

Division: 5
Roll: 06410003
File: PL20220032 and
PL20220033
Printed: March 11, 2022
Legal: Lot:1 Block:100
Plan:1513402 within NW-10-
26-29-W04M





Subdivision History

Policy Amendments Proposal

PL20220032 – To amend the existing Balzac Commercial Campus Conceptual Scheme

PL20220033 – To amend the existing Direct Control Bylaw (DC-99)

In order to facilitate the warehouse development on a portion of the subject land.

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Preliminary development concept for warehouse development on a portion of the subject land



PL20220032:

To amend the existing Balzac Commercial Campus Conceptual Scheme:

- Remove the requirement that Road System has been constructed and received a Construction Completion Certificate;
- Remove setback and site coverage requirements for buildings abutting Highway 566 to be consistent with the amended DC-99;
- Revise the policy to facilitate suitable building facade treatments, visual screening and landscaping buffering facing Highway 566.

PL20220033:

To amend the existing Direct Control Bylaw (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%.

Proposed Policy Amendments

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Environmental

Policy Amendments Proposal

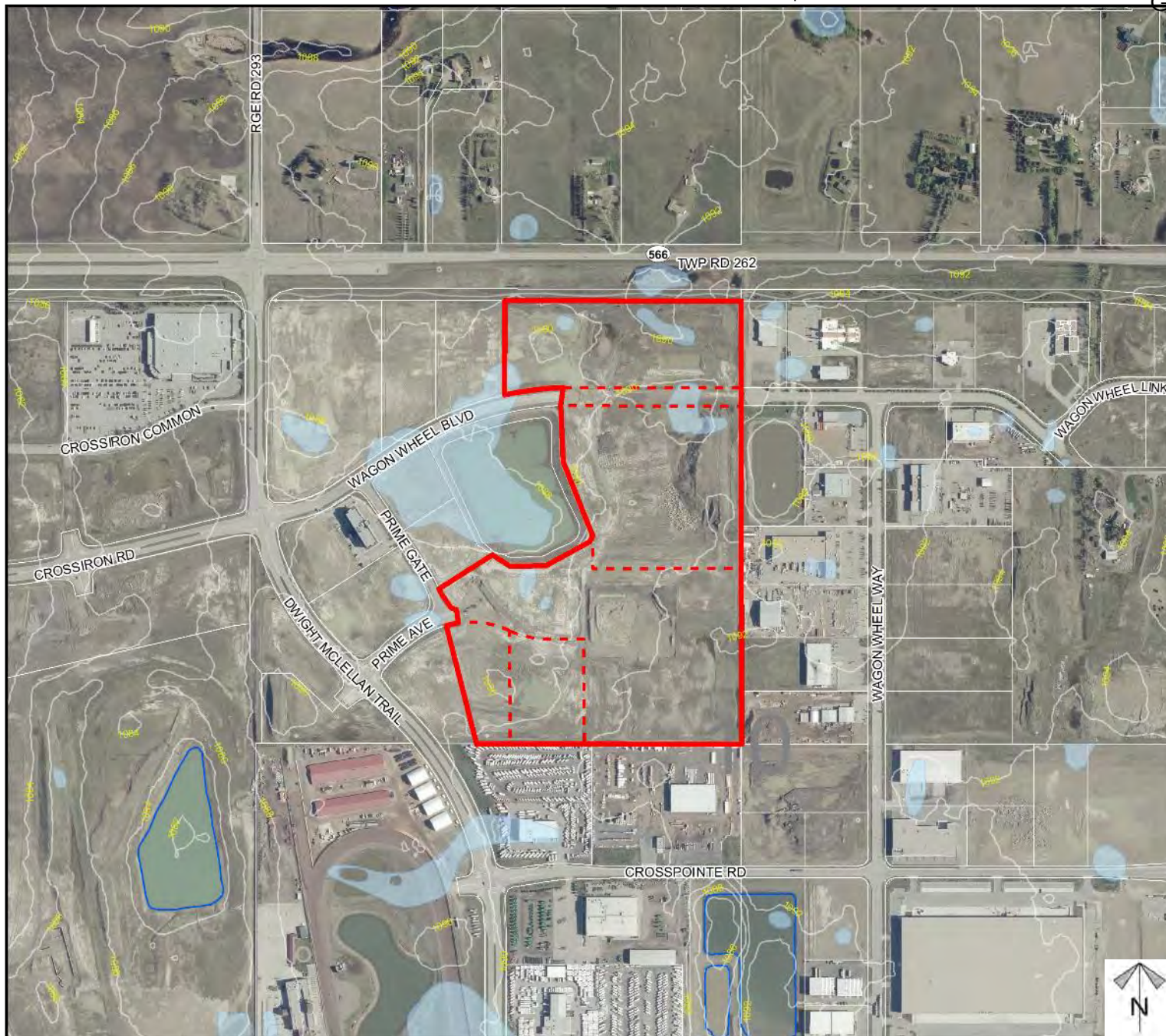
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-  Subject Lands
-  Contour - 2 meters
-  Riparian Setbacks
-  Alberta Wetland Inventory
-  Surface Water

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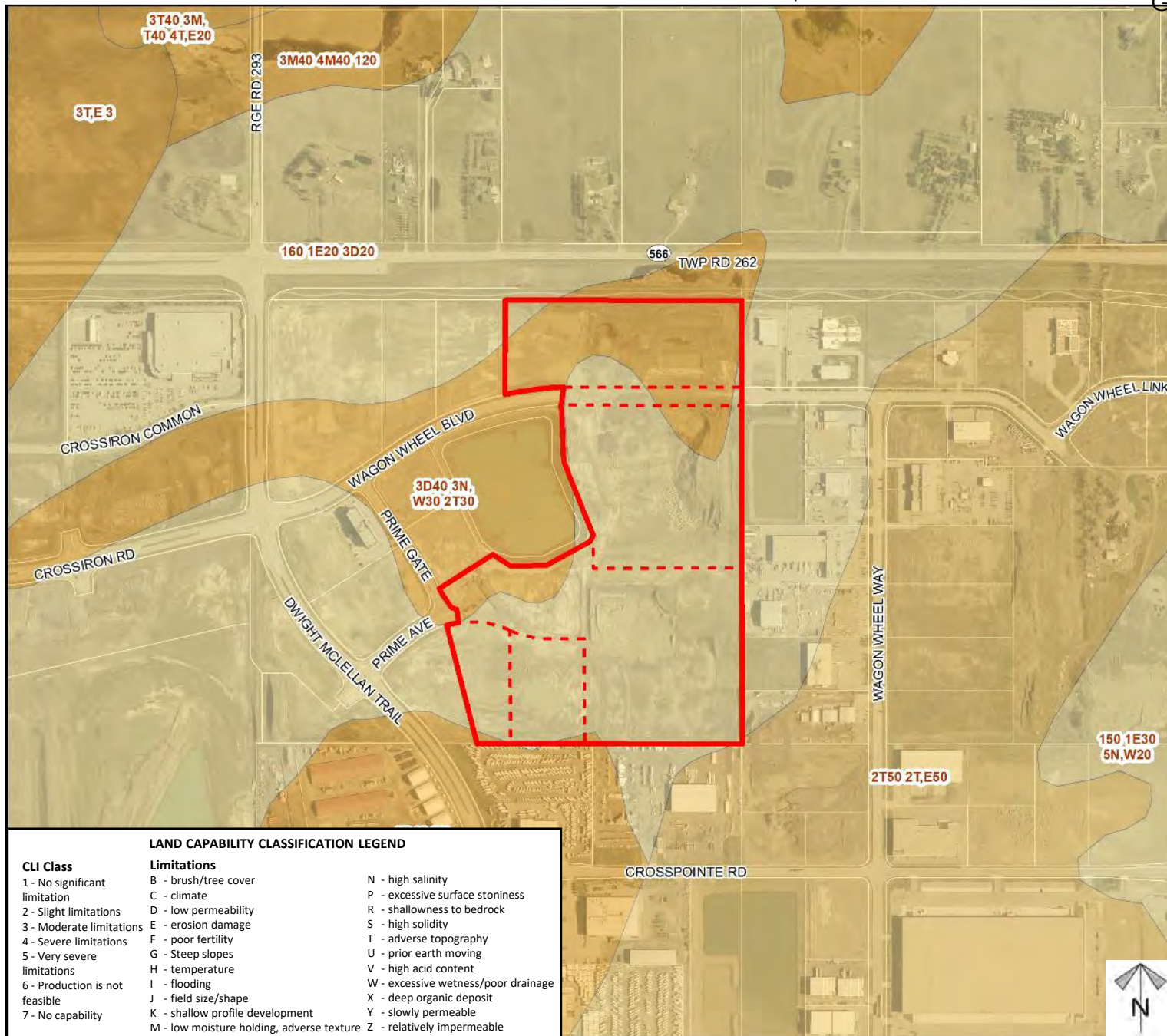
Soil Classifications

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Landowner Circulation Area

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Legend

Support



Not Support



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