

PLANNING AND DEVELOPMENT SERVICES

TO: Council

DATE: October 27, 2020 **DIVISION:** 7

FILE: N/A

SUBJECT: Terms of Reference – Balzac East Area Structure Plan Expansion

POLICY DIRECTION:

On September 1, 2020, Council directed Administration to prepare a Terms of Reference to initiate an amendment to the Balzac East Area Structure Plan.

EXECUTIVE SUMMARY:

The purpose of this report is to present Council with a Terms of Reference (see Attachment A) for a developer-led and wholly developer-funded Balzac East Area Structure Plan (ASP) amendment to guide future development in the expansion area in accordance with the relevant statutory plans.

The proposed ASP expansion is located east of Range Road 291 and immediately north of Highway 566, on the boundary of the existing Balzac East ASP. Technical considerations and stakeholder feedback may result in adjustment of the final plan area, subject to Council's approval.

The Terms of Reference was prepared by the owner of the 465-acre landholding in collaboration with Administration. The ASP expansion would cover an area of approximately 465 acres and is intended to provide a range of commercial and industrial development as a continuation of the existing uses in the Balzac East ASP to meet the needs for future growth in the area.

County staff would provide input at several points in the plan's development, including assisting the project team in discussions with the City of Calgary and other jurisdictions such as the Calgary Metropolitan Regional Board. The County will also ensure that any applicable County policies/standards are being addressed in the proposed Area Structure Plan.

A supplementary information package has been provided by the developer group for Council's consideration and this is attached in Attachment B. The package does not form part of the Terms of Reference, but is intended to provide some further detail on the intent and vision of the proposed ASP expansion.

ADMINISTRATION RECOMMENDATION

Administration recommends approval of the Terms of Reference for a developer-led and wholly developer-funded Balzac East Area Structure Plan amendment in accordance with Option #1.

BUDGET IMPLICATIONS

The proposed Terms of Reference proposes that developer would be responsible for all costs associated with completing the ASP.

OPTIONS:

- Option #1: THAT the Terms of Reference for a developer-led and wholly developer-funded Balzac East Area Structure Plan amendment be adopted as presented in Attachment 'A'.
- Option #2: THAT alternative direction be provided.

Administration Resources

Jessica Anderson, Planning and Development Services

Respectfully submitted,

Concurrence,

“Theresa Cochran”

“Al Hoggan”

Executive Director
Community Development Services

Chief Administrative Officer

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ATTACHMENTS:

ATTACHMENT ‘A’: Developer-led and Developer-funded ASP Terms of Reference

ATTACHMENT ‘B’: Balzac East ASP Amendment Information Package