



PLANNING

TO: Council
DATE: March 22, 2022 **DIVISION:** 5
TIME: Morning Appointment
FILE: 06524001/10 **APPLICATION:** PL20210153,
 PL20200154
SUBJECT: Rocky Creek Conceptual Scheme Amendment and Commercial Redesignation

APPLICATIONS:

- Bylaw C-8249-2021 (PL20210153): To amend the Rocky Creek Conceptual Scheme by expanding the boundary to add additional land accommodating future commercial development.
- Bylaw C-8114-2020 (PL20200154): To redesignate ± 28.30 hectares (± 69.93 acres) of two parcels totalling ± 57.95 hectares (± 143.19 acres) from Agricultural General District (A-GEN) to Commercial, Local Rural District (C-LRD) accommodating future commercial development.

GENERAL LOCATION: Located on the west side of Balzac Boulevard, adjacent to and south of the city of Airdrie, and approximately 1.61 kilometres (1.0 mile) north of Highway 566.

EXECUTIVE SUMMARY: Council gave first reading to Bylaw C-8114-2020 on February 9, 2021, and a Public Hearing was held on June 15, 2021. Council found that the application was inconsistent with Policies 5.3.1 and 5.3.4 of the Balzac West Area Structure Plan (ASP), requiring preparation of a conceptual scheme. Council directed that further consideration of Bylaw C-8114-2020 be tabled for the Applicant to prepare a new conceptual scheme, or an amendment to an existing conceptual scheme, to include the subject lands.

The subject lands are presently vacant, and the Applicant has indicated that they intend to develop the site with commercial uses consistent with existing development in the area; however, no specific anticipated use has been identified, nor has it been determined if subdivision will be required.

The proposed redesignation was found to be consistent with Section 6.2 of the ASP regarding land uses to be commercial, retail, office, and light industrial business park, Section 6.7, speaking to requirements for landscaping and architectural design elements, and Section 6.10, requiring connection to piped municipal sewer and water services. With the applicant submitting an amendment to the Rocky Creek Conceptual Scheme (Bylaw C-8132-2021), adjacent to and west of the subject lands, the requirements of Policies 5.3.1 and 5.3.4 have now been satisfied. Council gave first reading to Bylaw C-8249-2021, the amendment to the conceptual scheme, on November 30, 2021.

Administration has considered the technical reports prepared for the adopted Conceptual Scheme and considers that any further technical requirements could be addressed at future subdivision or development stages.

Based on the consistency with the ASP, and technical elements prepared to date, Administration recommends approval for both the conceptual scheme amendment and redesignation applications, as provided for in Option #1.

ADMINISTRATION RECOMMENDATION: Administration recommends approval in accordance with Option #1.

Administration Resources

Oksana Newmen, Planning & Development Services

OPTIONS:

Option # 1:

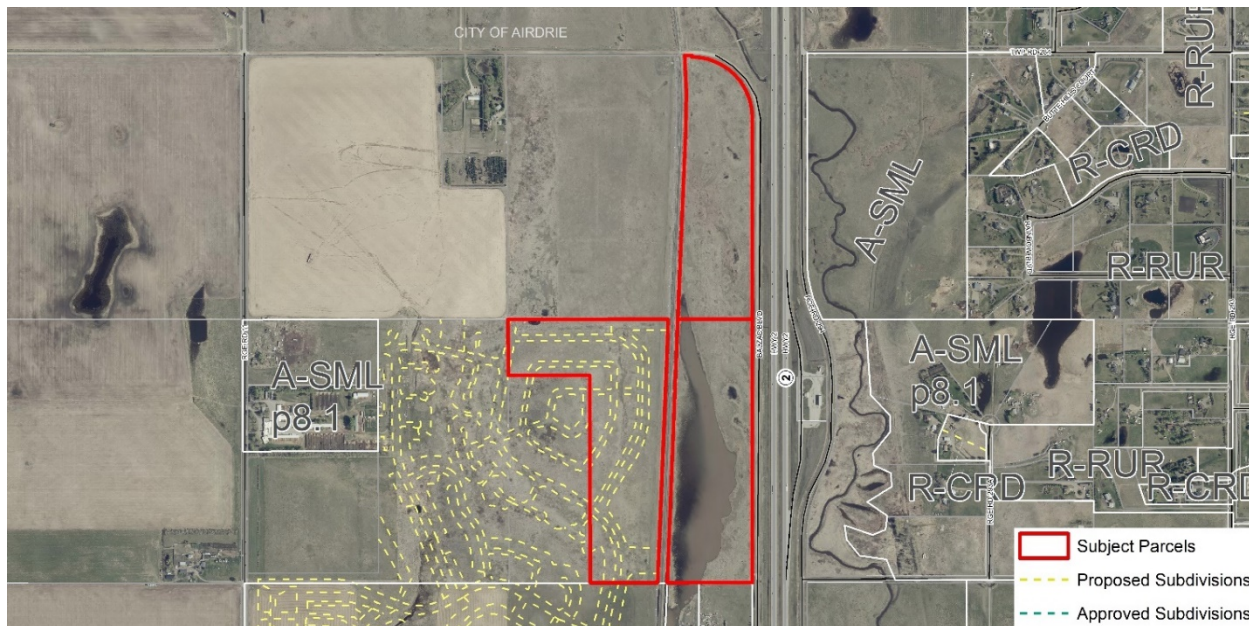
Conceptual Scheme Amendment

- Motion #1 THAT Bylaw C-8249-2021 be amended in accordance with Attachment C.
- Motion #2 THAT Bylaw C-8249-2021 be given second reading, as amended.
- Motion #3 THAT Bylaw C-8249-2021 be given third and final reading, as amended.

Land Use Redesignation (A-GEN to C-LRD)

- Motion #4 THAT Bylaw C-8114-2020 be given second reading.
- Motion #5 THAT Bylaw C-8114-2020 be given third and final reading.

Option # 2: That applications PL20200154 and PL20210153 be refused.

AIR PHOTO & DEVELOPMENT CONTEXT:**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:

- *Municipal Government Act;*
- City of Airdrie / MD of Rocky View Intermunicipal Development Plan
- Municipal Development Plan (County Plan);
- Balzac West Area Structure Plan
- Land Use Bylaw;

TECHNICAL REPORTS SUBMITTED:

- Technical reports were submitted as part of the adjacent Rocky Creek conceptual scheme and redesignation project (PL20200173/0174)



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| <ul style="list-style-type: none"> • Rocky Creek Conceptual Scheme; and, • County Servicing Standards. | |
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CONCEPTUAL SCHEME AMENDMENT OVERVIEW:

The Rocky Creek Conceptual Scheme is located north of Highway 566, west of the CP rail line, south of Township Road 294, and east of Range Road 11. It comprises approximately 259 hectares (639 acres). It is a primarily residential development, with local commercial, industrial, and open spaces connected by a pathway network. Council adopted the Conceptual Scheme in July 2021.

Redesignation of the lands to a non-agricultural use requires the preparation of a conceptual scheme, as dictated by the ASP. In response to Council's direction on June 22, 2021, to either develop or amend a conceptual scheme, the applicant is proposing to amend the Rocky Creek Conceptual Scheme.

The addition of the subject lands to the Conceptual Scheme would increase the total area to 287 hectares (709 acres). The existing adopted Conceptual Scheme remains unchanged, and the only addition would be the subject lands. Specifically, Business Commercial land use and related policies for the new lands would be added, and all existing policies will apply.

Site Context

The subject lands are flat and have no development or structures on site. A large wetland exists primarily in the southern portion. The city of Airdrie is located to the north, with currently undeveloped lands; Highway 2 is located to the east; an RV park and several light industrial and larger format commercial businesses are located to the south; and the approved but undeveloped Rocky Creek Conceptual Scheme is located to the west.

Proposed Land Use Concept

The business commercial addition would be to the lands east of the CP rail line, which are comprised of two parcels totaling approximately 36 hectares (89 acres). The lands for redesignation, however, total approximately 70 acres.

The uses anticipated include a combination of office, light industrial, and business park uses.

Reserves and Pathways

Reserves and pathways are located throughout the Rocky Creek Conceptual Scheme. As the subject lands are divided from this area by the CP rail tracks, connectivity is not feasible. Any future development or subdivision would therefore require the provision of municipal reserves.

Transportation and Access

A traffic impact assessment (TIA) was prepared as part of the Rocky Creek Conceptual Scheme. Updates to the TIA would be required at each phase of subdivision and development to determine timing of network improvements required to support traffic generation. As a result of development of the residential lands to the west, improvements have occurred. It should be noted that further improvements, in addition to payment of Transportation Offsite Levies, may be required depending on future uses on the subject lands.

The subject lands access Balzac Boulevard, and would continue to do so in any future development. Further determination for the type and location of access would be determined through future subdivision or development.

The applications were forwarded to Alberta Transportation. Lands within the quarter section will be required for the future Highway 2 and Township Road 264 future interchange, and access will be in accordance with the TIA. An overview of the interchange alignment is provided in the Alberta Transportation comments in Attachment B of this report.



Water and Wastewater Servicing

As required by the ASP, water and wastewater servicing must be provided through municipal infrastructure. County water and wastewater services have recently been extended to West Balzac, and system capacity would be assessed as development proceeds.

The County has recently approved a connection fee for the West Balzac area, which comes into effect April 3, 2022; it is planned that updates will be made in 2022 to the County's Water/Wastewater Off-site Levy Bylaw (C-8009-2021), to which the development would be subjected. Requirements for upgrades or new infrastructure would be evaluated at the future subdivision or development stage.

In terms of servicing, the Applicant would be required to provide a master servicing strategy to confirm sewage and potable water demands, 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.

Stormwater Management

The conceptual scheme area is within the Nose Creek Watershed and would be required to comply with the Nose Creek Watershed Management Plan. Offsite and downstream infrastructure would be required to accommodate post-development stormwater releases under Highway 2 to Nose Creek. Further stormwater management requirements would apply as development proceeds in the plan area. This includes, but is not limited to, updated Stormwater Management Reports, Site Specific Implementation Plans, and detailed site grading and construction drawing preparation. Future development would be subject to Erosion and Sediment Control Reporting and Plans at the subdivision and/or development permit stages in accordance with the County's Servicing Standards.

A large wetland exists on the property, and the applicant has completed an ownership determination, and confirms a complete review and claim has been determined by Alberta Environment and Parks.

LAND USE REDESIGNATION OVERVIEW:

The applicant proposes to redesignate approximately 28 hectares (70 acres) of two parcels from Agriculture, General District (A-GEN) to Commercial, Local Regional District (C-LRD). The remaining lands would be retained as A-GEN, though they are included in the conceptual scheme.

POLICY ANALYSIS:

Interim Growth Plan

While no outline of specific anticipated uses is provided, the commercial designation and conceptual lot layout indicates new businesses will be located on the subject lands, generating employment. Principles of the IGP include integration and efficient use of regional infrastructure, protecting water quality and promoting water conservation, and encouraging efficient growth.

Policy 3.4.5.1 indicated that employment areas shall be planned and developed in order to make efficient and cost-effective use of existing and planned infrastructure and services. As development will be required to connect to municipal services, in accordance with the ASP, this will also align with the IGP.

The Interim Regional Evaluation Framework (IREF) applies to new statutory plan and certain amendments to existing statutory plans. Policy 4.2.2 regarding intensification and infill development in existing areas may require statutory planning. Administration believes that the proposed development is in accordance with the vision of the ASP, implementing the relevant policies. As such, the proposal does not require amendment to the ASP, and consequently, no required referral through the IREF process.

The application is not expected to be impacted by the IGP, as it is not of sufficient size to generate a new employment centre, and no residential development is 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. The City does not anticipate future cross boundary impacts, and the South Airdrie CASP was cited, showing lands closest to the redesignation area as being planned for commercial/mixed business. Further comments suggest 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 now provided an amendment to the approved Rocky Creek Conceptual Scheme; therefore, the application is consistent with policies 5.3.1 and 5.3.4.

The Rocky Creek Conceptual Scheme (PL20200173, Bylaw C-8132-2021) covering the lands to the west of the railroad tracks, in E-24-26-1-W5M, was adopted by Council on July 20, 2021.

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. Future development would be required to address these requirements.

For servicing, Section 6.10 of the ASP states that conceptual schemes shall require development to connect to full municipal sewer and water services. The application anticipates connection to piped water and sanitary services pending completion of servicing studies. 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 Rural District (C-LRD) stating that the land use falls in line with description and policy of the ASP. The stated purpose of this district is to accommodate 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. Development to the south includes lands designated as C-LRD, as well as several Direct Control districts holding similar uses.

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



ROCKY VIEW COUNTY

Respectfully submitted,

“Brock Beach”

Acting Executive Director
Community Development Services

Concurrence,

“Byron Riemann”

Acting Chief Administrative Officer

ON/lh

ATTACHMENTS

ATTACHMENT ‘A’: Application Information

ATTACHMENT ‘B’: Application Referrals

ATTACHMENT ‘C’: Bylaw C-8249-2021 and Schedule A (Rocky Creek Conceptual Scheme Amendments)

ATTACHMENT ‘D’: Rocky Creek Conceptual Scheme Redlines

ATTACHMENT ‘E’: Bylaw C-8114-2020 and Schedule A (Redesignation A-GEN to C-LRD)

ATTACHMENT ‘F’: Map Set

ATTACHMENT ‘G’: Public Submissions