



Direct Control Amendment Item: Industrial

Electoral Division: 5

File: PL20240027 / 06411006

Date:	April 23, 2024		
Presenter:	Oksana Newmen, Senior Planner		
Department:	Planning		
Approved by:	<input checked="" type="checkbox"/> Executive Director / Director	and/or	<input checked="" type="checkbox"/> Chief Administrative Officer

REPORT SUMMARY

The purpose of this report is to assess a site-specific amendment to Direct Control Bylaw C-6031-2005 (DC-99), to increase the principal building height from 12 metres (39.4 feet) to 16 metres (52.5 feet) on Lot 1, Block 1, Plan 0614759 within NW-11-26-29-W04M to facilitate development of a warehousing and truck distribution business.

The application was evaluated pursuant to the policies and regulations of the Municipal Development Plan (County Plan), the Balzac East Area Structure Plan (ASP), the Wagon Wheel Industrial Park Conceptual Scheme (CS), and Direct Control District 99 (DC-99). The application was found to align with the intent and policy direction set out within these documents.

ADMINISTRATION'S RECOMMENDATION

- THAT Bylaw C-8523-2024 be given first reading.
- THAT Bylaw C-8523-2024 be given second reading.
- THAT Bylaw C-8523-2024 be considered for third reading.
- THAT Bylaw C-8523-2024 be given third and final reading.



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BACKGROUND

Location (Attachment A)

Located within the Balzac East ASP, on the south side of Highway 566, and approximately 0.41 kilometres (0.25 miles) east of Range Road 292.



Site History (Attachment B)

The parcel was redesignated to DC 99 on March 8, 2005, with the purpose and intent to provide for the development of the Balzac East ASP Special Development Area #4 lands for commercial and light industrial uses.

The subject parcel and associated municipal reserve lot were registered at Land Titles on December 21, 2006. Land in support of future road widening for Highway 566 was also provided, as well as the road plan for creation of what is now Westland Drive. The first lands removed from the quarter section were the 40 acres of Parcel A, located at the southeast corner of Range Road 292 and Highway 566, in 1966.

On December 5, 2023, Council approved several amendments to the necessary policy documents (Balzac East ASP, Wagon Wheel CS, and DC-99) to allow outdoor storage, truck trailer use outside of the minimum building setbacks, increase maximum site coverage, requirements for road construction, and to require a landscaping plan to facilitate development of a warehousing and truck distribution business. The applicants also requested a relaxation to the building height requirement to 20 metres (65.6 feet) as part of the amendments, which was not approved. The applicants have therefore revised their building to a reduced height of 16 metres (52.5 feet), citing consistency with buildings in the area. A letter of justification for the request is provided as Attachment G.

The subject lands are currently vacant, and the municipal reserve parcel adjacent to and north of the site is also undeveloped.

Intermunicipal and Agency Circulation (Attachment C)

The application was circulated to all necessary internal and external agencies.

This application is not within an area guided by intermunicipal policy or requirements.

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Alberta Transportation and Economic Corridors has provided generalized comments, but no concerns on the proposed application, exempting the requirement of a permit pursuant to Section 25 of the Highways Development and Protection Regulation.

Landowner Circulation (Attachment D)

The application was circulated to 171 adjacent landowners in accordance with the *Municipal Government Act* and County Policy C-327 (Circulation and Notification Standards); no letters were received.

ANALYSIS

Policy Review (Attachment E)

The site is located within Cells A and C of Special Development Area #4 of the Balzac East ASP. Cell A is located immediately adjacent to Highway 566, and allows commercial, retail, and other uses that may be compatible with the adjacent residential uses. Landscaped buffers are mandatory, sensitive signage and lighting, and no outdoor storage is allowed. Development height must be compatible with the residential scale of development north of Highway 566. Cell C is the “heart” of the commercial/industrial business area, and includes requirements for berming, buffering and a landscape plan along range roads. Overall, the intent of the Balzac East ASP provides for the level of intensity to increase to the southeast of the area.

The site is also located within Cells A (Transition) and C of the Wagon Wheel Industrial Park CS. Uses in Cell A mirror those of the Balzac East ASP, as “those developments where activities and uses are primarily carried on within an enclosed building and no significant nuisance factor is created or apparent outside an enclosed building”, with Cell C uses being those of higher intensity.

The application was reviewed pursuant to the County Plan, Balzac East ASP, Wagon Wheel Industrial Park CS, and DC-99, and was found to align.

The application was found to be consistent with the policies of Section 6 (Financial Sustainability), Section 12 (Parks, Open Space, Pathways and Trails), Section 14 (Business Development), and Section 16 (Transportation) of the County Plan. As the proposed use is located within the Balzac Regional Business Centre, it is consistent with locating and permitting business development, and is in keeping with the nature of the development in the area.

The application is consistent with Special Development Area #4 (SDA#4) of the Balzac East ASP and with Section 1.5.2 (Approved Policies), Section 3.0 (Land Use and Subdivision), and Section 5.0 (Parks and Pathways).

The application would amend section 3.0 (Development Regulations) of DC 99 to allow for increased principal building height. The amendments are in keeping with the development activity in the area, and with sufficient landscaping and development controls, the transition area should not unduly affect future residential uses to the north of Highway 566. As Council previously approved the amendments regarding Section 2.0 (Land Use) and Section 3.15.0 (Special Development Regulations), the proposed development is consistent.

COMMUNICATIONS / ENGAGEMENT

Consultation was conducted in accordance with statutory requirements and County Policy C-327.

IMPLICATIONS

Financial

No financial implications identified at this time.

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STRATEGIC ALIGNMENT

This report is a statutory obligation under the *Municipal Government Act*.

ALTERNATE DIRECTION

No alternative options have been identified for Council's consideration.

ATTACHMENTS

- Attachment A: Map Set
- Attachment B: Application Information
- Attachment C: Application Referral Responses
- Attachment D: Public Submissions [None Received]
- Attachment E: Policy Review
- Attachment F: Draft Bylaw C-8523-2024
- Attachment G: Applicant Justification Letter