



COUNCIL REPORT

Redesignation Item: Residential/Business

Electoral Division: 5

File: PL20240169 / 06513002

Date:	March 4, 2025
Presenter:	Oksana Newmen, Senior Planner
Department:	Planning

REPORT SUMMARY

The purpose of this report is to assess redesignation of the subject lands (Attachment A) from Direct Control District (DC 80) to Residential, Medium Density (R-MID) District, Commercial, Mixed Urban (C-MIX) District, Special, Parks and Recreation (S-PRK) District, and Special, Public Service (S-PUB) District to facilitate future subdivision. The proposal includes approximately 92 acres of residential, 18 acres of commercial, 33 acres of open space, and 12 acres for future school. The application pertains to lands in the Goldwyn subdivision located within the Rocky Creek Conceptual Scheme in the hamlet of Balzac. The proposed redesignation will support Phases 4, 5, 6A and 6B in the conceptual scheme.

The application was evaluated pursuant to the policies and regulations of the Rocky View County / City of Calgary Intermunicipal Development Plan (IDP), the Rocky View County / City of Airdrie IDP, the Municipal Development Plan (County Plan), the Balzac West Area Structure Plan (ASP), the Rocky Creek Conceptual Scheme (CS), and the *Land Use Bylaw*.

The application was found to align with the policies of the over-arching planning documents.

ADMINISTRATION'S RECOMMENDATION

- THAT Bylaw C-8608-2025 be given first reading.
- THAT Bylaw C-8608-2025 be given second reading.
- THAT Bylaw C-8608-2025 be considered for third reading.
- THAT Bylaw C-8608-2025 be given third and final reading.

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BACKGROUND

Location (Attachment A)

Located in the hamlet of Balzac, at the northeast junction of Range Road 11 and Highway 566.



Site History (Attachment B)

The subject lands are part of the Goldwyn phased development, located within the approved Rocky Creek Conceptual Scheme adopted by Council on July 27, 2021, along with creating Direct Control 80 (DC-80).

On December 21, 2023, Phase 1 of the Goldwyn subdivision was registered at land titles, creating 64 residential lots, municipal reserve and environmental reserve lots.

On June 11, 2024, Phase 2 of the Goldwyn subdivision received a delegated transmittal of decision, creating 85 residential lots, municipal reserve and environmental reserve lots.

Intermunicipal and Agency Circulation (Attachment C)

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

The application was circulated to The City of Calgary in accordance with the Rocky View County / City of Calgary IDP and the City of Airdrie in accordance with the Rocky View County / City of Airdrie IDP. Calgary requested a copy of the future Range Road 11 functional study when completed, and future review of stormwater servicing at later design stages. The City of Airdrie had no comments.

Alberta Transportation and Economic Corridors has provided no concerns on the proposed application; further review and comments will be provided at the time of future subdivision.

Landowner Circulation (Attachment D)

The application was circulated to 43 adjacent landowners in accordance with the *Municipal Government Act* and County Policy C-327 (Circulation and Notification Standards); no letters in support or opposition were received.

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ANALYSIS

Policy Review (Attachment E)

Rocky View County/City of Calgary IDP

The lands are located in a Rocky View County Growth Corridor in the IDP. Policy 8.1.1 states that County growth corridors should be governed by the County's statutory and local area plans. Therefore, the proposal was primarily evaluated in accordance with the County Plan and the Balzac West ASP.

The application was circulated to The City of Calgary. The City provided comments requesting status updates and copies of technical studies that will be submitted at a later subdivision phase.

City of Airdrie / M.D. of Rocky View IDP

The lands fall within the notification area of the Intermunicipal Development Plan, and thus, the City of Airdrie was circulated for comments. The City of Airdrie have no concerns and do not anticipate the proposed development would have an impact on the City's growth pattern.

County Plan

Policy 9.1 of the County Plan encourages and supports the development of Hamlets as fully serviced rural communities providing a range of land uses, housing types, and rural services to their residents and local area, in accordance with their area structure plan or conceptual scheme. The proposal is located in the Hamlet of Balzac, and thus it was evaluated in accordance with the Balzac West ASP.

The proposal was also evaluated in accordance with the Rocky Creek CS.

Balzac West ASP

The proposed redesignation area for Development Stage 4, 5, 6B and 6C includes mixed commercial, residential uses and Municipal Reserves, which is consistent with the business and residential uses expected in the existing Hamlet of Balzac Policy Area within the Balzac West ASP.

Rocky Creek CS

The proposed redesignation for Development Stage 4, 5, 6B and 6C is consistent with policies of the Rocky Creek Conceptual Scheme as they relate to residential areas, open space, and commercial land uses. These phases are located adjacent to existing phases where infrastructure is available to support the development.

Land Use Bylaw

The proposed Residential, Mid-Density Urban District (R-MID) supports a variety of residential development types including single-detached, semi-detached, and rowhousing; all forms meet the intent of the Rocky Creek CS.

The proposed Commercial, Mixed Urban District (C-MIX) will provide a variety of local commercial needs for the area in accordance with the Rocky Creek CS.

The proposed Special, Parks and Recreation District (S-PRK) supports open space, pathways, and trails, which forms part of the development and is also consistent with the Rocky Creek CS.

Document	Minimum Density (Units per Acre)	Maximum Density (Units per Acre)
Balzac West Area Structure Plan	N/A	3 – 5
Rocky Creek Conceptual Scheme	N/A	4 – 5
Proposed Application	N/A	N/A

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COMMUNICATIONS / ENGAGEMENT

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

IMPLICATIONS

Financial

No financial implications identified at this time.

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 [No Letters Received]
- Attachment E: Policy Review
- Attachment F: Draft Bylaw C-8608-2025

APPROVALS

Manager:	Dominic Kazmierczak
Acting Executive Director:	Dominic Kazmierczak
Chief Administrative Officer:	Reegan McCullough