

# **S.E. Richmond Industrial Outline Plan**



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**K**  
**KOMEX**

**HAZCO**  
**ENVIRONMENTAL SERVICES LTD.**

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Appendix 1

City of Grande Prairie Land Use Bylaw Section 87 – General Industrial District

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## **1 INTRODUCTION**

### **1.1 Purpose**

This Outline Plan has been prepared for the City of Grande Prairie on behalf of HAZCO Environmental Services Ltd., as the vehicle to orchestrate the redevelopment of the former refinery and Alberta Transportation and Utilities highway maintenance works yard site south of 89<sup>th</sup> Avenue and west of Wapiti Road. (See Figure 1) As a brownfield site, redevelopment allows for an opportunity to reclaim an otherwise contaminated and sterilized tract of land adjacent to Highway 40, one of Grande Prairie's designated high visibility corridors. The land is part of the Richmond Industrial Park. Specific objectives of the plan include:

- The identification of future land uses;
- The identification of existing contamination and mitigation programming;
- Outlining of critical transportation access/egress and circulation systems;
- Confirmation of site servicing strategies and
- Site redevelopment and implementation intentions.

## **2 DEVELOPMENT AREA**

This portion of the Outline Plan document details the opportunities and constraints posed with the redevelopment of this brownfield site as evaluated with the preparation of the plan.

### **2.1 Location**

The plan area encompasses 21.8 ha (53.8 ac) of industrial land in southwest Grande Prairie immediately west of Wapiti Road, and north of 84<sup>th</sup> Avenue. More specifically, it forms part of Plan 5192 LZ within the SE ¼ of Sec. 22-71-6-6. (See Figure 1)

### **2.2 Land Ownership**

The land was originally owned by the North Star Oil Company and later bought out by Shell and operated from 1956 – 1964 as an oil and gas refinery. In 1964 it was purchased by the Province and utilized as a maintenance yard by Alberta Transportation and Utilities. Currently, there is a purchase agreement in place between Hazco / Komex and the Province that is subject to the completion of remediation and mitigation to the satisfaction of Provincial standards.

Surrounding land owners include the County of Grande Prairie to the east, Canfor to the northeast, Provincial Forestry lands to the south and numerous owners with industrial uses to the north and west. Refer to Figure 2, which shows the ownership of lands in the area.

### **2.3 Topography and Vegetation**

Most of the site has been developed under previous uses with internal rough gravel roads and site development. There are a number of existing structures on the site, most of which will be removed. There are three existing buildings in the southeast corner of the

site that may be restored and used by future land owners. These buildings were originally used by Alberta Transportation.

The rectangular site is relatively flat. Most of the land slopes towards the northeast at approximately 0.5%. A small portion of the land slopes towards the southeast at approximately 0.5%. Areas of vegetation within the site are limited, and there are no existing trees or brush on site to be cleared as this site has already been previously developed. With no significant topographical features, site mitigation and redevelopment will be easier to achieve. Refer to Figure 3, Topography Plan.

## **2.4 Environmental Assessment**

The most significant feature of this site is the existing contamination and resulting need for remediation and mitigation. Its use as an oil and gas refinery between 1956 through 1964, and as an AT&U works yards from 1964 on, has left areas of salt and hydrocarbon contamination. The potential for salt migration across the site and onto adjacent properties has resulted in a remediation program to prevent migration and preserve areas of “ecological function”. As a future industrial site, the salt contamination poses a less significant issue than it would for a residential area, as there will be less area identified for surface plantings, which are the primary concern of salinity in soils. Landscaping will be done in accordance with the current City of Grande Prairie Land Use Bylaws and areas required for landscaping will undergo appropriate remediation. Complete details are found within the various environmental studies completed on the lands including the “SITE ASSESSMENT AND REMEDIATION PLAN, FORMER HIGHWAY MAINTENANCE YARD, GRANDE PRAIRIE, ALBERTA” completed by Komex International Ltd. In August of 2001.

## **2.5 Zoning**

At present the site is zoned “General Industrial (IG)” as per the City of Grande Prairie Land Use Bylaw. Permitted uses under this designation include Contractor facilities,



small Eating and Drinking facilities, Gas Bars, Outdoor storage facilities, Oilfield Support Services, Service Stations, Warehouse Distribution and Storage facilities, as well as other general industrial uses.

Discretionary uses under the IG designation include Bulk Chemical and Fuel Storage Facilities, Casinos, Recreation facilities, Public Utilities, Retail Stores and other uses. The reader is referred to Section 87 and definitions of the Land Use Bylaw attached in Appendix 1.

## **2.6 Adjacent Uses**

East of the subject site, across Highway 40 are lands owned by the County of Grande Prairie. On these lands the County has their administration building and a maintenance shop. Peace Wapiti school buses are also parked on these lands. Northeast of the site is the CANFOR property. The site currently has a wood waste incinerator and associated stack. It is planned that this incinerator will be changed to a co-generation facility that will be providing both power and possibly hot water heating to the surrounding area. To the south is the Provincial Forestry facility. To the north and to the west are miscellaneous industrial uses. See Figure 4 for the surrounding zoning and uses.



### **3 POLICY**

From a statutory policy perspective, the Outline Plan area is covered by the City of Grande Prairie Municipal Development Plan and the Land Use Bylaw. There is no Area Structure Plan in place or required for this portion of the City as it is considered fully developed.

#### **3.1 Municipal Development Plan**

The Municipal Development Plan (MDP) identifies this area as forming a portion of the mixed industrial and commercial land that dominates the west central area of the City. As a presently serviced area, the MDP places an emphasis on its development/redevelopment prior to the opening of new and unserved tracts. The Outline Plan therefore complies with the growth policies and the objectives of the Municipal Development Plan.

The site's proximity to Wapiti Road designates it as a High Visibility Area on the High Visibility Highway Corridor Map and thus requires the Wapiti Road right-of-way to be landscaped to improve the aesthetics of this corridor.

#### **3.2 Land Use Bylaw**

The lands within the Outline Plan area are currently zoned IG (Industrial General) under the City of Grande Prairie Land Use Bylaw. No redistricting will be required at this time to accommodate the proposed uses in this Outline Plan. All development is to be done in accordance with the provisions of this bylaw.

There is the possibility that a future development falling under the IH (Heavy Industrial) designation may be contemplated. Since there is existing IH zoning around the Outline Plan area and the Outline Plan Area is designated to be Industrial, a development of this type may be compatible with the surrounding development. If a development falling

under IH zoning is proposed for an area within the Outline Plan area in the future redistricting will be required prior to development.

## **4 PLAN OBJECTIVES**

With no Area Structure Plan in place, the Outline Plan provides the overall policy framework for the development of the area. The Plan indicates three possible design concepts for the reclamation and redevelopment of the area.

The recognition of the potential role of the redevelopment as an important segment of an industrial employment generator leads to the formulation of a number of objectives that will guide development of the area.

### **4.1 Overall Objectives**

- i) to optimize the existing use of land and buildings to the fullest extent possible;
- ii) to offer industrial employment areas with direct access to major transportation routes within the City of Grande Prairie;
- iii) to provide planning flexibility that allows for changes in design as a reaction to fluctuating market forces;
- iv) to allow for economical phased development at the earliest date practical;
- v) to encourage environmental stewardship through mitigation measures in areas of ecological function; and
- vi) to improve the aesthetics of the High Visibility Highway Corridor through the use of proper landscaping and buffering techniques.

### **4.2 Industrial Objectives**

- i) to provide a range of industrial uses to meet the industrial needs of the City of Grande Prairie;
- ii) to provide a range of parcel sizes to respond to market demands for industrial users; and

- iii) to provide an opportunity for industrial development consistent with other similar developments in the vicinity.

#### **4.3 Transportation Objectives**

- i) to provide safe and convenient access to the redevelopment sites through the use of internal roadways;
- ii) to provide two access alternatives, from Wapiti Road via 84<sup>th</sup> Avenue or 89<sup>th</sup> Avenue;
- iii) to provide roadways that meet the standards of the City of Grande Prairie; and
- iv) to provide minor collector road systems to access potential small industrial parcels.

#### **4.4 Utility Objectives**

- i) to provide an economical servicing system and phasing sequence based on the logical extension of services to the standards of the City of Grande Prairie;
- ii) to abandon, remove, reuse or upgrade the existing infrastructure where necessary to efficiently service the development lands;
- iii) to provide sufficient fire fighting water capacity to meet the standards of the City of Grande Prairie; and
- iv) to utilize the heated water source anticipated to be available from the Canfor co-generation facility.

**4.5 Environmental Objectives**

- i) to mitigate the existing environmental contamination to a level consistent with industry standards.
- ii) to utilize the heated water source anticipated to be available from the Canfor co-generation facility.

## **5 DEVELOPMENT CONCEPT**

### **5.1 Overview**

Three redevelopment concepts proposed for these lands are presented on Figures 5A, 5B, and 5C. Development of the site will be dependent upon the site size requirements of future land owners. Concept Plan 5A allows for the development of two large lots. Concept Plan 5B adds an internal service road to service a larger number of smaller lots. Concept Plan 5C includes a pan-handle lot. All concepts propose a north-south internal collector road that line up with 109<sup>th</sup> Street to the north and the existing access to the site on 84<sup>th</sup> Avenue. The size of the lots shown are preliminary and subject to change at the time of subdivision. It is anticipated that the parcel will be subdivided into approximately 8 to 20 lots ranging from 0.65 ha (1.6 ac) to 8 ha (20 ac). This will provide a mix of parcel sizes to meet market demands.

### **5.2 Land Uses**

The land use designation anticipated for each of the lots will be General Industrial District (IG). This designation will accommodate a mix of anticipated uses including equipment rental and manufacturing, general oilfield servicing, and trucking operations. An anticipated bulk fuel storage facility would require discretionary approval. This designation is based on the City of Grande Prairie Land Use Bylaw C-998.

Any on-site manufacturing, storage and handling of dangerous goods in excess of the quantities identified in Schedule E of the City of Grande Prairie Land Use Bylaw may require a Risk Assessment Report to be prepared at the discretion of the City of Grande Prairie Development Authority.

### **5.3 Reserve and Open Space**

The reserve dedication for this land has been satisfied with the original subdivision. No further dedications are required.



## 6 TRANSPORTATION AND CIRCULATION

### 6.1 Roads

The designation of Wapiti Road as a major arterial places a restriction on direct access to this thoroughfare from the subject property. As a result, a road is proposed to run north-south from 84<sup>th</sup> Avenue to 89<sup>th</sup> Avenue which will service all lots except the lot proposed for the most north-westerly portion of the site (See Figures 5A and 5B). The proposed road intersects 89<sup>th</sup> Avenue directly across from the existing 109<sup>th</sup> Street intersection. This intersection will remain all directional. The intersection of the north-south road with 84<sup>th</sup> Avenue is located at the present access the plan area has on 84<sup>th</sup> Avenue and is directly across from the access to the Provincial Forestry Building to the south. It is proposed that this intersection remains as an all directional access at this time. The City may limit this access to a right-in/right out access in the future when it upgrades 84<sup>th</sup> Avenue to a divided arterial.

The existing road right-of-way on 84<sup>th</sup> Avenue is 30.48 metres. The City of Grande Prairie Transportation Master Plan designates this road as a future divided arterial road. The City of Grande Prairie standard right-of-way width for this type of road is 35.5 metres. Additional 1.7 metres of road right-of-way will be dedicated to 84<sup>th</sup> Avenue when subdivision of the Outline Plan area occurs to accommodate the required arterial road right-of-way. Previous subdivisions of the SE-22-71-6-W6 have already taken an additional 10.06 metres of road widening along Wapiti Road. An additional 1.38m of right-of-way will be required to accommodate the future road widening. It has been estimated that a corner cut off at 84<sup>th</sup> Avenue and Wapiti Road on the northwest corner will be 20 meters along Wapiti and 35 meters along 84<sup>th</sup> Avenue. The size of the corner cut off may be reduced and will be determined at the detail design stage when Wapiti Road and 84<sup>th</sup> Avenue intersection is upgraded. The existing right-of-way for 89<sup>th</sup> Avenue is 30.48 metres wide. A westbound lane will be required on 89<sup>th</sup> Avenue at Wapiti Road. There should be no additional right-of-way requirements for this road since ample boulevard is available for the future westbound lane. It has been estimated that a

corner cut off at 89<sup>th</sup> Avenue and Wapiti Road on the southwest corner will be 7 meters along Wapiti and 7 meters along 89<sup>th</sup> Avenue. The exact size of the corner cut will be determined at the detail design stage when Wapiti Road and 89<sup>th</sup> Avenue intersection is upgraded. The 22m right-of-way for the internal road will allow for large vehicle traffic and turning movements in to and out of the sites. Concept Plan B has an additional internal road to service smaller lots. This road should also have a 22 metre wide right-of-way to accommodate large truck traffic expected on this site. Figure 6 shows the proposed roads and right-of-ways.

Under the City of Grande Prairie Transportation Levy Policy there will be no Transportation Levies applied against this development.

## **6.2 Pedestrians**

There is an existing 2 metre wide gravel/asphalt path along the west side of Wapiti Road that is proposed to be reconstructed in the future. As an industrial site, pedestrian circulation is not considered critical and has not been accommodated beyond normal sidewalk development.

## **6.3 Transit**

There is no existing bus service at the subject property. Future considerations for bus servicing may be included in the future.

## **6.4 Screening and Buffers**

As earlier identified, the proximity of the subject site to Wapiti Road inherently places the eastern portion of it within the High Visibility Highway Corridor area. This in turn places the onus on the developers of the eastern parcels to ensure this buffer is adequately screened through proper landscaping to improve the aesthetics of the corridor and adjacent properties.

## **7      SERVICING**

Under the City of Grande Prairie Trunk Servicing Policy there will be no Trunk Levies applied against the Outline Plan lands

### **7.1      Sanitary**

The sanitary servicing of the sites (See Figure 7) will come from the extension of the existing system. Servicing will tie into the existing 250mm diameter trunk at 89<sup>th</sup> Avenue. A 250mm diameter sanitary trunk is proposed to service the internal Outline Plan Area as shown on Figure 7.

The existing sanitary mains and manholes within the Outline Plan Area shown as a thin tan line on Figure 7 will be abandoned. The existing sanitary main within the Outline Plan Area that is shown as a thick orange line on Figure 7 between lots 7 and 8 will be reconstructed to service the existing building from the proposed 250mm diameter sanitary main. A proposed utility right of way between lots 7 and 8 will be provided.

### **7.2      Storm**

In similar fashion to the sanitary servicing, the storm sewer system (See Figure 8) will require the extension of the existing systems. Most of the site will drain into the existing lines on 89<sup>th</sup> Avenue. These lines drain into an existing drainage ditch located within the Canfor lands. A small portion on the south end of the site will drain into the existing 750mm diameter storm drain line that extends into the Outline Plan Area and currently drains a portion of the site.

The current Draft City of Grande Prairie Storm Water Master Plan proposes a storm water management facility located on the Canfor lands downstream of the 89<sup>th</sup> Avenue storm drain lines. It is expected that this proposed facility will provide storm water detention and treatment for the Outline Plan lands and there will be no requirement for

storm water management within the subject area for lands that drain into the 89<sup>th</sup> Avenue storm system. The small portion of the lands that drain into the south storm water line will require on-site storm water management facilities.

Because these lands are to be developed for industrial uses there may be the potential for some hazardous chemicals to be spilled into the storm system. If the potential exists, a Risk Assessment Report shall be prepared by the developer as a requirement of the Land Use Bylaw. This report should address the type of concern and appropriate mitigation measures to be taken to prevent any spills of this type.

### **7.3 Water**

Connection to the existing water system will occur at 89<sup>th</sup> Avenue and 84<sup>th</sup> Avenue respectively. This will loop the water system and provide both normal and fire protection flows to the subject parcels. (See Figure 9)

The existing 150mm diameter watermain on 89<sup>th</sup> Avenue will be replaced with a new 300mm diameter PVC watermain and be connected to the existing 350mm diameter watermain on the east side of Wapiti Road. The reconstruction of this watermain will significantly increase fire flows for the proposed development to 225 L/s as required by the City of Grande Prairie.

Portions of the existing water system within the Outline Plan Area shown as a thin shaded dashed blue line on Figure 9 may be used to service Lots 6, 7 and 8. Unnecessary old lines will be abandoned. This will allow the existing buildings within the proposed development to be serviced. A proposed utility right of way between lots 7 and 8 will be provided.

#### 7.4 Shallow Utilities

In addition to providing the redevelopment of a brownfield site and the corresponding site remediation and mitigation that it will entail, this project is proposing additional environmentally friendly aspects. The CANFOR incinerator immediately to the east is being converted to a co-gen facility to capitalize on the heat generation of the wood waste incineration operations. As a result, the redevelopment of the subject lands may incorporate the use of heated water from the co-gen facility as a source of heating of any new buildings to be developed. Not only does this follow the principles of sustainability, but it also makes the occupation of buildings on these new parcels attractive due to the cost savings from the avoidance of natural gas heating. Right-of-ways for these lines will be part of the subdivision design.

There is an existing overhead power line located within ROW Plan 2619 KS. This line will have to be relocated underground to the proposed north-south road allowance. Since this is an industrial development all lots will require three phase power. All new power lines are to be put underground. Existing overhead power lines on the south side of 89 Avenue and crossing Wapiti Road will have to be relocated underground. Existing overhead lines on the east side of Wapiti Road will remain as is. Other shallow utility servicing in the form of telephone, gas, and cable will be supplied as per normal servicing systems and methods.

## **8 IMPLEMENTATION**

### **8.1 Staging / Phasing**

The nature of the development as a redevelopment project dictates that the staging process will be rather straightforward. Once the site has been remediated, the road will be constructed between 84<sup>th</sup> and 89<sup>th</sup> Avenues respectively. Included will be the construction of the deep and shallow services as per the scheme described earlier. This will open up the parcels for individual development as demand warrants. Phasing and parcel sizes will be developed as market demand warrants it.

Section 4.3 in Komex International Ltd. report named “ Remediation Report Former Highway Maintenance Yard Grande Prairie, Alberta” dated February, 2002 specifies those areas of the site which will retain a saline content. The report identifies a management program to remediate the site. Development restrictions will be registered on title.

**City of Grande Prairie Land Use Bylaw**  
**Section 87**  
**General Industrial District**

**APPENDIX 1**



## **Section 87 General Industrial District - IG**

### **87.1 Purpose**

*The purpose of this district is to provide for industrial businesses that may carry out a portion of their operation outdoors or require large outdoor storage areas, such that no nuisance is created or apparent beyond the site. This district should generally not be located adjacent to residential districts.*

### **87.2 Permitted Uses**

Accessory Building or Use  
Animal Service Facility (Major)  
Auctioneering Facility  
Automotive and Equipment Repair (Major/Minor)  
Commercial Recreation Facility (Indoor)  
Commercial Storage  
Contractor (General)  
Contractor (Limited)  
Dry Cleaning Plant  
Eating and Drinking Facility (Minor)  
Equipment Rentals and Repair  
Essential Public Service  
Fleet Service  
Gas Bar  
General Industrial  
Greenhouse  
Oilfield Support  
Outdoor Storage  
Recycling Depot  
Service Station  
Truck/Manufactured Home Sales and Rental  
Warehouse Distribution and Storage

### **87.3 Discretionary Uses**

Adult Entertainment Facility  
Bulk Chemical and Fuel Storage  
Carnival  
Casino  
Commercial School  
Community Recreation Facility  
Education (Private)  
Late Night Club  
Outdoor Recreation Facility  
Public Utility  
Retail Store (Convenience)  
Surveillance Suite

#### 87.4 Site Standards

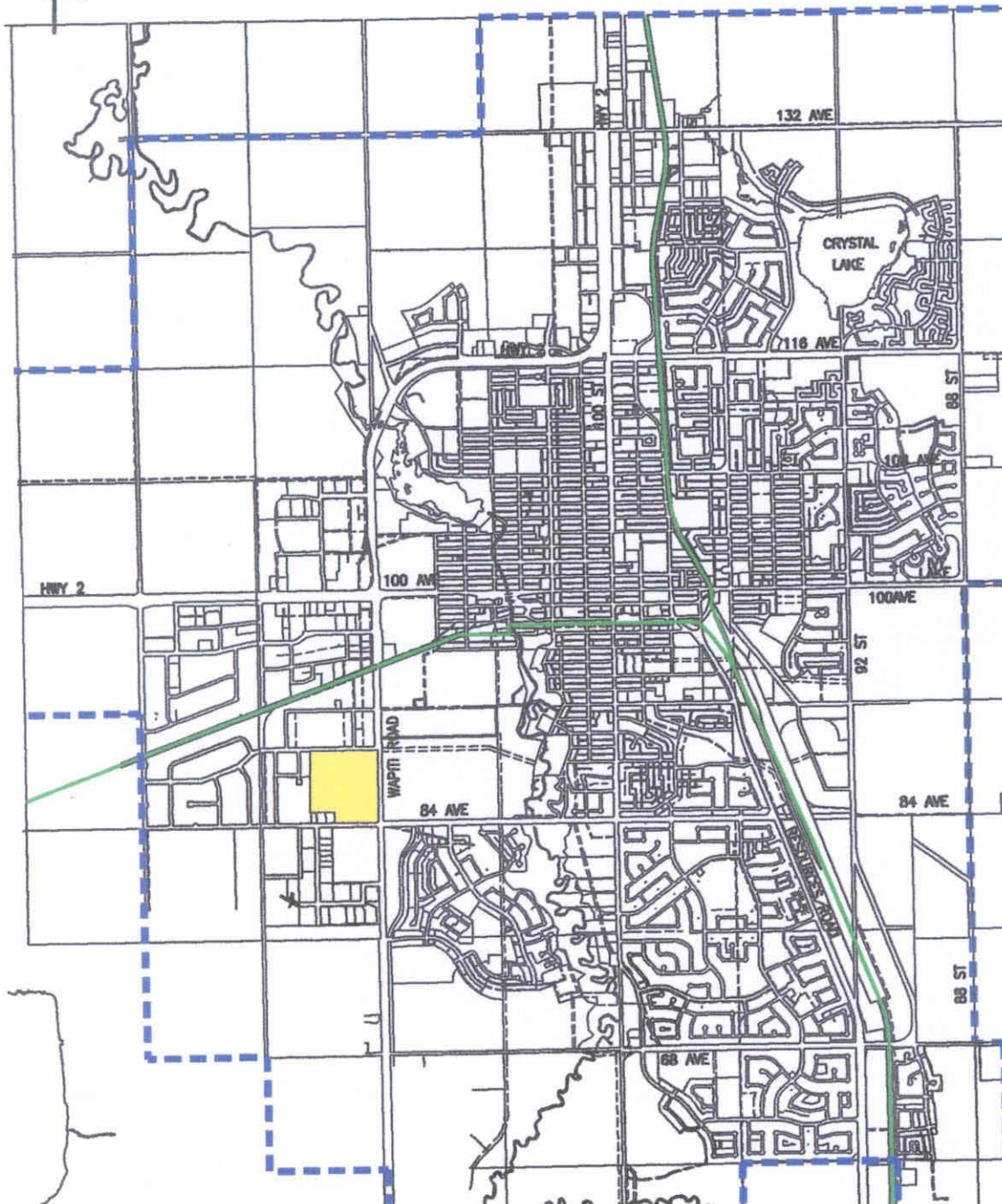
In addition to the General Regulations contained in Part Seven, the following standards shall apply to every development in this district.

- (a) Site Size: 0.24ha (0.6ac)
- (b) Site Width: 30.48m (100ft)
- (c) Front Yard: 6.1m (20ft)
- (d) Rear Yard: None except 3.05m (10ft) abutting a public roadway other than a lane.
- (e) Side Yard: None except 3.05m (10ft) abutting a public roadway other than a lane.
- (f) Building Height: 25m (82ft)  
(maximum)

#### 87.5 Additional Requirements

- (a) All signs proposed for a development shall comply with the requirements of Schedule B – Signs.
- (b) All development permit applications affected by the High Visibility Corridor Overlay shall comply with the requirements of Schedule C – High Visibility Corridor Overlay.
- (c) No parking, loading, storage, trash collection, outdoor service or display area shall be permitted within the required front yard.
- (d) Notwithstanding Section 87.5(c), the Development Authority may allow open storage in a required front yard. However, additional screening and/or berming of any such open storage area may be required by the Development Authority.
- (e) In reviewing an application for a General Industrial use, the Development Authority shall ensure that the General Industrial use complies with the purpose statement of this District.
- (f) In addition to the required compliance with the Alberta Safety Code and Alberta Fire Code, and at the discretion of the Development Authority, any on-site manufacture, storage and handling of dangerous goods in excess of the quantities identified in Schedule E – Small Quantity Exemptions for Dangerous Goods may require a Risk Assessment Report be prepared by a qualified engineer, and such report shall be guided by the guidelines established by the Major Industrial Accidents Council of Canada (MIACC) as published in:
  - xiii) Risk-Based land Use Planning Guidelines;
  - xiv) Hazardous Substances Risk Assessment, a Mini-Guide for Municipalities and Industries; and
  - xv) MIACC Lists of Hazardous Substances.

# HAZCO Outline Plan



## Legend:

- CITY BOUNDARY ---
- OUTLINE PLAN AREA
- RAILNET RAILWAY LINE ---

**Figure 1**

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**HAZCO**

Location  
Plan



# HAZCO Outline Plan

## Legend:

Her Majesty the Queen in  
Right of Alberta as rep.  
by Minister of Housing and  
Public Works

845971 Alberta Ltd.

County of Grande  
Prairie No.1

Canadian Forest  
Products Inc.

Risley Enterprises Ltd.

Leyman Distributors Ltd.

Imperial Oil Ltd.

G-Corp Investments Inc.

Minhas Bros. Holding Ltd.

631569 Alberta Ltd.

Arrow Transportation  
Systems Inc.

G-Corp Investments Inc  
and Saw-Horse  
Restaurants Ltd.

83460 Holdings Ltd.

Dowell Schlumberger  
Canada Inc.

Mid Western Machine  
Works (1987) Inc.

Grizzly Automotive Inc.

Yves Arseneault

Kevin Lloyd Throness &  
Lloyd Throness

Halliburton Canada Inc.

T H Relief Value &  
Machining Ltd.

707550 Alberta Ltd.

722164 Alberta Ltd.

City of Grande Prairie

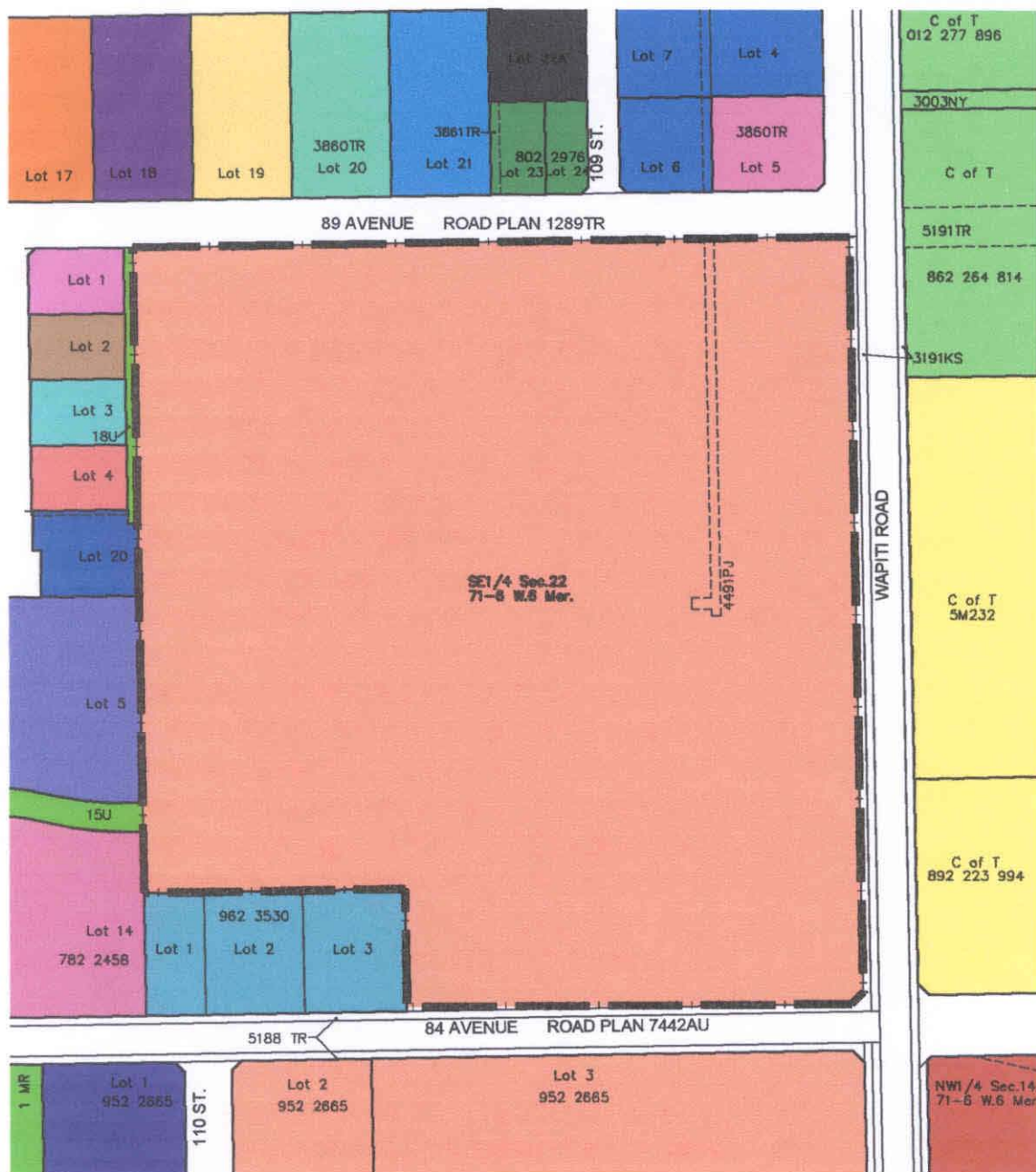


Figure 2

Land Ownership  
Plan  
(As of January 2002)

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HAZCO

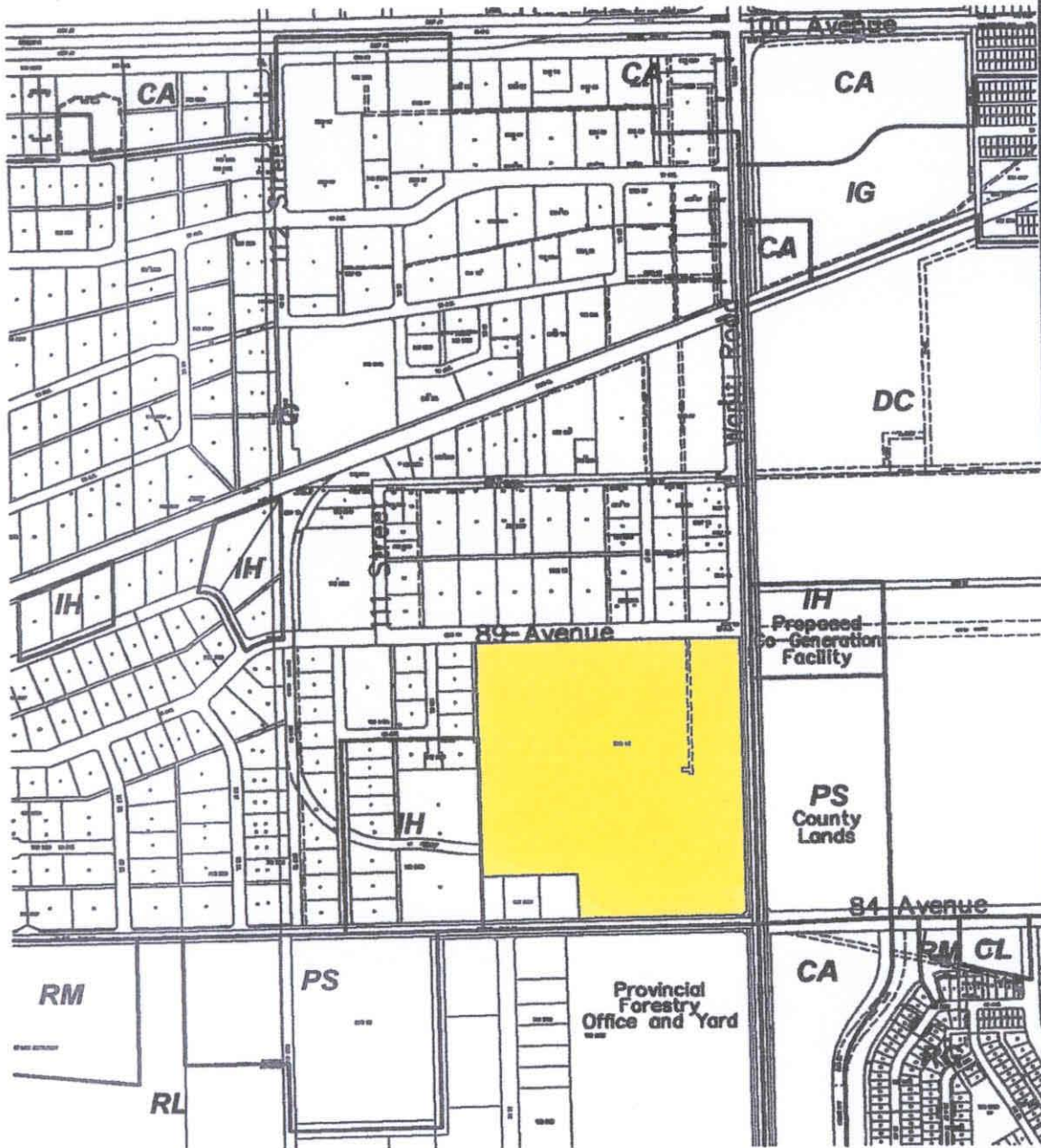
[illegible]

**0.5m CONTOUR**

## Topography Plan

# HAZCO

# HAZCO Outline Plan



## Legend:

Heavy Industrial	IH
General Industrial	IG
Arterial Commercial	CA
Local Commercial	CL
Direct Control	DC
Public Service	PS
Low Density Residential	RL
Medium Density Residential	RM
General Residential	RG
Outline Plan Area	

## Figure 4

The City of  
Grande Prairie  
Land Use Bylaw  
Schedule "A"  
Bylaw No. C-998

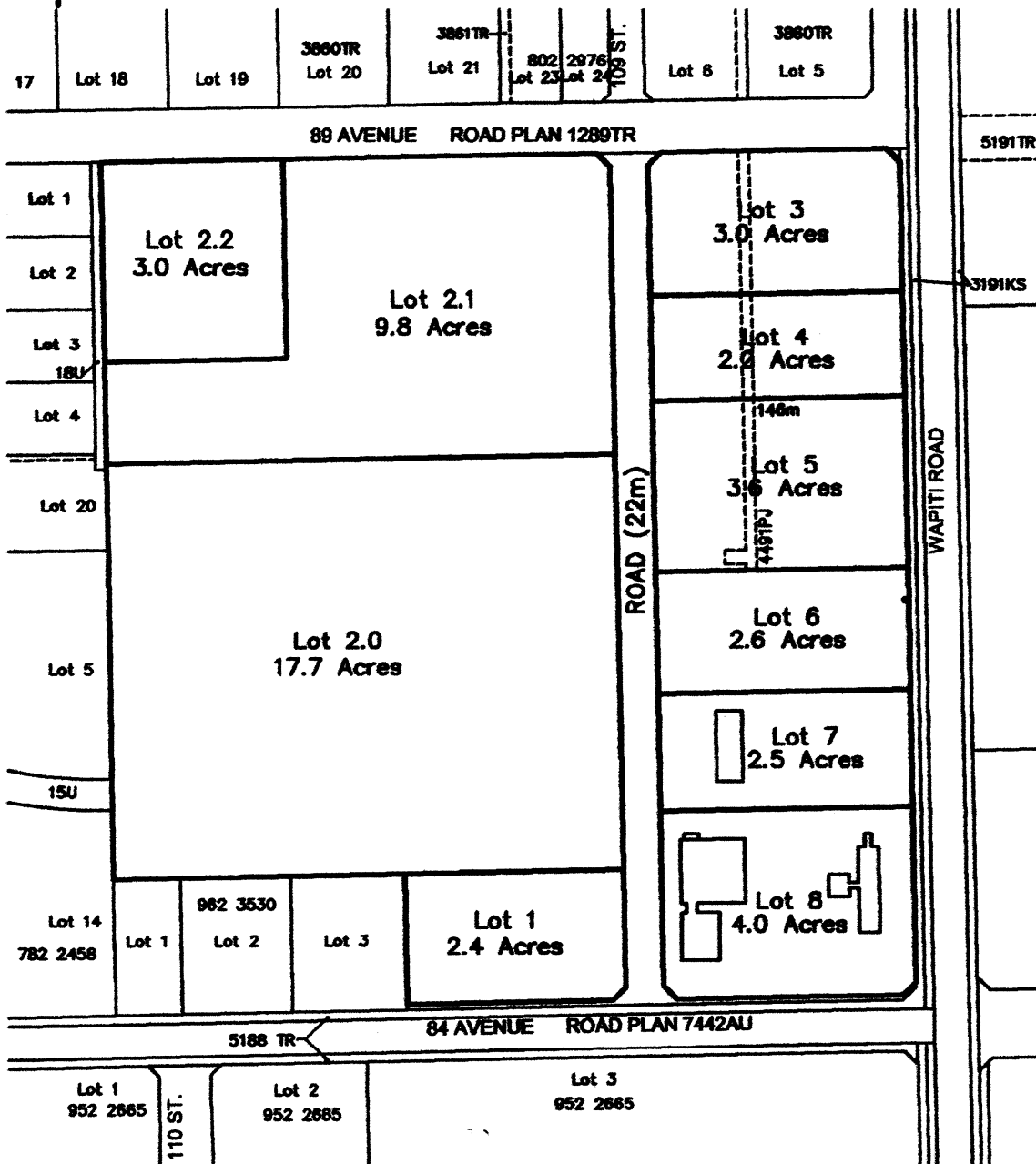
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**HAZCO**



# HAZCO Outline Plan



**Figure 5A**

**Land Use and  
Concept Plan A**

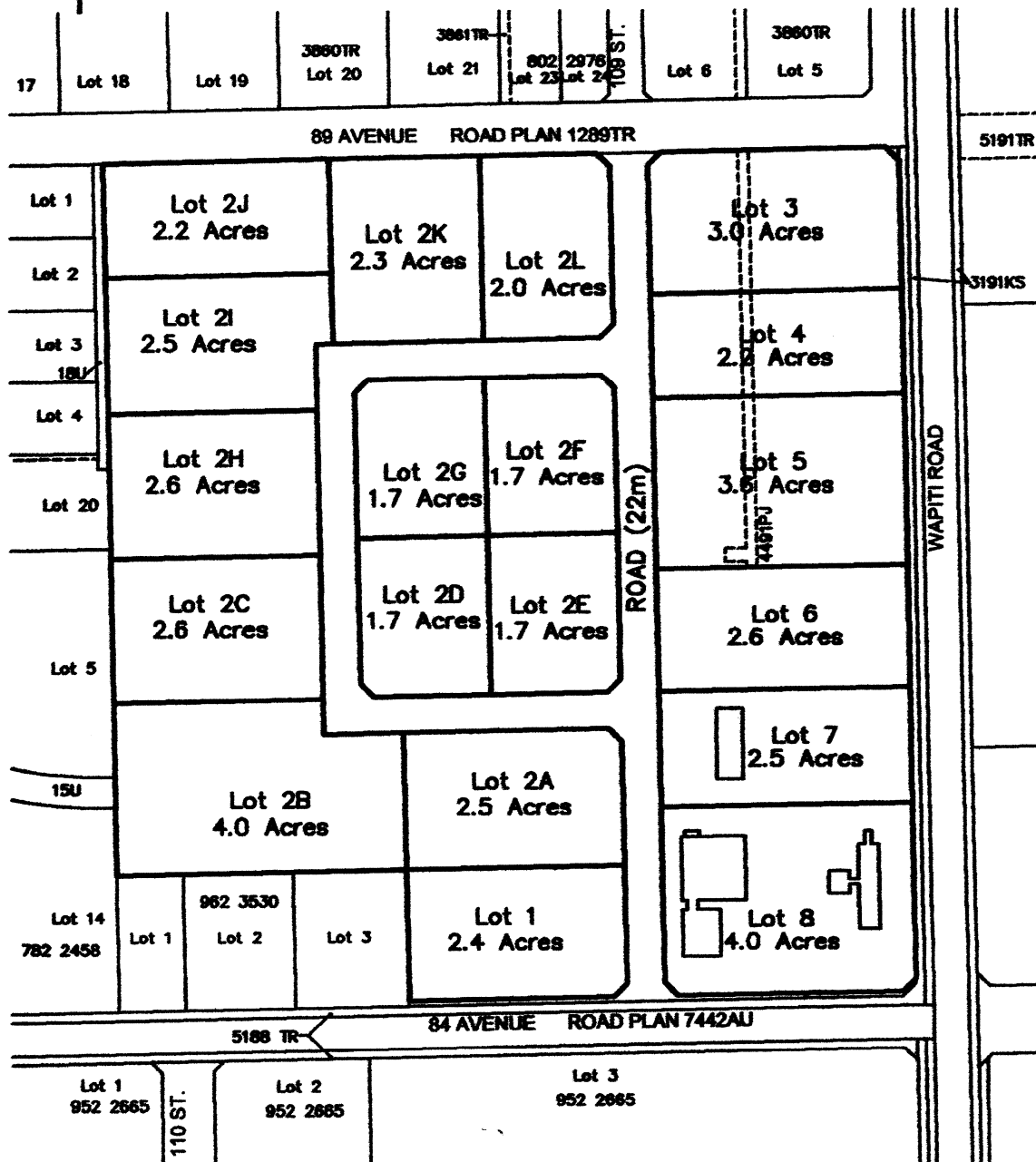
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**HAZCO**



# HAZCO Outline Plan



**Figure 5B**

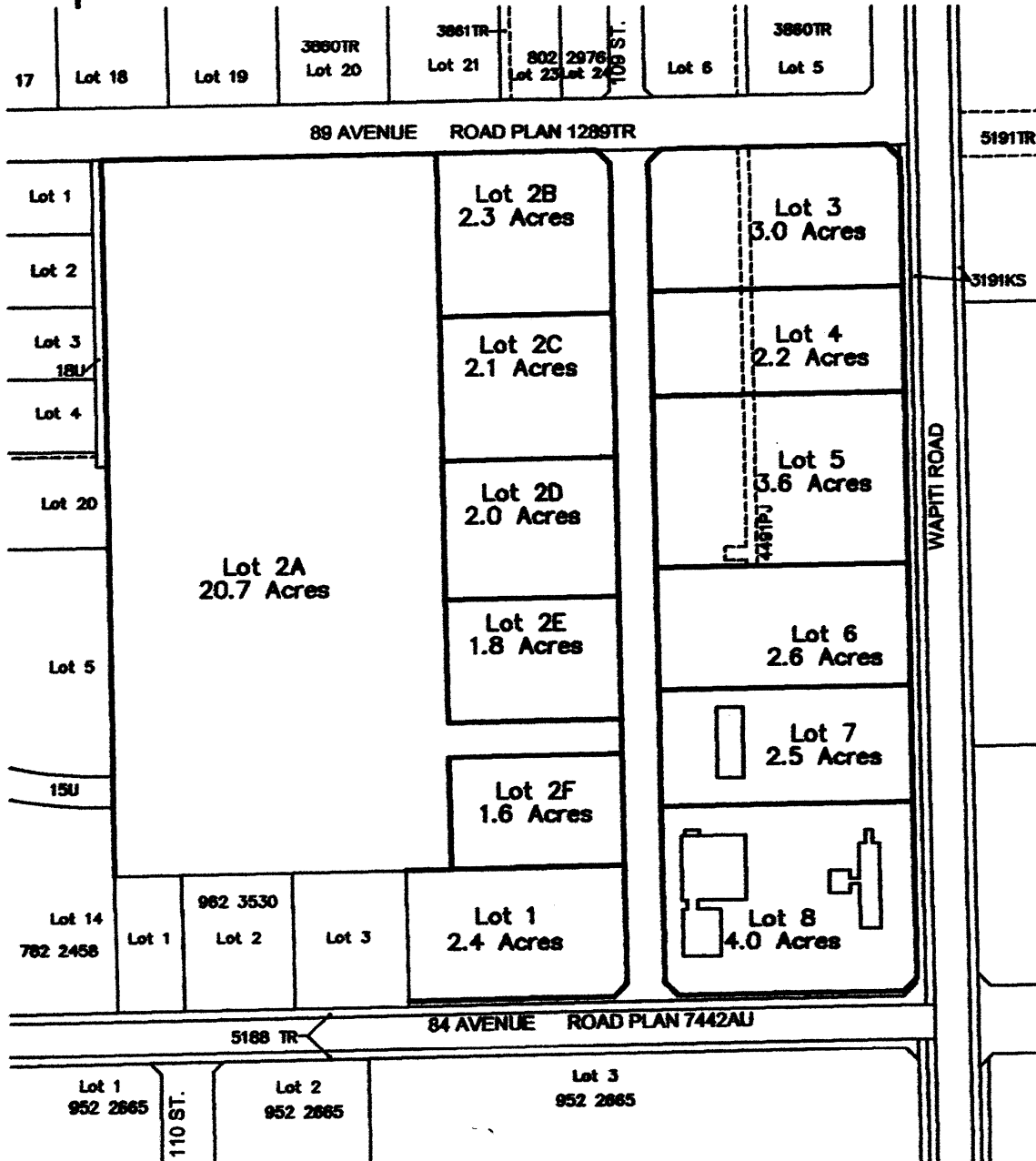
**Land Use and  
Concept Plan B**

**FOCUS INTEC**



**HAZCO**

# HAZCO Outline Plan



**Figure 5C**

**Land Use and  
Concept Plan C**

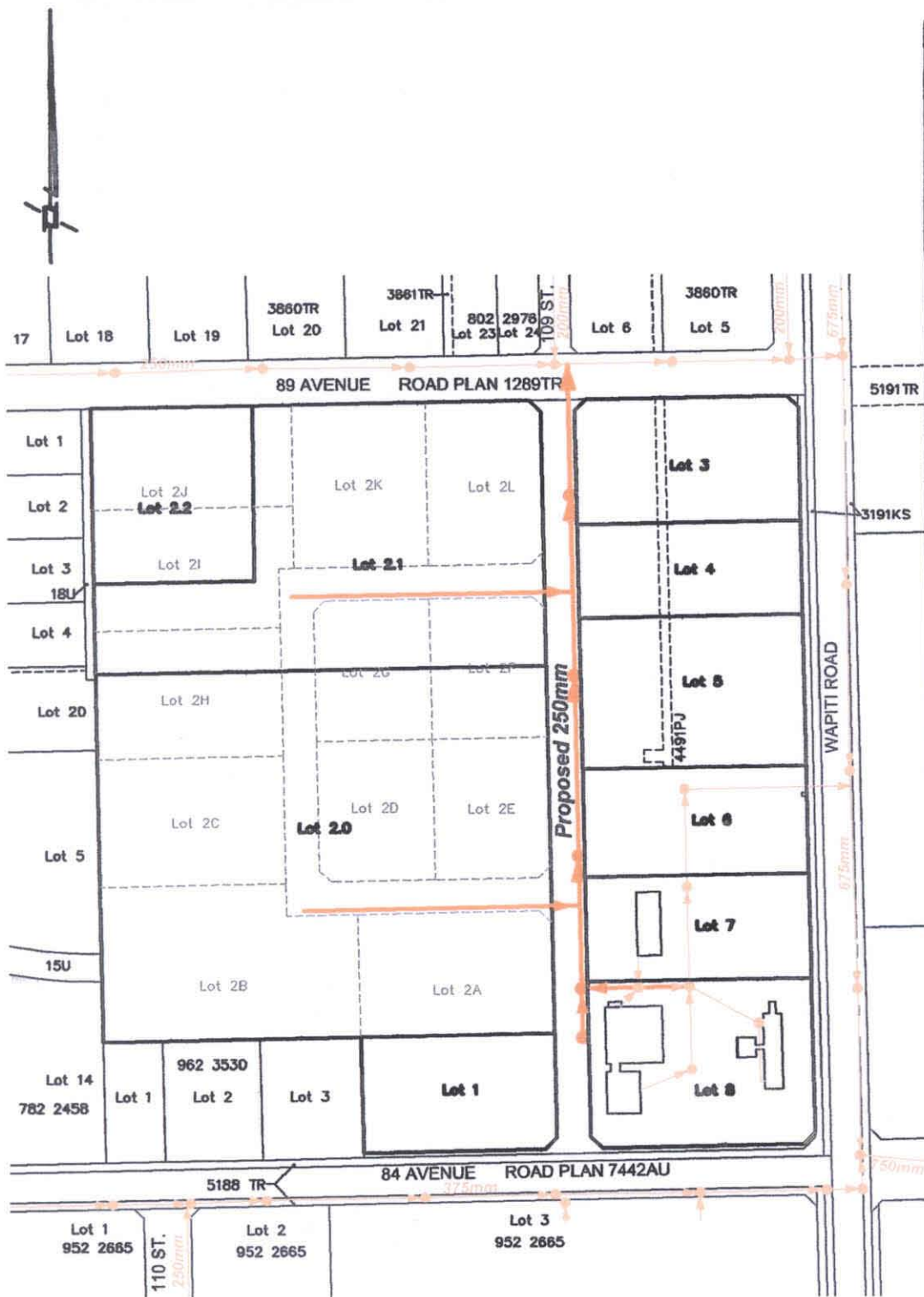
**FOCUS INTEC**



**HAZCO**

# Transportation Plan

# HAZCO Outline Plan



## Legend:

EXISTING  
SANITARY  
MAIN  
PROPOSED  
SANITARY  
MAIN  
MANHOLE  
AND FLOW  
DIRECTION

**Figure 7**

**Sanitary Servicing  
Plan**

**FOCUS INTEC**



**HAZCO**

# HAZCO Outline Plan



## Legend:

EXISTING  
STORM  
MAIN  
PROPOSED  
STORM  
MAIN  
MANHOLE  
AND FLOW  
DIRECTION

**Figure 8**

**Stormwater  
Servicing Plan**

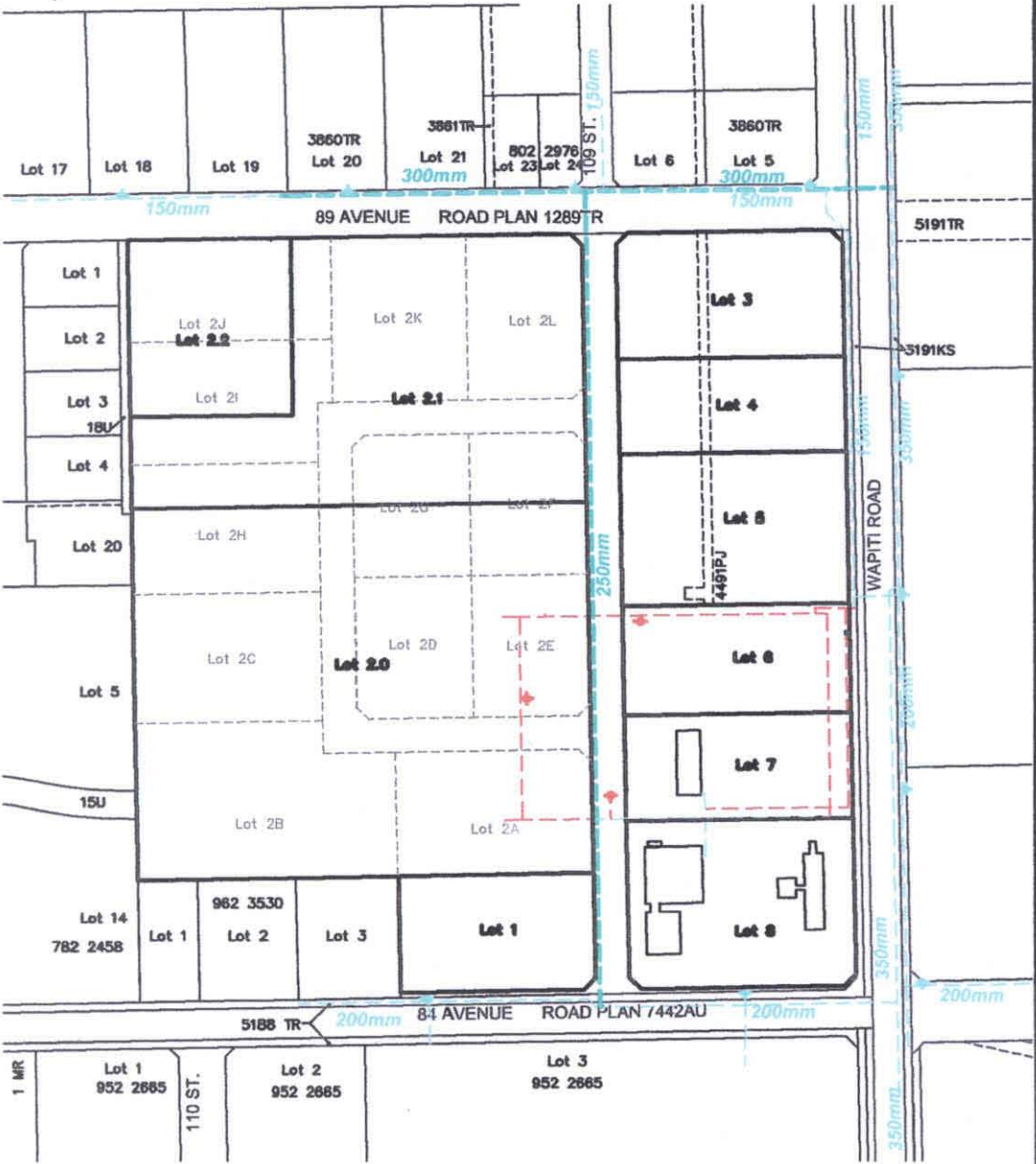
**FOCUS INTEC**



**HAZCO**



# HAZCO Outline Plan



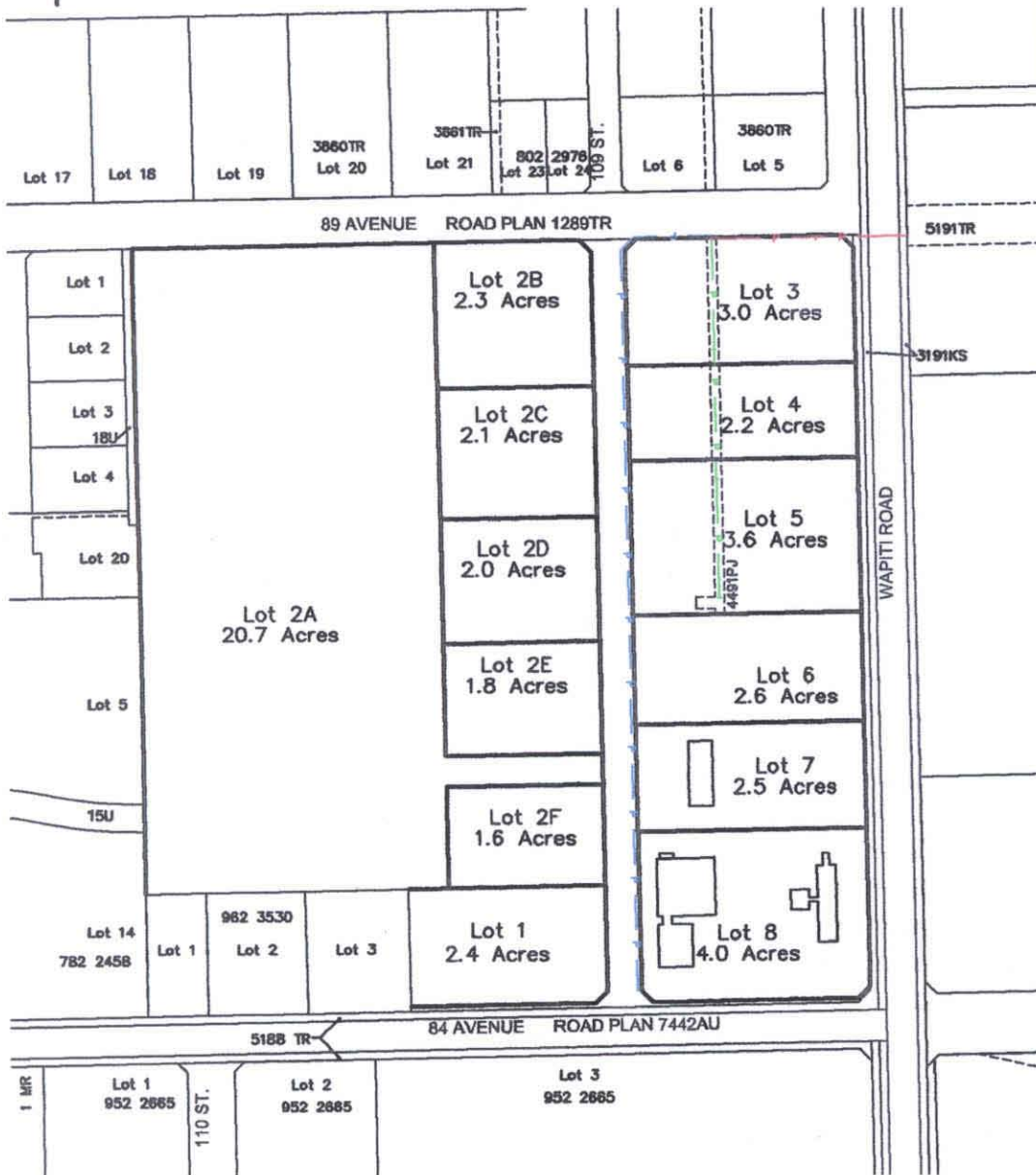
## Legend:

- EXISTING WATERMAIN
- PROPOSED WATERMAIN
- WATERMAIN TO BE ABANDONED

Figure 9

Water Servicing  
Plan

# HAZCO Outline Plan



## Legend:

- PROPOSED UNDERGROUND POWERLINE — P — P —
- EXISTING OVERHEAD POWERLINE (To Be Removed) — P — P —
- EXISTING OVERHEAD POWERLINE (TO BE RELOCATED UNDERGROUND) — P — P —

**Figure 10**

**Power Servicing  
Plan**

**FOCUS INTEC**



**HAZCO**