

PLANNING AND DEVELOPMENT SERVICES

TO:	Municipal Planning Commission Subdivision Authority	DIVISION: 7
DATE:	January 27, 2021	APPLICATION: PL20200157
FILE:	06401022	
SUBJECT:	Subdivision Item: Creation of One Industrial Parcel	

APPLICATION: To create a ± 10.13 hectare (25.02 acre) parcel (Lot 1), an internal subdivision road, with a ± 23.14 hectare (57.19 acre) remainder (Lot 2).

GENERAL LOCATION: Located within High Plains Industrial Park Phase 3 in Balzac, approximately 2.4 km (1.5 miles) south of Highway 566, immediately east of High Plains Boulevard and west of Range Road 290.

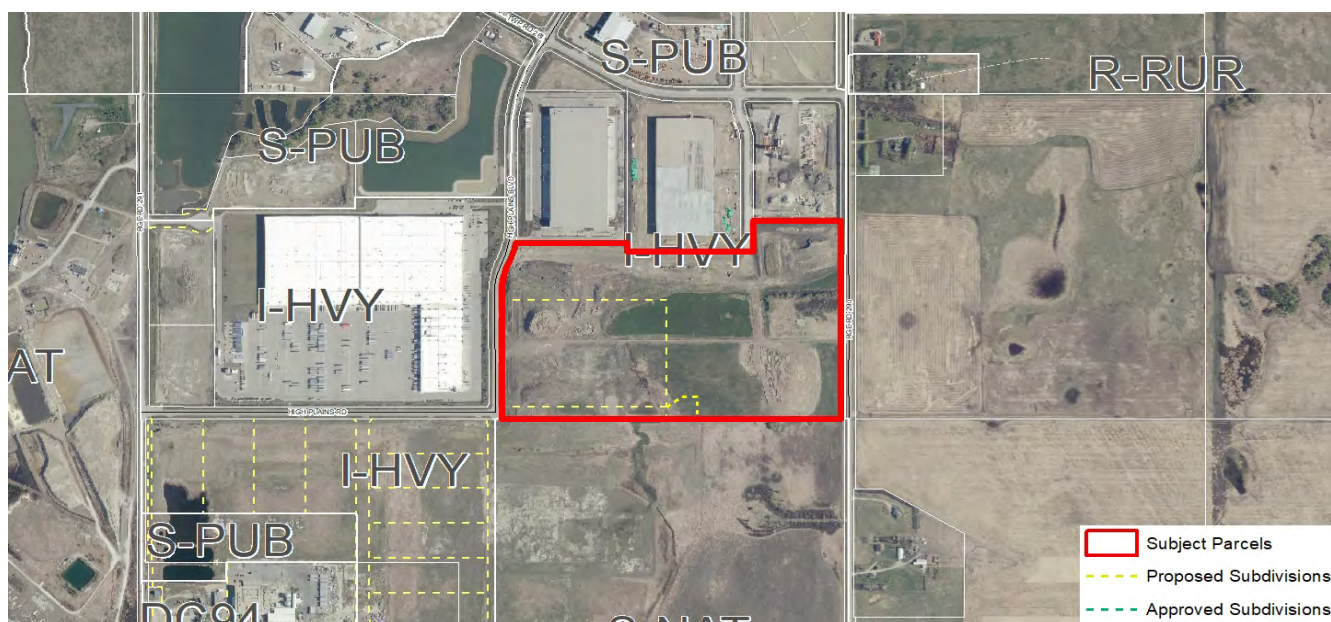
LAND USE DESIGNATION: Industrial, Heavy District (I-HVY)

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

OPTIONS:

- Option #1: THAT Subdivision Application PL20200157 be approved with the conditions noted in Appendix 'B'.
- Option #2: THAT Subdivision Application PL20200157 be refused as per the reasons noted

AIR PHOTO & DEVELOPMENT CONTEXT:



Administration Resources

Xin Deng, Planning and Development Services



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:	TECHNICAL REPORTS SUBMITTED:
<ul style="list-style-type: none"> • <i>Municipal Government Act</i>; • Subdivision and Development Regulations; • County Plan; • Rocky View County / City of Calgary Intermunicipal Development Plan (IDP) • Balzac East Area Structure Plan • High Plains Industrial Park Conceptual Scheme • Land Use Bylaw; and • County Servicing Standards. 	<ul style="list-style-type: none"> • Original Appraisal Report (Altus Group, November 25, 2020) • Updated Appraisal Report (Altus Group, December 18, 2020)

Transportation:

The proposed new lot and the remainder will be accessed from High Plains Boulevard. The Applicant proposes to dedicate a 30 meter strip of land for a future internal road, and construct the road to provide a linkage to the development to the east. As conditions of subdivision, the Owner is required to enter into a Development Agreement for construction of an internal subdivision road, provide an updated Traffic Impact Assessment, and pay the Transportation Off-Site Levy.

Water and Wastewater:

The proposed lots would obtain water servicing from the East Balzac Water Distribution System, and obtain wastewater servicing from the East Balzac Sanitary Collection System. As conditions of subdivision, the Owner is required to provide a detailed potable water servicing and hydraulic design study, a detailed sanitary servicing study, enter into a Development Agreement for construction of piped water and wastewater systems, enter into a Capacity Allocation Agreement for servicing allocation to the proposed lots, and pay the Water and Wastewater Offsite Levy.

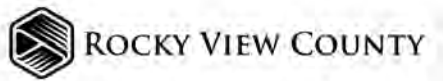
Stormwater:

Surface drainage generated within the Stage III Outline Plan will be conveyed to a Public Utility Lot (PUL) that has been built to the northwest of the subject land. As conditions of subdivision, the Owner is required to provide an updated Stormwater Management Report, an Erosion and Sediment Control Plan, and enter into a Development Agreement for construction of required infrastructure and improvements.

Municipal Reserves:

The existing Deferred Reserve Caveat (191 021 862) registered on the land title indicates that Municipal Reserve owing on the subject land is 13.55 ha (33.49 ac), which includes the reserve owing on subject land and reserves that were previously transferred from other lands. The Applicant proposes to pay 7 acres of MR owing by cash-in-lieu through this application and continue deferring 26.49 acres (33.49 acres – 7 acres = 26.49 acres) to the remainder Lot 2 by Caveat.

The original appraisal report indicated that the market value for the subject land is \$150,000/ac. The Applicant submitted a revised appraisal report a few weeks later, showing the market value changed to \$46,000/ac. The appraiser explained that the report was updated to include new information provided by the applicant.

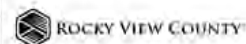
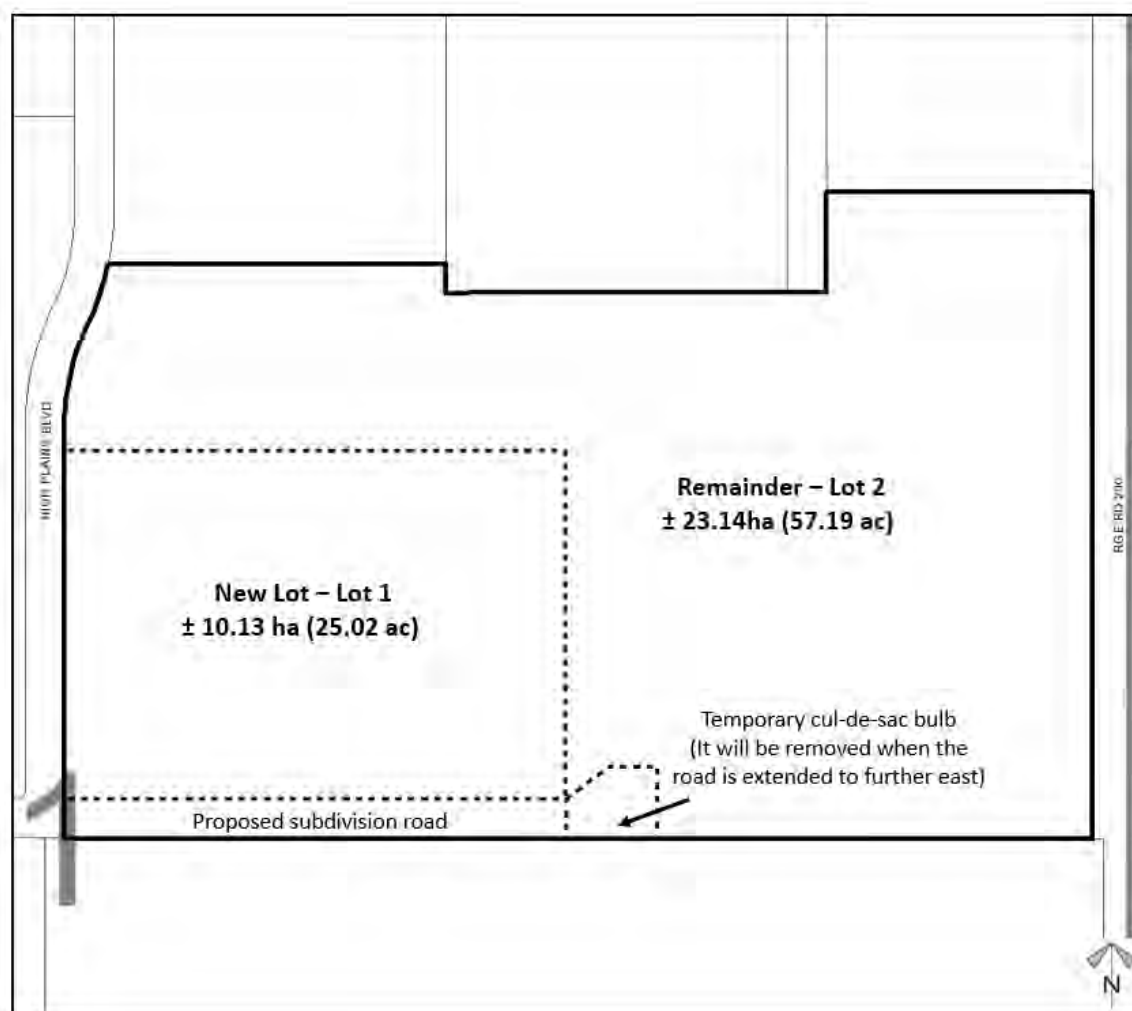


Payments and Levies

APPLICABLE FEE/LEVY	AMOUNT OWING (ESTIMATE)
TRANSPORTATION OFFSITE LEVY	<p>\$ 606,772.80 (plus borrowing costs to payment date)</p> <p>Developable area 27.84 ac</p> <p>Base Levy = \$4595/ac x 27.84 ac = \$127,924.80</p> <p>Special Area 1 Levy = \$17,200/ac x 27.84 ac = \$478,848 (plus borrowing costs to payment date)</p> <p>Total = \$606,772.80 (plus borrowing costs to payment date)</p>
WATER AND WASTEWATER OFFSITE LEVY	To be determined when servicing allocation is confirmed at the endorsement stage.
MUNICIPAL RESERVE (cash in lieu payment)	<p>\$322,000</p> <p>Market value \$46,000/ac (shown on the updated appraisal report) x 7 acres (to be paid at this time) = \$322,000</p>



Tentative Plan



Tentative Plan

Subdivision Proposal

To create a ± 10.13 hectare (25.02 acre) parcel (Lot 1), an internal subdivision road, and a ± 23.14 hectare (57.19 acre) remainder (Lot 2)

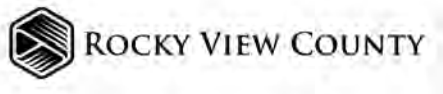
Legend

Dwelling	
Building	
Water Well	
Wastewater	
Existing Approach	
New Approach	
Driveway	
Road Widening	
Road Acquisition	

Surveyor's Notes:

1. Parcels must meet minimum size and setback requirements of Land Use Bylaw C-8000-2020.
2. Refer to Notice of Transmittal for approval conditions related to this Tentative Plan.

Division: 7
 Roll: 06401022
 File: PL20200157
 Legal: Lot 1
 Block: 2
 Plan: 1113277
 NE-01-26-29-W04M
 Printed: December 21, 2020

**CONCLUSION:**

Subject to the proposed conditions of approval, the application is recommended for approval in accordance with Option #1.

Respectfully submitted,

Concurrence,

"Theresa Cochran"

"Al Hoggan"

Executive Director
Community Development Services

Chief Administrative Officer

XD/llt

ATTACHMENTS:

ATTACHMENT 'A': Maps and Other Information

ATTACHMENT 'B': Approval Conditions



ATTACHMENT 'A': MAPS AND OTHER INFORMATION

APPLICANT: IBI Group Geomatics Canada Inc.	OWNER: 1405275 Alberta Ltd.
DATE APPLICATION RECEIVED: November 13, 2020	DATE DEEMED COMPLETE: December 18, 2020
GROSS AREA: ± 34.41 hectares (± 85.03 acres)	LEGAL DESCRIPTION: Lot 1, Block 2, Plan 1113277, NE-01-26-29-W04M
APPEAL BOARD: Development and Subdivision Appeal Board	
HISTORY: June 20, 2019 Delegated Subdivision Authority approved boundary adjustment application PL20190045, to adjust property lines for three lots created previously. The subject land is one of the three lots. September 25, 2018 Council approved subdivision application PL20180084, as part of Stage 3 of the High Plains Development, to create two industrial lots, an internal subdivision road, and one remainder. July 30, 2013 Council approved Stage 3 Outline Plan and it was appended to the High Plains Industrial Park Conceptual Scheme 2012-RV-074.	
PUBLIC & AGENCY SUBMISSIONS: The application was circulated to 46 adjacent landowners. No letters were received. The application was also circulated to a number of internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.	

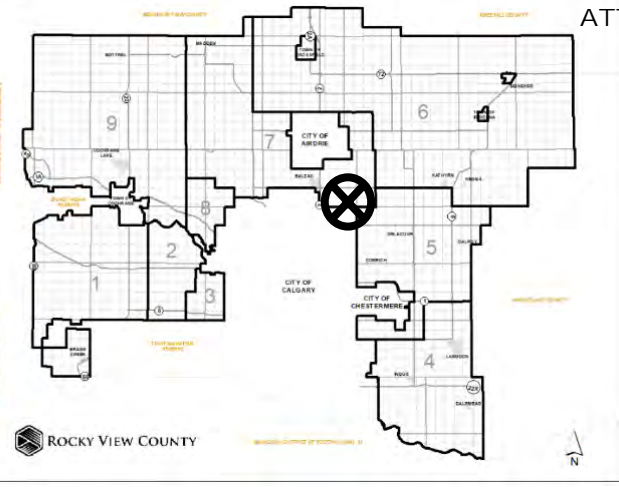


Location & Context

Subdivision Proposal

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ATTACHMENT 'A' MAPS AND OTHER INFORMATION



Division: 7
Roll: 06401022
File: PL20200157
Legal: Lot:1
Block:2
Plan:1113277
NE-01-26-29-W04M
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Development Proposal

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Environmental

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

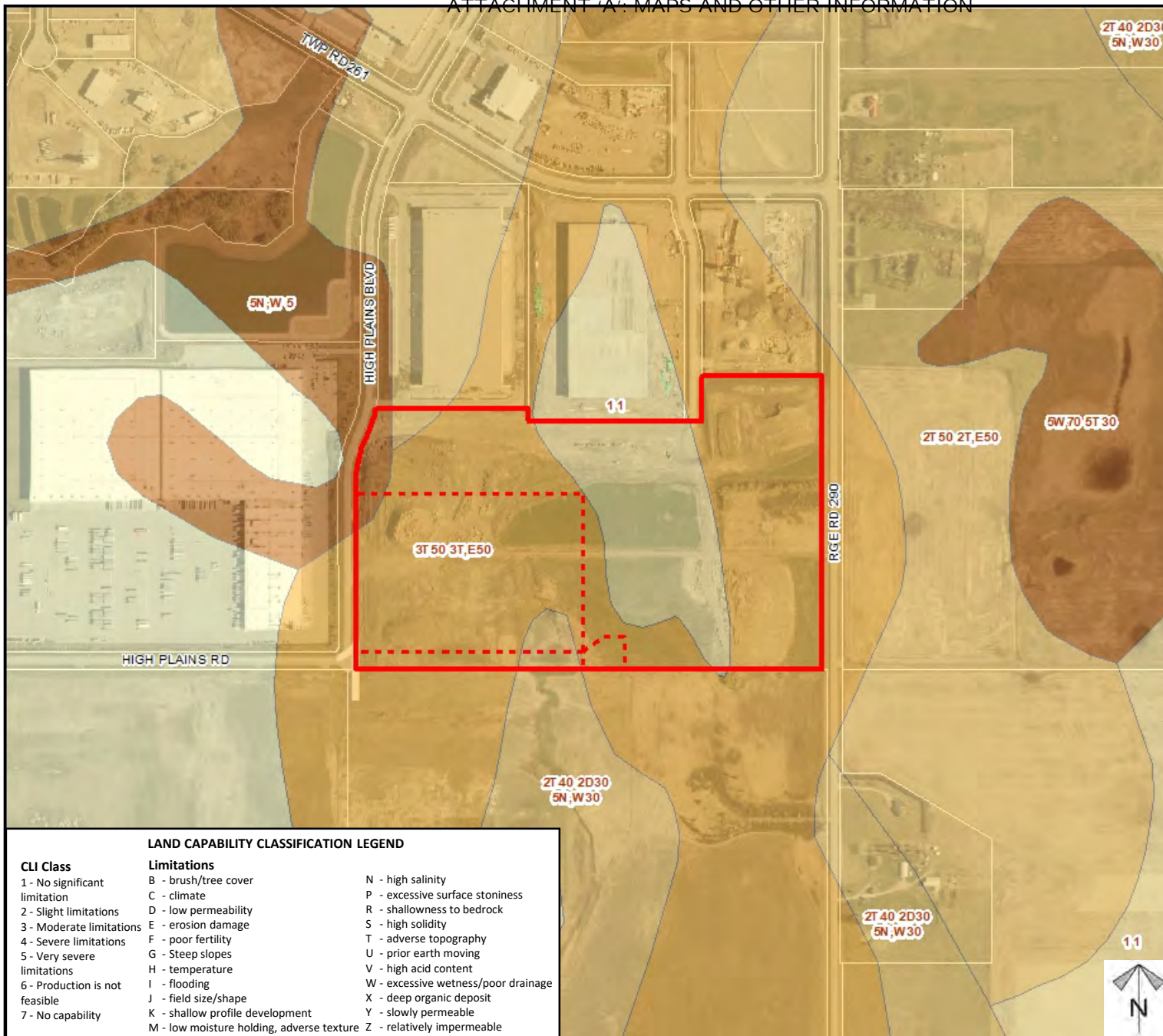
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Soil Classifications

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Legend

Support



Opposition



Division: 7
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Note: First two digits of the Plan Number indicate the year of subdivision registration.

Plan numbers that include letters were registered before 1973 and do not reference a year.

Tentative Plan

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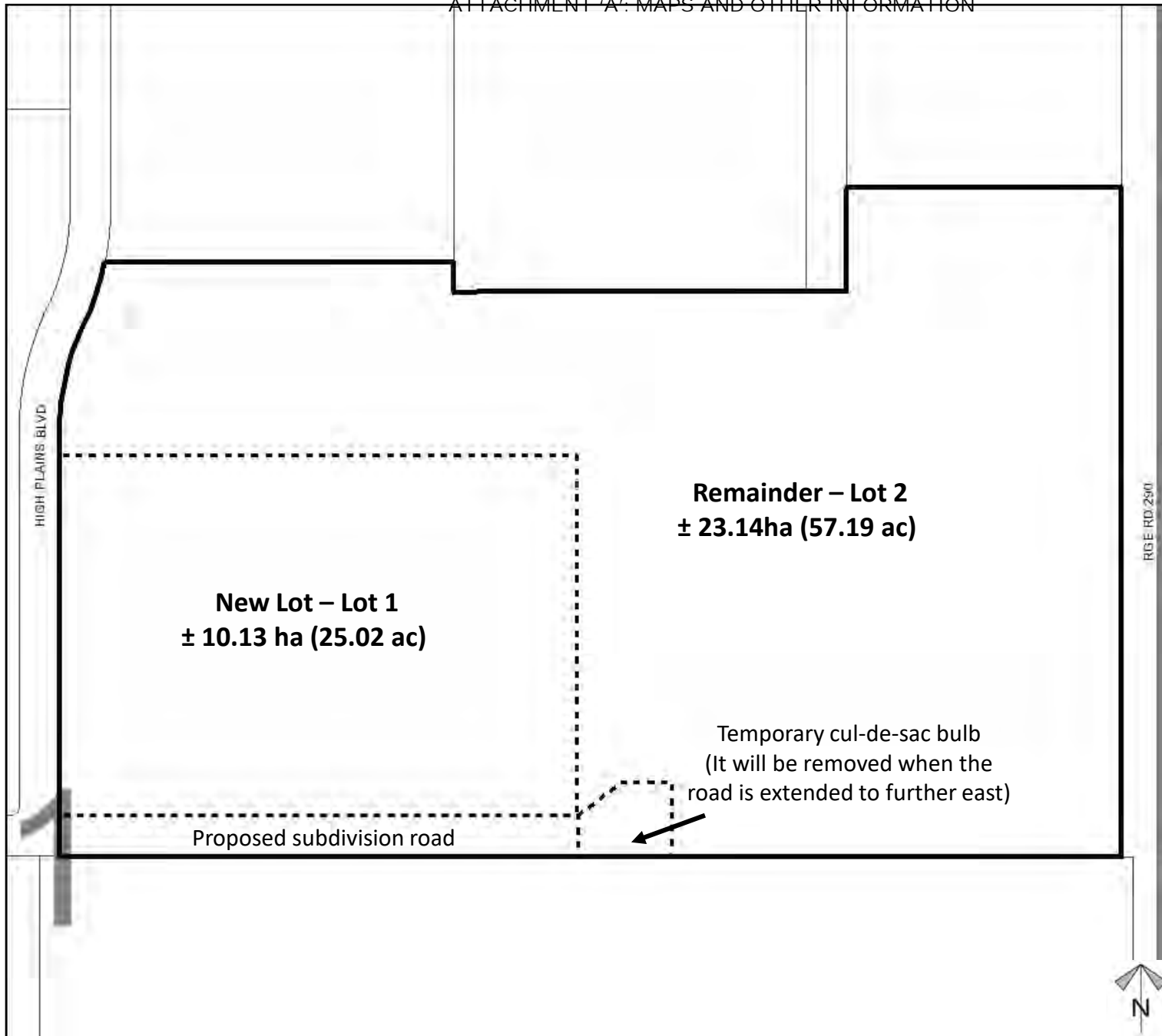
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ROCKY VIEW COUNTY

ATTACHMENT 'B': APPROVAL CONDITIONS

- A. The application to create a ± 10.13 hectare (25.02 acre) parcel (Lot 1), an internal subdivision road, with a ± 23.14 hectare (57.19 acre) remainder (Lot 2) within Lot 1, Block 2, Plan 1113277, NE-01-26-29-W04M, having been evaluated in terms of Section 654 of the *Municipal Government Act* and Section 7 of the Subdivision and Development Regulations, and having considered adjacent landowner submissions, is approved as per the Tentative Plan for the reasons listed below:
1. The application is consistent with the Statutory Policy;
 2. The subject lands hold the appropriate land use designation;
 3. The technical aspects of the subdivision proposal have been considered and are further addressed through the conditional approval requirements.
- B. The Applicant/Owner is required, at their expense, to complete all conditions attached to and forming part of this conditional subdivision approval prior to Rocky View County (the County) authorizing final subdivision endorsement. This requires submitting all documentation required to demonstrate that each specific condition has been met, or agreements (and necessary securities) have been provided to ensure the conditions will be met, in accordance with all County Policies, Standards, and Procedures, to the satisfaction of the County, and any other additional party named within a specific condition. Technical reports required to be submitted as part of the conditions must be prepared by a qualified professional, licensed to practice in the province of Alberta within the appropriate field of practice. The conditions of this subdivision approval do not absolve an Applicant/Owner from ensuring all permits, licenses, or approvals required by Federal, Provincial, or other jurisdictions are obtained.
- C. Further, in accordance with Section 654 and 655 of the *Municipal Government Act*, the application shall be approved subject to the following conditions of approval:

Plan of Subdivision

1. Subdivision is to be effected by a Plan of Survey, pursuant to Section 657 of the *Municipal Government Act*, or such other means satisfactory to the Registrar of the South Alberta Land Titles District.

Development Agreement

2. The Owner shall enter into and comply with a Development Agreement pursuant to Section 655 of the *Municipal Government Act* in accordance with the approved tentative plan and shall include the following:
 - a) Design and construction of a public road system with associated infrastructure which includes the following:
 - Intersection treatment in accordance with the approved TIA;
 - Approaches to each lot;
 - Temporary cul-de-sac including access easement;
 - Sidewalks/Pathways;
 - Offsite network improvements, if required, in accordance with the approved TIA;
 - b) Design and construction of Landscaping features for all public pathways, and public roadways and the Environmental Reserve, in accordance with the approved Landscaping Plan;
 - c) Design and construction of a piped wastewater system with connection to the East Rocky View Wastewater System and related infrastructure;
 - d) A detailed sanitary servicing study is required in order to determine if upgrades or additional lift station capacity is required. All improvements shall be constructed as part of the Development Agreement;



ROCKY VIEW COUNTY

- e) Design and construction of a piped water distribution system and fire suppression system;
- f) A detailed hydraulic network analysis is required in order to determine if upgrades or additional infrastructure is required. All improvements shall be constructed as part of the Development Agreement;
- g) Design and construction of a fire suppression system in accordance with Bylaw C-7259-2013, as amended;
- h) Design, construction and implementation of the recommendations of the approved Stormwater Management Plan;
- i) Dedication of necessary easements and right of ways for utility line assignments;
- j) Mailboxes are to be located in consultation with Canada Post;
- k) Installation of power, natural gas and telephone lines;
- l) Implementation of the recommendations of the Construction Management Plan;
- m) Implementation of the recommendations of the Geotechnical Report;
- n) Implementation of the recommendations of the Biophysical Impact Assessment and Wetland Impact Assessment;
- o) Alberta Environment and Parks approvals are required for disturbance to any onsite wetlands;
- p) Payment of any applicable off-site levies, at the then applicable rates, as of the date of the Development Agreement;
- q) Payment of all applicable contributions to the County or third parties for oversized or excess capacity infrastructure, roads and/or services;
- r) The construction of any oversized or excess capacity infrastructure, roads and/or services benefitting the Owner's lands and development and other lands.

Transportation

- 3. The Owner shall provide an updated Traffic Impact Assessment (TIA) in accordance with the Rocky View County 2013 Servicing Standards, the High Plains Traffic Impact Assessment, and the Balzac Global TIA.
 - a) If the recommendations of the Traffic Impact Assessment require additional improvements to the existing roadway and intersection network, then the Development Agreement shall address these improvements.
 - b) The updated TIA needs to confirm timing for several off-site improvements that were identified in the 2018 Stage 4 and 5 TIA, as it relates to this Phase 3ciii parcel advancing

Site Servicing

- 4. The Owner shall provide a detailed Potable Water Servicing and Hydraulic Design Study to ensure the pipelines are sized adequately considering existing and future phases. The study shall confirm servicing requirements for this phase are in place and include provision for fire protection in accordance with County Servicing Standards.
 - a) If upgrades or improvements are identified in the potable water servicing and hydraulic design study, then the Owner shall enter into a Development Agreement.
- 5. The Owner shall provide a detailed Sanitary Servicing Study to support this phase of the development. The study shall confirm the servicing capacity required for the development of the proposed parcel and determine if offsite upgrades to the regional system are required.
 - a) If offsite upgrades or additional lift station capacity are required, then all improvement shall be constructed under a Development Agreement.
 - b) Improvements that benefit other lands will qualify for cost recovery in accordance with Rocky View County Policy 406.

**ROCKY VIEW COUNTY**

6. The Owner shall enter into a Capacity Allocation Agreement for servicing allocation to the lots based upon the servicing need identified in the potable water servicing and sanitary servicing reports.

Stormwater

7. The Owner shall provide an updated Stormwater Management Report and detailed stormwater servicing design, including any improvements related water re-use, LID measures, purple pipe system, and irrigation system for the proposed development in accordance with the County Servicing Standards and any applicable provincial regulations, standards, and/or guidelines.
 - a) All improvements shall be constructed under a Development Agreement.
 - b) Acquiring any related provincial licensing and registration requirements are the responsibility of the developer.
8. The Owner shall provide an Erosion and Sediment Control Plan and Report in accordance with the County's Servicing Standards.

Developability

9. The Owner shall provide a Geotechnical Investigation in accordance with the Rocky View County 2013 Servicing Standards to verify that the site is suitable for the proposed buildings, site works, and utilities.
 - a) For areas with greater than 1.2 m of fill, a Deep Fill report is required.
10. The Owner shall provide a Construction Management Plan which is to include, but not be limited to, noise, sedimentation and erosion control, traffic accommodation, construction waste management, and construction management details. Specific other requirements include:
 - a) Weed management during the construction phases of the project;
 - b) Implementation of the Construction Management Plan recommendations will be ensured through the Development Agreement.

Landscaping

11. The Owner shall provide a Landscaping Plan for the Landscaping Easement, as shown on the Tentative Plan.
 - a) Implementation of the approved landscaping plan shall be included within the requirements of the Development Agreement.

Lot Owner's Association

12. That an encumbrance or instrument shall be concurrently registered against the title of each new lot created, requiring that each individual Lot Owner is a member of the High Plains Development Association.
13. The Owner shall prepare a Solid Waste Management Plan, which will outline the responsibility of the Lot Owner's Association for the management of solid waste.
14. The Owner shall prepare and register a Restrictive Covenant on the title of each new lot created, requiring that each Lot Owner be subject to the development's Architectural Guidelines as listed in the Conceptual Scheme.

Municipal Reserve

15. That ± 2.83 hectares (± 7.00 acres) of Municipal Reserve owing is to be provided by payment of cash-in-lieu in accordance with the value per acre listed in the updated appraisal report provided by Altus Group, dated December 18, 2020, pursuant to Section 666(3) of the Municipal Government Act;



ROCKY VIEW COUNTY

- a) The remaining ± 10.72 hectares (± 26.49 acres) of Municipal Reserve owing is to be deferred by Caveat to the remainder land within Lot 1, Block 2, Plan 1113277, NE-01-26-29-W04M, pursuant to Section 669 of the *Municipal Government Act*.
- b) The existing Deferred Reserve Caveat (191 021 862) shall be discharged and replaced with the new one above.

Payments and Levies

16. The Owner shall pay the Transportation Off-Site Levy in accordance with the Transportation Off-Site Bylaw C-8007-2020. The County shall calculate the total owing for:
 - a) the total gross acreage of Lot 1 and the internal road, as shown on the Plan of Survey.
17. The Owner shall pay the Water and Wastewater Off-Site Levy in accordance with Bylaw C-8009-2020 for Lot 1.
 - a) If required, the Owner shall enter into any related agreements for payment of the Water and Wastewater Off-Site Levy for the subject lands.
18. The Owner shall pay the County Subdivision Endorsement fee, in accordance with the Master Rates Bylaw, for the creation of one (1) new lot.

Taxes

19. All taxes owing up to and including the year in which subdivision is to be registered are to be paid to Rocky View County prior to signing the final documents pursuant to Section 654(1) of the *Municipal Government Act*.

D. SUBDIVISION AUTHORITY DIRECTION:

1. Prior to final endorsement of the subdivision, the Planning Department is directed to present the Applicant/Owners with a Voluntary Recreation Contribution Form and ask them if they will contribute to the Fund in accordance with the contributions prescribed in the Master Rates Bylaw.