

ATTACHMENT E: POLICY REVIEW

Rocky View County / City of Calgary Intermunicipal Development Plan (IDP)	
Plan Implementation	
15.1.1	<i>The following that occur partially or wholly within the Plan Area (Map 1) shall be circulated to both municipalities: (a) Statutory and non-statutory plans within the Plan Area and proposed amendments to such plans; (b) Applications for land use redesignation and subdivision;</i>
Complies	The application was referred to The City of Calgary. The City has no comments.

Municipal Development Plan (County Plan)	
Business Development	
14.2	<i>Direct business development to locate in identified business areas as identified on Map 1.</i>
Complies	The proposal is located within the identified regional business centre in Conrich.
14.3	<i>Encourage the infilling or intensification of existing business areas and hamlet main streets in order 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.</i>
Complies	The proposed development would utilize the existing infrastructure and is compatible with adjacent business uses.
14.4	<i>A business area shall have an adopted area structure plan in place prior to development, with the exception of lands in business areas that already have the appropriate land use designation allowing business development.</i>
Complies	The Conrich ASP was adopted in 2015 to guide business development in certain areas.

Conrich Area Structure Plan (ASP)	
Industrial	
11.1	<i>All industrial development shall be located in the areas identified on Map 5.</i>
Complies	The proposed industrial development is located in the area where industrial development is anticipated on Map 5.
11.2	<i>Development of industrial uses should proceed in an orderly manner and be supported by cost effective and efficient changes to the County's existing infrastructure and transportation networks.</i>
Complies	The proposal is located within Phase 1 area of Map 13 Phasing. The development would proceed as infrastructure and servicing become available.
11.3	<i>Industrial uses such as distribution logistics, warehousing, transportation, industrial services, construction, manufacturing, services (business, petroleum, professional, scientific, and technical), and industrial storage that do not have significant offsite nuisance factors are appropriate within the industrial area.</i>
Complies	The proposed future development would comply within the policy.
11.6	<i>A local plan shall be required to support applications for industrial development. The local plan shall:</i>

	<p><i>a. ensure that the type of uses for the industrial area are consistent with those identified in Policies 11.3 to 11.5;</i></p> <p><i>b. where necessary, provide a strategy to mitigate offsite impacts; including noise reduction due to operations;</i></p> <p><i>c. address the policies of this plan regarding non-residential/residential interface areas, where required;</i></p> <p><i>d. address the County's Commercial, Office, and Industrial Design Guidelines and document how the local plan meets those guidelines; and</i></p> <p><i>e. provide landscaping, lot, and building design requirements that provide for high quality development.</i></p>
Complies	The proposed Bridge Industrial Park Conceptual Scheme has addressed the requirements above and meet the policy.
11.7	<i>All private lighting, including security and parking area lighting, shall be designed according to the County's 'dark sky' Land Use bylaw requirements, conserve energy, reduce glare, and minimize light trespass onto surrounding properties.</i>
Complies	The proposed development would address the dark sky requirements at the future development stage.

Land Use Bylaw (LUB)	
Industrial, Light District (I-LHT)	
438 Purpose	<i>To accommodate a combination of office and industrial activity, including storage and support businesses, where nuisance factors are confined to the site area. Development shall address issues of compatibility and transition with respect to adjacent uses.</i>
Complies	The proposed use would support future business development and would be compatible with adjacent development.
Special, Public Service District (S-PUB)	
452 Purpose	<i>To provide for the development of Institutional, Educational and Recreational uses</i>
Complies	The proposed public utility lot would be redesignated to Special, Public Service District (S-PUB) to manage stormwater on-site.
Special, Parks and Recreation District (S-PRK)	
470 Purpose	<i>To provide for the development of active and passive recreational areas at the local, neighborhood and regional levels.</i>
Complies	The proposed linear pathway would be redesignated to Special, Parks and Recreation District (S-PRK) and be considered as Municipal Reserve.
Special, Natural Open Space District (S-NOS)	
473 Purpose	<i>To create conservation areas or protect environmentally sensitive areas by restricting development and providing access to the public in a manner that programs and preserves the land.</i>
Complies	The existing wetland would be considered as Environmental Reserve and redesignated to Special, Natural Open Space District (S-NOS).