

**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.
Inconsistent	The subject land is not located within a Preferred Growth Area. As the proposal cannot be considered under the definition of a 'home-based business', it would not have support under the CMR Growth Plan.

<b>Municipal Development Plan (County Plan)</b>	
<b>Business Development – General Business</b>	
14.2	<i>Direct business development to locate in identified business areas as identified on Map 1.</i>
Inconsistent	Subject parcel not located within an identified business area.
<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>
Inconsistent	The subject parcel is located directly south of the OMNI Area Structure Plan and within the quarter section immediately north of the Conrich Area Structure Pan.
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	No justification has been included.
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>
Inconsistent	The Applicant has declined to provide a Trip Generation Memo; therefore, (c) above cannot be evaluated.

Land Use Bylaw C-8000-2020	
B-LWK Business, Live Work District	
393	<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>
Inconsistent	The subject parcel is not located within an area identified as appropriate for the B-LWK District.
396	<p><b>MAXIMUM PARCEL SIZE:</b></p> <p>a) 10.0 ha (24.71 ac)</p>
Consistent	The subject land is 1.64 ha (4.05 ac).
397	<p><b>MAXIMUM PARCEL COVERAGE:</b></p> <p>a) 50% for industrial and commercial uses</p>
Consistent	The conceptual site plan shows that approximately 39% of the site would be used for business operations. Exact parcel coverage to be confirmed at future Development Permit stage.
400	<p><b>USE REQUIREMENTS:</b></p> <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	As the parcel has multiple frontages, the proposed business use are does not fully meet (b) above, as it would be located between Range Road 285 and the existing dwelling on site. All other criteria could be addressed through a Development Permit.
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>
Inconsistent	The proposed commercial area does not comply with (d) above.
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>
Inconsistent	Landscaping plan not included with application. Would be conditioned at the future Development Permit stage if applicable.