

ATTACHMENT E: POLICY REVIEW

Definitions		
Consistent	Generally Consistent	Inconsistent
Clearly meets the relevant requirements and intent of the policy.	Meets the overall intent of the policy and any areas of inconsistency are not critical to the delivery of appropriate development.	Clear misalignment with the relevant requirements of the policy that may create planning, technical or other challenges.

Municipal Development Plan (County Plan)	
Environment – Land and Environmental Stewardship	
7.17	<i>Development applications may require the preparation and implementation of a bio-physical impact assessment to protect environmentally sensitive areas.</i>
Consistent	A BIA and wetland assessment was completed as part of the MSDP.
7.20	<i>Require the control and eradication of regulated weeds on private and public land in accordance with the provincial regulations and County Policy.</i>
Consistent	A weed control plan requirement is noted in the MSDP, and will be included as part of the eventual Development Permit.
Environment – Construction Practices	
7.24	<i>Require best management construction practices to reduce wind and water erosion of soils and to suppress dust dispersion.</i>
Consistent	The MSDP has a policy regarding erosion and sediment control to be requirement of the eventual Development Permit.
7.25	<i>Encourage and support proper disposal and recycling of solid waste from construction.</i>
Consistent	This will be a requirement of the eventual Development Permit.
Natural Resources – Aggregate Extraction	
15.1	<i>Minimize the adverse impact of aggregate resource extraction on existing residents, adjacent land uses, and the environment.</i>
Consistent	The open phasing will not exceed 11 acres at any one time, and concurrent reclamation will occur. Extraction will occur on site, and be transported to the adjacent existing McNair processing facility to the northeast. The site is setback from the river/canal, and there are few occupants in the area.
15.2	<i>Encourage collaboration between the County, the aggregate extraction industry, and affected residents to develop mutually agreeable solutions to mitigate impacts of extraction activities.</i>
Consistent	The Aggregate Resource Plan is going through a collaborative process which should provided mutually agreeable solutions to mitigated impacts of extraction activities.
15.4	<i>Direct all aggregate related traffic to identified major haul routes that are monitored and appropriately maintained.</i>
Consistent	Traffic will be routed equally north and south on Range Road 264, including to the existing McNair main pit 900 metres to the north and on the east side of RR264.
15.5	<i>Where aggregate activities are located in proximity to an adjacent municipality, the County should co-operate with that jurisdiction to ensure co-ordination of major haul routes and mitigation of impacts on adjacent land uses.</i>

Not Applicable	The site is located greater than 3 kilometres from Irricana and 4 kilometres from Beiseker. Unless there is a specific delivery to either of those jurisdictions, there is limited anticipated haul traffic expected to impact either.
15.6	<i>Until such time as a County aggregate extraction policy is prepared, applications for aggregate extraction shall prepare a master site development plan that addresses the development review criteria identified in section 29.</i>
Consistent	The MSDP addressed the requirements in Section 29.

Land Use Bylaw C-8000-2020	
Direct Control Districts	
299	<i>The following uses must only be listed as a use on a parcel that has been designated Direct Control:</i> <ol style="list-style-type: none"> a. Agriculture (Regulated), b. Airport, c. Firing Range, d. Manure Storage Facility, e. Natural Gas Plant (all new redesignations), f. Natural Resource Extraction/Processing (all new redesignations), g. Solar Farm, h. Wind Farm, i. Waste Management Facility, and j. Waste Transfer Site.
Consistent	The natural resource extraction use requires a direct control, which the applicants have completed as part of the application.
302	<i>Application requirements for the submission of a Direct Control District include:</i> <ol style="list-style-type: none"> a. All information required by this Bylaw for an Amendment application, b. A written statement indicating why, in the applicant's opinion, a Direct Control District is necessary and why the same results cannot be achieved through the use of a District in the Bylaw, c. A list of permitted and discretionary uses proposed for the site, d. Plans and elevations or other documentation, that would help to substantiate the need for the Direct Control District, and e. Any other information as may be required by the Development Authority and Council.
Consistent	The application includes all the required information.