

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)

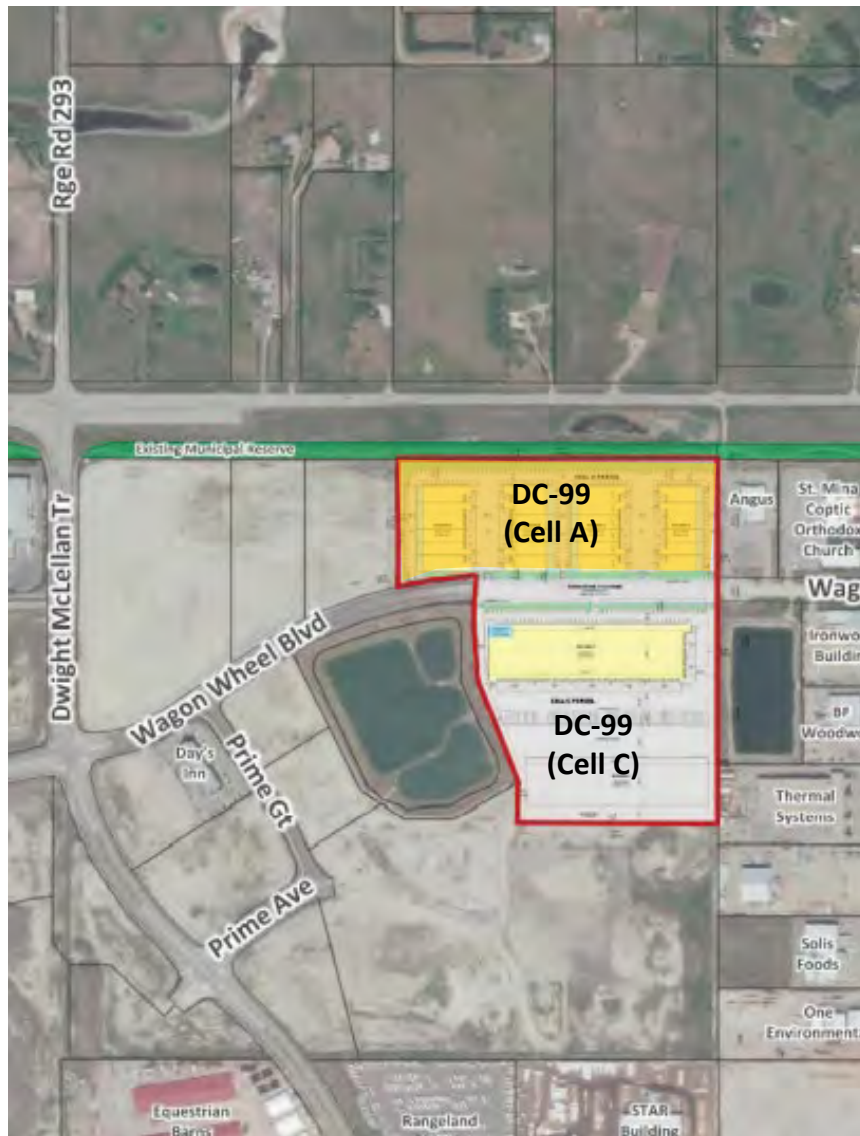
In order to facilitate the warehouse development on a portion of the subject land.

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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:**

- 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**

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## Environmental

### Policy Amendments Proposal

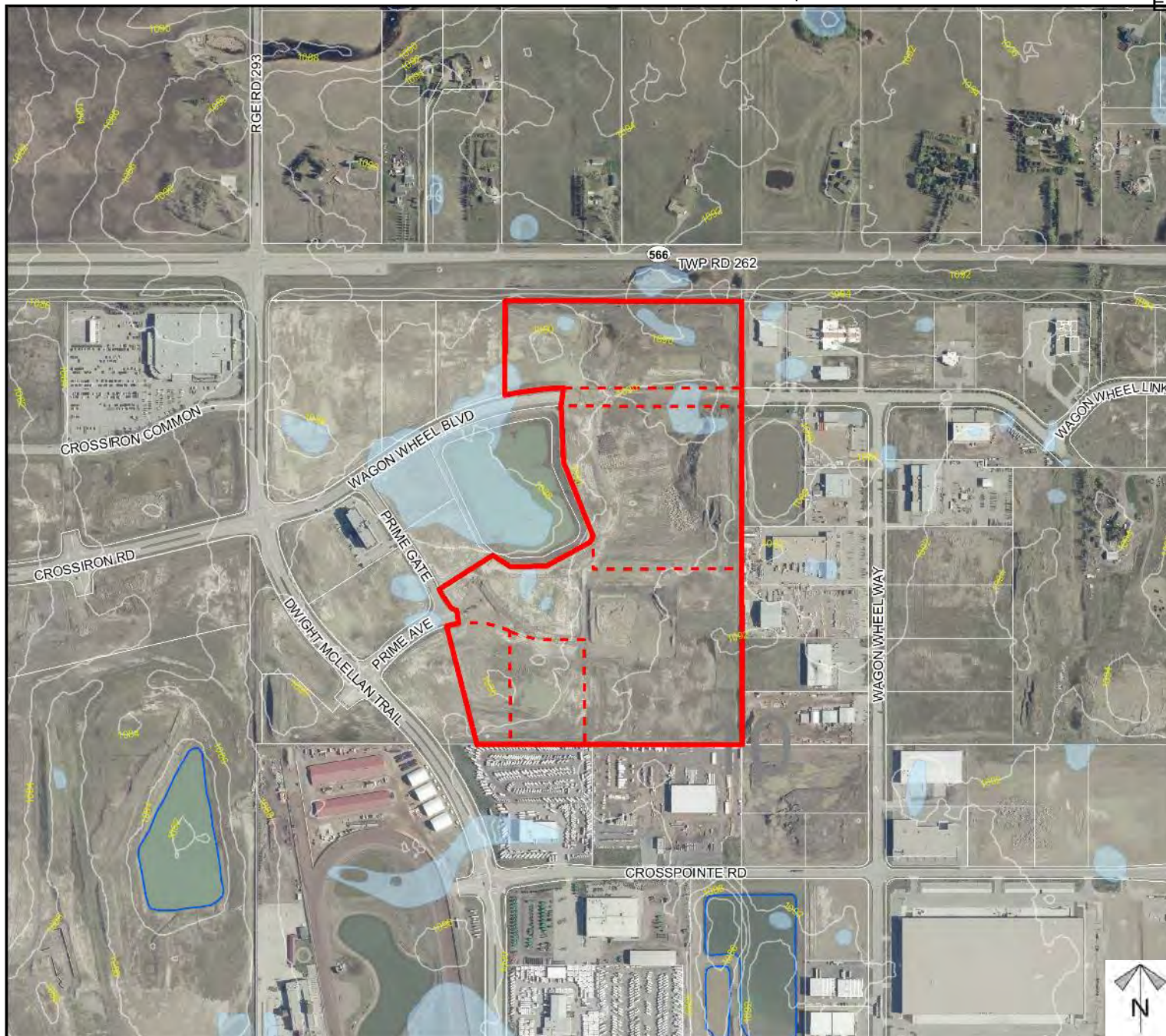
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-  Subject Lands
-  Contour - 2 meters
-  Riparian Setbacks
-  Alberta Wetland Inventory
-  Surface Water

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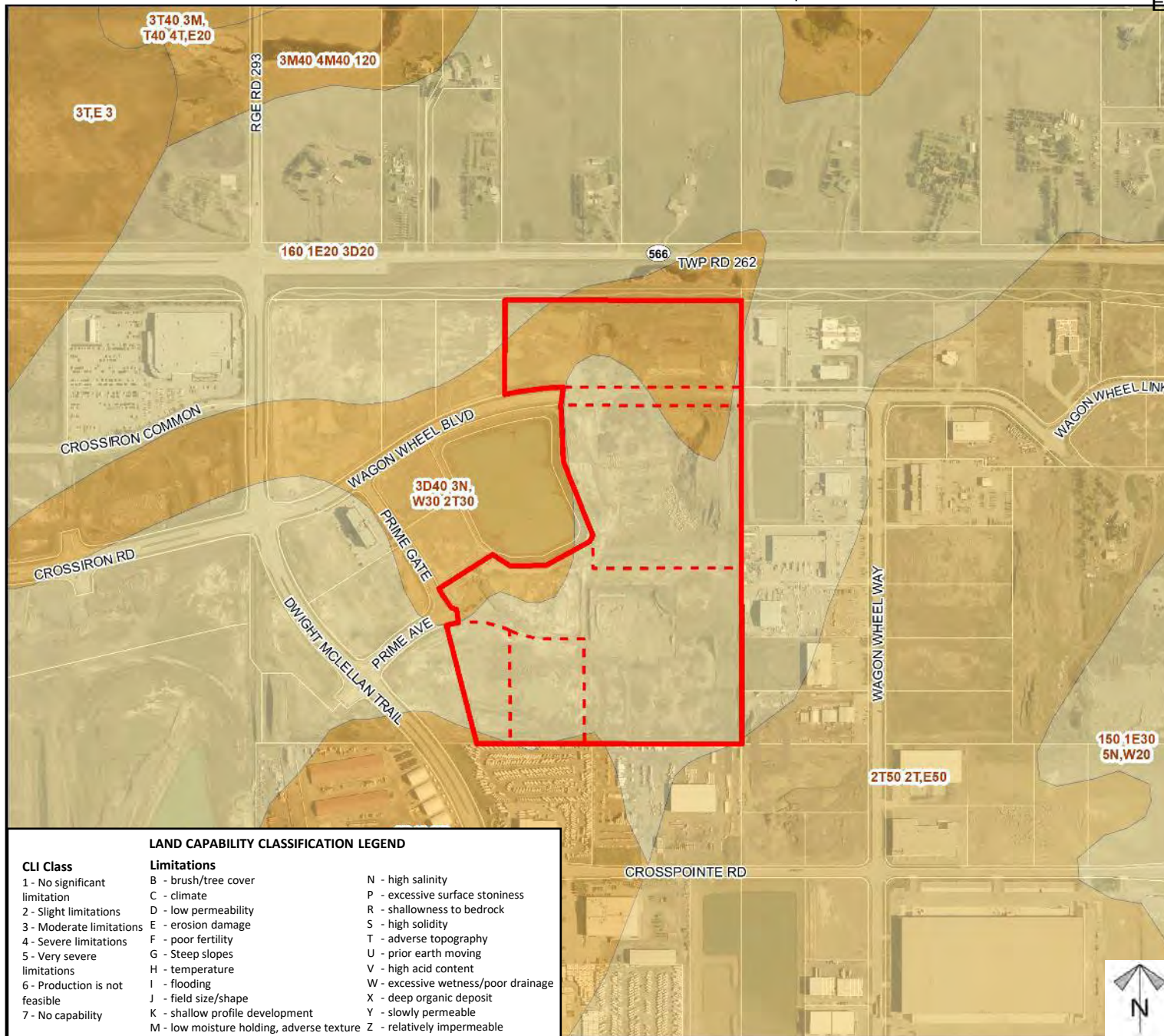
## Soil Classifications

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## Landowner Circulation Area

### Policy Amendments Proposal

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### Legend

Support



Not Support (1)



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