



ROCKY VIEW COUNTY

BALZAC EAST AREA STRUCTURE PLAN AMENDMENT

Terms of Reference

Direction

1. The Council of Rocky View County has directed that a developer-led and wholly developer-funded Balzac East Area Structure Plan (ASP) amendment be drafted for the lands identified in **Appendix A** to provide a framework for the future growth in the area.

It is intended that the ASP Amendment document shall provide for a complete range of commercial and industrial development as a continuation of the current commercial and industrial development activities in the Balzac East ASP area.

The project aligns with the County's Strategic Plan for "responsible growth" as the subject lands are ideally situated along major transportation corridors and can be connected to the County's existing infrastructure.

The Balzac East ASP Amendment shall be drafted to align with the following statutory documents:

- a) Interim Growth Plan/Regional Growth Plan
- b) County Municipal Development Plan
- c) Rocky View County / City of Calgary IDP
- d) Balzac East Area Structure Plan

Contributing to Balzac East ASP Amendment policy and direction will be:

- a) Community and stakeholder input;
- b) Baseline technical studies including, but not limited to:
 - i. water servicing strategy;
 - ii. waste water servicing strategy;
 - iii. storm water management plan;
 - iv. Transportation Impact Assessment;
 - v. Historical Resources Overview;
 - vi. Biophysical Inventory and Impact Assessment; and,
 - vii. other technical studies including electrical, gas, and communications.
- c) Fiscal Analysis Report to estimate impact to the County;
- d) Compatibility and integration with the Balzac East ASP area and the surrounding area; and
- e) Direction from higher order documents.



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The extent of the content, level of detail, and scope of work for all reports and technical studies will be determined at a later date at the discretion of the developer group and in consultation with the County. The funding for the creation of the Balzac East ASP Amendment document will be fully provided by the interested landowners in the plan area.

Rocky View County Administration will assist the Project Team in

- (1) collaboration with neighbouring municipalities and submission of the CMRB application;
- (2) ensuring that Rocky View County policy is addressed.

Study Area

2. The Balzac East ASP Amendment is to adjust the Balzac East ASP boundary with the addition of the 465 acres of land located at the northeast corner of Range Road 291 and Highway 566 and legally described as the NE, SE and SW portions of Section 13, Twp. 26, Range 29, W04M.

Although the Balzac East ASP Amendment study area has been identified above, technical considerations and stakeholder feedback may result in amendment to the final Balzac East ASP Amendment boundary, subject to approval by Council.

Project Objectives

3. In developing the Balzac East ASP amendment, the following objectives shall be achieved:

I. Project Plan

- a) To execute the Project Plan in an efficient manner, adhering with the approved timelines and budget;
- b) To ensure that Council is frequently updated on the project's progress and direction is requested, as needed.

II. Community and Stakeholder Engagement:

- a) To implement effective, inclusive and transparent community engagement;
- b) To collaborate with any identified key stakeholders and agencies and address any issues and opportunities at the earliest point.

III. Balzac East ASP Amendment Creation:

- a) Land Use
 - i) To develop a land use strategy;
 - ii) To establish a development sequence for future redesignation, subdivision, and development of lands;



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- iii) To determine appropriate integration and transition policies for adjacent land uses;
- b) Servicing:
 - i) To identify potential servicing options for existing and future development;
 - ii) To identify current and planned transportation infrastructure under both Provincial and County jurisdiction, to determine future transportation needs and opportunities;
 - iii) To identify possible pedestrian linkages to ensure the development of a cohesive community; and
 - iv) To identify other required physical services;
- c) Physical Environment:
 - i) To identify key environmental and natural features within the Balzac East ASP Amendment area and suggest methods to uphold their form and function; and
 - ii) To identify physical constraints and obstructions to future development, such as wetlands, excessive slopes and riparian areas found within the study area;
- d) Local Amenities:
 - i) To identify desired and achievable amenities;
- e) Balzac East ASP Amendment Boundary and Phasing:
 - i) To arrive at a boundary for the Balzac East ASP Amendment area that takes into account a foreseeable time horizon, based on growth projections, with sound assumptions and mechanism for reviewing those assumptions;
 - ii) To explore phasing in conjunction with a review of the boundary of the Balzac East ASP Amendment area to accommodate growth projections, and to implement an appropriate mechanism for phasing growth;
 - iii) To describe the existing development within the study area and adjacent lands, to discover where development opportunities and constraints may exist; and
 - iv) To determine the fiscal impact of the proposed land uses;
- f) Other:
 - i) To establish a framework for monitoring the long-term effectiveness of the Balzac East ASP Amendment;
 - ii) Meet the intent and direction of the Interim Growth Plan, County Plan and other relevant policy frameworks.



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Timeline and Deliverables

4. The Balzac East ASP would be undertaken across three phases, with the following timelines and deliverables.

Phase 1 (Planning)	
• Terms of Reference to Council	Q4, 2020
• Project Plan	
○ Background Information, Fiscal and Technical Analysis Report	Q4, 2020
○ Project Charter Stakeholder Register	
• Engagement Plan	Q4, 2020
○ Stakeholder Engagement Plan	
○ Public Engagement Plan	
• Initiate Technical Studies	Q4, 2020
Phase 2 (Execution)	
• Community and Stakeholder Engagement	Q1-Q2, 2021
○ Engagement Summary Reports	
• Completed Technical Studies	Q1-Q2, 2021
• Draft Plan	Q1-Q2, 2021
Phase 3 (Approval)	
• Public Hearing	Q2, 2021

Variance

5. Any substantial departure from the project scope and timeline detailed within this terms of reference shall require approval from Council.

Costs

6. Costs relating to the completion of this developer-led Balzac East ASP project shall be borne entirely by the developer group.
7. The developer will enter into an agreement with the County to cover the costs to the County for any staff time and resources contributed to the project.



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APPENDIX A:

Balzac East Area Structure Plan Amendment

LOCATION MAP

The Balzac East ASP Amendment area includes approximately 188 hectares (465 acres) of land located at the northeast corner of Range Road 291 and Highway 566 and legally described as the NE, SE and SW portions of Section 13, Twp. 26, Range 29, W04M.

