



## **PLANNING**

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**TO:** Council  
**DATE:** July 26, 2022  
**FILE:** 06410003  
**SUBJECT:** First Reading Bylaw – Conceptual Scheme Amendment and DC Bylaw Amendment

**DIVISION:** 5  
**APPLICATIONS:** PL20220032/ PL20220033

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### **APPLICATION:**

PL20220032 - To amend the Balzac Commercial Campus Conceptual Scheme:

- Remove the requirement that the Road System has been constructed and received a Construction Completion Certificate;
- Remove setback and site coverage requirements for buildings abutting Highway 566;
- Revise the policy to facilitate suitable building facade treatments, visual screening, and landscaping buffering facing Highway 566.

PL20220033 - To amend Direct Control Bylaw C-6031-2005 (DC-99):

- Reduce the minimum required width of landscaped buffer facing Highway 566 from 10 m to 9 m;
- Increase the maximum building height in Cell A from 10 m to 15 m;
- Increase the maximum site coverage for Cell A from 25% to 48%;
- Include the subject lands into the area that is allowed for a maximum site coverage of 55%.

**GENERAL LOCATION:** Located approximately 0.81 kilometres (0.50 miles) west of Range Road 292 and on the south side of Highway 566.

**POLICY DIRECTION:** The Interim Growth Plan, Municipal Development Plan (County Plan), and Balzac East Area Structure Plan.

### **OPTIONS:**

#### PL20220032:

- Option #1: THAT Bylaw C-8317-2022 be given first reading.
- Option #2: THAT application PL20220032 be denied.

#### PL20220033:

- Option #1: THAT Bylaw C-8318-2022 be given first reading.
- Option #2: THAT application PL20220033 be denied.

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### **Administration Resources**

Xin Deng, Planning and Development Services

**AIR PHOTO & DEVELOPMENT CONTEXT:**



Respectfully submitted,

Concurrence,

“Brock Beach”

“Dorian Wandzura”

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Acting Executive Director  
Community Development Services

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Chief Administrative Officer

XD/rp

**ATTACHMENTS:**

ATTACHMENT ‘A’: Bylaw C-8317-2022 and Schedule A

ATTACHMENT ‘B’: Proposed Amendments to the Balzac Commercial Campus Conceptual Scheme  
(redline version)

ATTACHMENT ‘C’: Bylaw C-8318-2022 and Schedule A

ATTACHMENT ‘D’: Proposed Amendments to the DC-99 (redline version)

ATTACHMENT ‘E’: Map Set