

Question: How much more traffic do you expect that Hwy 290 will generate with the new development? also when do you propose to start building?

Answer: Traffic impact assessments use industry standards to develop an estimate of the potential number of vehicle trips that will be added to the road network, as a result of development. For the Balzac TIA, we have used those standards to generate trips for Light Industrial/Business area, Industrial/Logistics and Warehousing, Commercial, and Highway Commercial Development. Based on that analysis, we have identified a total of 2000 new trips in the PM Peak Hour (the busiest afternoon hour – typically the “home from work rush hour”). Those trips will be accessing the developing using Range Road 291, Range Road 290, and a proposed new right in/right out access on Highway 566 between those two points. At this time, we have estimated that about half of those trips (1000 trips in the PM Peak Hour) would use Range Road 290. The majority of those trips will come to and from Highway 566, with a small number coming to and from the north.

Questions: what is the plan for expanding Highway 566 in front of the Plan area?

Answer: Alberta Transportation completed an Access Management and Functional Planning Study for Highway 566 between Range Road 20 and Highway 9 in 2010. We used this as the foundation for planned upgrades in the area. The “ultimate” horizon for that study looked a very long-term build out in the surrounding area, including a City of Calgary population of 3.1 million. This report identified an interim roadway cross section of four lanes within this plan area, to an ultimate build out of six lanes (three lanes in each directions), plus required turning lanes at study intersections. In terms of timelines, Alberta Transportation will be the ultimate authority on when expansion is warranted, which will be driven by the build out of this plan area, but also developments to the south and east of the Alta Vista Landing plan area.

Questions: We have a property located at the northeast corner of the Intersection of Range Road 290 and Highway 566, adjacent to the County Office to the west. can our properties join your plan area? Or is there anyway we can turn our land into commercial lands?

Answer: the quarter section land you mentioned is within the boundary of the existing Balzac East ASP. The planning process requirements are different from Alta Vista Landing lands. You may need to contact the County Planning department for guidance.

Questions: Was there any policies in the Balzac East Area Structure Plan stating that no development should be considered for the lands north of Highway 566 until the lands south of Highway 566 are developed?

Answer: We are not aware of any policies in the current ASP document regarding this consideration. When Rocky View County approved the Terms of Reference for the Balzac East ASP Amendment in October 2020, one of the considerations was the market demand. The Land Use Upgrade Feasibility Study for the Alta Vista Landing land and the surround areas indicates that based on the last 10 year absorption rate of industrial and commercial lands in Rocky View County, there is a need for planned and serviced business park in the near future so to make sure there are enough industrial and commercial land inventory to support the County’s economic growth.