



NOTICE OF MOTION

**Submitted in accordance with sections 54, 55, 56, 57, and 58 of
Procedure Bylaw C-7907-2019**

Presented By: Councillor Dan Henn, Division 7

Seconded By: Deputy Reeve Schule, Division 4

This notice of motion is read into the Council record on **July 28, 2020**. The motion as read into the record will be debated on **September 1, 2020**.

TITLE: **Amendments to the Balzac East Area Structure Plan**

WHEREAS The 465 acres of land located at the northeast corner of Range Road 291 and Highway 566 and legally described as the NE ¼, SE ¼ and SW ¼ in Twp. 26 Range 29 W4M, is owned by 1248494 Alberta Ltd., Mr. Garry Bobke & Partners, the developers of the Wagon Wheel industrial project in Rocky View County;

AND WHEREAS This 465 acres of land is not included within the Balzac East Area Structure Plan (BEASP);

AND WHEREAS The BEASP was last approved on September 26, 2000 and therefore it is 19 years old;

AND WHEREAS The average absorption/year over the last 19 years has been 200 acres/year approximately;

AND WHEREAS The total land area for commercial and industrial land south of Highway#566 is 5,667 acres with only 1,173 acres of vacant land available resulting in only 6 years of remaining supply from the existing inventory;

AND WHEREAS The demand is good for well-located commercial and industrial land outside the City of Calgary but within the Balzac East area;

AND WHEREAS The time to amend the BEASP, obtain Land Use Reclassification/Rezoning and Subdivision approval could take 3-5 years;

AND WHEREAS The land owner is willing to pay for the cost for consultants, directed by the staff at Rocky View County, to prepare an amendment to the BEASP, and;

AND WHEREAS This landowner is willing to have other adjacent land owners included in the amendment to the BEASP;

THEREFORE BE IT RESOLVED THAT: The Council of Rocky View County direct the staff at Rocky View County to prepare the terms of reference to initiate an amendment to the BEASP.