

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 Regional Growth Plan (RGP)	
Rural Employment Areas	
3.1.6.1	<i>Rural Employment Areas are for employment uses best suited to rural locations and shall be characterized by larger lot sizes, lower density of lots, and lower levels of servicing.</i>
Consistent	The location of the parcel is on a large lot within an agriculture area with low levels of servicing.
3.1.6.2	Rural Employment Areas have no locational criteria, but the development shall not be located within two kilometres of an Urban Municipality or Joint Planning Area, or within two kilometres of another Rural Employment Area, unless supported by the Board.
Consistent	The parcel is not within two kilometres of an Urban Municipality, a Joint Planning Area, or another Rural Employment Area.
3.1.6.3	Rural Employment Areas must be planned through an Area Structure Plan that identifies how the development protects the function of regional transportation infrastructure and provides water, wastewater and/or stormwater servicing.
Inconsistent	The parcel is not within an Area Structure Plan.

Municipal Development Plan (County Plan)	
Financial Sustainability – Operating	
6.8	<i>Direct the majority of new commercial and industrial businesses to locate in the business areas identified on Map 1.</i>
Generally Consistent	The parcel is located at the north east intersection of Highway 1 and Highway 22 in the general vicinity for a Highway Business Area as indicated in Map 1.
Agriculture – Minimize Land Use Conflict	
8.25	<i>Discourage intrusive and/or incompatible land use in the agricultural area.</i>
Inconsistent	The proposed RV storage would be intrusive and incompatible to the surrounding agricultural area.
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 applicant has shown there are berms and trees along the Highway 22. The applicant would have to address the agriculture boundary design guidelines at development permit stage.

Business Development – General Business	
14.2	<i>Direct business development to locate in identified business areas as identified on Map 1.</i>
Generally Consistent	The parcel is located at the north east intersection of Highway 1 and Highway 22 in the general vicinity for a Highway Business Area as indicated in Map 1.
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	There is no approved area structure plan to guide business development in this area.
Business Development – Highway Business Areas	
14.9	<i>Area structure plans shall be adopted to provide the framework for highway business area development.</i>
Inconsistent	There is no approved area structure plan to guide business development in this area.
14.10	<i>Highway business areas are identified on Map 1 and should have the following characteristics:</i> <ol style="list-style-type: none"> <i>a. located along intersections or interchanges with the provincial highway network;</i> <i>b. land uses consistent with the purpose of a highway business area;</i> <i>c. limited development area close to one or all of the quadrants of the intersection or interchange;</i> <i>d. planned in a comprehensive manner and not subject to incremental expansion;</i> <i>e. meet the environmental, infrastructure, and financial goals and policies of this Plan;</i> <i>f. minimize adverse impacts on existing agriculture or residential development;</i> <i>g. developed in consultation with Alberta Transportation; and</i> <i>h. consistent with the provincial freeway and access location plans.</i>
Generally Consistent	While the application is meeting the location criteria for highway business, and would be consistent with highway business uses, the development would not be planned in a comprehensive manner as there is no over-arching area structure plan, and the proposed RV storage use would be incompatible with surrounding agriculture and residential uses. Alberta Transportation will also be closing the intersection of Highway 22 and Township Road 250 when Highway 22 is expanded, which would re-route of the customer traffic.

Land Use Bylaw C-8000-2020	
I-LHT – Industrial, Light District	
439	MINIMUM PARCEL SIZE: <ol style="list-style-type: none"> a) 1.0 ha (2.47 ac)
Consistent	Although the applicant is not proposing to subdivide the parcel, the proposed light industrial use is meeting the minimum parcel size requirement should a subdivision application be submitted in the future.