

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)	
11.0 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>
Inconsistent	The subject lands are not located within a hamlet or country residential community as shown in Map 1, and are not located with a conceptual scheme area.
11.2	<i>Proposed institutional and community land uses for hamlets or country residential communities shall demonstrate:</i> <i>a. a benefit to the local area or community; and</i> <i>b. compatibility with existing land uses.</i>
Inconsistent	The application indicates a community hub and religious centre. The use is not within a hamlet or country residential community. The use has not demonstrated a benefit to the local area or community. Given the lack of detail about special event attendance and parking, and definition of the specific use of “community hub”, it is difficult to determine if the use would be compatible with the existing residential area.
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; and</i> <i>e. the development review criteria identified in section 29.</i>
Inconsistent	The application has not provided justification of the proposed location, and has provided limited demonstration of the benefit to the broader public. The application seeks to integrate with the community through upkeep of the park next door and opening the facility to all as a “community hub” (undefined), though has not demonstrated specifically how this will be accomplished. Section 29 review criteria have been touched on, though without sufficient detail, and several technical studies were provided.
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>

Inconsistent	The application materials provide varying and unclear guidance of facility hours, capacity, staff and public numbers, facility use, and parking requirements. The MSDP lacks sufficient detail to clarify the use, though the submitted technical reports indicate that parking and facility needs can be met. However, a large accessory building has been built since application, and is not addressed as part of the use, though it's size and development details suggests it may be used in support of the facility. If part of the development, technical studies do not consider the expanded footprint and use.
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12.0 Parks, Open Space, Pathways, and Trails – Parks and Community Interface	
12.17	<i>Development adjacent to, or affecting, parks, open space, pathways, and trails should include a comprehensive approach to:</i> <i>a. shared and mutually supportive facilities and/or amenities;</i> <i>b. access;</i> <i>c. stormwater management;</i> <i>d. preserving viewscapes into and within the park, where appropriate;</i> <i>e. vegetation and invasive species management; and</i> <i>f. wildlife management.</i>
Complies	The existing park is a municipal reserve and managed. No impact to the park from the proposed development is anticipated. The applicants indicate willingness to participate in the upkeep of the park to contribute to the community.

Rocky View County/Calgary Intermunicipal Development Plan (IDP)	
5.0 Municipal Planning Considerations	
5.1.2	<i>If an Area Structure Plan, or equivalent, is not in place the host municipality should evaluate applications for redesignation, subdivision and development proposals according to all of the following:</i> <i>(a) Strategic policies outlined by the host municipality including their MDP;</i> <i>(b) The policies of this Plan;</i> <i>(c) Impacts on existing and planned uses in the vicinity of the proposal; and</i> <i>(d) Consideration of environmental impacts in accordance with the policies and the procedures of the municipality in which the proposal is made, and requirements of Alberta Environment.</i>
Generally Complies	The application has been evaluated pursuant to the MDP and IDP, and impacts to the uses in the vicinity and environmental impact. The application is generally in conflict with the MDP, and compliant with the IDP. The application does not sufficient clarity to determine impacts on the existing and planned uses in the vicinity, and no environmental impacts are anticipated.
8.0 Growth Corridors/Areas and Annexation	
8.1.2	<i>Rocky View County Growth Corridors should be developed in accordance with Rocky View 2060 Growth Management Plan and other Rocky View County statutory and local area plans, as they may be updated from time to time.</i>
Complies	The application has been evaluated pursuant to the MDP.
8.1.3	<i>Identified City of Calgary Growth Areas should continue to be governed in accordance with existing Rocky View County policy documents, which may be updated. Should the lands be annexed by The City of Calgary, planning will be conducted as directed by its Municipal Council at that time.</i>
Complies	The application is being considered in the context of the growth area pursuant to policy.

8.1.4	Rocky View County Council and Administration should evaluate applications within identified City of Calgary Growth Areas against this Plan, the Rocky View County Municipal Development Plan and the Rocky View County Land Use Bylaw.
Complies	The subject lands are located in a Calgary Growth Area as shown on Map 4 and the application has been evaluated pursuant to the IDP, MDP and Land Use Bylaw.
8.1.5	<i>Land use redesignation applications in identified City of Calgary Growth Areas shall be referred to the Intermunicipal Cooperation Team for discussion to gain a greater understanding of the long term intermunicipal interests in the area.</i>
Complies	The application was referred for comment to The City of Calgary.
15.0 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:</i> <i>(a) Statutory and non-statutory plans within the Plan Area and proposed amendments to such plans;</i> <i>(b) Applications for land use redesignation and subdivision;</i> <i>(c) All applications for development permits, including renewals;</i> <i>(d) Disposition of environmental, municipal and/or school reserves, environmental easements, public utility lots and/or road allowances;</i> <i>(e) Emergency response plans for natural resource extraction activities; and</i> <i>(f) Flood hazard mapping revisions.</i>
Complies	The subject lands are located in the Plan Area as shown on Map 1 and was referred to the City of Calgary.
15.1.3	<i>Applications shall be referred to the adjacent municipality prior to consideration by the Development Authority/Subdivision Authority, Calgary Planning Commission or either Municipal Council as applicable.</i>
Complies	The application was referred to The City of Calgary.

Land Use Bylaw	
Direct Control District Applications	
297	<i>Direct Control Districts must only be used for the purpose of providing for development that, due to their unique characteristics, innovative ideas or unusual site constraints, require specific regulation unavailable in other Districts.</i>
Complies	The application proposes site-specific uses not defined in the land use bylaw (community hub) and therefore requires a direct control district to define this use.
302	<i>Application requirements for the submission of a Direct Control District include:</i> <i>(a) All information required by this Bylaw for an Amendment application,</i> <i>(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,</i> <i>(c) A list of permitted and discretionary uses proposed for the site,</i> <i>(d) Plans and elevations or other documentation, that would help to substantiate the need for the Direct Control District, and</i> <i>(e) Any other information as may be required by the Development Authority and Council.</i>
Conflicts	The submitted direct control does not have sufficient detail to define the application.