



# NOTICE OF PROPOSED BALZAC EAST AREA STRUCTURE PLAN AMENDMENT UPDATE

APRIL 2021

## OPEN HOUSE

APRIL 8<sup>TH</sup>, 2021  
5:00 - 7:00 PM

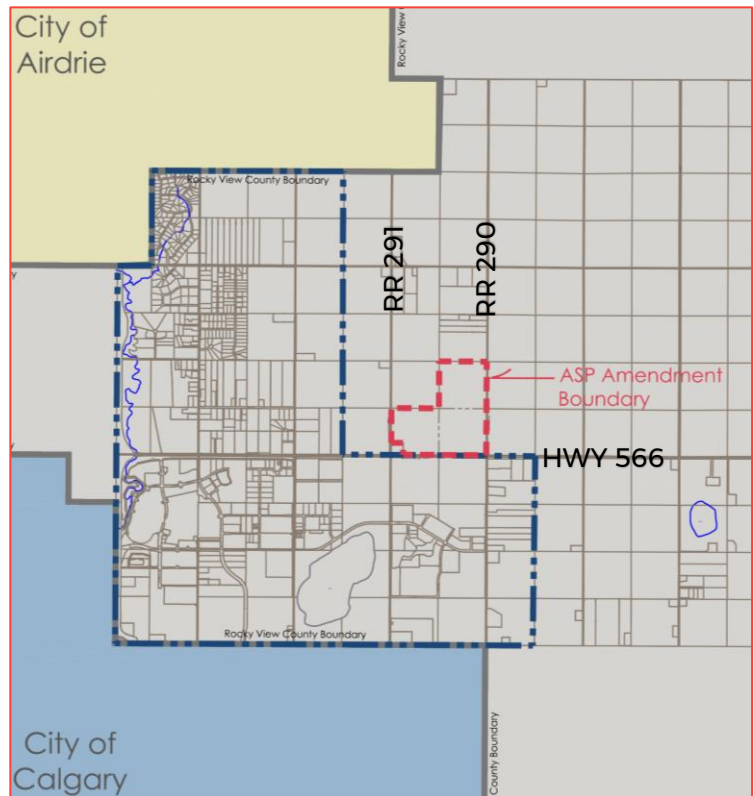
Please register for the Open House in advance via <http://bit.ly/BalzacEastASP>

Please accept this newsletter as formal invitation to our Virtual Open House event taking place on **Thursday April 8<sup>th</sup>, from 5:00pm to 7:00pm MST**. Due to Covid-19 safety precautions, the open house will take place over Zoom. The open house will include a presentation discussing the proposed land use concept, servicing strategies, and draft planning documents, followed by a question and answer period.

In an effort to continue open lines of communication and transparency, we want to provide an update to stakeholders and landowners on the Balzac East ASP Amendment project. We hope that in doing so, the community will feel well informed and up to date on the project's development and progress.

### PROJECT BACKGROUND

In February of 2021, WSP coordinated with Rocky View County on behalf of the property owner (Advent Projects Ltd.) to give notice of a proposed Area Structure Plan Amendment in the Balzac East area. The amendment would allow **Alta Vista Landing** – the proposed commercial and light industrial development to take place on the subject 465 acre lands.



Please register for the Open House in advance via <http://bit.ly/BalzacEastASP>



## PROJECT TEAM

- ❖ Garry Bobke, developer and landowner with Advent Projects Ltd.
- ❖ Cameron Wallace, Development Consultant with Catalyst Management Consultants
- ❖ Chen Peng, Project Manager with WSP Canada Inc.

## PROJECT UPDATE

When our first newsletter went out, residents were invited to get involved and reach out with questions or concerns. Since then, the project team has received impactful and valuable feedback from the community. The result of these discussions reinforced the community support for the project and assisted the project team in their decisions regarding preferred development form. We thank everyone who reached out as your feedback is integral to the planning process.

## PROJECT TIMELINE REMINDERS

The Balzac East ASP Amendment project is being undertaken across three phases:

**Phase 1 (Dec. 2020):** Initiation of the engagement process and technical studies

**Phase 2 (Jan. – Mar. 2021):** Development of the ASP Amendment and relevant technical studies

**Phase 3 (Apr. – Aug. 2021):** Adoption process, including Public Hearing of Rocky View County Council

Currently, we are in **Phase 2**, which involved developing the ASP amendment and Conceptual Scheme design of the proposed development. The bulk of technical studies have been completed, with few pending summer weather conditions. Before the ASP amendment is submitted and presented to Council for consideration, it is important the project team share the preliminary ideas regarding the future development of the site with the community and listen to any comments and concerns. Open house events are a great opportunity to get involved and connect with your community and neighbours. Looking forward to seeing you there!

## INFORMATION AND FEEDBACK

For more information or to provide feedback on the proposed development, please visit the Rocky View County website accessible via the URL link below. Project information will be posted online by March 31<sup>st</sup>, 2021 for public review. The presentation material from the Open House will also be available following April 8<sup>th</sup>'s Open House. We invite you to stay involved and informed, and look forward to seeing you at the Virtual Open House!

*FOR QUESTIONS, OR TO SIGN UP FOR AN INTERVIEW, CONTACT:  
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[HTTPS://WWW.ROCKYVIEW.CA/BALZAC-EAST-AREA-STRUCTURE-PLAN](https://www.rockyview.ca/balzac-east-area-structure-plan)*