



## **PLANNING AND DEVELOPMENT SERVICES**

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**TO:** Council  
**DATE:** July 20, 2021 **DIVISION:** 7  
**TIME:** Afternoon Appointment  
**FILE:** 06513002 **APPLICATION:** PL20200174  
**SUBJECT:** Redesignation Item – Residential District, Special District, and DC-80 Amendment  
Note: This application should be considered in conjunction with Rocky Creek Conceptual Scheme application (E-3 item - PL20200173)

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**APPLICATION:** Rocky Creek Stage 1: To redesignate  $\pm$  30.59 hectare ( $\pm$  75.59 acre) of the subject land from Direct Control District (DC-80) to Residential, Mid-Density Urban District (R-MID) and Special, Parks and Recreation District (S-PRK), in order to facilitate the creation of 234 dwelling units.

DC-80 Amendment: To delete clauses that refer to Schedule B, and replace the existing Schedule A and Schedule B with the proposed new Schedule A.

**GENERAL LOCATION:** Located on the northeast junction of Highway 566 and Range Road 11.

**LAND USE DESIGNATION:** Direct Control District (DC-80)

### **EXECUTIVE SUMMARY:**

Council gave first reading to Bylaw C-8133-2021 on February 23, 2021. The proposal is consistent with the following documents:

- The proposed development is consistent with the Rocky View County/City of Calgary Intermunicipal Development Plan (IDP), City of Airdrie/ M.D. of Rocky View Intermunicipal Development Plan (IDP), Balzac West Area Structure Plan (ASP), Rocky Creek Country Club Conceptual Scheme (CS), Direct Control Bylaw (DC-80) and Land Use Bylaw (LUB).

**ADMINISTRATION RECOMMENDATION:** Administration recommends approval as per Option #1.

### **OPTIONS:**

- Option #1: Motion #1 THAT Bylaw C-8133-2021 be amended in accordance with Attachment 'C'.  
Motion #2 THAT Bylaw C-8133-2021 be given second reading.  
Motion #3 THAT Bylaw C-8133-2021 be given third and final reading.
- Option #2: THAT application PL20200174 be refused.

### **AIR PHOTO & DEVELOPMENT CONTEXT**



### **Administration Resources**

Xin Deng, 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:
<ul style="list-style-type: none"> <li>• <i>Municipal Government Act</i>;</li> <li>• Municipal Development Plan (County Plan);</li> <li>• Rocky View County / City of Calgary IDP;</li> <li>• City of Airdrie / M.D. of Rocky View IDP;</li> <li>• Balzac West ASP;</li> <li>• Rocky Creek Country Club CS;</li> <li>• Direct Control Bylaw (DC-80); and</li> <li>• Land Use Bylaw (LUB)</li> </ul>	<ul style="list-style-type: none"> <li>• Preliminary Geotechnical Subsoil Investigation (Almor Engineering Associates Ltd. August 2002)</li> <li>• Historical Resource Impact Assessment (Bison Historical Services Ltd. August 5, 2006)</li> <li>• Phase One Environmental Site Assessment (Base Property Consultants Ltd. September 10, 2010)</li> <li>• Water Body Ownership, Boundary Assessment and Research Program (Stantec Consulting Ltd., August 2017)</li> <li>• Environmental Desktop Assessment (Urban System Ltd., December 11, 2020)</li> <li>• Servicing Design Brief (Urban Systems, December 2020)</li> <li>• Sub-Catchment Master Drainage Plan (Urban Systems, December 2020)</li> <li>• Traffic Impact Assessment (ISL Engineering and Land Services Ltd. February 2021)</li> </ul>

## POLICY ANALYSIS:

### Rocky View County/City of Calgary IDP

The lands are located in a Rocky View County Growth Corridor in the IDP. Policy 8.1.1 states that County growth corridors should be governed by the County's statutory and local area plans. Therefore, the proposal was primarily evaluated in accordance with the County Plan and the Balzac West ASP.

The application was circulated to the City of Calgary. The City provided comments raising concerns on pathway connectivity to the City's Nose Creek ASP and consideration for incorporation of transit readiness into the site design of the proposed Conceptual Scheme. County Administration met with the City of Calgary in June 2021. As a result of discussion, Policy 7.2.3.6 and Policy 12.3.1.7 regarding pathway connectivity and consideration for transit readiness when appropriate have been added to the proposed CS.

### City of Airdrie / M.D. of Rocky View IDP

The lands fall within the notification area of the Intermunicipal Development Plan, and thus, the City of Airdrie was circulated for comments. The City of Airdrie's comments focus around the proposed Rocky Creek Conceptual Scheme, which is discussed in the associated staff report (PL20200173).

Administration met with the City of Airdrie staff in June 2021, and provided clarification of the application and discussed the intent of the "future industrial" located at the north end of the plan area. It is intended that the "future industrial" will require an amendment to this CS (or an entirely new CS) closer to the time of development. In doing so, the interface, transportation network, and land uses of



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the plan area will be further refined at that time. In order to clarify this intent, a new Policy 3.3.1.2 requiring an amendment or a new CS has been added to address the issue.

### County Plan

Policy 9.1 of the County Plan encourages and supports the development of Hamlets as fully serviced rural communities providing a range of land uses, housing types, and rural services to their residents and local area, in accordance with their area structure plan or conceptual scheme. The proposal is located in the Hamlet of Balzac, and thus it was evaluated in accordance with the Balzac West ASP.

The proposed Rocky Creek CS was also evaluated in accordance with Section 29 and Appendix C Conceptual Scheme submission within the County Plan.

### Balzac West ASP

The proposed redesignation area for Development Stage 1 includes residential uses and Municipal Reserves, which is consistent with the residential uses expected in the existing Hamlet of Balzac Policy Area within the Balzac West ASP.

### Rocky Creek Country Club Conceptual Scheme

As explained in the associated staff report (PL20200173), the proposed new Rocky Creek Conceptual Scheme will replace the previously approved Rocky Creek Country Club Conceptual Scheme. The proposed Development Stage 1 is consistent with the proposed Rocky Creek Conceptual Scheme and meets the intent of the previously approved Rocky Creek Country Club Conceptual Scheme.

### Direct Control Bylaw (DC-80)

The amendments to DC-80 are to delete Schedule B and all clauses that refer to Schedule B, and remove the lands being redesignated to R-MID and S-PRK in Schedule A. DC-80 was prepared to support the original Rocky Creek Country Club Conceptual Scheme. The applicant intends to redesignate the lands on a phase-by-phase basis. The detailed text amendments to DC-80 are included in the report package.

### Land Use Bylaw

The proposed Residential, Mid-Density Urban District (R-MID) supports a variety of residential development types including single-detached, semi-detached, and rowhousing; all forms meet the intent of the proposed Rocky Creek Conceptual Scheme.

The proposed Special, Parks and Recreation District (S-PRK) supports open space, pathways, and trails, which form part of the development and is also consistent with the proposed Rocky Creek Conceptual Scheme.

Respectfully submitted,

Concurrence,

"Brock Beach

"Kent Robinson"

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Acting Executive Director  
Community Development Services

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Acting Chief Administrative Officer

XD/llt



ROCKY VIEW COUNTY

**ATTACHMENTS**

ATTACHMENT 'A': Application Information

ATTACHMENT 'B': Application Referrals

ATTACHMENT 'C': Bylaw C-8133-2021 and Schedule A & B

ATTACHMENT 'D': Proposed Amendment to DC-80 (Redline Version)

ATTACHMENT 'E': Map Set

ATTACHMENT 'F': Public Submissions