCTION

This Area Structure Plan (ASP) has been prepared as an amendment to the original ASP (Bylaw 3754), adopted by the City of Medicine Hat Council, on December 5, 2006. The amendments were prepared as a result of the decision by City Council to build a Regional Event Center within the Box Springs Business Park. The development concept was updated, to reflect the location of the Regional Event Center. An updated Traffic Impact Assessment was also completed and the draft TIA is summarized in this ASP. The finalized TIA will be included in the corresponding 2013 Functional Servicing Report amendments.

This ASP has been prepared pursuant to Section 633(1) of the *Municipal Government Act* and is generally in accordance with the requirements of the City of Medicine Hat's Municipal Development Plan (MDP). Section 6.2 of the MDP indicates that amendments to previously approved ASP's will be required to align with the policies set out in the MDP. An explanation or justification for any areas of difference from the MDP must be provided. The following identifies areas where the ASP is divergent from Section 6.2 of the MDP and provides an explanation for the divergence:

MDP Sec 6.2(c) (ii) ***Projection of the total area population, employment and dwelling unit mix***; The future uses in the plan area could be one of many different uses that are listed as either permitted or discretionary in the Land Use Bylaw. The developer has no knowledge of what future uses will be constructed on the subject lands, and thus cannot provide employment projections with any degree of accuracy.

MDP Sec 6.2 (c) (viii) ***Parking requirements and how those requirements will be satisfied***; Parking requirements are determined at the development permit stage. Not enough is currently known about the exact future uses that will be built in the subject lands to make any determination regarding future parking requirements at this time.

MDP Sec 6.2 (c) (xvi) ***Impacts the proposed development will have on existing infrastructure and soft services and how these impacts have been considered and addressed***; Impacts on existing infrastructure is addressed in Section 7.0 - Utility Servicing and in Section 6.0 - Transportation. Soft services such as emergency and fire services and transit can be accommodated by the proposed street network. The subject lands are commercial and industrial with no residential component, and as such there is little requirement for "soft services" such as social services, recreation programming, recreation and leisure facilities, and playfields within the subject lands. However, the subject lands will provide linkages to the City's trail system when they are extended to Box Springs Business Park's boundaries.

MDP Sec 6.2 (c) (xvii) ***How required infrastructure and soft services will be provided***; Soft services such as protective services and transit will be accommodated by the proposed street network as stated in Section 6.1 of the ASP. More information is required regarding the exact uses and demand is needed before detailed transit planning can be done for this area.

MDP Sec 6.2 (c) (xix) ***Location of transit routes and transit stops in accordance with Policy 5.4.4(e)***; Transit does not have any routes or stops in this area because the amount of development does not support the extension of transit service at this time. The roadway

infrastructure will support the future extension of transit service and provides for emergency service vehicles in the plan area as noted in Section 6.1 of the ASP.

The MDP is broad in scope and contains general guidelines for future development within the City whereas the purpose of an ASP is to provide more detailed plans for the development of new areas. The purpose of an ASP is twofold. First, it is a guide for implementing the City of Medicine Hat's broad planning objectives by fostering development in a logical and efficient manner. Second, it guides land use, subdivision and development to determine the ultimate built form of the planning area.

The Box Springs Business Park ASP is a statutory document establishing the framework for the further development of the subject lands. The ASP framework begins to apply and implement the objectives of the MDP as they relate to the subject lands in order to ensure attractive, efficient and economical development in a manner that is consistent with the principles and objectives of the MDP. In order to ensure achievement of the vision for the planning area, the ASP must provide both clear direction and flexibility to be responsive to the changing nature of the market place.

During the preparation of the December 5, 2006 ASP it was revealed that Alberta Infrastructure and Transportation was conducting an ongoing functional study to evaluate the existing Trans-Canada corridor and possible realignment that may bypass Redcliff and Medicine Hat. The study is completed and the decision made that the bypass will not proceed through this Box Springs property. Further details regarding the proposed Trans-Canada Highway bypass are provided in *Section 6.0 Transportation* of this report.

### **1.1 Authority of the Area Structure Plan**

Section 633(1) of the *Municipal Government Act*, which authorizes a Council to adopt an area structure plan, states:

*633(1) For the purpose of providing a framework for subsequent subdivision and development of an area of land, a council may, by bylaw, adopt an area structure plan.*

*(2) An area structure plan*

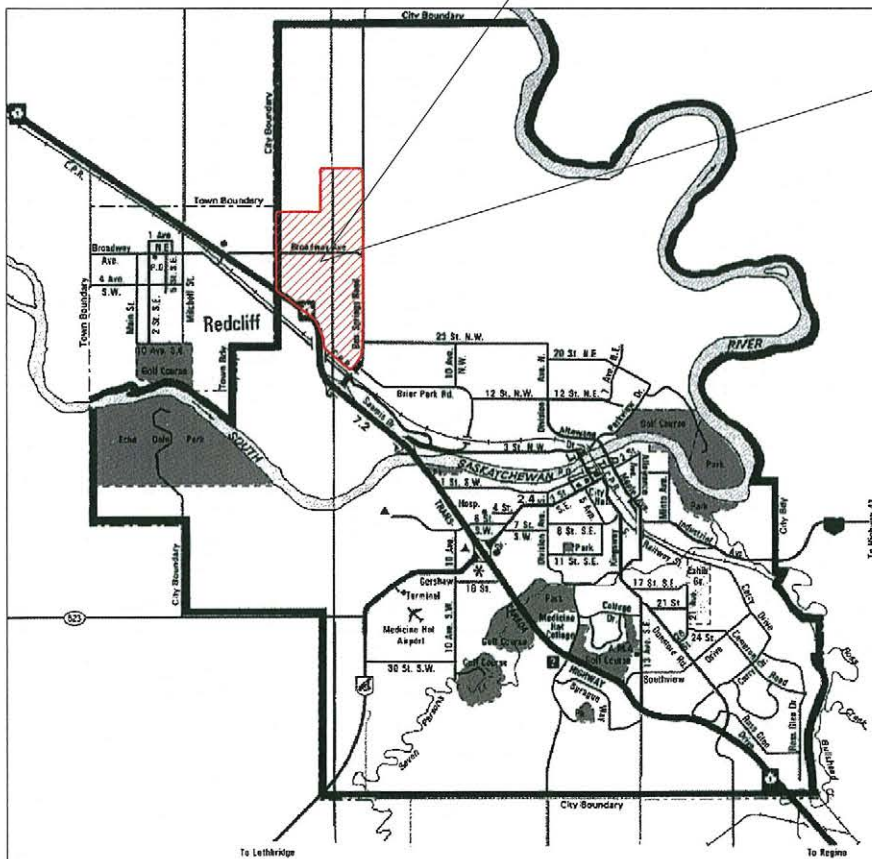
*(a) must describe*


- (i) the sequence of development proposed for the area,*
- (ii) the land uses proposed for the area, either generally or with respect to specific parts of the area,*
- (iii) the density of population proposed for the area either generally or with respect to specific parts of the area, and*
- (iv) the general location of major transportation routes and public utilities,*

*and*

*(b) may contain any other matters the council considers necessary. (2000, p.346)*





 Subject Lands

## Box Springs Business Park

City of Medicine Hat

### Location Plan

Area Structure Plan

Figure 1





## 2.0 PLAN AREA

The Box Springs Business Park ASP plan area is from now on referred to as the “subject lands”. They are located in the northwest sector of the City consisting of 412.3± ha (1018.9± ac) of land located within Section 15 and portions of Sections 10 & 3, Twp. 13, Rge. 6, W4M (see **Figure 1: Location Map**). The subject lands are generally bounded by:

- Agricultural land to the north;
- Boundary Road and the Town of Redcliff on the west;
- Box Springs Road on the east; and
- Trans-Canada Highway and Canadian Pacific Railway (CPR) rail line on the south.

Please refer to **Figure 2: Planning Area**

### 2.1 Land Ownership

The ownership of the subject lands is shown in the following table and on **Figure 3: Land Ownership**.

Table 2.1-1 Land Ownership

Ref #	Ownership	Area (hectares ±)	Area (acres ±)
1	City of Medicine Hat	196.55	485.48
2	889479 Alberta Ltd.	180.17	445.02
3	271889 Alberta Ltd.	0.84	2.07
4	1128492 Alberta Ltd.	4.42	10.92
5	0758204 B.C. Ltd.	1.83	4.52
6	Lacey Construction Ltd.	1.12	2.77
7	Gregg Properties Co. Ltd.	1.08	2.67
8	The Bank of Nova Scotia	0.54	1.33
9	Brier Park Plaza Management Ltd.	3.65	9.02
10	Costco Wholesale Canada Ltd.	5.84	14.42
11	Canalta	1.79	4.42
12	Suncor Energy Ltd.	4.05	10.00
13	Condo 0913184	1.07	2.64
	<b>TOTAL</b>	<b>402.96</b>	<b>995.31</b>

Note: The above totals are based on the Certificates of Title information and do not include Broadway Avenue (12.2 acres±) or other roads. Areas differ slightly from those shown in the 2006 ASP, since the areas above do not include roads that have been subdivided since 2006.



 Planning Area  
 Municipal Boundary

## Box Springs Business Park

City of Medicine Hat

### Planning Area

Area Structure Plan

**Figure 2**







- ASP Boundary
- Municipal Boundary
- ① 1 - The City of Medicine Hat
- ② 2 - 889479 Alberta Ltd.
- ③ 3 - 271889 Alberta Ltd.

- ④ 4 - 1128492 Alberta Ltd.
- ⑤ 5- 0758204 B.C. Ltd.
- ⑥ 6- Lacey Construction Ltd.
- ⑦ 7 - Gregg Properties Co. Ltd.
- ⑧ 8-The Bank of Nova Scotia
- ⑨ 9- Brier Park Plaza Management Ltd.
- ⑩ 10- Costco Wholesale Canada Ltd.
- ⑪ 11- Canalta
- ⑫ 12- Suncor Energy Ltd.
- ⑬ 13- Condo 0913184

## Box Springs Business Park

City of Medicine Hat

### Land Ownership

Area Structure Plan

**Figure 3**

Scale: 1:20 000  
Date: 4/5/2013  
Fig 3.0.dwg



### **3.0 POLICY FACTORS**

#### **3.1 Policy Context**

A review of all relevant Municipal policy documents and development requirements assisted in providing the framework for the development of the subject lands.

##### *3.1.1 City of Medicine Hat MDP*

The City of Medicine Hat MDP was adopted on June 19, 2012 (Bylaw No. 4105) in accordance with the *Municipal Government Act*. The Box Springs Business Park ASP generally complies with the MDP (refer to table 1.0-1 for list of compliance items). The Growth Management Policies Section identifies the north portion of the subject lands as Heavy Industrial Area and the south portion of the lands as Industrial-Commercial Area. Planning for this area has a long term horizon of twenty (20) years and beyond. The MDP identifies the subject lands appropriate for a mix of commercial/business park/industrial type uses at this west entrance to the City.

##### *3.1.2 Town of Redcliff MDP*

The subject lands are adjacent to the Town of Redcliff's eastern boundary. The proposed development is compatible with the industrial land uses along the west side of Boundary Road as indicated in the Town of Redcliff MDP adopted by Council in April 2000 as Bylaw No. 1241 and as amended with Bylaw No. 1656, in 2010.

##### *3.1.3 Northwest Industrial ASP*

The Northwest Industrial ASP was drafted in 1982 and later revised in May 1985. The draft ASP was commissioned to develop a plan for industrial land uses in the northwest corner of the City. This document was never adopted. The Northwest Industrial ASP covers the subject lands and this ASP made use of information included in this un-adopted document. This draft was superseded by the December 5, 2006 ASP that was adopted by City Council and became Bylaw 3754.

##### *3.1.4 Land Use Bylaw*

Land Use Bylaw No. 3181 presently designates the subject lands as Heavy Industrial District (M-3), General Light Industrial District (M-1) and General Commercial District (C-3). As a part of this amendment, the existing C3 – General Commercial District will be amended to allow "Sports and Recreation Facilities, Major." Once the C3 – General Commercial District is amended, the current land use districts will accommodate all the uses proposed by this ASP. The new Land Use Bylaw, once it is adopted by City Council, will also accommodate the full range of uses proposed in this ASP.

## 4.0 SITE CHARACTERISTICS

### 4.1 *Existing and Surrounding Land Use*

The subject lands fall under four land use districts (see **Figure 4: Existing Land Use Districts**); Heavy Industrial District (M-3), General Light Industrial District (M-1) and General Commercial District (C-3). With the exception of the existing development in Phase 1A, the subject lands are primarily undeveloped agricultural lands that contain gas wells, pipelines, dugouts, a salvage yard, few building structures and vehicle trails. A transmission line right-of-way crosses the subject lands diagonally north of Broadway Avenue. **Figure 5: Aerial Photo** provides the visual context for the subject lands and the surrounding area.

The adjacent areas to the west, north and east are designated primarily for industrial uses. To the west of Boundary Road is the Town of Redcliff industrial park. The lands to the north are a combination of undeveloped agricultural land and development consisting of a drag strip, car race track, rifle range, and remote controlled aircraft field and were recently reclassified to Direct Control (DC). Land to the east is designated for heavy industrial use and Urban Reserve District (UR). Heavy industrial uses to the east include Canadian Fertilizers, as well as the Methanex and the former Western Cooperative Fertilizer sites.

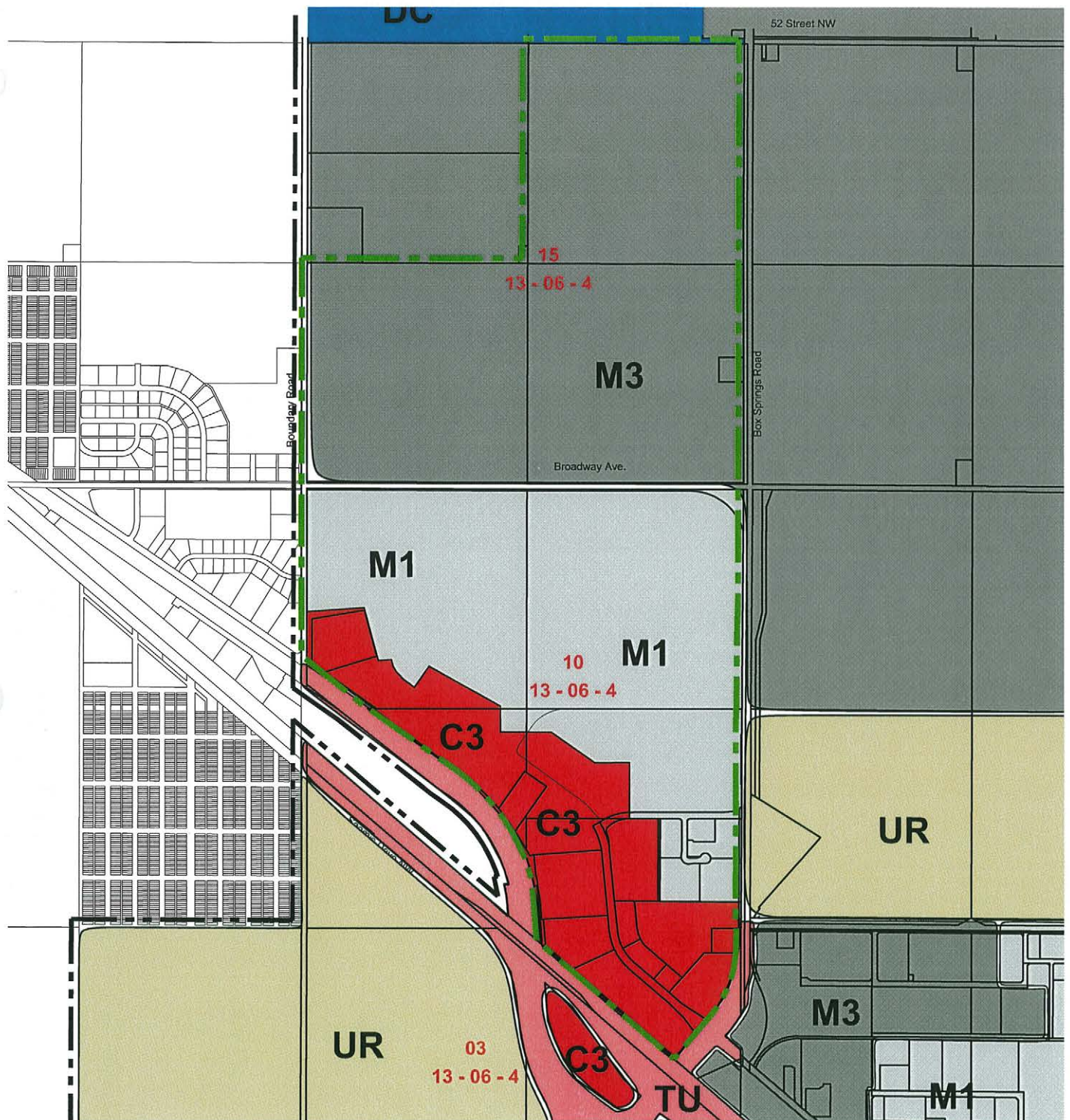
Lands to the south of the Trans-Canada Highway and the CPR rail line are designated as General Commercial District (C-3) and Urban Reserve District (UR), as well as Transportation and Utilities District (TU). In the MDP, the UR to the south of the subject lands falls within the Burnside Residential Reserve. The City being the majority landowner controls the zoning and development timing in Burnside as per the Growth Management Strategy described in the MDP.

### 4.2 *Natural Features*

The subject lands are comprised of flat and gently undulating topography that will not create any barriers to the development of the subject lands (see **Figure 6: Contours**). The overland drainage pattern for the subject lands north of Broadway Avenue is generally divided along the transmission line; the northeast quarter section drains to the north and the two (2) south quarter sections drain to the south. The overland drainage pattern for the subject lands south of Broadway Avenue is generally to the south-southeast, via natural intermittent and seasonal water channels. At the time the original ASP was prepared, there were two dugouts that were created by Alberta Infrastructure and Transportation as borrow pits during the construction of the Trans-Canada Highway are located immediately adjacent to the highway. These dugouts have since been dewatered and filled with engineered fill, during the grading operations for Phase 1A. In 2007, a storm pond was constructed in Phase 1A, as a part of the overall storm water management plan for the subject lands. This storm water management pond is fully functional and also provides a natural wetland for wildlife.

A storm water management pond was constructed in 2007, as a part of the Phase 1A construction, that will collect and treat storm water runoff from Phases 1A and 1B-1. This pond functions as a "wet" pond and serves as a natural wetland for plants and wildlife.





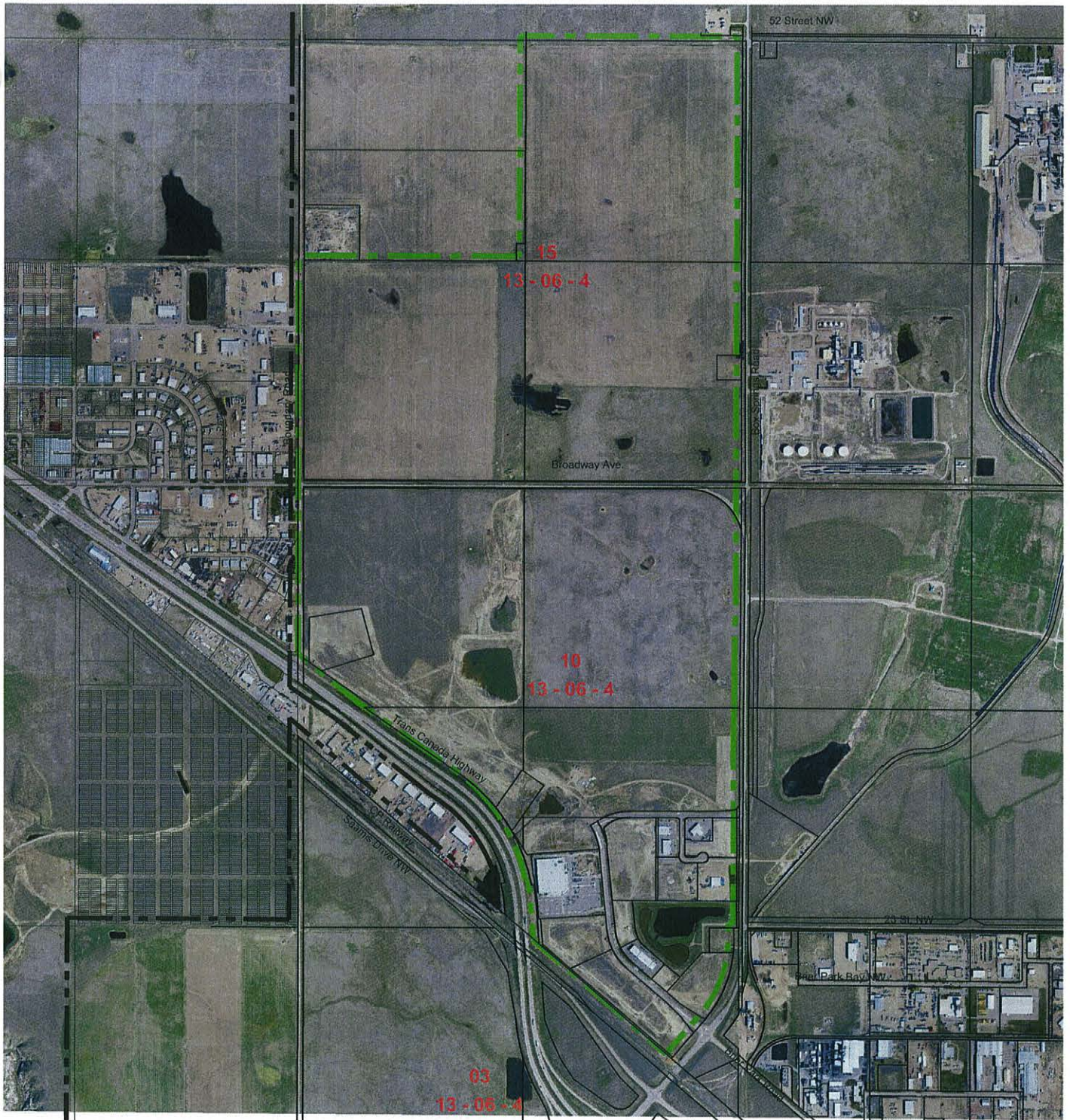
**Box Springs Business Park**  
City of Medicine Hat  
**Existing Land Use Districts**  
Area Structure Plan



**Figure 4**

Scale: 1:20 000  
Date: 4/11/2013  
Fig 4.0.dwg

Source: City of Medicine Hat, Land use Bylaw #3181





 ASP Boundary  
 Municipal Boundary

## Box Springs Business Park

City of Medicine Hat

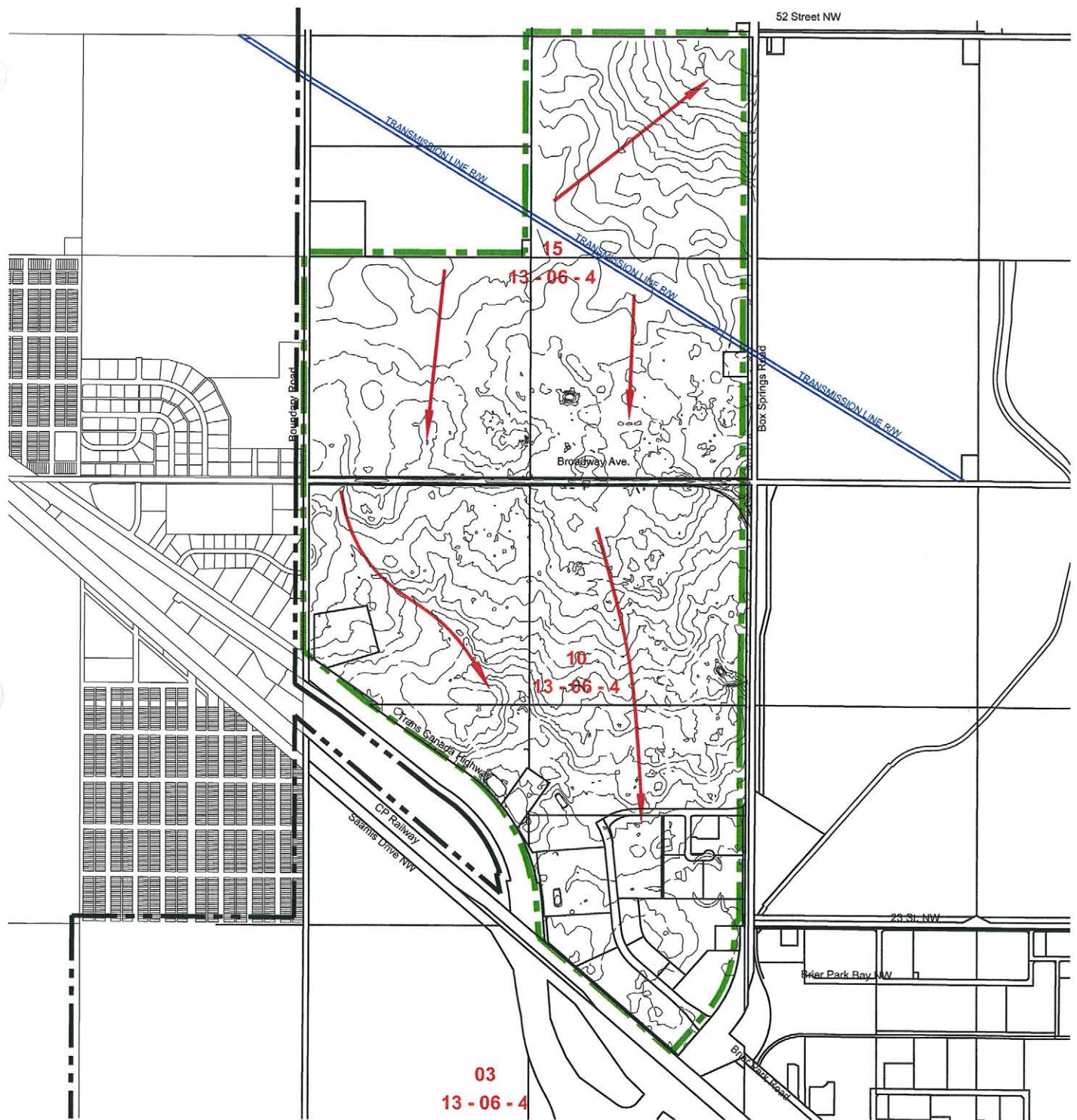
### Aerial Photo

Area Structure Plan

### Figure 5







## Box Springs Business Park

City of Medicine Hat

### Contours

Area Structure Plan

Figure 6

Scale: 1:20 000  
Date: 4/5/2013  
Fig 6.0.dwg

### **4.3 *Biophysical Overview***

Biophysical assessments of the existing natural resource features of the subject lands were conducted by AXYS Environmental Consulting Ltd. (AXYS) and are submitted under separate cover. The reports document the potential impact of proposed developments on the environmental integrity of the subject lands with regard to water resources, wildlife, vegetation, and provides measures to mitigate any adverse impacts. This document is referenced in the following vegetation and wildlife sections of this report.

#### **4.3.1 *Vegetation***

The majority of the subject lands remains undeveloped and is a combination of grazed and ungrazed grasslands. The lands north of Broadway Avenue are predominantly cropland (80%); with the remainder native, mixed prairie grass. The lands south of Broadway Avenue are primarily native, mixed grass pasture land (60%) with the remainder improved, non-native grassland. The majority of the study area was considered to have low potential for rare plant habitat. No rare plant species were observed during on-site assessments.

A small percentage of the subject land (2-3%) was identified as riparian habitat; consisting of wetlands, intermittent and ephemeral drainages and dugouts. The report identified the riparian habitat occurs around the man-made dugouts because of standing water. As the subject lands are developed, the site will be graded; natural drainage patterns will be modified and will be directed to a series of storm ponds. It is recommended consideration be given to including natural areas around some of the storm ponds to maintain riparian habitat. For a detailed description of the vegetation component please refer to the Biophysical Overviews prepared by AXYS and submitted under separate cover.

#### **4.3.2 *Wildlife and Wildlife Habitat***

The wildlife portion of the biophysical studies stated that due to cultivation of parts of the subject lands, this site has limited habitat value for ungulates and carnivores. During site visits 34 bird species, eight mammals, three amphibian species and one reptile species were observed. Of these, four birds, three mammals, two amphibians and a reptile are considered species of management concern. During the site visits no burrowing owls or evidence of recent burrows were observed on the site. It has been reported that in the past, owls have been seen in the northern portion of the subject lands. As a result, prior to the commencement of construction in 2007, a survey for burrowing owls was conducted and no evidence of burrowing owls were found.

The study identified sensory disturbance, habitat loss, habitat fragmentation and wildlife mortality as the potential wildlife issues. The report suggested that minimizing disturbances around dugouts and following appropriate timing during stripping and grading of the site may help mitigate some of the impact on wildlife. For a detailed description of the wildlife component please refer to the Biophysical Overviews prepared by AXYS and submitted under separate cover.

### **4.4 *Historical/Cultural Resources***

In preparation of the original ASP, Bison Historical Services Ltd. conducted a Historical Resources Overview Assessment. They concluded that due to previous disturbance of the subject lands by cultivation activities, the proposed development will not impact any known heritage resource locations. A Historical Resources Impact Assessment is not recommended for this study area. However should any historical resources be encountered during construction



activities, in accordance with to Section 27 of the *Historical Resources Act*, these findings must be reported immediately to Alberta Community Development.

#### **4.5 Geotechnical Assessment**

AMEC Earth & Environmental conducted a geotechnical investigation for the entire study area. As part of their investigation, 87 boreholes were drilled and 33 piezometers were installed. The investigation revealed that the site condition is generally uniform with a layer of 50 to 100 mm of top soil overlaying clay till. Clay, sand and traces of gravel were found intermittently, while clay till was encountered over the entire site. The clay and underlying clay till soils were very similar and difficult to differentiate. Typically the clay was silty and contained some sand and traces of gravel. The clay was very stiff to hard, low to medium plastic and damp to moist.

Groundwater was encountered in six of the 33 piezometers. All of which are located in the southern portion of the study area. Water levels ranged from 0.92 to 9.41 m in depth. Three readings were at sufficient depths that they cause no concerns, while the three highest reading are located in the vicinity of a dug out and are considered localized seepage. A storm pond is proposed for this area.

In general, the site subsoil conditions are considered suitable for the proposed development. The composition and consistency of the soils encountered at the site were such that excavation with conventional earthmoving equipment, and/or hydraulic excavators, is considered feasible. For more details of the geotechnical review, please refer to the AMEC Geotechnical Evaluation report.

#### **4.6 Environmental Site Assessment**

##### **4.6.1 NE and S1/2 Sec. 15-13-6-W4M**

As a part of the original ASP, a Phase I Environmental Assessment (ESA) was conducted by PH McNally Associates Ltd. for three (3) quarter-sections of agricultural land in the northern portion of the subject lands. The area consists of the NE1/4 & S1/2 Sec15, Twp13, Rge 6 W4M, containing 540 acres.

At the time of the assessment, the report identified potential issues on and around the site in the form of gas wells, a scrap-yard, fuel storage tanks, oil-field services companies and a nearby fertilizer plant. After evaluating the issues, the report concluded that these issues did not appear to require any sort of immediate activity or testing.

Prior to subdivision in this portion of the subject lands, a Phase II Environmental Site Assessment will be conducted.

##### **4.6.2 Sec. 10-13-6-W4M**

As a part of the original ASP, EnviroGeo Testing Ltd. conducted a Phase I Environmental Site Assessment (ESA) for the property located within Sec. 10, Twp 13, Rge 6 W4M. Based on the information collected during the Phase I study, it was recommended that a Phase II be conducted.

During the Phase II ESA EnviroGeo Testing was to identify the extent of any hydrocarbon and metals contamination present within the subsoil and groundwater at the subject site. Six test holes were drilled to a depth of 9 metres to obtain samples to test for evidence of lead and hydrocarbons. No groundwater was encountered; therefore it could not be tested for contamination. An analysis of the samples revealed levels below the standards set out in *AENV Generic Hydrocarbon and Lead Criteria for Fine-Grained Soil in Commercial Use (2001)*, and

the *Canadian Council of Ministers of the Environment Guidelines for Commercial Use*. As a result, no further investigations were recommended for the subject site.

#### **4.7 Resource Extraction**

As a part of the original ASP, an EGIS search was completed to determine locations and status of gas and oil facilities and pipelines within the subject lands. The search revealed eight (8) natural gas pipelines, seven (7) operating gas wells and two (2) abandoned gas wells. None of the pipelines or wells contains sour gas (H<sub>2</sub>S). The Subdivision and Development Regulation require a 100 m setback from the surface location of non-sour gas wells. The City of Medicine Hat can apply to the Energy Resources Conservation Board (ERCB) for a setback relaxation to allow the placement of occupied structures closer than 100 m.



## **5.0 LAND USE CONCEPT**

The Box Springs Business Park ASP establishes the future land use, utility servicing and transportation framework for the subject lands. Broadway Avenue serves as the north-south divider for the proposed two (2) stages of development. The land use concept proposes various land use districts for the subject lands as illustrated in **Figure 7: Land Use Concept**. Each of the components is briefly discussed in the following sections.

### **5.1 Industrial**

The majority of the subject lands (223± ha) have been identified for industrial development. The industrial land south of Broadway Avenue is planned to be developed as Stage 1 and is designated as M1 – General Light Industrial in the current Land Use Bylaw. The permitted and discretionary uses allowed in this district are broad enough to include the types of uses envisioned for this area. However, as development proceeds, if a more appropriate land use is required to accommodate future developments a land use bylaw amendment will be submitted.

The area north of Broadway Avenue is intended primarily for heavy industrial uses requiring larger parcels of land. This area is currently classified M-3 “General Heavy Industrial District” in the Land Use Bylaw and the uses allowed in this district are in line with the vision for this Plan. This area is proposed to be developed as Stage 2. Lots sizes and future land uses will be determined at the subdivision and development permit stage.

The City of Medicine Hat MDP identifies a separation distance that may apply to portions of the subject lands. This separation distance may impact the location of certain industrial uses and will be addressed at the development permit stage. This issue is dealt with in greater detail in Section 5.8 Industrial Buffer.

### **5.2 Commercial**

Commercial uses will be located along the Trans-Canada Highway to maximize visibility. The commercial areas are shown bordering Boundary Road in the southwest and the highway along the southern portion of the development. Approximately 93 hectares have been identified as future commercial lands capitalizing on the exposure to the Trans-Canada Highway and access from the bordering arterial roadways. A major collector has been proposed to parallel the Trans-Canada Highway from Box Springs Road to Boundary Road providing the primary access for the commercial area. Primary uses are anticipated to be a mix of retail, hotels, restaurants and other appropriate commercial uses.

#### **5.2.1 Event Center Commercial Area**

Commercial uses related to the Regional Event Center will be located on the approximately 17 ha/42 ac +/-, that are in the immediate vicinity of the proposed Regional Event Center. This area will be bound by Box Springs Road to the east, Box Springs Link to the south, Box Springs Boulevard, to the west and a proposed major collector to the north (Box Springs Street). An additional major collector roadway is proposed that divides this district in half that will be named Box Springs Way. On-street parking will not be provided within this district, on any of these major collector roads.

These lands are currently designated as M1 – General Light Industrial District, in the existing Land Use Bylaw No. 3181 and will be re-designated as C3 – General Commercial District, to accommodate the Regional Event Center and associated uses. It is envisioned that development within this district will provide a mix of complimentary uses, to the Regional Event



Center that will include, but not limited to, hotels, restaurants, shopping centers and other recreational facilities.

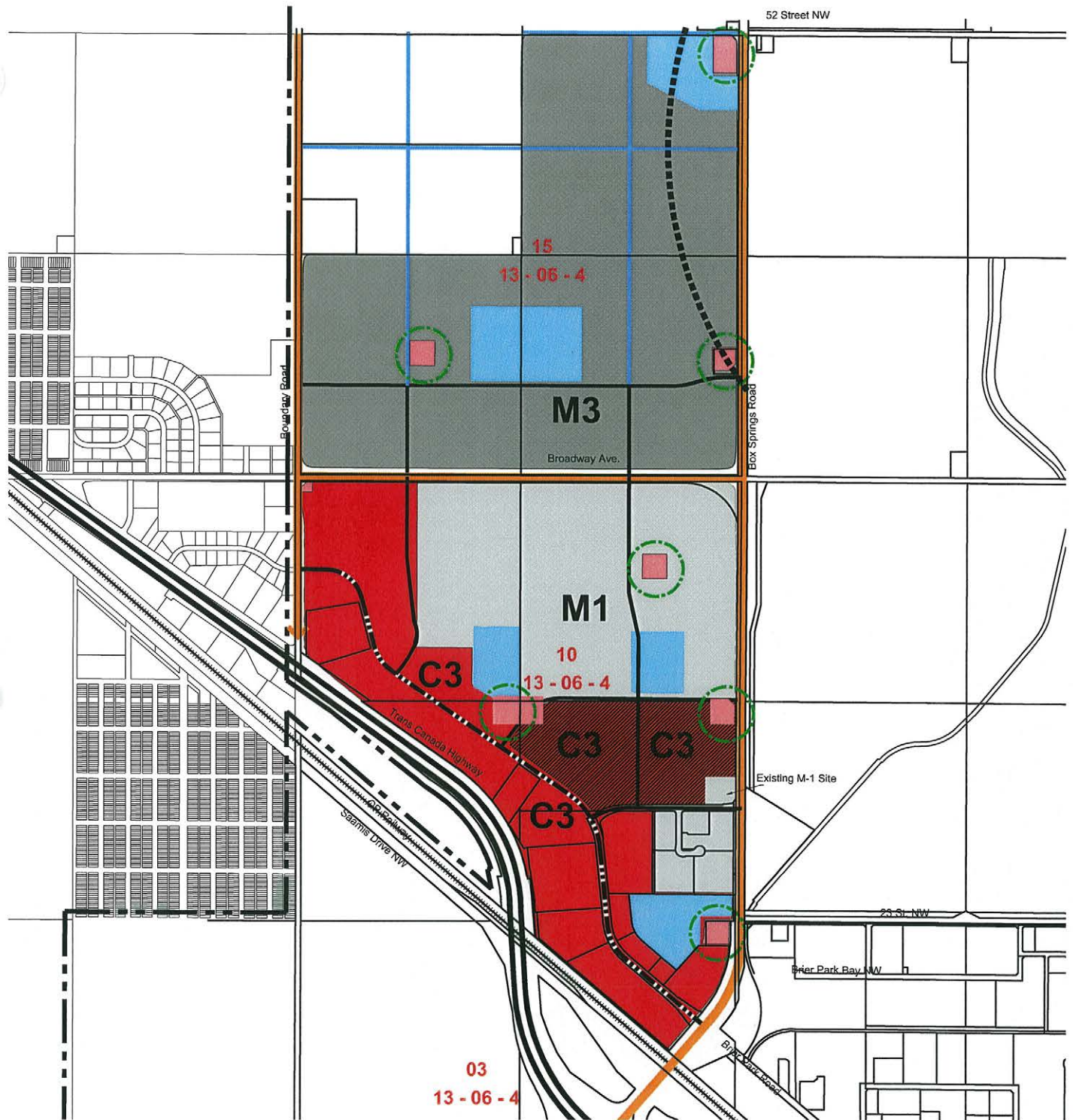
### 5.3 Development Statistics

Table 5.3-1 Development Statistics

	Area (ha)+/-	Area (ac)+/-	% GDA
Gross Area	403	995	100
Environmental Reserve	0	0	0
Public Dedication			
<i>Arterial</i>	15	37	4
<i>Minor Collector</i>	18	44	4
<i>Other Roads</i>	4	10	1
<i>Storm Ponds</i>	33	82	8
<i>Gas Wells</i>	7	17	2
<b>Sub-Total</b>	<b>77</b>	<b>190</b>	<b>19</b>
General Commercial	76	188	19
Event Center Commercial	17	42	4
Industrial			
<i>Heavy</i>	157	388	39
<i>Light</i>	76	188	19
<b>Total Developable Area</b>	<b>403</b>	<b>995</b>	<b>100</b>

Note:

- Areas are subject to change at the subdivision stage;
- Storm ponds will be designated as Public Utility Lot (PUL);
- Totals may vary due to rounding



- |                                    |                            |                   |
|------------------------------------|----------------------------|-------------------|
| --- Municipal Boundary             | Stormwater Management Pond | CP Railway        |
| General Light Industrial (M-1)     | Gas Wells                  | 100m Setback      |
| Heavy Industrial (M-3)             | Trans-Canada Highway       | Major Collector   |
| General Commercial (C-3)           | 4 Lane Divided Arterial    | Phase 1 Boundary  |
| Event Centre Commercial Area (C-3) | 5 Lane Major Collector     | Phase 2 Boundary  |
|                                    | Minor Collector            | Industrial Buffer |

## Box Springs Business Park

City of Medicine Hat

## Proposed Land Use Concept

Area Structure Plan

### Figure 7

Scale: 1:20 000

Date: 4/11/2013

ASP 2013 Revisions.dwg



#### **5.4 Open Space and Municipal Reserve Dedication**

In accordance with the *Municipal Government Act* up to 10% of the site area, less any Environmental Reserve, is required to be dedicated Municipal Reserve (MR) at the time of subdivision. The 10% MR dedication for the developable area represents 40± ha (99± ac). This plan does not propose to create any formal park sites. However, there has been a request to include open space around some of the storm ponds. If open space is provided, it may be considered part of the 10% MR dedication and worked out at the subdivision stage. The balance of the 10% municipal reserve requirement will be provided as money in place of reserve.

#### **5.5 Storm Water Management Facilities**

The storm water management for the subject lands will be designed to serve the ultimate development of the area. The existing pond and four (4) proposed ponds will be generally located as shown on **Figure 7: Land Use Concept** and dealt with in more detail in *Section 6.3 Storm Water*. These areas will be dedicated as Public Utility Lots (PUL) at the subdivision stage. Refinements as to the size and location of ponds will be provided with the Functional Servicing Report.

#### **5.6 Well Sites**

The *Municipal Government Act* Subdivision and Development Regulation states:

##### *Gas and Oil Wells*

*11(1) A subdivision application or a development application shall not be approved if it would result in a permanent additional overnight accommodation or public facility, as defined by the ERCB, being located within 100 metres of a gas or oil well or within a lesser distance approved in writing by the ERCB.*

*(2) For the purposes of this section, distances are measured from the well head to the building or proposed building site.*

*(3) In this section, "gas or oil well" does not include an abandoned well.*

*(4) An approval of the ERCB under subsection (1) may refer to applications for subdivision or development generally or to a specific application. (2013, p. 13-14)*

The Subdivision and Development Regulation reflects the Energy Resources Conservation Board's (ERCB) recommendation requiring a minimum setback distance of 100m from the wellhead of non-sour gas wells. The building of occupied structures is prohibited and certain surface improvements may be restricted within this setback distance. The City of Medicine Hat can apply to the ERCB for a setback relaxation to allow the placement of certain occupied structures and surface improvements closer than 100m, but no closer than 50m, to a wellhead. All applications are reviewed individually and must be approved in writing by the ERCB (who has the discretion to either approve or disapprove any application), and be acceptable to the well's licensee. Acceptable land uses typically allowed within the setback distance include boulevards, road allowances, golf courses, parking lots, open storage areas, parks, open space, and playing fields. Appropriate uses will be determined at the time of subdivision and are subject to approval by the City of Medicine Hat with the consent of the well licensee.

In September 2012, the ERCB released Directive 079 - Surface Development in Proximity to Abandoned Wells. The ERCB recommends that surface structures on top of an abandoned well are not permitted and a minimum 5m setback radius around the well must be maintained. The City of Medicine Hat requires a minimum setback area of 10m x 15m around an abandoned well which must be incorporated into any development plans. The abandoned well is to be located

5m from one end of the 10m x 15m area. An 8m wide physical and legal access on the opposite end of setback area from which the abandoned well is located must also be provided. In the event that well servicing is required to the abandoned well in the future, no permanent structures will be allowed within this setback area or the 8m wide access. To document this abandoned well setback area and the 8m wide access lane, at the time of subdivision, the applicant will be responsible for providing a registered easement to the City. Possible land uses that incorporate abandoned gas wells include boulevards, road allowances, parking lots, open storage areas, parks, open space, and playing fields. Appropriate land uses for abandoned gas wells will be determined at the subdivision stage and must be approved by the City of Medicine Hat with the consent of the well licensee. If it is determined that the well sites are to be seeded, a coarse grass mixture will be utilized that meets with the approval of City staff.

At the time of writing the December 5, 2006 ASP, the subject Box Springs Area Structure plan contained seven (7) operating gas wells, two (2) abandoned gas wells and no new gas wells were proposed, which remains unchanged at the time of these amendments.

### **5.7 Pipelines**

For all ERCB licensed pipelines (including abandoned pipelines), the minimum setback distance is the edge of the right of way. If the pipeline is not contained within a right of way, the setback distance will be 5m from the located pipeline.

While it is never advisable to place any form of permanent or temporary structure within the setback distance area, some land uses may be compatible. Acceptable land uses typically allowed would be cultivation, certain storage yards, walkway/paths, road crossings, playgrounds, berms and parking lots. The pipeline licensee must first authorize any use within the setback distance area.

### **5.8 Industrial Buffer**

Section 4.5.1 (a) of the City of Medicine Hat MDP provides an industrial buffer area that is intended to protect industrial developments from non-industrial uses and vice versa. According to the MDP

“development within one and one half (1.5) kilometers of the plant should be limited to purely heavy industrial development consisting of manufacturing, warehousing and open storage uses, such as lay down areas.”

Section 4.1 of the City of Medicine Hat MDP also provides a guideline for lands beyond the buffer and reads: .

“Lands beyond the risk area can readily be developed for a wider range of uses. These can include industrial uses and supportive commercial uses, ranging from hotels and restaurants, to larger recreational developments.”



## **6.0 TRANSPORTATION**

### **6.1 Introduction**

In January, 2013, the original Traffic Impact Assessment for the Box Springs Business Park was updated to evaluate the transportation impacts within the Box Springs Business Park and to identify the incremental impacts the proposed Regional Event Center would have on the Box Springs road network.

The Box Springs Business Park ASP has been prepared based on information contained in the following transportation plans:

- City of Medicine Hat 2005 Roadway System Master Plan (statutory document)
- Alberta Transportation 2008 Trans-Canada Highway Bypass Study

Details of roadway elements will be provided in the Functional Servicing Report (FSR) for the development area and will be addressed in subsequent studies at each stage of subdivision and with each development application. It should be noted that the proposed transportation network for the subject lands, have been prepared to accommodate public transit and emergency vehicles.

### **6.2 Trans-Canada Highway**

The Trans-Canada Highway currently forms the south boundary of the subject lands. The highway will provide the primary traffic route from lands east and west of Medicine Hat. Existing highway intersections at Box Springs Road, Boundary Road and Broadway Avenue will allow access off the Highway onto arterial roadways which, in turn, will provide direct access to the subject lands. The current Trans-Canada Highway alignment and surrounding road network is shown in **Figure 8: Transportation Network**.

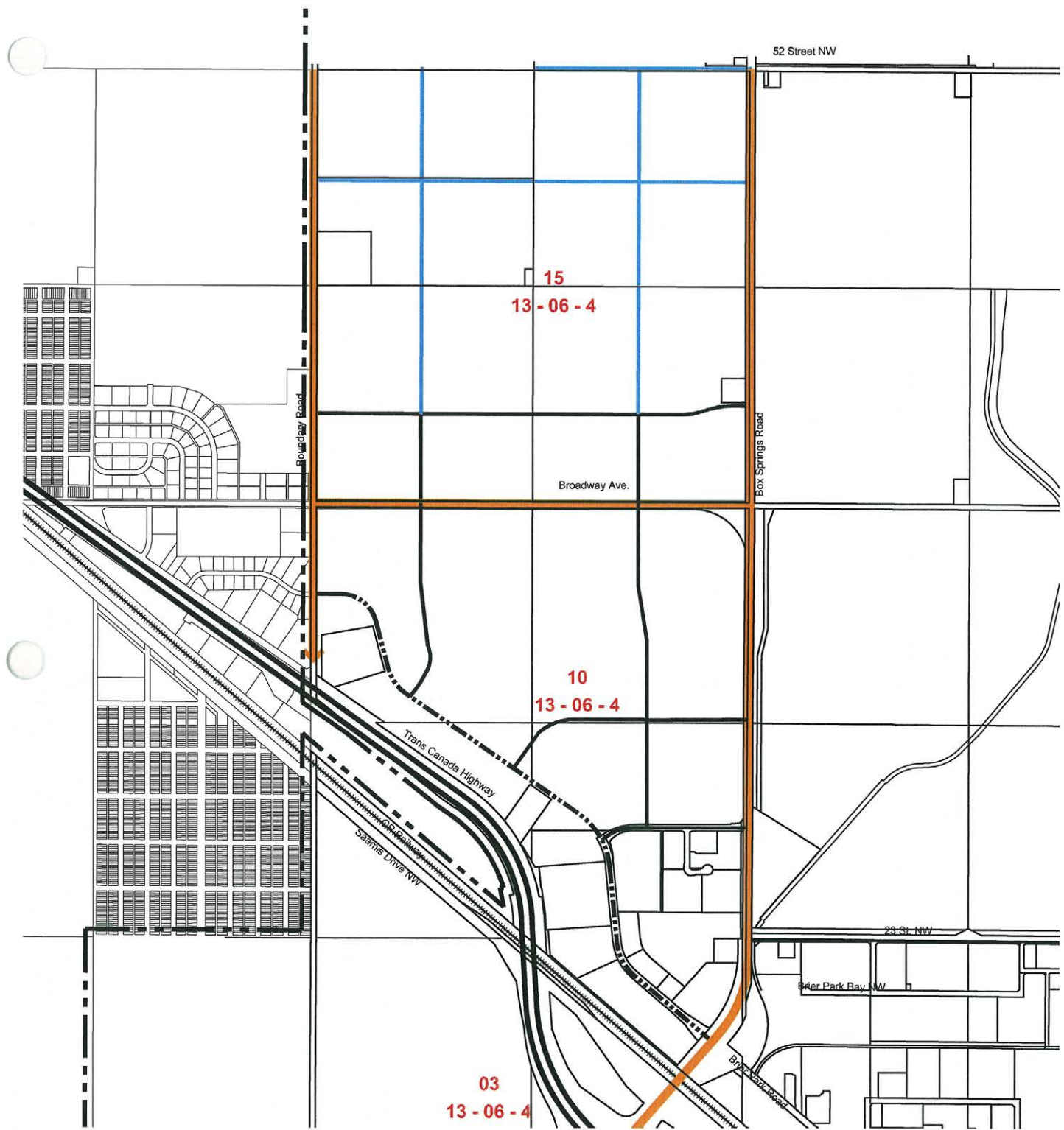
The Alberta Transportation 1984 Trans-Canada Highway Bypass Study proposed rerouting the highway alignment north from the CPR overpass, through the ASP area swinging west to run north of the existing Town of Redcliff Town limits and reconnecting with the existing Trans-Canada Highway alignment west of Redcliff. Alberta Infrastructure and Transportation (AIT) commissioned a new study to evaluate options regarding the current highway alignment through Redcliff and Medicine Hat as well as to investigate the feasibility for a regional bypass route. This review has been completed and recommended that the proposed bypass through the study area is not the preferred option. As a result, Alberta Infrastructure and Transportation has no further interest in protecting land for a bypass through the Box Springs lands.

### **6.3 Box Springs Road NW**

Box Springs Road will be an important arterial for the City's North West sector. Box Springs Road forms the east limit of the subject lands and will be the primary access to the site from the Trans-Canada Highway and the City of Medicine Hat. Within the subject lands, Box Springs Road is to be a four lane divided arterial with limited access. The design speed requirements and other related aspects will need to be assessed by the City.

### **6.4 West Boundary Road NW**

Boundary Road forms the west limit of the subject lands and will provide access from the Trans-Canada Highway and the Town of Redcliff. Within the subject lands, Boundary Road is to be a four lane divided arterial with limited access. The design speed requirements and other related aspects will need to be assessed by the City.



## Box Springs Business Park

City of Medicine Hat

### Transportation Network

Area Structure Plan

**Figure 8**

Scale: 1:20 000  
Date: 4/5/2013  
Fig 8.0.dwg



## **6.5 Broadway Avenue NW**

Broadway Avenue splits the subject lands from north to south through the center of the ASP area. It will provide access to the subject area from the Trans-Canada Highway, from the west, and from the Town of Redcliff. Within the subject lands, Broadway Avenue is to be a four lane divided arterial with limited access. The design speed requirements and other related aspects will need to be assessed by the City.

## **6.6 Major Links**

Several major access routes exist from the City of Medicine Hat and the Town of Redcliff to the Box Springs Business Park. They are as follows:

1. City of Medicine Hat
  - 23<sup>rd</sup> St. NW
  - Brier Park Road NW
  - Saamis Drive NW
2. Town of Redcliff
  - Broadway Avenue
  - Saamis Drive

The Traffic Impact Assessment (TIA) will provide the necessary data to direct the Functional Servicing Report in establishing the ultimate design parameters for all roads and intersections. The TIA will quantify traffic volume, the major access routes resulting from this development and the associated levels of service. Recommendations for improvements, based upon City of Medicine Hat standards and industry best practices, may also be contained in the TIA. The City may at its discretion adopt and implement such recommendations.

## **6.7 Proposed Internal Circulation**

The main access points to the Box Springs Business Park are from Box Springs Road, West Boundary Road and Broadway Avenue. As access to each of the aforementioned arterials and major collectors has been limited, a network of interior collectors has been proposed. The internal transportation network is represented on **Figure 8: Transportation Network**.

A 5 lane major collector has been proposed (Link 1/Box Springs Boulevard) to parallel the Trans-Canada Highway from Box Springs Road to Boundary Road providing the primary access for the commercial area. The TIA and FSR will establish the road, intersection and access requirements for this proposed major collector ensuring adequate traffic movement through the area as well as access to the adjoining commercial parcels.

Major collectors are proposed to provide access from Box Springs Road, Broadway Avenue and Boundary Road into the Box Springs Business Park at the designated access points. The proposed routing ensures adequate traffic movement from the internal local roads to the perimeter arterials. A major collector is also proposed through the Event Center commercial district to effectively manage the increased traffic flows in this area, allowing for better flow to and from the arterial roadways.

The minor collector at the north edge of the site, shown as an extension of 52<sup>nd</sup> Avenue, is in conflict with existing and proposed gas infrastructure. The location and need for this road will be further evaluated at the subdivision stage. Any realignment or modifications to the road network will be made in conjunction with a revised TIA and network analysis. The proposed road must

accommodate the existing gas facilities, or the gas facilities may need to be relocated at the cost of the developer, or whoever initiates the relocation.

The proposed transportation network does not make provisions for lanes within the commercial and industrial areas; therefore, freight delivery is expected to be made on-site.

#### **6.8 Trail System**

The subject lands will provide for links to the City's trail system at such time that they are extended to Box Springs Business Park's boundaries. As part of the pedestrian infrastructure connections to the City of Medicine Hat and the Town of Redcliff, a 3.0 m asphalt trail along one side of the road will be provided within the road right-of-ways of the exterior arterial roadways (Box Springs and Boundary Roads). It is proposed that 1.5 m separate concrete walkways be provided along all internal roads. The trails will provide opportunity for the public to commute via foot or bicycle to the area businesses as well as provide for future links through the subject lands as there will be no park or recreational areas developed within the ASP area.

To ensure the safety of trail users, trails have been designed to cross arterial roadways at intersections. A detailed examination of the trail system will be provided in the Box Springs Business Park Functional Servicing Report. All roads and trails will be constructed to the City of Medicine Hat standards.

#### **6.9 Railway**

Railway service will not be provided to the subject lands. The financial cost to cross Box Springs Road, to extend the rail line from the east, is considered prohibitive.



## 7.0 UTILITY SERVICING

This section describes the utility servicing design that will be required to service the subject lands. The utilities are designed to service those lands currently within the ASP boundaries and within the City of Medicine Hat. There are no provisions within this ASP to extend utilities outside the City of Medicine Hat.

The alignments for the utility servicing have been updated to reflect the roadway changes in the Event Center Commercial district. These updates have been shown on the corresponding utility servicing drawings, in the sections that follow.

### 7.1 Water

The existing and proposed water supply trunk system, which will be constructed to serve the area, is shown schematically in **Figure 9: Water Services**. Water is currently supplied from a feeder line at the corner of Box Springs Road and 23<sup>rd</sup> Street, which was constructed in 2007.

The time in which the original December 5, 2006 ASP was prepared, initial indications were that a new booster pump station would be required to provide the required pressures to service the subject lands. At the time of these amendments, it is understood that the booster station construction is complete and it is currently supplying the subject lands with the required flows and pressures, through the feeder line mentioned above. An internal distribution network utilizing 300 mm, 350 mm and 500 mm mains is anticipated to form the distribution system. A detailed water network analysis will be completed as part of the Functional Servicing Report confirming the network and supply trunk requirements to ensure that the City of Medicine Hat's Municipal Servicing Standards Manual (MSSM) specified flow volumes and system pressures are achieved as well as meeting the Environmental Utilities Department water system requirements.

The upstream supply network's capacity will be evaluated by the Environmental Utilities Department to identify any upgrades required outside of the Box Springs Business Park. It is the responsibility of the Box Springs Business park developer to identify any required upgrades to the Box Springs Business Park system, as a result of the Regional Event Center siting.

The developer shall be required to provide interim reports for the design approval for subsequent phases and stages. For any large water user wanting to locate in this subdivision, there shall be a requirement for that large water user to provide a separate Water Network Analysis to Environmental Utilities and to the developers' consultants, conforming to City standards and any special water design parameters for this subdivision. The water network analysis that is submitted shall require approval of both the City and the developers, prior to a development permit being issued.

A separate Water Network Analysis was not completed as a part of the 2013 ASP amendments, since the Regional Event Center site will be required to adhere to the design guidelines and consumption rates, as set forth in the original Water Network Analysis, that was completed as a part of the 2006 ASP and FSR reports. If, through the design/build process, it is determined that the Regional Event Center site will require larger consumption rates, than those indicated in the existing Water Network Analysis, a separate Water Network Analysis will be required. This separate Water Network Analysis will require approval of both the City and the developers, prior to a development permit being issued.

### 7.2 Sanitary

The existing and proposed sanitary trunk main system is shown schematically in **Figure 10: Sanitary Services**. The subject lands are served by an existing 600mm trunk system located

east of Box Springs Road and immediately north of the CPR rail line. The existing 250 mm "Methanex" sewer main was upgraded to a new 600 mm pipe from the existing manhole just south of 23<sup>rd</sup> St. NW. The new 600 mm trunk (constructed in 2007) has been sized to accommodate flows from the entire ASP area as well as the existing capacity of the "Methanex" sewer main.

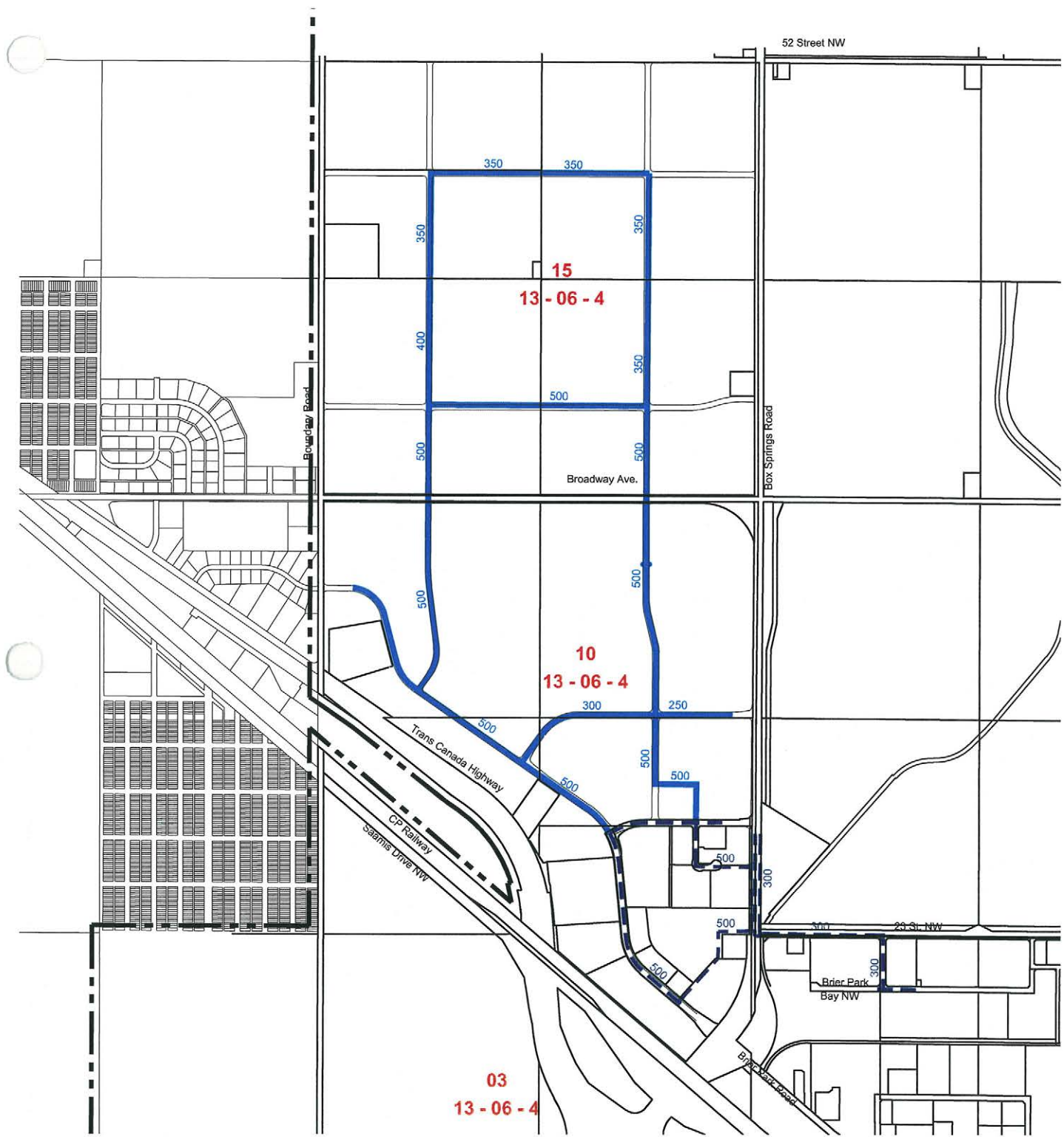
A trunk system utilizing pipe sized from 300 mm to 600 mm will be constructed to accommodate the flows generated from the development. The subject lands, with the exception of the NE ¼ Sec 15-13-6-W4M, flows by gravity to the City of Medicine Hat's existing collection system. Due to the topographical conditions within the NE ¼ Section 15, the proposed gravity collection system for this quarter section will direct flows to the north into a proposed lift station. The proposed lift station will pump the sewer back south through a force main into the proposed main sewer trunk system in the SE ¼ Sec 15-13-6-W4M. The proposed lift station will be designed and constructed in accordance with the Environmental Utilities Lift Station Design Manual.

The subject land's proposed sanitary collection and trunk system will be further evaluated during the Functional Servicing Report and the final sizing and configuration determined at that time. As a part of the 2013 FSR amendments for the Regional Event Center, an evaluation of the Box Springs sanitary sewer system was completed, to determine if the system had available capacity that could support an increased discharge from the Regional Event Center site, into the Box Springs system. It was determined that the Box Springs System could support a maximum peak flow discharge from the Regional Event Center site of 29L/s, without a negative impact on the remainder of the system. The supporting calculations for this conclusion will be provided in the 2013 FSR amendments.

The existing downstream trunk system will be evaluated and capacities determined by the Environmental Utilities Department and system upgrades, if required, will be determined.

The developer shall be required to provide interim reports for the design approval for subsequent phases and stages. For any large sanitary sewer producer wanting to locate in this subdivision, there shall be a requirement for that large sanitary sewage producer to provide a separate Sanitary Sewer Network Analysis to Environmental Utilities and to the developers' consultants, conforming to City standards and any special sanitary sewer design parameters for this subdivision. The Sanitary Sewer Network Analysis that is submitted shall require approval of both the City and the developer prior to a development permit being issued.





- Municipal Boundary
- Existing Water Services
- Proposed Water Services

## Box Springs Business Park

City of Medicine Hat

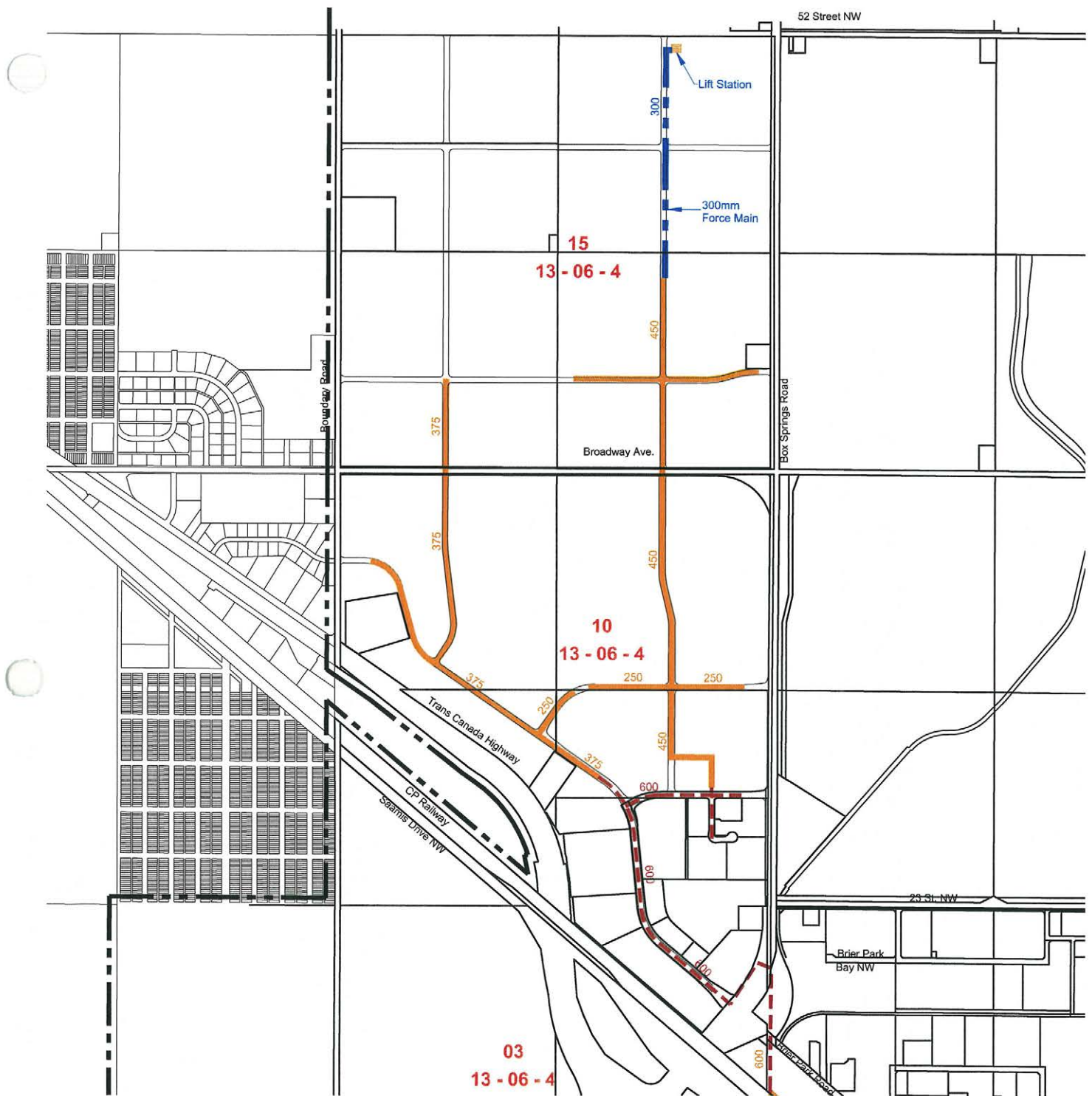
## Water Services

Area Structure Plan

**Figure 9**

Scale: 1:20 000  
Date: 4/5/2013  
Fig 9.0.dwg





## Box Springs Business Park

City of Medicine Hat

## Sanitary Services

Area Structure Plan

Figure 10

Scale: 1:20 000

Date: 4/5/2013

Fig 10.0.dwg



### 7.3 Storm Water

#### 7.3.1 Existing Drainage System

Existing drainage for the subject lands can be divided into two catchment areas (see **Figure 11: Existing Drainage System**) which flow in different directions. Details of each catchment area are found below.

**Catchment A**, containing 378 ha of land, drains to the south and discharges into the City storm system in the vicinity of the Box Springs, Trans-Canada Highway intersection. The storm water system, from here, consists of pipes and ditches, and travels east and south through a small residential development (River Ridge) before discharging into the South Saskatchewan River.

**Catchment B** (104 ha) currently discharges to the northeast to the road ditches at the junction of Box Springs Road and 52<sup>nd</sup> St NW. From here, flow travels east and then northeast through fields towards the South Saskatchewan River.

##### 7.3.1 Discharge Rates

The pre-development release rates for subject lands for the 1:5 year storm are:

**Catchment A** – 1.082 m<sup>3</sup>/s or 2.86 l/s/ha

**Catchment B** – 0.360 m<sup>3</sup>/s or 3.46 l/s/ha

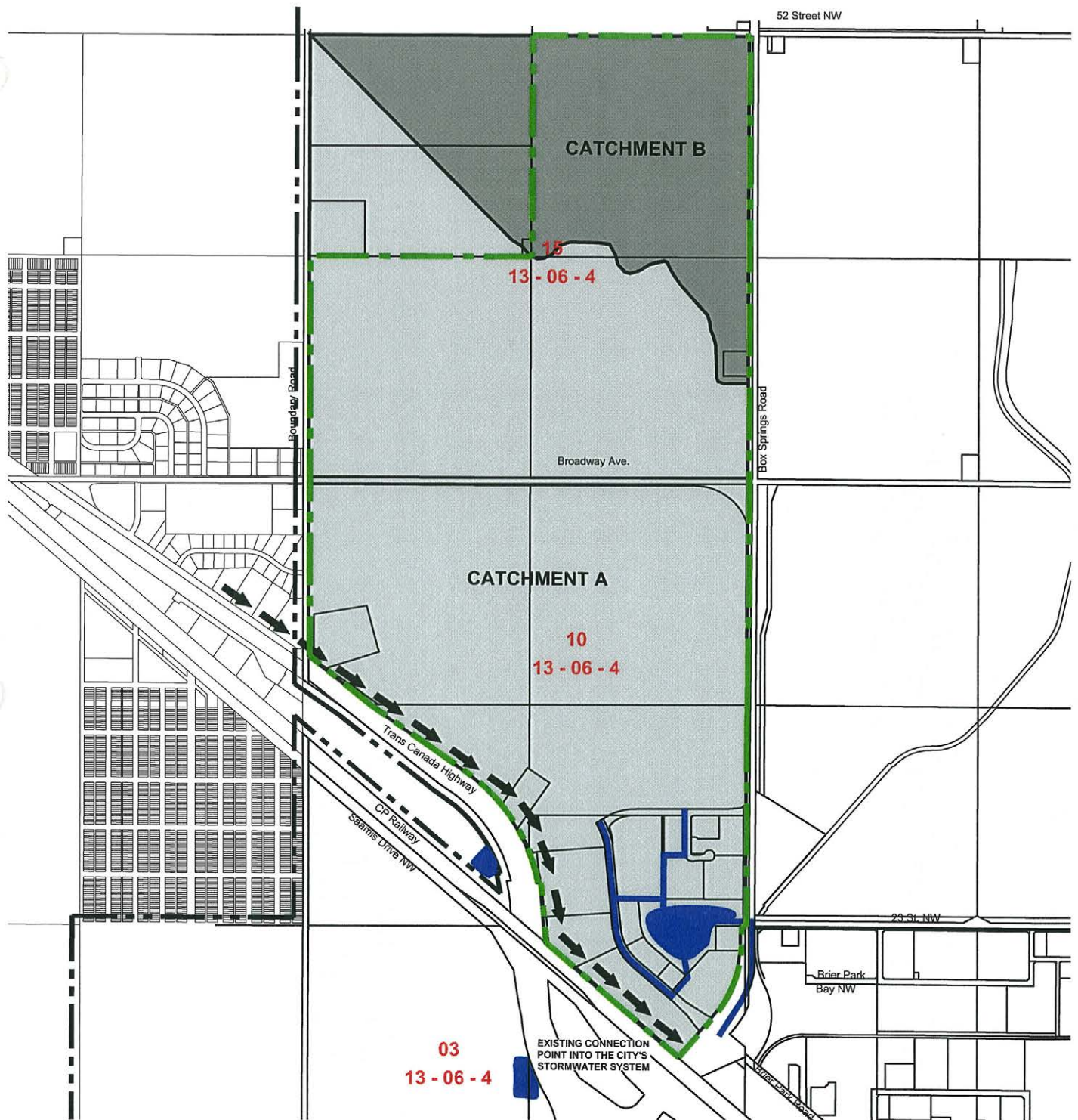
As a result of this, a post-development release rate of **3.0 l/s/ha for the 1:100 year storm** has been adopted for this study area. [Confirmed by Firoz Kara, City of Medicine Hat – October 2005]

#### 7.3.2 Proposed Drainage System

The storm drainage system will consist of a system of storm sewers, inlets, curbs/gutters, roadways surfaces, major channels in select locations, Storm Water Management Facilities (SWMF) and Trunk Storm Sewer systems (as shown in **Figure 12 – Storm Water Services**), designed to convey and treat post-development runoff from at least 5 year return and up to and including 100 year return frequency events, originating from roadways, public areas, and development parcels or lots. Judicious design to reduce peak flows, by providing storage on development sites as well as SWMF, will be incorporated in the system. Runoff with attenuated peaks and after receiving treatment in SWMF will be discharged to a regional Trunk Storm Sewer (Trunk A, along Saamis Drive, to the South Saskatchewan River) to be provided by the City of Medicine Hat, as per the Stantec 2007 Northwest Sector Storm Water Servicing Study Report and designed to service the city's north-west sector, with an outfall located in the South Saskatchewan River, downstream of the city's water intakes. Other trunks (Trunk B, C and D), to be provided by the developer.

There may be a delay in constructing this off-site levy funded regional Trunk Storm Sewer, necessitating provisions for interim facilities. These interim facilities are to comprise of a Storm Water Management Facility, designed to provide the necessary treatment and attenuation storage as well as the controlled release of discharge at a rate not exceeding 64 l/s, into the interim storm trunk sewer. Upon completion of the regional Trunk Sewer, this interim discharge will be disconnected and the development drainage system will then make a permanent connection to discharge into the regional Trunk Storm Sewer at a controlled rate not exceeding 3.0 l/s/ha. The technical analyses, assessments and models will be provided with the FSR.

Site drainage design provisions are to ensure that each development parcel is self-contained with respect to both underground and surface drainage without any impact on adjacent parcels.



- ASP Boundary
- Existing Storm System
- Municipal Boundary
- Existing Storm Pond
- Existing Catchment A
- ➔ Offsite Overland Flow
- Existing Catchment B

## Box Springs Business Park

City of Medicine Hat

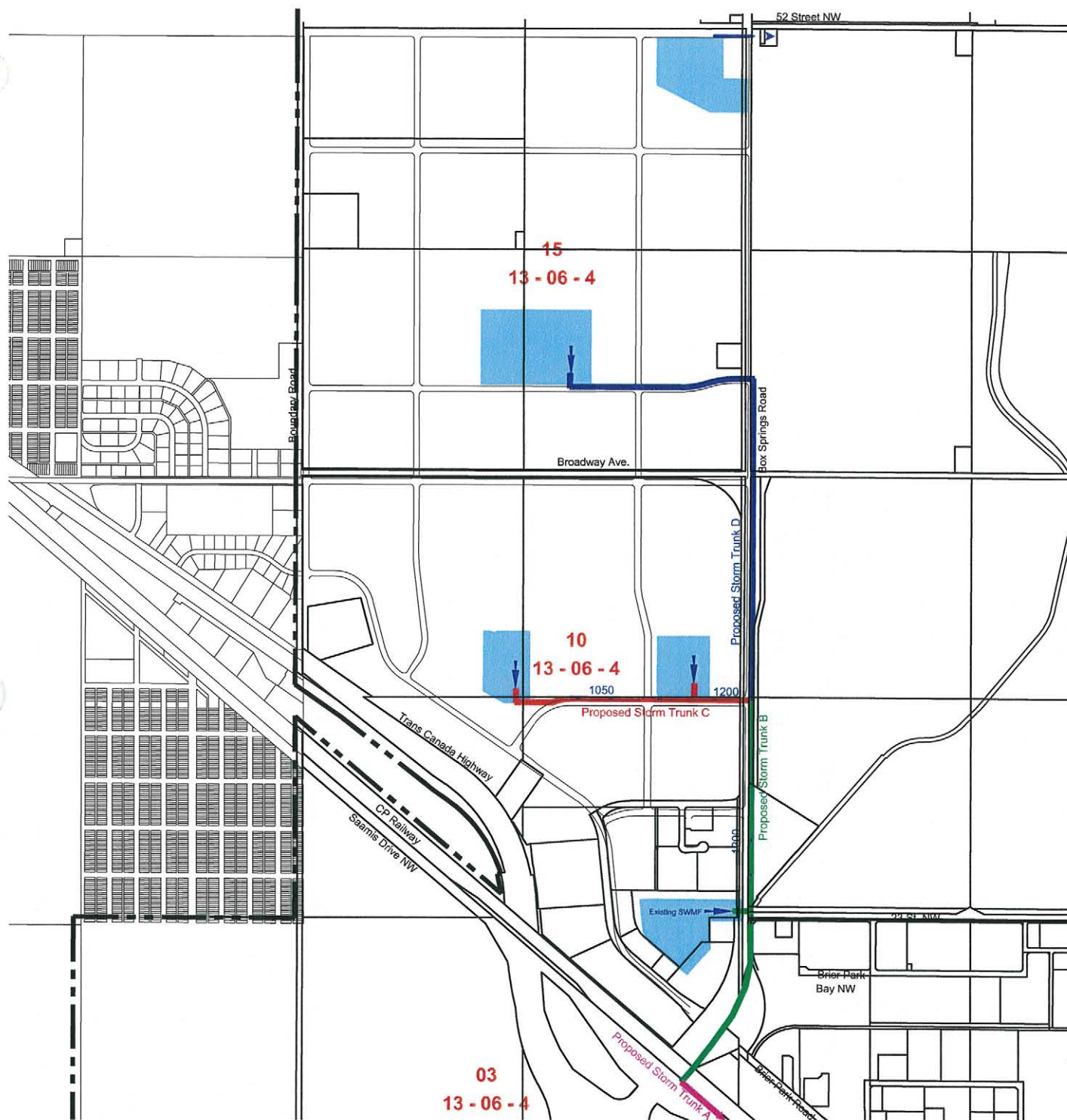
### Existing Drainage System

Area Structure Plan

Figure 11







## Box Springs Business Park

City of Medicine Hat

## Storm Water Services

Area Structure Plan

Figure 12

Scale: 1:20 000

Date: 4/11/2013

Fig 12.0.dwg



## **7.4 Shallow Utilities**

Shallow utility servicing in the form of electricity, gas, cable, and telephone will follow City of Medicine Hat standards including shallow bury in utility rights-of-way paralleling the road rights-of-way. Service providers are anticipated to be those currently servicing the area. The developers will provide all easements and/or rights-of-way as may be required.

### **7.4.1 Natural Gas**

Existing natural gas distribution feeders in the vicinity of the subject lands should be able to service the planned commercial and industrial areas (see **Figure 13: Gas**). The gas servicing of the subject lands will consist of three separate services areas. The first area is the land located in a portion of SE ¼ of 10-13-6 W4 and NE ¼ of 3-13-6 W4, for which, servicing was completed in 2007 and 2008. The remainder of SE ¼ of 10-13-6 W4 is anticipated to be serviced with the construction of the phase containing the Regional Event Center. The second area is the land in the remaining sections of Sec10-13-6 W4 and the S ½ of 15-13-6 W4. The third area is NE ¼ of 15-13-6 W4 and the other lands which are outside of the subject lands.

#### **Area 1: SE ¼ of 10-13-6 W4 and NE ¼ of 3-13-6 W4**

This area will be serviced with gas from the existing CanCarb regulating station located in Brier Park. Large diameter steel feeder mains installed in 2005 and 2007 bring gas to the area as far north as 2618 Box Springs Way, NW. Poly mains located within the interior of this area were installed in 2007 and 2008. Additional steel and poly gas mains will be installed, as the area develops, at the developers cost, in order to service the remainder of the SE ¼ of 10-13-6 W4 up to and including the Regional Event Center lands. This area will operate at a different pressure (38 psi system), than areas 2 and 3 (60 psi system). Area 1 cannot be extended further north than what is shown on the attached plans and the different pressure zones/systems cannot be intermingled or tied together.

#### **Area 2: SW, N 1/2 of 10-13-6 W4 and S 1/2 of 15-13-6 W4**

This area will operate as a part of the Redcliff 60 psig system. There is existing high pressure gas mains located along West Boundary Road and on Broadway Avenue and a distribution regulator station (Station 53) located at the corner of Broadway Avenue and West Boundary Road. As the roadway for West Boundary Road and Broadway Avenue develops, the existing regulator station (Station 53) will need to be relocated into the designated PUL lot at the cost of the developer or whoever initiates the relocation. The Gas Department has future plans to twin the existing high-pressure gas main along Broadway Avenue to provide pressure support to the existing regulator station (Station 53) and surrounding area as it develops.

There are two existing medium-pressure connection points in the NW ¼ of 10-13-6 W4. One point is located at the existing regulator station at the corner of Broadway Avenue and West Boundary Road, and the second point is near the intersection of West Boundary Road and Trans Canada Highway. Preliminary models and sizing show that a large diameter steel main will be required east-west along Broadway Ave and north-south along West Boundary Road between the two medium-pressure connection points. The existing gas main on Dirksen Drive will also be connected in to the proposed gas mains in the SW ¼ of 15-13-6 W4.

The Gas Department will monitor pressures and loads in the SE and SW quarters of Section 15-13-6 W4 as the area develops. When the Gas Department determines that the pressures are



getting too low, Area 3 will have to be started with the installation of a new regulator station and gas mains to tie areas 2 and 3 together.

### **Area 3: NE ¼'s of 15-13-6 W4**

This area will operate as a part of the Redcliff 60 psig system. There are high pressure gas mains located along Box Springs Road and along the northern section line of 15-13-6-W4M. This area will require a new regulator station to provide additional gas supply and pressure support to the industrial area. The regulator station has been conceptually shown to the south of Cousins Compressor Station and to the east of the Cousins Inlet Meter Site, installed in October 2006; the exact location can be determined in the future planning.

#### *7.4.2 Electrical Power*

Electric power will ultimately be provided to the subject lands from the North Industrial Substation located along 52<sup>nd</sup> Street, north of the Canadian Fertilizer plant. There are also existing lines along Broadway Avenue between Box Springs and Boundary Roads.

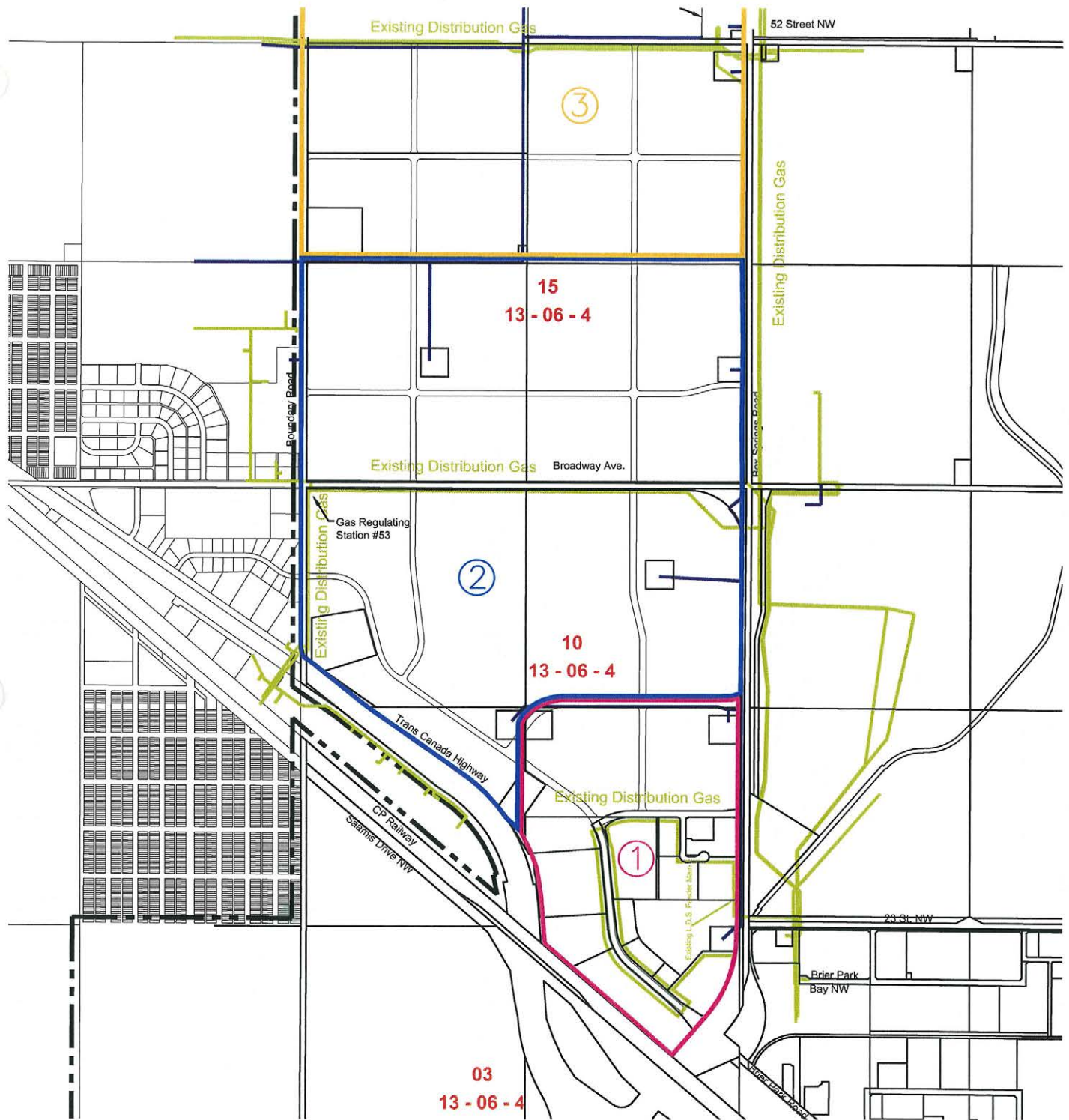
The area south of Broadway Ave will be serviced by an underground distribution power line and will require utility rights-of-way along the front of lots and along the sides where the distribution power lines pass through. The area north of Broadway Ave could be serviced by an overhead distribution power line, which is typically installed 1.0m inside the road right of way. The Electric Department will also require utility rights-of-way for the pole anchors.

The principal 13,800 volt 3-phase supply for this area will be from the Lockwood feeder out of North Industrial Substation. The distribution power line will be installed on one side of the street and servicing for the opposite side of the street will require underground crossings. Existing and proposed lines are shown on **Figure 14: Electric**

#### *7.4.3 Telecommunications*

Telus cable (copper) is located on the east side of Box Springs Road between 23<sup>rd</sup> and Broadway Avenue and on the west side north of Broadway Avenue (see **Figure 15: Telecommunications**). As a part of the construction of Phase 1A, in 2007, Telus service was provided, as shown in figure 15. The existing Telus Service will have to be supplemented for the further development of the Box Springs Business Park. Telus needs to be advised of the nature of the proposed development as soon as more detailed information is available.

There is a fibre optics line on the west side of Box Springs Road between 23<sup>rd</sup> Avenue and Broadway Avenue and on the south side of Broadway Avenue from Box Springs Road to Boundary Road.



- Municipal Boundary
- Existing Production Gas Main
- Existing Distribution Gas Main

- ① Area 1
- ② Area 2
- ③ Area 3



## Box Springs Business Park

City of Medicine Hat

### Gas

Area Structure Plan

## Figure 13

Ptn. of Sec. 15, Sec 10 & Sec. 3 - 13 - 06 - W4M

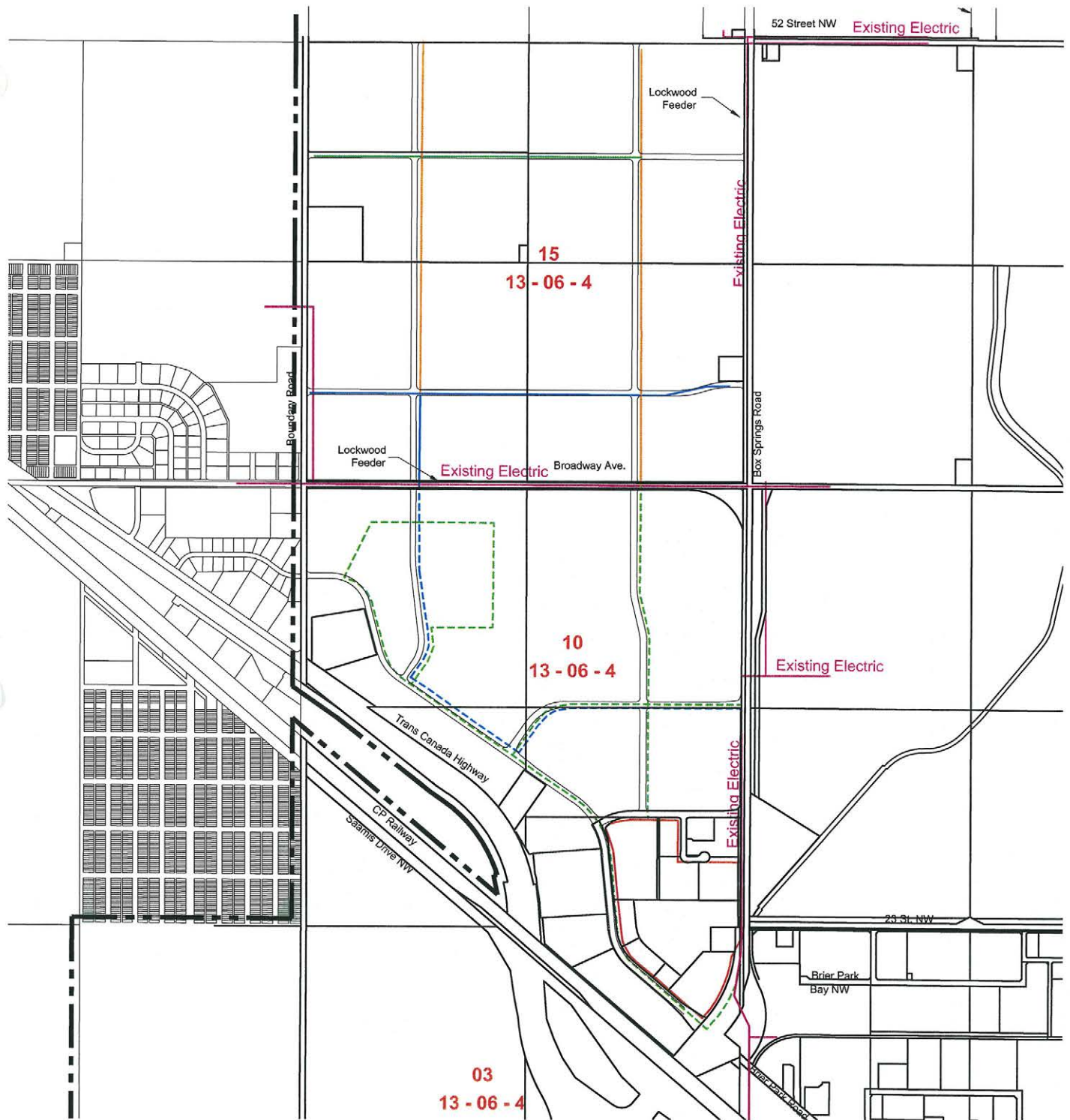
Scale: 1:20 000

Date: 4/5/2013

Fig 13.0.dwg

Source:





- |                           |                               |
|---------------------------|-------------------------------|
| --- Municipal Boundary    | --- Proposed 600 Electric     |
| --- Proposed 477 Electric | --- Proposed 2/0 Electric     |
| --- Proposed 4/0 Electric | --- Existing 477/795 Electric |
| --- Proposed 1/0 Electric | --- Existing 2/0 Electric     |

## Box Springs Business Park

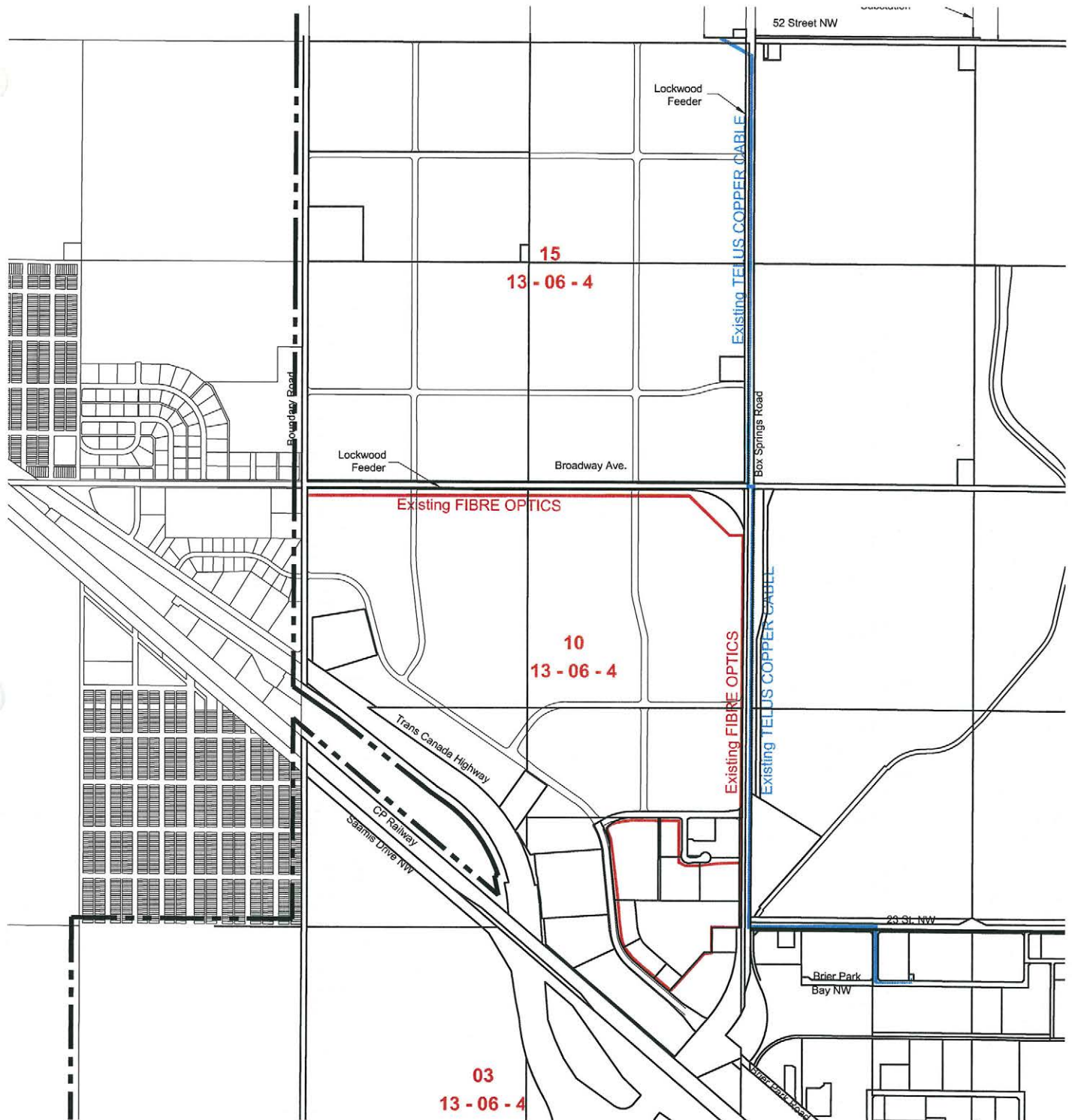
City of Medicine Hat

### Electrical

Area Structure Plan

**Figure 14**





- Municipal Boundary
- Existing Telus Copper Cable
- Existing 5m Fibre Optics



**Box Springs Business Park**  
City of Medicine Hat  
**Telecommunication**  
Area Structure Plan

**Figure 15**

Scale: 1:20 000  
Date: 4/5/2013  
Fig 15.0.dwg



## 8.0 DEVELOPMENT USES AND SEQUENCING

The subject lands are proposed to be developed in two (2) stages (see **Figure 16: Proposed Stages**). Stage 1 includes the lands south of Broadway Avenue which are proposed for light industrial, commercial development, including the Regional Event Center. Close proximity to the Trans-Canada Highway will provide commercial uses with the necessary visibility to attract vehicular traffic to amenities such as hotels, retail shopping and restaurants. Figure 16, also shows the amended phase boundaries in Stage 1.

Stage 2 is the lands north of Broadway Avenue which is proposed for heavy industrial uses or uses generally requiring larger size parcels.

The intent of the area structure plan is to encourage the location of uses on the appropriate sites while providing the flexibility to determine these locations based on market demand and the size of lot required rather than restricting uses to one area. All efforts will be made to ensure there is a logical extension of services and development occurs in a contiguous manner.

**Figure 17: Land Use Concept - Stage I** shows greater detail regarding the local road network and phasing for Stage 1, the area south of Boundary Avenue.



--- Municipal Boundary  
 □ Stage Boundary

## Box Springs Business Park

City of Medicine Hat

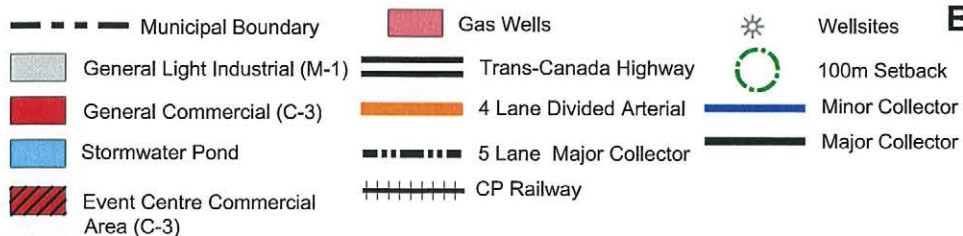
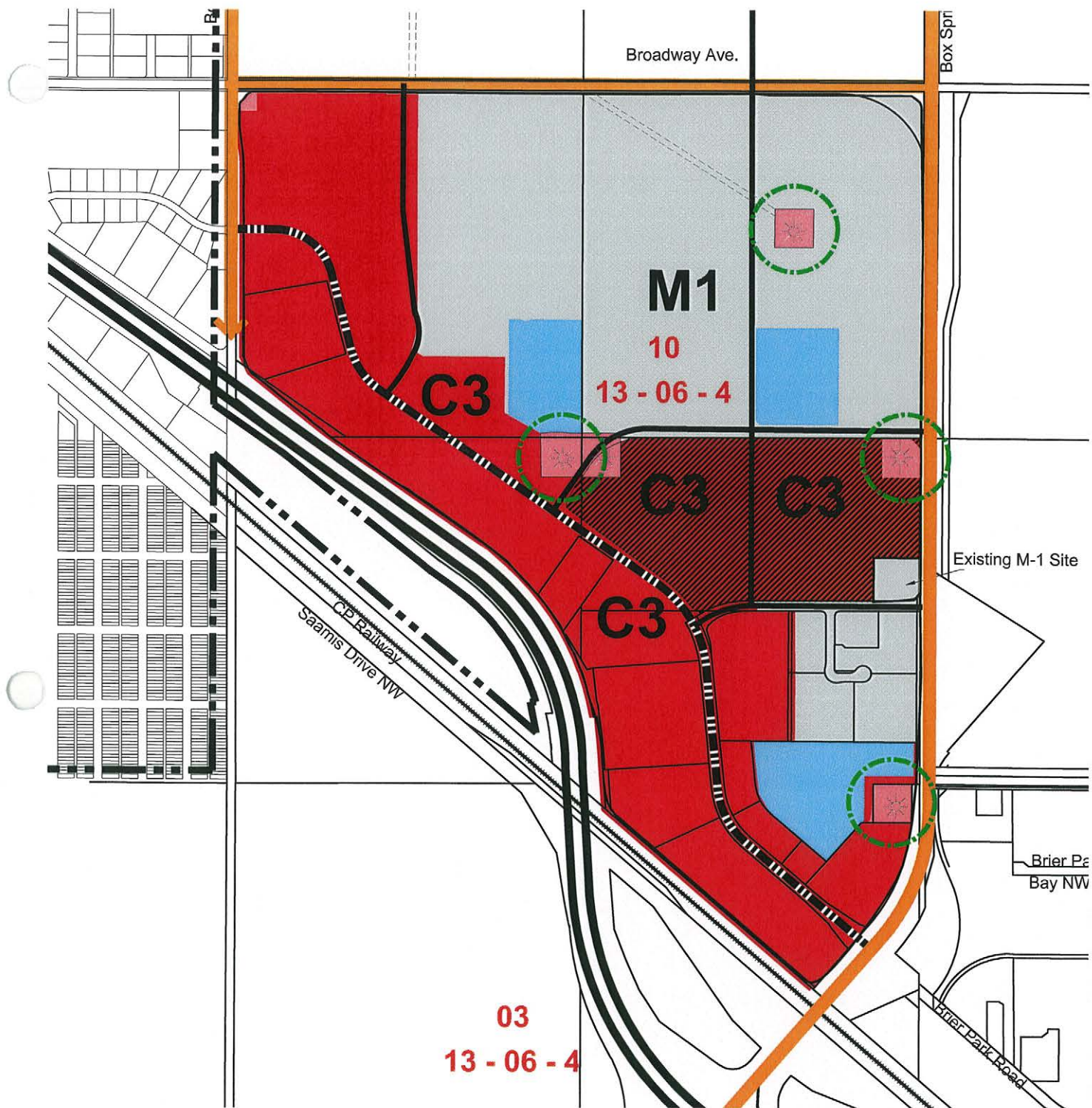
### Amendment to Proposed Stages

Area Structure Plan

Figure 16







## Box Springs Business Park

City of Medicine Hat

### Land Use Concept - Stage 1

Area Structure Plan

Figure 17



Scale: 1:12 500  
Date: 4/5/2013  
Fig 17.0.dwg

## 9.0 REFERENCES

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## **SCHEDULE A**

### **LANDSCAPE & DESIGN GUIDELINES**



## 1.0 General Guidelines

The following guidelines have been developed to ensure businesses locating in the Box Spring Business Park develop a quality environment. The guidelines are intended to supplement the requirements of the City of Medicine Hat Land Use Bylaw and should be applied at the development stage. In the event that any of these guidelines are at variance with the provision of the land use bylaw, it is intended that the more stringent requirements be applied.

### 1.1 Yards and Landscaping

- a) A yard facing a road other than a lane should be treated as a front yard.
- b) Unless otherwise stated, all distances in these guidelines are measured from the property line. All landscape areas are to be located on the subject property.
- c) A minimum 6 m strip of landscaping shall be provided adjacent to the following major roadways: Box Springs Road, Broadway Avenue, Boundary Road, and Trans-Canada Highway.
- d) A minimum 3 m strip of landscaping shall be provided adjacent to internal roads.
- e) In addition to the required onsite landscaping, land owners are responsible for landscaping and maintaining boulevards.
- f) Where parking is provided adjacent to a roadway other than a lane, a strip of landscaping not less than 3 m in width is required adjacent to the property line.
- g) Where outdoor storage of vehicles, goods, or equipment is provided adjacent to a roadway other than a lane, to provide an appropriate level of screening, the landscaped strip shall be at least 4.5 m in width.
- h) In commercial areas, consideration should be given to providing a 1.5 m landscape buffer strip for each property along all interior property lines. When combined with the adjacent property's 1.5 m strip, a 3 m landscaped buffer strip sufficient for tree planting may be formed. Designers should refer to the Tree Space Design Report, Prepared in 2008, by Casey Trees, which focuses on providing adequate soil volume for root growth.
- i) A Landscape Plan with sufficient information and details to fully convey the intent of the landscape design must be submitted with the Development Permit application.
- j) Plant materials used should be low maintenance species suitable for this hardiness zone. Landscaping should utilize xeriscape principles.
- k) The basic planting materials should be trees and shrubs in group plantings, ground cover, and naturalized grasses. Deciduous trees should have a minimum 50 to 85 mm caliper and coniferous trees should be 2-3 m in height.
- l) Plants should be used to highlight building entries, identify access/egress points, and to screen storage, loading, and parking areas. A 2.5 m wide planting bed should be provided near the entrance of the building.
- m) Lawn and ground cover are to be kept trimmed, mowed, watered, and fertilized. All planting areas are to be kept free of weeds and debris.
- n) All vegetative landscaping must be irrigated.
- o) The minimum acceptable landscape treatment will include the following characteristics:

- i. In the front yard landscape buffer strip there should be one tree per 45 m<sup>2</sup> of landscape area. Trees should be arranged in clusters.
  - ii. Landscaping of interior lots shall include the front yard.
  - iii. All site areas not covered by buildings, outdoor storage or parking, should be landscaped or surfaced in an appropriate manner.
- p) Landscaping consisting of trees/shrubs shall not be placed in a Utility Right-of-Way (UROW).
- q) Retaining walls and fences, or any other permanent structure, shall not be placed in a Utility Right-of-Way (UROW) without planning to ensure accessibility and safety of the underground utilities. Fence post locations may need to be adjusted and/or longer removable spans may need to be installed to accommodate the buried facilities.

### 1.2 *Parking*

- a. It is preferred that large scale parking areas are located at the side or rear of the buildings.
- b. Where parking is proposed between the front of buildings and the road, the building should be setback a minimum of 25 m. The parking area should be screened from the road by a minimum 3 m landscaping buffer.
- c. In large parking lots, landscaped parking islands should be provided for visual relief.

### 1.3 *Signage*

- a. The form and massing of the building design, not the signage, should be dominant elements in the streetscape.
- b. No sign should be located where it will interfere with pedestrian or traffic safety.

### 1.4 *Lighting*

- a. All outside lighting shall be located, oriented and shielded so as not to adversely affect adjacent properties or compromise traffic safety.
- b. All pedestrian and public areas should be well illuminated.

## 2.0 **Industrial**

In addition to the general guidelines, the following sections apply to industrial development.

### 2.1 *Outdoor Storage and Screening*

- a. All outdoor storage areas should be screened to reduce visual impacts. Outdoor storage of goods, products, materials or equipment should be allowed only in a rear yard.
- b. Outdoor storage areas should be screened from the Trans-Canada Highway, Box Springs Road, Broadway Avenue and Boundary Road in order to reduce visual impacts.



- c. Storage areas should be screened with landscaping, berming and/or fencing that limits visibility into a site. Adequate room for berms and landscaping must be provided.
- d. Where landscaping or tree planting is used to provide screening, its composition should ensure adequate screening year-round. Screening requirements should take into account any topography and elevation differences that exist.

## **2.2    *Fencing***

- a. Fences should be a minimum of 1.8 m unless noise attenuation measures are required.
- b. Fencing should not extend beyond the front face of the building.
- c. Where fencing along a front or exterior side yard property line is provided, the fence should be located behind the landscape buffer.

## **2.3    *Building Design and Appearance***

- a. Building materials should be durable and permanent in quality and composition and require low maintenance.
- b. Roof mounted equipment and/or ductwork should be located in areas which are not visually prominent.
- c. Any equipment that sits outside of the building should be screened and located at the rear or side of the building.

**EXTRACT OF THE  
MUNICIPAL PLANNING COMMISSION MEETING  
HELD ON WEDNESDAY, APRIL 24, 2013  
AT 2:30 P.M. IN CITY COUNCIL CHAMBERS**

**3. DECISION ITEM**

**3.1 BOX SPRINGS BUSINESS PARK AREA STRUCTURE PLAN AMENDMENT  
AND LAND USE BYLAW AMENDMENT – BYLAW NO. 4164**

**Planning Services Report/Presentation**

This is a proposed new Area Structure Plan for the Box Springs Business Park to replace the ASP which was adopted by Council on December 5, 2006 as Bylaw #3754. This is also a proposal to amend the Land Use Bylaw #3181 in order to implement the changes needed to allow the development of MHREC. A Memorandum of Agreement was signed in December 2012 between the City of Medicine Hat and 889479 AB Ltd for developing the MHREC in Box Springs Business Park.

The amendment to the Area Structure Plan consists of changes to the servicing of the subject area, changing the development staging sequence, and changing the land use concept to accommodate the MHREC. A draft of the amended ASP and amended functional servicing report was circulated through the Technical Coordinating Committee to the utility departments and Municipal Works Department. Comments and suggested changes that were received through the circulation have been incorporated into the area structure plan.

The Land Use Bylaw amendment is required in order to implement the development concept in the Area Structure Plan and allow for further subdivision and development of land for commercial development such as the MHREC, rather than light industrial – the current designation. The amended Box Springs Business Park ASP is consistent with the Municipal Development Plan.

Section 67(2) of the Land Use Bylaw 3181 will be amended by adding “Sports and Recreation Facility, Major” as a permitted use. This will allow development permits for the new MHREC to be approved in the C3 – General Commercial district prior to the new land use bylaw being adopted. The definition of this use is below:

***Sports and Recreation Facility, Major means a development for sports or recreation activities that, in the opinion of the Development Authority, is likely to generate noise, light or traffic impacts beyond the site, and that may incorporate related eating, drinking and retail facilities.***

Planning Services supports this bylaw which will permit the development of the MHREC in the Box Springs Business Park.



The amending Bylaw received First Reading at the April 15, 2013 City Council meeting.

The Commission inquired as to why the additional condition is proposed for inclusion in the ASP. Planning advised that the LUB amendment and the proposed addition to the ASP wording is required in order to clarify the original agreement as to exactly whom would be responsible for off-site levies, and so that there would be no ambiguity going forward as to whom is responsible for what. The Commission commented that the proposed land use concept is not based on market analysis but on suitability of the site; and therefore what is the rationale for changing the land from M1 to C3. Planning Services advised they since the land is currently designed for both industrial and commercial use, this was the best option available as per the current LUB framework. The Commission mentioned that the most logical separation/boundary between the M1 and C3 area was Broadway as this would allow for future commercial development. The M1 area would better accommodate higher traffic in the future as opposed to the C3 area. Planning Service's recommendation is to not move out of the industrial land use base too prematurely due to lack of evidence and that there are more options for commercial development elsewhere within the City than there are for industrial in the NW quadrant. The Commission then commented about the apparent overlapping of definitions regarding M1 and C3 under the new LUB. The Commission then discussed the 1.5m sidewalk setback on Box Springs Blvd NW and that it should be changed to a 3.0m pathway to accommodate cyclists. Development Engineering advised that this was discussed at the TCC circulation stage. Staff advised that the applicant should put a proposal together for the public hearing which is to be held shortly.

Moved by Mr. Samad, seconded by Alderman Craven:

**THAT THE MUNICIPAL PLANNING COMMISSION RECOMMEND TO CITY COUNCIL THE AMENDMENT OF THE BOX SPRINGS BUSINESS PARK AREA STRUCTURE PLAN BY CHANGING THE 1.5M SIDEWALK SETBACK TO A 3.0M PATHWAY SETBACK ALONG BOX SPRINGS BLVD NW.**

The Commission inquired if this amendment would slow the process down and Planning Services advised it would not. The Commission commented that since this was only a *proposed* 1.5m sidewalk setback that this amendment could be managed at the Functional Servicing Report (FSR) stage by staff. Planning Services reiterated that the intent is clear that there is a desire, if the Commission agrees; to enhance the pedestrian circulation options in Box Springs Business Park. Planning also advised that an amendment is not needed at this time as there is flexibility built into the ASP and that this setback amendment could be handled at the subdivision stage as per the FSR.

NOT CARRIED

Moved by Alderman Craven, seconded by Mr. Varga:

**THAT THE MUNICIPAL PLANNING COMMISSION RECOMMEND TO CITY COUNCIL THE AMENDMENT OF THE BOX SPRINGS BUSINESS PARK AREA STRUCTURE PLAN BY INSERTING THE FOLLOWING AMENDED TEXT AS THE THIRD PARAGRAPH OF SECTION 7.0: "THE PROJECTS AND INFRASTRUCTURE IDENTIFIED IN THIS AREA STRUCTURE PLAN WILL BE THE RESPONSIBILITY OF THE DEVELOPER AND ONLY THOSE PROJECTS CLEARLY IDENTIFIED IN THE OFFSITE LEVY BYLAW WILL BE UNDERTAKEN BY THE CITY".**

**THAT THE MUNICIPAL PLANNING COMMISSION RECOMMEND TO CITY COUNCIL THE ADOPTION OF BYLAW NO. 4164, THAT RESCINDS BYLAW 3754 AND ADOPTS THE AMENDED BOX SPRINGS BUSINESS PARK AREA STRUCTURE PLAN (BYLAW 4164). BYLAW 4164 ALSO AMENDS THE LAND USE BYLAW BY ADDING "SPORTS AND RECREATION FACILITY, MAJOR" TO THE LIST OF PERMITTED USES IN THE C3 - GENERAL COMMERCIAL DISTRICT, AND RE-DESIGNATES A PORTION OF THE SUBJECT PROPERTY TO C3 - GENERAL COMMERCIAL DISTRICT FROM M1 - GENERAL LIGHT INDUSTRIAL DISTRICT.**

CARRIED – OPPOSED: Mr. Atwal





April 29, 2013

Ms. Angela Cruickshank, City Clerk  
City of Medicine Hat  
580 First St. SE  
Medicine Hat, AB  
T1A 8E6

Dear Ms. Cruickshank,

Re: Adoption of New Area Structure Plan, Repeal Bylaw 3754 and Amend the Land Use Bylaw (Box Springs Business Park Area Structure Plan) as Published in the Medicine Hat News, April 27, 2013.

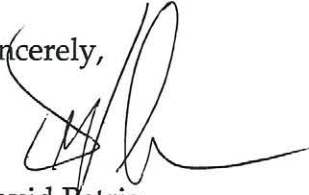
Regarding the abovementioned Area Structure Plan and the proposed rezoning of land from M-1 to C-3 Commercial, please be advised that Cancarb Limited opposes this rezoning and recommends that the Bylaw #4164 not be accepted.

As an industrial facility with over 40 years' history in the Brier Park area, it is our recommendation that this area remain zoned for industrial purposes. In fact, it is questionable as to whether the southern most portion of the Box Springs Business Park, and the specific land areas as noted in this amendment, meets the 1.5 km setback from industrial facilities as referenced on page 19, Section 5.8 Industrial Buffer of the Area Structure Plan, and Section 4.5.1 (a) of the City of Medicine Hat Municipal Development Plan. In particular, the industrial buffer should be maintained from the northern most point of Cancarb's property at Plan 8410187 Block 3, Lot 6. Further rezoning of land in this encompassing area should not be permitted and Cancarb requests confirmation that the buffer has in fact been affirmed in the ASP.

Industrial facilities such as Cancarb, which includes the waste heat power plant which supplies approximately 20% of the electric power needs of the City of Medicine Hat, have high pressure natural gas pipelines, hydrogen storage and transport vessels, numerous pressure vessels, and a high volume of large transport trucks coming in and out of the facility every day. The Area Structure Plan mentions the possibility of hotels, restaurants, and commercial and recreation facilities being developed in this area. Cancarb Limited strongly recommends that this be reconsidered in view of the proximity to the Cancarb industrial facility and the ensuing safety concerns.

Respectfully submitted.

Sincerely,

A handwritten signature in black ink, appearing to be 'DP', with a long horizontal flourish extending to the right.

David Petrie  
President & COO  
Cancarb Limited

DP/pd



Methanex  
Corporation  
PO Box 1100  
3806 Box Springs Road NW  
Medicine Hat, AB  
T1A 7H1

Telephone: 403-527-8141  
Facsimile: 403-529-9171  
www.methanex.com

April 30, 2013



Ms. Angela Cruickshank, City Clerk  
City of Medicine Hat  
580 First Street SE  
Medicine Hat, AB  
T1A 8E6

Dear Ms. Cruickshank:

**Re: Adoption of New Area Structure Plan, Repeal Bylaw 3754 and Amend the Land Use Bylaw (Box Springs Business Park Area Structure Plan) as Advertised in the Medicine Hat News**

Regarding the above mentioned public notification, please be advised that Methanex Corporation opposes Bylaw #4164 to amend Bylaw #3181 the City of Medicine Hat Land Use Bylaw, repeal Bylaw 3754 (Box Springs Business Park Area Structure Plan) and adopt a new Area Structure Plan.

As a member of the Chemical Industry Association of Canada, Methanex is committed to Responsible Care® Ethics and Principles, which guide all aspects of our operations including considerations of "what happens beyond our fence line."

Section 4.5.1 of the City of Medicine Hat Municipal Development Plan (MDP) refers to a 1.5 kilometer buffer zone around a heavy industrial district in which development should be limited to manufacturing, warehousing and open storage uses such as lay down areas. It further states, "due to the unique nature of the Heavy Industrial Area, light industrial uses, commercial activity with residential functions (i.e. hotels), and institutional uses (i.e. schools, hospitals, seniors facilities) will not be allowed." Therefore, approval of Bylaw #4164 would contravene the MDP.

Methanex does not support commercial and light industrial development within 1.5 kilometers of the plant site. We strongly recommend the City of Medicine Hat not approve Bylaw #4164 nor adopt the new Area Structure Plan for the Box Springs Business Park.

Respectfully submitted,



Kevin Henderson  
Vice President, Global Manufacturing  
Methanex Corporation

**Canadian Fertilizers Limited**

PO Box 1300 Medicine Hat, Alberta T1A 7R9  
Telephone • 403-527-8887 Fax • 403-526-8843

May 1, 2013

Ms. Angela Cruickshank, City Clerk  
City of Medicine Hat  
580 First Street SE  
Medicine Hat, AB  
T1A 8E6

Dear Ms. Cruickshank:

**RE: Adoption of New Area Structure Plan, Repeal Bylaw 3754 and Amend the  
Land Use Bylaw (Box Springs Business Park Area Structure Plan) as  
Advertised in the Medicine Hat News**

Regarding the above mentioned public notification, please be advised that Canadian Fertilizers Limited opposes Bylaw #4164 to amend Bylaw #3181 the City of Medicine Hat Land Use Bylaw, repeal Bylaw 3754 (Box Springs Business Park Area Structure Plan) and adopt a new Area Structure Plan.

Established in 1975, Canadian Fertilizers Limited has been operating in the Brier Park area for 38 years. Safety of our employees and the community is at the heart of everything we do. We work actively with the City and Emergency Services to ensure we are all prepared to execute our response plans. It is essential that adequate set back distances are established and maintained between heavy industrial facilities and areas designed to attract a significant number of people.

Canadian Fertilizers Limited does not support commercial and recreational development within 1.5 km of heavy industry in the Brier Park area. We strongly recommend the City of Medicine Hat not approve Bylaw #4164 nor adopt the new Area Structure Plan for the Box Springs Business Park.

Regards,



**Dale Moverley**  
VP & General Manager  
Medicine Hat Nitrogen Complex