



PLANNING

TO: Council
DATE: June 14, 2022
TIME: Morning Appointment
FILE: 06513005
SUBJECT: Redesignation Item: Commercial

DIVISION: 5
APPLICATION: PL20210103

APPLICATION: To redesignate the subject lands from Business, Recreation District (B-REC) and Direct Control District 150 (DC 150) to Commercial, Highway District (C-HWY) to accommodate commercial uses.

GENERAL LOCATION: Located approximately 1.00 kilometre (0.62 miles) north of the city of Calgary, 0.81 kilometre (0.5 mile) north of Highway 566, and on the west side of Highway 2, along Balzac Boulevard.

EXECUTIVE SUMMARY: Council gave first reading to Bylaw C-8204-2021 on September 7, 2021.

The site is currently developed as the Balzac Campground and RV Park, which offers recreational vehicle (RV) storage, and seasonal RV and camping sites. The Applicant has indicated that they intend to incrementally transition the site to other commercial uses but have not specifically identified the future uses.

The application was assessed against the Interim Growth Plan (IGP), City of Calgary/ Rocky View County Intermunicipal Development Plan (IDP), County Plan, and the Balzac West Area Structure Plan (ASP).

Policy 6.4.5 of the ASP states that applications for redesignation may be considered without a conceptual scheme provided that the proposal is compatible with the intended uses of the ASP, and that it integrates with the surrounding area in relation to parks and pathway connections, enhancing the visual appeal of the Highway corridor and efficient vehicular access.

The application also does not adequately address matters such as phasing, servicing, stormwater management or transportation. A conceptual scheme is required in accordance with policy 5.3.4, so as to guide and coordinate future land use redesignation, subdivision, utility services, access patterns, and open space.

The Applicant has not provided sufficient information to demonstrate that their proposal meets the noted policies within the ASP. As no conceptual scheme has been submitted, the land use amendment lacks the necessary detailed policy framework to guide any future subdivision and development permit applications and ensure that the overall development meets the intent of all applicable statutory plans.

Taking into account the lack of information demonstrating compliance with ASP policies, Administration recommends that this land use amendment be referred back to direct the Applicant to prepare a conceptual scheme in accordance with the requirements of the ASP.

ADMINISTRATION RECOMMENDATION: Administration recommends referral back for preparation of a conceptual scheme in accordance with Option #2.

Administration Resources

Reynold Caskey, Planning & Development Services



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OPTIONS:

- Option #1: Motion #1 THAT Bylaw C-8204-2021 be given second reading.
 Motion #2 THAT Bylaw C-8204-2021 be given third and final reading.
- Option #2: THAT Bylaw C-8204-2021 be referred back to Administration for the Applicant to prepare a conceptual scheme in accordance with the Balzac West Area Structure Plan.
- Option #3: That application PL20210103 be refused.

AIR PHOTO & DEVELOPMENT CONTEXT:**APPLICATION EVALUATION:**

The application was evaluated based on the technical reports submitted with the application and the applicable policies and regulations.

APPLICABLE POLICY AND REGULATIONS:

- *Municipal Government Act*;
- Interim Growth Plan (IGP);
- City of Calgary/ Rocky View County Intermunicipal Development Plan;
- Municipal Development Plan (County Plan);
- Balzac West Area Structure Plan;
- Land Use Bylaw; and
- County Servicing Standards.

TECHNICAL REPORTS SUBMITTED:

- None



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POLICY ANALYSISInterim Growth Plan (IGP)

With no outline of specific anticipated uses provided, the commercial designation indicates new, employment-generating businesses would be located on the subject lands. While new business uses are proposed, the application is not expected to be impacted by the IGP as it is not of sufficient size to generate a new employment centre.

City of Calgary/ Rocky View County Intermunicipal Development Plan

The application was referred to the City of Calgary as required by the Intermunicipal Development Plan. The City noted that it would be beneficial to plan the area through a conceptual scheme in conjunction with the Rocky Creek Conceptual Scheme lands to the west to allow for a holistic approach to planning.

Balzac West Area Structure Plan

The subject lands are located within the Balzac West Area Structure Plan area, on the west side of the Queen Elizabeth II Highway, facing Balzac Boulevard. Figure 7 (Generalized Land Use Policy Areas) identifies the subject lands as falling within the Existing Hamlet of Balzac policy area and Section 6.4 of the ASP sets out policies relating to the area.

Policy 5.3.4 notes that conceptual schemes are required in order to guide and coordinate future land use redesignation, subdivision, utility services, access patterns, and open space on at least a quarter-section of land.

Policy 6.4.5 states the applications for redesignation may be considered without a conceptual scheme provided:

- i. *that development proposals integrate with adjacent development;*
- ii. *that the proposed uses are consistent with the purpose of the Queen Elizabeth II Highway Corridor policy area and are compatible and appropriate within the context of that policy area;*
- iii. *that the proposed development and access patterns address relationships and linkages with lands beyond the Existing Hamlet of Balzac policy area in order to promote integrated connections with other policy areas, particularly the Queen Elizabeth II Highway Corridor policy area;*
- iv. *that development proposals coordinate Municipal Reserve, parks, pathways, bicycle trails, and private development in a safe, efficient, and logical manner; and*
- v. *that the landscaping and architectural elements of the proposed development enhance the visual appeal of the Queen Elizabeth II Highway.*

The Applicant declined to provide a conceptual scheme for the site and has provided justification for the policies above, as shown in Attachment 'F'. The application proposes to redesignate the entire site; however, servicing, transportation impacts, and other technical considerations have not been addressed to determine what future impacts the site would have or whether capacity exists to support it. From a technical perspective, phasing of a site requires the detailed information about how development would function. The proposal identifies the southern five acres of the subject lands to be the first phase of development while offering no additional information on the remainder of the subject lands.

Policy 6.4.5(iii) indicates integrated connections, specifically between the Hamlet policy area and the Queen Elizabeth II Highway Corridor policy area. The policies under section 6.2 of the ASP relating to this area clearly indicate future development is required to be of consistent commercial and/or industrial use, and to comprehensively plan for development through the preparation of a conceptual scheme. Given the similar nature of supported business types in each area, a conceptual scheme to provide the comprehensive planning framework over the site would provide the details as to how the sites would interact internally and externally and would address integrated servicing.



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Future potential uses for the site could include high volumes of traffic. Policy 6.4.2 notes that commercial and industrial densities should be determined by the capacity of the regional road network. Similar to servicing, the Applicant has not provided transportation analysis; as such, it cannot be determined whether the site can support high traffic uses, nor what the nature of possible future upgrades are that may be required.

The application proposes to connect to Rocky View Water Co-op and extend the wastewater connections to the site when available; however, there is no confirmation of capacity regarding potable water from the co-op. As noted in Engineering Services' comments, a more detailed servicing strategy would be required to confirm the water demands on site.

Section 6.10 of the ASP states that conceptual schemes shall require development to connect to full municipal sewer and water services. The application anticipates connection to piped water and sanitary services pending completion of servicing studies. Until connection to the piped water services, the current wells and septic holding tanks currently on site will be used and maintained until servicing comes online.

ASP Policy 6.10.16 stating that a stormwater management plan is required to be included with any conceptual scheme indicating the need to address such matters early on in the planning approval process. No stormwater management plan has been provided.

The Applicant has indicated in the application that the use proposed is for industrial/commercial; however, the proposed land use district does not include industrial uses. The applicant is aware that this is the case and proposes commercial development in line with the uses listed in the proposed land use district.

In conclusion, the lack of a conceptual scheme providing a comprehensively planned site, including the relevant studies for traffic and water/wastewater and future connections to servicing does not provide sufficient information to evaluate the proposed development from a technical perspective.

As well, it does not meet the intent of the ASP Policy 6.4.5, which notes that a conceptual scheme may not be required for land use redesignation with the Hamlet of Balzac policy area provided the application demonstrates how the development integrates with adjacent development; that the uses are consistent with the purpose of the Queen Elizabeth II Highway Corridor policy area; that access patterns address linkages beyond the hamlet area; that proposals coordinate parks, municipal reserves, pathways; and that landscaping and architectural elements enhance development. As no evidence supporting how this policy has been addressed has been provided, the application is inconsistent.

The piecemeal approach to development and future subdivision poses challenges to properly assess the application and the future of the site accurately. Administration recommends referral of the application back to Administration in accordance with Option #2, to prepare a conceptual scheme that addresses all technical and policy matters of concern.

Land Use Bylaw

The applicant has proposed redesignation from DC-150 and Business, Recreation District (B-REC) to the Commercial, Highway District (C-HWY) land use. The purpose of the district is to provide for commercial development along primary and secondary highways and major transportation links, including services to the traveling public and tourists, requiring high standard of visual quality and ease of access. This land use district would suit the location, being adjacent to the highway. The minimum parcel size is 1.0 hectare (2.47 acres) and any future subdivision proposal (phase 1 being five acres) would meet that minimum. Future development would be required to comply with the ASP requirements for use, visual and nuisance factors.



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Respectfully submitted,

“Brock Beach”

Acting Executive Director
Community Development Services

Concurrence,

“Dorian Wandzura”

Chief Administrative Officer

RC/rp

ATTACHMENTS:

ATTACHMENT ‘A’: Application Information

ATTACHMENT ‘B’: Application Referrals

ATTACHMENT ‘C’: Bylaw C-8204-2021 and Schedule A

ATTACHMENT ‘D’: Map Set

ATTACHMENT ‘E’: Public Submissions

ATTACHMENT ‘F’: Applicant Cover letter with Rationale



ATTACHMENT 'A': APPLICATION INFORMATION

APPLICANT / OWNERS: Terradigm Development Consultants Inc. (Michael Ulmer)/ Highland Properties Inc. (Suleman, Kadim & Janaed Hussain)	DATE APPLICATION RECEIVED: June 3, 2021
GROSS AREA: ± 9.72 hectares (± 24.02 acres)	LEGAL DESCRIPTION: Block:2 Plan:9310884 within NE-13-26-01-W05M
SOILS (C.L.I. from A.R.C.): 3S P3: Soils with moderate limitations due to high solidity and excessive surface stoniness	
HISTORY: <p>February 7, 2018: To redesignate ±1.63 hectares (±4.03 acres) of the subject lands from Direct Control District 150 (DC150) to Business-Highway Frontage (B-HF) and ±0.49 hectares (±1.22 acres) from Recreation Business District (B-4) to Business-Highway Frontage District (B-HF), totaling 2.12 hectares (5.25 acres), of a total ±9.72 hectare (±24.02 acre) parcel to accommodate future subdivision and commercial development. Application was tabled to allow for submission of a conceptual scheme but was never progressed by the Applicant. The Bylaw has since expired.</p> <p>November 7, 2012 To redesignate a portion of the subject lands from Recreation Business District to Direct Control District in order to facilitate the construction of a Data Centre. Closed – expired.</p> <p>September 23, 2011: Redesignation of a portion of the subject lands from Recreation Business District to Direct Control District (DC 150) in order to create a ± 1.62 hectare (± 4.00) acre lot. Approved.</p> <p>June 21, 2005: Redesignation of the subject lands from Business Recreation District to Direct Control District in order to facilitate additional uses. Closed – expired.</p> <p>June 20, 2003: Parcels west and to the south surrounding subject site subdivided.</p> <p>August 3, 2001: Parcels to the south of subject site subdivided into multiple blocks.</p> <p>April 28, 1993: Plan of subdivision parceling two blocks from broader quarter section into subject parcel and adjacent parcel to the north.</p>	
PUBLIC & AGENCY SUBMISSIONS: <p>The application was circulated to twenty-five (25) adjacent landowners. One response in opposition was received and has been included in Attachment 'E.'</p> <p>The application was also circulated to a number of internal and external agencies, as depicted in Attachment 'B'; relevant comments, if applicable, are addressed within 'Additional Considerations' above.</p>	



ATTACHMENT 'B': APPLICATION REFERRALS

AGENCY	COMMENTS
<i>Province of Alberta</i>	
Alberta Transportation	<p>Alberta Transportation has no concerns with the proposed redesignation. However, the proposed future subdivision must meet the requirements of Sections 14 and 15 of the Subdivision and Development Regulation, due to the proximity of Highway 2 & 566. The department is currently protecting Highway 2 to a Freeway standard at this location.</p> <p>The proposed future subdivision proposal does not meet Section 14 or 15. The department anticipates an impact on the highway from this proposal. A Traffic Impact Assessment (TIA), or revised TIA will be required. The proposed future subdivision will be accessed via the local road network, satisfying Section 15 of the Regulation. Therefore, Pursuant to Section 16 of the Regulation, the department is prepared to grant approval for the subdivision authority to grant a variance of Section 14 if they choose to do so at the proposed future subdivision stage.</p> <p>Alberta Transportation will review and comment further when a TIA is received and at the time of subdivision and development.</p>
<i>Adjacent Municipality</i>	
The City of Calgary	<ul style="list-style-type: none"> • It would be beneficial to plan this area through a conceptual scheme to understand the area from a wider lens. • This could be achieved by adding to the existing conceptual scheme under review to the west or create an additional one for these lands. • This would allow for the sufficient studies to be completed and take a holistic approach to the impacts of changes.
<i>Internal Departments</i>	
Capital Projects - Engineering	<p>General</p> <ul style="list-style-type: none"> • Future subdivision or development on the subject lands will require preparation of a Construction Management Plan, including a weed management plan, in accordance with County standards. <p>Development Agreement</p> <ul style="list-style-type: none"> • Future subdivision or development on the subject lands will require the signing of a development agreement to facilitate offsite and onsite infrastructure, including but not limited to roads and intersection improvements, stormwater improvements, sanitary and potable water servicing, and fire suppression infrastructure, in accordance with County policy and servicing standards.



AGENCY	COMMENTS
	<p>Geotechnical</p> <ul style="list-style-type: none"> • Prior to going to Council, the applicant should provide a preliminary Geotechnical Investigation Report to verify the suitability of the site for the proposed land use, in accordance with the County's Servicing Standards. • Detailed site grading plans will be reviewed at future subdivision or development permitting stages and may require the submission of Deep Fill Reporting (>1.2m fill) or more detailed geotechnical reporting to support future development agreement(s). The above request is simply intended to meet Section 300's requirement for minimum test hole spacing, geotechnical information and confirmation of development suitability of the site prior to Council considering the requested redesignation to a commercial/business zoning for this +/-24ac site. <p>Transportation</p> <ul style="list-style-type: none"> • The development is within proximity to a Provincial Highway (HWY2) and therefore requires referral to Alberta Transportation (AT). It is expected that AT will be engaged by the applicant's engineer to confirm the scope of any Traffic Impact Assessment (TIA) submittal required for their support, which should be included under the condition below. • Prior to going to Council, the applicant should provide a Traffic Impact Assessment, in accordance with the County Servicing Standards 2013. The applicant should contact the planning engineering team to confirm the scope of offsite network review and this should be coordinated with AT as mentioned above. • Future subdivision or development on the subject lands will require improvements to the offsite road network in accordance with the final TIA accepted by the County and AT. • Future subdivision or development on the subject lands will require payment of the Transportation Offsite Levy in accordance with Bylaw C-8007-2020, as amended. <p>Water Supply and Sanitary/Waste Water Servicing</p> <ul style="list-style-type: none"> • The applicant will be required to provide a servicing strategy that will confirm sewage and potable water demands expected for the development of the +/- 24ac site. This is required to evaluate the ability of the County's Balzac Regional Water & Wastewater System to service the proposed development, including the provision of fire flow. We acknowledge the applicant's cover letter indicating that future development may need to be based on septic tanks and hauling away. With this understanding, there are no significant concerns with deferring servicing feasibility / evaluations to the development stage, but the applicant should be made aware of proximity to servicing challenges, which may require coordination/oversizing with the developer of the Rocky Creek lands. The County's West Balzac Servicing Extensions are being planned to service lands west of the CPR tracks.



AGENCY	COMMENTS
	<ul style="list-style-type: none"> Sanitary servicing would require connection to a sanitary lift station that will be constructed west of the CPR tracks in the Rocky Creek parcel. This may or may not be feasible for lands east of the tracks, and so a servicing strategy should be prepared to evaluate that in more detail. No gravity sewer, which could be tied into, is currently planned for by the County east of the CPR tracks. The County's West Balzac waterworks extension has constructed potable watermain south of this site, at Balzac Way, which can supply potable water to future development on the east side of the CPR tracks, including the provision of fire flow. Future subdivision or development may require payment of the Water & Wastewater Offsite Levy in accordance with the applicable bylaw. We note additional levy schedules will be created to recover costs for servicing extensions to the West Balzac area, and so rates will change during that process. This assumes connection to County Infrastructure is determined by the developer to be feasible. <p>Storm Water Management</p> <ul style="list-style-type: none"> Prior to going to Council, the applicant should provide a conceptual level Stormwater Management Report to confirm how stormwater will be managed on the parcel post development. We note the site is within the Nose Creek Watershed Management Plan area and site development will need to comply with the management plan requirements in place at time of development. Future subdivision or development will require detailed site-specific stormwater management reports, detailed stormwater servicing design and confirmation of regulatory approvals in accordance with the County's Servicing Standards. <p>Environmental:</p> <ul style="list-style-type: none"> The applicant is responsible for securing any approvals related to Provincial and Federal environmental regulations or legislation to develop the site, and the County will require copies of wetland approvals prior to any disturbances (i.e.: site grading, subdivision, etc.), should any be found on the site. Erosion and Sediment Control Plans will be required to support future development on the subject parcel, in accordance with County standards.

Circulation Period: July 7, 2021, to July 28, 2021.

Agencies that did not respond, expressed no concerns, or were not required for distribution, are not listed.



BYLAW C-8204-2021

A bylaw of Rocky View County, in the Province of Alberta, to amend Rocky View County Bylaw C-8000-2020, being the *Land Use Bylaw*.

The Council of Rocky View County enacts as follows:

Title

- 1 This bylaw may be cited as *Bylaw C-8204-2021*.

Definitions

- 2 Words in this Bylaw have the same meaning as those set out in the *Land Use Bylaw* and *Municipal Government Act* except for the definitions provided below:
- (1) **“Council”** means the duly elected Council of Rocky View County;
 - (2) **“Land Use Bylaw”** means Rocky View County Bylaw C-8000-2020, being the *Land Use Bylaw*, as amended or replaced from time to time;
 - (3) **“Municipal Government Act”** means the *Municipal Government Act*, RSA 2000, c M-26, as amended or replaced from time to time; and
 - (4) **“Rocky View County”** means Rocky View County as a municipal corporation and the geographical area within its jurisdictional boundaries, as the context requires.

Effect

- 3 THAT Schedule B, Land Use Maps, of Bylaw C-8000-2020 be amended by redesignating Block 2, Plan 9310884 within NE-13-26-01-W05M from Business, Recreation District (B-REC) and Direct Control District 150 (DC 150) to Commercial, Highway District (C-HWY) as shown on the attached Schedule 'A' forming part of this Bylaw.
- 4 THAT Block 2, Plan 9310884 within NE-13-26-01-W05M is hereby redesignated to Commercial, Highway District (C-HWY) as shown on the attached Schedule 'A' forming part of this Bylaw.
- 5 THAT Bylaw C-7265-2013 and all amendments thereto are repealed upon this bylaw passing and coming into full force and effect.

Effective Date

- 6 Bylaw C-8204-2021 is passed and comes into full force and effect when it receives third reading and is signed in accordance with the *Municipal Government Act*.



ROCKY VIEW COUNTY

READ A FIRST TIME this 7th day of September, 2021

PUBLIC HEARING HELD this _____ day of _____, 2022

READ A SECOND TIME this _____ day of _____, 2022

READ A THIRD AND FINAL TIME this _____ day of _____, 2022

Mayor_____
Chief Administrative Officer_____
Date Bylaw Signed

Schedule 'A'

Bylaw
C-8204-2021

Amendment

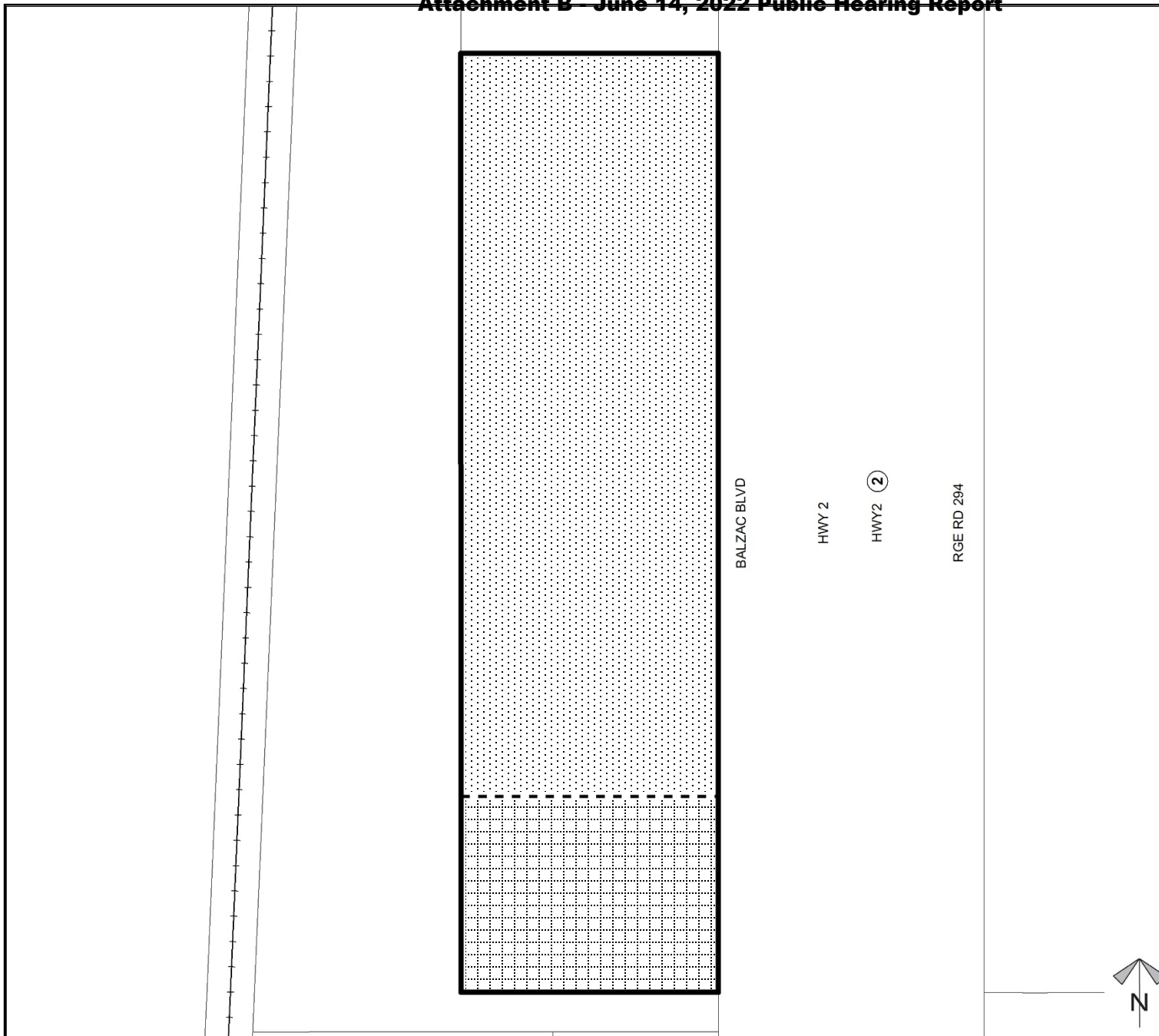
FROM
 Business,
 Recreation District
 (B-REC)

TO
 Commercial,
 Highway District
 (C-HWY)

FROM
 Direct Control
 District 150
 (DC 150)

TO
 Commercial,
 Highway District
 (C-HWY)

Division: 5
Roll: 06513005
File: PL20210103
Printed: June 3, 2021
Legal: Block:2 Plan:9310884
within NE-13-26-01-W05M



Development Proposal

Redesignation Proposal

To redesignate the subject lands from Business, Recreation District (B-REC) and Direct Control District 150 (DC 150) to Commercial, Highway District (C-HWY) to accommodate light industrial or commercial uses.

Existing parcel
± 9.72 ha
(± 24.02 ac)

B-REC → C-HWY
± 7.69 ha (± 19.02 ac)

DC 150 → C-HWY
± 2.02 ha (± 5.00 ac)

BALZAC

BALZAC BLVD

HWY 2

HWY2 ②

RGE RD 294



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Environmental

Redesignation Proposal

To redesignate the subject lands from Business, Recreation District (B-REC) and Direct Control District 150 (DC 150) to Commercial, Highway District (C-HWY) to accommodate light industrial or commercial uses.

-  Subject Lands
-  Contour - 2 meters
-  Riparian Setbacks
-  Alberta Wetland Inventory
-  Surface Water

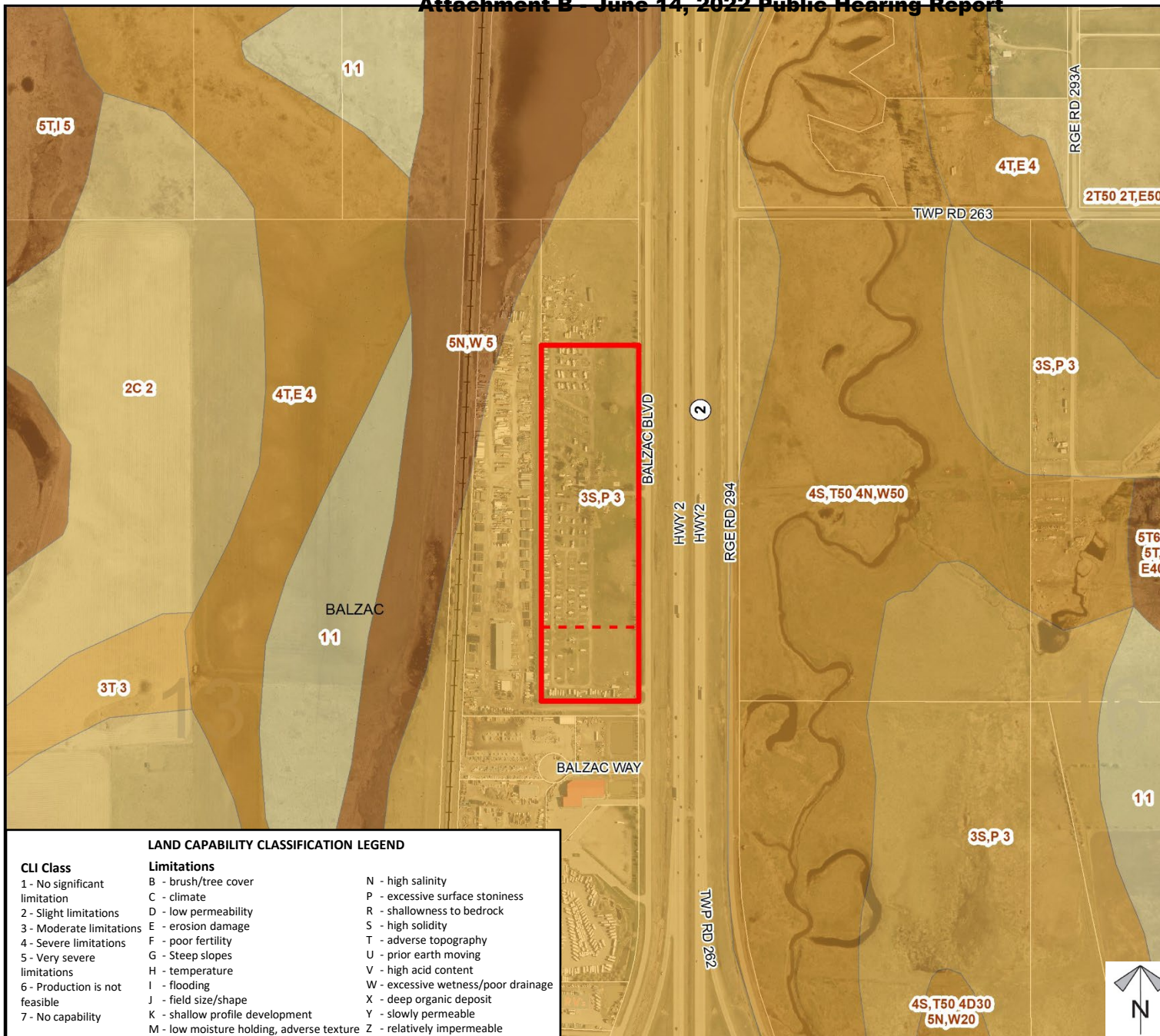
Division: 5
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Soil Classifications

Redesignation Proposal

To redesignate the subject lands from Business, Recreation District (B-REC) and Direct Control District 150 (DC 150) to Commercial, Highway District (C-HWY) to accommodate light industrial or commercial uses.



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Landowner Circulation Area

Redesignation Proposal

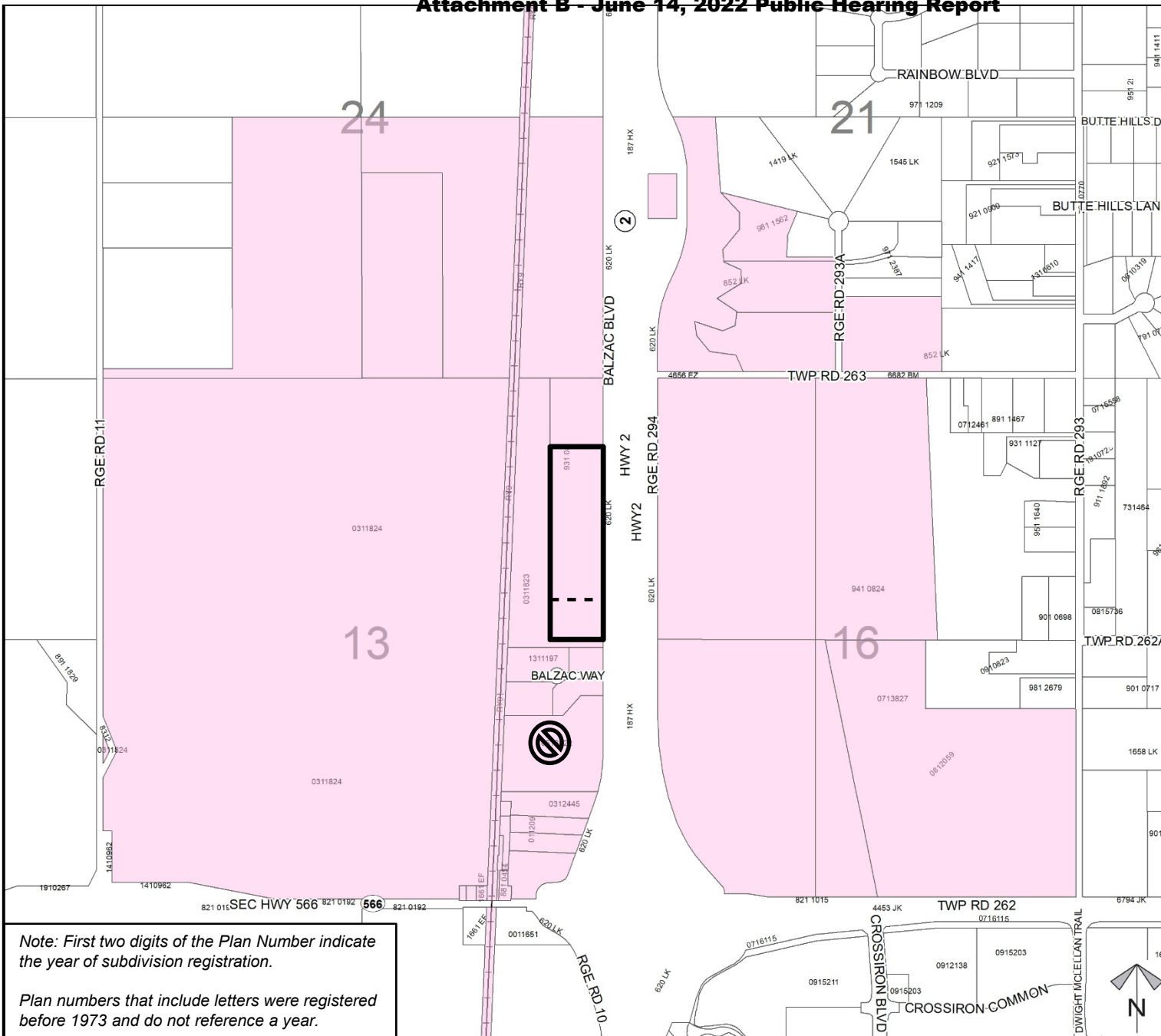
To redesignate the subject lands from Business, Recreation District (B-REC) and Direct Control District 150 (DC 150) to Commercial, Highway District (C-HWY) to accommodate light industrial or commercial uses.

Legend

Support



Not Support



Division: 5
 Roll: 06513005
 File: PL20210103
 Printed: June 3, 2021
 Legal: Block:2 Plan:9310884
 within NE-13-26-01-W05M



August 17, 2021

Planning and Development Services Department -
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2

sdab@rockyview.ca
clombardo@rockyview.ca

File Number **06513005**
Application Number **PL20210103**

To whom it May Concern,

Bucars RV Centre strongly opposes the Redesignation Proposal of 262195 Balzac Blvd from Business, Recreation District to Commercial, Highway District.

Due to our proximity to the property/business, Bucars has experienced many negative scenarios. On many occasions shoplifting and theft from our RV Parts and Accessories store has been traced back to the property.

Secondly, safety is of great concern. It has been shown that the tenants at the property do not utilize their RV's as intended and instead use makeshift heating solutions including, but not limited to, wood stoves in their RV units. This can obviously be a hazard to their property but also to everyone in the community.

Thirdly, staff at our dealership has had to deal with harassment from those residing at the property. They have called our business intoxicated and belligerent to staff.

And finally, as time continues, the property has become more of an 'eyesore' in our neighborhood. Makeshift shanty style dwellings. This is not a campground, and it is not acceptable.

Thank you for your time regarding this situation.

Sincerely,

Kyle and Jeff Redmond
Owners/General Managers

[Redacted signature line]

[Redacted signature line]



April 13, 2021

Terradigm makes the attached application for a change of land use for its clients, **Highland Properties Inc.** (the “Owners”), on the land (the “Property”) legally described as

PLAN 9310884
BLOCK 2
EXCEPTING THEREOUT ALL MINES AND
MINERALS AREA: 9.72 HECTARES (24.02 ACRES)
MORE OR LESS

This application is hereby made to change the parcel from its current combination of B-REC and DC150 to C-HWY.

Proposed Use

The Property is currently being used as a campground. The Owners would like to begin to transition out of this use and into a use that is more suitable for its location adjacent to the QE2 Highway and is consistent with the planning policies currently in place.

Once the land use designation has been changed, the Owners will begin to work on the development of light industrial/commercial buildings, beginning on the south end of the parcel. Once these units are complete and are occupied, the Owners will continue to phase out more of the campground by constructing more buildings. Finally, once the operation of the campground is no longer feasible due to its small size, the campground will close.

It is expected that the development will occur in phases of approximately 5 acres each. While a final decision on development has not yet been reached, it is possible that the whole parcel will be subdivided under a bareland condominium structure in order to be able to sell the units to multiple owners while maintaining common property for parking and signage.

The Property is located on Balzac Blvd., which is paved from its point of access on Highway 566. We understand and anticipate that a TIA may be required at the time of submission of a Development Permit for the construction of commercial buildings.

At this time, the property is serviced by well and septic. On February 23, 2021 Rocky View Council gave first reading to the Rocky Creek Conceptual Scheme. In that plan, the owners propose to extend both water and wastewater services from East Balzac to West Balzac. The plan proposes extending both services approximately 200m north and south of the Property.

At the time of submission of a Development Permit application, the Owners will work with the County to determine whether the East Balzac connections will be ready, with holding tanks for water and waste water as a temporary solution. In any case, it is expected that the nature of businesses to be located in this development will not be heavy water users.

At this time, no building plans have been prepared, but we fully anticipate that any construction in this location will need to meet the County's design guidelines.

Policy Analysis

The Property is located within the Balzac West Area Structure Plan and its proposed future development is governed by the policies within the Plan, particularly, the ***Queen Elizabeth II Highway Corridor*** and ***Existing Hamlet of Balzac*** Policy Areas.

Specifically, the proposed redesignation and future development

- anticipates full municipal services, connecting where possible to the East Balzac connection, and anticipating future connections where not currently possible; and
- will improve the appearance of the Property by transitioning to a high quality of development along Queen Elizabeth II Highway .

According to Policy 6.4.5, *land use redesignation, subdivision, and redevelopment of any non-residential uses within the Existing Hamlet of Balzac policy area may be considered without the preparation or prior approval of a Conceptual Scheme* under certain provisions. This proposal

- is consistent with development to the south and therefore integrates with adjacent development;
- is an improved use and will be consistent with the purpose of the Queen Elizabeth II Highway Corridor policy area;
- is limited by the railway in creating linkages to the rest of the Hamlet;
- is limited in its ability to tie into pathways, due to the existence of the railway; and
- will have landscaping and architectural elements that enhance the visual appeal of the Queen Elizabeth II Highway.

As noted above, it is the intention of the Owners to phase out the campground. Until such time, however, we note that Campground is a discretionary use in this District.

The development of higher use commercial businesses in this location is also fully consistent with

Principle 1: Growth and Fiscal Sustainability and Policy 14.0 of the County Plan.

In summary, we are excited about the possibilities on this Property. We believe that this redesignation will improve the highway appearance, the taxation income for the County, and the profitability for the Owners.

From: [Michael Ulmer](#)
To: [Reynold Caskey](#)
Subject: [EXTERNAL] - Re: PL20210103 Comments and next steps
Date: March 1, 2022 8:22:49 AM
Attachments: [image001.png](#)

Do not open links or attachments unless sender and content are known.

Good morning Reynold,

Thank you for this update. We've made note of the of the engineering comments and would like to address those items only if Redesignation is approved, as these studies and reports will be specific to the actual development plans and not strictly to land use.

We understand that a Conceptual Scheme is being required for the agriculture land to the north in the QEII Highway Corridor area. Our application is in the Existing Hamlet of Balzac area and is not agricultural land. Section 6.4.5 of the ASP does allow for redesignation without the preparation of a Conceptual Scheme.

We would like to proceed with our application as submitted. Do you have an idea when you would anticipate a public hearing on this?

Please let me know if you have any further questions or concerns.

Michael Ulmer
DRE Consultant
Municipal Applications
587-441-4901



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