



WHEATLAND COUNTY

Where There's Room to Grow



Goldfinch Industrial Area Structure Plan



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Area Concept Plans Available under separate cover

CGC Wheatland Wallboard Manufacturing Plant Area Concept Plan

Adopted by Bylaw 2023-08, June 20, 2023

SECTION ONE

Vision

1

This section provides a vision statement and guiding principles which reflect the goals and objectives of the County and forms the framework for the ASP policies.

1-1 VISION

To provide a framework for diverse industrial development and optimally located supporting uses that are sensitive to adjacent landowners and natural open spaces, ensuring that the rural character of Wheatland County is maintained. To provide employment opportunities in alignment with Wheatland County's Strategic Planning objectives and current market trends.

1-2 GUIDING PRINCIPLES

The following principles provide guidance on the nature of development within the plan area:

Provide Complementary Uses

Future industrial development shall complement existing development in the plan area. Complementary uses will ensure that the Plan remains unified as phasing occurs. While the predominant use is intended to be industrial, there may be ancillary commercial and institutional uses that complement and support industrial development.



Optimize Development Synergy

The adjacent Highway 24 corridor and the existing rail alignment in the plan area provide an opportunity to develop industrial uses that can leverage these transportation networks that facilitate the movement of goods and services.



Provide Employment Opportunities

A variety of industrial uses, and the potential for ancillary commercial and institutional uses, will generate jobs for local residents and provide employment opportunities throughout the region.



Provide Mobility Choices

Some physical site constraints and legislated setbacks may preclude development within portions of the plan area, yet they provide an opportunity to align a network of linear open space corridors. Trail networks can be incorporated into open space corridors to allow for walking, running and cycling, promoting a healthy balance of mobility choices and helping to maintain Wheatland's rural character.



Promote Development Efficiency

Efficient design reduces capital and operating costs when land is developed in the future. Future development shall be designed with respect to ownership boundaries and natural constraints. The use of emerging sustainable engineering solutions and low impact development practices are encouraged.



Encourage Environmental Protection

Areas which are environmentally and historically significant shall be protected and future development shall be sensitive to the natural environment. Environmental areas that may require preservation, (e.g. Crown wetlands), provide an opportunity to ensure the rural character of Wheatland County is maintained.



Develop Mitigation Strategies

Mitigation strategies, such as landscaped buffers, berms, fencing and configuration of development shall be utilized to lesson potential negative impacts. Future development shall have a respectful interface with adjacent landowners, existing Country Residential development and the nearby Hamlet of Carseland.



SECTION TWO

Planning Context

2

This section outlines the policy context of the Goldfinch Industrial ASP as well as the interpretation, monitoring, review and amendment of policies herein.

2-1 PURPOSE

The Goldfinch Industrial Area Structure Plan (“Goldfinch Industrial ASP” or the “Plan”) provides a comprehensive development concept for the future development of lands within the plan area.

As outlined in Section 633 (1) of the Municipal Government Act (MGA), ASPs are developed “for the purpose of providing a framework for subsequent subdivision and development of an area of land...”

An area structure plan:

(a) must describe

(i) the sequence of development proposed for the area,

(ii) the land uses proposed for the area, either generally or with respect to specific parts of the area,

(iii) the density of population proposed for the area either generally or with respect to specific parts of the area, and

(iv) the general location of major transportation routes and public utilities, and

(b) may contain any other matters the council considers necessary.

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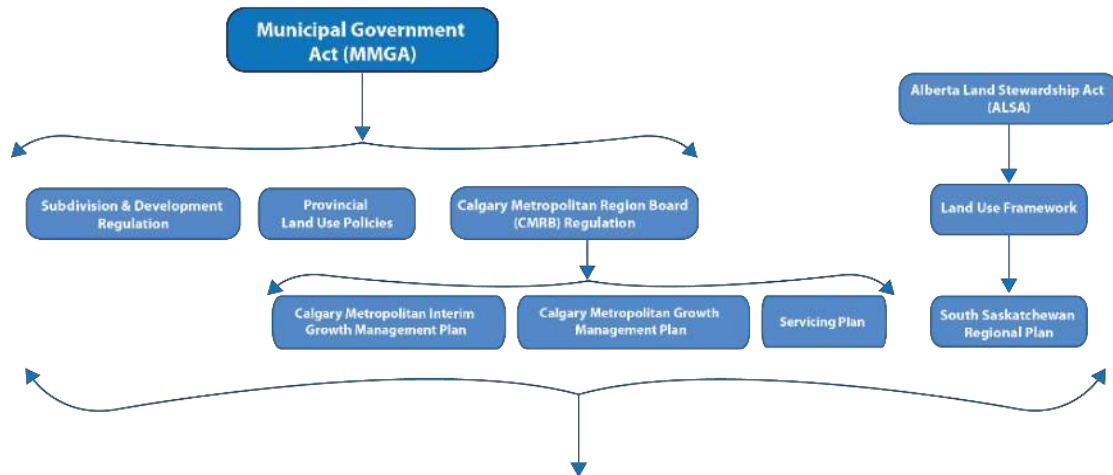
2-2 POLICY CONTEXT

The Goldfinch Industrial ASP is identified as part of the County’s future development lands. The ASP includes the potential Business-Industrial/Commercial Corridor area identified in the County’s Regional Growth Management Strategy (RGMS).

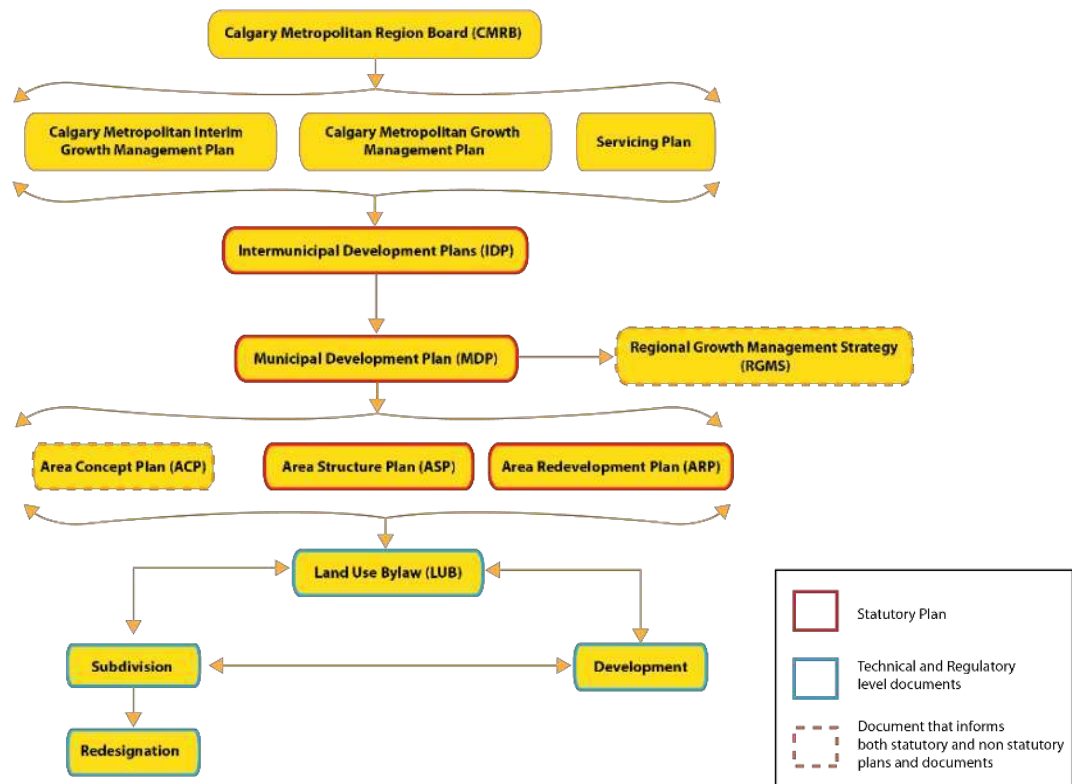
It is the County’s intent that consistency between the Goldfinch Industrial ASP, and other policy documents adopted by Council – including, but not limited, to the RGMS, the Wheatland County Municipal Development Plan (MDP), the Wheatland County Land Use Bylaw (LUB) and the future Rocky View County/ Wheatland County Intermunicipal Development Plan (IDP) – will be achieved such that all plans will be in compliance with each other.

Figure 1. Wheatland County's Planning Hierarchy

Provincial



Municipal



2-3 PLAN INTERPRETATION

Map Interpretation

Unless otherwise specified within this plan, the boundaries or locations of any symbols or areas shown on a map are approximate only, not absolute, and shall be interpreted as such. They are not intended to define exact locations except where they coincide with clearly recognizable physical features or fixed boundaries such as property lines or utility/road rights-of-way. Details shown on the maps will be subject to further study at the development approval stage. No measurements or area calculations shall be taken from the ASP maps.

Policy Interpretation

Where “shall”, “will”, “must” or “require” are used in a policy, the policy is considered mandatory in order to achieve a desired result

Appendix Interpretation

Appendices included herein do not form part of the statutory portion of the ASP. The purpose of an appendix is to provide information to further clarify the intent of ASP policies.

2-4 MONITORING AND REVIEW

The Goldfinch Industrial ASP is a long-term policy document that promotes a vision for development within the plan area and provides guiding principles and policies that work towards achieving that vision over-time. The policies within the Goldfinch Industrial ASP will be monitored and should be reviewed and updated every 10 years until such time as build-out of the plan area is achieved. The Goldfinch Industrial ASP may also be amended in response to changes in the overall policy direction within Wheatland County or specific planning applications.

2-5 AMENDING THE ASP

If major changes with regards to land use, road networks or any other significant aspect of the plan are contemplated, an amendment to the Goldfinch Industrial ASP, that includes a public hearing, shall be held in accordance with the MGA.

Minor changes will not require an amendment if, in the opinion of the Development Authority and/ or Council, the intent of the ASP is still achieved.

Where an amendment to this ASP is requested by an applicant, the applicant shall be required to submit the justification and information necessary to support the amendment.

2-6 LIMITATIONS

Policies within the Goldfinch Industrial ASP are not to be interpreted as an approval for a use on a specific site. This plan does not confirm that any particular site within the plan area is suitable for a particular purpose. Detailed site conditions or constraints – including environmental considerations – must be assessed on a case-by-case basis as part of an application for a Land Use Amendment, Subdivision, or a Development Permit.

SECTION THREE

Plan Area

3

This section highlights the existing conditions of the Goldfinch Industrial ASP plan area and the opportunities and constraints as they relate to future development.

3-1 LOCATION

The Goldfinch Industrial ASP plan area is comprised of approximately 2850 hectares of land within Wheatland County (see **Figure 2**). The plan area is bounded by Township Road 222 on the North, Township Road 220 on the south, Range Road 270 on the west and Range Road 261 on the east. The plan's west boundary abuts Rocky View County.

Figure 2. Goldfinch Industrial ASP Location



3-2 LANDS IN THE PLAN AREA

The following sections of land are within the Goldfinch Industrial ASP plan area (see **Figure 3**):

Table 1. Sections within the Plan Area

Section 2 22-26-4	Section 3 22-26-4
Section 4 22-26-4	Section 5 22-26-4
Section 6 22-26-4	Section 7 22-26-4
Section 8 22-26-4	Section 9 22-26-4
Section 10 22-26-4	Section 11 22-26-4
SW Section 15 22-26-4	SE Section 16 22-26-4
Portion of Section 18-22-26-4	

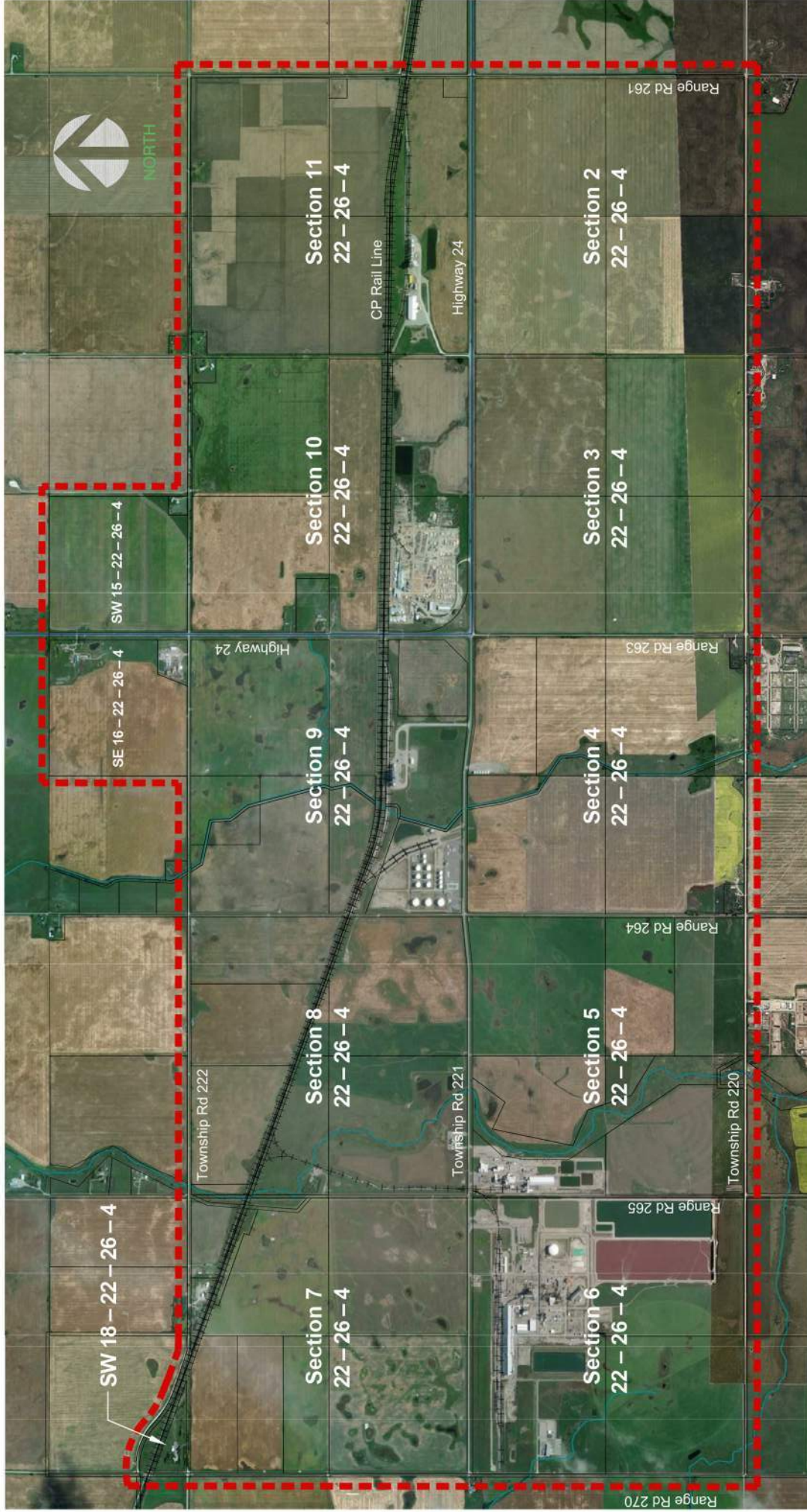


Figure 3
Plan Area

NTS

3-3 CURRENT LAND USE

As shown on **Figure 4**, the predominant land use within the plan area at the time of adoption is Agriculture General District.

Other land uses within the plan area include Intensive Industrial, Industrial General, Country Residential and Highway Commercial Districts. These uses are consistent with the proposed development concept. The approximate areas for existing land uses are as follows:

Table 2. Current Land Use*

Land Use	Area**	
	Hectares	Acres
Agriculture General District (AG)	2,441	6,032
Intensive Industrial District (II)	350	865
Industrial General District (IG)	50	124
Country Residential District (CR)	8	20
Commercial Highway District (CH)	1	2.5
	2,850	7,043

* Land Use Districts are subject to change through future Land Use Amendment applications and/ or changes to the Land Use Bylaw.

** Areas are approximate only and any discrepancies are a result of rounding.

3-4 PLAN AREA CONDITIONS AND CONSTRAINTS

The predominant features of the plan area are cultivated and relatively flat agricultural lands, with several developed areas home to intensive industrial uses. As shown on **Figure 5**, single unnamed tributary to the Bow River is located within the west-central portion of the ASP and a Western Irrigation District (WID) canal is located within the central portion.

As part of the preparation of the Goldfinch Industrial ASP, a desktop review was conducted pursuant to the Alberta Wetland Identification and Delineation Directive that identified approximately 50 wetland features that could be Crown-claimable and may require preservation. Further investigation/ confirmation will be required prior to development in these areas. Studies may be required on other wetlands as determined through the application review process.

Furthermore there are development setbacks that impact the plan area as a result of nearby feedlots (south of the plan area) as well as a 3.0 mile emergency radius identified as an emergency notification zone from the existing Nutrien facility located in S6-22-26-W4M.

3-5 MARKET CONDITIONS AND CONSIDERATIONS

During the preparation of the ASP, a study was prepared to determine the demand for industrial land in Wheatland County. The objectives of this study were to:

- Analyze the socio-demographic make-up of Wheatland County,
- Conduct population projections for Wheatland County over a 25-year period (2016-2041),
- Conduct employment projections for Wheatland County over a 25-year period (2016-2041),
- Analyze the supply of industrial land in the County, including, the amount of land by zoning type, where industrial land is in the County, the amount of industrial land that is utilized/underutilized and the size of industrial parcels, and
- Project the demand for industrial land in the County and determine the probable market capture rate of the Goldfinch ASP over the study period (2016-2041).

It is forecasted that the total demand for industrial land in the County will be 162 hectares (400 acres) between 2016 and 2041. As the demand for industrial land at the Goldfinch ASP will be a share of the total demand for industrial demand in the County, due to competitive influences from the West Highway One Area Structure Plan and other locations in the County, the Consultant has made the assumption that Goldfinch will realize a 25 percent market share of the total demand. As such, it seems reasonable that the Goldfinch ASP will have a demand for 40.5 hectares (100 acres) of land over the study period if the industrial park is structured in a way that is appealing to potential users.



LEGEND

- ASP Boundary
- Agricultural General (AG)
- Intensive Industrial (II)

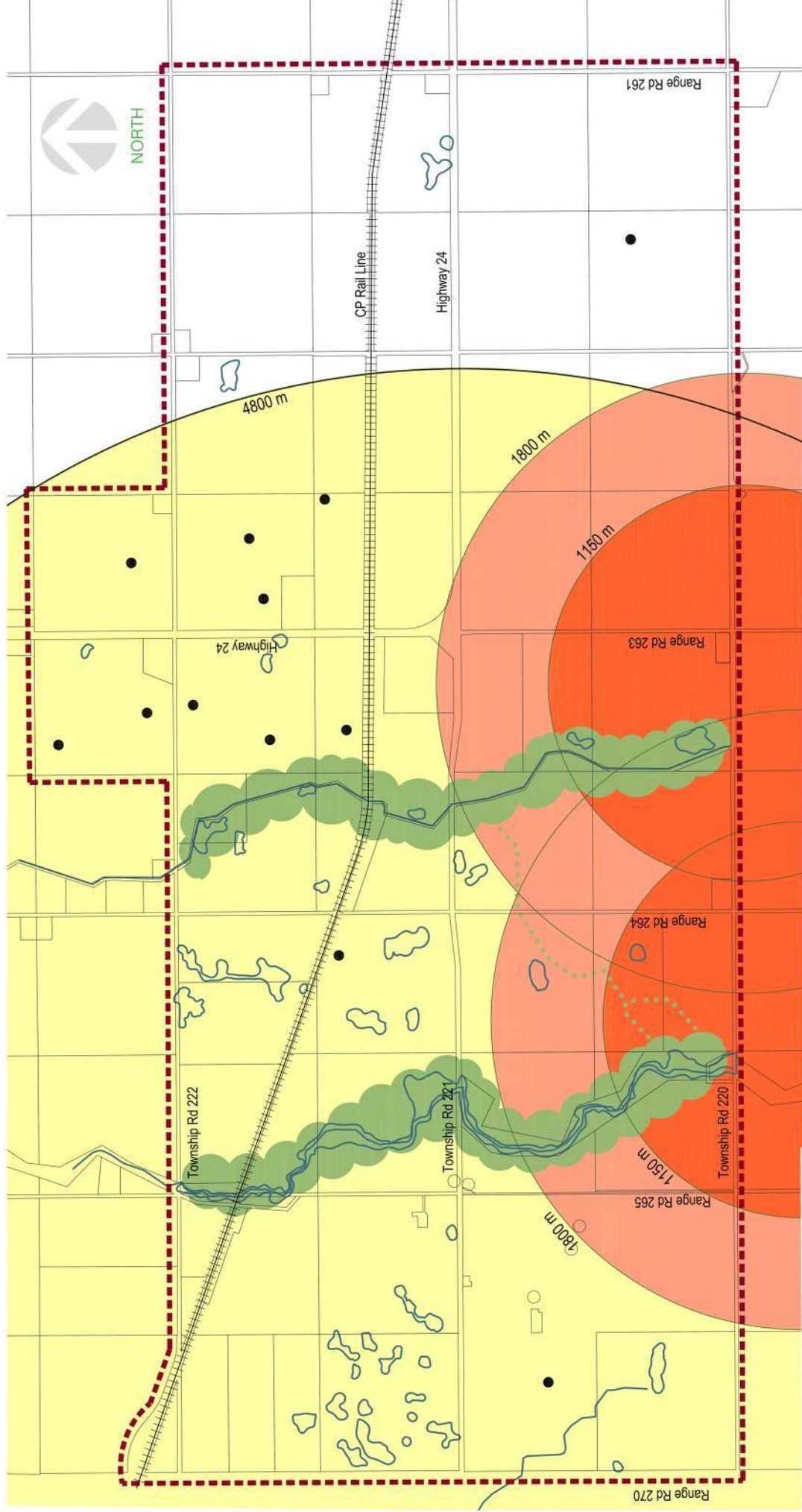
- Country Residential (CR)
- Industrial General (IG)
- Highway Commercial (HC)

Figure 4

Current Land Use

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LEGEND

ASP Boundary

CP Rail Line

Water way

Open Space Connection

Green Corridor

Emergency Notification Zone
(3 mile ≈ 4800 m)

Feedlot setback

Feedlot setback

Abandoned well

Wetlands

Figure 5 Plan Area Constraints

NTS

ISL
Engineering
and Land Services



WHEATLAND COUNTY
Where There's Room to Grow

SECTION FOUR

Development Concept

4

This section provides the overall Development Concept for the Goldfinch Industrial ASP; showing the general location of land uses, community amenities and the road network within the plan area.

4-1 CONSULTATION

The Development Concept was prepared in consultation with plan area landowners, stakeholders, the general public and Administration via a series of meetings, workshops and public engagement events. Feedback was gathered and used to establish a vision and guiding principles to inform the Development Concept and policies within this plan. Consultation milestones included:

- **Community Open House (November 28, 2017)** to introduce the Goldfinch Industrial ASP to the general public and key stakeholders in order to establish the plan boundary and gather feedback.
- **Stakeholder Visioning Workshop (March 7, 2018)** to generate ideas on future development within the plan area and gather perspectives from key stakeholders in order to develop the Development Concept.
- **Community Open House #2 (June 27, 2018)** to present a draft of the Goldfinch Industrial ASP to the general public and key stakeholders within the plan area for review and feedback.
- **Draft ASP Circulation (October 2018)** to circulate a revised draft of the plan to approval agencies, landowners and stakeholders for review and feedback.
- **Public Hearing (November 6, 2018)** to provide an opportunity for the public to provide comment and to aid Council in its decision to approve the Goldfinch Industrial ASP as a local bylaw.

4-2 DEVELOPMENT CONCEPT

The Development Concept has been created by translating input gathered from the consultation process into a design that respects the physical and man-made constraints within the plan area.

Within the plan area, there are three interface areas 1) adjacent to Rocky View County on the western boundary, 2) the Highway 24 corridor, and 3) several locations where existing Country Residential may be impacted by development. Overlay areas (see **Figure 6**), have been prepared to respect these interfaces, allowing for more control over areas where the effects of industrial operations require a higher level of mitigation or where the context of the location calls for specific policy. Overlay areas generally apply to development within 400 meters of the areas affected.

The Development Concept (see **Figure 7**), accommodates predominately industrial and ancillary uses with open space corridors proposed in environmentally sensitive areas. These open space corridors provide an opportunity to ensure that Wheatland's agricultural character is maintained within the Goldfinch Industrial ASP. Three primary land use areas have been identified for the plan area including:

- **Heavy Industrial.** The Heavy Industrial Area is intended to accommodate medium and heavy industrial development that creates a moderate to significant nuisance for adjacent landowners.
- **Light Industrial.** The Light Industrial Area is intended to provide for light industrial uses that have minimal to no impacts on adjacent landowners in terms of operational nuisance.
- **Mixed Industrial.** The Mixed Industrial area is intended to provide for a mix of uses including: light industrial development that has minimal to no impact on adjacent landowners in terms of a nuisance effect, businesses that are related to agricultural pursuits, and limited commercial development adjacent to Highway 24.

The uses above are a general indication for future land use and do not constitute land use approvals per Wheatland County Land Use Bylaw. Prior to development land use amendments will be required to comply with the Land Use Bylaw in place at time of development.

Given the land ownership pattern and the typical lot sizes required for industrial uses, future development can be accommodated on a half-mile grid layout. The grid layout can be modified to accommodate smaller scale development and environmental constraints. The grid layout supports a variety of lotting scenarios and flexibility to adapt to specific development requirements. Examples of block patterns that would be acceptable subdivision solutions for a typical quarter section are included in the Transportation Section (see **Section 6**).

The local road network may be revised without an amendment to the ASP so long as adjacent landowners are not negatively impacted by the proposed changes and revised alignments are consistent with Wheatland County's standards.

The following Land Use Statistics are based on the Development Concept:

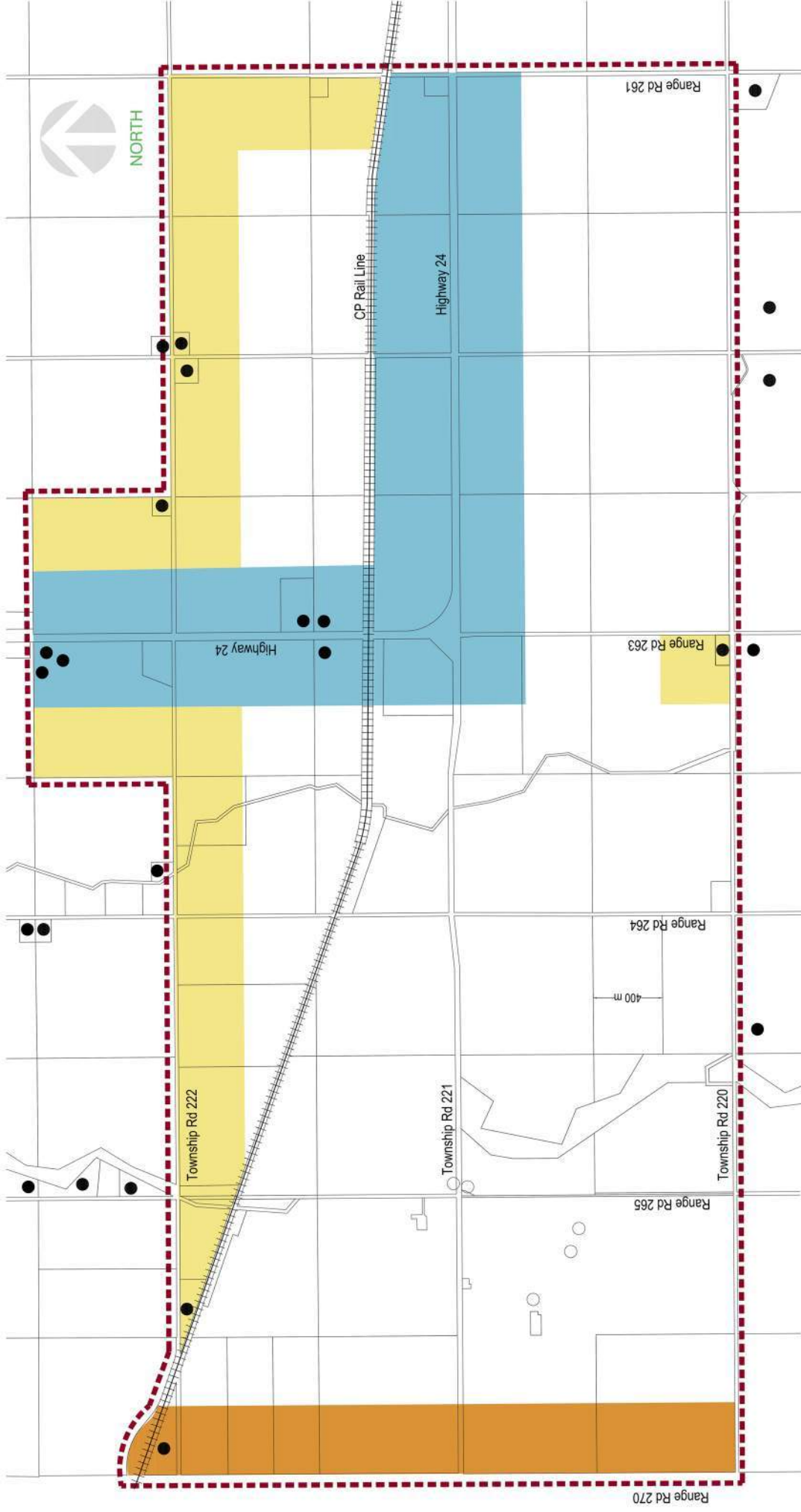
Table 3. Land Use Statistics^{1,2}

Land Use	Area*	
	Hectares	Acres
ASP Plan Area	2,850	7,043
Wetlands (Likely Future Environmental Reserve (ER) or Environmental Reserve Easement (ERE))	40	99
Open Space Corridors	225	556
Gross Developable Lands	2,585	6,388
Proposed Heavy Industrial	1,385	3,422
Proposed Light Industrial	675	1,668
Proposed Mixed Industrial	525	1,297

¹ All calculations are approximate and will be confirmed at the Area Concept Plan/Land Use Amendment stage.

² Environmental Reserve (ER) and Municipal Reserve (MR) will be identified and dedicated at the Area Concept Plan Stage.

* Areas are approximate only and any discrepancies are a result of rounding.

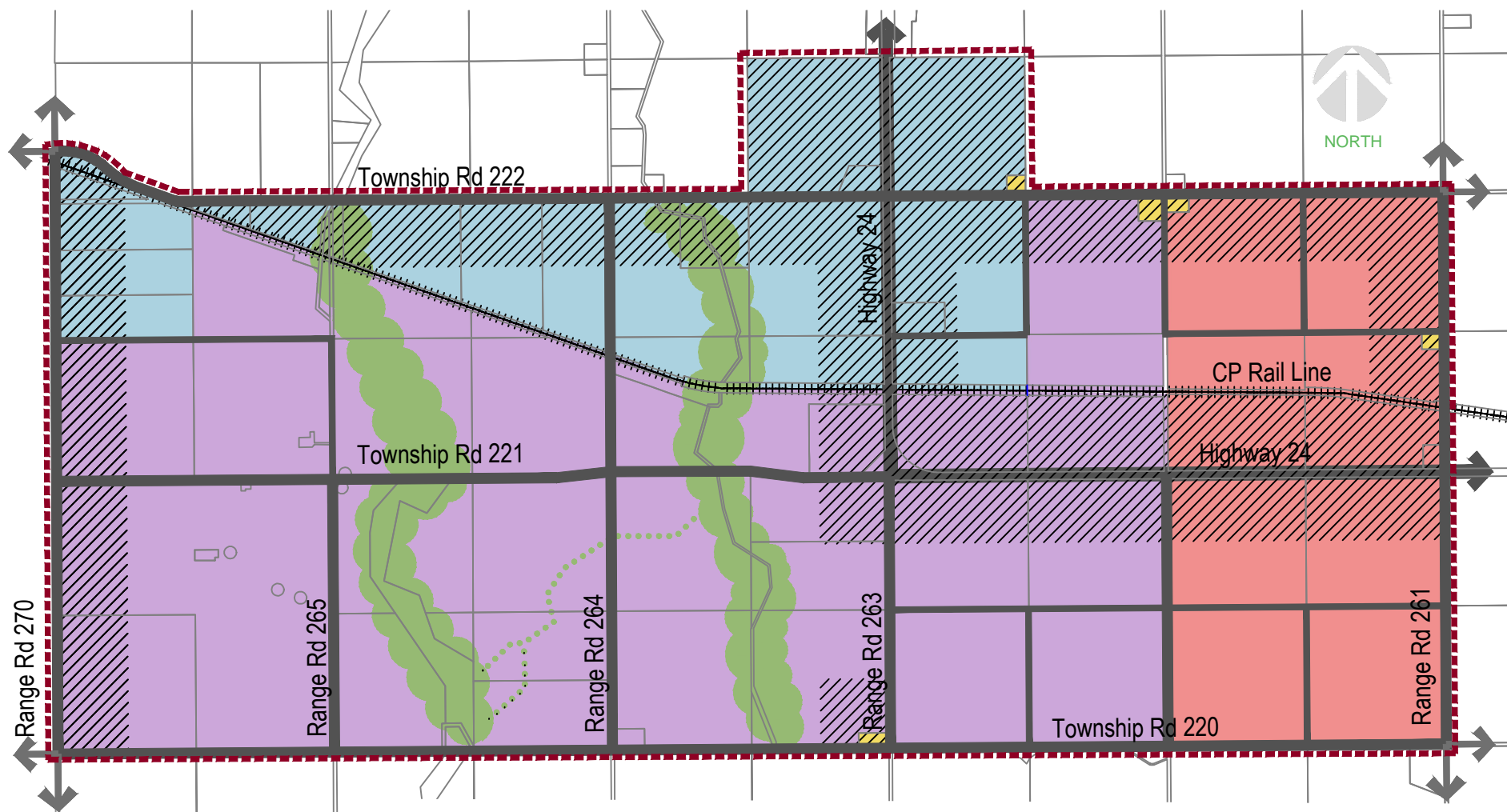


LEGEND

- ASP Boundary
- Highway Corridor Area
- Rocky View County Transition Area
- Country Residential Transition Area
- Residences

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Figure 6 Overlay Areas



LEGEND

	ASP Boundary		CP Rail Line		Mixed Industrial
	Highway		Open Space Connection		Light Industrial
	Major Roads		Green Corridor		Existing Country Residential
	Local Roads		Heavy Industrial		Overlay Areas

NTS

Figure 7
Development Concept

SECTION FIVE

Development Framework

5

This section outlines the policy framework for achieving the Development Concept; detailing the policies designed to actualize the economic and social potential of the area.

5-1 GENERAL DEVELOPMENT POLICY

Prior to land use redesignation or subdivision an Area Concept Plan (ACP) will need to be approved in order to resolve any design, servicing and transportation issues. Requirements for an ACP are listed in **Appendix A**. Area Concept Plans are required at the discretion at the Development Authority for the following:

- Development and/ or Land Use Redesignation applications within the overlay areas,
- Development and/ or Land Use Redesignation for parcels greater than five acres,
- Any Development and/ or Land Use Redesignation for subdivisions greater than a one lot, and
- Development and/ or Land Use Redesignation for mixed use applications.

The following policies apply to all development within the Goldfinch Industrial ASP plan area.

Policy 5.1.1	At the Area Concept Plan stage, a Biophysical Impact Assessment (BIA) is required as a supporting study.
Policy 5.1.2	At the Area Concept Plan stage, a Geotechnical Report is required as a supporting study.
Policy 5.1.3	At the Area Concept Plan stage, a Historical Resources Overview (HRO) is required as a supporting study and if required by the Province, a Historical Resource Impact Assessment (HRIA).
Policy 5.1.4	Municipal Reserve (MR) dedication shall be up to ten (10) percent of the developable lands within an Area Concept Plan area. At the discretion of the Development Authority MR may be dedicated as cash-in-lieu when subdivision occurs.
Policy 5.1.5	At the Area Concept Plan stage, a Reserve Analysis shall be provided by the applicant that determines the amount of reserve owing and the allocation of reserve for the development area shall be provided.
Policy 5.1.6	Natural features that qualify as Environmental Reserve (ER) or Environmental Reserve Easement (ERE) in accordance with the Municipal Government Act shall be dedicated as Environmental Reserve land.
Policy 5.1.7	At the Area Concept Plan stage, a noise study may be required to suggest attenuation measures related to the potential impact of proposed industrial uses.

Policy 5.1.8	Appropriate landscaping, building orientation, building design and screening shall be required as conditions of subdivision or development permit approval in order to mitigate any unsightly operational areas and to ensure view corridors are protected.
Policy 5.1.9	Screening, in the form of a solid fence, wall, berm or landscaping, or some combination of these, which limits visibility into a site when viewed from an entranceway road shall be required.
Policy 5.1.10	Site design shall restrict the implementation of cul-de-sacs, P-loops and other single-access street patterns except where access ways to utilities and other public service facilities are concerned.
Policy 5.1.11	Site/building design shall: <ul style="list-style-type: none"> • reduce opportunities for crime per Crime Prevention Through Environmental Design (CPTED) guidelines, • minimize the spread of fire, • provide access for emergency vehicles, • ensure adequate water supply for fire services, and • locate emergency service stations and resources within the appropriate response time.
Policy 5.1.12	Prior to redesignation of agricultural lands to industrial uses, any existing irrigation rights will be removed from these parcels at the discretion of the Western Irrigation District (WID).

5-2 LIGHT INDUSTRIAL AREA

The purpose of the Light Industrial Area (see **Figure 7**), is to provide for industrial uses that have minimal to no impacts on adjacent landowners in terms of operational nuisance.

Uses may include building and structures for the purpose of manufacturing, processing, fabricating, assembly, warehousing, storage and distribution of goods or materials that do not create conditions that have a significant adverse impact or are dangerous beyond the boundaries of the site by way of noise, odors, airborne emissions, lighting or vibration and are not dependent on significant outdoor storage. These uses may include, but are not limited to:

- indoor storage depots,
- warehouses, and
- distribution centres.

Policy 5.2.1	The Light Industrial Area shall be provided in the areas shown on Figure 7 – Development Concept .
Policy 5.2.2	Development sites shall provide conveniently located, safe and accessible pedestrian linkages that connect building and site entrances with internal and public pedestrian networks.

Policy 5.2.3	Development sites shall provide conveniently located amenity spaces for employees, to be identified in a site plan at the development permit stage.
Policy 5.2.4	Development adjacent to Environmental Reserve or Municipal Reserve shall minimize offsite impacts on these areas through buffering and landscaping indicated in a submitted landscape plan.
Policy 5.2.5	Development in the Light Industrial area shall not have an adverse impact on adjacent areas by way of noise, dust, odours, outdoor lighting or other emissions.
Policy 5.2.6	A landscaping plan prepared by a registered Landscape Architect shall be provided at the development permit stage as a requirement of a complete Development Permit application.

5-3 HEAVY INDUSTRIAL AREA

The purpose of the Heavy Industrial Area (see **Figure 7**), is to accommodate medium and heavy industrial development that creates a moderate to significant nuisance for adjacent landowners.

Uses may include land, buildings or structures for the purpose of manufacturing, extracting, processing, fabricating or distributing goods and materials that create objectionable or dangerous conditions beyond the boundaries of the site by way of noise, odors, airborne emissions, lighting, vibration or other adverse impacts. Uses may include, but are not limited to:

- resource extraction and processing operations,
- manufacturing plants,
- oil refineries, and
- rendering plants.

Policy 5.3.1	The Heavy Industrial Area shall be provided in the areas shown on Figure 7 – Development Concept .
Policy 5.3.2	Appropriate setbacks shall be established for any industrial operations which emit toxic off-put or noxious odors or that include explosive or dangerous goods.
Policy 5.3.3	Appropriate setbacks shall be established to mitigate negative impacts on adjacent parcels.

5-4 MIXED INDUSTRIAL AREA

The purpose of the Mixed Industrial Area (see **Figure 7**), is to provide for a mix of uses including light industrial development that has minimal to no impact on adjacent landowners in terms of a nuisance effect, businesses that are related to agricultural pursuits, and limited commercial development adjacent to Highway 24.

Uses may include land, buildings or structures for the purpose of light industrial development as well as complementary uses including, but not limited to:

- warehouse stores,
- agricultural services,

- service stations,
- administrative offices,
- limited service industries, and
- testing and repair operations.

Proposals that include a mix of these uses may require a Direct Control (DC) district at the time of land use redesignation.

Policy 5.4.1	The Mixed Industrial Area shall be provided in the areas shown on Figure 7 – Development Concept .
Policy 5.4.2	Development in the Mixed Industrial Area shall not have an adverse impact on adjacent areas by way of noise, dust, odours, outdoor lighting or other emissions.
Policy 5.4.3	Non-industrial uses in the Mixed Industrial Area shall be ancillary to industrial uses that, in the opinion of the Development Authority, do not compete with development within the Hamlet of Carseland.

5-5 EXISTING AGRICULTURAL OPERATIONS

Agricultural Operations that currently exist in the area will continue to operate as such until such time as the land is redesignated for industrial uses.

Policy 5.5.1	Existing agricultural operations shall be protected until the land is redesignated and serviced for industrial development, by <ul style="list-style-type: none"> • ensuring that stripping and grading limits associated with adjacent development do not negatively impact adjacent operations; • maintaining access to agricultural lands for farm machinery; • working with agricultural operators to limit any nuisance impacts to adjacent residents, if applicable; and ensuring that adjacent or nearby development and building activities do not negatively impact land being used for agricultural production.
Policy 5.5.2	Compatible and appropriate agricultural operations may be incorporated into development in order to provide for local food production.
Policy 5.5.3	No new permits for dwellings will be permitted in existing AG districts with the exception of replacing existing dwellings.

5-6 EXISTING COUNTRY RESIDENTIAL

Existing Country Residential Uses will continue to remain as such until the land is redesignated for industrial uses.

Policy 5.6.1	The overlay setback to Country Residential development shall apply until such time as the Country Residential use has been removed from the plan.
Policy 5.6.2	Current Country Residential districts may only be redesignated to uses that conform to the general uses shown on Figure 7 – Development Concept which are adjacent to the Country Residential parcel.
Policy 5.6.3	No new Country Residential development will be permitted in the plan area and no redesignation application will be accepted for proposed Country Residential development.
Policy 5.6.4	Redevelopment of dwellings on existing Country Residential parcels may occur on parcels currently designated Country Residential.

5-7 OVERLAY AREAS

Overlay areas (see **Figure 6**), have been established in the plan area and generally apply to development within 400 meters of the areas affected. The overlay areas have specific policy requirements intended to address adjacency issues. These overlay areas include the boundary with Rocky View County, areas adjacent to Highway 24, and several locations adjacent to existing Country Residential uses. The purpose of the overlay areas is to allow for more control over areas where the effects of industrial operations require a higher level of mitigation or where the context of the location calls for site specific policy.

Policy 5.7.1	Any development in an overlay area that will produce noise, noxious odors, dust, impeded view corridors, vibration, emissions (airborne and ground), toxic or noxious uses, fire/explosive hazards or transfer and handling of dangerous goods will require a Mitigation Plan at the Area Concept Plan stage.
Policy 5.7.2	A Mitigation Plan shall identify potential negative effects from the proposed development and provide mitigation strategies to the satisfaction of the Development Authority including but not limited to retention of existing vegetation, landscaping, berming, fencing, orientation of buildings and configuration of roadways.
Policy 5.7.3	At the Area Concept Plan, subdivision or development permit stage, a Landscaping Plan prepared by a professional landscape architect shall be required.

5-7-A HIGHWAY CORRIDOR OVERLAY AREA

A portion of the Goldfinch Industrial ASP is aligned along Highway 24 and has been identified as Highway Corridor Area (see **Figure 6**). Commercial uses may occur in this area as ancillary uses to industrial development, in part functioning as a barrier between the Highway and more intensive, industrial activities, provided that they do not compete with existing commercial uses in the Hamlet of Carseland.

Policy 5.7.A.1	Commercial development may be provided in the area identified as Highway Corridor Area as shown on Figure 6 – Overlay Areas .
Policy 5.7.A.2	Commercial development in the Highway Corridor Area shall consist of uses that, in the opinion of the Development Authority, complement and do not compete with existing commercial uses in the Hamlet of Carseland, such as businesses related to agricultural pursuits and ancillary uses to industrial development.
Policy 5.7.A.3	Where applicable, appropriate measures to improve the appearance of industrial development and to minimize unsightly views on adjacent land uses shall be pursued.
Policy 5.7.A.4	Landscaping, building orientation, building design and screening shall be explored in order to mitigate any unsightly industrial activities and to ensure view corridors are protected.
Policy 5.7.A.5	Buildings visible from Highway 24 within or adjacent to the plan area shall provide a visually appealing interface through different building forms and massing, a variety of building materials, and architectural detailing.

5-7-B COUNTRY RESIDENTIAL OVERLAY AREA

There are a number of Country Residential parcels located in the Goldfinch Industrial ASP area and on the periphery of the plan area. Proposed industrial uses in the Goldfinch Industrial ASP area may have impacts on Country Residential areas that could include noise, noxious odors, dust, impeded view corridors, vibration, emissions (airborne and ground), toxic or noxious uses, fire/ explosive hazards or transfer and handling of dangerous goods. The following policies apply to the area designated as Country Residential Transition Area (**Figure 6**) are intended to mitigate the impacts of industrial uses on Country Residential areas.

Policy 5.7.B.1	All development adjacent to Country Residential shall require some mitigating measures such as screening and setbacks in order to improve the compatibility between these adjacent land uses.
Policy 5.7.B.2	Noise attenuation shall be incorporated into the design of the plan area at the Area Concept Plan stage where industrial activities are adjacent to Country Residential areas and any dwellings.
Policy 5.7.B.3	Any proposed operational uses anticipated to have potential adverse impacts on adjacent Country Residential residences, shall be subject to appropriate mitigation requirements, including but not limited to, landscaping, berming, fencing, building orientation, and setbacks.
Policy 5.7.B.4	No development other than landscaping or berming, shall occur within 100 meters of the property line of an existing Country Residential parcel.

5-7-C ROCKY VIEW COUNTY OVERLAY AREA

The Goldfinch Industrial ASP abuts Rocky View County on its west boundary. Proposed industrial uses in the Goldfinch Industrial ASP area may have impacts on Rocky View County. Interface planning between Wheatland County and Rocky View County is encouraged for the area within the Rocky View County overlay area (**Figure 6**). The following policies are intended to address the impacts of industrial uses on Rocky View County.

Policy 5.7.C.1	Development in the overlay area shall maintain/facilitate mobility between the two municipalities.
Policy 5.7.C.2	Rocky View County shall be circulated on any complete planning or development applications received by Wheatland County for the Goldfinch Industrial ASP area or as identified in a subsequent Intermunicipal Development Plan.
Policy 5.7.C.3	Upgrading of roadways between municipalities in the plan area shall be coordinated where appropriate.
Policy 5.7.C.4	In order to reduce visual nuisance, screening techniques, that may include but are not limited to landscaping, berming and fencing shall be established in areas adjacent to Rocky View County.
Policy 5.7.C.5	Adjacent landowners within Rocky View County shall be consulted at the Area Concept Plan/ Land Use Amendment Stage to identify specific concerns to be addressed through a Mitigation Plan.

5-8 MUNICIPAL AMENITIES

Municipal Amenities may be located within the Goldfinch Industrial ASP plan area to adequately serve the surrounding community. Uses may include, but are not limited to, buildings and structures for the purpose of accommodating public or quasi-public services, utilities or facilities such as essential public services, municipal utilities and public facilities.

Policy 5.8.1	Municipal amenities may be integrated, where appropriate.
Policy 5.8.2	Municipal amenities shall be identified in detailed design at the Area Concept Plan stage.
Policy 5.8.3	All proposed municipal amenities within the plan area must provide appropriate transition areas and setbacks from industrial uses.
Policy 5.8.4	Developers of municipal amenities are encouraged to consider energy efficiency and alternative servicing options for new construction.

5-9 PARKS, OPEN SPACE AND TRAILS

Natural areas within the Goldfinch Industrial ASP plan area will be used to create an open space network that contains a wide range of active and passive recreational amenities as well as natural park areas where physical constraints preclude feasible development scenarios.

Environmental impacts shall be minimized where development occurs along escarpments and steep slopes, and areas adjacent to wetlands. Where possible, view corridors shall be maintained and natural vegetation shall be retained within open spaces wherever feasible. Preserving wetland areas within natural corridors will help the plan area maintain a rural theme.

Policy 5.9.1	A variety of open spaces, including enhanced natural areas and linear open spaces shall be distributed throughout the plan area to ensure convenience and accessibility by employees of local industries.
Policy 5.9.2	Reserve dedication may be provided in the form of lands rather than cash-in-lieu at the discretion of the Approval Authority.
Policy 5.9.3	Regional trails shall be provided to ensure the plan area is connected to any adjacent established areas and / or existing trail systems if applicable.
Policy 5.9.4	No development shall be permitted within Alberta Environment and Parks (AEP) setbacks from a wetland as determined by a Wetland Impact Assessment or Biophysical Impact Assessment prepared by a Qualified Professional.
Policy 5.9.5	At the Area Concept Plan stage, the siting and design of open spaces and trails shall be identified.
Policy 5.9.6	Open space development will unfold in alignment with Wheatland County policies, current at the time of development.

5-10 LANDSCAPING REQUIREMENTS

Landscaping treatment shall be utilized to enhance the aesthetic character of industrial development areas and to act as a visual screen for areas adjacent to the ASP boundary.

Policy 5.10.1	At the Area Concept Plan or development permit stage, a Landscaping Plan prepared by a professional landscape architect shall be required.
Policy 5.10.2	Landscaping treatment shall be included at each point of access into all commercial and industrial sites.
Policy 5.10.3	Landscaping of individual sites shall visually enhance the industrial area and, where applicable, provide a visual screen from arterial roads or other sensitive adjacencies such as residential, environmental or recreational uses.
Policy 5.10.4	Setbacks from buildings and landscaping requirements shall comply with regulations of the Land Use Bylaw.
Policy 5.10.5	Where landscaping or tree planting is used to provide screening, its composition shall ensure adequate screening year-round from an entranceway road and the adjacent uses.

Policy 5.10.6	The use of native, drought resistant species and xeriscaping techniques in site landscaping is encouraged.
Policy 5.10.7	High quality landscaping treatment shall be provided where immediately adjacent to a pathway, major road, or Highway as defined in Figure 8 –Transportation Network .
Policy 5.10.8	Landscaping shall enhance and/or connect to the parks, open space and trails where possible.
Policy 5.10.9	Development shall integrate existing natural features (habitat and topography) and required open space into an overall design.
Policy 5.10.10	The Development Authority may require landscaping within a site intended for future development if the lack of landscaping creates a potential negative visual impact given the visibility of the area from adjacent parcels and public roadways.
Policy 5.10.11	Integration of hard and soft landscaping shall be encouraged. Hard landscaping can include but is not limited to raised planters, sculptures and public art, street furniture, defined wall ways and vertical landscape elements.
Policy 5.10.12	Permeable paving systems shall be integrated into driveways and parking surfaces to reduce stormwater runoff where feasible.
Policy 5.10.13	Where lighting is required it shall be low maintenance and low energy in compliance with dark sky policies.
Policy 5.10.14	All areas subject to landscaping shall be maintained as landscaped areas once complete.
Policy 5.10.15	No storage or parking of any vehicles shall be permitted in any landscaped area as identified in an approved development permit site plan.
Policy 5.10.16	Development securities may be required as a condition of a Development Permit to ensure that proposed landscaping is carried out with reasonable diligence.
Policy 5.10.17	Grading shall be maintained to continue to provide effective site drainage.
Policy 5.10.18	Measures shall be taken to prevent or lessen dust and erosion.

SECTION SIX

Transportation Framework

6

This section addresses how pedestrians, cyclists and motorists are accommodated within and beyond the Goldfinch Industrial ASP plan area.

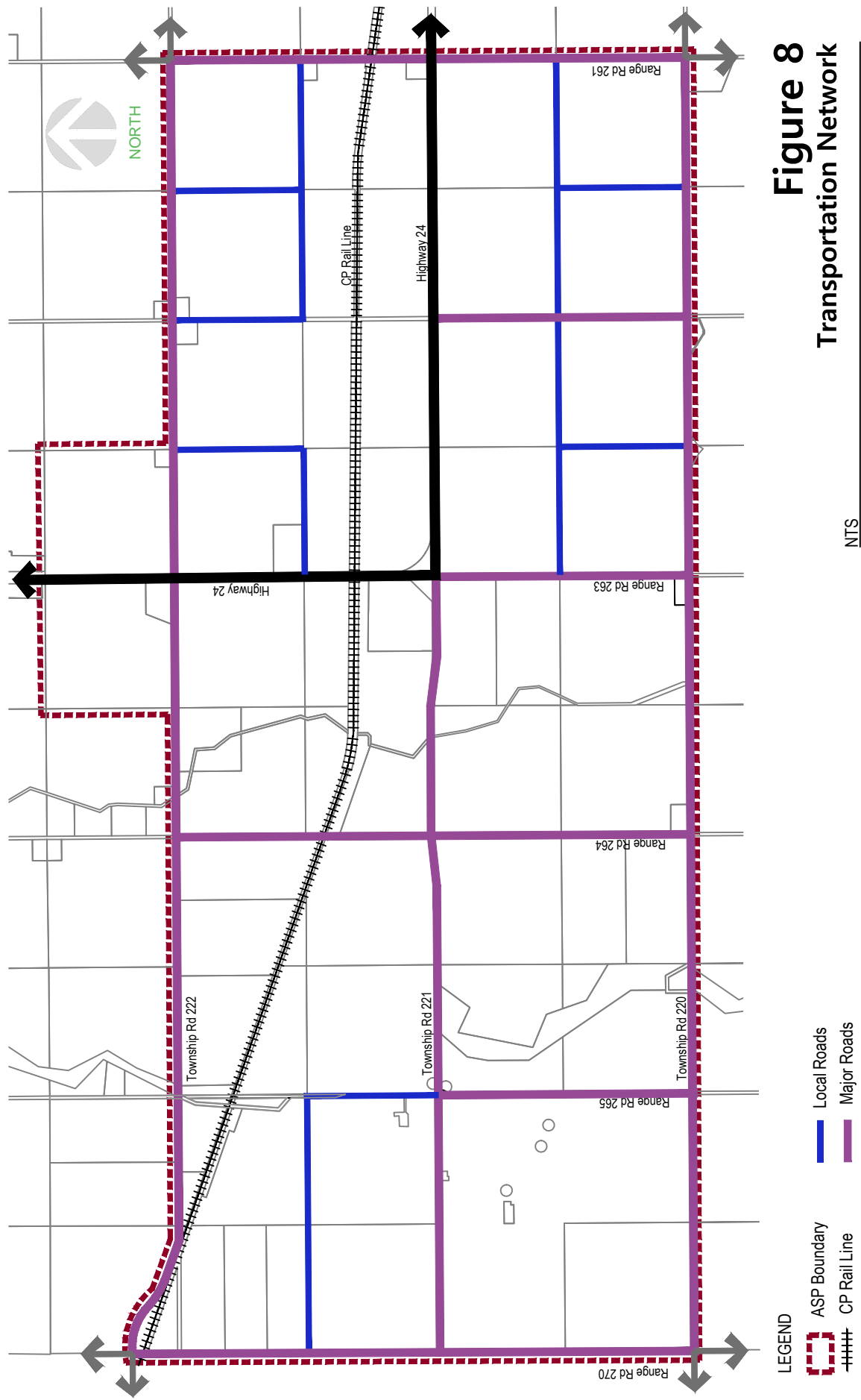
6-1 TRANSPORTATION NETWORK

The Transportation Network (see **Figure 8**) will accommodate anticipated traffic volumes in an efficient, safe and effective manner. The main roadways include Highway 24, Township Roads 220, 221 and 222 and Range Roads 261, 263, 264, 265 and 270, which forms the boundary with Rocky View County. Existing intersections provide an 800 – 1600 metre separation distance consistent with Alberta Transportation standards.

The grid based development approach can accommodate a wide range of uses and flexibility in parcel size. Should smaller lot sizes be required, additional local roads may be designed to further subdivide the area. Examples of typical grid based design options are provided in **Figure 9**. The local road network shall be re-evaluated and revised as necessary via the Area Concept Plan approval process

Alberta Transportation is currently evaluating the alignment of the north/south portion of Highway 24 and is proposing a shift in alignment to Highway 817 which is east of the ASP plan area. No timeframe has been established for this modification to the road network. Notwithstanding proposed changes to provincial road designations, the roads within the Goldfinch ASP plan area will be maintained at a standard sufficient to accommodate existing and proposed development.

Policy 6.1.1	The roadway network shall be consistent with Wheatland County's established planning documents and engineering standards.
Policy 6.1.2	Intersection treatments at locations where plan area roads meet the existing highway/road network may be cost shared by all benefiting developers through the Standard Development Agreement process.
Policy 6.1.3	Roundabouts shall be considered in the design of key intersections where feasible.
Policy 6.1.4	At the Area Concept Plan stage, a Traffic Impact Assessment (TIA) is required as a supporting study to the Area Concept Plan.
Policy 6.1.5	At the Area Concept Plan stage, the local road network may be revised without requiring an amendment to the ASP so long as adjacent landowners are not negatively affected by the proposed changes and revised alignments are consistent with County standards.
Policy 6.1.7	At the Area Concept Plan stage, buffering and sound attenuation measures shall be identified to mitigate traffic noise.



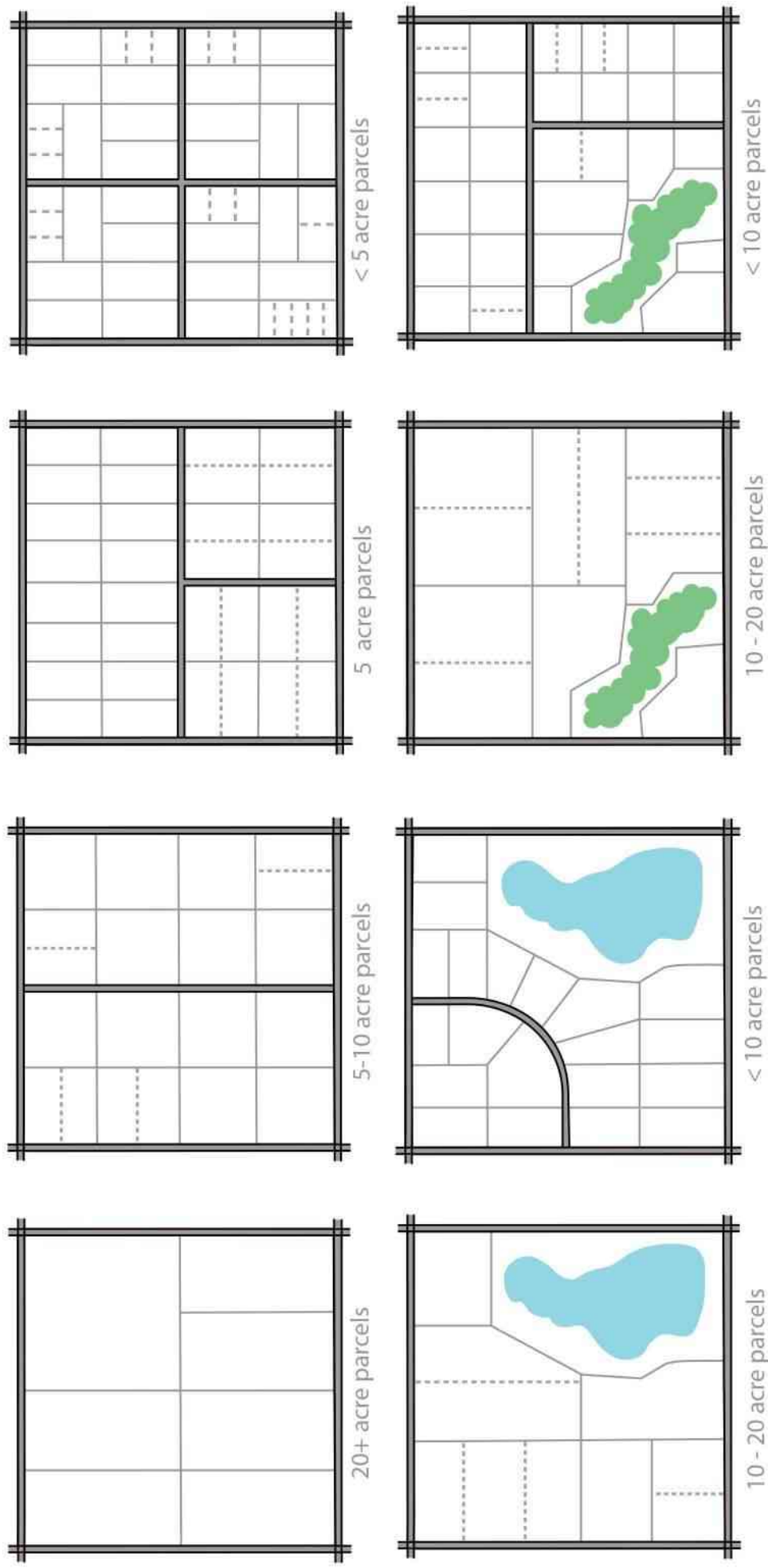


Figure 9
Typical Grid Based Design Options

NTS

SECTION SEVEN

Servicing Framework

7

This Section addresses the efficient provision of water, sanitary and stormwater services within the Goldfinch Industrial ASP plan area.

7-1 GENERAL SERVICING POLICY

The following policies apply to the development of all servicing infrastructure within the Goldfinch Industrial ASP plan area. Existing servicing infrastructure will be retained within the plan area until such time as redevelopment occurs. Future development/ re-development or upgrading of servicing infrastructure will align with current Wheatland County standards and tie in to existing regional services where applicable. **Figures 10, 11 and 12**, represent a high-level view of how servicing is likely to occur. The specific alignment and design of servicing infrastructure shall comply with the County's master servicing plans in place at the time of development.

Policy 7.1.1	The provision, alignment and capacity of water distribution mains and feeder mains, sanitary sewer mains and trunks, and stormwater mains and trunks shall be in accordance with Wheatland County standards, based upon utility servicing studies and analysis.
Policy 7.1.2	The location of all shallow utilities and the provision of rights-of-way and easements and related line assignments shall be addressed to the mutual satisfaction of the County, the landowner and the utility companies.
Policy 7.1.3	Utility rights-of-way and easements shall be provided to accommodate municipal utilities at the discretion of the Development Authority and shallow utilities as determined necessary by utility providers.
Policy 7.1.4	Utility rights-of-way and easements, public utility lots and road rights-of-way may be required as determined necessary to facilitate orderly and sequential development.
Policy 7.1.5	Utility alignments may be refined at the Area Concept Plan stage without an amendment to this ASP.
Policy 7.1.6	Utility rights-of-way and easements and public utility lots must be dedicated to the County as required, to accommodate the development or the extension of municipal utilities necessary for development.
Policy 7.1.7	Prior to Area Concept Plan approval, a developer shall submit studies and information determined necessary to identify the location and alignment requirements for utilities within the development along with required downstream connections/outlets.

Policy 7.1.8	A developer may be required to provide, or enter into an agreement to provide when required, the utility rights-of-way or easements necessary to accommodate the extension of municipal utilities through or adjacent to a site in order to allow for the servicing of a site.
Policy 7.1.9	Utilities shall be aligned to avoid Environmental Reserve lands unless otherwise approved by the Approval Authority. Temporary disturbance for utility installation shall be reclaimed to the satisfaction of the County.
Policy 7.1.10	A developer may be required to provide, or enter into an agreement to provide when required, the utility rights-of-way or easements necessary to accommodate the extension of infrastructure through or adjacent to a site to allow for servicing per the Offsite Levy Bylaw in effect at the time of development.
Policy 7.1.11	New or redevelopment shall be required to tie in to existing regional services and preserve or improve existing drainage patterns.

7-2 POTABLE WATER

The water distribution system for domestic uses and fire protection in the Goldfinch Industrial ASP plan area is supplied by main trunks extending from existing water systems.

Policy 7.2.1	The regional water distribution looping system shall comply with the County's master servicing plans, as amended.
Policy 7.2.2	The design of the water distribution system shall ensure that all land has sufficient looping and connections to provide for adequate fire flows as development progresses.
Policy 7.2.3	At the Area Concept Plan stage, the water distribution system shall be designed to facilitate development to the satisfaction of the Development Authority.
Policy 7.2.4	Infrastructure costs associated with development will be established through off-site levies.

7-3 SANITARY

The wastewater collection system in the Goldfinch Industrial ASP plan area is supplied by gravity sewers, forcemains and lift stations connecting to existing wastewater systems.

Policy 7.3.1	Sanitary servicing shall comply with the County's master servicing plans, as amended.
Policy 7.3.2	At the Area Concept Plan stage, the sanitary system shall be designed to facilitate development to the satisfaction of the Council.
Policy 7.3.3	At the Area Concept Plan stage, details around treatment discharge shall be required to be implemented as required to the satisfaction of Council.

Policy 7.3.4	At the Area Concept Plan stage, lift stations shall be required to be implemented as required to the satisfaction of Council.
Policy 7.3.5	Infrastructure costs associated with development will be established through off-site levies.

7-4 STORMWATER

Appropriate facilities for stormwater management facilities are proposed throughout the Goldfinch Industrial ASP plan area to control stormwater and alleviate the impact of post-development flows on Goldfinch Industrial ASP overland conveyances.

Policy 7.4.1	Stormwater management shall comply with the County's master servicing plans, as amended.
Policy 7.4.2	At the Area Concept Plan stage, a Stormwater Management Plan is required as a supporting study.
Policy 7.4.3	At the Area Concept Plan stage, the pre-development release rate is required to be achieved and detailed as a part as the Stormwater Management Plan.
Policy 7.4.4	No stormwater discharge to Western Irrigation District (WID) will be permitted during irrigation season and any discharge outside the water season will be charged at the applicable pumping rate based on water quality sampling results as determined by qualified professionals.
Policy 7.4.5	Irrigation rights associated with agricultural parcels under the Irrigation District Act will be removed from these parcels when they are redesignated to an industrial use.
Policy 7.4.6	Engineered natural stormwater wetlands may be integrated within the Green Corridor to ensure long-term sustainability in a manner that continues to provide viable habitat.

7-5 SHALLOW UTILITIES

Shallow Utilities include telephone, natural gas, electrical, internet, and cable services. The developer will be responsible for the provision of these services and extension from adjacent developed/developing areas.

Policy 7.5.1	At the Area Concept Plan stage, utility alignments shall be determined and identified in the Area Concept Plan.
Policy 7.5.2	Detailed design of shallow utilities shall be determined at the Subdivision stage.

7-6 FIRE PROTECTION

Primary fire protection will be provided by the Carseland Fire Hall with backup from the Wheatland West Fire Station. There is also a mutual aid agreement in place with the Town of Strathmore, Vulcan County and Rocky View County (through Langdon). The Orica facility in the ASP area has an additional industrial fire brigade.

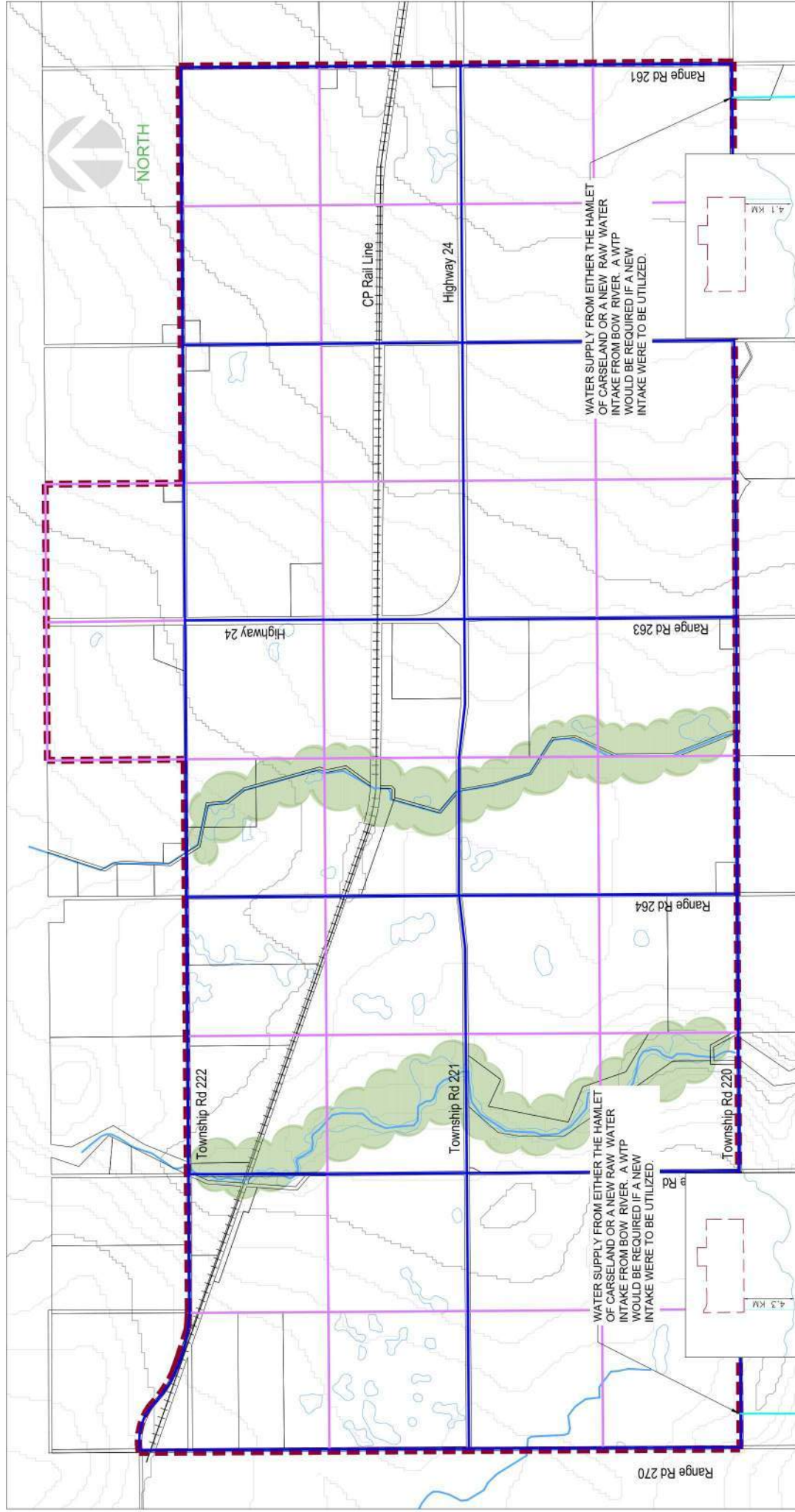


Figure 10
Water Distribution System

NTS

Legend :

- ASP Boundary
- CP Rail Line
- Green Corridor
- Supply Line
- Major Contour Interval at 10 m
- Minor Contour Interval at 2 m
- 250 mm Watermain (Preliminary)
- 300 mm Watermain (Preliminary)
- Wetlands
- Water Way

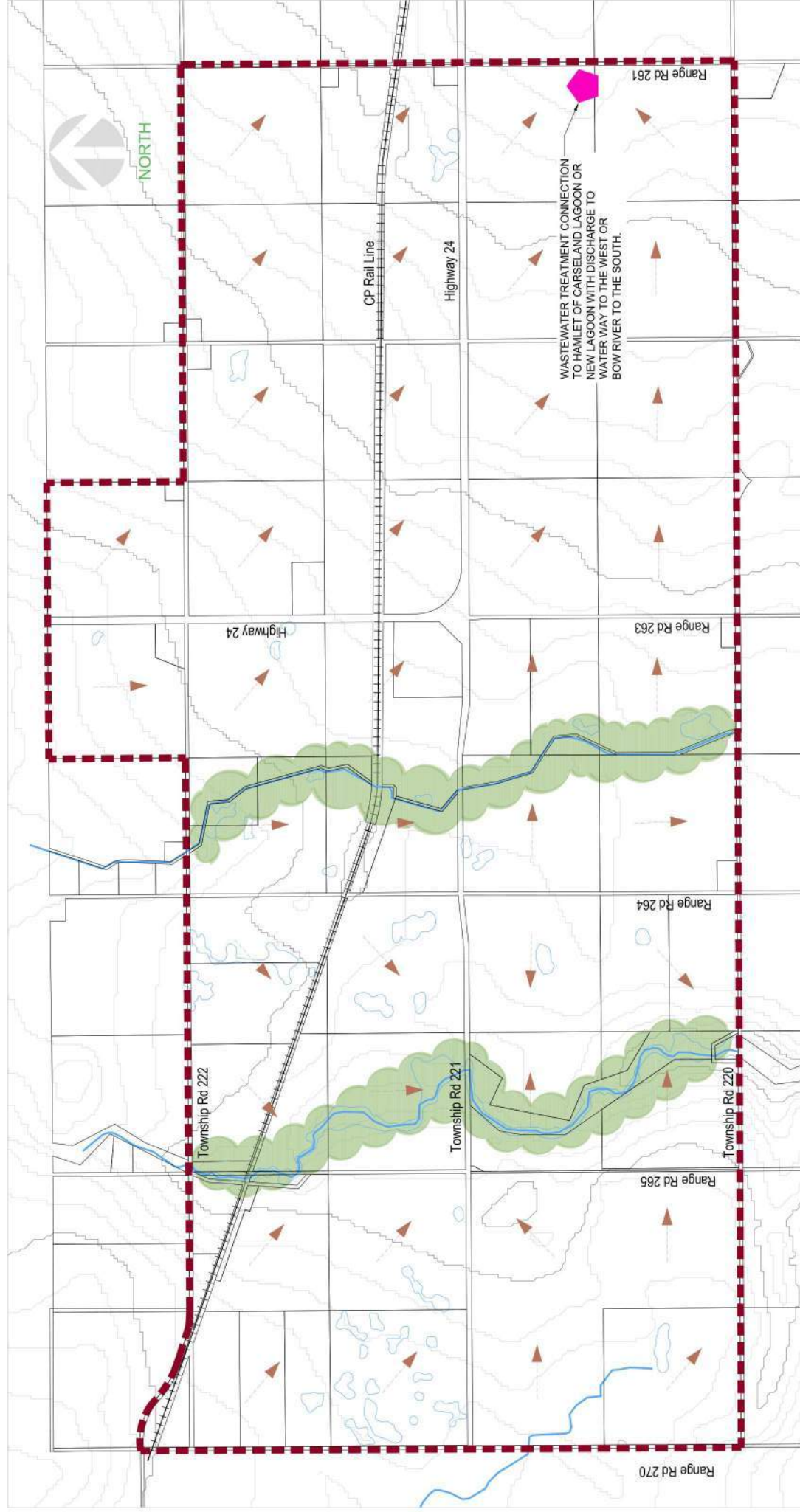


Figure 11

Sanitary Servicing

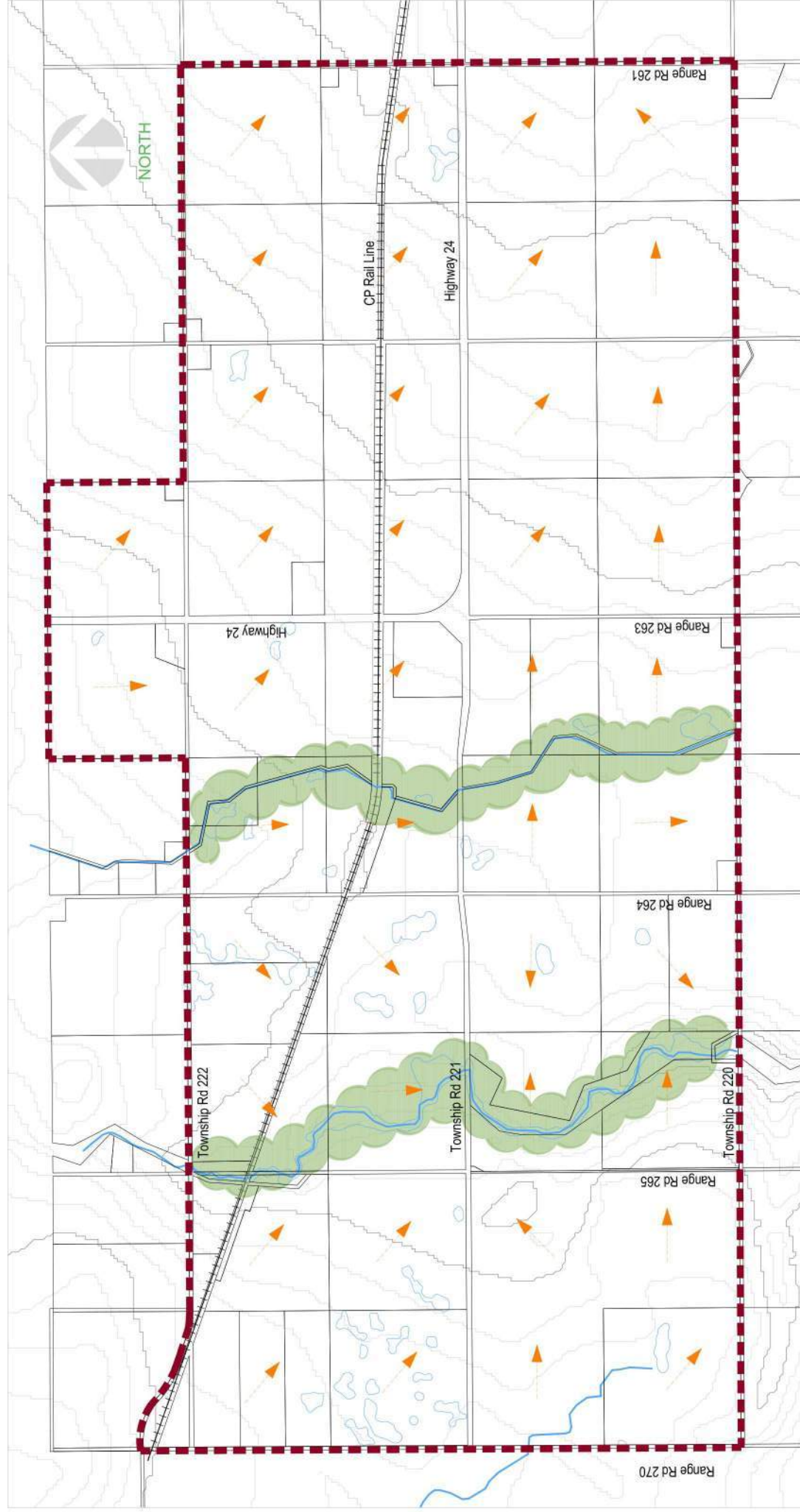
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Legend :




- ASP Boundary
- CP Rail Line
- Quarter Section Grade Direction
- Green Corridor
- Wetlands
- Water Way
- Major Contour Interval at 10 m
- Minor Contour Interval at 2 m
- Confluence Point (Preliminary)





WHEATLAND COUNTY
Where There's Room to Grow



Legend :

-  ASP Boundary
-  CP Rail Line
-  Overland Flow Direction

-  Green Corridor
-  Wetlands
-  Water Way

-  Major Contour Interval at 10 m
-  Minor Contour Interval at 2 m

NTS

Figure 12
Stormwater Management



WHEATLAND COUNTY
Where There's Room to Grow

SECTION EIGHT

Implementation

8

This Section outlines the proposed sequence of development and the process required to proceed with future planning applications.

8-1 SEQUENCE OF DEVELOPMENT

The general sequence of future development within the Goldfinch Industrial ASP (see **Figure 13**) has been determined in consideration of capacity and constraints within the transportation and servicing framework.

Policy 8.1.1	It is anticipated that development will generally proceed as shown on Figure 13 – Sequence of Development .
Policy 8.1.2	The sequence of development of the Goldfinch Industrial ASP plan area: <ul style="list-style-type: none">• shall be informed by patterns of growth management that consider infrastructure capacity, servicing availability, environmental stewardship, and the topography of land; and• shall occur through a staged approach to ensure a logical expansion of development.
Policy 8.1.3	At the Area Concept Plan stage, variances to the proposed sequence of development may be permitted so long as an acceptable strategy to provide the required infrastructure is justified to the satisfaction of the Development Authority and infrastructure funding is provided per the off-site levy bylaw.

8-2 AREA CONCEPT PLAN STAGE

Area Concept Plans are not legislated under the MGA, but by Wheatland County's Council through the intent of the Goldfinch Industrial ASP and the Municipal Development Plan. An Area Concept Plan is the detailed plan and design for development of new, or redevelopment of existing facilities. Area Concept Plans are required at the discretion at the Council for the following:

- Development and/ or Land Use Redesignation applications within the overlay areas,
- Development and/ or Land Use Redesignation for parcels greater than five acres,
- Any Development and/ or Land Use Redesignation for subdivisions greater than a one lot, and
- Development and/ or Land Use Redesignation for mixed use applications.

Requirements for an Area Concept Plan are detailed in **Appendix A**.

Policy 8.2.1	Subdivision and development applications shall not be approved for areas requiring an Area Concept Plan unless the plan has been accepted by Council.
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Policy 8.2.2 Land Use approval for areas requiring an Area Concept Plan shall not be granted unless an Area Concept Plan has been accepted by Council.

8-3 OFF-SITE LEVY BYLAW

The purpose of these policies is to provide for coordination between the development process and the budgeting process for publically financed utility and transportation infrastructure necessary to service growth within the Goldfinch ASP.

Policy 8.3.1 The financing of utilities (new and/ or upgrades), and roadway improvements that benefit future development within the plan area will be provided by developers per the County of Wheatland off-site levy bylaw.

Policy 8.3.2 Where developers are required to front end the costs of specific improvements, cost recoveries shall apply to the infrastructure that benefits future development.

Policy 8.3.3 A proposed development that presents issues relative to the funding of municipal capital projects to support the proposal, shall be referred to Council.

Policy 8.3.4 Off-site levies shall be paid as a condition of any subdivision approval, if applicable.

Policy 8.3.5 If an off-site levy fee is deferred at the subdivision stage, the fee will be paid at the Development Permit stage for all commercial and/ or industrial developments.

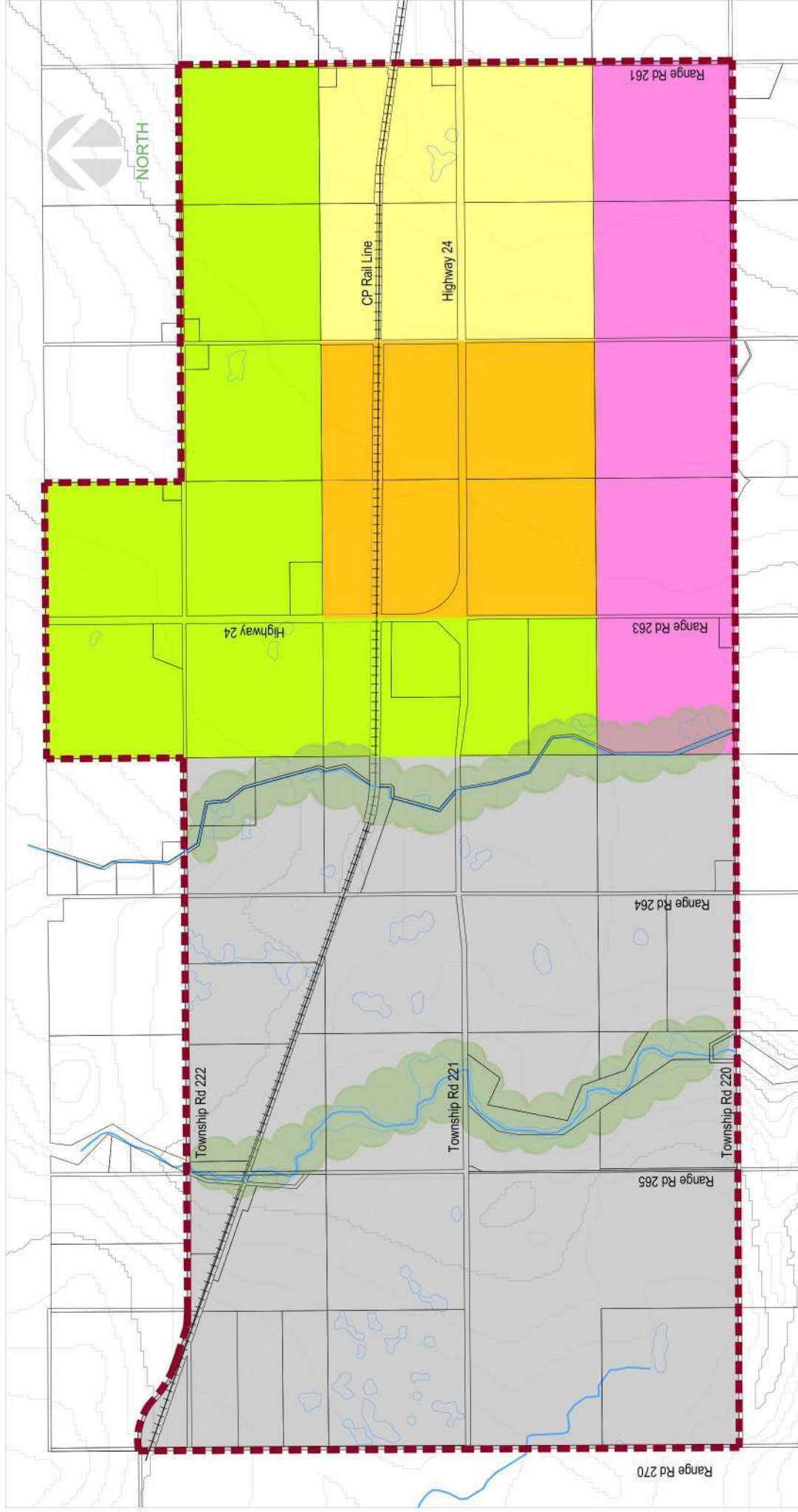


Figure 13
Development Phasing Based on Servicing
 NTS

- Legend :**
- ASP Boundary
 - CP Rail Line
 - Green Corridor
 - Wetlands
 - Phase 1
 - Phase 2
 - Phase 3
 - Phase 4
 - Major Contour Interval at 10 m
 - Minor Contour Interval at 2 m
 - Water Way
 - Subsequent Phases



Appendix A

Area Concept Plan Application Requirements

AREA CONCEPT PLANS

Area Concept Plans (ACP) are not legislated under the MGA, but are important decision-making tools approved by resolution of Council. ACPs are smaller in scale than ASPs and can be completed in a single phase (or several small phases) of development.

AREA CONCEPT PLAN REQUIREMENTS

The following items comprise a complete ACP Application:

AREA CONCEPT PLAN (MAP):

- 6 copies of the proposed ACP (map) and a digital (PDF) copy, at a minimum scale of 1:2000, with all dimensions and areas in metric showing:
 - north arrow
 - legal description
 - ACP boundary
 - ownership boundaries (if different from ACP boundary)
 - the plan location in parent ASP
 - proposed land uses
 - land development statistics
 - proposed street names
 - existing contours with a minimum contour interval of 1.5 metres
 - the proposed road system identifying road standards, any road closures, and any temporary and emergency access roads and turnarounds
 - layout of proposed and existing utility systems (water , sanitary and storm), including high-pressure gas lines, pipelines, and overhead powerlines and associated setbacks
- Note:** Detailed design of shallow utility alignments shall be determined at the subdivision stage
- proposed reserve land such as municipal reserve (MR) and environmental reserve (ER) etc.
 - existing vegetation, water bodies and any unique species or topographical features
 - offsite infrastructure required to service and access the ACP area, and
 - any public facilities identified in the ASP

REPORTS SUPPORTING THE AREA CONCEPT PLAN:

- ☐ 6 copies of the ACP Report and a digital (PDF) copy which includes:
 - design rationale
 - explanation of any unique design features of the ACP
 - site concepts
 - justification for proposed land uses
 - reserve analysis that determines the amount of reserve owing
 - any buffering and nuisance mitigation measures
 - phasing plan (map) that identifies the sequence of development for the ACP
 - information on existing edge conditions that may have an influence on the ACP
 - location of sour gas wells and facilities within 1.5 kilometres of the ACP area
 - public engagement process
- ☐ Historical Resource Overview (HRO), and if required, a Historical Resource Impact Assessment (HRIA)
- ☐ Biophysical Impact Assessment (BIA)
- ☐ Geotechnical Report (including Slope Stability Analysis if any slopes are greater than 15%)
- ☐ Stormwater Management Plan
- ☐ Water/Wastewater Servicing Strategies
- ☐ Traffic Impact Assessment (TIA)

The following studies may also be required to be prepared in support of an ACP:

- ☐ Phase 1 Environmental Site Assessment (ESA)
- ☐ Market Study Analysis
- ☐ Groundwater impact analysis and soils study

ADMINISTRATIVE REQUIREMENTS

- ☐ A copy of the Certificate(s) of Title
- ☐ Copies of any restrictive covenants, utility rights-of-way, easements or caveats registered on the Title(s)
- ☐ All required application fees
- ☐ A letter of authorization from the landowner if the applicant is not the landowner
- ☐ Abandoned well declaration form (if applicable)

ACP APPROVAL PROCESS

Pre-Application Meeting – A meeting with Wheatland’s planning staff to review the proposed ACP in its early development in order to discuss the plan area, context, reserves and fees owing, and required supporting studies.

Submission & Staff Review – Once complete, the proposed ACP and supporting studies are submitted to Wheatland’s planning staff for review to ensure content requirements are met and that it conforms to the applicable ASP. Planning staff may request further study and additional information for clarification.

First Reading – After review of the proposed ACP by planning staff, Council will be requested to give first reading of the bylaw.

Circulation & Public Consultation – After first reading, the proposed ACP is circulated to municipal service providers, outside approval agencies, affected interest groups, and adjacent landowners. A minimum of one (1) open house is also required at this time in order to provide information to the general public and gather feedback. All costs associated with advertising and conducting open houses are the responsibility of the developer.

Resolution of Any Issues – After circulation and public consultation feedback is received, any needed amendments can be made by the applicant and integrated into the proposed ACP.

Staff Report & Public Hearing – After any required amendments are addressed, planning staff will prepare a report for Council and schedule a public hearing. The public hearing must be advertised for two weeks in a local newspaper and circulated to adjacent landowners. At the public hearing, interested parties are provided an opportunity to provide comments (in favour or against) on the application before Council. Council may request additional information from the applicant prior to second and third reading.

Second & Third Reading – Subsequent to the public hearing, Council will then consider second and third readings on the ACP Resolution (this may occur directly after the public hearing or at a future meeting of Council). Council may:

- Adopt the ACP Resolution,
- Make amendments considered necessary at second reading and pass the ACP Resolution as amended,
- Table the ACP Resolution until certain requirements are met, or refer back to planning staff for further review, or
- Defeat the ACP Resolution.

Once approved/adopted, the ACP becomes a Resolution and the framework for subsequent stages of the planning process.