



April 13, 2021

Terradigm makes the attached application for a change of land use for its clients, **Highland Properties Inc.** (the "Owners"), on the land (the "Property") legally described as

PLAN 9310884  
BLOCK 2  
EXCEPTING THEREOUT ALL MINES AND  
MINERALS AREA: 9.72 HECTARES (24.02 ACRES)  
MORE OR LESS

This application is hereby made to change the parcel from its current combination of B-REC and DC150 to C-HWY.

## Proposed Use

The Property is currently being used as a campground. The Owners would like to begin to transition out of this use and into a use that is more suitable for its location adjacent to the QE2 Highway and is consistent with the planning policies currently in place.

Once the land use designation has been changed, the Owners will begin to work on the development of light industrial/commercial buildings, beginning on the south end of the parcel. Once these units are complete and are occupied, the Owners will continue to phase out more of the campground by constructing more buildings. Finally, once the operation of the campground is no longer feasible due to its small size, the campground will close.

It is expected that the development will occur in phases of approximately 5 acres each. While a final decision on development has not yet been reached, it is possible that the whole parcel will be subdivided under a bareland condominium structure in order to be able to sell the units to multiple owners while maintaining common property for parking and signage.

The Property is located on Balzac Blvd., which is paved from its point of access on Highway 566. We understand and anticipate that a TIA may be required at the time of submission of a Development Permit for the construction of commercial buildings.

At this time, the property is serviced by well and septic. On February 23, 2021 Rocky View Council gave first reading to the Rocky Creek Conceptual Scheme. In that plan, the owners propose to extend both water and wastewater services from East Balzac to West Balzac. The plan proposes extending both services approximately 200m north and south of the Property.

At the time of submission of a Development Permit application, the Owners will work with the County to determine whether the East Balzac connections will be ready, with holding tanks for water and waste water as a temporary solution. In any case, it is expected that the nature of businesses to be located in this development will not be heavy water users.

At this time, no building plans have been prepared, but we fully anticipate that any construction in this location will need to meet the County's design guidelines.

## Policy Analysis

The Property is located within the Balzac West Area Structure Plan and its proposed future development is governed by the policies within the Plan, particularly, the ***Queen Elizabeth II Highway Corridor*** and ***Existing Hamlet of Balzac*** Policy Areas.

Specifically, the proposed redesignation and future development

- anticipates full municipal services, connecting where possible to the East Balzac connection, and anticipating future connections where not currently possible; and
- will improve the appearance of the Property by transitioning to a high quality of development along Queen Elizabeth II Highway .

According to Policy 6.4.5, *land use redesignation, subdivision, and redevelopment of any non-residential uses within the Existing Hamlet of Balzac policy area may be considered without the preparation or prior approval of a Conceptual Scheme* under certain provisions. This proposal

- is consistent with development to the south and therefore integrates with adjacent development;
- is an improved use and will be consistent with the purpose of the Queen Elizabeth II Highway Corridor policy area;
- is limited by the railway in creating linkages to the rest of the Hamlet;
- is limited in its ability to tie into pathways, due to the existence of the railway; and
- will have landscaping and architectural elements that enhance the visual appeal of the Queen Elizabeth II Highway.

As noted above, it is the intention of the Owners to phase out the campground. Until such time, however, we note that Campground is a discretionary use in this District.

The development of higher use commercial businesses in this location is also fully consistent with

***Principle 1: Growth and Fiscal Sustainability*** and Policy 14.0 of the County Plan.

In summary, we are excited about the possibilities on this Property. We believe that this redesignation will improve the highway appearance, the taxation income for the County, and the profitability for the Owners.

**From:** [Michael Ulmer](#)  
**To:** [Reynold Caskey](#)  
**Subject:** [EXTERNAL] - Re: PL20210103 Comments and next steps  
**Date:** March 1, 2022 8:22:49 AM  
**Attachments:** [image001.png](#)

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Good morning Reynold,

Thank you for this update. We've made note of the of the engineering comments and would like to address those items only if Redesignation is approved, as these studies and reports will be specific to the actual development plans and not strictly to land use.

We understand that a Conceptual Scheme is being required for the agriculture land to the north in the QEII Highway Corridor area. Our application is in the Existing Hamlet of Balzac area and is not agricultural land. Section 6.4.5 of the ASP does allow for redesignation without the preparation of a Conceptual Scheme.

We would like to proceed with our application as submitted. Do you have an idea when you would anticipate a public hearing on this?

Please let me know if you have any further questions or concerns.

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Municipal Applications  
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