

Entranceway treatment consistent with IDP. It is important to retain favourable travellers' impressions along Hwy 2. Keep corridor clean, attractive, and as green as possible.

Balzac East Area Structure Plan Boundary

Agricultural until transition to residential in a series of orderly, planned, properly serviced, and market-driven stages.

Residential development can and will expand but should be triggered by first phase build-out with roads and services in place. Phase 2 should require infill overlay planning.

Existing residential areas encouraged to intensify where possible and as roads and services improve.

Buffering setbacks and special development area along Nose Creek to address environmental and development issues.
Development between Nose Creek and Hwy 2 is discouraged.

SDA 2: Special development concerns - AVPA contour and compatibility with existing residential to east.

Campus-like business park.

AVPA contour affects future development

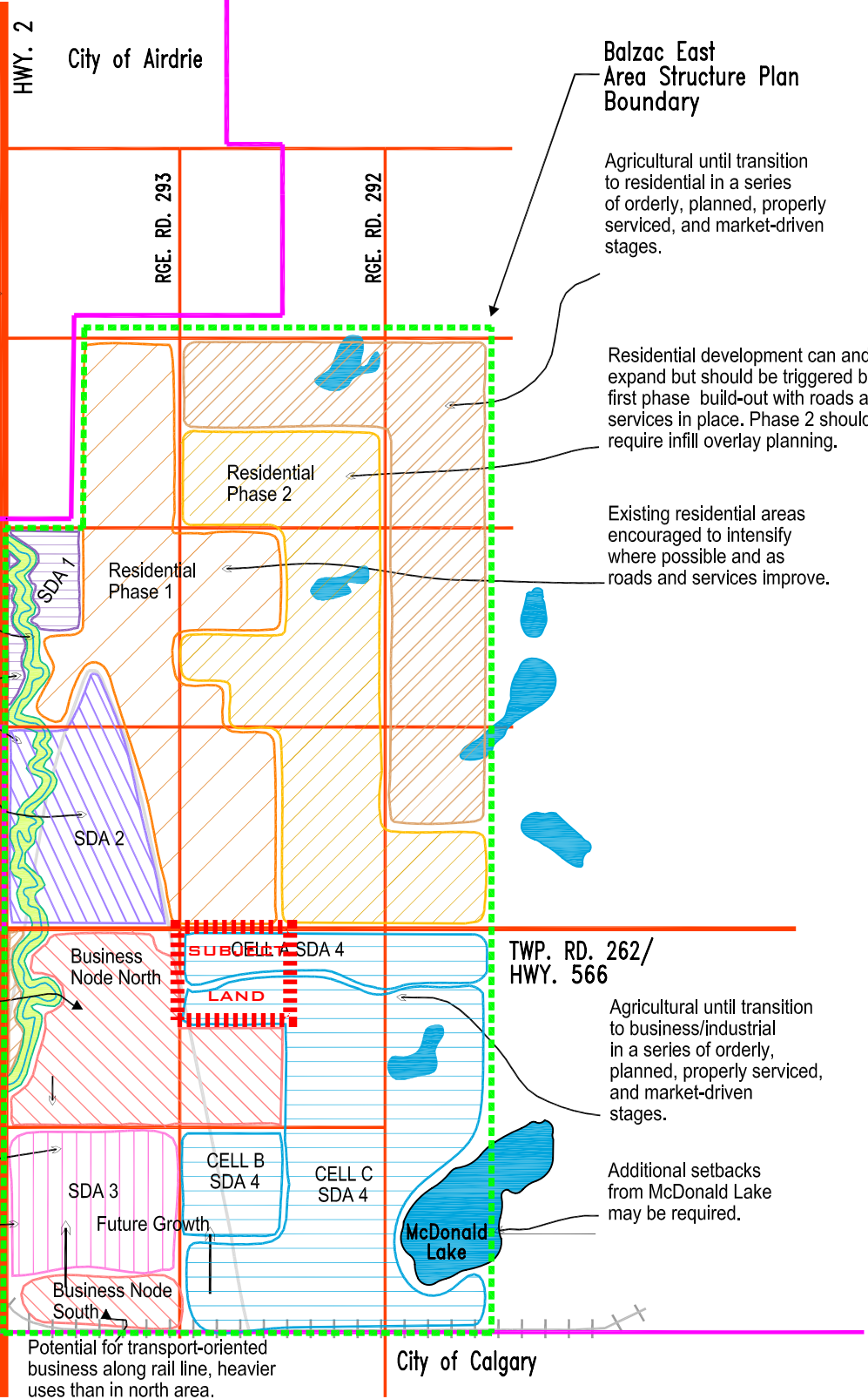
Existing residential area to consider.

Highway frontage requires special design considerations.

TWP. RD. 262/
HWY. 566

Agricultural until transition to business/industrial in a series of orderly, planned, properly serviced, and market-driven stages.

Additional setbacks from McDonald Lake may be required.



Potential for transport-oriented business along rail line, heavier uses than in north area.

City of Calgary



PROJECT
Balzac East
Area Structure Plan
M.D. of Rocky View No. 44, T 26 - R 29 - W4M

DRAWING TITLE
Conceptual Vision:
"Planning for Transition"

LEGEND

- Balzac East ASP Boundary
- Municipal Boundary
- Residential Phase 1
- Residential Phase 2
- Transitional
- Business Node
- Special Development Area 1 (SDA 1)
- Special Development Area 2 (SDA 2)
- Special Development Area 3 (SDA 3)
- Special Development Area 4 (SDA 4)
- Conceptual Buffering Setback

April 2006

0200400 800 1200 Metres

Figure No.: 2