

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.

Growth Plan	
Blueprint for Growth – Rural and Country Cluster Placetypes	
3.1.5.2	<i>Rural and Country Cluster Placetype, when it is not clustered shall comply with the following: (a) the development shall not be located within a Preferred Growth Area; and (b) the maximum Density is 1.2 dwelling units /hectare (0.5 dwelling units/acre).</i>
Consistent	The subject land is not within a Preferred Growth Area and the proposed future subdivision density is 0.5 dwelling units/acre.
Blueprint for Growth – Locational Criteria for Placetypes	
3.1.7.2	<i>The Rural and Country Cluster Placetype shall not be located in Preferred Growth Areas.</i>
Consistent	The subject land is not within a Preferred Growth Area.

Rocky View County/City of Calgary Intermunicipal Development Plan (IDP)	
Growth Corridors/Areas and Annexation	
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>
Consistent	The application was evaluated in accordance with existing Rocky View County policy documents and was found to be consistent overall with the relevant policies and regulations.
8.1.4	<i>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.</i>
Consistent	The application was found to be consistent overall with the IDP, County Plan, and the Land Use Bylaw. An objective of Section 8.0 (Growth Corridors/Areas and Annexation) of the IDP is to recognize growth corridors/areas for both municipalities. Administration acknowledges that the subject land is within an identified City of Calgary residential growth area, however, the subject quarter section is already fragmented, and the application is consistent overall with the goals and policies of the County Plan.

Municipal Development Plan (County Plan)	
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>
Consistent	The application is consistent overall with the goals and policies of the County Plan.
Financial Sustainability – Development	
6.1	<i>Direct new development to areas of existing infrastructure.</i>
Consistent	The subject land has direct access to a paved public road and potable water capacity is available for the proposed future subdivision.
6.2	<i>On-site and off-site hard infrastructure costs related to new development are the developer's responsibility.</i>
Consistent	The developer will be responsible for infrastructure costs related to the new development at the future subdivision stage.
Environment – Water	
7.5	<i>Use relevant watershed management plans as guiding documents and planning tools.</i>
Consistent	At the future subdivision stage, the Applicant/Owner will be required to provide a Site-Specific Stormwater Implementation Plan (SSIP) to provide an onsite stormwater management strategy for the proposed subdivision in accordance with the Nose Creek Watershed Water Management Plan.
Environment – Stormwater and Wastewater	
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>
Consistent	The proposed future subdivision is to be serviced by private sewage treatment systems. The Applicant/Owner will be required to provide a Level 3 PSTS Assessment at the future subdivision stage.
7.7	<i>Effectively treat stormwater to protect surface water, riparian areas, and wetlands.</i>
Consistent	At the future subdivision stage, the Applicant/Owner will be required to provide a Site-Specific Stormwater Implementation Plan (SSIP). The Owner will be required to enter into a Site Improvement/Service Agreement for the construction any lot-specific improvements recommended by the SSIP.
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>
Generally Consistent	The subject land is outside of a defined growth area; however, the proposal is consistent with the County Plan policies relating to country residential development in the agricultural area.
Country Residential Development – Country Residential Communities	
10.2	<i>Country residential development in the agriculture area shall be guided by the goals and policies of this Plan.</i>
Consistent	The application is consistent overall with the goals and policies of the County Plan.
10.4	<i>Country residential development shall address the development review criteria identified in section 29.</i>

Consistent	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 subdivision stage.
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>
Generally Consistent	<p>Although a Lot and Road Plan was not submitted with this application, the existing public roads are sufficient to support further subdivision of the subject land and adjacent parcels, which meets the intent of a lot and road plan. The proposed future subdivision is to be serviced by potable water and private sewage treatment systems. The application provided a letter from the Rocky View Water Co-op confirming that they have capacity to service the proposed future subdivision. The Applicant/Owner will be required to provide a Level 3 PSTS Assessment and a Site-Specific Stormwater Implementation Plan at the future subdivision stage. The Applicant/Owner held an open house at the subject site on November 18, 2023 to share their redesignation and subdivision proposal with their neighbours and gain their input. The application included a visitor list showing that 5 residents attended the open house and 3 brochures were delivered to neighbouring properties.</p>
Transportation – Road Access	
16.13	<p><i>Residential redesignation and subdivision applications should provide for development that:</i></p> <ul style="list-style-type: none"> <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 subject land has direct access to a paved public road and the tentative future subdivision plan does not propose panhandles.

Utility Services – General	
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> <i>b. provide water, wastewater, and shallow utility services; and</i> <i>c. provide stormwater systems where necessary.</i>
Consistent	At the future subdivision stage, the Applicant/Owner will be responsible for providing potable water, private sewage treatment systems, and shallow utility services to each proposed lot. Stormwater management will be addressed at the future subdivision stage.
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 proposed future subdivision is to be serviced by potable water and private sewage treatment systems. Stormwater management will be addressed at the future subdivision stage.
Utility Services – Wastewater Management	
17.9	<i>New residential development shall provide wastewater treatment, in accordance with County Policy, by:</i> <i>a. connecting to, or constructing, regional or decentralized wastewater services; or</i> <i>b. confirming the lot(s) is capable of private wastewater treatment.</i>
Consistent	The proposed future subdivision is to be serviced by private sewage treatment systems. The Applicant/Owner will be required to provide a Level 3 PSTS Assessment at the future subdivision stage.
17.11	<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> <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> <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>
Consistent	The proposed future subdivision is to be serviced by private sewage treatment systems. The Applicant/Owner will be required to provide a Level 3 PSTS Assessment at the future subdivision stage.
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>
Consistent	The landowner will be solely responsible for private sewage treatment systems.
Intergovernmental Relationships – Urban Growth Corridors	
27.17	<i>The County shall evaluate redesignation, subdivision, and development permit applications within the City of Calgary's identified growth areas, as shown on Map 1 and Appendix A, in consultation with the City of Calgary and in accordance with the Rocky View County/City of Calgary Intermunicipal Development Plan.</i>
Consistent	The application was referred to the City of Calgary and they provided comments in opposition to the application. However, the application was found to be consistent with the IDP.

Land Use Bylaw C-8000-2020	
R-CRD Residential, Country Residential District	
326	MINIMUM PARCEL SIZE: a) 0.8 ha (1.98 ac) b) The minimum size of parcels designated with the letter “p” is the number indicated on the Land Use Map c) Notwithstanding b), the number following the “p” shall not be less than 0.4 ha (0.98 ac).
Consistent	The proposed parcel size for each future lot is ± 0.81 hectare (± 2.00 acre) which meets the minimum parcel size requirement.