

Noble Business Park
Concept Plan & Technical Studies

NOBLE
BUSINESS PARK



**NOVEMBER 2022
RESUBMISSION**

PROJECT TEAM

B&A Planning Group

Trace Associates

AL-Terra Engineering

Eagle Builders

Union Street

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Table of Contents

| | | |
|------|--|----|
| 1.0 | Introduction & Purpose | 04 |
| 2.0 | Project Rationale | 06 |
| 3.0 | Concept Plan Elements & Policy Alignment | 07 |
| 4.0 | Area Context | 12 |
| 5.0 | Existing Site Conditions | 14 |
| 6.0 | Development Concept | 18 |
| 7.0 | Transportation | 22 |
| 8.0 | Site Servicing | 25 |
| 9.0 | Stormwater Management | 26 |
| 10.0 | Implementation | 28 |

Figures

| | | |
|--------|---------------------------------|----|
| Fig 1 | Regional Context | 05 |
| Fig 2 | MDP Policy Areas | 10 |
| Fig 3 | Existing Land Use | 11 |
| Fig 4 | Legal Description | 13 |
| Fig 5 | Topography | 15 |
| Fig 6 | Conceptual Site Development | 19 |
| Fig 7 | Proposed Land Use | 21 |
| Fig 8 | Proposed Transportation Network | 23 |
| Fig 9 | Transportation Details | 24 |
| Fig 10 | Stormwater Servicing Concept | 27 |
| Fig 11 | Phasing Plan | 29 |

Technical studies under separate cover

1.0 INTRODUCTION & PURPOSE

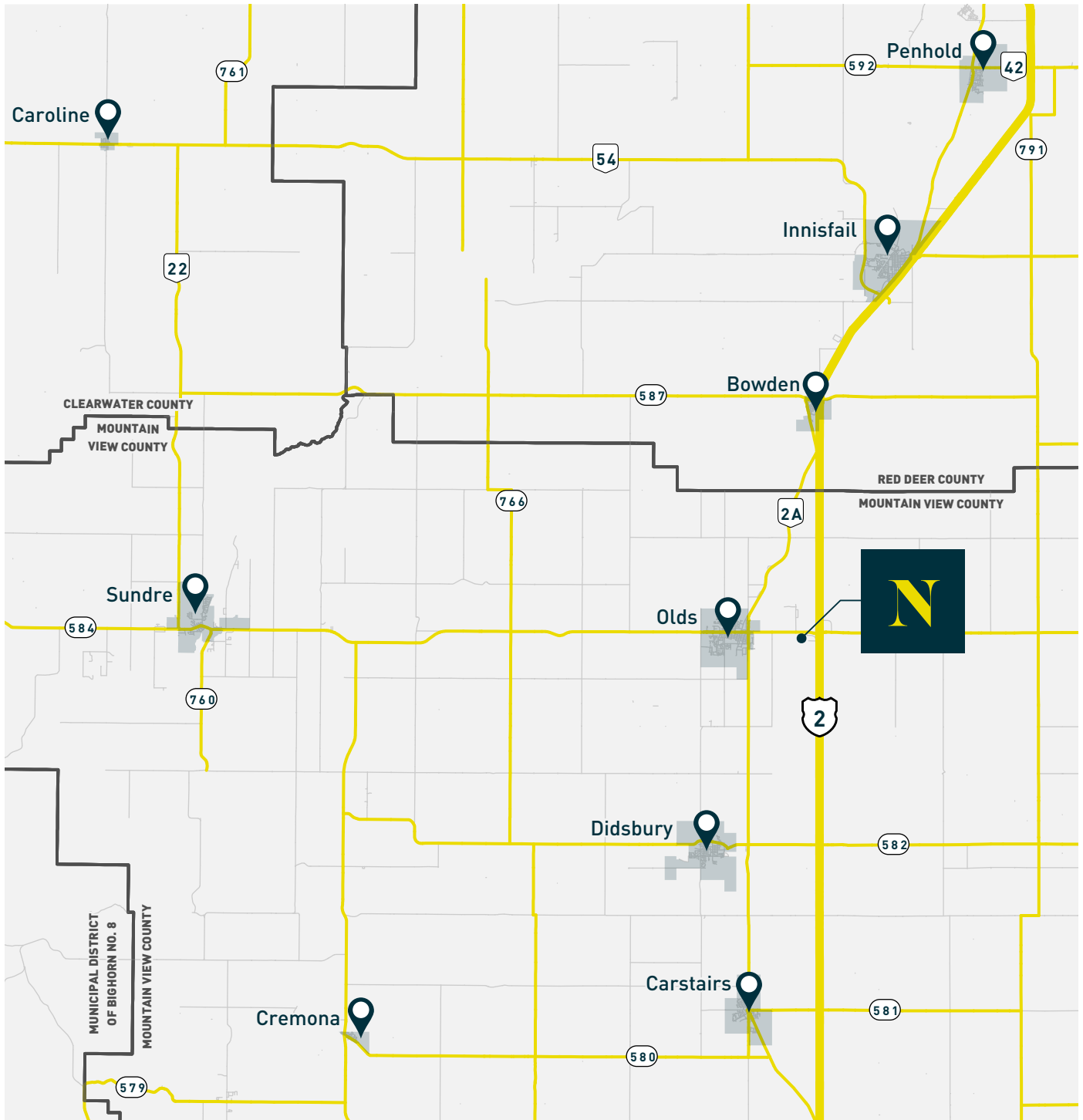
In accordance with Section 5 and 7.4 of the Mountain View County Municipal Development Plan, the Noble Business Park Concept Plan considers the development of a unique master planned business park with a commercial/industrial focus that will provide a regionally significant economic destination for Mountain View County at a prominent highway interchange location.

On behalf of Hans van den Bosch, B&A Planning Group submits this concept plan and technical studies for a future industrial/commercial business park. The proposed business park development includes a wide range of allowable commercial and industrial facilities that not only strengthen and expand existing businesses within the region, but also provides an important growth opportunity to attract new businesses to the County. The purpose of the Noble Business Park Concept Plan is to provide a road map for future development for the subject site situated near the Highway 2 and Highway 27 interchange. Development of lands within the plan area are guided by Special Policy Area- Highway 2/27 in County View County's Municipal Development Plan.

The subject site is ideal for commercial and industrial development and will complement uses within the existing Netook Crossing Business Park to the east. The Concept Plan will establish expectations regarding how the proposed project will be implemented.



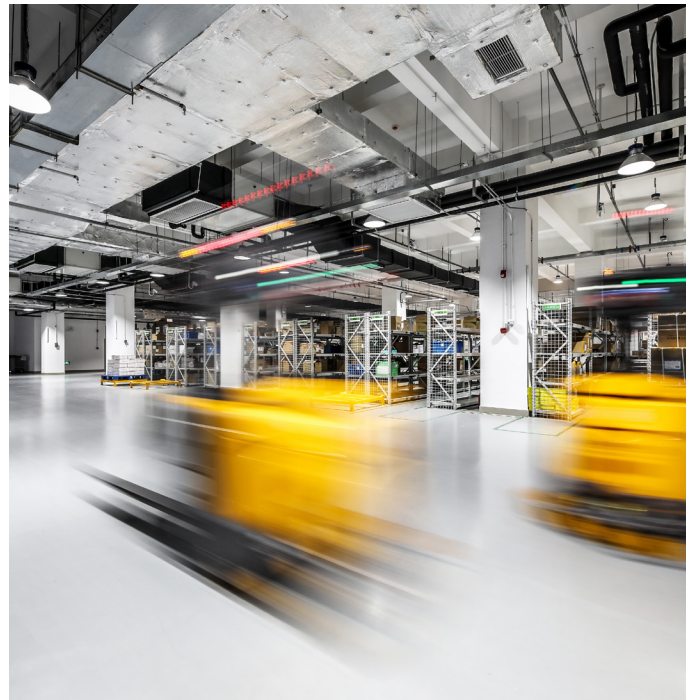
Figure 1 | Regional Context



2.0 PLAN RATIONALE

The site is identified by the County's Municipal Development Plan as economic node and is appropriate for an commercial and industrial business park. In addition, the property is also located within the Special Policy Area: Highway 2/27. This location has been chosen as a new business park location based on the following key location considerations:

- Located at NW 35-32-1-5 in Mountain View County its proximity to Highway 2/27 facilitates convenient access to and from various rural and urban populations without being disruptive to agricultural traffic.
- The total site area is 62.26 ha (153.83 acres) of land is located in an area with complementary uses with adequate separation distance from incompatible uses.
- A Business Park District (I-BP) can accommodate a broad range of commercial and industrial uses providing an opportunity to cluster commercial activity within the area creating a sense of place and a range of employment opportunities.
- Opportunity to attract other commercial and industrial businesses and create a high-profile destination for regional economic growth, employment, and business that will benefit Mountain View County.



3.0 CONCEPT PLAN ELEMENTS & POLICY ALIGNMENT

The following table outlines the applicable policies relevant to the project site and identifies how the proposed development aligns with the County's vision for economic growth. See Figures 2 and 3.

Table 1: Policy Framework

| Policy | | Concept Plan Response | |
|--|---|---|---|
| Document | Reference | Key Element of the Noble Business Park Concept Plan | Noble Business Park Details |
| Mountain View County Municipal Development Plan (MDP) (2021) | <p>Section 5.3-5.3.20 Economic Development Land Use Policies</p> <p>Section 6.3.3 Environmental Land Use Policies</p> | Economic Growth through Business Park Development | <p>Noble Business Park establishes an opportunity for economic development that will provide a diversity of industrial and commercial growth opportunities in Mountain View County (MVC).</p> <p>A Business Park District (I-BP) can accommodate a broad range of commercial and industrial uses providing an opportunity to cluster commercial activity within the area creating a sense of place and a range of employment opportunities.</p> <p>It is located adjacent to Netook Business Park. As this corridor continues to grow and expand, it will become a prime location for commercial and industrial development. This will strengthen the area and attract other commercial and industrial businesses creating a high-profile destination for regional economic growth, employment, and business that will benefit Mountain View County.</p> <p>The first phase of the project will require a rezoning from agricultural district to business park and a subdivision application for the site will be submitted simultaneously for consideration.</p> |

| Policy | | Concept Plan Response | |
|--|---|---|---|
| Document | Reference | Key Element of the Noble Business Park Concept Plan | Noble Business Park Details |
| Mountain View County Municipal Development Plan (MDP) (2021) | Section 7.3 – Economic Nodes, Section 7.4 Special Policy Area Highway 2/27, 7.5 Area Structure Plan, Concept Plan and Area Redevelopment Plan Policies | Economic Node | <p>Noble Business Park is located within an Economic Node located at Highway 2/27 interchange and adjacent to the Netook Crossing Business Park. It will accommodate a broad range of commercial and industrial uses.</p> <p>The site is conveniently located within Highway 2 and 27 and will facilitate convenient access to and from various rural and urban populations.</p> <p>The land has been identified as an area intended to establish opportunities for economic development that will help the County balance its tax base while providing a variety of opportunities and services to residents and businesses.</p> |
| Mountain View County Municipal Development Plan (MDP) (2021) | Section 11.0 – 11.3.4 Development Phasing | Will Facilitate Logical, Economical, and Orderly Development of Land in MVC | <p>The first phase of Noble Business Park will see the creation of eleven new parcels on the project site. These lots will have shared access, appropriate servicing, and a concentration of compatible industrial and commercial uses located within the business park.</p> <p>It will consist of a wide range of commercial and industrial uses that have been designed to provide integration with the surrounding area.</p> <p>Phasing has been designed to ensure that the development proceeds in a logical and beneficial manner with the direction of Council, market demand, the profitability of development, and available servicing. Further, the phasing will prevent the premature conversion of agricultural land for urban development.</p> |

| Policy | | Concept Plan Response | |
|---|---|---|---|
| Document | Reference | Key Element of the Noble Business Park Concept Plan | Noble Business Park Details |
| Mountain View County Strategic Plan (2019 – 2021) | Strategic Priority #3 Economic and Development Strategy | Enables Business Diversification and Retention | <p>The Mountain View County Strategic Plan aims to promote sustainability through balancing economic, social, and environmental concerns for the region. MVC Council within their strategic plans have highlighted the communities' values, vision, mission, and five strategic areas of concerns. Within the strategic framework lies to the aim to provide high quality services in support of a healthy, safe, and vibrant rural community.</p> <p>Noble Business Park will provide the MVC community with a wide range of allowable and discretionary uses as a Business Park district offering a variety of services and provide ample opportunities to retain existing businesses within the County, but also attract new opportunities to the County, increasing the non-residential tax base.</p> |

Figure 2 | MDP Policy Areas

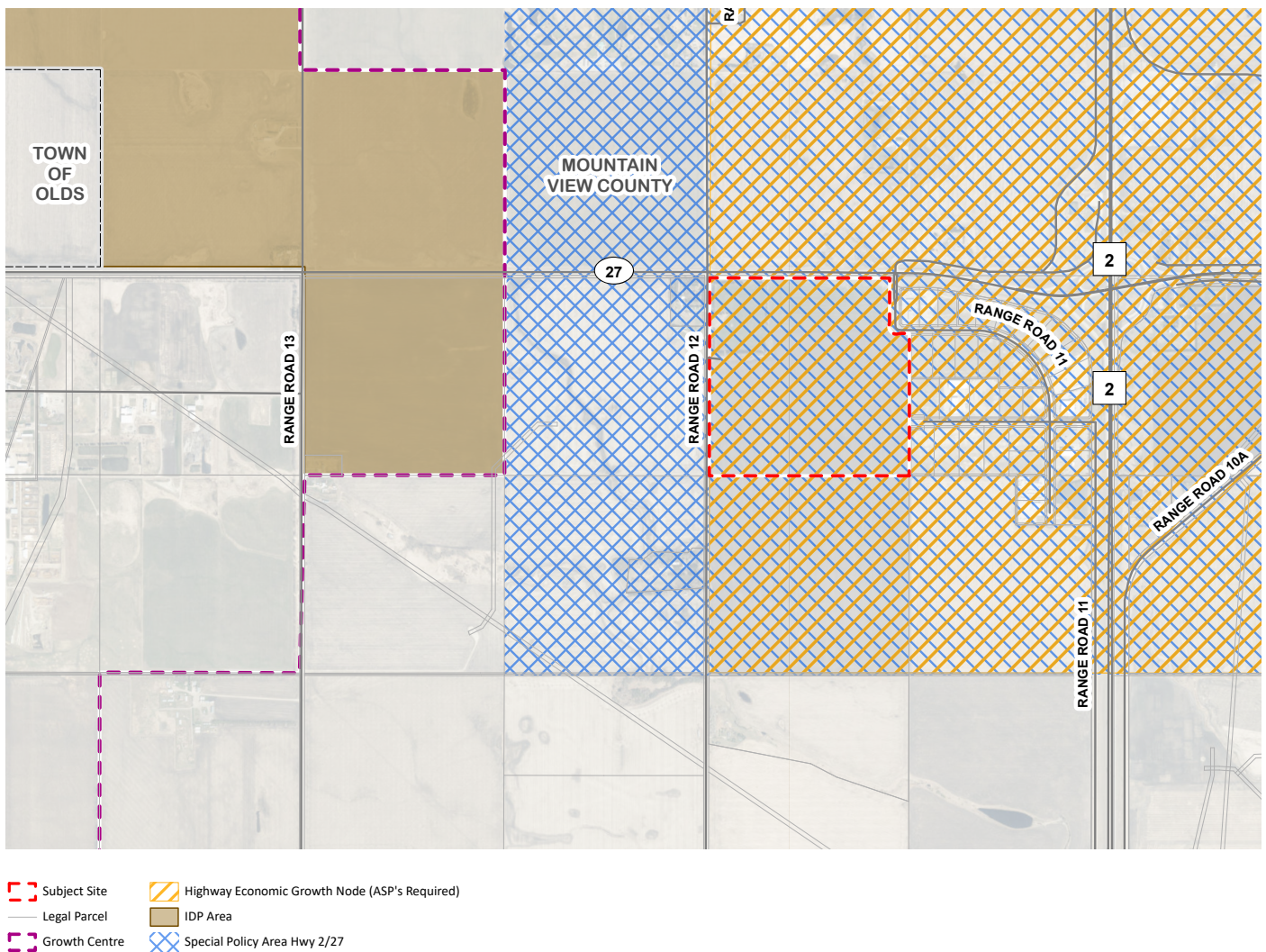
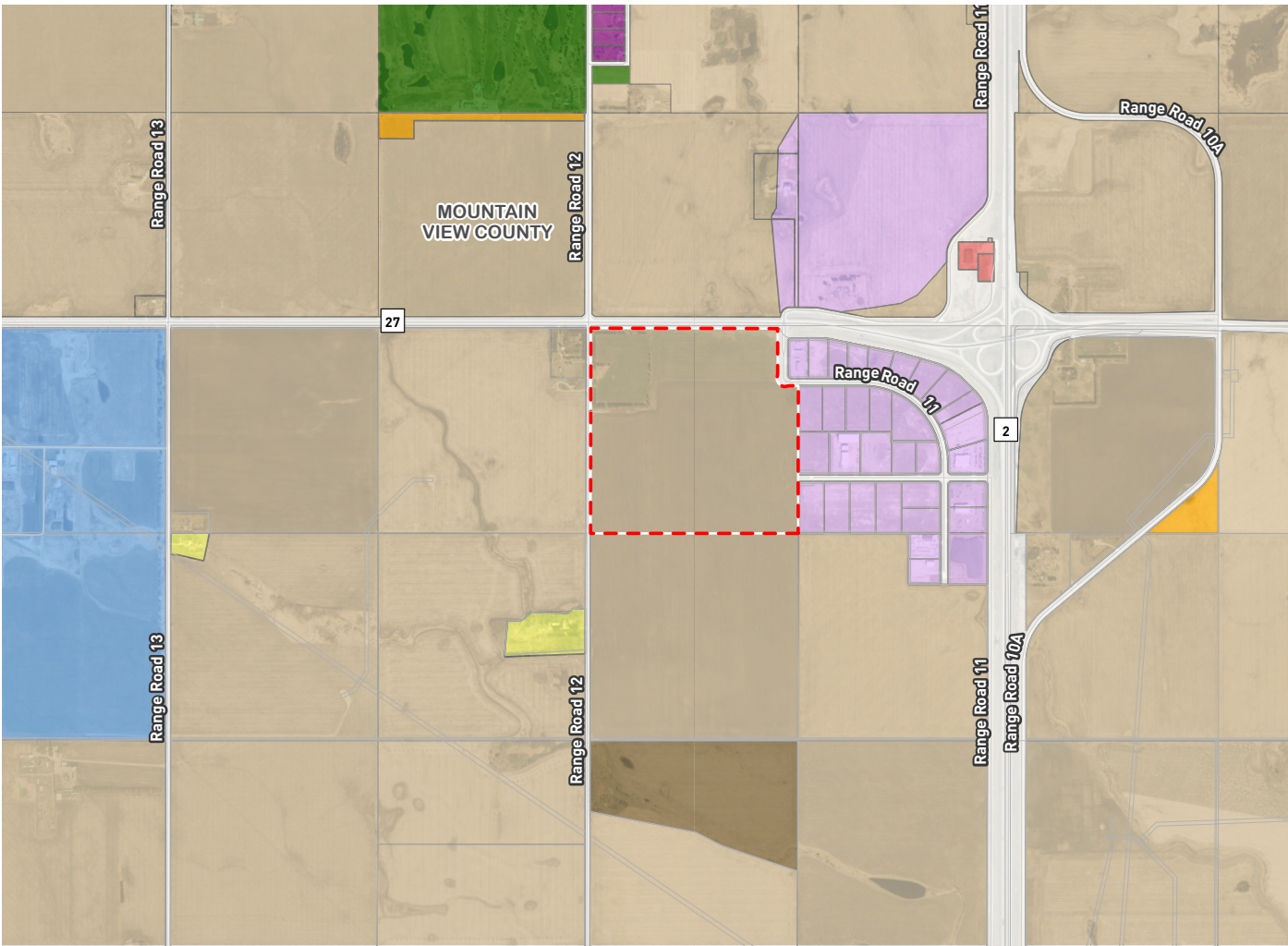


Figure 3 | Existing Land Use



- Existing Land Use
- | | | |
|--------------------------------------|--|--------------------------------------|
| Agricultural District (A) | Country Residential District (R-CR) | Residential Farmstead District (R-F) |
| Agricultural (2) District (A(2)) | Institutional, Educational and Cultural District (S-IEC) | Country Residential 1 District |
| Business Park District (I-BP) | Local Commercial District (C-LC) | Subject Site |
| Parks and Recreation District (P-PR) | Legal Parcel | |

4.0 AREA CONTEXT

4.1 Location & Plan Boundaries

Noble Business Park is located near the Town of Olds, directly west of the Netook Crossing Business Park. The site currently has access to Highway 27 and is near the Highway 2/27 interchange. The plan area is defined by:

- Highway 27 to the North- Highway 27 is a 2-lane provincial highway that traverses east-west from the Town of Sundre, through the Town of Olds, connecting with Highway 2, and continuing further east.
- Netook Crossing Business Park to the East- Range Road 11 and existing industrial and commercial uses
- Undeveloped land to the South- Agricultural land for crop production.
- Range Road 12 to the West- Range Road 12 is a rural road that travels north-south through the County.

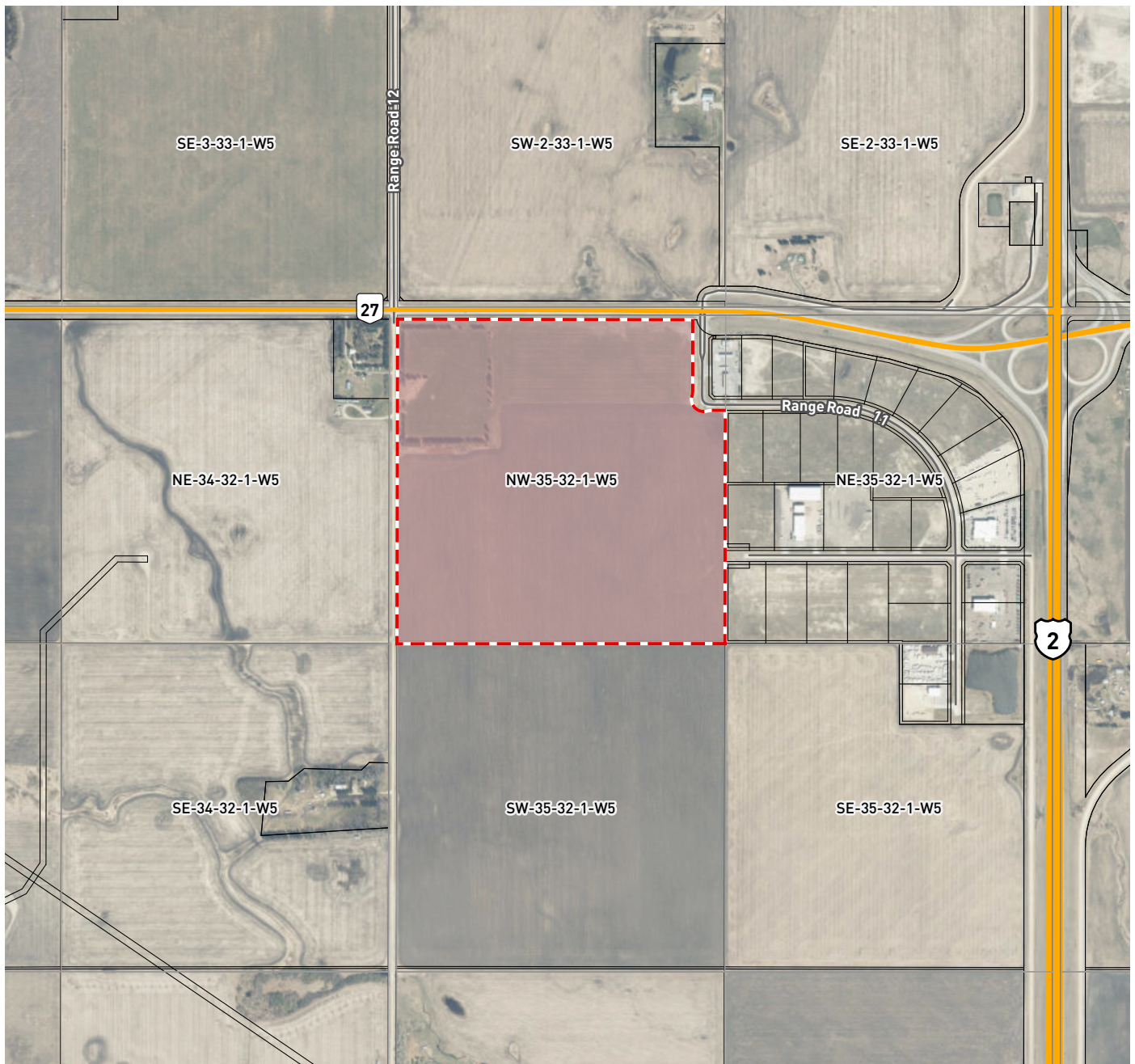
4.2 Legal Description & Ownership

As illustrated in Figure 4, the plan area includes ± 62.26 ha (153.83 ac), legally described as NW 35-32-1-W5, and is owned by Hans van den Bosch.

Table 2: Ownership

| Parcel | Owner | ± ha | ± ac | % |
|---------------|--------------------|-------|--------|-----|
| NW 35-32-1-W5 | Hans van den Bosch | 62.26 | 153.83 | 100 |
| Total | | 62.26 | 153.83 | 100 |

Figure 4 | Legal Description



- Legal Parcel/ROW
- Major Road
- Noble Business Park
- Quarter Section Grid

5.0 EXISTING SITE CONDITIONS

5.1 Topography

The lands within the concept plan are relatively level topography, with elevation ranging between approximately 1,019 and 1,012 metres above sea level. The terrain slopes gradually from the northwest corner of the site to the southeast. No landforms are present on the site. The site is relatively level, recently harvested, with some trees surrounding a cleared area in the northwestern corner of the site. There is an unnamed creek located approximately 275 metres (m) west-southwest of the Site, and a stormwater retention pond is located approximately 600m east of the Site. See Figure 5: Topography.

5.2 Biophysical Conditions

In August 2021, Trace Associates Inc. (Trace) prepared a Biophysical Report, and a supplemental Information Request Response in August 2022, to assess the biophysical features of the Noble Business Park site. The objective was to identify environmentally sensitive areas to facilitate informed decisions regarding the protection and enhancement of those features, in accordance with provincial legislation, municipal plans and policies.

Currently, upland soils of the Antler and Lonepipe Series occur throughout the site consisting of Orthic Black Chernozems. These soils are considered suitable for agriculture, having moderate limitation for agricultural production due to heat. Surface water on the site includes two ephemeral waterbodies and two ephemeral watercourses located within cultivated land.

The site largely consists of cultivated land with a treed windrow containing deciduous and coniferous trees surrounding a former farmyard. No rare species or rare ecological communities were found within the site. The subject lands are within provincially mapped key wildlife ranges for Sensitive Raptors, including bald eagle, golden eagle, and prairie falcon, and for sharp-tailed grouse.

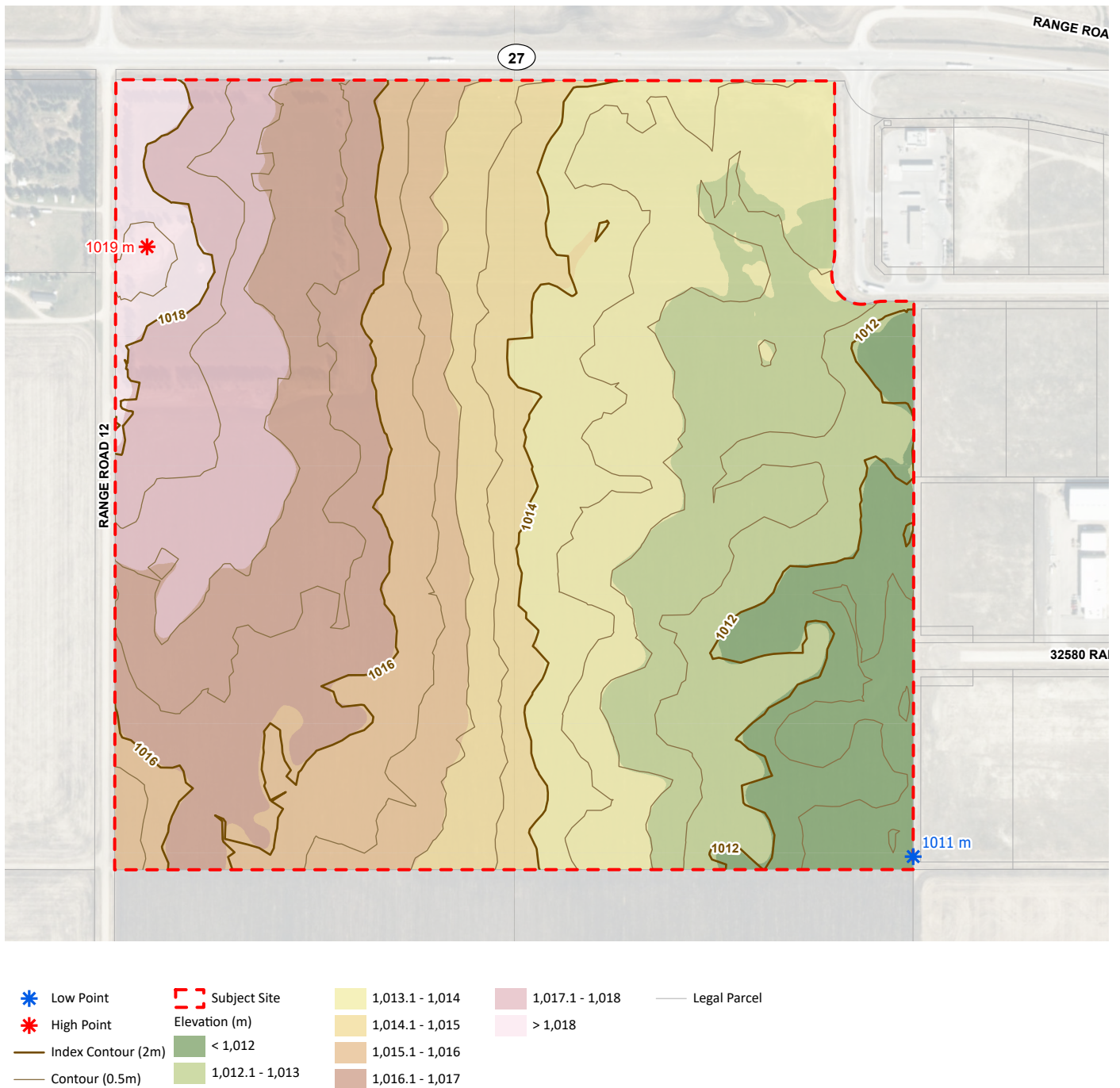
The site contains mature trees suitable for nesting raptor species, including the species of conservation concern prairie falcon, which is known to occur in this area. Wildlife species in Alberta (including active nests, chicks, and eggs) are protected under the Alberta Wildlife Act; migratory birds are additionally protected under the Migratory Bird Convention Act.

No Environmentally Sensitive Areas are present on the site, however, mature trees occurring in the windrow on site are suitable for some nesting raptor species, including the species of conservation concern, prairie falcon, which is known to occur in this area. Mature trees should be considered for retention when developing the Site, particularly considering their scarcity in the area.

5.3 Historical Resources

A Historical Resource Assessment (HRA) was completed in August 2021 for lands within the Noble Business Park land area. It was determined that the land to be developed holds no historic or archaeological significance. The HRA report was submitted to the province for review and the province has no concerns with the concept plan proceeding as planned.

Figure 5 | Topography



5.4 Environmental Site Assessments

Phase I and Phase II Environmental Site Assessments (ESAs) were conducted in August and November 2021 and Phase I was updated in August 2022 by Trace Associates for the Noble Business Park Development. A Phase I ESA was done to identify actual and potential sources of soil and groundwater contamination that may be present. The Phase II ESA was to assess the outstanding areas of potential environmental concern identified during the Phase I ESA and determine whether the concentrations of select parameters in soil and groundwater met the *Alberta Tier 1 Soil and Groundwater Remediation Guidelines*.

6.4.1 Phase I ESA

The Phase I ESA identified the following potential sources of contamination. They are:

- A former feedlot located in the northwest portion of the site has the potential for surface runoff from cattle pens to soil and groundwater at the site.
- The co-op cardlock located approximately 30 m east of the site: In 2010, two 25,000 Litres (L) gasoline underground storage tank (UST) and four 45,500 L diesel USTs were installed at the property. Based on the number of USTs present at the property, the most recent leak detection testing occurring approximately five years ago, and the proximity to the Site, the Co-op Cardlock was interpreted to be a medium risk to soil and/or groundwater quality relative to the site.
- The co-op gas bar located approximately 30 m east of the site: In 2018, the Alberta Safety Codes Authority (ASCA) indicated that four gasoline USTs (25,000L, 50,000L, 75,000L, and 100,000 L capacity) and one 50,000L diesel UST were installed at the property in 2018. Based on the number of USTs present at the property and the close proximity to the Site, the Co-op Gas Bar is interpreted to be a medium risk to soil and/or groundwater quality relative to the site.

6.4.2 Phase II ESA

A Phase II ESA was conducted and consisted of drilling eight boreholes completed as monitoring wells, soil and groundwater sampling, laboratory analyses, hydraulic conductivity analysis, and data interpretation.

The findings from the Phase II ESA would not impede light commercial/industrial development and no further environmental investigation is warranted at this time. For more information on the Environmental Site Assessments, please see the full reports.

5.5. Geotechnical Assessment

In October 2021, Union Street conducted a Geotechnical Assessment and updated in September 2022, to provide geotechnical conclusions and recommendations regarding site preparation and excavations, frost depth, groundwater table depths, cement type, asphalt road structures, and other aspects related to the proposed subdivision development. Subsurface conditions varied, but generally consisted of, in descending order, topsoil, clay, and clay till. See the full Geotechnical Assessment Report for more information.

5.6. Groundwater Feasibility Study

In March, 2022, Trace Associates completed a groundwater supply evaluation for the first phase of development within the Noble Business Park. The objective of the groundwater supply evaluation was to assess the potential groundwater supply quality and quantity available in support of the Phase 1 portion of the proposed commercial/light industrial subdivision development, while not adversely impacting existing groundwater users.

The evaluation included a desktop assessment and installation of three groundwater supply wells within subsequent testing to determine aquifer properties. Field tests included a step test and 72 hour pumping test with one pumping well and two observation wells (located approximately 15 and 110 metres from the pumping well). Analysis of the step and pumping test data was conducted to determine a range of transmissivity and storativity values for the aquifer.

The resulting aquifer properties were validated to field observations. The transmissivity and storativity values selected to best represent the aquifer were 2.66×10^{-4} square metres per second and 2.91×10^{-4} , respectively. These values were used in predictive modeling to assess long-term (20-year) sustainable pumping rates at the Phase 1 portion of the site, while not adversely affecting existing users. Results of the predictive modeling indicated that the aquifer can support 12 groundwater supply wells in Phase 1 of the site, pumping at up to the following rates: 3 wells at 15 cubic metres per day (m^3/day), with the remaining 9 wells pumping at up to 25 m^3/day . Based upon this, the water supply potential for the Phase 1 portion of the development is 270 m^3/day .

Results of the laboratory analysis for routine, detailed, and bacteriological parameters chemical analysis of groundwater samples collected during the pumping test indicated that the water may be acceptable for use with treatment.

Please review the full report for more information.

6.0 DEVELOPMENT CONCEPT

6.1 Development Vision

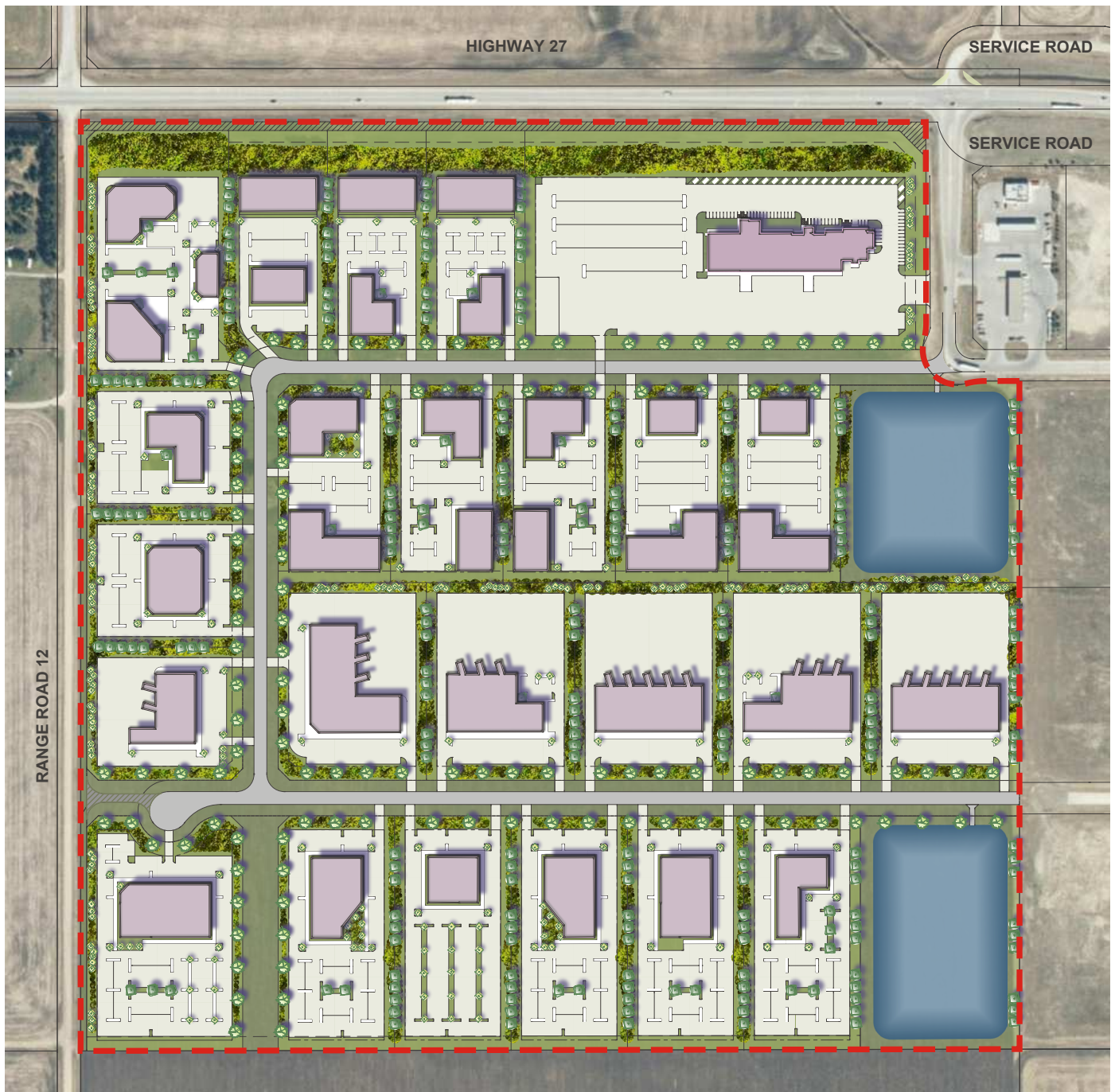
Noble Business Park will be a regional destination comprised of a commercial and industrial uses located at a critical junction in the County. The Noble Business Park has been designed to align with the County's policy framework and will be a showcase for well-designed commercial and industrial node that supports a thriving economy. The development of the business park will further strengthen the existing Netook Crossing Business Park and establish a more prominent heart to this commercial cluster which not only provides opportunities for local and regional business retention, but also growth and attraction of new investment. See Figure 6: Conceptual Site Development.

6.2 Community Benefit

The Noble Business Park will be an asset to Mountain View County serving as an important economic node in the Highway 2/27 Corridors. The business park not only complements the existing Netook Crossing Business Park with flexible parcel configurations to suit the end user's needs, but also provides a critical mass of commercial and industrial opportunity to further catalyze investment. Together, the business parks will raise the overall appeal of the area, further emphasize the economic importance of Highway 27, generate employment opportunities for local residents, and provide needed tax dollars for County services.



Figure 6 | Conceptual Site Development



6.3 Land Use Concept

The key elements of the Noble Business Park and overview of land use composition are illustrated in Figure 7: Proposed Land Use. The land use statistic for Noble Business Park are provided in the table below:

Table 3: Noble Business Park Land Use Composition

| Land Use | Area (ha) | Area (ac) |
|---|-----------|-----------|
| Industrial Commercial | 50.55 | 124.88 |
| Internal Roads | 6.37 | 15.75 |
| Stormwater Facilities (Public Utility Lots) | 5.34 | 13.20 |
| Total | 62.26 | 153.83 |

6.3.1 Commercial and Industrial Land Use

Based on the Municipal Development and Zoning Bylaw, the appropriate land use designation is Business Park District (I-BP) which provides for a range of commercial and industrial uses located within a business park setting. These can be considered light industrial in nature and typically include outdoor storage or other work activities. Generally, nuisances associated with the development would be limited to the site.

6.3.2. Public Utilities

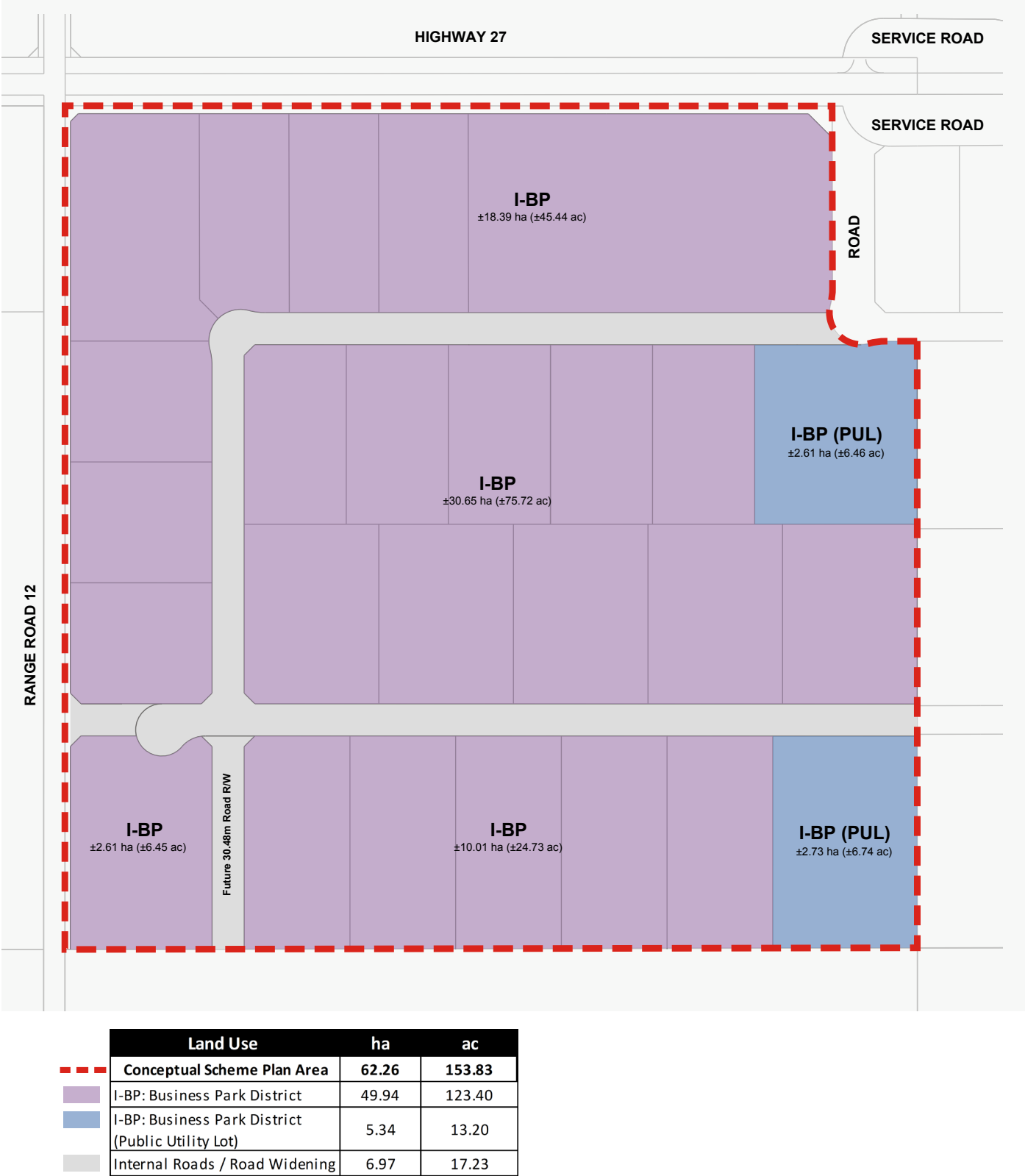
Within the business park, two (2) stormwater management facilities, deemed Public Utility Lots, are included to provide storage capacity for storm events, while maintaining supply for fire suppression.

6.4 Municipal Reserve

No parkland or off-street pathway systems is contemplated within this industrial concept plan. The 10% Municipal Reserve (MR) dedication requirement for the business park shall be addressed via cash-in-lieu. The MR requirement for the business park lands is outlined in Table 4: Municipal Reserve Requirements. An appraised market value will be submitted as outlined in Section 667 of the MGA following subdivision.

Table 4: Municipal Reserve Requirements

| | Area (ha) | Area (ac) |
|----------------------|-----------|-----------|
| Total Plan Area | 62.26 | 153.83 |
| Total MR Requirement | 6.23 | 15.38 |



7.0 TRANSPORTATION

7.1 Traffic Impact Assessment

A Traffic Impact Assessment was prepared in March 2022, and updated in September 2022 by Al-Terra Engineering to assess the short-term and long-term transportation networks with regards to this proposed development. The assessment was prepared to consider the cumulative impact on the road network and any possible mitigation measure associated with the expected traffic generated by the Noble Business Park.

7.2 Proposed Road Network

As illustrated on Figure 8: Proposed Transportation Network, access to the Noble Business Park will be taken from Hwy 27 via the existing Rge Rd 11. Hwy 27 is a two lane Rural Arterial undivided Highway east of Olds, AB. Rge Rd 11 is a two lane undivided industrial collector that runs through the existing Netook Crossing Business Park.

The road network will be extended through Noble Business Park and align with the existing Rge Rd 11 connections within Netook Crossing Business Park. The extension of Rge Rd 11 will be developed in accordance with Mountain View County Road Template (Policy #4005, page 7 and 21) and classified industrial/commercial road. A total right-of-way of 30.48m will be provided with a 9.0 m asphaltic pavement top. See Figure 9 Detail A. The road network includes provision of right-of-way to the quarter section immediately south of the subject site. While not to be constructed with this plan, protecting this connecting right of way preserves access opportunities which will benefit the long-term planning of the south adjoining quarter section.

7.3 Emergency Access Route

While only one vehicle entry is required to the Noble and Netook Crossing Business Parks, an additional emergency

vehicle access is proposed to connect Noble Business Park to Rge Rd 12. This access would be limited to emergency vehicles only. The route will have a 7.0 m wide gravel top with a 30.48 m right-of-way for future flexibility. See Figure 9 Detail B.

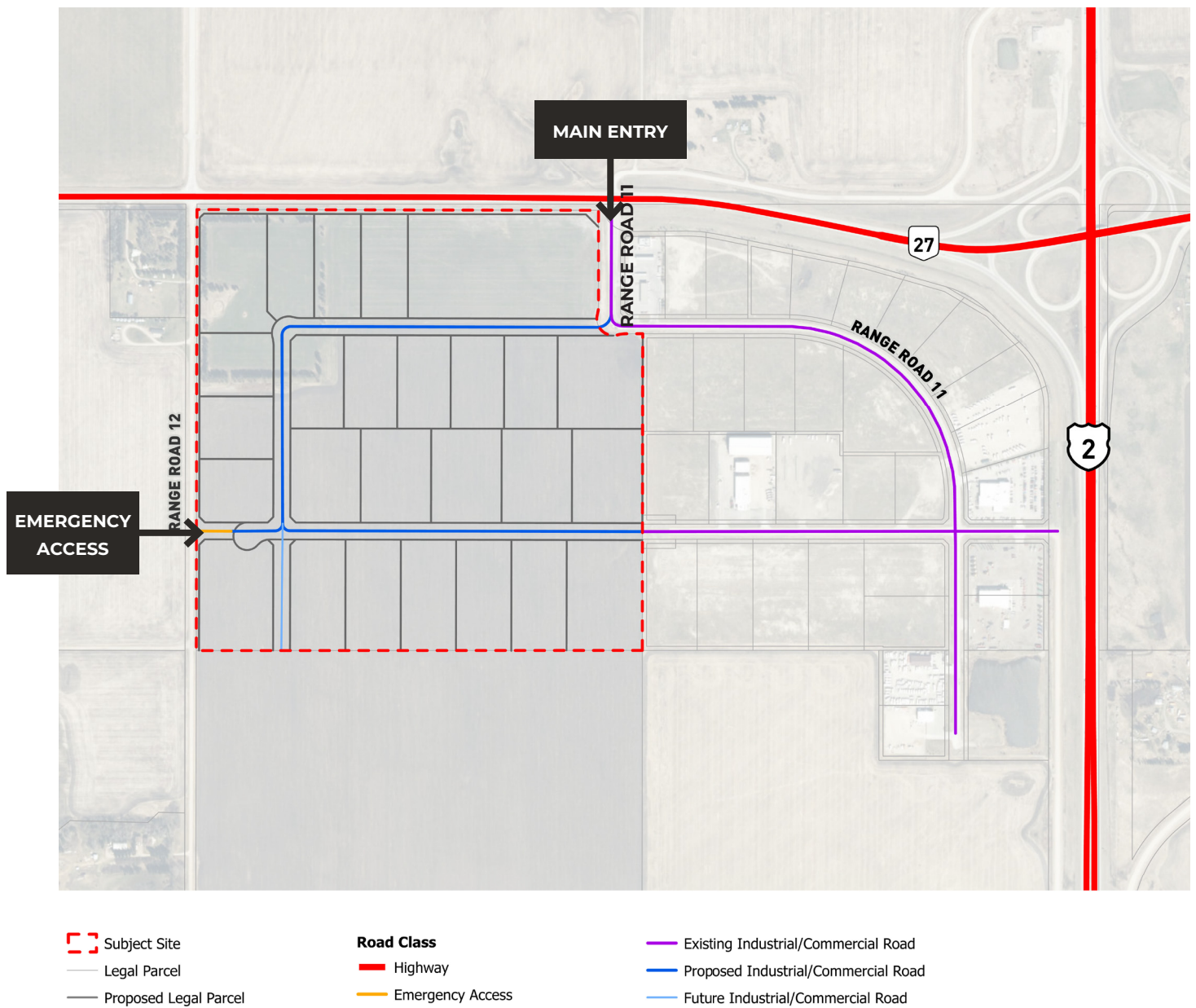
7.4 Recommend Transportation Network Improvements

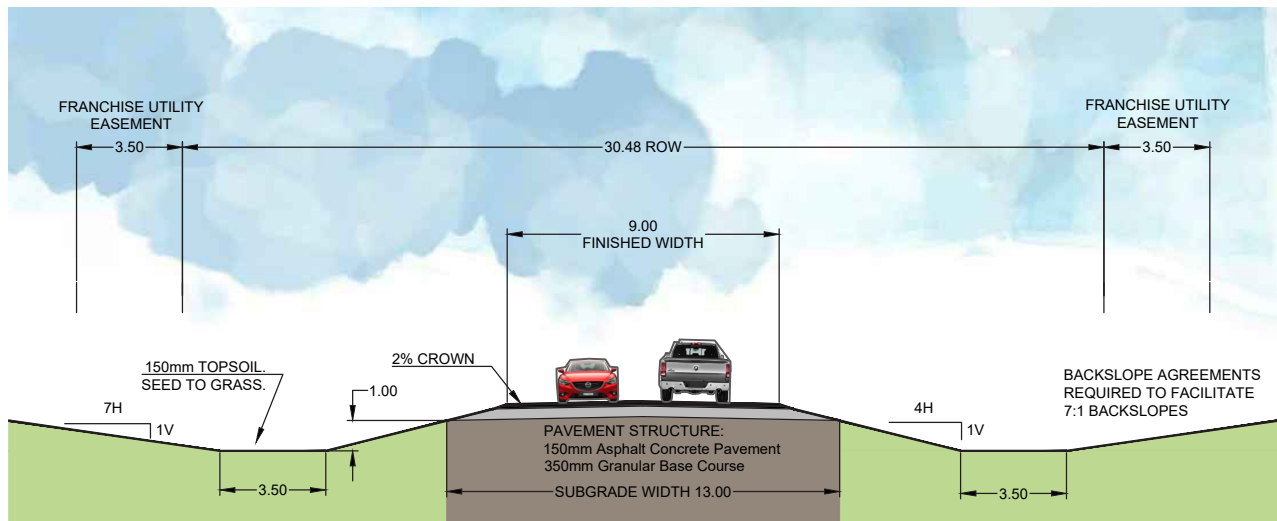
The Al-Terra Engineering Traffic Impact Analysis establish a number of general conclusions and recommendations related to the impact of developing the Noble Business Park and further development of Netook Crossing Business Park outlined as follows:

- the intersection of Highway 27 and Rge Rd 11 could provide safe access for the proposed development and the current type IV intersection meets the requirements. A change of pavement parkings to Type IVb (eastbound right turn lane) is warranted upon commencement day;
- traffic improvements at the intersection of Hwy 27 and Rge Rd 11 in the form of a possible speed reduction from 80 km/h to 60 km/h through the intersection, as well as, a single lane roundabout or traffic signals (to be determined by Alberta Transportation) with lighting may be required after approximately 14.45 ha (35.7 ac) of development has occurred within the subject site and Netook Crossing Business Park (if traffic volumes warrant);
- traffic improvements at the intersection of Hwy 27 and Rge Rd 11 in the form of a multi-lane roundabout with lighting may be required after approximately 54.88 ha (135.6 ac) of development has occurred.

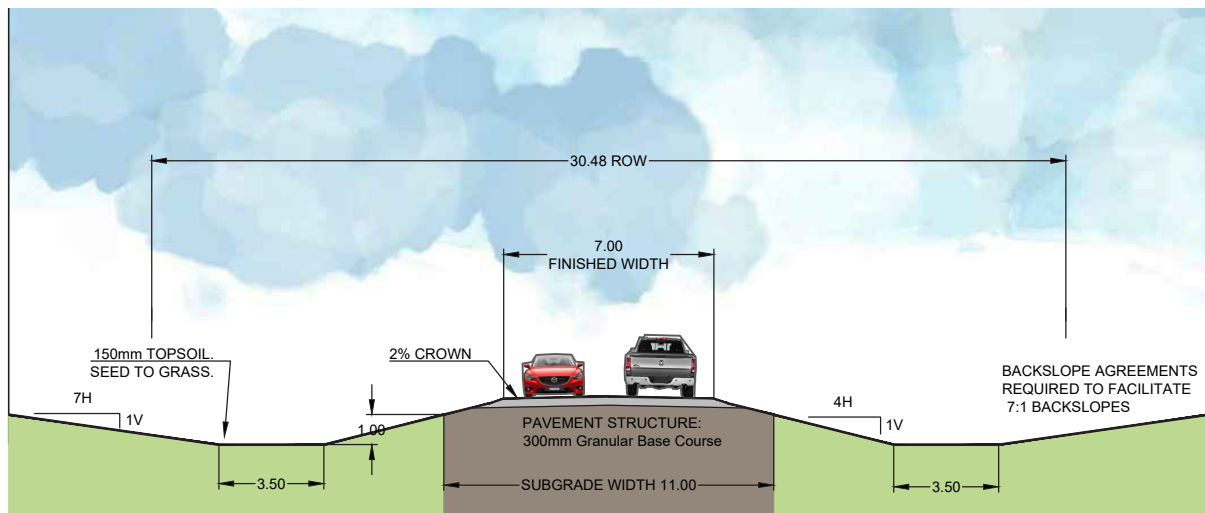
The assessment recommends monitoring the intersection and prior to any upgrades being advanced, further study of the intersection be conducted as actual traffic volumes may not warrant any upgrades.

Figure 8 | Proposed Transportation Network





Detail A: Typical Roadway Section - NTS



Detail B: Emergency Access Section - NTS

8.0 SITE SERVICING

Al-Terra Engineering (Red Deer) Ltd. prepared a servicing study to determine water, wastewater, fire suppression and shallow utilities, and stormwater management for the Noble Business Park. See the appendix for the full report.

8.1 Potable Water

Municipal water service is not available within the general vicinity of the project site. Water will be supplied by individual water wells and will be the responsibility of individual owners to install and have licensed by Alberta Environment and Parks.

8.2 Future Municipal Servicing

Future phases of the project may have access to a water distribution system should Mountain View County choose to install a connection to the regional water lines. Should a regional water line connection not be made available in the future, additional water wells will be required.

8.3 Wastewater Management

Municipal sanitary sewer mains are not currently available at the boundaries of the business park and therefore municipal wastewater servicing will not be provided. Each land owner will be responsible for the provision of private sanitary sewage and may include holding tanks or septic fields when used for low occupancy developments. This will be reviewed and approved by Mountain View County at the time of Development Permit.

8.4 Fire Water Supply & Storage

Through discussion with Mountain View County, fire water supply for the County's fire engine tankers will be provided through the permanent water supply available within the proposed stormwater management facilities. The facilities will include a 4.5m wide hard-surface access from the adjacent roadway down to the facility's normal water level.

Further, dry hydrants will not be provided as directed by Mountain View County.

8.5 Shallow Utilities

Each lot will be serviced with natural gas, power and telecommunications. Power and telecommunications servicing will be provided via overhead lines. Further, roadside illumination will be provided.

9.0 STORMWATER MANAGEMENT

Al-Terra Engineering (Red Deer) Ltd. prepared a Servicing Study and Stormwater Management Concept Plan NW 35-32-01 W5M to address stormwater management within the Noble Business Park. The Stormwater Management Concept Plan has been prepared in accordance with Alberta Environment and Mountain View County Guidelines (Policy #4009).

Stormwater runoff generated within the development will be collected in two stormwater detention ponds (wet ponds) situated along the eastern property boundary given the site's natural slope. The ponds will be sized to accommodate the 1:100 year 24hr design rainfall event, and will convey the runoff overland through a series of ditches. The runoff will be conveyed east, through the existing Netook Crossing development stormwater facilities and conveyed further to the to the Hiller Reservoir. From the Hiller Reservoir, the water will be discharged to the southeast, into a tributary of Lonepine Creek.

The two stormwater catchment areas are shown on Figure 10: Stormwater Servicing Concept. Stormwater management in the development area will be accommodated in stormwater management facilities constructed by the developer, as illustrated.

A detailed stormwater management analysis and concept plan is included in the appendix.

Figure 10 | Stormwater Servicing Concept



- North Catchment
- South Catchment
- Road Widening
- Drainage Design - Major Flow Direction
- Lot Drainage Design Flow Direction

Contours are Existing Ground, 0.5m Interval

10.0 IMPLEMENTATION

10.1 Phasing

The Noble Business Park will be advanced over three phases to ensure the overall supply of new industrial lands is managed and to prevent premature conversion of agricultural lands for urban development. See Figure 11: Phasing Plan.

Phase 1 is approximately 26.43 ha (65.30 acres) and includes construction of the northeast stormwater management facility. Phase 2 is approximately 18.83 ha (45.80 acres) and includes construction of the southeast stormwater management facility and emergency access to Rge Rd 12. Phase 3 is approximately 16.31 ha (40.31 acres) and will complete the development of the Noble Business Park.

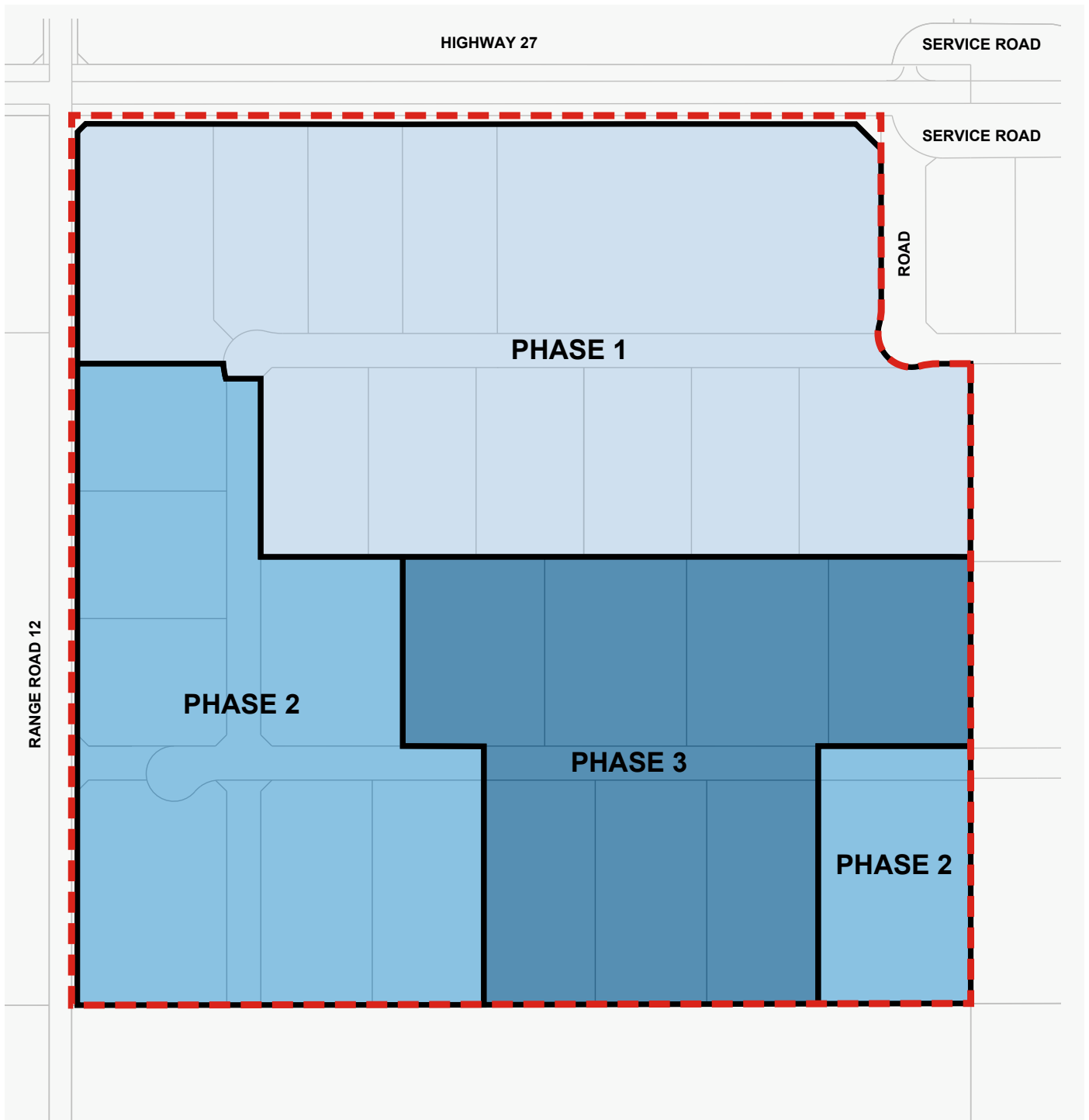
10.2 Anticipated Zoning

Each phase of development requires a land-use redesignation from the current agricultural district to a business park district. The proposed zones will be reviewed through the zoning application process and in accordance with Mountain View County's Land Use Bylaw and Municipal Development Plan. Depending on the individual end-user, uses will conform to the business park land use district.

10.3 Subdivision

Each phase of development requires a subdivision and will be contingent on the required infrastructure and site servicing necessary to support the development.

As a condition of subdivision approval, all required transportation, sanitary, water, stormwater, and shallow utility servicing shall be determined in detailed design drawings and outlined in a development agreement negotiated with the County and developer. This may also include cost sharing agreements between the developer and surrounding benefiting land owners, such as Netook Crossing Business Park. Upon execution of such agreement, all required infrastructure shall be implemented by the developer in accordance with the terms of such agreement.



APPENDIX

(under separate cover)

A01a - Biophysical Overview

A01b - Supplemental Information Request Response

A02 - HRA Response

A03 - Phase 1 Environmental Site Assessment

A04a - Phase 2 Environmental Site Assessment

A04b - Groundwater Monitoring Report

A05 - Traffic Impact Assessment

A06 - Servicing Study

A07 - SWM Technical Memo

A08 - Geotechnical Investigation

A09 - Groundwater Supply Evaluation

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