

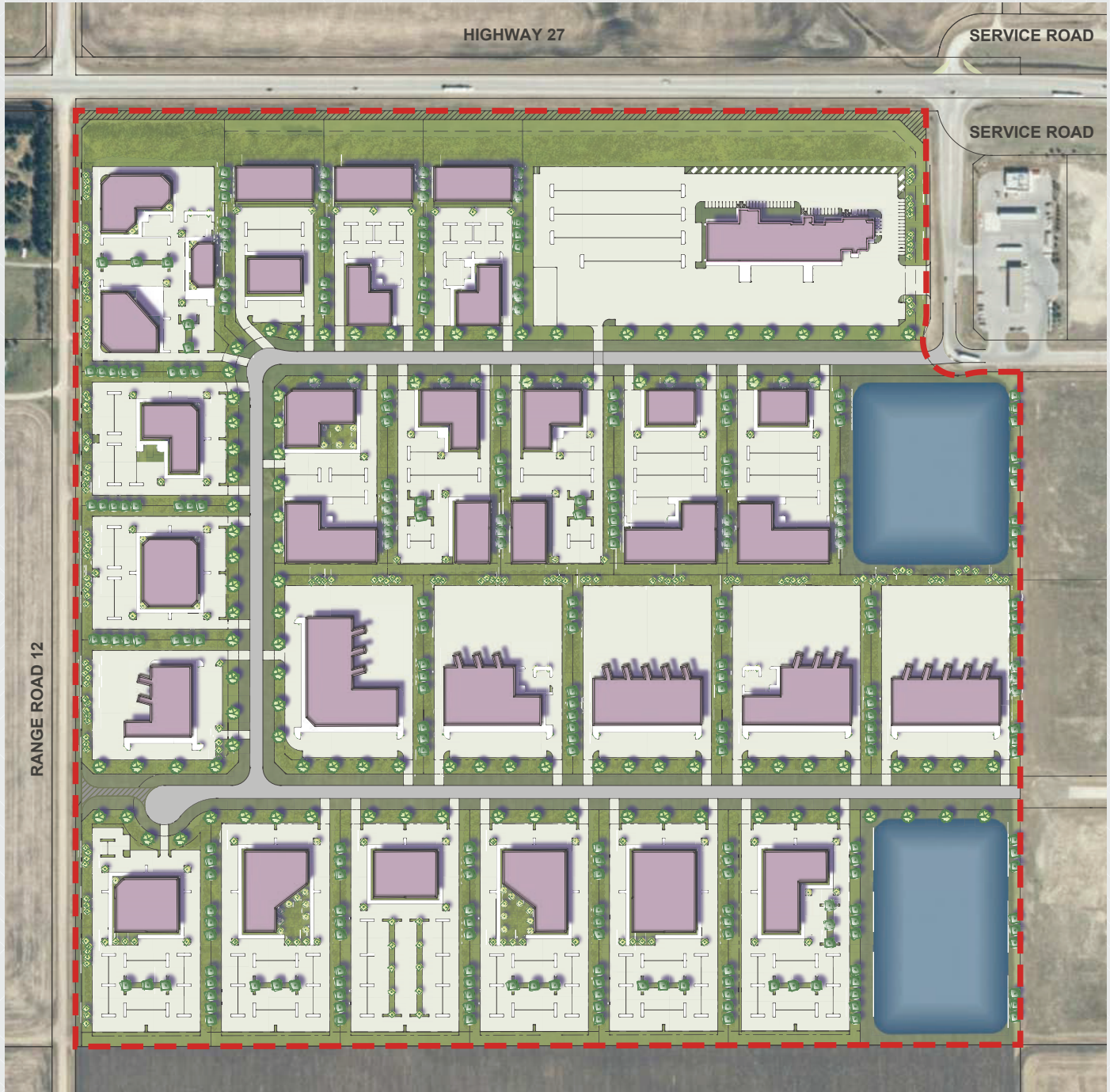


Noble Business Park
What We Heard Report

NOBLE
BUSINESS PARK

NOVEMBER 2022

1.0 Noble Park Concept Plan (at time of submission)



1.0 Background

B&A Planning Group, on behalf of Hans van den Bosch, is pursuing a Concept Plan, Phase 1 Land Use Redesignation and Subdivision application for a site in Mountain View County. The development will be a commercial/industrial business park located near the Town of Olds, directly west of Netook Crossing Business Park.

The site is in an area identified by the County's Municipal Development Plan as appropriate for an industrial/commercial business park. A Concept Plan will be developed for the entire quarter section. The first phase of the project requires a rezoning from agricultural district to business park and subdivision application for the creation of eight (8) new parcels.

PROJECT TIMELINE



Fall/Winter 2021

Preparation of technical studies and application



February 2, 2022

Online Public Information Session



March 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



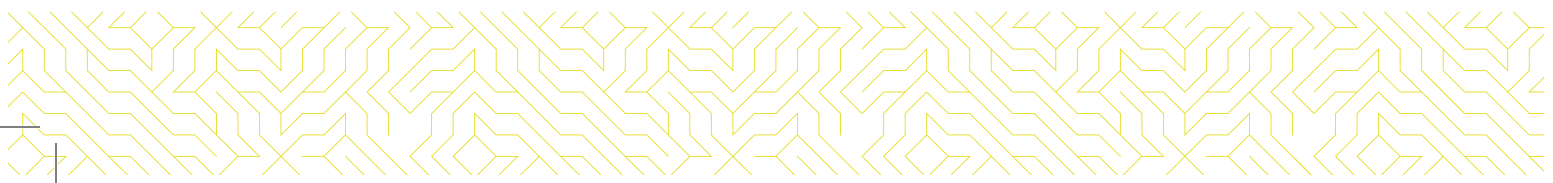
Fall 2022

Updates to Concept Plan and application based on feedback



Winter 2022/2023

Municipal Planning Commission and Public Hearing



2.0 Outreach Activities

The following outreach methods were used to raise awareness and respond to questions about the project. The promotions invited stakeholders to attend the online information session. The website was promoted to share information about the application and ongoing project updates.



Project Website

NobleBusinessPark.ca went live January 17, 2022



Letters to neighbours

Mailed 61 letters to neighbours within a 1-mile radius



Newspaper ads

Two ads the weeks of Jan. 18 and Jan. 25



Online Public Information Session

Held on February 2, 2022, 15 attendees



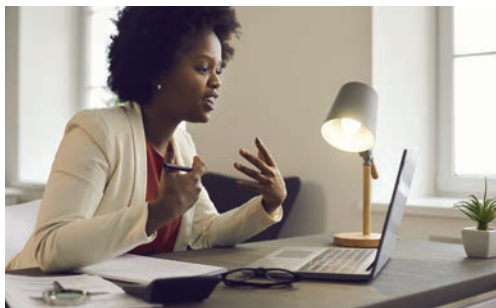
Post-event survey

Open from February 2 to February 16 2022, received 4 responses



MVC Application Notification

Notice letter sent to neighbours within a 1-mile radius on May 19, 2022 with a deadline to respond by June 18, 2022, received 2 responses



3.0 What We Heard

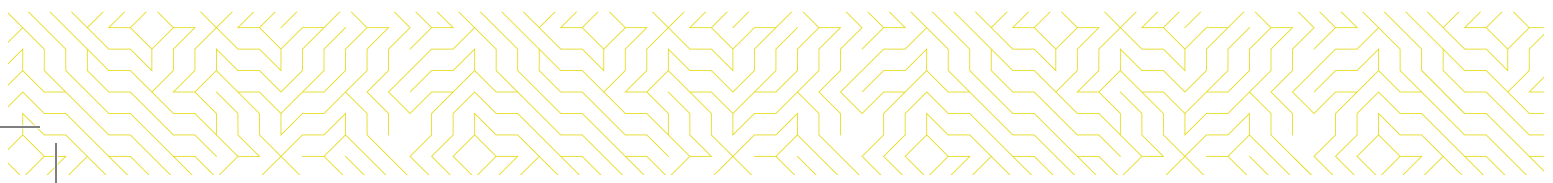
Through online engagement tactics, the project team shared information and collected feedback from key stakeholders, adjacent landowners and the public at large. The following provides an overview of the questions and comments received during engagement along with our responses. In total, we received:

- 13 comments and questions during the Information Session
- 5 stakeholder email queries
- 4 online survey responses

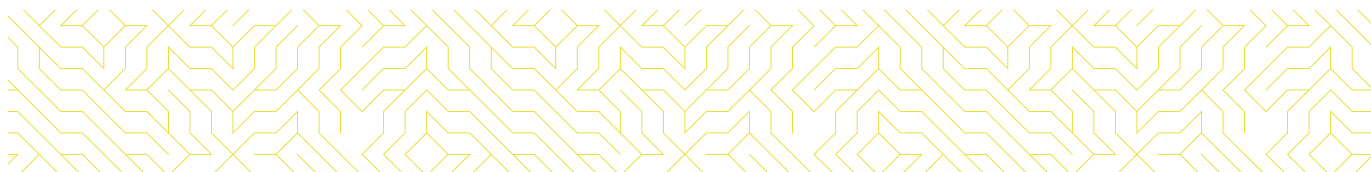
PUBLIC ENGAGEMENT SESSION QUESTION & COMMENT

The public engagement session was held online on February 2, 2022. Stakeholders were able to register for the session through the project website. Of the 15 total attendees, 6 attendees asked questions during the session. We received a total of 13 questions. The most common themes were servicing and questions on the regional development.

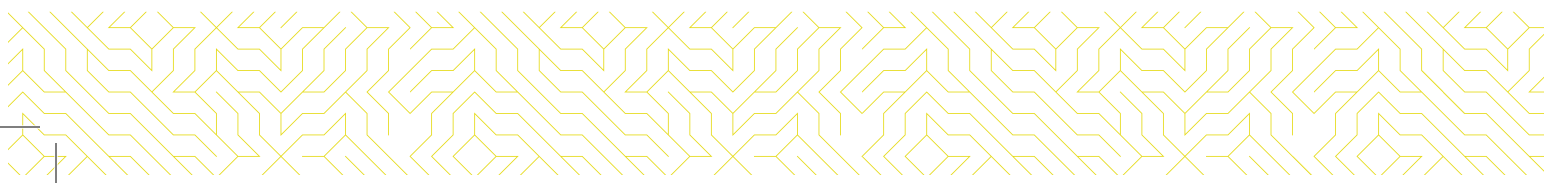
Theme	Question/Comment	Response
Regional Development	Is there concerns with the development of this land with so much vacant lots in Netook	We recognize the market for industrial land has faced challenges over the past few years. Understanding this current reality, we have prepared a concept plan that can be developed out in several phases. The site may take over 20 years to develop fully, depending on market conditions. This will support a longer term strategy that can respond to market demands. The goal for the development is to support the area as an economic growth node while not prematurely converting land, and collaborate with other developments in the area.
Regional Development	How will this business park be different than Netook?	Noble Business Park is similar to Netook in terms of proposed Land Use, but will offer a greater diversity of lot sizes. There is flexibility throughout the site to customize the lots to suit different needs. The proposed Business Park will aim to complement other development in the area.
Regional Development	Did Noble consider locating in Netook?	The landowner, Hans van den Bosch, is also the owner/CEO of Noble Equipment. Noble Business Park can provide the lot and frontage that will continue to serve his business while also supporting the County's vision of creating an economic node in the area.



Theme	Question/Comment	Response
Regional Development	Have the owners of Netook provided a comment with regards to this project?	We have heard from individuals that represent some landowners at Netook. We anticipate more discussions and collaboration with our neighbours as we move forward. Our goal is to do what is best for the area and the County. We welcome comments and discussion moving forward.
Servicing	Why are you not tying into the town water system?	The Town of Olds Municipal Water system is quite far away from the site. There are no current plans for the County to tie into the Town water system.
Servicing	When will the water testing for the area be completed?	The Groundwater Supply Evaluation will determine whether there is enough water to service the site without adversely affecting the aquifer and neighbouring properties. We anticipate the results from the Fall 2021 testing and subsequent modelling to be ready in February 2022. The Evaluation will be submitted to the County along with the application.
Servicing	Is your set up for septic and water different than theirs [Netook]?	Noble Business Park will use an overland drainage system for stormwater through conveyances such as stormwater ditches, roadside ditches and culverts. Each lot will have individual water wells. We are proposing individual septic systems for each lot or on-site storage. Our understanding is Netook Crossing is serviced with the potential for future municipal servicing. The Noble Business Park plan does not propose connecting to municipal services at this time.
Transportation	Has Alberta Transportation had input into the plan?	There has been a few meetings with Alberta Transportation on the project to understand their plans for the area. They provided their guidance for future changes including twinning of Highway 27 and plans for a round-about at the interchange.
Concept	What portion of phase 1 will be occupied by Noble?	The top NE corner of the property will be the Noble Equipment site, which is approximately 12 acres and provides the Highway frontage required by their business.



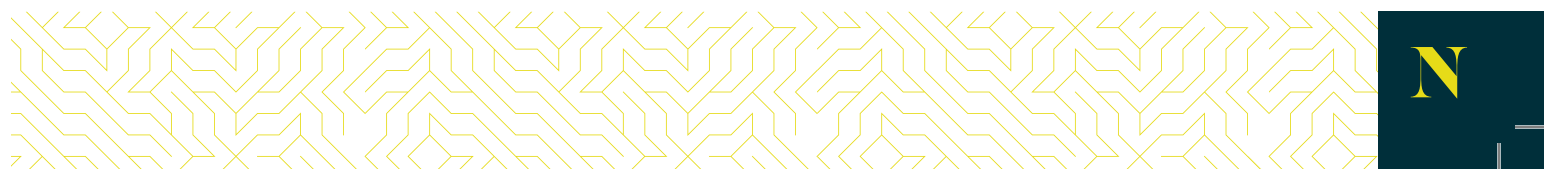
Theme	Question/Comment	Response
Development	How much of the site will be stripped during the initial phase? Will the lots remain farmable until they are sold?	The first phase is approximately 50 acres and will be fully developed into salable parcels. Phase 1 will likely be fully stripped and graded when development starts. This includes the lots, the storm pond and the internal road network that will be constructed with the first phase. It has not been determined yet if the remaining parcels in Phase 1 can continue to be cultivated, however, generally speaking, the stripping of topsoil and earthworks grading would be completed on a phase-by-phase basis.
Process	Is the Town included in this meeting or will there be a separate meeting?	The County attended the virtual Information Session. We will also be submitting a What We Heard report that documents the feedback we receive from stakeholders.
Other	Olds College owns Netook - how much is available for sale?	Our understanding is that Olds College owns many of the properties within Netook Crossing. We cannot comment on what is available for sale within Netook Crossing
Other	I understand that Olds College owns many of the vacant lots at Netook Crossing, and they are only selling a few each year. Not all empty lots are actually available for sale. Those lots are different in size and oriented differently.	We cannot comment on Netook Crossing sales and availability of lots through Olds College. We appreciate the comment. Noble Business Park is intending to offer a diversity of development opportunities through different lots sizes and orientation.



STAKEHOLDER EMAILS

We received 5 stakeholders emails during the initial engagement period. Questions received through email covered topics including water servicing, groundwater management, stormwater management, and general questions about the proposed concept. One question wanted to discuss development opportunities for their land and has been omitted for privacy reasons. See emailed questions and responses below:

Email	Response
<p>My main concern is the impact on the ground water supply with the addition of water wells. Following the meeting I tried to look up the well details on the Alberta water well web site and the new and test wells do not appear. I am not sure why the data is not there so I have these questions</p> <p>Which aquifers are being tested and intended to use? Most people in this area drill into the shallow aquifer (less than 200 feet and a 4 gal/per min average flow). The deeper one has higher water flow but likely needs to be treated. This development adds at least 24 new wells to the 31 in the next door Netook Crossing. The golf course and the surrounding residences add to the nearby water load. The concentration of water wells in this immediate area is going to be very high. I am concerned about the aquifer impact over time.</p> <p>The Mountain View regional water pipeline which supplies Olds is nearby at the Range Road 13 & Highway 27 intersection. This is less than 1.5 km from this development. Is connecting into this pipeline an option? If not, what is involved to connect to the Olds water feed or reservoir on RR 14?</p>	<p>At the time of groundwater exploration, in support of licence application, the proponent's hydrogeologist must assess if the proposed water use will adversely affect existing users. If adverse effects are identified then the proponent hydrogeologist must reduce and/or design the requested licensable amount such that the existing users will not be adversely impacted or a licence will not be granted by Alberta Environment and Parks. Also, during pump testing conducted in support of a license application, it may be prudent to monitor adjacent existing water wells to assess potential impact to existing users. This has not been done and may need to be in the future, as part of future individual licence applications to AEP. The AEP licensing process is rigorous and supporting technical documentation must consider existing users (i.e. consider current day consumption loads, and cumulative effects of abstracting more from the aquifer).</p> <p>The Mountain View Regional Water Service Commission (MVRWSC) does have a water line within Range Road 13, however, private developers are not permitted to connect to this line independent of Mountain View County. Any application for connection to the MVRWSC line must be made by Mountain View County directly. A new water reservoir would need to be constructed to facilitate a connection to the regional system. A connection to the Town of Olds water distribution system would be cost prohibitive.</p>



Email	Response
<p>I missed the webinar the other day but I do have a few questions:</p> <p>1 – storm water management – I noticed reservoirs for collection of run off yet in the bigger scope where is the plan for the natural drainage and down stream flow management? This area can have extreme water events, be them rain or hail and run off is a concern. As to the downstream effects, will the MV County culverts handle the excess flow? As to the land owners that the natural water flow goes through know of potential increase of drainage and risks of flooding of their lands? If they have culverts on the creeks will they need replacing to handle the extra discharge from this development? Also contamination of the run off? What testing protocols will be in place if contamination does happen as the natural drainage of this area has it using small creeks that do over flow their banks at times now, yet this drainage goes into Hillers Dam a County recreational area and fish pond? The run off and the change in flow patterns are of a concern.</p>	<p>The two storm ponds that are proposed for the quarter section have been sized to accommodate runoff from a large scale (1 in 100-year) rain event. To ensure there are no downstream implications, the discharge pipe from the storm ponds will be sized smaller than the incoming pipes to restrict the flow leaving the area to pre-development flow rates. Upsizing of downstream culverts will not be required.</p> <p>We have proposed to include measures to ensure the water being discharged from the development area meets or exceeds the requirements set by Alberta Environment. Measures include; the inclusion of settlement forebays in the storm ponds, which allow suspended particles to settle out in a separate chamber prior to being discharged, and the inclusion of mechanical oil/grit separators. Oil/grit separators are concrete structures that collect hydrocarbons and other pollutants prior to being released.</p>
<p>I was looking at the Netook website and they developed their lots with the plan to connect with the regional water system in the future. Why will Noble not plan for the same? Thanks.</p>	<p>Mountain View County has not indicated intent to make a future connection to the regional water system. Any application for connection to the Mountain View Regional Water Service Commission (MVRWSC) line must be made by Mountain View County directly.</p>
<p>What are the lot sizes proposed, and how much different in size are they than the adjoining Netook Crossing lots. Will the south leg of the road system join into Netook Crossing Road System? Has the Town of Olds been included in this project and what are their thoughts? When do you expect to have subdivided lots available to purchase and build on? There will only be access to RR12 for emergency access and egress correct. This seems to me to be an excellent design and seems to be able to accommodate small businesses at the same time allowing larger businesses requiring larger land holding the purchase of adjoining lots. This project is needed in the area to attract and retain equipment dealers and industrial businesses that are better in the agricultural community and add to the County tax base.</p>	<p>The proposed lot sizes are flexible and can range from 2.5 to 10 or more acres. The Noble business Park has the opportunity to provide a different product offering to potential businesses as the plan area can be configured to suit each user. Our team anticipates larger lots fronting onto Hwy 27. The project team anticipates completing the planning approvals process later this year with phase 1 of the project being available in the next 2 years. Access to Range Road 12 is proposed as an emergency access only at this time.</p>



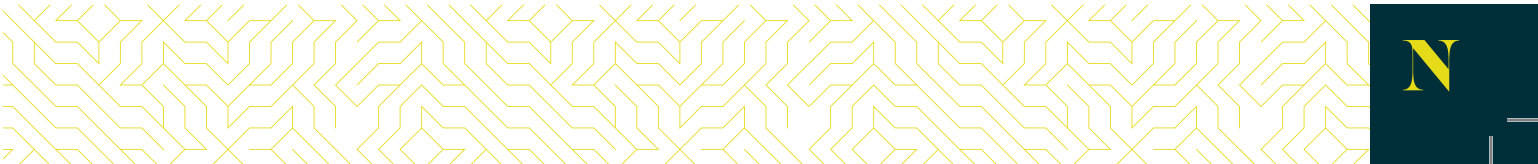
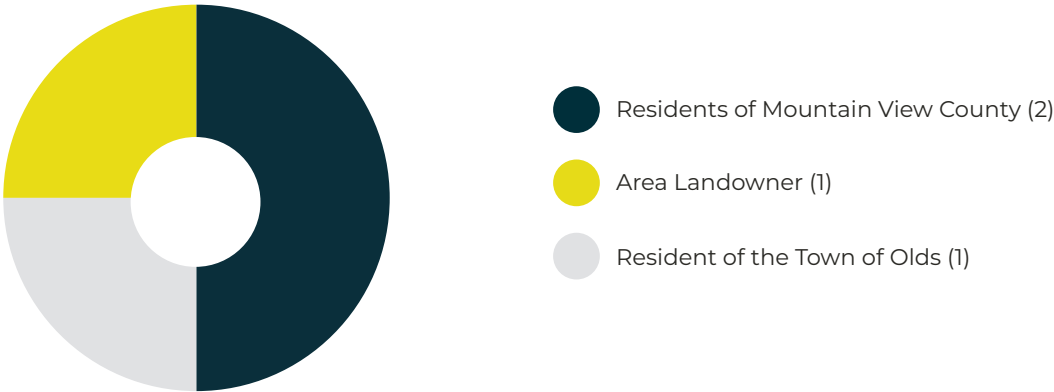
SURVEY RESULTS

A feedback survey was shared with stakeholders following the Public Engagement Session. The survey link was emailed to all attendees and shared on the project website for two weeks following the event. We received 4 complete responses. 3 respondents had attended the engagement session. The survey gave stakeholders additional opportunity to provide their feedback on the project. It also asked stakeholders to evaluate the engagement event.

Q *How did you hear about the project? Please select all that apply:*



Q *Please tell us about yourself. I am a(n):*





After reviewing the information presented, do you have any further questions or comments on the proposed concept plan or Phase 1 application? (Two responses):



1. No
 2. Like Netook, the provision of water and wastewater treatment is a huge concern with this project. Not to mention the fact that I struggle to see the need for a new development when Netook sits mostly empty. I would be in favour of Phase 1 being scaled back to incorporate businesses along the highway, such as that of the applicant, but nothing more until Netook is fully utilized. In the long term, it would be nice if the County and members of the Mountain View Regional Water Services Commission could get over themselves and come to an agreement to add the County as a member. As an Olds ratepayer, I am in favour of this.
-



The information provided was clear and helps me understand the Noble Business Park project.



- (1) Agree
 - (2) Strongly agree
-



The project team was able to answer my questions and provide relevant information.



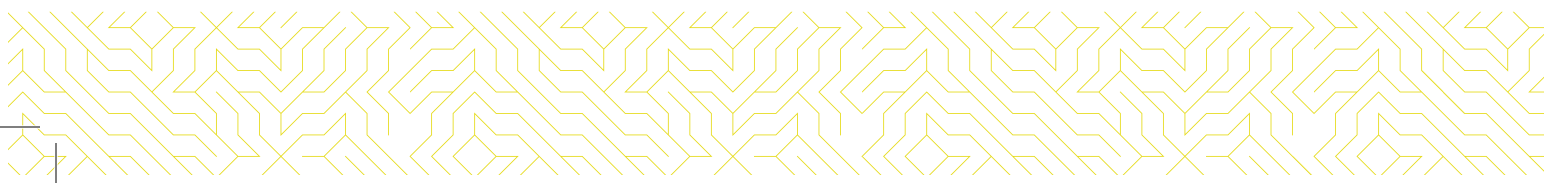
- (1) Agree
 - (1) Neither agree nor disagree
-



I have a strong understanding of the project process and next steps.



- (3) Agree



MVC NOTICE AND STAKEHOLDER CORRESPONDENCE

Following the application submission, Mountain View County notified the surrounding land owners to raise their awareness of the active application. Two (2) property owners sent Mountain View County correspondence. See correspondence and responses below:

CORRESPONDENCE #1

Tracey Connatty

From: Kathleen Bullock [REDACTED]
Sent: June 6, 2022 8:34 PM
To: Tracey Connatty
Cc: Jennifer Lutz
Subject: Response to Proposed Redesignation and Subdivision & Proposed Concept Plan for Business and Industrial Park NW 35-32-1-5

Dear Sir/Madam:

I'm writing to inform you of my concerns regarding File No. PLRDSD20220155 and File No. PLCP20220172 the Proposed Redesignation and Subdivision, and subsequent Proposed Concept Plan for a Business and Industrial Park.

As I have reviewed the information sent out to the adjacent residents of this proposal I am **not** in favour of the proposals.

For the following reasons:

1. Currently there are empty lots in the Business Park District of Netook adjacent to the proposed Redesignation site.
2. Across Hwy 27 from the Netook Business site another company Alberta LTD owns land which has already been redesignated as a Business Park district.

Due to the fact that neither of these current Business Parks are fully developed with empty lots available there is no reason to rezone more Agricultural land for a Business Park when there is already an abundance of land with this zoning in the area.

Sincerely,
Kathleen Bullock

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]



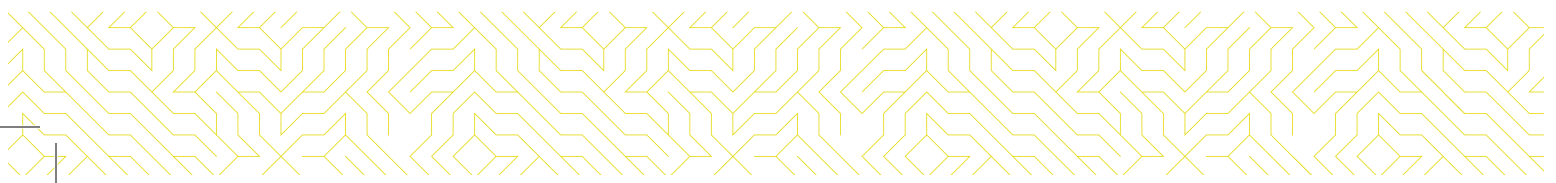
RESPONSE #1

The project team recognizes that there are undeveloped lands within Netook Crossing and north of Hwy 27. Olds College owns many undeveloped lots in Netook Crossing, and our team cannot comment on the College's strategy to develop or sell its properties. Further, while the property to the north has zoning in place, it does not yet have subdivided lots, nor does it have an approved Concept Plan. Our project team cannot comment on the property owner's strategy to develop or sell their property. While land throughout the area may be undeveloped, there does not seem to be a clear development or selling strategy to advance future development.

ACTION TAKEN TO ADDRESS CONCERNS:

The Noble Business Park has been designed with flexible lot sizes and can range from 2.5 to 10 or more acres. Noble Business Park has the opportunity to provide a different product offering to potential businesses as the plan area can be configured to suit each user. Our team anticipates larger lots fronting onto Hwy 27 which will appeal to a broad range of users.

To mitigate the premature loss of agricultural land, the project team has developed a phasing strategy to ensure development can keep pace with the market and prevent underutilized lands from sitting vacant.



CORRESPONDENCE #2

[REDACTED]
July 22, 2022

Via E-Mail

Ms. Tracey Connatty
Planning & Development Services
Mountain View County, AB

**Re: File No: PLCP20220172
Proposal for a Concept Plan – Noble Business Park
B & A Planning Group
Van den Bosch, Johannes & Katrina**

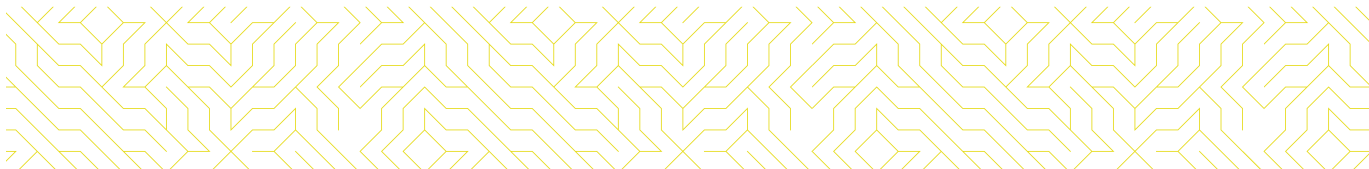
Dear Ms. Connatty:

I am in receipt of your request for comments of May 19, 2022 on the above noted application. Your brief extension for my late comments is greatly appreciated.

My interest in this application is as an owner of Lot #6 within the adjacent Netook Business Park. I purchased Lot #6 in 2009 as an investment opportunity. Thirteen years later, unfortunately, economic circumstances and changes to service expectations, have contributed to a slower pace of development in the Netook Business Park.

More specifically, I refer to the original expectation for the provision of water and wastewater treatment services. When I purchased the land, a Memorandum of Agreement between Mountain View County (MVC) and The Town of Olds, stated the Town of Olds would provide water and wastewater services to the Netook Business Park. When the MOA did not proceed, water services were provided by individual owner water wells and wastewater services hauled away at cost. In 2019, Mountain View County concluded the Development Agreement with the developer and the water license and wastewater services became the responsibility of the county.

The Noble Business Park faces the same water challenges as Netook. In the absence of municipal water services by either the Town of Olds or MVC, continued development in this area, be it Noble, Netook or Netook North, will all rely on the same subsurface area aquifer. My specific concern, particularly in the absence of a municipal water supply, is the cumulative impact of the continued drilling of wells from the same area aquifer. At some point, well productivity will be impacted to the detriment of the lots in Netook Business Park as well as all others in the area. As such, it is incumbent on MVC to be vigilant in its consideration of the pace of this and other area developments with respect to the intensity of use for the area



aquifer. Alternately, MVC would need to seriously consider long term comprehensive municipal water supply and wastewater services.

I note I am not the only party that shares this concern. See Noble Business Park – Concept Plan & Technical Studies, page 37:

"After reviewing the information presented, do you have any further questions or comments on the proposed concept plan or Phase 1 application?"

Response 2:

Like Netook, the provision of water and wastewater treatment is a huge concern with this project. Not to mention the fact that I struggle to see the need for a new development when Netook sits mostly empty. I would be in favour of Phase 1 being scaled back to incorporate businesses along the highway, such as that of the applicant, but nothing more until Netook is fully utilized."

I share the same concern as this party with respect to water supply and the pace of development.

It appears equally, the Applicant may be similarly aware of the importance of long-term municipal water supply for the proposed phased development. On page 25, it states:

"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. 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."

Similarly, I would submit, it is incumbent on MVC to be vigilant in its consideration of the pace of this and other area developments with respect to the intensity of use for the area aquifer.

Recognition of conditions which might influence the pace of development is also present in the proposed concept Plan. It submits on page 8:

"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.

It will consist of a wide range of commercial and industrial uses that have been designed to provide integration with the surrounding area.

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."

It is commendable and instructive the Applicant recognizes the need to phase development in consideration of the local circumstances challenging this area. Page 31 of the Concept Plan specifically responds to the concerns I have respecting the investment I have in the Netook Business Park.

"Is there concerns with the development of this land with so much vacant lots in Netook?"

We recognize the market for industrial land has faced challenges over the past few years. Understanding this current reality, we have prepared a concept plan that can be developed out in several phases. The site may take over 20 years to develop fully, depending on market conditions. This will support a longer-term strategy that can respond to market demands. The goal for the development is to support the area as an economic growth node while not prematurely converting land, and collaborate with other developments in the area."

I was the party that asked if the Applicant had considered locating in the space available in Netook Business Park.

"Did Noble consider locating in Netook?"

The landowner, Hans van den Bosch, is also the owner/CEO of Noble Equipment. Noble Business Park can provide the lot and frontage that will continue to serve his business while also supporting the County's vision of creating an economic node in the area."

I would never be one to support precluding owners the right to develop their own properties for their own benefits and fully understand the motives of such initiatives. Further, under the right circumstances, the Concept Plan provides future opportunities for growth of their own land and for the county. At the end of the day, all parties seek a *successful* economic node in MVC.

In summary, I support the MVC's development efforts for growth in this area. It must, however, have due consideration to the current learnings from Netook Business Park. In my opinion, long-term municipal water services are a critical component for the successful development of this area. In the interim, MVC must have due consideration to the pace of this and other area developments with respect to the intensity of use for the area aquifer.



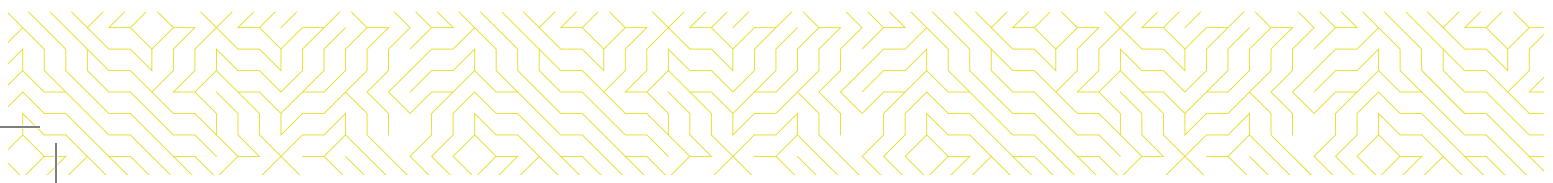
In this respect, MVC should consider if 9, or a lesser number, of commercial lots is appropriate for Phase 1 and incorporate *condition precedents* for Phases 2 and 3 that would appropriately pace future development in concert with water supply and economic circumstances.

Overall, the pace of development in this area will guide MVC in achieving its objective of logical, economical, and *successful* orderly development of land in MVC. Successful is always understood in attaining any objectives, it is simply helpful sometimes to note it is there and understood.

Respectfully submitted,

A large black rectangular redaction box covering the signature of the sender.

Linn Farris Moore (formerly Schwiethale)



RESPONSE #2

The project team appreciates the neighbouring concerns regarding the lack of municipal water and waste water services in the area. Given that no water supply from the Town of Olds is available at this time or the near future, the project team has developed a concept that includes on-site servicing for phase 1 of the project while the remaining phases can either connect to an available water service in the future, or proceed with future on site servicing.

The team's environmental specialists, Trace Associates, have conducted the necessary Alberta Environment and Parks approved and required groundwater supply evaluation as well as the Alberta Environment and Parks approved and required water well licensing application and testing.

The Alberta Environment Guide to Groundwater Authorization (2011) provides a process, including administrative and technical requirements, applicants must meet in order to obtain authorization (i.e. a licence) to divert groundwater. The process requires that applicants demonstrate to the satisfaction of Alberta Environment that there are sufficient groundwater resources in the area to support the intended use while at the same time will not adversely impact existing users in the area. Hence, the groundwater exploration report that accompanies each licence application for proposed groundwater diversion undergoes careful evaluation by Alberta Environment to ensure existing users are protected.

Based upon the above-referenced process, Alberta Environment's aim and responsibility is that aquifers in Alberta are protected from overexploitation.

ACTION TAKEN TO ADDRESS CONCERNS:

The project team completed the necessary groundwater assessments and can confirm that there is sufficient water for the Business Park. To mitigate potential concerns, the project team will complete secondary ground water evaluations for phases 2 and 3 at the time of application for rezoning and subdivision to assess potential impacts and implement water reduction strategies, if needed.





Learn more at NobleBusinessPark.ca

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