



COUNCIL REPORT

Local Plan & Redesignation Item: Industrial

Electoral Division: 5

File: PL20230109/110 / 06401001

Date:	July 8, 2025
Presenter:	Xin Deng, Senior Planner
Department:	Planning

REPORT SUMMARY

The purpose of this report is for Council to assess the Conceptual Scheme amendment and Redesignation applications to facilitate industrial development on the subject land (Attachment A) within the Balzac East Area Structure Plan (ASP).

- PL20230109 – To amend the High Plains Industrial Park Conceptual Scheme to include the Stage 7 Outline Plan as an appendix, providing a framework to guide future development within SE-01-26-29-W04M.
- PL20230110 – To redesignate the subject land from Special, Natural Resources District (S-NAT) to Industrial, Heavy District (I-HVY), Special, Public Service District (S-PUB), Special, Natural Open Space District (S-NOS), and Special, Parks and Recreation District (S-PRK), in order to facilitate the creation of 3 large industrial lots, 1 Public Utility Lot, 1 Environment Reserve Lot, and 1 Municipal Reserve Lot.

The proposals were evaluated in accordance with the Rocky View County / City of Calgary Intermunicipal Development Plan (IDP), Municipal Development Plan (County Plan), Balzac East ASP, High Plains Industrial Park Conceptual Scheme, and the *Land Use Bylaw*. The applications were determined to align with all applicable policies of these documents.

ADMINISTRATION'S RECOMMENDATION

PL20230109 (Conceptual Scheme Amendment):

THAT Bylaw C-8513-2024 be given first reading.

THAT Bylaw C-8513-2024 be given second reading.

THAT Bylaw C-8513-2024 be considered for third reading.

THAT Bylaw C-8513-2024 be given third and final reading.

PL20230110 (Redesignation):

THAT Bylaw C-8514-2024 be given first reading.

THAT Bylaw C-8514-2024 be given second reading.

THAT Bylaw C-8514-2024 be considered for third reading.

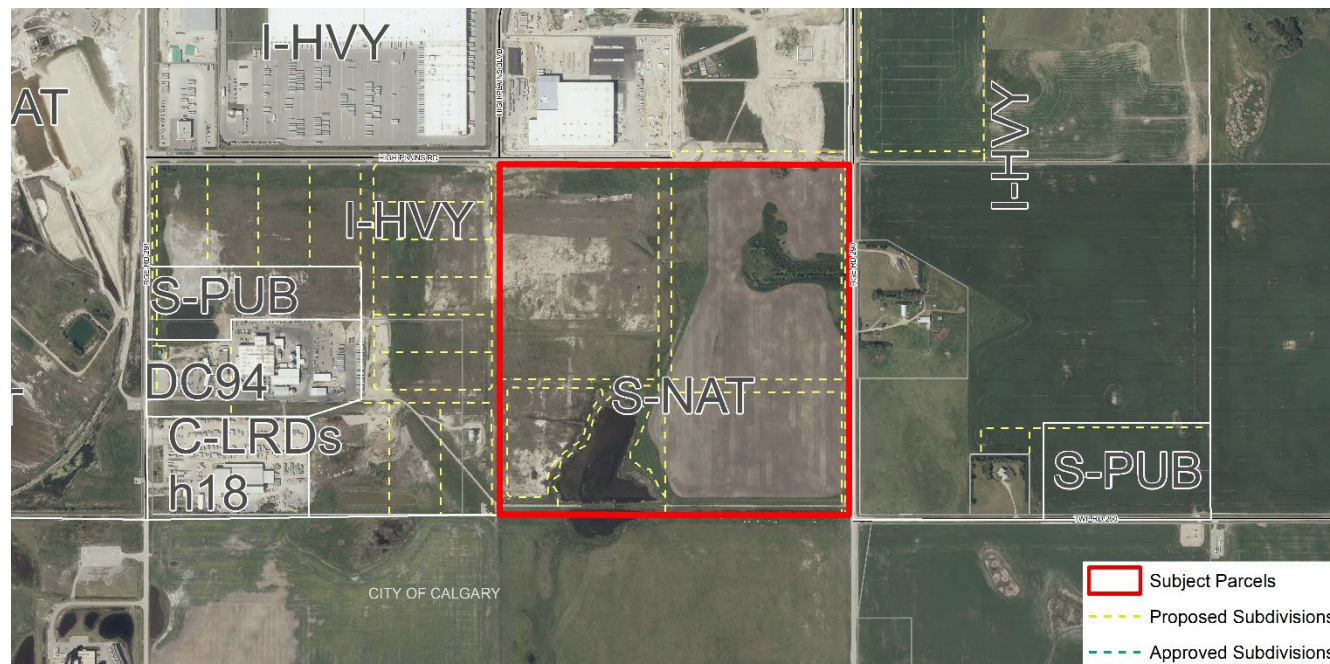
THAT Bylaw C-8514-2024 be given third and final reading.

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BACKGROUND

Location (Attachment A)

Located within the Balzac East ASP and High Plains Industrial Park Conceptual Scheme, immediately north of the city of Calgary boundary and west of Range Road 290.



Site History (Attachment B)

The High Plains Industrial Park Conceptual Scheme was adopted in July 2010 and has since been amended several times to incorporate Outline Plans for Stages 1 through 6. The current application pertains to the Stage 7 Outline Plan.

Intermunicipal and Agency Circulation (Attachment C)

The applications fall within the Rocky View County/City of Calgary Intermunicipal Development Plan area. Discussions between the Applicant, City of Calgary, and Rocky View County on transportation are ongoing and will be addressed through conditions of subdivision in the future.

Alberta Transportation and Economic Corridors has confirmed that the existing highway infrastructure can support the proposed development and has no concerns.

Landowner Circulation (Attachment D)

The application was circulated to 69 adjacent County landowners and 187 City of Calgary residents in accordance with the *Municipal Government Act* and Council Policy C-327; no responses were received.

ANALYSIS

Conceptual Scheme Amendment Overview

The proposed High Plains Stage 7 Outline Plan envisions the development of three large industrial lots, one stormwater pond, one Environmental Reserve (ER) lot, and one Municipal Reserve (MR) lot. This plan represents the final phase of the High Plains industrial development.

Access to the area will be provided via High Plains Road to the north and Range Road 290 to the east. Potable water and wastewater services will be supplied through connections to the County's municipal systems. Stormwater will be managed on-site through a proposed centralized stormwater pond.

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A valued wetland located in the southwest portion of the site will be protected through the dedication of Environmental Reserve. Municipal Reserve will be fulfilled through a combination of open space, a linear pathway system, and cash-in-lieu contributions.

The Applicant proposes to establish a Lot Owner Association responsible for ongoing maintenance of public and private open spaces, stormwater infrastructure, and solid waste services, as well as the implementation of architectural controls.

Policy Review (Attachment E)

The application was reviewed pursuant to Section 14.0 (Business Development) of the County Plan. Policies 14.2, 14.3, and 14.4 directs business development to locate in the identified business areas in accordance with the adopted area structure plans. The proposed development is located within the Balzac East ASP, is compatible with other businesses, and would utilize existing infrastructure.

The subject land is identified as Special Development Area #5 (SDA #5) in the Balzac East ASP. The proposed amendments achieve the intent of the SDA #5, which outlines that this area is suitable for industrial uses requiring larger lots and connection to municipal services. The proposed large industrial lots with municipal services meet the intent of SDA #5.

As per the requirement of SDA #5, High Plains Industrial Park Conceptual Scheme was adopted in 2010 and amended several times to include outline plans for various stages. The proposed Stage 7 Outline Plan meets the requirements and is consistent with the previous development.

The proposed Industrial, Heavy District (I-HVY) use is anticipated to accommodate warehouse development and is compatible with the existing development within the High Plains Industrial Park. The proposed public utility lot would be redesignated to Special, Public Service District (S-PUB) to manage stormwater onsite. The open space and linear pathway network would be implemented through the dedication of Municipal Reserve with the designation of Special, Parks and Recreation District (S-PRK). The valued wetland would be dedicated as an Environmental Reserve parcel and redesignated to Special, Natural Open Space District (S-NOS).

COMMUNICATIONS / ENGAGEMENT

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

IMPLICATIONS

Financial

No financial implications have been identified at this time.

STRATEGIC ALIGNMENT

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

ALTERNATE DIRECTION

Council may wish to explore alternate options should they believe the proposal does not meet the intent of the overarching policy documents.

THAT application PL2023109 & PL20230110 be referred to Administration to work with the Applicant on completing amendments addressing the following items:

- a.
- b.
- c.

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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-8513-2024
- Attachment G: Draft Bylaw C-8514-2024

APPROVALS

Manager:	Justin Rebello, A/Manager, Planning
Executive Director/Director:	Dominic Kazmierczak, Executive Director, Community Services
Chief Administrative Officer:	Reegan McCullough, Chief Administrative Officer