



## PLANNING

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<b>TO:</b>	Council	
<b>DATE:</b>	October 11, 2022	<b>DIVISION:</b> 5
<b>TIME:</b>	Afternoon Appointment	
<b>FILE:</b>	06410060 & 06410061	<b>APPLICATION:</b> PL20220011
<b>SUBJECT:</b>	Site-Specific Amendment: Commercial Uses	

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**APPLICATION:** A site-specific amendment to Direct Control District Bylaw C-6031-2005 (DC-99) to increase the maximum site coverage from 25% to 40% and to extend the approved additional uses from Lot 1, Block 1, Plan 1611467 to Lot 2, Block 1, Plan 1611467 within NW-10-26-29-W04M.

**GENERAL LOCATION:** Located at the southeast junction of Highway 566 and Dwight McLellan Trail, approximately 1.21 kilometres (0.75 miles) east of Highway 2.

**EXECUTIVE SUMMARY:** Council gave first reading to Bylaw C-8280-2022 on April 26, 2022. The Bylaw was amended following first reading to include additional textual amendments with the intent to extend the approved List of Uses from Lot 1 to include Lot 2.

Since advertising of this public hearing, on September 27, 2022, Council adopted Bylaw C-8318-2022 which amended DC-99; one of the approved amendments increased the maximum site coverage from 25% to 45% for parcels within Cell A, which applies to the subject properties. Therefore, this application is now only proposing amendments to the list of uses for the subject properties.

The Applicant is in the process of consolidating Lot 1 ( $\pm 5.89$  hectare,  $\pm 14.55$  acre) & Lot 2 ( $\pm 2.02$  hectare,  $\pm 5.00$  acre) into one new  $\pm 7.91$  hectare ( $\pm 19.55$  acre) parcel subject to final registration at Land Titles. The purpose of this application is to amend DC-99 for Lots 1 & 2 to ensure consistent allowable uses across both lots. Currently, the list of approved uses only applies to Lot 1 and may raise concerns at the future development permit stage.

Both lots have already been stripped and graded but remain vacant at this time. The proposed amendment would facilitate a broader form of uses to occur, while maintaining compliance with the relevant statutory plans and achieving the development goals of the area.

The application is consistent with the relevant policies of the Balzac East Area Structure Plan, the Balzac Commercial Campus Conceptual Scheme, and the regulations of the Land Use Bylaw.

**ADMINISTRATION RECOMMENDATION:** Administration recommends approval in accordance with Option #1.

### OPTIONS:

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|---|-----------|--|
| Option # 1:   | Motion #1 | THAT Bylaw C-8280-2022 be amended in accordance with Attachment 'C'. |
|   | Motion #2 | THAT Bylaw C-8280-2022 be given second reading, as amended.          |
|   | Motion #3 | THAT Bylaw C-8280-2022 be given third and final reading, as amended. |
| Option # 2: THAT application PL20220011 be refused. |           |  |

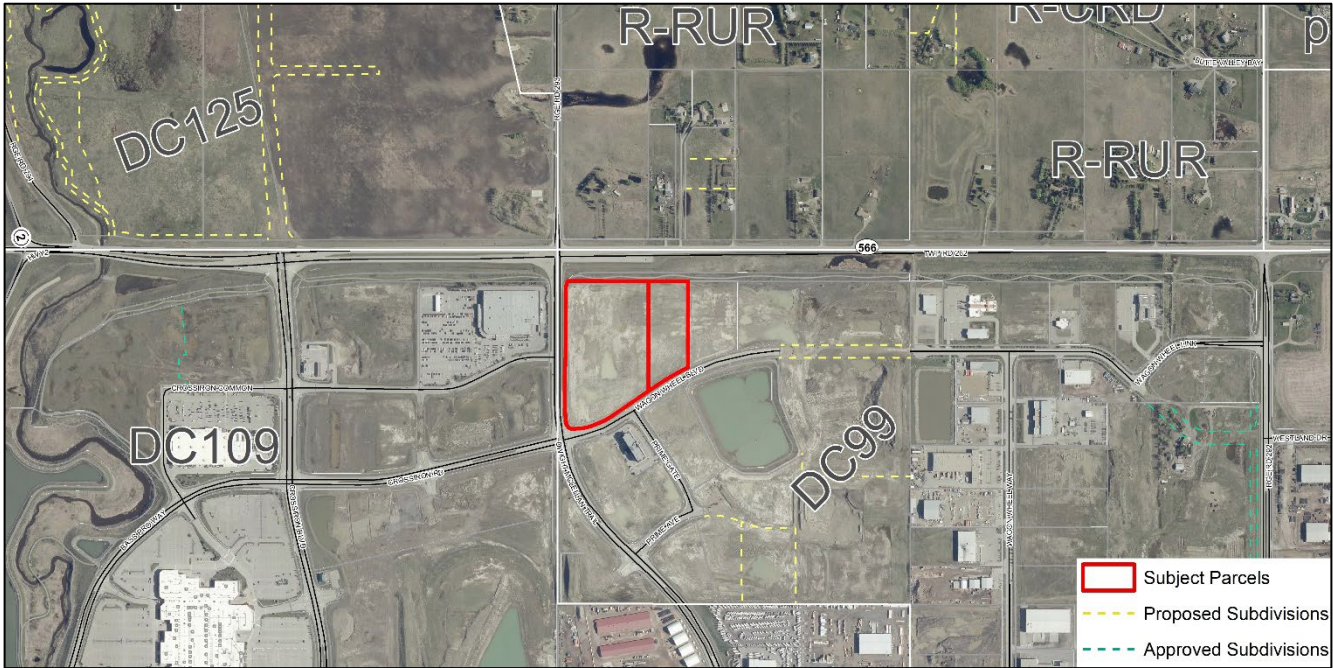
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### Administration Resources

Gerrit Scheffel, Planning & Development Services



**AIR PHOTO & DEVELOPMENT CONTEXT:**



**APPLICATION EVALUATION:**

The application was evaluated based on the technical reports submitted with the application and the applicable policies and regulations.

**APPLICABLE POLICY AND REGULATIONS:**

- *Municipal Government Act;*
- Municipal Development Plan (County Plan);
- Balzac East Area Structure Plan;
- Balzac Commercial Campus Conceptual Scheme;
- Land Use Bylaw; and
- County Servicing Standards.

**TECHNICAL REPORTS SUBMITTED:**

- N/A



## POLICY ANALYSIS:

### Municipal Development Plan (County Plan)

Section 14.0 (Business Development) of the County Plan directs business development to locate within identified business areas supported by area structure plans. This application has principally been assessed against the Balzac East Area Structure Plan.

### Balzac East Area Structure Plan

The Balzac East Area Structure Plan (ASP) identifies the subject lands as being located within Cell A of Special Development Area 4 (SDA #4; Figure 2: Conceptual Vision).

As per Policy 4.7.4 (j) (i) of the ASP, the subject lands may provide commercial, retail, and other uses that may be compatible with the adjacent residential uses. There would be setbacks from the modified service road, as all Highway 566 future road widening would be taken on the south side and within Cell A (see 'Additional Considerations' below).

Policy 4.7.4 (k) of the ASP notes that the overall concept for this area is for a commercial/light industrial area that provides community amenities and breaks up the massing of structures with linear green spaces that are landscaped and maintained.

The proposed DC-99 bylaw amendment to carry over additional allowed uses to the existing Lot 2 would remain compliant with the policies of Section 4.7 regarding the proposed linear park and future road widening along the south side of Highway 566.

Additionally, the ASP identifies the subject lands as needing a Conceptual Scheme prior to redesignation and subdivision (Figure 4: Conceptual Schemes).

### Balzac Commercial Campus Conceptual Scheme

The Balzac Commercial Campus Conceptual Scheme (CS) is intended to provide comprehensive planning and a subdivision framework that is consistent with the updated and amended ASP and DC-99.

As per Policy 3.2.4 of the CS, development standards and architectural guidelines described in this plan and in the ASP shall be adopted to ensure that all development adjacent to Highway 566 and Range Road 293 will present an appropriate visual interface with these public roadways.

As per Policy 3.2.5 of the CS, land uses within the CS area shall be governed by DC-99 and SDA #4 policies in the ASP that will establish landscaping, architectural control, and other means to ensure that development is compatible with existing and planned land uses adjacent to any specific development site.

Policy 4.1.1 of the CS notes that development shall satisfy the requirements of Alberta Transportation with respect to protecting the function of Highway 566. Policy 4.1.2 of the CS also highlights that development shall provide the required road right-of-way widening on Highway 566 to the satisfaction of Alberta Transportation. Policy 4.1.3 requires a minimum 36 metre right of way for Range Road 293.

The proposed DC-99 bylaw amendment would remain compliant with the policies of Section 4.1 regarding the future road right-of-way requirements along Highway 566 and Range Road 293.

Section 5.1 "Parks and Pathways" of the Conceptual Scheme states that the main element of the park system will be a proposed municipal reserve public linear park located south of Highway 566 (Figure 5, Conceptual Scheme). As per Policy 5.1.3 of the Conceptual Scheme, dedication and landscaping of the Highway 566 linear park shall be secured at the time of initial subdivision and development approvals within each quarter section (see 'Additional Considerations').

The proposed DC-99 bylaw amendment would remain compliant with the policies of section 5.1 regarding the linear park requirements along Highway 566.

**ADDITIONAL CONSIDERATIONS:**Transportation

Alberta Transportation has provided comment and has no concerns with the proposed direct control bylaw amendment. Alberta Transportation did note that the parcel of land is within the control distance of a provincial highway as outlined in the Highways Development and Protection Act / Regulation and would require a roadside development permit from Alberta Transportation at the development stage.

Public Parks and Pathways

Rocky View County's Recreation, Parks, and Community Support has provided comment expressing no concerns with the proposed direct control bylaw amendment. The department is recommending that the linear pathways as indicated in the ASP, Conceptual Scheme, and the County's Parks & Open Space Master Plan be provided at the time of future subdivision and development. Any remaining outstanding Municipal Reserve is to be provided as cash in lieu at this time.

Respectfully submitted,

Concurrence,

"Brock Beach"

"Dorian Wandzura"

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Acting Executive Director  
Community Services

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Chief Administrative Officer

GS/rp

**ATTACHMENTS:**

ATTACHMENT 'A': Application Information

ATTACHMENT 'B': Application Referrals

ATTACHMENT 'C': Bylaw C-8280-2022 and Schedules 'A' & 'B'

ATTACHMENT 'D': Direct Control 99 (C-6031-2005) – Redline Version

ATTACHMENT 'E': Map Set

ATTACHMENT 'F': Public Submissions