

Interim Regional Evaluation Framework

Balzac East ASP Amendment

IREF Section 6.0 – Evaluation Criteria

The amendments proposed to the Balzac East Area Structure Plan (ASP) are to expand the boundary to include 465 acres of land located at the northeast corner of Range Road 291 and Highway 566, including the NE, SE, and SW portions of Section 13, Township 26, Range 29, W4M.

The statement below has been prepared to address alignment of the proposed Balzac East ASP amendment with the Interim Growth Plan. Due to the site-specific nature of the proposed ASP amendments, not all IREF criteria are applicable (identified below).

An important consideration when assessing the Balzac East ASP amendment is that the amendments are limited in scope and effect. Much of the alignment with the Interim Growth Plan is accomplished through the policies of the existing ASP as well as requirements to be implemented at future planning stages. Existing policies continue to appropriately guide all remaining lands within the ASP with respect to land use, transportation, protection of the natural environment, community design, and utility service requirements.

Several technical studies demonstrate the feasibility of the proposal and provide a framework for its policies. These documents demonstrate that the land use strategy within the Plan is feasible, and that it aligns with the IGP's vision for sustainable growth in the region.

- 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)

3.2 Region Wide Policies	
3.2.1 Did the proposed statutory plan or existing statutory plan amendment address the Principles, Objectives, and Polices of the IGP?	
Principle 1: Promote the Integration and Efficient Use of Regional Infrastructure	
Objectives:	
a. Promote the integration of land-use and infrastructure planning	<p>The land use strategy (Section 4) implements the vision for the existing Balzac East ASP by detailing the physical organization of land uses in the Plan area. The proposed land use strategy does not contemplate residential development.</p> <p>The ASP Amendment area proposes business uses that are complementary with proposed development within the existing Balzac East ASP, offering a range of industrial and commercial uses.</p> <p>Policies that inform the hard infrastructure planning required to support the land use strategy are identified in Section 6.0 (Infrastructure).</p> <p>Soft services are guided by Section 5.0 (Natural Environment) and Section 6.8 (Emergency Services).</p>
b. Optimize the use of existing infrastructure when accommodating growth	<p>The ASP amendment directs that the proposal would connect to existing regionally significant transportation networks that support higher land use intensity. With respect to servicing, proposed development would connect to the existing Rocky View County East water and sanitary regional infrastructure network.</p> <p>Supporting technical studies have been prepared to outline how the development concept meets relevant municipal and provincial requirements for these infrastructure networks and have been reviewed by Rocky View County and Alberta Transportation accordingly. Policies that inform the hard infrastructure planning required to support the land use strategy are identified in Section 6 of the ASP amendment.</p>
c. Encourage higher densities, greater intensity of use, the provision of community nodes, and the leveraging of transit service, where applicable	<p>The proposed land use strategy does not contemplate residential development. Greater intensity of uses are achieved through the proposed land use strategy. Community notes will be further contemplated through subsequent planning with consideration of existing developments in the area. Policy 4.7.6 (f) within the ASP amendment accommodates future transit connections to, and through, the proposed</p>

	development, and more broadly, Policy 6.2.5 a) requires that as growth occurs in the Balzac East area, the Municipality will monitor the need for public transit services. The County will continue to evaluate and plan for possible transit opportunities within the wider ASP area, in accordance with demand.
d. Protect the function of regionally significant mobility and transmission corridors	The proposal protects the function of regionally significant mobility (Queen Elizabeth II Highway and Highway 566) and transmission corridors through the proposal's road layout and site design that avoids the potential for impact. Specifically, Policies 6.2.1 and 6.2.2 support protection of these corridors.
Principle 2: Protect Water Quality and Promote Water Conservation	
Objectives	
a. Manage the risks to water quality, quantity, and drinking water sources in accordance with federal and provincial legislation and regulation	<p>The ASP amendment and supporting technical studies demonstrate that water quality, quantity, and drinking water sources would be managed and protected in accordance with federal and provincial legislation within the proposed area.</p> <p>Policies (noted below) promoting water conservation practices, through the use of on-site stormwater retention, treatment and irrigation, and recognize the importance of ecological systems within the region by undertaking biophysical and environmental assessments. Policy 4.7.6 l) requires that at local plan stage, a storm water management plan must be prepared that incorporates innovative concepts including wet pond features, roof top catchment, irrigation or fire protection sources and other engineering solutions.</p>
b. Promote water conservation practices	<p>Policy 4.7.6 l) requires that at local plan stage, a storm water management plan must be prepared that incorporates innovative concepts including wet pond features, roof top catchment, irrigation or fire protection sources and other engineering solutions.</p> <p>Policy 4.4.3 m) encourages water conservation and sets requirements around water conservation requirements within the Plan area at local plan stage in accordance with County policies and standards.</p> <p>Policies 6.5.1 (f) promote the use of water conservation methods for all future development.</p>

c. Recognize the importance of ecological systems within the Region	Biophysical and Environmental Impact Assessments have been undertaken in accordance with County standards and would be validated through further assessment at local plan stage. Section 5.0 (Natural Environment) sets policy around protection of the natural environment, stormwater management within the Nose Creek Drainage area, historic, archeological and geological features.
d. Prohibit new development in the floodway	The proposal is not within close proximity to any floodway or flood fringe.
Principle 3: Encourage Efficient Growth and Strong and Sustainable Communities	
a. Promote the efficient use of land and cost-effective development	The ASP amendment ensures an efficient use of land and fiscally sound approach in adjoining existing and planned developments and infrastructure. The proposal promotes the continuation of the industrial scale and form found in the existing business area, and the enabling of future uses that include community services and facilities within the commercial areas.
b. Recognize and complement the Region's diverse community visions and desired scale of development	The ASP amendment recognizes and compliments' the Region's goals around employment, fiscal responsibility and diversification of uses through the expansion of an existing, successful regional business centre that adds to the County's diverse employment base.
c. Ensure settlement areas are planned and designed to encourage higher densities, appropriate to the local scale and context	The proposal does not contain a settlement area.
d. Plan for community nodes with a mix of uses and a range of housing types, mobility choices, including transit (where viable), and community services and facilities, where and as appropriate to the local scale and context	<p>The ASP provides for a mix of residential, commercial, industrial and institutional uses within the broader land use strategy (Section 4.0 Land Use Strategy).</p> <p>Community Services (Section 4.5) and Transit (Section 6.2.5) are planned within the ASP as noted above, with specific direction on transit connections with the expansion area, as noted in Policy 4.7.6 (f).</p>

<p>e. Ensure the provision or coordination of community services and facilities</p>	<p>Section 5.6 (Open Space, Recreation and Public Land) provides policies to direct future reserve dedications, school sites, provision of recreation and trails within the Plan area. Further, immediately adjacent lands to the west are included within the Rocky View County Campus Master Site Development Plan which provides for the existing Municipal Campus and offers a range of additional compatible uses, both public and private, that could locate on the site. Additional public uses anticipated on the municipal campus include a library, wellness and medical services, schools, religious assembly, performing arts, research facilities and other government uses.</p>
<p>3.2.2 Demonstrate collaboration to coordinate with other member municipalities</p>	
<p>Did the municipality collaborate to coordinate planning for land use, infrastructure, and service provision with other member municipalities?</p> <ul style="list-style-type: none"> • where appropriate • within 1.6 km of the boundaries of the new area structure plan ...; • Is the coordination demonstrated through processes, and/or instruments ...? 	<p>Yes.</p> <p>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. 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.</p>
<p>3.2.3 Water, wetlands and stormwater</p>	
<p>Does the proposed statutory plan ...:</p>	
<ul style="list-style-type: none"> • Protect source water quality and quantity in accordance with federal and provincial legislation 	<p>Yes. Water conservation, source water quality and effective stormwater management are addressed through Sections 5 and 6 (Natural Environment and Infrastructure) and as discussed above in response to Principle 2.</p>

<p>and regulation, promote water conservation, and incorporate effective stormwater management;</p>	
<ul style="list-style-type: none"> Adhere to the provincially identified wetland classification system, and incorporate measures to minimize and mitigate adverse impacts on wetlands; 	<p>Yes. The Biophysical Impact Assessment and Phase 1 Environmental Site Assessment utilized the provincially recognized Alberta Wetland Classification System. Mitigation measures are provided in these reports. Waterbody mitigation and recommendations for waterbodies will be provided within the Wetland Assessment and Impact Report within in Water Act application. Water quality and quantity has been considered in alignment and accordance with federal and provincial legislation and regulation including the Water Act, Public Lands Act, and Environmental Protection and Enhancement Act.</p>
<ul style="list-style-type: none"> Address Regional Corridors Policies 3.5.1.1, and 3.5.2.1 of the IGP, if applicable; and 	<p>Yes.</p> <p>A Traffic Impact Assessment has been completed which addresses regional corridors, as appropriate; and provides mitigation measures to address identified potential adverse impacts on existing or planned regional infrastructure, and regionally significant corridors per policy 4.7.6 (e and l), 6.2.1 and 6.2.2. Detailed design and refinement will be prepared at subdivision stage in accordance with policy 4.7.6 (l).</p>
<ul style="list-style-type: none"> Provide mitigation measures and policies to address identified adverse impacts on existing or planned regional infrastructure, regionally significant corridors, and community services and facilities? 	<p>Yes.</p> <p>See below for a discussion of 3.5.1.1, and 3.5.2.1.</p> <p>The proposed amendment provides no residential development with respect to adverse impact to community services and facilities; however, Section 6.8 of the existing Balzac East ASP provides policies for provision of protective services.</p> <p>The Recreation and Parks Master Plan (adopted 2021) also provides detailed guidance on the planning of community services and facilities, including intermunicipal partnerships. Policies within Section 7.0 of the ASP provide for further consideration of cross boundary impacts on infrastructure and provides for appropriate mechanisms to be implemented at future planning stages.</p>
<p>3.3 Flood Prone Areas</p>	
<p>3.3.1 Development in floodways</p>	

<p>Does the proposed statutory plan protect provincially identified floodways from development (excepting uses with no permanent buildings, such as natural areas, outdoor recreation, parks, roads, bridges, utilities, aggregate extraction, and flood mitigation measures) for the following development types:</p> <ul style="list-style-type: none"> • Expansion of settlement areas; • New freestanding communities; • New country residential development areas; and • New employment areas? 	<p>The proposal is not within close proximity to any floodway or flood fringe.</p>
<p>3.3.2 Flood protection in flood fringe areas</p>	
<p>Does the proposed statutory plan apply to lands that will result in development in a provincially identified flood fringe area?</p> <p>If so, does the proposed statutory plan include flood protection measures to mitigate risk at the 1:100-year flood event level?</p>	<p>Not applicable.</p> <p>The proposal is not within close proximity to any floodway or flood fringe.</p>
<p>3.4.1 Intensification and Infill Development</p>	
<p>3.4.1.1 Intensification and Infill in existing settlement areas in cities, towns, and villages</p>	
<p>Does the proposed statutory plan apply to lands within a city, town or village?</p>	<p>Not applicable.</p>
<p>3.4.1.2 Intensification and Infill of existing settlement areas in hamlets and other unincorporated urban communities within rural municipalities</p>	

Does the proposed statutory plan apply to lands within an existing settlement area in a hamlet or other unincorporated urban community within a rural municipality?	Not applicable.
3.4.2 Expansion of Settlement Areas	
3.4.2.1 Expansion of settlement areas in a contiguous pattern	
Does the proposed statutory plan apply to lands adjacent to an existing built-up or previously planned settlement area? If so, does the statutory plan or existing statutory plan amendment:	Not applicable.
<ul style="list-style-type: none"> Plan for and result in development in a contiguous pattern; 	
<ul style="list-style-type: none"> Provide for a mix of uses; 	
<ul style="list-style-type: none"> Provide access to a community node(s), planned at a scale appropriate to the development; 	
<ul style="list-style-type: none"> Make efficient and cost-effective use of existing and planned infrastructure through agreements with service providers and connect to municipally owned, or franchised water and wastewater services; and 	
<ul style="list-style-type: none"> Provide access to community services and facilities, or make efficient and cost-effective use of existing and planned community services and 	

<p>facilities through applicable municipal agreements with service providers at the appropriate time, where appropriate?</p>	
<p>3.4.2.2 Expansion of settlement areas with 500 or greater new dwelling units</p>	
<p>Does the proposed statutory plan apply to lands adjacent to an existing built-up or previously planned settlement area, that will result in 500 or greater new dwelling units?</p> <p>If so, does the statutory plan or existing statutory plan amendment:</p>	<p>Not applicable.</p>
<ul style="list-style-type: none"> • Comply with all components of Policy 3.4.2.1 of the IGP (above); 	
<ul style="list-style-type: none"> • Provide employment uses, and community services and facilities; 	
<ul style="list-style-type: none"> • Provide access to community node(s) located in proximity to existing, planned and/or future transit; 	
<ul style="list-style-type: none"> • Connect to existing, planned and/or future local and/or regional transit and active transportation networks; 	
<ul style="list-style-type: none"> • Provide for a range of housing forms and options? 	
<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>	

<p>Did the applicant municipality provide rationale for expansion of a settlement area that does not comply with all components of Policy 3.4.2.1 and 3.4.2.2? If so, does the proposed statutory plan provide a rationale</p>	<p>Not applicable.</p>
<p>3.4.2.1 Expansion of settlement areas in a contiguous pattern</p>	
<p>Does the proposed statutory plan apply to lands adjacent to an existing built-up or previously planned settlement area? If so, does the statutory plan or existing statutory plan amendment:</p>	<p>Not applicable.</p>
<ul style="list-style-type: none"> • Plan for and result in development in a contiguous pattern; 	
<ul style="list-style-type: none"> • Provide for a mix of uses; 	
<ul style="list-style-type: none"> • Provide access to a community node(s), planned at a scale appropriate to the development; 	
<ul style="list-style-type: none"> • Make efficient and cost-effective use of existing and planned infrastructure through agreements with service providers and connect to municipally owned, or franchised water and wastewater services; and 	
<ul style="list-style-type: none"> • Provide access to community services and facilities, or make efficient and cost-effective use of existing and planned community services and facilities through applicable municipal 	

<p>agreements with service providers at the appropriate time, where appropriate?</p>	
<p>3.4.2.2 Expansion of settlement areas with 500 or greater new dwelling units</p>	
<p>Does the proposed statutory plan apply to lands adjacent to an existing built-up or previously planned settlement area, that will result in 500 or greater new dwelling units?</p> <p>If so, does the statutory plan or existing statutory plan amendment:</p>	<p>Not applicable.</p>
<ul style="list-style-type: none"> • Comply with all components of Policy 3.4.2.1 of the IGP (above); 	
<ul style="list-style-type: none"> • Provide employment uses, and community services and facilities; 	
<ul style="list-style-type: none"> • Provide access to community node(s) located in proximity to existing, planned and/or future transit; 	
<ul style="list-style-type: none"> • Connect to existing, planned and/or future local and/or regional transit and active transportation networks; 	
<ul style="list-style-type: none"> • Provide for a range of housing forms and options? 	
<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>	

<p>Did the applicant municipality provide rationale for expansion of a settlement area that does not comply with all components of Policy 3.4.2.1 and 3.4.2.2? If so, does the proposed statutory plan provide a rationale</p>	<p>Not applicable.</p>
<ul style="list-style-type: none"> • Policy 3.4.2.1 b) of the IGP to address why it is not achievable or appropriate in the local scale and context; 	
<ul style="list-style-type: none"> • Policy 3.4.2.1 c) of the IGP to address why it is not achievable or appropriate in the local scale and context; 	
<ul style="list-style-type: none"> • Policy 3.4.2.2 a) of the IGP to address why it is not achievable or appropriate in the local scale and context; 	
<ul style="list-style-type: none"> • Policy 3.4.2.2 b) of the IGP to address why it is not achievable or appropriate in the local scale and context; 	
<ul style="list-style-type: none"> • Policy 3.4.2.2 c) of the IGP to address why it is not achievable or appropriate in the local scale and context? 	
<p>3.4.3 New Freestanding Settlement Areas</p>	
<p>3.4.3.1 New freestanding settlement areas</p>	
<p>Does the proposed statutory plan apply to lands that are not contiguous to existing built or planned settlement areas?</p>	<p>Not applicable.</p>

3.4.3.2 New freestanding settlement areas with 500 or greater new dwelling units	
Does the proposed statutory plan apply to lands that are not contiguous to existing built-up or planned settlement areas, and will result in 500 or greater new dwelling units?	Not applicable.
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	
Did the applicant municipality provide rationale for a new free standing settlement area that will result in 500 or greater new dwelling units that does not comply with all components of Policy 3.4.3.2?	Not applicable.
3.4.4 Country Residential Development	
Does a proposal for new country residential areas, cluster country residential development, or infill and densification of an existing country residential area result in development of 50 new dwelling units or greater? If so, does the proposed development:	Not applicable.
<ul style="list-style-type: none"> • Comply with all applicable components of Regionwide policies 3.2.1, 3.2.2, and 3.2.3 of the IGP; 	
<ul style="list-style-type: none"> • Comply with Flood Prone Areas Policy 3.3.1 and 3.3.2 of the IGP, if applicable; 	
<ul style="list-style-type: none"> • Comply with Regional Corridors Policies 3.5.1.1, and 3.5.2.1 of the IGP, if applicable? 	

3.4.5 Employment Areas	
3.4.5.1 New employment areas	
<p>Does the proposed statutory plan apply to lands that will result in development of a new employment area?</p> <p>If so, does the proposed statutory plan</p> <ul style="list-style-type: none"> • Make efficient and cost-effective use of existing and planned infrastructure and services? 	<p>Yes. Employment Areas within the proposal have been developed to make an efficient and cost-effective use of existing and planned infrastructure and services, including transportation links to surrounding similar land uses as identified in Section 4.7.6.</p> <p>The ASP amendment proposes an expansion to an existing employment area. This employment area is consistent with the policies of the County’s adopted MDP (Policies 14.0), which support the provision of existing Regional Business Centres. In addition, Policy 14.3 encourages the infilling or intensification of existing business areas and hamlet main streets to complement other businesses, maximize the use of existing infrastructure, minimize land use conflicts with agriculture uses, and minimize the amount of traffic being drawn into rural areas.</p> <p>Yes. Expansion of development around the existing Balzac East ASP makes use of existing infrastructure including:</p> <ul style="list-style-type: none"> • Highway 2, • Highway 566, • Existing utilities (East Rocky View Water/Wastewater Facilities), • Balzac Fire Station operated by the County.
3.4.5.2 Connections to transit stations and corridors	
<p>Does the proposed statutory plan for development result in a new employment area:</p> <ul style="list-style-type: none"> • Plan for connections to existing and/or planned transit where appropriate? 	<p>Yes (see above).</p> <p>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</p>

	of transit as part of subsequent development and application processes (e.g. subdivision).
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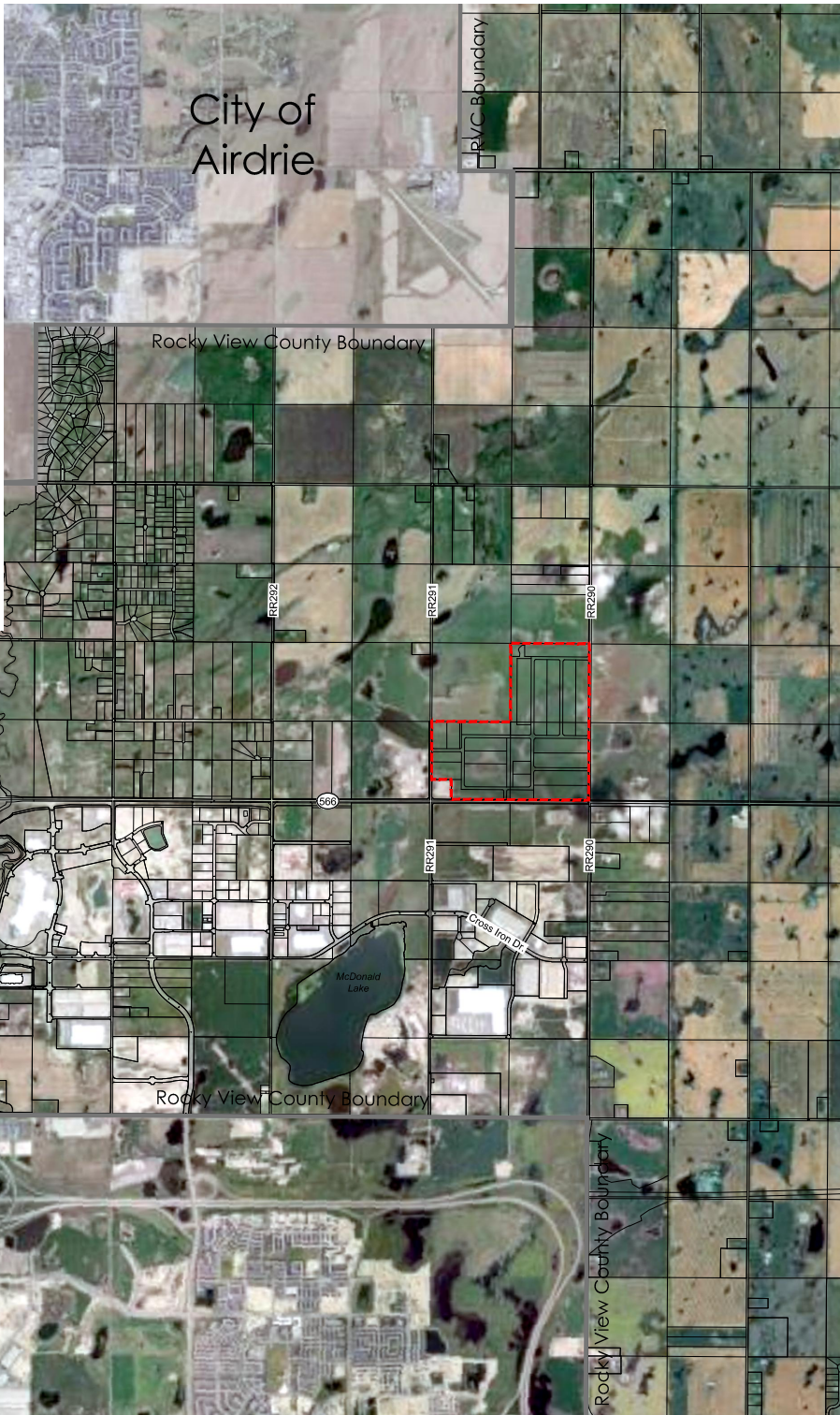
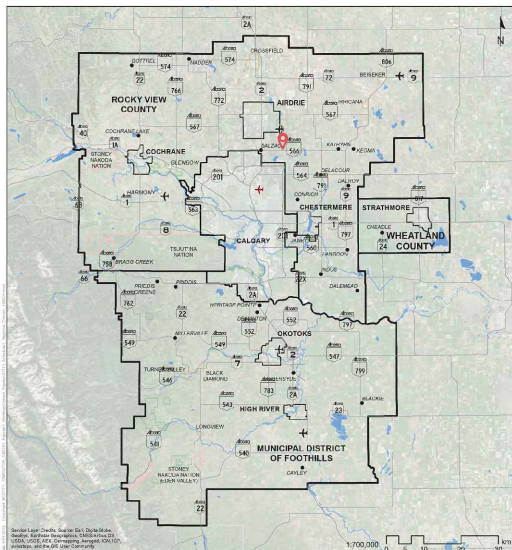
3.5 Regional Corridors

3.5.1.1 Mobility corridors

<p>Is the proposed statutory plan for lands within 1.6 kilometres of a regionally significant mobility corridor identified on Schedule 3 and/or 4 of the IGP?</p> <p>If so, does the proposed statutory plan</p>	<p>Yes.</p>
<ul style="list-style-type: none"> Identify the mobility corridor on maps; 	<p>See Figure 5: Infrastructure and Supplemental Mapping included in the submission package.</p>
<ul style="list-style-type: none"> Demonstrate that the proposed land-use, built form and density optimizes the proximity and adjacency to regionally significant mobility corridors; 	<p>The Plan borders Township Road 556 in Rocky View county. An extensive transportation study has been undertaken and demonstrates that the proposal will optimize the use the land and mitigate (through site design) any identified potential adverse impacts.</p> <p>Highway 566 is located immediately adjacent (within the specified 1.6 km requirement) to the proposed expansion area and is identified in multiple figures throughout the ASP document. Policy 4.7.6 (e) requires that all future connections and road widening shall be in accordance with Alberta Transportation’s Highway 566 Functional Planning Study.</p> <p>An additional figure called “CMRB – Mobility Corridors” has been provided as an attachment which identifies all regionally significant mobility corridors within a 1.6km radius of the site.</p>
<ul style="list-style-type: none"> Provide mitigation measures and policies to address identified/potential adverse impacts on regionally significant mobility corridors? 	<p>A Transportation Impact Assessment has been prepared to support the ASP amendment.</p> <p>Policies in Section 6.0 (Infrastructure) and specifically 4.3.1 c) are intended to address potential adverse impacts on regionally significant mobility corridors. These policies require adherence to Alberta Transportation policies and regulations, protect future required right-of-ways, limit new approaches onto the Highway, entranceway and design considerations</p>

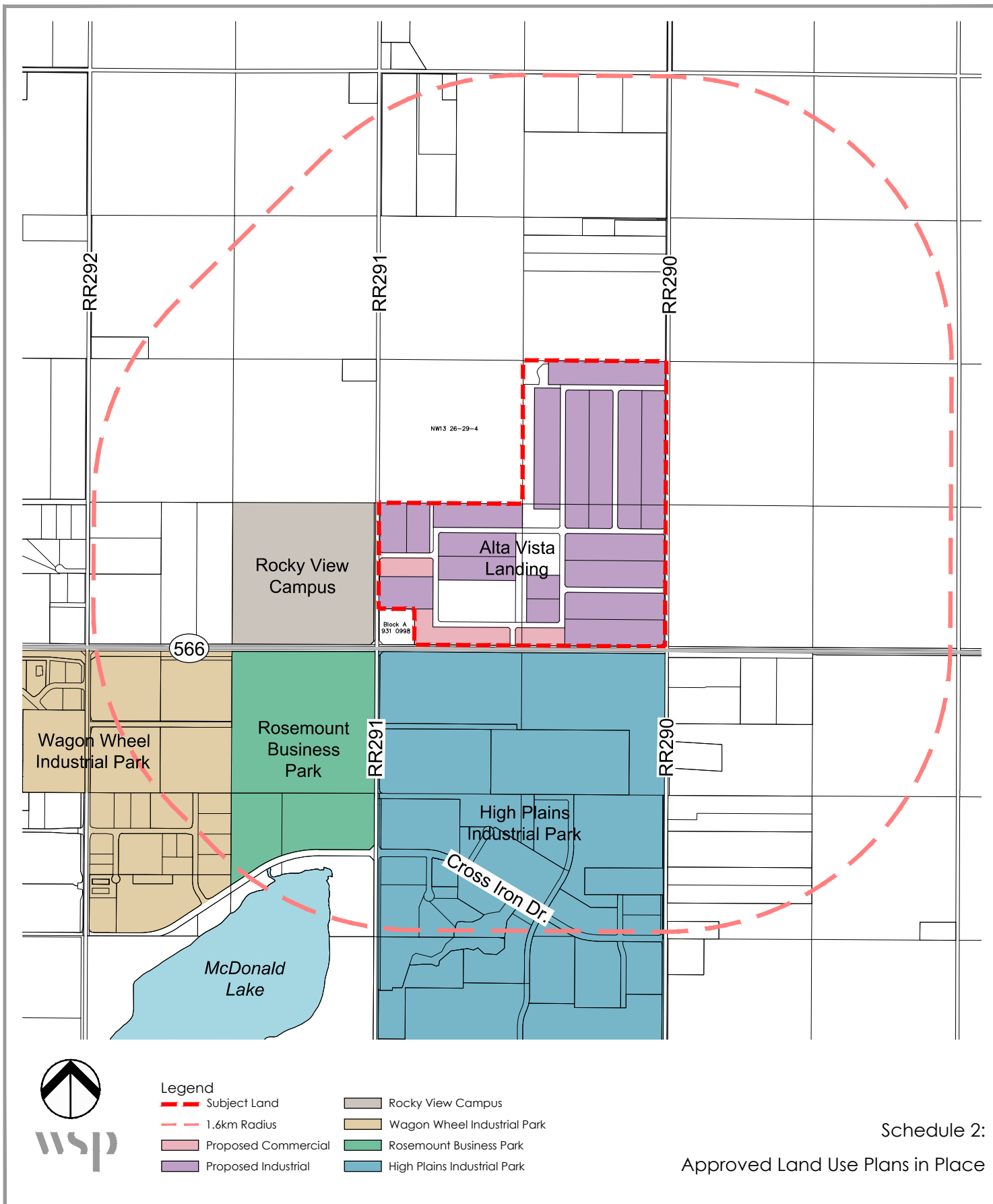
	<p>at Local Plan stage, and considers a Highway Vicinity Management Plan to be developed as required.</p> <p>Detailed design and refinement will be prepared at subdivision stage to confirm design requirements in accordance with policy 4.7.6 l) of the proposed amendment.</p>
<p>3.5.2.1 Transmission Corridors</p>	
<p>Does the proposed statutory plan include transmission corridor right-of ways and/or related infrastructure identified on Schedule 5 and/or 6 of the IGP within the statutory plan area boundary?</p> <p>If so, does the proposed statutory plan</p>	<p>Not applicable.</p> <p>There are no regionally significant transmission corridors located within the site boundary.</p> <p>An additional figure called “CMRB – Energy Corridors” has been provided as an attachment which identifies all regionally significant transmission corridors nearby.</p>
<ul style="list-style-type: none"> • Identify the transmission corridor rights-of-way or related infrastructure on maps; 	
<ul style="list-style-type: none"> • Provide a rationale, servicing agreements, and supporting policies for crossing, accessing and/or connecting to regionally significant transmission corridor rights-of-way or related infrastructure; 	
<ul style="list-style-type: none"> • Provide mitigation measures and policies to address identified/potential adverse impacts on regionally significant transmission corridor rights-of-way or related infrastructure? 	

Schedule 1: Regional Context



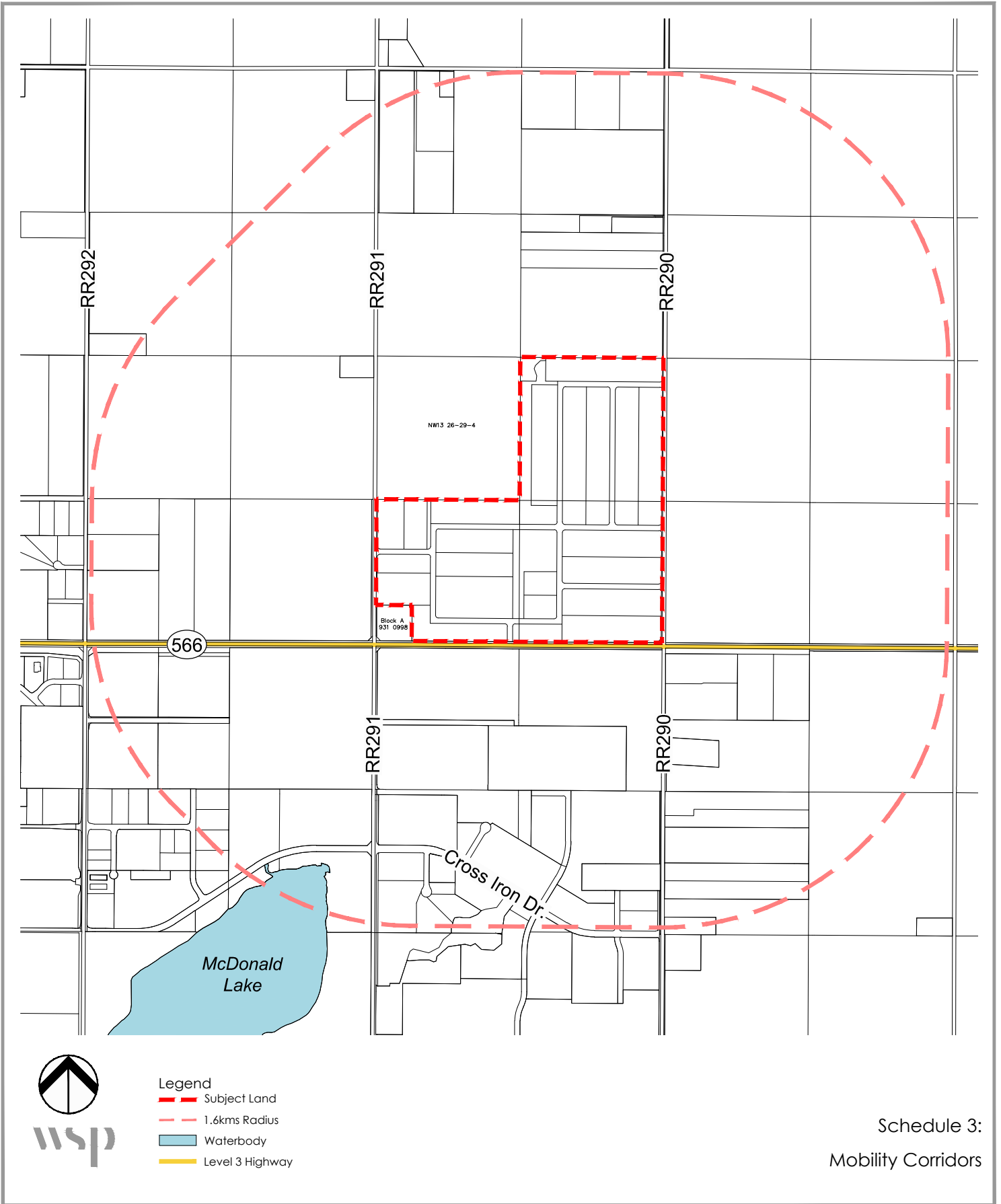
Legend
- - - - - Subject Land

Schedule 1:
Regional Context



- Legend**
- - - Subject Land
 - - - 1.6km Radius
 - - - Proposed Commercial
 - - - Proposed Industrial
 - Rocky View Campus
 - Wagon Wheel Industrial Park
 - Rosemount Business Park
 - High Plains Industrial Park

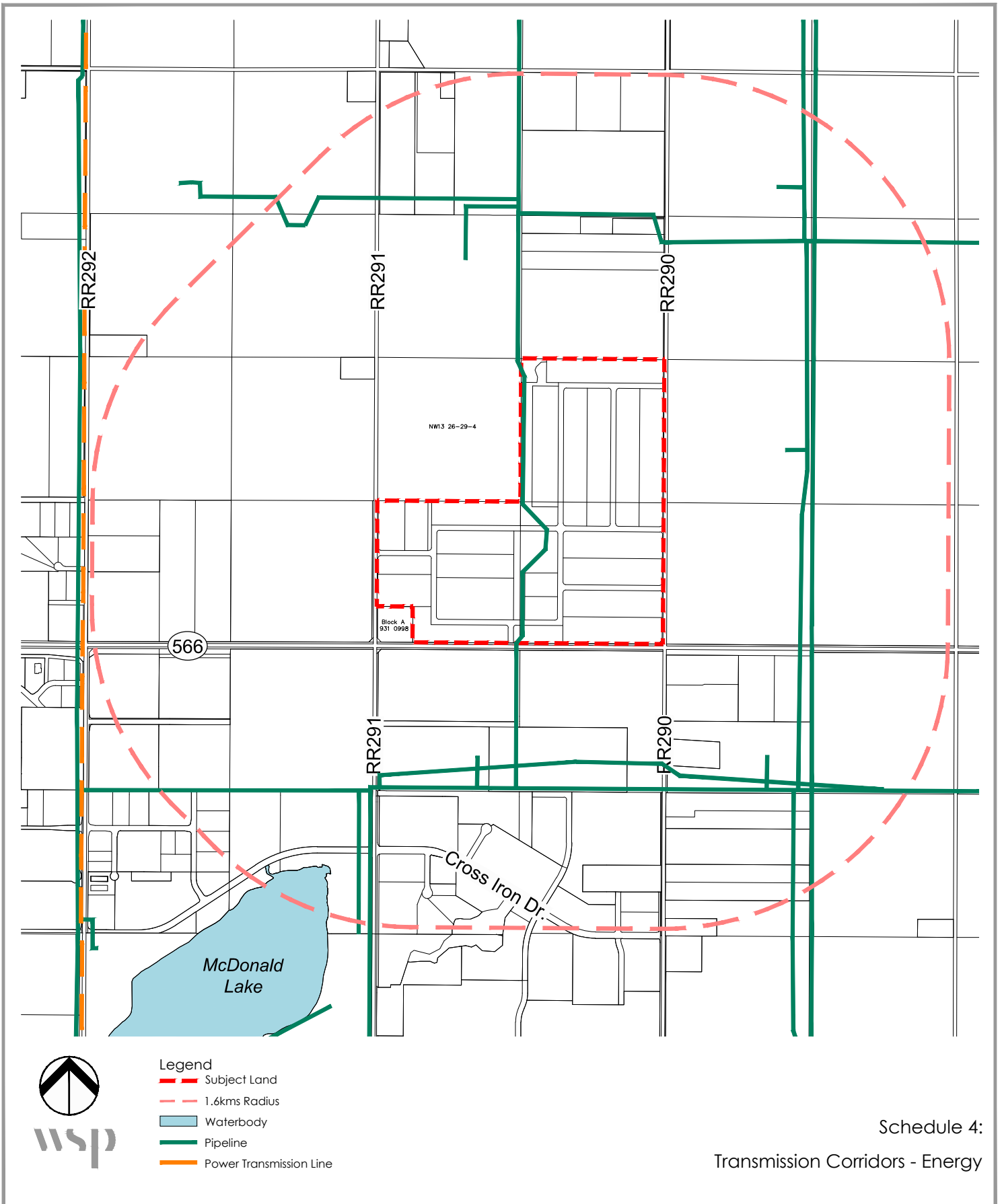
Schedule 2:
Approved Land Use Plans in Place



Schedule 3:
Mobility Corridors



- Legend
- ▬ Subject Land
 - - - 1.6kms Radius
 - ▭ Waterbody
 - ▬ Level 3 Highway



- Legend**
- - - Subject Land
 - - - 1.6kms Radius
 - Waterbody
 - Pipeline
 - Power Transmission Line

Schedule 4:
Transmission Corridors - Energy