

ATTACHMENT E: POLICY REVIEW

| Rocky View County / City of Calgary Intermunicipal Development Plan (IDP) | |
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| 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 for comment. Their comments on Peigan Trail and 61 Avenue extension have been addressed at the conceptual scheme stage by including more policies, and the rest of the comments would be addressed at the future subdivision stage. |

| Municipal Development Plan (County Plan) | |
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| 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 center 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 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 2014 to guide industrial, business, and hamlet residential development for the region. |

| Janet Area Structure Plan (ASP) | |
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| Residential Transition | |
| 8.1 | <i>Residential uses on lands identified as Residential Transition area (Map 5) will be allowed to continue until such time as a transition to industrial use is deemed appropriate, a local plan has been prepared, and the proposals for new land uses address the policies of this Plan.</i> |
| Complies | The lands are managed by Canna Park CS, which was adopted in 2021. One of the proposals is to amend the boundary of Canna Park CS to be aligned with the proposed new Carmek Business Park CS. The interface with the residential lots have been considered at the proposed CS and would be implemented at the future development permit stage. |
| Industrial | |
| 10.1 | <i>Industrial development shall be located in the areas identified as Industrial on Map 5.</i> |
| Complies | The proposed industrial development is located in the industrial area identified on Map 5. |

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| 10.2 | <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 proposed development is located in the Phase 1 area and would be developed in an orderly and efficient manner. |
| 10.3 | <i>Industrial uses such as distribution logistics, warehousing, transportation, services, construction, and manufacturing that do not have a significant offsite nuisance impact are appropriate within the industrial area.</i> |
| Complies | The proposal meets the policies that support well-designed manufacturing and warehousing, and provide regional employment opportunities. |
| 10.5 | <p><i>A local plan shall be required to support applications for industrial development (see Policy 26.1). The local plan shall:</i></p> <ul style="list-style-type: none"> <i>a. ensure that the type of uses for the industrial area are consistent with those identified in policies 10.3 and 10.4;</i> <i>b. where necessary, provide a strategy to mitigate offsite impacts;</i> <i>c. address the policies of this Plan regarding the Business-Residential Interface and Agricultural Interface, where required;</i> <i>d. address the County's Commercial, Office and Industrial Design Guidelines and document how the local plan meets those guidelines; and</i> <i>e. provide for high quality development through landscaping, lot, and building design</i> |
| Complies | The proposed Carmek Business Park CS meets the above requirements and contains the policies to guide future development. |
| Natural Environment | |
| 18.7 | <i>Where wetlands are not retained, developers shall provide for appropriate replacement, in accordance with Provincial policy.</i> |
| Complies | The Applicant is working with Alberta Environment and Parks on the wetland replacement program. |
| Transportation | |
| 21.18 | <i>Rocky View County should work collaboratively with the City of Calgary, and the Town of Chestermere to resolve transportation requirements for Peigan Trail.</i> |
| Complies | As required by the City of Calgary, the Applicant has provided a drawing to show the potential re-alignment of Peigan Trail. The proposed Carmek Business Park CS indicated the Owner is willing to provide any required land dedication to support future Peigan Trail. The details would be determined at future subdivision and development stage in collaboration with the City of Calgary. |

| Emcor Business Park Conceptual Scheme | |
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| Land Use | |
| 3.4.1 | <i>Land use regulations shall generally conform to the intent of this conceptual scheme and a Direct Control Bylaw, which will include the appropriate range of uses, development regulations, subdivision and servicing requirements.</i> |
| Complies | The approved Emcor Business Park CS would be replaced and expanded to become the proposed new Carmek Business Park CS. The proposed light industrial use in the new conceptual scheme still achieves the original intent of Emcor Business Park CS. |

| Canna Park Conceptual Scheme | |
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| Development Concept | |
| | <p><i>The Plan Area is defined as a Residential Transition Area within the Janet ASP. This CS provides direction and guidance for the transition from rural residential to industrial land.</i></p> <p><i>Cell C is the largest parcel in the Plan Area and is currently used for agricultural purposes. This CS sees the lands having the opportunity to become industrial.</i></p> <p><i>Cell D are the southernmost parcels, three of which have panhandle entrances. Development is not proposed at this time.</i></p> |
| Complies | <p>Even though one of the proposals is to remove Cell C and Cell D out of the Canna Park CS and include it into the proposed new Carmek Business Park CS, the proposed future use for Cell C in the new CS is still industrial use, which is consistent with the intent of Canna Park CS.</p> <p>Future land use for Cell D remain residential use in the new CS, no redesignation is proposed at this time, which is still consistent with the Canna Park CS.</p> |

| Land Use Bylaw (LUB) | |
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| Industrial, Light District (I-LHT) | |
| 438 Purpose | <p><i>To accommodate a combination of office and industrial activity, including storage and support businesses, where nuisance factors are confined to the site area.</i></p> <p><i>Development shall address issues of compatibility and transition with respect to adjacent uses.</i></p> |
| 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. |