



BYLAW C-8173-2021

A Bylaw of Rocky View County, in the Province of Alberta, to amend Bylaw C-5177-2000 known as the Balzac East Area Structure Plan, pursuant to Section 633 of the *Municipal Government Act*.

The Council of Rocky View County enacts as follows:

Title

- 1 This Bylaw may be cited as “Balzac East Area Structure Plan Amendment”.

Definitions

- 2 Words in this Bylaw have the same meaning as those set out in the *Municipal Government Act* except for the definitions provided below:
- (1) “**Council**” means the duly elected Council of Rocky View County;
 - (2) “**Municipal Government Act**” means the *Municipal Government Act*, RSA 2000, c M-26, as amended or replaced from time to time; and
 - (3) “**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 the Balzac East Area Structure Plan be amended as detailed in Schedule “A & B” forming part of this Bylaw.

Transitional

- 4 Bylaw C-8173-2021 passed and comes into full force and effect when it receives third reading and is signed in accordance with the *Municipal Government Act*.

READ A THIRD TIME IN COUNCIL this _____ day of _____, 2021

Date Bylaw Signed

SCHEDULE 'A'**FORMING PART OF BYLAW C-8173-2021****Balzac East Area Structure Plan****Amendment # 1**

Revise section 1.1 Context as follows:

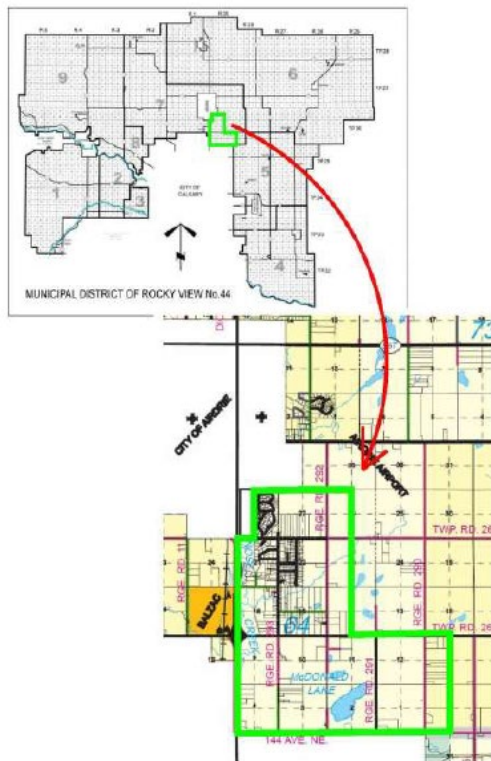
The Plan Area includes 46.5 **17.25** sections of land on the east side of Highway 2, north of the City of Calgary and south of the City of Airdrie in the Municipal District (M.D.) of Rocky View. The Plan Area consists of all legal subdivision plans and lands contained within the following Sections, all in Township 26 and Range 29 west of the fourth meridian including the following:

Sections 1, 2, 3, 4, 9, 10, 11, 12, 15, 16, 21, 22, 27, and 28 and the west half of Sections 14, 23, and 26. And the W $\frac{1}{2}$ 6 and the W $\frac{1}{2}$ 7-26-28-W4M. **And the E $\frac{1}{2}$ and part of SW $\frac{1}{4}$ of Section 13-26-29-W4M.**

Amendment # 2

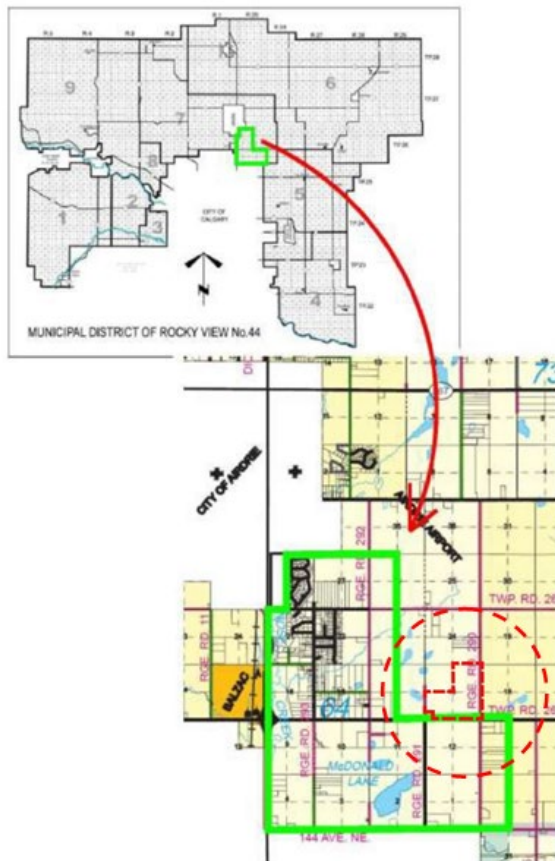
Revise Figure 1 which shows:

Figure 1: Plan Area



With the following:

Figure 1: Plan Area



Amendment # 3

Revise Figure 2 which shows:

Figure 2: Conceptual Vision

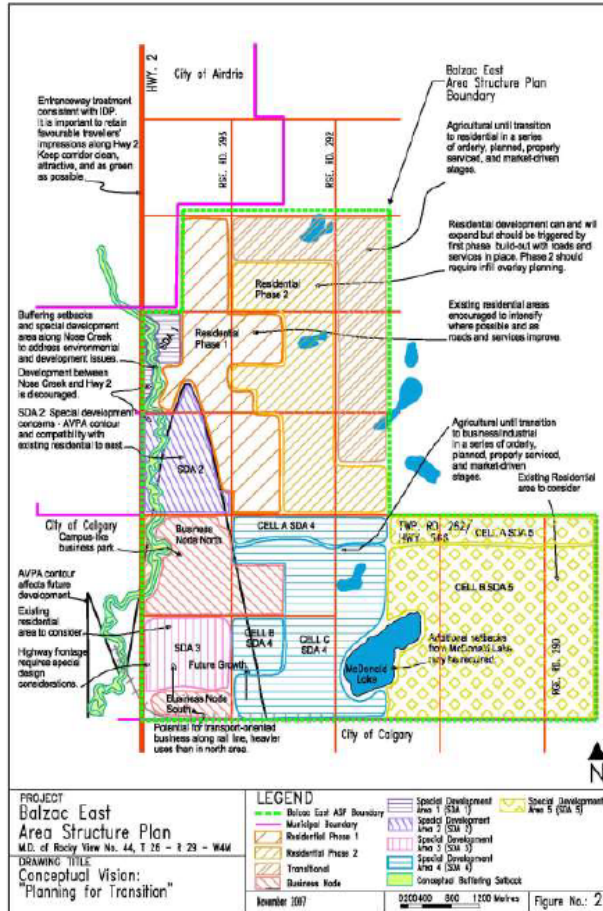


Figure 2: Conceptual Vision



Amendment # 4

Revise Figure 3 which shows:

Figure 3: Land Use Strategy



With the following:

Figure 3: Land Use Strategy



Amendment # 5

Insert a new policy section as follows:

4.7.6 Special Development Area #6 (SDA6)

Special Development Area (SDA) #6 is located north of Highway 566, to the east of Range Road 291, and to the west of Range Road 290. The northern boundary of SDA #6 abuts Township 262. Development in SDA #6 must pay particular attention to the interface with the existing and future highway corridors as well as with adjacent agricultural uses and Rocky View County Campus. Future business development on the east side of Range Road 290 is not anticipated at this time and is not included in the Plan area.

With the proximity to existing and planned industrial and business development on lands immediately to the south, SDA #6 will complement existing uses and act as a buffer between the Rocky View County Campus and higher intensity industrial uses being proposed in SDA #5. The commercial and light industrial uses on this land will cater to businesses requiring medium to large sizes parcels in the Balzac East area.

Land use

- SDA#6 is considered to be suitable for industrial and business uses requiring

medium to large sized lots.

- b) The overall concept for this area is for a commercial/light industrial area that provides community amenities and breaks up the massing of structures with linear green spaces that are landscaped and maintained.
- c) All uses in SDA#6 that exist at the time of adoption of this amendment to the Balzac East Area Structure Plan are deemed to be in conformity with this Plan.

Servicing

- d) All developments will be required to connect to Municipal Water and Sanitary Systems or enter into a Deferred Services Agreement if these are not immediately available.
- e) All future road widening for Highway 566 shall be taken according to the Alberta Transpiration's Highway 566 Functional Planning Study widening plan regarding SDA #6.

Municipal Reserve

- f) Municipal Reserve in SDA #6 primarily will be taken in the form of linear trails and buffering strips with the opportunity for centralized green space within the development area. Residual municipal reserves may be taken in cash-in-lieu. This will be determined in the conceptual scheme.
- g) Wherever possible, municipal reserve in SDA#6 will be taken in the form of linear trails and/or buffer strips in accordance with the Agricultural Boundary Guidelines.

Municipal Services

- h) The Municipality will review all Conceptual Schemes and subdivision and development permit applications to ensure that impacts on the emergency response plan are addressed.

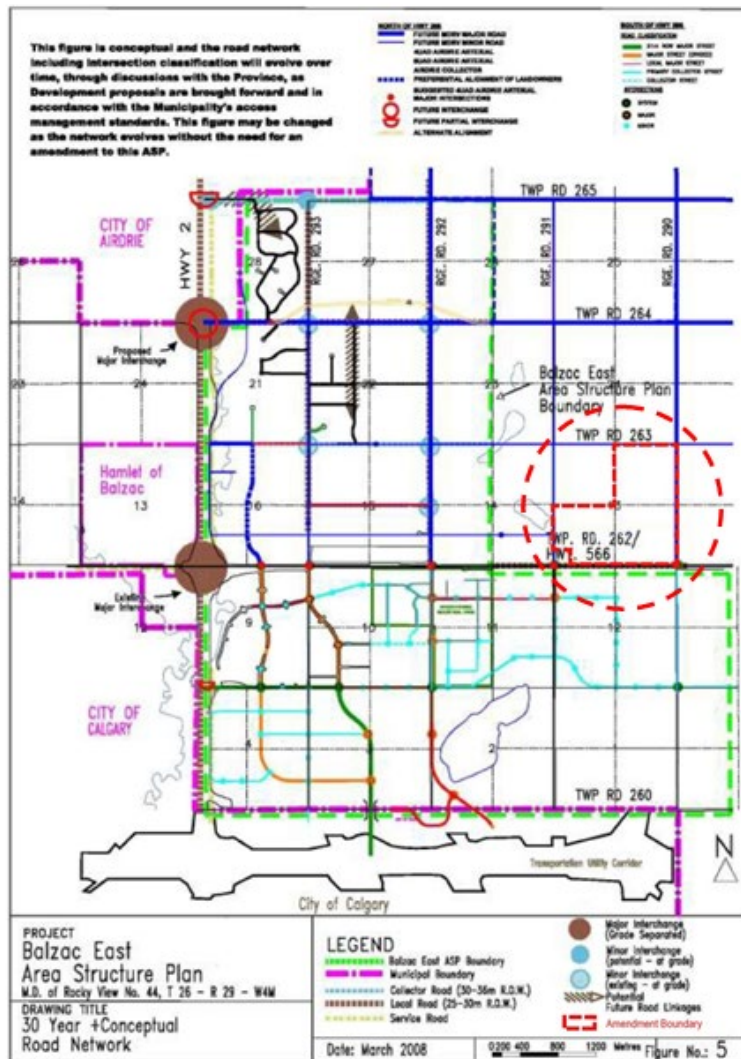
Implementation

- i) The phasing of development within SDA#6 shall be determined by market demand and the installation of all required infrastructure.
- j) As a condition of subdivision approval, a Construction Management Plan acceptable to the Municipality shall be prepared. This Plan will address issues related to dust, noise, truck routes, emergency vehicle access and any other issue identified by the Municipality.
- k) In addition to the requirements of this Plan, any Conceptual Scheme that is prepared in SDA#6 must also address the following to the satisfaction of the Municipality:
 - A plan to allow the development to proceed in a phased and logical manner;
 - The phasing and sequence of subdivision and development at full build out;
 - Setbacks that reflect the adjacent land uses and appropriate mitigating measures;
 - A Landscaping Plan in conformity with the policy directions of this Plan that effectively buffers and screens uses from adjacent lands;
 - A storm water management plan must be prepared that incorporates innovative concepts including wet pond features, roof top catchment, irrigation or fire protection sources and other engineering solutions;
 - Emissions from any heavy industrial use including air, water, noise, solid waste or litter, will be mitigated and minimized;
 - transitions/interface and appropriate mitigation measures
 - details on proposed land use districts, lot sizes and densities
 - A Fencing Plan that effectively screens required areas;
 - Lighting and Signage Plans;
 - Roof top treatments that enclose mechanical and electrical equipment;

- Demonstration that the orientation of the structures is sensitive to the visual access by road and neighbours;
- Lands required for any widening of Range Road 290;
- Architectural guidelines that ensures that the side of the structure visible (either front, rear or side) from Highway 566 or either Range Road 291 or Range Road 290 are attractive, there is no outside storage and any fencing is well constructed and easily maintained;
- Pedestrian and pathway connections both within SDA#6 as well as linkages to adjacent developments; and
- Internal road standards.
- A Traffic Impact Assessment acceptable to the Municipality and the appropriate Provincial Departments
- Design guideline and performance standards compliant with Section 4.4 Design Guidelines and performance standards of this ASP.

With the following:

Figure 5: Infrastructure



Amendment # 14

General formatting, numbering and grammar throughout.