



PLANNING

TO: Council
DATE: July 26, 2022 **DIVISION:** 5
TIME: Morning Appointment
FILE: 06306002/003/005/007/008 **APPLICATION:** PL20210095/96
SUBJECT: Redesignation and Conceptual Scheme – Industrial Use.

APPLICATIONS:

- Bylaw C-8207-2021 (PL20210095): To adopt the High Plains Conceptual Scheme which provides a non-statutory policy framework for the development of an industrial park.
- Bylaw C-8205-2021 (PL20210096): To redesignate a portion of the subject lands from Agricultural, General District (A-GEN) and Residential, Rural District (R-RUR) to Industrial, Heavy District (I-HVY) to facilitate the creation of 15 new industrial lots with lot sizes between ± 16.69 acres and ± 20.12 acres, and to Special Public Service District (S-PUB) to accommodate the creation of two public utility lots.

GENERAL LOCATION: Located in the Balzac East Area Structure Plan, northeast of the junction of Range Road 290 & Township Road 260.

EXECUTIVE SUMMARY: Council gave first reading to Bylaws C-8205-2021 & C-8207-2021 on July 27, 2021. Bylaw C-8207-2021 has been amended since first reading to reflect clerical changes.

The lands are currently mostly vacant and used for agricultural purposes. There are three dwellings on site that would be removed to accommodate future development. The purpose of the proposal is to adopt the High Plains East Conceptual Scheme to allow for a comprehensively planned industrial area in the Balzac East Area Structure Plan (ASP).

The area under consideration by these two applications totals ± 129.36 hectares (± 319.63 acres). Of this area, approximately ± 113.10 hectares (± 279.48 acres) are proposed to be redesignated from Agricultural, General District (A-GEN) and Residential, Rural District (R-RUR) to Industrial, Heavy Industrial District (I-HVY) to create 15 new lots. A further ± 8.30 hectares (± 20.51 acres) is proposed to be redesignated to Special Public Service District (S-PUB) at the southernmost portion of the site to provide for a sanitary lift station and a storm water retention pond. The remainder of the lands is proposed as internal road network and would provide for three access points from Range Road 290.

The application was found to be consistent with all relevant statutory and non-statutory plans. With respect to the City of Calgary/ Rocky View County Intermunicipal Development Plan, the City was circulated and the Applicant is considered to have satisfactorily addressed the City's comments. The application falls within the Balzac East ASP and is in alignment with policies in Sections 4 and 6 of the ASP regarding implementation of a conceptual scheme, phasing, impacts and mitigation in a comprehensive manner as well as providing for transportation, water and wastewater servicing in accordance with the servicing of the area. Special Area 5 of the ASP in which the proposal site falls provides further policies expanding on landscaping, lot layout, and treatments abutting certain roadways.

Administration Resources

Reynold Caskey, Planning & Development Services



Finally, the proposed Conceptual Scheme is consistent with the policies of the ASP and would provide the planning and technical framework for a comprehensively planned new industrial area across the subject lands.

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

OPTIONS:

High Plains Conceptual Scheme Application (PL20210095)

- Option # 1: Motion #1 THAT Bylaw C-8207-2021 be amended in accordance with Attachment 'C'.
- Motion #2 THAT Bylaw C-8207-2021 be given second reading, as amended
- Motion #3 THAT Bylaw C-8207-2021 be given third and final reading, as amended.

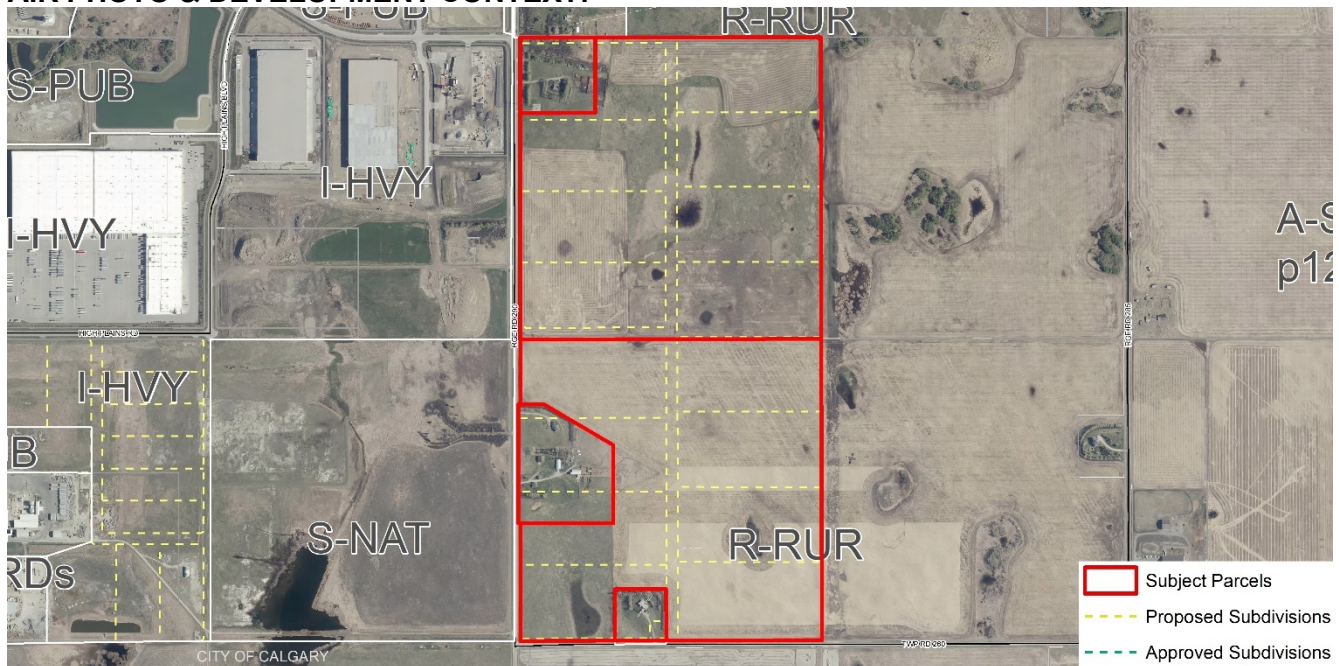
Option #2: THAT application PL20210095 be refused.

Redesignation Application (PL20210096)

- Option # 1 Motion #1 THAT Bylaw C-8205-2021 be amended in accordance with Attachment 'D'.
- Motion #2 THAT Bylaw C-8205-2021 be given second reading, as amended
- Motion #3 THAT Bylaw C-8205-2021 be given third and final reading, as amended

Option # 2: THAT application PL20210096 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.

<p>APPLICABLE POLICY AND REGULATIONS:</p> <ul style="list-style-type: none"> • <i>Municipal Government Act</i>; • Municipal Development Plan (County Plan); • Interim Growth Plan; • Intermunicipal Development Plan (Rocky View-Calgary); • Balzac East ASP; • Land Use Bylaw; and • County Servicing Standards. 	<p>TECHNICAL REPORTS SUBMITTED:</p> <ul style="list-style-type: none"> • High Plains East Industrial Park Biophysical Impact Assessment by Westhoff Engineering Resources, Inc., dated May 13, 2021 • High Plains East Area '6' Geotechnical Report by McIntosh Lalani Engineering Ltd., dated March 23, 2021 • Phase 1 Environmental Site Assessment parts 1 & 2 by GHD, dated April 19, 2021 • Staged Master Drainage Plan for High Plains Industrial Park East by Westhoff Engineering Resources, Inc., dated May 19, 2021 • Transportation Impact Assessment by Bunt & Associates, dated May 17, 2021. Updated January 20, 2022 • High Plains East Industrial Park Outline Plan Utility Servicing Design Brief by CIMA Canada Inc., dated April 2021. Revision November 2021
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HIGH PLAINS EAST INDUSTRIAL PARK CONCEPTUAL SCHEME

The subject parcels are proposed to be covered by the High Plains East Industrial Park Conceptual Scheme, which provides planning for ± 320.79 acres, divided between two phases. The subject lands are located at the easternmost limits of the Balzac East ASP area. There are three residences currently on the subject lands, with the remainder of the lands used for agricultural pursuits. The ASP identifies the areas in which a Conceptual Scheme may be required. As the subject lands fall within the area identified in Figure 4 of the ASP, a Conceptual Scheme was required and submitted to the County for review along with the land use change proposal.

Site Context

The existing parcels are largely flat and include an assembly of five parcels. Other industrial lands are immediately west of the subject lands. Agriculture has been the predominant use on site with the three dwellings serving as residences.

Transportation and Access

The parcel has an existing access from the west via Range Road 290. To the north, Township Road 261 would be extended along the length of the northern boundary. It's acknowledged as part of the Conceptual Scheme, that at time of subdivision the remainder of the road ROW would be secured from the adjacent parcel as a road acquisition. To the south, Township Road 260 is a gravel road travelling east-west with an intersection at Range Road 290.

A Transportation Impact Assessment (TIA) was prepared to support the Conceptual Scheme as per ASP Policy 4.7.5(b). Access to the Plan area would be provided by a road network with two new intersections along Range Road 290 and one new intersection along Township Road 260.



Road widening along Range Road 290 and Township Road 261 would be conditions of future subdivision to achieve the goals of the Transportation network, in addition to right of way dedication from abutting landowners to facilitate the roadway construction. The internal road network would facilitate access to the parcels and provide future access at three points from Township Road 261, Range Road 290, and Township Road 260.

At full build out, it is intended that Township Road 260 would have a 36 metre road right of way, centered on the existing quarter section line. Township Road 260 and Range Road 290 have both been identified as a Network A road on the long-range transportation network that require a 36 metre right of way. An 8 metre wide dedication would be required as condition of subdivision.

The Transportation Off-site Levy Bylaw (C-8007-2020) would apply at subdivision stage and would include both the base levy and Special Area 1 (Balzac) levy.

Water/Wastewater

The Concept Plan area would be serviced through a connection to the Balzac Potable Water system providing a piped water connection from Township Road 261 and High Plains Road. The design of the water system would accommodate fire suppression in accordance with County Servicing Standards.

Additional analysis would be required to confirm the infrastructure requirements for servicing the development at the future subdivision and/or development permit stages. The development is required to tie into the East Balzac water distribution system and pay all required levies as per Policy 6.5.1 of the ASP. The developer would construct an internal water distribution network within the plan area that may include a booster system to meet fire suppression requirements set out within the County's servicing standards.

An internal wastewater collection network is also to be provided in the area, adhering to Policy 6.5.2 of the ASP requiring that future development shall tie into the wastewater transmission mains where deemed appropriate by the County. As part of development, the Concept Plan provides policy that the developer will tie into infrastructure to meet the ASP policy requiring a future detailed servicing study. The development would also be required to pay the Regional Water and Wastewater levy, per Bylaw C-8009-2020.

Stormwater/Environmental

As per ASP Policy 4.7.5(b), a stormwater management report is required prior to subdivision of the subject lands and was provided in support of these applications.

The dedication of two public utility lots (Lots 16 & 17) would be used for stormwater management, and a sanitary lift station would connect the subject lands to the greater water infrastructure network in Balzac. The stormwater pond would be dedicated as a Public Utility Lot and treated water would be slow-released, or reused throughout the subject lands for landscaping irrigation.

Municipal Reserve

The subject lands have been largely left intact save for parcels that were used as homesteads. In review of the proposal and the Rocky View County Parks and Open Space Master Plan, there is an identified trail indicated on Figure 14 west of the subject lands. As this pathway is outside the subject lands, in line with ASP Policy 4.7.5 (j), Municipal Reserves would be provided as 10% of the total acreage as cash-in-lieu.

POLICY ANALYSIS:

Interim Growth Plan

The subject land is located in a commercial / industrial area of Balzac. The Interim Growth Plan (IGP) indicates in Policies 3.4.5.1 & 3.4.5.2 that employment areas shall be planned and developed to make efficient and cost-effective use of existing and planned infrastructure and services, and to plan for



connections to existing and/or planned transit where appropriate. The application provides policy through a Conceptual Scheme to tie into water/wastewater servicing and to provide a transportation network connecting to the existing roads. The proposed land use redesignation with supporting Conceptual Scheme is in compliance with existing statutory policy.

City of Calgary/Rocky View County Intermunicipal Development Plan

The subject lands fall within the Intermunicipal Development Plan (IDP) with the City of Calgary in an identified Rocky View County growth corridor. The application was circulated to the City of Calgary in accordance with the plan and the City provided comment. Policy 8.1.2 of the IDP states that development within these areas should be in accordance with statutory and local area plans. The application was evaluated in accordance with the provisions of the Balzac East ASP, County Plan, and the Land Use Bylaw, which complies with the policy.

Map 4 identifies Growth corridors that form part of the area close to the city limits in Rocky View County. The subject lands do not fall within an identified area of specific policy, but are within the general growth corridor identified in the IDP.

Section 13.0 of the IDP includes provision for coordination of transportation infrastructure between the two municipalities, including upgrades based on findings of submitted Traffic Impact Assessments (TIA). The City of Calgary provided comments based on the TIA, the long-range planning of Stony Trail Ring Road infrastructure, and the ability for the transportation network to accommodate public transit. The application provided a TIA responding to increased traffic demands on the infrastructure and the upgrades necessary, including updated mapping and proposed future connection locations to and from the subject lands. In addition, the County Servicing Standards will be met in terms of the widths of all roadways. The standards are in compliance with minimums required for transit vehicles to utilize the roads should service be extended in the future.

Administration and Alberta Transportation worked on addressing the City's concerns regarding the Ring Road (Stoney Trail) and the future bypass connection to Airdrie. Alberta Transportation was satisfied with a future right-of-way east of the subject lands and has provided confirmation of the future alignment which does not affect the subject lands.

The City of Calgary also commented on a future Right-in Right-out connections from Range Road 290 to Stony Trail NE. An access point from Range Road 290 was previously proposed, however that has been removed from the Conceptual Scheme and is accommodated by a potential connection at Range Road 291 west of the subject lands, and a bypass east of the subject lands. The Applicant updated the Conceptual Scheme to reflect this alignment, which addresses the City's comments.

County Plan

The County Plan directs business development towards comprehensively planned areas. The Balzac East ASP provides for development in an identified commercial/industrial area and is the appropriate document to evaluate the proposed amendments.

Balzac East Area Structure Plan

The ASP provides that development must integrate with adjacent development, arrange non-agricultural uses against agricultural lands in an orderly and planned fashion, and promote the intensification of the area.

The general business policies of Section 4.3 apply to the application, considering the redesignation of lands to business use, addressing the interface with the surrounding lands, the operational characteristics, other impacts, and how the application connects to the wider area through studies and reports relating to stormwater, sanitary servicing, geotechnical, and traffic impacts.

Section 4.4.3 provides the development guidelines for the area to be implemented which the conceptual scheme addresses through the implementation framework in set out within Section 4.0 of the document.



The proposed site area is located within the Special Development Area #5 (Policy 4.7.5) and is subject to further policies under the ASP. In accordance with Policy 4.7.5 (a,b) the area is suitable for industrial and business uses, which is consistent with the application and provides the comprehensive planning of the proposed conceptual scheme.

In keeping with Policy 4.7.5(k) and consistent with SDA Cell B (the subject lands), industrial uses, lot sizing, and densities are determined by the proposed conceptual scheme. In addition, the policies require phasing, impacts and mitigation, landscaping and fencing plans, lighting/signage and enclosure details, along with upgrades to the road network and architectural guidelines. The conceptual scheme provides the details necessary to meet the policies of the ASP in Sections 3.0 and 4.0, which are described below.

An Environment Impact Assessment was provided along with a Geotechnical report to assess any impact to the natural environment as a result of the proposed land use change, in accordance with Policy 5.1(b). The reports provide the technical details and recommendations for future development.

Policy 6.2.4 relates to the local road network, requiring new development to provide a TIA, new connections and expansion of the local road network, road widening, and any applicable levies. The applicant provided a TIA demonstrating the new local road network, intersections, and proposed road widening for future rights of way.

Policy 6.5.1 regarding water servicing states that the Rocky View Water Co-op provides potable water servicing in the Balzac area. Future development will be required to connect to the water service. The application proposes to tie into the potable water servicing to service future development in terms of potable water and fire suppression, and to implement water conservation methods.

Policy 6.5.2 requires connection to the wastewater system and relevant policies concerning this are included within the submitted Conceptual Scheme.

The application for redesignation and the accompanying Conceptual Scheme meet the policies of the BEASP in terms of general business use for the Special Development Area, and provide the comprehensive planning framework expected by the policy direction of the ASP.

LAND USE REDESIGNATION OVERVIEW

The Applicant has proposed the Industrial, Heavy District (I-HVY) that accommodates a diverse range of industrial activity, including support services and storage, that may have off-site nuisance impacts. There are other examples of the I-HVY land use in the Balzac, including the lands adjacent to the subject lands. Proposed parcel sizes may range from ± 6.76 hectares (± 16.69 acres) to ± 8.14 hectares (± 20.12 acres).

The Applicant has proposed the Special, Public Service District (S-PUB) to be dedicated as Public Utility lots. The purpose and intent of the S-PUB district is to provide for the development of institutional, educational, and recreational uses. The two proposed parcels are intended to serve as public utility lots to hold the stormwater pond and as a sanitary lift station. Parcel sizes may range from ± 0.2 hectares (± 0.5 acres) to ± 8.10 hectares (± 20.00 acres).

The application conforms to the minimum parcel size requirements of the Land Use Bylaw for Industrial, Heavy District (I-HVY), which has a minimum parcel size of 1.0 hectare (2.47 acre). The Special, Public Service District (S-PUB) has a minimum parcel size requirement of 0.50 hectares (1.24 acres); the proposed lot 16 is ± 8.10 hectares (± 20.00 acres).



Respectfully submitted,

“Brock Beach”

Acting Executive Director
Community Development Services

RC/rp

Concurrence,

“Dorian Wandzura”

Chief Administrative Officer

ATTACHMENTS

- ATTACHMENT ‘A’: Application Information
- ATTACHMENT ‘B’: Application Referrals
- ATTACHMENT ‘C’: Bylaw C-8207-2021 and Schedule A
- ATTACHMENT ‘D’: Bylaw C-8205-2021 and Schedule A
- ATTACHMENT ‘E’: Map Set