

# Virtual Public Information Session

Concept Plan & Phase 1 Land Use Redesignation and Subdivision Application

**NOBLE**  
BUSINESS PARK

FEBRUARY 2, 2022

**b&a**



# Land Acknowledgment

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**B&A honours and respects the traditional territories of Indigenous, Métis, and Inuit persons in Alberta and throughout Canada, and upholds our responsibility towards reconciliation.**

We acknowledge that we are connected to the lands of the traditional territories of Treaty 7 peoples, including the Blackfoot Confederacy (Siksika, Kainai, Piikani), the Tsuut'ina, the Îyâxe Nakoda Nations (Chiniki, Bearspaw, and Wesley), and the Métis Nation (Region 3), and Treaty 6, including the Cree, Blackfoot (Niisitapi), Métis Nation (Region 4), Nakota Sioux, Iroquois, Dene, Ojibway/Saulteaux/Anishinaabe, and Inuit.



# How to Participate

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- Participant videos are turned off and microphones are muted

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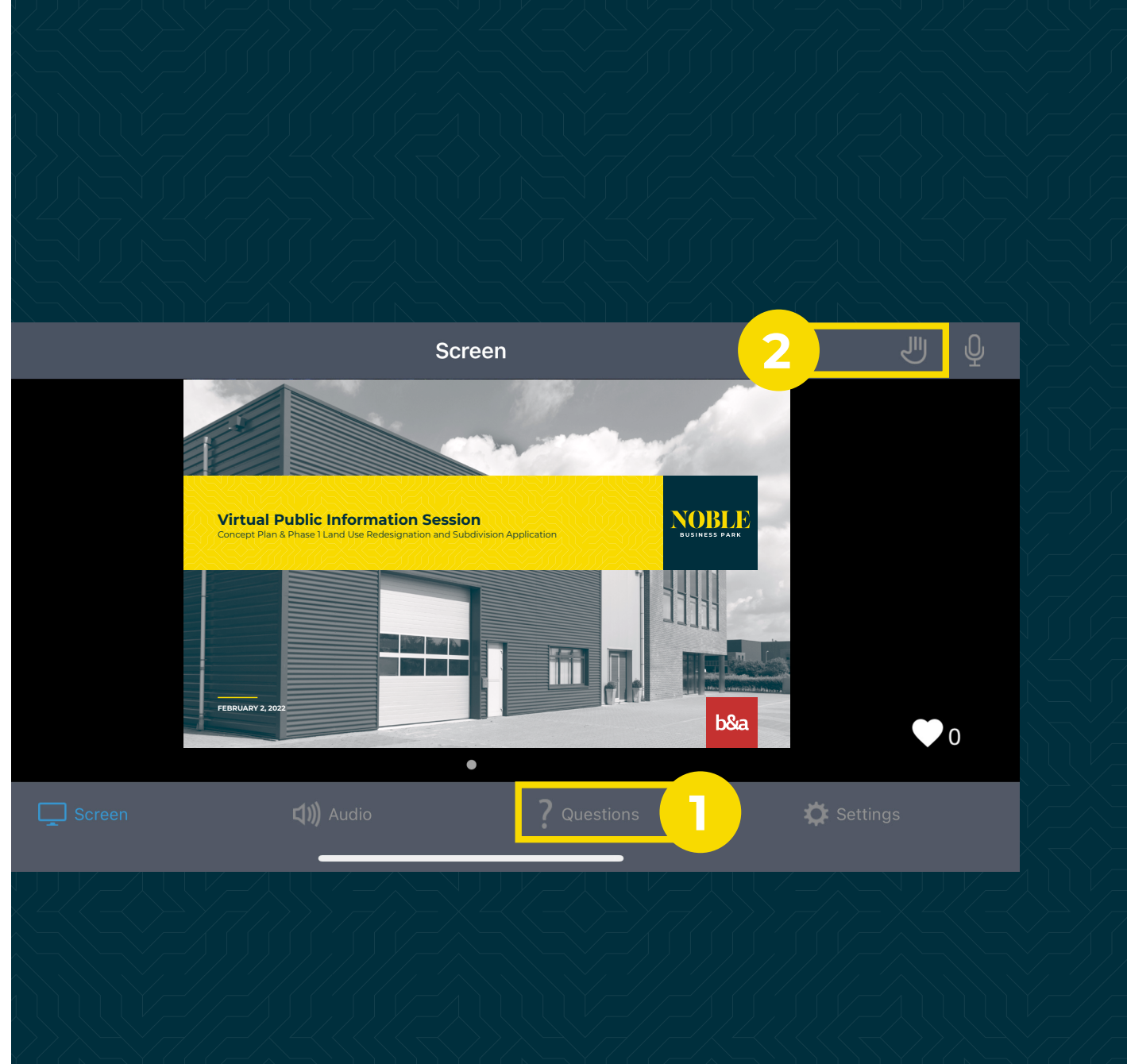
- Submit your questions or comments using the questions function (1)

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- “Raise you hand” to indicate you would like to speak (2)

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- Please complete the online survey after the event



# Team Introductions

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**Hans van den Bosch**  
CEO, Noble Equipment

**Sheldon Gellner**  
GM, Noble Equipment

**Brian Murray**  
Partner, Senior Planner

**Martha McClary**  
Engagement Specialist

**Joanna Ilunga**  
Project Planner

**Dan Gilberston**  
Transportation Engineer

**Kevin Jackman**  
Civil Engineer

**Nick Swanlund**  
Environmental Specialist

**Marilyn Germaine**  
Terrestrial Ecologist



# Today's Agenda

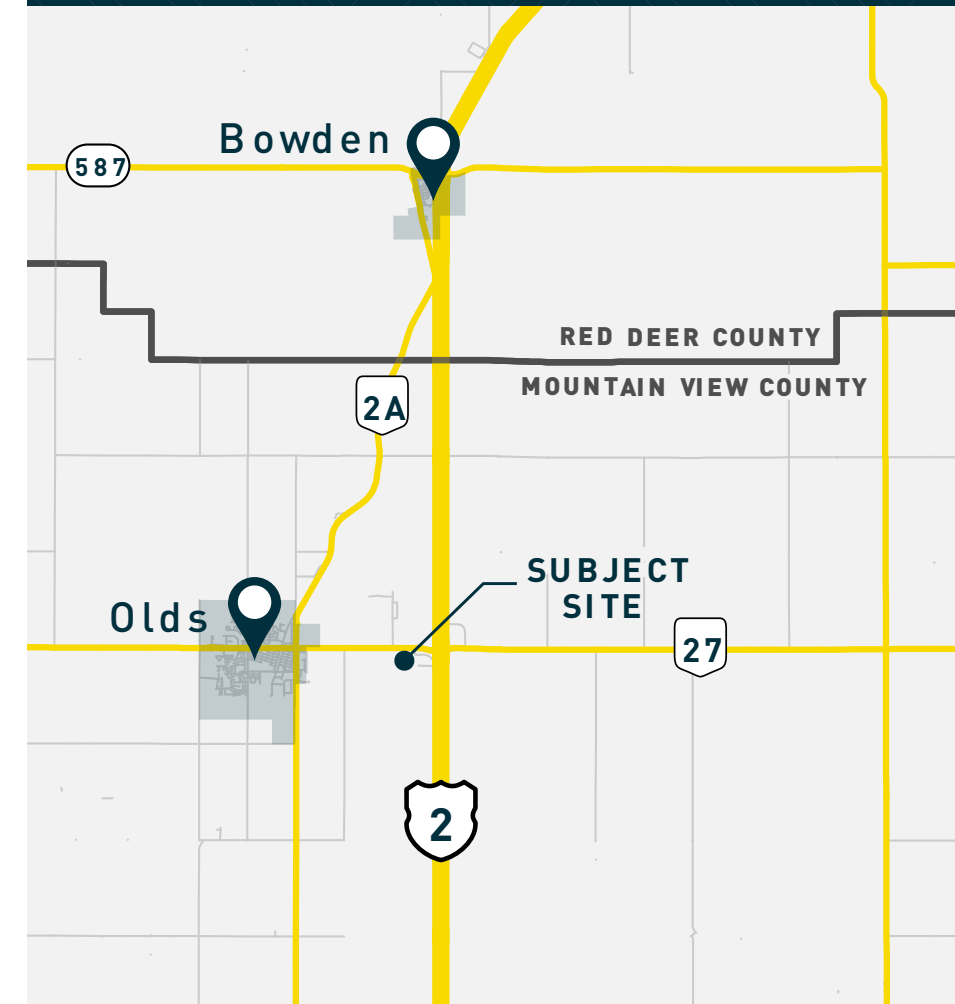
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- 1 Introductions
- 2 Project Overview
- 3 Policy Context
- 4 Vision For Noble Business Park
- 5 Transportation & Technical Requirements
- 6 Requirements
- 7 Project Next Steps
- 8 Question & Answer



# About the Project

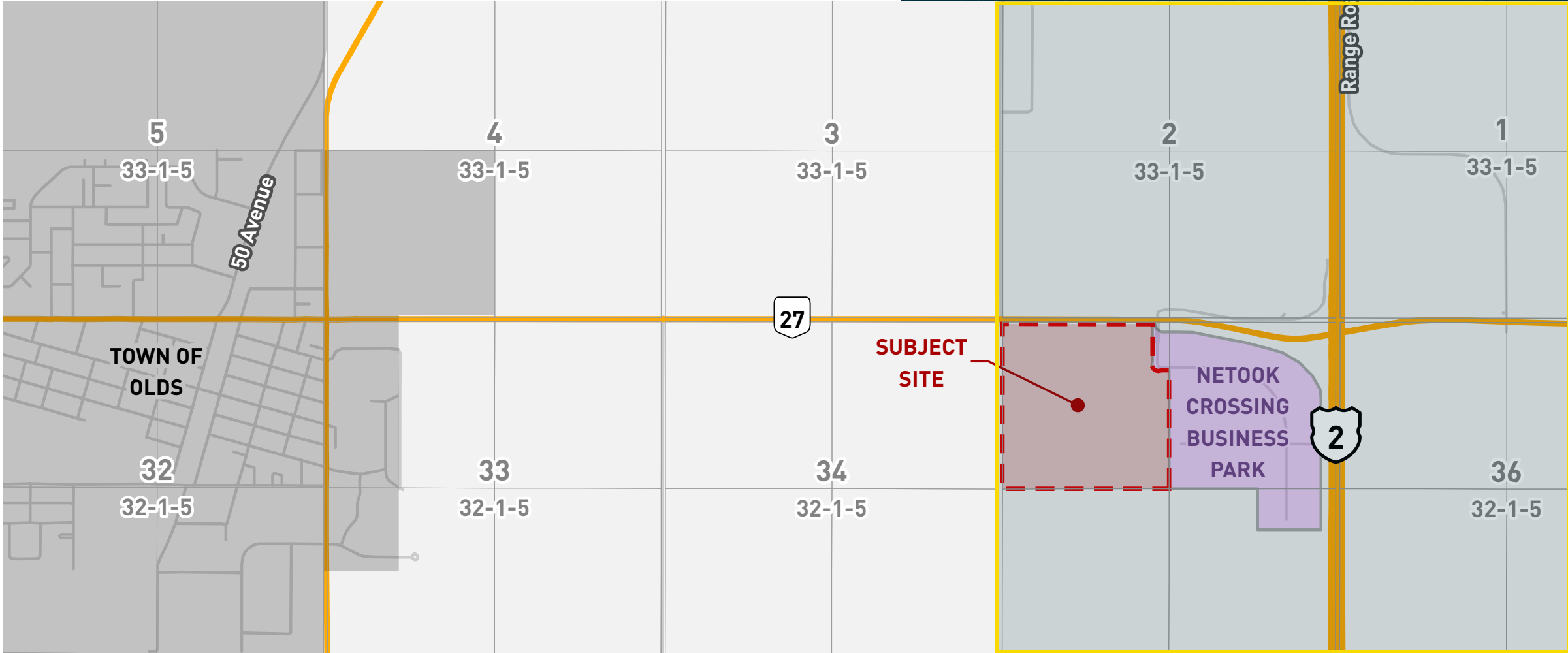
- Located at NW 35-32-1-5 in Mountain View County
- Total site area 62.26 ha (153.83 acres)
- The proposed plan is for an industrial/commercial business park
- Concept Plan is required for entire quarter section
- Phase 1 is 20.32 ha (50.20 ac), will require a Land Use Redesignation & Subdivision Application
- Phase 1 requires rezoning from agricultural district to business park district and subdivision application for the creation of eight (8) new parcels





# Site Overview

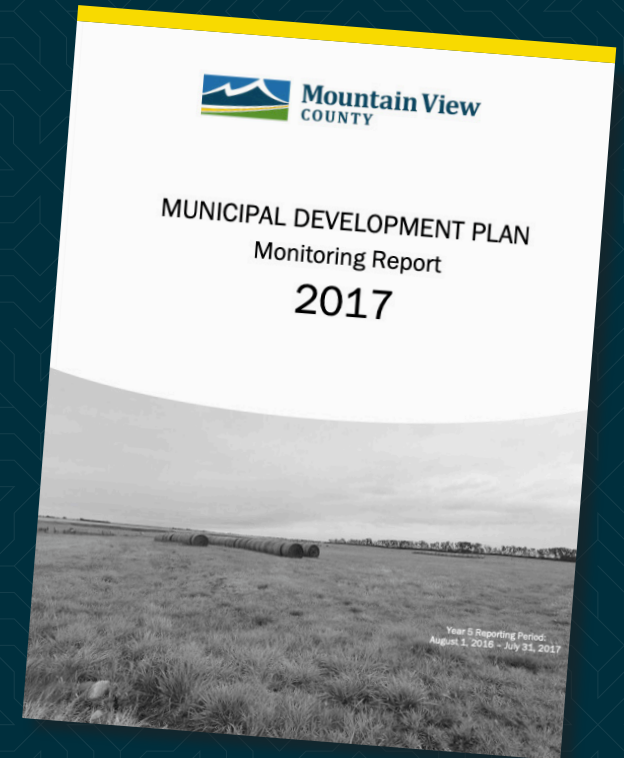
Highway Economic Growth Node



# Policy Context

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- Municipal Development Plan identifies area as an economic node appropriate for industrial and commercial business parks
- The MDP supports the new zoning as Industrial Business Park
- The Business Park will be guided by MVC Business, Commercial and Industrial Design Guidelines for site planning, landscaping, and character





# Why a New Business Park?

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**Noble Equipment is relocating from their current location in Olds to this site.**

A concept plan is required by the Municipal Development Plan for the entire quarter section before any parcel can be rezoned and subdivided.



# Proposed Land Use

- Concept Plan is required for entire Quarter
- First phase will proceed with Land Use Redesignation & Subdivision
- First phase includes 7 industrial/commercial parcels, including larger configurations for large operators, and 1 public utility lot (stormwater management facility).
- Proposed land use for Phase 1 is I-BP (Business Park)





# Conceptual Site Design



Diverse development opportunities



Variety of lot sizes

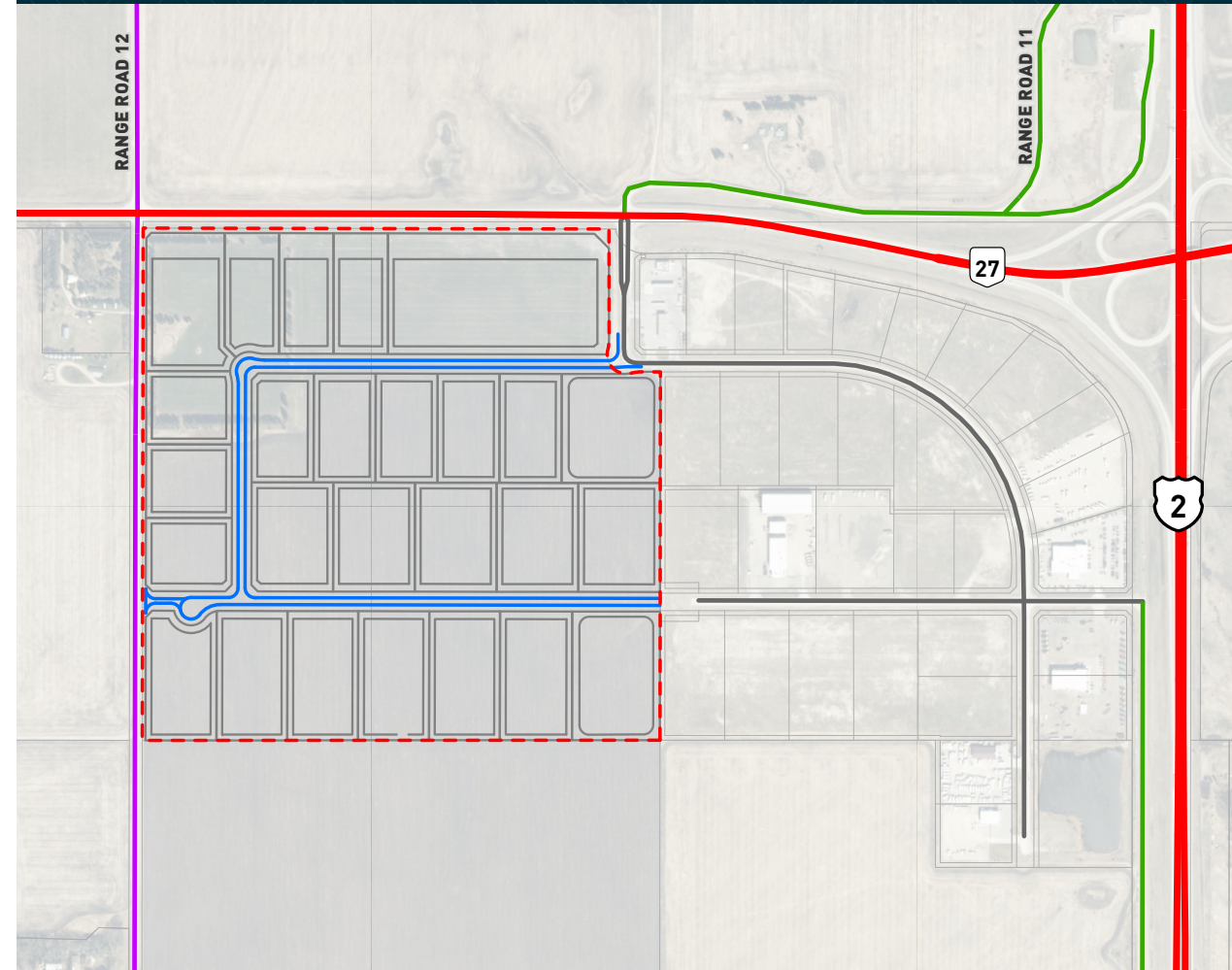


Storm Water Ponds with Fire Truck access



# Transportation

The road network will include one primary access point into the proposed development via Highway 27 and Range Road 11. This access will be shared with the existing Netook Crossing development. An emergency access will also be provided at Range Road 12.





# Servicing Strategies

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- The business park will be serviced with natural gas, power and telecommunications.
- Water will be provided through individual water wells to each property as well as on-site septic storage.
- Both storm ponds provided within the site will have fire tanker truck access to support fire suppression needs.



# Technical Studies

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## **Additional technical studies were completed as part of Noble Business Park Concept Plan**

- Traffic Impact Assessment
- Servicing Study
- Historical Resource Assessment
- Geotechnical Study
- Environmental Site Assessment Phase I & II
- Desktop Biophysical Assessment
- Groundwater Assessment (in progress)



# Project Timeline

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- **Fall/Winter 2021**  
Preparation of technical studies and application
- **February 2, 2022**  
Online Public Information Session - WE ARE HERE
- **February 2022**  
Submission of Concept Plan, Phase 1 Land Use Redesignation & Subdivision Application to Mountain View County
- **Spring 2022**  
County technical review and external circulation of application
- **Spring 2022**  
Updates to Concept Plan and application based on feedback
- **Summer 2022+**  
Municipal Planning Commission and Public Hearing



## Next Steps

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- We will gather stakeholder feedback
- Prepare and share Engagement Summary
- **NobleBusinessPark.ca** will continue to be updated
- Application will be submitted to County for their review



# Tell Us What You Think!

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**On behalf of the project team. Thank you for attending this virtual information session.**



We appreciate your comments and feedback.  
Please fill in a feedback survey



Let's stay in touch.  
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403.692.5230



Keep informed on the project, visit  
**[www.noblebusinesspark.ca/#getinvolved](http://www.noblebusinesspark.ca/#getinvolved)**



# Thank You!

Any questions or comments?

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