

Interim Regional Evaluation Framework (IREF) CMRB Administration Recommendation	
Member Municipality	Rocky View County
Application Name	Balzac East Area Structure Plan (Amendment)
IREF Application Number	2021-15
Type of Application	Area Structure Plan Amendment
Municipality Bylaw #	C-8173-2021
Date of Complete Application	July 29, 2021
Date Application Circulated	July 29, 2021
Date of CMRB Administration Recommendation	August 31, 2021
CMRB Recommendation	
That the Board APPROVE IREF Application 2021-15, the Rocky View County Balzac East Area Structure Plan amendment, with an advisement.	
<ul style="list-style-type: none"> • IREF Application 2021-15 is for a proposed amendment to the Balzac East Area Structure Plan (Balzac East ASP). The Balzac East ASP was approved by Rocky View County in 2000. • The proposed amendment would add Special Development Area #6 to the ASP to provide for the proposed Alta Vista Landing development. • Special Development Area #6 includes 188 hectares (465 acres) of land and allows for the development of commercial and light industrial uses that cater to businesses requiring medium to large sizes parcels. The proposed amendment provides for no residential development. • Special Development Area #6 is planned to be compatible with existing uses on the adjacent Rocky View County Campus and higher intensity industrial land uses to the south. • All development in Special Development Area #6 will be required to connect to the existing Rocky View County East water and wastewater servicing system or enter into a Deferred Services Agreement if these are not immediately available. • As noted in RVC's IREF Applications, technical studies and impact assessments have been completed that address regional corridors and provide mitigation measures to address identified potential adverse impacts. • The third-party consultant review, completed by Lovatt Planning Consultants, found the application to be consistent with the Interim Growth Plan (IGP) and the IREF. • CMRB Administration finds IREF Application 2021-15 to be consistent with the principles and policies of the IGP and Section 6.0 of the IREF and recommends the application for approval. 	
Attachment	
<ul style="list-style-type: none"> • Third-Party Consultant Review, Lovatt Planning Consultants 	

1.0 Background

Rocky View County has submitted an Interim Regional Evaluation Framework (IREF) application for an amendment to the Balzac East Area Structure Plan (Balzac East ASP). The proposed Amendment is Rocky View County Bylaw C-8173-2021.

The Balzac East ASP amendment was submitted to the CMRB through IREF under Section 4.1(c) which requires municipalities to refer “All amendments to MDPs, IDPs, ARPs and ASPs proposing employment areas and/or 50 or more new dwelling units” to the Board. The Balzac East ASP amendment provides a framework for the development of an additional 188 hectares (465 acres) of business industrial uses.

CMRB Administration notified CMRB members of IREF Application 2021-15 on July 29, 2021.

2.0 Third Party Evaluation

CMRB Administration retained Lovatt Planning Consultants to evaluate the application with respect to the IREF requirements. The Lovatt Planning Consultants evaluation (attached) reviewed the proposed Balzac East ASP Amendment in relation to the objectives of the IGP and the evaluation criteria of the IREF. Lovatt Planning Consultants found IREF Application 2021-15 to be generally consistent with the objectives of the IGP and IREF.

3.0 CMRB Administration Comments

3.1 Consistency with the IGP and IREF

As outlined in Rocky View County’s submission and the third-party review, and in consideration of its own review of IREF 2021-15 application materials, CMRB Administration finds IREF Application 2021-15 to be generally consistent with the objectives of the IGP and IREF.

3.2 Integration of Land Use and Servicing

The proposed Balzac East ASP amendment has been submitted to provide a planning framework for additional business industrial development within the Balzac East ASP plan area, denoted as Special Development Area #6 within the proposed amendment.

As described in the IREF Alignment Statement submitted by Rocky View County, “several technical studies demonstrate the feasibility of the proposal and provide a framework for its policies” (see page 1). These studies include:

- Servicing Strategy (Water and Wastewater); WSP Canada Inc. (April 12, 2021)
- Stormwater Management Plan; WSP Canada Inc. (April 21, 2021)
- Transportation Impact Assessment; WSP Canada Inc. (April 16, 2021)
- Biophysical Impact Assessment; WSP Canada Inc. (February, 2021)
- Environmental Impact Assessment; WSP Canada Inc. (February, 2021)

- Historical Resources Overview; WSP Canada Inc. (January, 2021)

Overviews of the studies and their recommendations can be found in the Rocky View County Council Report dated June 29 (see pages 11 to 14).

The proposed development makes efficient use of the existing Rocky View County infrastructure currently servicing the Balzac East area. Special Development Area #6 is contiguous with surrounding existing or planned employment centres, including the Rocky View Campus to the west and High Plains Industrial Park to the south.

- All development in Special Development Area #6 will be required to connect to the existing Rocky View County East water and wastewater servicing system or enter into a Deferred Services Agreement if these are not immediately available.
- The development is planned to locate business and industrial development uses near existing regionally significant transportation corridors (Queen Elizabeth II Highway and Highway 566). The developer has completed a Transportation Impact Assessment which has been reviewed by Alberta Transportation. Policies in Section 6.0 (Infrastructure) of the Balzac East and several policies within the proposed amendment (specifically 4.3.1 c) are intended to address potential adverse impacts on regionally significant mobility corridors.
- The proposed development would be serviced by the existing Balzac Fire Hall.

The proposed amendment includes a policy requirement for future transit delivery service. As noted by Rocky View County in the IREF Alignment Statement, “given the contiguous nature of the development with surrounding employment centres, the Plan will be able to connect to existing and/or planned transit, in the future. Policy 4.7.6 (f) specifically requires accommodation for future transit services to and through the expansion area. Policies support on-going discussions at the intermunicipal level and provide opportunities for future collaboration and provision of transit as part of subsequent development and application processes (e.g. subdivision)” (see pages 13-14 of the IREF Alignment Statement).

3.3 Demonstration of Collaboration to Coordinate (IGP Policy 3.2.2)

Section 3.2.2 of the IGP requires, at a minimum, that municipalities “demonstrate collaboration to coordinate” on new Area Structure Plans or amendments to existing Area Structure Plans within 1.6 km of a neighbouring municipal boundary or an agreed upon notification area between member municipalities. As noted in the IREF Alignment Statement provided by Rocky View County, “collaboration has taken place with the City of Calgary, through a structured engagement process, and circulation and review of technical studies and planning documents and discussions. Although the proposed expansion area is outside the Rocky View/City of Calgary Intermunicipal Development Plan policy and notification areas, the Plan was circulated to the City of Calgary as portions of the existing Balzac East ASP are within these areas” (see page 5 of the Rocky View County IREF Alignment Statement).

The City of Calgary provided comments about transportation impacts, transit, and stormwater management in a letter to Rocky View County Administration, dated June 3,

2021, which was included in the County's June 29 Council Report (see RVC Council Report page 10-11). As noted in Rocky View County IREF Alignment statement, "circulation comments were provided by the City of Calgary and the comments were reviewed, responded to, and incorporated into the amendment document and technical studies, where appropriate. Specifically, Policy 4.7.6 (f) was incorporated to address comments related to future transit service within the Plan area. Existing policies in section 7.0 of the Balzac East ASP support on-going collaboration with the City of Calgary as part of subsequent implementation/application activities" (see page 5 of the Rocky View County IREF Alignment Statement).

4.0 Recommendation

That the Board **APPROVE** IREF Application 2021-15, the Rocky View County Balzac East Area Structure Plan Amendment, with the following advisement:

1. As stated in policy 3.1.12.1 of the Board-approved Growth Plan, "Area Structure Plans and Area Redevelopment Plans and amendments to Area Structure Plans and Area Redevelopment Plans submitted to the CMRB after approval of the Growth Plan by the Board and before the Growth Plan is approved by the Minister shall be brought into alignment with the Growth Plan within one year of approval of the Growth Plan by the Board."
2. As stated in Policy 3.1.12.2 of the Board-approved Growth Plan, "If a member municipality determines that a Regionally Significant amendment is required to bring an Existing Area Structure Plan or an Existing Area Redevelopment Plan into alignment with the Growth Plan, the amendment shall be referred to the Board for approval through Regional Evaluation Framework."

This IREF approval recommendation for 2021-15 does not remove or supersede the requirement for the Rocky View County Balzac East Area Structure Plan Amendment to comply with policies 3.1.12.1 and 3.1.12.2 of the Growth Plan by May 21, 2022.



9711 - 141 Street, Edmonton, Alberta T5N 2M5 Phone: (780)970-8326

August 9, 2021

sent by email

**Jordon Copping,
Chief Officer
Calgary Metropolitan Region Board
305, 602 11 Ave SW
Calgary, Alberta T2R 1J8**

Dear Mr. Copping:

Reference: **IREF 2021-15**
Statutory Plan Evaluation for Rocky View County
East Balzac Area Structure Plan Amendment

The proposed East Balzac Area Structure Plan Amendment is consistent with the objectives of the Calgary Metropolitan Region Interim Growth Plan being schedule A to Ministerial Order MSL 091/18.

Attached is our Third Party Consultant Evaluation report for the captioned statutory plan referral from Rocky View County.

Sincerely,
LOVATT PLANNING CONSULTANTS Inc.

A handwritten signature in blue ink, appearing to read 'O. Lovatt', is written over a light blue horizontal line.

O. Lovatt, RPP, MCIP
Principal

Attachment: IREF 2021-15

Interim Regional Evaluation Framework (IREF) Third Part Review

Member Municipality	Rocky View County
Application Name	East Balzac Area Structure Plan Amendment
IREF Number	2021-15
Type of Application	Area Structure Plan Amendment
Municipality Bylaw #	C-8173-2021
Date of Application	July 28, 2021
Date of Third-Party Review Report	August 9, 2021

Findings

That the Rocky View County East Balzac Area Structure Plan is consistent with the Interim Growth Plan MSL: 091/18.

Summary of Review

- Rocky View County has submitted an application to approve the East Balzac Area Structure Plan (ASP) amendment to the Calgary Metropolitan Region Board (CMRB) for an Interim Regional Evaluation Framework (“IREF”) review.
- The proposed ASP Amendment adds 188.2 hectares (465 acres) to the north east corner of the existing Balzac East Plan area. Designated as Special Development Area 6 (SDA#6) the “L” shaped amendment area is bounded on: the south by Highway 566; on the east by Range Road 290; on the north by agricultural development; and, on the west by Range Road 291. The Rocky View County Campus is located adjacent to the west boundary of the Amendment area. *A comprehensive conceptual scheme for all 465 acres has been submitted and is in processing.*
- The ASP Amendment is classified as an Expansion of Settlement Area which is defined as a development type in the Interim Growth Plan (IGP).
- The proposed ASP amendment updates four of the 15 figures and adds a new policy section (4.7.6) outlining the expectations and regulations for SDA#6. *SDA#6 is considered to be suitable for industrial and business uses requiring medium to large sized lots.*
- *The ASP Amendment area is ideally situated along a major transportation corridor and can easily be connected to the County’s existing infrastructure and therefore aligns with the County’s Strategic Plan for responsible growth.*
- Potable water service is to be provided from the existing Rocky View County system.
- Wastewater treatment is proposed to connect to the East Balzac Wastewater Transmission Main and Balzac East Lift Stations.
- Stormwater is to be mitigated through the use of low impact development design principles prior to any off site release.
- The evaluation found that the proposed East Balzac ASP amendment is **consistent** with the CMRB Interim Growth Plan.

Review Prepared by

Lovatt Planning Consultants Inc.

3.2 Region-wide Policies

<p>3.2.1 Principles, Objectives, and Policies</p>	<p>Principle 1: Promote the Integration and Efficient Use of Regional Infrastructure:</p> <ul style="list-style-type: none"> Proposed water and sanitary wastewater services are integrated with existing municipal infrastructure. <i>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.</i> <p>Principle 2: Protect Water Quality and Promote Water Conservation</p> <ul style="list-style-type: none"> Existing East Balzac ASP policies deal with water quality and conservation. These policies will apply to the proposed Amendment. The ASP Amendment requires that Conceptual Schemes include storm water management plans that <i>incorporates innovative concepts.</i> <p>Principle 3: Encourage Efficient Growth and Strong and Sustainable Communities</p> <ul style="list-style-type: none"> The amendment site is not suitable for residential development relative to a sour gas facility setback as shown in the existing ASP. As well, the location adjacent to Highway 566 and like uses to the south and west suggest that the light industrial and business uses being proposed are appropriate.
<p>3.2.2 Demonstrate collaboration to coordinate with other member municipalities</p>	<ul style="list-style-type: none"> The addition of a policy to include transit planning and monitoring as part of SDA#6 Conceptual Scheme requirements is in response to a suggestion from the City of Calgary. The existing ASP includes both general and targeted intermunicipal policies.
<p>3.2.3 Water, wetlands and storm water</p>	<ul style="list-style-type: none"> A storm water management plan is a Conceptual Scheme requirement. Existing ASP business use policy restricts the use of potable water for outside irrigation promoting the use of retained storm water as a substitute. Wetlands are evident on the site and will be incorporated into the management of storm water. Storm water will be managed on-site to the greatest extent possible with releases into the regulated Nose Creek Water Shed Management Plan area as per the existing ASP.

3.3 Flood Prone Areas	
3.3.1 Development in the floodways	<ul style="list-style-type: none"> • Not applicable.
3.3.2 Flood protection in flood fringe areas	<ul style="list-style-type: none"> • Not applicable.
3.4 Development Types	
3.4.1 Intensification and Infill Development	
3.4.1.1 Intensification and Infill in existing settlement areas in cities, towns, and villages	<ul style="list-style-type: none"> • Not applicable.
3.4.1.2 Intensification and Infill of existing settlement areas in hamlets and other unincorporated urban communities within rural municipalities shall be planned and developed:	<ul style="list-style-type: none"> • Not applicable.
3.4.2 Expansion of Settlement Areas	
3.4.2.1 Expansion of settlement areas in a contiguous pattern	<ul style="list-style-type: none"> • The ASP amendment area is an appropriate extension of existing business light industrial use given the adjacent Rocky View County Campus and Highway 566. • Municipal sanitary and water services are available and will be delineated as part of the required Conceptual Scheme.

<p>3.4.2.2 Expansion of settlement areas with 500 or greater new dwelling units</p>	<ul style="list-style-type: none"> • Not applicable.
<p>3.4.2.3 Rationale for expansion of settlement areas that do not meet all components of Policy 3.4.2.1 and 3.4.2.2</p>	<ul style="list-style-type: none"> • Not applicable.
<p>3.4.3 New Freestanding Settlement Areas</p>	
<p>3.4.3.1 New freestanding settlement areas</p>	<ul style="list-style-type: none"> • Not applicable.
<p>3.4.3.2 New freestanding settlement areas with 500 or greater new dwelling units</p>	<ul style="list-style-type: none"> • Not applicable.
<p>3.4.3.3 Rationale for new freestanding settlement areas with 500 or greater new dwelling units that do not meet all components of Policy 3.4.3.2</p>	<ul style="list-style-type: none"> • Not applicable.
<p>3.4.4 Country Residential Development</p>	
<p>3.4.4 Country Residential Development</p>	<ul style="list-style-type: none"> • Not applicable.

3.4.5 Employment Areas	
3.4.5.1 Employment areas	<ul style="list-style-type: none"> • The 188.2 hectares of business light industrial uses proposed for the ASP amendment area will create opportunities for permanent jobs. • The feasibility of transit services shall be considered as part of any Local Plan. Roadway standards must also consider potential transit service.
3.4.5.2 Connections to transit stations and corridors	<ul style="list-style-type: none"> • The proposed ASP amendment requires that Local Plans <i>shall consider the accommodation of future transit services to and through the area.</i>
3.5 Regional Corridors	
3.5.1.1 Mobility Corridors	<ul style="list-style-type: none"> • Highway 566 is shown as a Level 3 Highway and future high load/overweight corridor in the IGP. • ASP amendment road widening requirements for SDA#6 acknowledge the Highway 566 Functional Planning Study. • The ASP amendment proposes Municipal Reserve be used for linear trails. As well transit may be feasible as growth permits.
3.5.2.1 Transmission Corridors	<ul style="list-style-type: none"> • No regionally significant transmission corridors exist within the proposed Amendment area.