

**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>Rocky View County / Municipal District of Bighorn IDP</b>	
<b>General Land Use Policies</b>	
3.2.1	Applications for land use redesignation, subdivision, and development permit should be evaluated in accordance with the Municipal Development Plan (MDP), Land Use Bylaw (LUB), and any statutory or non-statutory plans relevant to the municipality in which they are received.
Inconsistent	The proposal is inconsistent with policies of the IDP as it is inconsistent with the County Plan.

<b>Municipal Development Plan (County Plan)</b>	
<b>Managing Residential Growth – Country Residential</b>	
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 lands are not within a country residential area structure plan.
<b>Managing Residential Growth – Agricultural Area</b>	
5.10	<i>Residential development in the agricultural area shall be guided by the goals and policies of this Plan.</i>
Inconsistent	The proposed subdivision is not consistent with agricultural policies of the Plan.
5.11	<i>Support first parcel out residential and agricultural subdivision in the agricultural area as per the policies of this Plan (section 8).</i>
Not Applicable	The proposed subdivision is not classified as a first parcel out.
<b>Agriculture – First Parcel Out</b>	
8.17	<i>A subdivision to create a first parcel out that is a minimum of 1.60 hectares (3.95 acres) in area should be supported if the proposed site:</i> <i>a. meets the definition of a first parcel out;</i> <i>b. has direct access to a developed public roadway;</i> <i>c. has no physical constraints to subdivision;</i> <i>d. minimizes adverse impacts on agricultural operations by meeting agriculture location and agriculture boundary design guidelines; and</i> <i>e. the balance of the un-subdivided quarter section is maintained as an agricultural land use.</i>
Not Applicable	The proposed subdivision is not classified as a first parcel out.
<b>Country Residential Development – Fragmented Country Residential Areas</b>	
10.11	<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>a. A lot and road plan is provided that;</p> <ol style="list-style-type: none"> <li>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;</li> <li>ii. includes design measures to minimize adverse impacts on existing agriculture operations; and</li> <li>iii. demonstrates potential connectivity to residential or small agricultural acreages outside of the lot and road plan area.</li> </ol> <p>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:</p> <ol style="list-style-type: none"> <li>i. the internal road network, water supply, sewage treatment, and stormwater management; and</li> <li>ii. any other assessment required by unique area conditions.</li> </ol> <p>c. A technical assessment of the impact on off-site infrastructure, roads, and stormwater systems is be provided;</p> <p>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.</p>
Not Applicable	The proposed parcel is not within a fragmented quarter section.
<b>Reserves – Municipal, School, and Community Reserves</b>	
13.1	<p>When acquiring reserves, the County shall require that the owners of land proposed for subdivision provide reserves in the form of:</p> <ol style="list-style-type: none"> <li>a. land;</li> <li>b. money in place of land; or</li> <li>c. a combination of land and money.</li> </ol>
Consistent	The owner is proposing to provide money in place of land for municipal reserve dedication.
13.4	Reserves should be provided to the maximum amount allowed by the Municipal Government Act.
Consistent	Cash in lieu of land dedication will be provided at 10% of the appraised land value as allowed by the Municipal Government Act.
<b>Transportation – Road Access</b>	
16.13	<p>Residential redesignation and subdivision applications should provide for development that:</p> <ol style="list-style-type: none"> <li>a. provides direct access to a road, while avoiding the use of panhandles;</li> <li>b. minimizes driveway length to highways/roads;</li> <li>c. removes and replaces panhandles with an internal road network when additional residential development is proposed; and</li> <li>d. limits the number and type of access onto roads in accordance with County Policy.</li> </ol>
Inconsistent	The proposed subdivision creates a panhandle to provide access to Lot 1.

<b>Land Use Bylaw C-8000-2020</b>	
<b>Residential, Rural District (R-RUR)</b>	
319	Minimum parcel size: <ol style="list-style-type: none"> <li>a) 1.6 ha (3.95 ac)</li> </ol>
Consistent	The proposed subdivision is meeting the minimum parcel size requirements.