



## PLANNING AND DEVELOPMENT SERVICES

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**TO:** Council

**DATE:** June 15, 2021 **DIVISION:** 7

**TIME:** Morning Appointment

**FILE:** 06524001/10 **APPLICATION:** PL20200154

**SUBJECT:** Commercial Redesignation

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**APPLICATION:** To redesignate ± 69.93 acres of two parcels totalling ± 143.19 acres from Agricultural General District (A-GEN) to Commercial, Local Rural District (C-LRD) to accommodate future commercial development.

**GENERAL LOCATION:** Located on the west side of Balzac Boulevard, adjacent to and south of the City of Airdrie, and approximately 1.6 km north of Highway 566.

**LAND USE DESIGNATION:** Agricultural, General District (A-GEN)

**EXECUTIVE SUMMARY:** Council gave first reading to Bylaw C-8114-2020 on February 9, 2021. The application is inconsistent with policies 5.3.1 and 5.3.4 of the Balzac West Area Structure Plan, as a conceptual scheme has not been prepared.

Beyond this requirement, the application is consistent with the policies of the ASP, and any technical requirements can be addressed at future subdivision or development stages. It is to be noted that there is an active application for a Conceptual Scheme adjacent to the subject lands which is expected to come before Council prior to the August break.

**ADMINISTRATION RECOMMENDATION:** Administration recommends tabling, in accordance with Option #2.

### OPTIONS

- Option #1: Motion #1 THAT Bylaw C-8114-2020 be given second reading.  
Motion #2 THAT Bylaw C-8114-2020 be given third and final reading.
- Option #2: THAT further consideration of Bylaw C-8114-2020 be tabled until the applicant has prepared a new conceptual scheme, or an amendment to an existing conceptual scheme, to include the subject lands.
- Option #3: THAT application PL20200154 be refused.

### AIR PHOTO & DEVELOPMENT CONTEXT:



### Administration Resources

Oksana Newmen, Planning and Development Services



## 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:   | TECHNICAL REPORTS SUBMITTED:   |
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| <ul style="list-style-type: none"> <li>• <i>Municipal Government Act</i>;</li> <li>• City of Airdrie / MD of Rocky View Intermunicipal Development Plan;</li> <li>• Municipal Development Plan;</li> <li>• Balzac West Area Structure Plan;</li> <li>• Land Use Bylaw; and</li> <li>• County Servicing Standards.</li> </ul> | <ul style="list-style-type: none"> <li>• Technical reports were submitted as part of the adjacent Rocky Creek conceptual scheme and redesignation project (PL20200173/0174)</li> </ul> |

## POLICY ANALYSIS:

### Interim Growth Plan

The application is not expected to be impacted by the IGP, as it is not of sufficient size to generate a new employment centre, nor is any residential development proposed.

### City of Airdrie / MD of Rocky View Intermunicipal Development Plan

The application was referred to the City of Airdrie, as required by the Intermunicipal Development Plan. Comments noted the City did not anticipate a future impact on the City of Airdrie, noting the South Airdrie CASP showing lands closest to the redesignation area as being planned for commercial/mixed business. Further comments suggested consideration of the wetlands and surface water regarding permitting, associated fescue preservation, in addition to drainage and water table impacts.

### Balzac West Area Structure Plan

#### *Conceptual Scheme Requirement*

The ASP states that a conceptual scheme shall be prepared for redesignations from Agricultural to any other non-agricultural land use district. The applicant has not provided a conceptual scheme, noting the adjacent lands are undergoing planning or are already developed. However, to address items evaluated in a conceptual scheme, the applicant has provided a summary document with typical conceptual scheme preparation requirements (Attachment 'E'). As such, the proposed redesignation is inconsistent with policies 5.3.1 and 5.3.4.

As noted above, a conceptual scheme covering the lands to the west of the railroad tracks covering the rest of the lands in E-24-26-1-W5M is expected to be considered by Council in the near future.

Should Council approve the application per Option 1, it should be noted that future subdivision would be restricted as Policy 5.3.4 states that "*conceptual schemes are required to guide and coordinate future land use redesignation and subdivisions...*". This stems from section 654(1)(b) of the *Municipal Government Act*, which directs that subdivisions conform to their statutory plan (in this case, the area structure plan). As such, a future subdivision would be inconsistent with the ASP in absence of a conceptual scheme.

#### *Land Use Considerations*

The subject lands are located in the QE II Highway corridor, with policies contained within Section 6.2 of the ASP, noting land use shall be commercial, retail, office, and light industrial business park, benefitting from access and visibility from the highway, and regional retail uses are encouraged. The proposed land use is therefore consistent with the ASP subject to the future development falling within these uses.



Section 6.7 of the ASP, speaking to natural areas and regional open space, indicates that development should also require landscaping and architectural elements to enhance visual appeal, with consideration to be given to the screening of outdoor storage, display, or unsightly areas. As well, environmental and nuisance impacts are to be contained on-site. As a Conceptual Scheme has not been provided, future development will be required to address these requirements.

For servicing, Section 6.10 of the ASP states that conceptual schemes require development to connect to full municipal sewer and water services. While no conceptual scheme has been prepared, the application anticipates connection to piped water and sanitary services pending completion of servicing studies. It is to be noted that the County is actively undertaking a project to extend water and wastewater servicing to the West Balzac area which would service the subject lands.

Land Use Bylaw

The applicant has proposed redesignation to the Commercial, Local Regional District, whose stated purpose is accommodating isolated businesses providing for the needs of the local community or specialty service, often found outside of hamlets, conceptual schemes, or area structure plans, and are required to be compatible with surrounding land uses.

The uses in the district include retail, industrial, and commercial uses, and are largely compatible with the ASP land use designation. Any future development will be required to comply with the ASP requirements for use, visual and nuisance factors, and environmental considerations.

**ADDITIONAL CONSIDERATIONS:**

In terms of servicing, the applicant would be required to provide a master servicing strategy to confirm sewage and potable water demands, in order to evaluate the ability of the County’s Regional Water and Wastewater System to service the development. Further, the applicant would be required to prepare a stormwater management strategy to support the proposal and provide an assessment of the transportation related impacts on the surrounding road network.

Respectfully submitted,

Concurrence,

“Brock Beach”

“Kent Robinson”

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Acting Executive Director  
Community Development Services

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Interim Chief Administrative Officer

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**ATTACHMENTS**

- ATTACHMENT ‘A’: Application Information
- ATTACHMENT ‘B’: Application Referrals
- ATTACHMENT ‘C’: Bylaw C-8114-2020 and Schedule A
- ATTACHMENT ‘D’: Map Set
- ATTACHMENT ‘E’: “Conceptual Scheme” Content