

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.

Calgary Metropolitan Region Growth Plan	
Chapter 5: Glossary of Terms	
Preferred Growth Areas	<i>Areas within the Growth Plan designated as Urban Municipality, Joint Planning Areas, or Hamlet Growth Areas. These areas are appropriate for various levels of infill and new growth because of their location in the path of development, capacity for efficient infrastructure and services, and potential for mixed-use community development. These are the areas intended to meet growth demands with the minimum environmental, economic, and servicing costs while providing a range of lifestyles and community environments.</i>
Consistent	Although the subject parcel is not located within a Preferred Growth Area, the proposed use would be considered institutional and would therefore not be considered a Rural Employment Area; as such, there is no locational criteria specified in the CMR Growth Plan.

Municipal Development Plan (County Plan)	
Institutional and Community Land Use	
11.1	<i>Institutional and community land uses shall be encouraged to locate in hamlets, country residential communities, and business centres and shall be developed in accordance with the policies of the relevant area structure plan or conceptual scheme.</i>
Generally Consistent	The proposal is not located within an identified hamlet, country residential area, or business centre; therefore, there is no area structure plan or conceptual scheme in place. However, the land is currently designated Special, Public Service District (S-PUB), and a Master Site Development Plan (MSDP) has been provided to guide future subdivision and development proposals on site in accordance with Policies 11.3 and 11.5.
11.3	<i>Proposals for institutional and community land uses that are not within hamlets, country residential communities, or business centres may be considered if the following is addressed:</i> <i>a. justification of the proposed location;</i> <i>b. demonstration of the benefit to the broader public;</i> <i>c. compatibility and integration with existing land uses or nearby communities;</i> <i>d. infrastructure with the capacity to service the proposed development;</i> <i>and</i> <i>e. the development review criteria identified in section 29.</i>
Generally Consistent	The Master Site Development Plan (MSDP) amendments address the above criteria, albeit to a limited extent, with Sections 1.0 (Introduction) and 6.0 (Benefit to Community) justifying the proposed location. The land is

	currently designated S-PUB, and the MSDP envisions a hub for community facilities. The intersection upgrades (to a Type IIb intersection) occurring as part of the approved Development Permit for a religious assembly on site will support further development on the subject site. Buffering strategies have also been incorporated in the proposed MSDP to allow for improved compatibility with surrounding Agricultural and Residential uses.
11.5	<i>Redesignation and subdivision applications for institutional and community land uses should provide:</i> <i>a. an operational plan outlining details such as facility hours, capacity, staff and public numbers, facility use, and parking requirements; and</i> <i>b. a master site development plan, as per section 29. The master site development plan shall address servicing and transportation requirements and ensure the site is of sufficient size to accommodate the parking requirements as set out in the Land Use Bylaw.</i>
Generally Consistent	The proposed amended MSDP outlines a general operational plan for the proposal; facilities will be used for religious ceremonies once per week (usually Saturdays or Sundays), from approximately 8 am to 12:30 pm. Occasional use on other 'Special days'. Facilities will also be used for church-related meetings. Staff/volunteer numbers have not been determined, however, a formal operational plan is to be submitted at Development Permit stage.
Transportation – Road Access	
16.13	<i>Residential redesignation and subdivision applications should provide for development that:</i> <i>a. provides direct access to a road, while avoiding the use of panhandles;</i> <i>b. minimizes driveway length to highways/roads;</i> <i>c. removes and replaces panhandles with an internal road network when additional residential development is proposed; and</i> <i>d. limits the number and type of access onto roads in accordance with County Policy.</i>
Consistent	The proposed future subdivision layout complies with the above criteria; existing wetlands on site result in a slightly longer driveway length. Due to the existing wetlands and scope of development, an internal road may not be viable; therefore, each parcel is to have separate access to Glenmore View Road.
Utility Services – General	
17.2	<i>Allow a variety of water, wastewater, and stormwater treatment systems, in accordance with provincial/federal regulations and County Policy.</i>
Consistent	The MSDP specifies use of holding tanks for wastewater, and cisterns to store potable water. The two future lots are to handle stormwater through the use of individual storm ponds, one on each new lot.

Land Use Bylaw C-8000-2020	
Special, Public Services District (S-PUB)	
454	Minimum Parcel Size: a) 0.5 ha (1.24 ac) b) The minimum size of parcels designated with the letter "p" is the number indicated on the Land Use Map

Consistent	Each proposed lot exceeds 0.5 ha (1.24 ac); therefore, the application meets the LUB minimum parcel size.
455	Maximum Building Height (Principal Building): a) 14.0 m (45.93 ft) b) The maximum height on parcels designated with the letter "h" is the number indicated on the Land Use Map
Consistent	The proposed Master Site Development Plan specifies that the proposed lots are designated Special, Public Service District (S-PUB) and shall conform to the Land Use Bylaw for that land use district as per Policies 1.1 and 1.4 of the proposed MSDP.
458	Minimum Setbacks (outside a Hamlet): Front Yard: 60.0 m (196.85 ft) to County Roads Side Yard: 6.0 m (19.69 ft) from other parcels Rear Yard: 15.0 m (49.21 ft) from other parcels
Consistent	Proposed setbacks would meet the applicable Land Use Bylaw standards as per Policies 1.1 and 1.4 of the proposed MSDP.
459	Additional Requirements: a) A minimum of 10% of the parcel area shall be landscaped
Consistent	Proposed landscaping would meet the applicable Land Use Bylaw standards as per Policies 1.1 and 1.4 of the proposed MSDP.