

Page 1 of 6
ROCKY VIEW COUNTY

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-

ATTACHMENT 'G': Map Set Lot 1 14.31 ac WAGON WHEEL BLVO Lot 2 The subdivision (PL20210145) 18.73 ac was approved to create two new lots with a remainder Remainder ± 25.72 ac This portion was approved to be consolidated to the adjacent lands (PL20210136)

E-2 - Attachment G



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-

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



PL20220032:

To amend the existing Balzac Commercial Campus Conceptual Scheme:

- Amend the requirement for road construction and issuance of a Construction Completion Certificate prior to a development permit being issued.
- Amend the setback and site coverage requirements for buildings abutting Highway 566.
- Amend policies relating to suitable building facade treatments, visual screening, and landscaping buffering facing Highway 566.

PL20220033:

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

- Include new clauses to allow Development Authority to give variance (5%).
- Increase the maximum building height in Cell A from 10 m to 12 m.
- Increase the maximum site coverage in Cell A from 25% to 45%.
- Include the southern portion of 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 'G': Map Set 566 TWP RD 262 GONWHEEL LINK WAGON WHEEL BLVD CROSSIRON RD CROSSPOINTE RD

2 - Attachment G



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.



Subject Lands



Contour - 2 meters



Riparian Setbacks



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 'G': Map Set 3T40 3M. T40 4T,E20 3M40 4M40 120 RGE RD 293 3T,E 3 160 1E20 3D20 TWP RD 262 WEOD 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

E 2 - Attachment G

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.

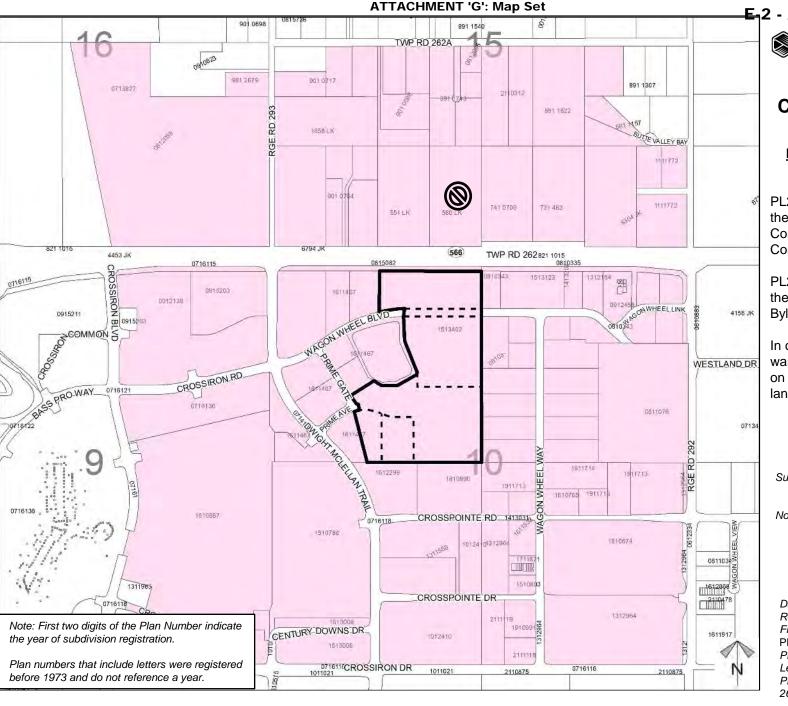
Division: 5

Roll: 06410003

File: PL20220032 and

PL20220033

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



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

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 (1)



Division: 5
Roll: 06410003
File: PL20220032 and

PL20220033

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