

6 - Attachment E



Location & Context

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.

Division: 5 Roll: 06410003 File: PL20220032 and

PL20220033

Printed: March 11, 2022 Legal: Lot:1 Block:100 Plan:1513402 within NW-10-

G-6 - Attachment E Page 2 of 6 ROCKY VIEW COUNTY

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.

Division: 5
Roll: 06410003
File: PL20220032 and
PL20220033

Printed: March 11, 2022 Legal: Lot:1 Block:100 Plan:1513402 within NW-10-

G-6 - Attachment E

Page 3 of 6
ROCKY VIEW COUNTY

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;
- c) 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):

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

Proposed Policy Amendments

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.

Division: 5
Roll: 06410003
File: PL20220032 and
PL20220033

Printed: March 11, 2022 Legal: Lot:1 Block:100 Plan:1513402 within NW-10-

ATTACHMENT 'E': Map Set 566 TWP RD 262 GOTWHEEL LINK WAGON WHEEL BLVO CROSSIRON RD TIT. CROSSPOINTE RD

G-6 - Attachment E Page 4 of 6 ROCKY VIEW COUNTY

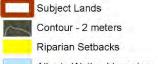
Environmental

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.



Alberta Wetland Inventory

Surface Water

Division: 5
Roll: 06410003
File: PL20220032 and
PL20220033

Printed: March 11, 2022 Legal: Lot:1 Block:100 Plan:1513402 within NW-10-

ATTACHMENT 'E': Map Set 3T40 3M. T40 4T,E20 3M40 4M40 120 RGE RD 293 3T,E 3 160 1E20 3D20 TWP RD 262 WACON WHEEL LINK WAGONWHEEL BLVD CROSSIRON COMMON W30 2T30 CROSSIRON RD 150 1E30 5N,W20 2T50 2T,E50 LAND CAPABILITY CLASSIFICATION LEGEND Limitations **CLI Class** CROSSPOINTE RD N - high salinity 1 - No significant B - brush/tree cover P - excessive surface stoniness limitation C - climate R - shallowness to bedrock D - low permeability 2 - Slight limitations S - high solidity 3 - Moderate limitations E - erosion damage T - adverse topography F - poor fertility 4 - Severe limitations U - prior earth moving G - Steep slopes 5 - Verv severe V - high acid content limitations H - temperature I - flooding W - excessive wetness/poor drainage 6 - Production is not X - deep organic deposit J - field size/shape feasible K - shallow profile development Y - slowly permeable 7 - No capability M - low moisture holding, adverse texture Z - relatively impermeable

G-6 - Attachment E
Page 5 of 6
ROCKY VIEW COUNTY

Soil Classifications

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.

Division: 5

Roll: 06410003 File: PL20220032 and

PL20220033

Printed: March 11, 2022 Legal: Lot:1 Block:100 Plan:1513402 within NW-10-

ATTACHMENT 'E': Map Set G-6 - Attachment E 901 0698 Page 6 of 6
ROCKY VIEW COUNTY TWP RD 262A 0910873 981 2679 901 0717 891 1307 0713827 21 0312 891 1822 1658 LK TE VALLEY BAY 1111772 1111772 741 0709 731 463 351 LK 580 LK 566 TWP RD 262821 1015 4453 JK 0815082 0716115 1513123 1312184 0716115 OSSIRON BL 0915203 1611467 OB10 NACONWHEEL LINK 0912138 WKON WHEEL BLVD 4156 JK 1513402 WESTLAND DR CROSSIRON RD 0716121 0718136 and the state of t 0511076 07134 1810990 1911713 R 1911714 911713 1610765 191171 1510867 0716118_ 1510786 1810674 10124 0131296 081103 1510803 1311985 CROSSPOINTE DR 0716118 1312964 21111 Note: First two digits of the Plan Number indicate CENTURY DOWNS DR 19109918 1611917 the year of subdivision registration. 1012410 2111119 Plan numbers that include letters were registered 071611CROSSIRON DR 0716116 1011021 2110875 2110875 before 1973 and do not reference a year.

Landowner **Circulation Area**

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.

Legend

Support



Not Support



Division: 5 Roll: 06410003 File: PL20220032 and

PL20220033

Printed: March 11, 2022 Legal: Lot:1 Block:100 Plan:1513402 within NW-10-