



## PLANNING

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<b>TO:</b>	Council	
<b>DATE:</b>	June 14, 2022	<b>DIVISION:</b> 5
<b>TIME:</b>	Morning Appointment	
<b>FILE:</b>	06513005	<b>APPLICATION:</b> PL20210103
<b>SUBJECT:</b>	Redesignation Item: Commercial	

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**APPLICATION:** To redesignate the subject lands from Business, Recreation District (B-REC) and Direct Control District 150 (DC 150) to Commercial, Highway District (C-HWY) to accommodate commercial uses.

**GENERAL LOCATION:** Located approximately 1.00 kilometre (0.62 miles) north of the city of Calgary, 0.81 kilometre (0.5 mile) north of Highway 566, and on the west side of Highway 2, along Balzac Boulevard.

**EXECUTIVE SUMMARY:** Council gave first reading to Bylaw C-8204-2021 on September 7, 2021.

The site is currently developed as the Balzac Campground and RV Park, which offers recreational vehicle (RV) storage, and seasonal RV and camping sites. The Applicant has indicated that they intend to incrementally transition the site to other commercial uses but have not specifically identified the future uses.

The application was assessed against the Interim Growth Plan (IGP), City of Calgary/ Rocky View County Intermunicipal Development Plan (IDP), County Plan, and the Balzac West Area Structure Plan (ASP).

Policy 6.4.5 of the ASP states that applications for redesignation may be considered without a conceptual scheme provided that the proposal is compatible with the intended uses of the ASP, and that it integrates with the surrounding area in relation to parks and pathway connections, enhancing the visual appeal of the Highway corridor and efficient vehicular access.

The application also does not adequately address matters such as phasing, servicing, stormwater management or transportation. A conceptual scheme is required in accordance with policy 5.3.4, so as to guide and coordinate future land use redesignation, subdivision, utility services, access patterns, and open space.

The Applicant has not provided sufficient information to demonstrate that their proposal meets the noted policies within the ASP. As no conceptual scheme has been submitted, the land use amendment lacks the necessary detailed policy framework to guide any future subdivision and development permit applications and ensure that the overall development meets the intent of all applicable statutory plans.

Taking into account the lack of information demonstrating compliance with ASP policies, Administration recommends that this land use amendment be referred back to direct the Applicant to prepare a conceptual scheme in accordance with the requirements of the ASP.

**ADMINISTRATION RECOMMENDATION:** Administration recommends referral back for preparation of a conceptual scheme in accordance with Option #2.

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### Administration Resources

Reynold Caskey, Planning & Development Services

**OPTIONS:**

- Option #1:      Motion #1    THAT Bylaw C-8204-2021 be given second reading.  
                      Motion #2    THAT Bylaw C-8204-2021 be given third and final reading.
- Option #2:      THAT Bylaw C-8204-2021 be referred back to Administration for the Applicant to prepare a conceptual scheme in accordance with the Balzac West Area Structure Plan.
- Option #3:      That application PL20210103 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;*
- Interim Growth Plan (IGP);
- City of Calgary/ Rocky View County Intermunicipal Development Plan;
- Municipal Development Plan (County Plan);
- Balzac West Area Structure Plan;
- Land Use Bylaw; and
- County Servicing Standards.

**TECHNICAL REPORTS SUBMITTED:**

- None



## POLICY ANALYSIS

### Interim Growth Plan (IGP)

With no outline of specific anticipated uses provided, the commercial designation indicates new, employment-generating businesses would be located on the subject lands. While new business uses are proposed, the application is not expected to be impacted by the IGP as it is not of sufficient size to generate a new employment centre.

### City of Calgary/ Rocky View County Intermunicipal Development Plan

The application was referred to the City of Calgary as required by the Intermunicipal Development Plan. The City noted that it would be beneficial to plan the area through a conceptual scheme in conjunction with the Rocky Creek Conceptual Scheme lands to the west to allow for a holistic approach to planning.

### Balzac West Area Structure Plan

The subject lands are located within the Balzac West Area Structure Plan area, on the west side of the Queen Elizabeth II Highway, facing Balzac Boulevard. Figure 7 (Generalized Land Use Policy Areas) identifies the subject lands as falling within the Existing Hamlet of Balzac policy area and Section 6.4 of the ASP sets out policies relating to the area.

Policy 5.3.4 notes that conceptual schemes are required in order to guide and coordinate future land use redesignation, subdivision, utility services, access patterns, and open space on at least a quarter-section of land.

Policy 6.4.5 states the applications for redesignation may be considered without a conceptual scheme provided:

- i. *that development proposals integrate with adjacent development;*
- ii. *that the proposed uses are consistent with the purpose of the Queen Elizabeth II Highway Corridor policy area and are compatible and appropriate within the context of that policy area;*
- iii. *that the proposed development and access patterns address relationships and linkages with lands beyond the Existing Hamlet of Balzac policy area in order to promote integrated connections with other policy areas, particularly the Queen Elizabeth II Highway Corridor policy area;*
- iv. *that development proposals coordinate Municipal Reserve, parks, pathways, bicycle trails, and private development in a safe, efficient, and logical manner; and*
- v. *that the landscaping and architectural elements of the proposed development enhance the visual appeal of the Queen Elizabeth II Highway.*

The Applicant declined to provide a conceptual scheme for the site and has provided justification for the policies above, as shown in Attachment 'F'. The application proposes to redesignate the entire site; however, servicing, transportation impacts, and other technical considerations have not been addressed to determine what future impacts the site would have or whether capacity exists to support it. From a technical perspective, phasing of a site requires the detailed information about how development would function. The proposal identifies the southern five acres of the subject lands to be the first phase of development while offering no additional information on the remainder of the subject lands.

Policy 6.4.5(iii) indicates integrated connections, specifically between the Hamlet policy area and the Queen Elizabeth II Highway Corridor policy area. The policies under section 6.2 of the ASP relating to this area clearly indicate future development is required to be of consistent commercial and/or industrial use, and to comprehensively plan for development through the preparation of a conceptual scheme. Given the similar nature of supported business types in each area, a conceptual scheme to provide the comprehensive planning framework over the site would provide the details as to how the sites would interact internally and externally and would address integrated servicing.



## ROCKY VIEW COUNTY

Future potential uses for the site could include high volumes of traffic. Policy 6.4.2 notes that commercial and industrial densities should be determined by the capacity of the regional road network. Similar to servicing, the Applicant has not provided transportation analysis; as such, it cannot be determined whether the site can support high traffic uses, nor what the nature of possible future upgrades are that may be required.

The application proposes to connect to Rocky View Water Co-op and extend the wastewater connections to the site when available; however, there is no confirmation of capacity regarding potable water from the co-op. As noted in Engineering Services' comments, a more detailed servicing strategy would be required to confirm the water demands on site.

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. Until connection to the piped water services, the current wells and septic holding tanks currently on site will be used and maintained until servicing comes online.

ASP Policy 6.10.16 stating that a stormwater management plan is required to be included with any conceptual scheme indicating the need to address such matters early on in the planning approval process. No stormwater management plan has been provided.

The Applicant has indicated in the application that the use proposed is for industrial/commercial; however, the proposed land use district does not include industrial uses. The applicant is aware that this is the case and proposes commercial development in line with the uses listed in the proposed land use district.

In conclusion, the lack of a conceptual scheme providing a comprehensively planned site, including the relevant studies for traffic and water/wastewater and future connections to servicing does not provide sufficient information to evaluate the proposed development from a technical perspective.

As well, it does not meet the intent of the ASP Policy 6.4.5, which notes that a conceptual scheme may not be required for land use redesignation with the Hamlet of Balzac policy area provided the application demonstrates how the development integrates with adjacent development; that the uses are consistent with the purpose of the Queen Elizabeth II Highway Corridor policy area; that access patterns address linkages beyond the hamlet area; that proposals coordinate parks, municipal reserves, pathways; and that landscaping and architectural elements enhance development. As no evidence supporting how this policy has been addressed has been provided, the application is inconsistent.

The piecemeal approach to development and future subdivision poses challenges to properly assess the application and the future of the site accurately. Administration recommends referral of the application back to Administration in accordance with Option #2, to prepare a conceptual scheme that addresses all technical and policy matters of concern.

### Land Use Bylaw

The applicant has proposed redesignation from DC-150 and Business, Recreation District (B-REC) to the Commercial, Highway District (C-HWY) land use. The purpose of the district is to provide for commercial development along primary and secondary highways and major transportation links, including services to the traveling public and tourists, requiring high standard of visual quality and ease of access. This land use district would suit the location, being adjacent to the highway. The minimum parcel size is 1.0 hectare (2.47 acres) and any future subdivision proposal (phase 1 being five acres) would meet that minimum. Future development would be required to comply with the ASP requirements for use, visual and nuisance factors.



ROCKY VIEW COUNTY

Respectfully submitted,

“Brock Beach”

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Acting Executive Director  
Community Development Services

RC/rp

Concurrence,

“Dorian Wandzura”

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Chief Administrative Officer

**ATTACHMENTS:**

ATTACHMENT ‘A’: Application Information  
ATTACHMENT ‘B’: Application Referrals  
ATTACHMENT ‘C’: Bylaw C-8204-2021 and Schedule A  
ATTACHMENT ‘D’: Map Set  
ATTACHMENT ‘E’: Public Submissions  
ATTACHMENT ‘F’: Applicant Cover letter with Rationale