

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.

City of Airdrie / Rocky View County Intermunicipal Development Plan (IDP)	
M.D. of Rocky View Residential Policies	
2.12.3.1	Development within that portion of the Plan Area within the M.D. of Rocky View may proceed according to the policies contained in all adopted applicable area structure plans.
Inconsistent	The subject parcel is located within Balzac East and was found to be inconsistent with the policies of the ASP.

Municipal Development Plan (County Plan)	
Managing Residential Growth - Hamlets	
5.1	<i>Support the development of the Hamlets of Conrich, Harmony, Langdon, Balzac, and Glenbow Ranch as full service rural communities providing a range of land uses, housing types, and rural services to their residents and local area; in accordance with their area structure plan or conceptual scheme. These hamlets are identified as "Hamlet – Full Service" on Map 1.</i>
Inconsistent	The subject parcel is located within Balzac East and was found to be inconsistent with the policies of the ASP.
Managing Residential Growth – Country Residential	
5.8	<i>Support the development of existing country residential communities (identified on Map 1) in accordance with their area structure plan.</i>
Inconsistent	The subject parcel is located within Balzac East and was found to be inconsistent with the policies of the ASP.
Country Residential Development – Country Residential Communities	
10.1	<i>Development within Greater Bragg Creek, Bearspaw, North and Central Springbank, Elbow Valley, Balzac East (Sharp Hills/Butte Hills), Cochrane North, and Glenbow Ranch shall conform to their relevant area structure plan.</i>
Inconsistent	The subject parcel is located within Balzac East and was found to be inconsistent with the policies of the ASP.
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>

Inconsistent	The proposal for tentative subdivision is providing direct access to a road, however, not avoiding the use of panhandles. Furthermore, the proposed panhandle widths do not meet the County's Servicing Standards. This would result in a long driveway length. Administration recommends the removal of the existing panhandles to the south of the parcel and the development of an internal road as outlined in 16.13.c.
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Balzac East Area Structure Plan (ASP)	
General Residential Area Policies	
4.2.1	a. The Municipality may require applications for redesignation and/or subdivision for residential development to supply the following: <ul style="list-style-type: none"> i. a storm water management report (see Section 6.5.3 for detailed information); ii. an evaluation of any on-site hydrological conditions including confirmation of sufficient water supply (see Section 6.5.1 for detailed information); iii. an evaluation of sanitary servicing (see Section 6.5.2 for detailed information); iv. an evaluation of on-site geotechnical, archaeological, and historical features (see Sections 5.1, 5.4, and 5.5 for detailed information); v. a Traffic Impact Analysis (see Section 9.38 for detailed information); and/or vi. any other matter deemed necessary by the Municipality
Consistent	The application provided the required information.
4.2.1	c. Panhandles are generally discouraged except where site constraints exist or where panhandles may accommodate future internal subdivision roads.
Inconsistent	There are no site constraints to the site and the proposed panhandles would not accommodate future internal subdivision.
Phase One - Residential Intensification Area Policies	
4.2.2	In-filling of Phase One is encouraged prior to further development of infrastructure in Phase Two. Applications for residential development out of phase may be considered if adjacent to existing development of similar density and lot size, compatible with the surrounding land use pattern. <ul style="list-style-type: none"> a) Minimum parcel size shall be two (2.0) acres. b) Proposals for redesignation, subdivision, and development within the Phase One Residential Intensification Area shall be supplied by a surface water system, with written confirmation of a sufficient water supply. c) Figure 4 identifies where Conceptual Schemes may be required for redesignation and subdivision applications deemed to have an impact on the long-term land use scenario, servicing requirements, future road network, or development pattern of surrounding lands.
Consistent	The tentative plan shows the proposed parcels to be + 2.00 acres in size. As a condition of subdivision, confirmation of water supply would be required. The subject parcel is not within an area identified as requiring a Conceptual Scheme.

Land Use Bylaw C-8000-2020	
Rural, Country Residential District (R-CRD)	
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 tentative subdivision plan indicates parcel size over 0.8 hectares (1.98 acres)