

**ATTACHMENT E: POLICY REVIEW**

<b>Definitions</b>		
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.

<b>Calgary Metropolitan Region Growth Plan</b>	
<b>Blueprint for Growth – Locational Criteria for Placetypes</b>	
3.1.7.1	Municipalities shall comply with the following locational criteria when designating areas for Placetypes: (a) Employment Areas should only be located in Preferred Growth Areas, except the following, which have no locational criteria: i) resource extraction and energy development; ii) Agriculture-related business including Processors, Producers, and other Agri-business and related accessory uses; and iii) home-based business.
Consistent	The subject land is not located within a Preferred Growth Area. As the proposal is related to a home based business, the Growth Plan has no locational criteria for the proposed development.

<b>Municipal Development Plan (County Plan)</b>	
<b>Financial Sustainability – Development</b>	
6.1	<i>Direct new development to areas of existing infrastructure.</i>
Generally Consistent	There is an existing well and septic system on the site. The parcel has direct access to a public gravel road. At the future Development Permit stage, the applicant will need to demonstrate the adequacy of onsite services for the proposed development. The applicant will be required to submit a site specific storm water management plan and if applicable, complete any local improvements required by the site specific storm water management plan.
<b>Financial Sustainability – Operating</b>	
6.8	<i>Direct the majority of new commercial and industrial businesses to locate in the business areas identified on Map 1.</i>
Inconsistent	The proposed development is not within a business area identified on Map 1. The “Other Business Development” policies within Section 14 (Business Development) provide flexibility for considering small scale business development outside of an identified business area if the proposal can justify their need and location. The applicant’s rationale for the proposal is to allow for potential expansion of an existing home based business under a more appropriate land use district.
<b>Environment – Water</b>	
7.4	<i>Protect ground water and ensure use does not exceed carrying capacity by:</i> a. <i>supporting long term ground water research and monitoring programs;</i> b. <i>mitigating the potential adverse impacts of development on groundwater recharge areas;</i>

	<p><i>c. adhering to provincial ground water testing requirements, as part of the development approval process; and</i></p> <p><i>d. encouraging and facilitating the capping of abandoned water wells to protect against ground water leakage and cross contamination.</i></p>
Generally Consistent	At the future Development Permit stage, the applicant will need to demonstrate the adequacy of onsite services for the proposed development. As an advisory condition to future Development Permit, if a groundwater well is being used for commercial purposes, the applicant is required to obtain a commercial water license from AEP.
<b>Environment – Stormwater and Wastewater</b>	
7.6	<i>Require environmentally sustainable wastewater disposal practices to protect watersheds and surface/ground water quality. Wastewater treatment systems should not exceed the land's carrying capacity.</i>
Generally Consistent	At the future Development Permit stage, the applicant will need to demonstrate the capability of onsite services for the proposed development.
7.7	<i>Effectively treat stormwater to protect surface water, riparian areas, and wetlands.</i>
Generally Consistent	At the future Development Permit stage, the applicant will be required to submit a site specific storm water management plan and if applicable, complete any local improvements required by the site specific storm water management plan. At the future Development Permit stage, the applicant will be responsible for obtaining the required approvals from AEP should any disturbance to wetlands be proposed.
7.9	<i>Stormwater treatment should avoid the use of natural wetlands.</i>
Generally Consistent	At the future Development Permit stage, the applicant will be responsible for obtaining the required approvals from AEP should any disturbance to wetlands be proposed.
7.10	<i>Support the use of constructed stormwater wetlands for treatment and storage of surface runoff.</i>
Generally Consistent	At the future Development Permit stage, the applicant will be required to submit a site specific storm water management plan and if applicable, complete any local improvements required by the site specific storm water management plan.
<b>Environment – Land and Environmental Stewardship</b>	
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 proposed business development is not within a defined growth area.
7.13	<i>Support the conservation and effective management of riparian areas and wetlands in accordance with County Policy.</i>
Generally Consistent	At the future Development Permit stage, the applicant will be responsible for obtaining the required approvals from AEP should any disturbance to wetlands be proposed.
7.16	<i>Development shall be planned, designed, and constructed to protect alluvial aquifers.</i>
Generally Consistent	At the future Development Permit stage, the applicant will need to demonstrate the adequacy of onsite services for the proposed development. If a groundwater well is being used for commercial purposes, the applicant is required to obtain a commercial water license from AEP. At the future Development Permit stage, the applicant will be required to submit a site specific storm water management plan and if applicable, complete any local improvements required by the site specific storm water management plan.

<b>Environment – Construction Practices</b>	
7.24	<i>Require best management construction practices to reduce wind and water erosion of soils and to suppress dust dispersion.</i>
Generally Consistent	As a condition of a future Development Permit, the applicant is required to provide a sediment and erosion control plan addressing ESC measures to be implemented.
<b>Agriculture – Minimize Land Use Conflict</b>	
8.25	<i>Discourage intrusive and/or incompatible land use in the agricultural area.</i>
Generally Consistent	The subject land shares its southern property line with an agricultural parcel designated A-SML p8.1 along Glenmore View Road. The conceptual site plan shows a berm and chain link fence around the proposed business area which will serve as a buffer between the proposed business use and the adjacent parcel.
8.26	<i>Applicants proposing new residential, institutional, commercial, and industrial land uses shall design and implement measures to minimize their adverse impacts on existing agriculture operations, based on the County's 'agriculture boundary design guidelines.'</i>
Generally Consistent	The conceptual site plan shows a berm and chain link fence around the proposed business area which would mitigate potential negative impacts of the business use on the southern adjacent agricultural parcel.
<b>Business Development – General Business</b>	
14.1	<i>Provide a range of locations and development forms in the county to accommodate the growth and diversification of the county's business sectors.</i>
Generally Consistent	The proposal relates to the proposed home based business.
14.2	<i>Direct business development to locate in identified business areas as identified on Map 1.</i>
Inconsistent	The proposed development is not within a business area identified on Map 1. The "Other Business Development" policies within Section 14 (Business Development) provide flexibility for considering small scale business development outside of an identified business area if the proposal can justify their need and location. The application did not provide a rationale that justifies why the proposed development cannot be located in a business area. The applicant's rationale for the proposal is to allow for potential expansion of an existing home based business under a more appropriate land use district.
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>
Inconsistent	The proposed development is not within an existing business area or hamlet main street.
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>
Inconsistent	The subject land is not within a business area identified on Map 1 and is outside of an approved area structure plan (ASP).
14.6	<i>Business development shall address the:</i> <i>a. County's Commercial, Office, and Industrial Design Guidelines; and</i> <i>b. development review criteria identified in section 29.</i>
Generally Consistent	The conceptual site plan shows that the proposed business area will be located at the rear of the parcel and will be surrounded by a chain link fence and a berm. The

	proposal is consistent with the technical requirements and supporting information required for the redesignation application. Additional technical requirements will be addressed at the future Development Permit stage.
<b>Business Development – Home Based Business</b>	
14.18	<i>Home based business is encouraged and supported when it is in accordance with any applicable area structure plan, subordinate plan, and the Land Use Bylaw.</i>
Generally Consistent	The landowner has been operating a Home-Based Business (Type II) for an excavation company with a Development Permit since 2011. The applicant indicated that the purpose of the application is to allow for potential expansion of the existing home based business under a more appropriate land use district.
<b>Business Development – Other Business Development</b>	
14.19	<i>Applications to redesignate land for business uses adjacent to, or in the vicinity of, the boundaries of an identified business area shall not be supported.</i>
Generally Consistent	The proposed development is not in the vicinity of a business area identified on Map 1, however, it is located approximately 500m southeast of the Janet Area Structure Plan. In accordance with the <i>Land Use Bylaw</i> Section 394 (c), the landowner may apply to redesignate the subject parcel to the Business, Live Work District (B-LWK).
14.21	<i>Applications to redesignate land for business uses outside of a business area shall provide a rationale that justifies why the proposed development cannot be located in a business area (e.g. requirement for unique infrastructure at the proposed location).</i>
Inconsistent	The proposed development is not within a business area identified on Map 1. The “Other Business Development” policies within Section 14 (Business Development) provide flexibility for considering small scale business development outside of an identified business area if the proposal can justify their need and location. The application did not provide a rationale that justifies why the proposed development cannot be located in a business area. The applicant’s rationale for the proposal is to allow for potential expansion of an existing home based business under a more appropriate land use district.
14.22	<i>Proposals for business development outside of a business area should:</i> <i>a. be limited in size, scale, intensity, and scope;</i> <i>b. have direct and safe access to a paved County road or Provincial highway;</i> <i>c. provide a traffic impact and intersection assessment; and</i> <i>d. minimize adverse impacts on existing residential, business, or agricultural uses.</i>
Generally Consistent	The proposal does not appear to be limited in size as the conceptual site plan shows that approximately 49% of the site would be used for business operations. The subject land has direct access to a gravel County road and based on the estimated increase in traffic of 2-3 trucks per day from the proposed development provided by the applicant, Capital and Engineering Services does not have any transportation requirements at this time. The conceptual site plan shows a berm around the proposed business area to provide a buffer from adjacent residential, business, and agricultural uses.
<b>Business Development – Economic Development</b>	
14.24	<i>Support business development, in accordance with the policies of the County Plan.</i>
Consistent	The proposal supports the continued and future business operations of an existing home based business.
<b>Utility Services – General</b>	
17.1	<i>New development shall, in accordance with master plans:</i> <i>a. make use of, extend, and enhance existing utility infrastructure where feasible;</i>

	<p><i>b. provide water, wastewater, and shallow utility services; and</i></p> <p><i>c. provide stormwater systems where necessary.</i></p>
Generally Consistent	There is an existing well and septic system on the site. At the future Development Permit stage, the applicant will need to demonstrate the adequacy of onsite services for the proposed development. The applicant will also be required to submit a site specific storm water management plan and complete any local improvements required by the site specific storm water management plan, if applicable.
17.2	<i>Allow a variety of water, wastewater, and stormwater treatment systems, in accordance with provincial/federal regulations and County Policy.</i>
Generally Consistent	There is an existing well and septic system on the site. At the future Development Permit stage, the applicant will need to demonstrate the adequacy of onsite services for the proposed development. The applicant will also be required to submit a site specific storm water management plan and complete any local improvements required by the site specific storm water management plan, if applicable. As an advisory condition to future Development Permit, if a groundwater well is being used for commercial purposes, the applicant is required to obtain a commercial water license from AEP.
<b>Utility Services – Water Supply</b>	
17.6	<i>Water well performance and deliverability testing shall be required of all development relying on ground water, in accordance with the requirements of the Water Act.</i>
Generally Consistent	At the future Development Permit stage, the applicant will need to demonstrate the adequacy of onsite services for the proposed development. As an advisory condition to future Development Permit, if a groundwater well is being used for commercial purposes, the applicant is required to obtain a commercial water license from AEP.
<b>Utility Services – Wastewater Management</b>	
17.10	<p><i>New business development shall provide wastewater treatment, in accordance with County Policy, by:</i></p> <p><i>a. connecting to, or constructing, regional or decentralized wastewater services; or</i></p> <p><i>b. using pump out tanks in non-serviced areas.</i></p>
Generally Consistent	At the future Development Permit stage, the applicant will need to demonstrate the adequacy of onsite services for the proposed development.
17.11	<p><i>Wastewater treatment systems shall not exceed the land's carrying capacity; in developing such systems, consideration shall be given to the following requirements:</i></p> <p><i>a. Development proponents shall assess the land's carrying capacity to determine system requirements in accordance with County Policy. The type of private on-site wastewater treatment system will be dependent on lot density, lot size, and soil capability.</i></p> <p><i>b. Construction and connection to a regional or decentralized wastewater treatment system shall be required when the density of development exceeds thresholds identified in County Policy.</i></p>
Generally Consistent	At the future Development Permit stage, the applicant will need to demonstrate the adequacy of onsite services for the proposed development.
17.12	<i>The ownership, operation, and maintenance of private on-site wastewater treatment systems, or wastewater holding tanks shall be the responsibility of the landowner.</i>
Generally Consistent	The landowner is solely responsible for private on-site wastewater treatment systems.

<b>Utility Services – Stormwater</b>	
17.16	<i>Stormwater ponds required for stormwater storage and treatment shall be provided as per the Servicing Standards.</i>
Generally Consistent	At the future Development Permit stage, the applicant will be required to submit a site specific storm water management plan and complete any local improvements required by the site specific storm water management plan, if applicable.

<b>Land Use Bylaw C-8000-2020</b>	
<b>B-LWK Business, Live Work District</b>	
394	<p><i>PURPOSE: The purpose and intent of this district is to provide for a combination of residential and light industrial or commercial activity on a single parcel, with residential as the primary use. The parcel shall be located in the Central East Rocky View Region in locations where adjacent development is industrial or commercial in nature.</i></p> <p>a) <i>Redesignation of parcels to this District shall not be approved upon amending Bylaw C-8451-2023 coming into full force and effect.</i></p> <p>b) <i>Parcels along Sunshine Road including Lot:2 Block:3 Plan:0210259, Lot:16 Block:4 Plan:0512679, Lot:3 Block:4 Plan:0412583, Lot:7 Block:4 Plan:0412583, Lot:8 Block:4 Plan:0412583, Lot:9 Block:4 Plan:0412583, Lot:10 Block:4 Plan:0412583, Lot:11 Block:4 Plan:0412583, Lot:12 Block:4 Plan:0412583, Lot:13 Block:4 Plan:0412583, Lot:14 Block:4 Plan:0412583, within NW-08-25-28-W04M and Parcels along the East Side of Range Rd 282 and South of Glenmore including Block:1 Plan:731129, Lot:1 Block:4 Plan:0513138, Lot:2 Block:4 Plan:0513138 within NW-23-23-28-W04M and Block:9 Plan:1195 LK, Lot:1 Plan:9710996, Lot:2 Plan:9710996, Block:11 Plan:731158, Lot:1 Block:12 Plan:1312019, Block:12 Plan:731158 within SW-23-23-28-W04M shall be allowed to redesignate to this District upon amending Bylaw C-8451-2023 coming into full force and effect.</i></p> <p>c) <i>Lot:5 Plan:9412032; NW-23-23-28-W04M; Lot:4 Plan:9412032; NW-23-23-28-W04M; Lot:3 Plan:9412032; NW-23-23-28-W04M; Lot:2 Plan:9110066; NW-23-23-28-W04M; Lot:1 Plan:9110066; NW-23-23-28-W04M; Block 13, Plan 731350; SW-23-23-28-W04M; Block 14, Plan 731350; SW-23-23-28-W04M; Block 15, Plan 7410545; SW-23-23-28-W04M; Block 16, Plan 7410545; SW-23-23-28-W04M; Block 5, Plan 7410605; NW-23-23-28-W04M; Block 6, Plan 731351; NW-23-23-28-W04M; Block 7, Plan 7410605; NW-23-23-28-W04M shall be allowed to apply to redesignate to this District upon amending Bylaw C-8451-2023 coming into full force and effect.</i></p> <p>d) <i>All parcels having this land use designation on the date of adoption of Bylaw C-8451-2023 remain in full force and effect; however, this land use district is no longer available for any redesignation applications subsequent to that date.</i></p>
Consistent	In accordance with Section 394 (c), the subject land is eligible to apply to redesignate to the Business, Live Work District (B-LWK).
398	<p><b>MAXIMUM PARCEL COVERAGE:</b></p> <p>a) <i>50% for industrial and commercial uses</i></p>
Generally Consistent	The conceptual site plan shows that approximately 49.97% of the site would be used for business operations. At the future Development Permit stage, the exact parcel coverage is to be confirmed.
401	<b>USE REQUIREMENTS:</b>

	<p>a) <i>Prior to the approval of any commercial or industrial use, a dwelling unit must be established on the parcel</i></p> <p>b) <i>Commercial and industrial uses shall be located to the rear of the dwelling unit</i></p> <p>c) <i>Commercial and industrial uses shall directly involve one or more residents of the parcel involved in the business or operation</i></p> <p>d) <i>Hours of operation of commercial and industrial uses occurring outside of an enclosed building shall be limited to between 8:00 a.m. and 7:00 p.m.</i></p> <p>e) <i>Any outside storage shall be completely screened from adjacent lands to the satisfaction of the Development Authority</i></p> <p>f) <i>Any outside storage shall meet the minimum setback requirements for buildings</i></p> <p style="padding-left: 20px;">i. <i>Any outside storage associated with a commercial or industrial use shall meet the building setback requirements for commercial and industrial buildings</i></p> <p>g) <i>Commercial and industrial uses shall not generate noise, smoke, steam, odour, dust, fumes, exhaust, vibration, heat, glare or refuse matter considered offensive or excessive by the Development Authority. At all times, the privacy of the adjacent residential dwellings shall be preserved and the business shall not, in the opinion of the Development Authority, unduly offend or otherwise interfere with neighbouring or adjacent residents</i></p> <p>h) <i>Agriculture (Intensive) shall only be permitted on parcels greater than 6.0 ha (14.83 ac) with a surface supply of water</i></p> <p>i) <i>Kennel shall only be permitted on parcels greater than 5.0 ha (12.36 ac)</i></p> <p>j) <i>Riding Arena shall only be permitted on parcels greater than 1.6 ha (3.95 ac)</i></p>
Generally Consistent	<p>There is an existing dwelling unit on the parcel and the proposed business use is to be located at the rear of the dwelling unit. A berm and chain link fence are proposed around the outside storage area. The outside storage area complies with the minimum setback requirements for buildings. Additional information about the business operations is to be confirmed at the future Development Permit stage.</p>
402	<p><b>COMMERCIAL/INDUSTRIAL USE REQUIREMENTS:</b></p> <p>a) <i>Commercial and Industrial buildings/structures shall have the following minimum setbacks:</i></p> <p style="padding-left: 20px;">i. <i>100.0 m (328.08 ft.) from any dwelling on adjacent parcels, or</i></p> <p style="padding-left: 20px;">ii. <i>50.0 m (164.04 ft.) from a parcel designated as residential land use</i></p> <p>b) <i>The design, character, and appearance of all buildings shall be appropriate to and compatible with the surrounding area and shall be constructed of durable materials designed to maintain the initial quality throughout the life of the project</i></p> <p>c) <i>Building façade widths that exceed 30.0 m (98.43 ft.) shall incorporate wall plane projections or recesses of at least 3% of the width of the façade that extend at least 20% of the width</i></p> <p>d) <i>Parking and outside storage related to commercial and industrial uses shall not be permitted in a minimum setback area</i></p>
Generally Consistent	<p>The subject parcel is adjacent to parcels that are designated B-LWK, R-RUR, and A-SML p8.1. The business area adheres to the minimum setback requirements from any dwelling on adjacent parcels and from a parcel designated as residential use. A shop is proposed within the proposed business area and the design, character, appearance, building façade width, and other details are to be confirmed at the future Development Permit stage. Parking and outside storage associated with the business are not proposed within the minimum setback area on the conceptual site plan.</p>
403	<p><b>MINIMUM LANDSCAPE BUFFER:</b></p>

	<p>a) <i>A 10 m (32.81 ft.) landscape buffer is required when adjacent to a Residential District, or an Agricultural District with a parcel is less than 10 ha (24.71 ac)</i></p> <p>b) <i>The landscape buffer shall be located on private land to mitigate potential off-site negative visual impacts associated with non-residential land uses to nearby residential developments</i></p> <p>c) <i>Development within a landscape buffer is restricted to: i. Landscaping, berms, landscaped stormwater ponds, natural wetlands, trails, and linear parks, and ii. Surface parking where it is screened from view from public rights-of-way by berms and/or landscaping</i></p>
Generally Consistent	The conceptual site plan shows a berm surrounding the proposed business area. Additional information about the landscape buffer is to be confirmed at the future Development Permit stage.