

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)	
5.0 Managing Residential Growth – Agricultural Area	
5.10	<i>Residential development in the agricultural area shall be guided by the goals and policies of this Plan.</i>
Inconsistent	The subject application is not within a fragmented quarter section, nor can it be considered for First Parcel Out subdivision; therefore, the proposed land use amendment does not align with County Plan goals to preserve agricultural land, support a range of new and innovative agricultural operations, and provide an efficient settlement pattern for rural and country residential areas.
5.11	<i>Support first parcel out residential and agricultural subdivision in the agricultural area as per the policies of this Plan (Section 8).</i>
Inconsistent	The subject lands are ineligible for First Parcel Out subdivision as discussed within the Section 8.0 policy review below.
7.0 Environment – Land and Environmental Stewardship	
7.12	<i>Encourage the efficient use of rural land and infrastructure by directing residential, commercial, and industrial development to the defined growth areas and by encouraging infill development within those areas.</i>
Inconsistent	The subject land is not within a defined growth area identified by any Area Structure Plan.
8.0 Agriculture – First Parcel Out	
8.17	<i>A subdivision to create a first parcel out that is a minimum of 1.60 hectares (3.95 acres) in area should be supported if the proposed site:</i> <i>a. meets the definition of a first parcel out;</i> <i>b. has direct access to a developed public roadway;</i> <i>c. has no physical constraints to subdivision;</i> <i>d. minimizes adverse impacts on agricultural operations by meeting agriculture location and agriculture boundary design guidelines; and</i> <i>e. the balance of the un-subdivided quarter section is maintained as an agricultural land use.</i>
Inconsistent	The subject quarter section has already registered a ± 6.0-acre first parcel out on October 30, 2018. Plan number 1812071. File number PL20180030. Therefore, the proposed additional ± 4.0-acre subdivision cannot be supported under First Parcel Out policies.

8.0 Agriculture – Redesignation and Subdivision for Agricultural Purposes	
8.18	<p><i>Redesignation and subdivision to smaller agriculture parcels as a new or distinct agricultural operation may be supported. Proposals will be evaluated on the following criteria:</i></p> <ul style="list-style-type: none"> <i>a. A similar pattern of nearby small agricultural operations;</i> <i>b. A planning rationale justifying why the existing land use and parcel size cannot accommodate the new or distinct agricultural operation;</i> <i>c. A demonstration of the need for the new agriculture operation;</i> <i>d. An assessment of the proposed parcel size and design, to demonstrate it is capable of supporting the new or distinct agricultural operation. Site assessment criteria include:</i> <ul style="list-style-type: none"> <i>i. suitable soil characteristics and topography;</i> <i>ii. suitable on-site infrastructure for the proposed use. Required infrastructure may include access areas, water wells, irrigation and sewage infrastructure, and manure management capability; and</i> <i>iii. compatibility with existing uses on the parent parcel and adjacent lands;</i> <i>e. An assessment of the impact on, and potential upgrades to, County infrastructure; and</i> <i>f. An assessment of the impact on the environment including air quality, surface water, and groundwater.</i>
Inconsistent	To date, no rationale has been provided in support of a new or distinct agricultural operation. Additionally, the proposed residential land use does not align with the intent and goals of Section 8.0 (Agriculture) to support and preserve agricultural viability.
10.0 Country Residential Development – Fragmented Country Residential Areas	
10.11	<p><i>Within a fragmented quarter section, the redesignation of residential lots or agricultural parcels less than or equal to 10 hectares (24.7 acres) in size to a new residential land use may be supported if the following criteria are met:</i></p> <ul style="list-style-type: none"> <i>a. A lot and road plan is provided that:</i> <ul style="list-style-type: none"> <i>i. plans for an area determined by the County at the time of redesignation application. The plan shall include, at a minimum, all residential or small agricultural acreages that are adjacent to the application;</i> <i>ii. includes design measures to minimize adverse impacts on existing agriculture operations; and</i> <i>iii. demonstrates potential connectivity to residential or small agricultural acreages outside of the lot and road plan area.</i> <i>b. A technical assessment of the proposed design is provided, to demonstrate that the lot and road plan area is capable of supporting increased residential development. The assessment shall address:</i> <ul style="list-style-type: none"> <i>i. the internal road network, water supply, sewage treatment, and stormwater management; and</i> <i>ii. any other assessment required by unique area conditions.</i> <i>c. A technical assessment of the impact on off-site infrastructure, roads, and stormwater systems is be provided;</i> <i>d. A report is provided that documents the consultation process undertaken to involve affected landowners within the plan area in the preparation and/or review of the lot and road plan.</i>
Inconsistent	The subject land does not meet the definition of a fragmented quarter section and therefore cannot be considered under the Country Residential policies within Section 10.0 of the County Plan.

16.0 Transportation – Road Access	
16.13	<i>Residential redesignation and subdivision applications should provide for development that:</i> <ol style="list-style-type: none"> <i>provides direct access to a road, while avoiding the use of panhandles;</i> <i>minimizes driveway length to highways/roads;</i> <i>removes and replaces panhandles with an internal road network when additional residential development is proposed; and</i> <i>limits the number and type of access onto roads in accordance with County Policy.</i>
Generally Consistent	The proposed lot design provides access to an existing County road, and the remainder parcel is accessible via an existing approach off of TWP RD 270.

City of Airdrie / M.D. of Rocky View Intermunicipal Development Plan (IDP)	
2.10 Agriculture	
2.10.2(4)	<i>The following agricultural subdivisions may continue to be considered in accordance with the appropriate land use districts of each respective municipality:</i> <ol style="list-style-type: none"> <i>farmstead separation;</i> <i>subdivision of a first parcel out of an unsubdivided quarter section; and</i> <i>further subdivision of existing large parcels for agricultural purposes only where such subdivisions enhance the overall productivity of the subject lands.</i>
Conflicts	As the subject quarter section has previously been subdivided as a First Parcel Out, and the proposed residential use would negatively impact the agricultural viability of the subject land, the proposed land use amendment conflicts with 2.10.2(4) of the IDP.
2.12.3 Rocky View County Residential Policies	
2.12.3(2)	<u><i>Development outside Existing Policy Plans:</i></u> <i>Residential development within that portion of the Plan Area within the M.D. of Rocky View not contained within existing area structure plans should be evaluated according to the following criteria:</i> <ol style="list-style-type: none"> <i>Fragmentation of predominately unsubdivided quarter sections should be avoided.</i> <i>Existing rural residential development should be encouraged to infill and develop to its full potential according to the respective residential districts of the M.D. of Rocky View Land Use Bylaw.</i> <i>Further residential development on lands not already substantially subdivided for residential purposes is generally discouraged. However, when such applications are evaluated, the following criteria should be considered:</i> <ol style="list-style-type: none"> <i>due consideration of the agricultural and residential policies contained in the M.D. of Rocky View's Municipal Development Plan;</i> <i>need for an area structure plan or conceptual scheme prior to any residential development;</i> <i>impacts on adjacent land uses within both municipalities;</i> <i>impacts of rural residential development on designated future urban growth corridors of the City of Airdrie;</i> <i>relationships to existing rural residential development;</i> <i>the application of Land Use Transition Principles;</i> <i>the inclusion, where feasible, of adequate urban overlay considerations, as detailed in Section 2.7 of this Plan;</i> <i>impacts on Provincial and intermunicipal roadways and entranceways;</i>
Conflicts	The subject quarter section is predominantly unsubdivided and therefore fragmentation should be avoided in accordance policy 2.12.3(2)(a) & (c).

Municipal Government Act (MGA)	
654(1) A subdivision authority must not approve an application for subdivision approval unless:	
654(1)(b)	<i>The proposed subdivision conforms to the provisions of any growth plan under Part 17.1, any statutory plan and, subject to subsection (2), any land use bylaw that affects the land proposed to be subdivided,</i>
Generally Conflicts	The proposed subdivision does not align with both statutory documents of the Municipal Development Plan (the County Plan), and the relevant Intermunicipal Development Plan, as noted above; therefore, approval of PL20230129 generally conflicts with Section 654(1)(b).
Land Use Bylaw C-8000-2020	
Residential, Rural Residential District (R-RUR)	
317: Purpose	<i>To provide for residential uses in a rural setting on parcels which can accommodate limited agricultural pursuits.</i>
Generally Complies	Existing uses (Dwelling, Accessory Buildings, etc.) on the proposed new parcel align with the purpose of the R-RUR district.
319:	MINIMUM PARCEL SIZE: a) 1.6 ha (3.95 ac) b) <i>The minimum size of parcels designated with the letter “p” is the number indicated on the Land Use Map</i> c) <i>Notwithstanding b), the number following the “p” shall not be less than 1.6 ha (3.95 ac)</i>
Complies	The parcel size of one ± 4.00 acre lot meets the minimum parcel size requirement for the R-RUR district.