

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.

Municipal Development Plan (County Plan)	
The Planning Framework	
4.1	<i>Where an area structure plan or subordinate plan is silent on a policy matter contained in this Plan, the policies of the County Plan shall apply.</i>
Consistent	The application has been evaluated and policies applied per the relevant statutory document(s).
Financial Sustainability – Development	
6.1	<i>Direct new development to areas of existing infrastructure.</i>
Inconsistent	The immediate area is agricultural, and beyond existing roadways, no infrastructure development has occurred in the area.
6.2	<i>On-site and off-site hard infrastructure costs related to new development are the developer's responsibility.</i>
Inconsistent	The applicant has not provided sufficient detail of the proposed operation, and no supporting documentation of use or need, to determine what infrastructure costs might be.
6.3	<i>Developers are strongly encouraged to build, or contribute to the building of soft infrastructure.</i>
Inconsistent	The applicant has not indicated any contribution to soft infrastructure.
6.4	<i>All identified hard infrastructure, or land necessary for infrastructure placement, shall be provided by the developer as part of the subdivision or development permit approval process.</i>
Inconsistent	The applicant has not provided sufficient detail of the proposed operation, and no supporting documentation of use or need, to determine what infrastructure costs might be.
6.5	<i>Depending on the scope and scale of a proposed development, a fiscal impact analysis of the proposed development shall be required, in accordance with County Policy.</i>
Inconsistent	The applicant has not provided sufficient detail of the proposed operation, and no supporting documentation of use or need, to determine what infrastructure costs might be.
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>
Consistent	Map 1 identifies Conrich as a Regional Business Centre and Full Service Hamlet. The site is located in the Conrich ASP, and is therefore consistent.

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>
Inconsistent	The applicant has not provided sufficient detail of the proposed operation, and no supporting documentation to determine wastewater requirements.
7.7	<i>Effectively treat stormwater to protect surface water, riparian areas, and wetlands.</i>
Inconsistent	The applicant has not provided sufficient detail of the proposed operation, and no supporting documentation to determine stormwater requirements.
7.8	<i>Encourage and support Low Impact Development as an approach to treat and manage stormwater.</i>
Inconsistent	The applicant has not provided sufficient detail of the proposed operation, and no supporting documentation to determine if Low Impact Development is possible.
7.9	<i>Stormwater treatment should avoid the use of natural wetlands.</i>
Inconsistent	The applicant has not provided sufficient detail of the proposed operation, and no supporting documentation to determine stormwater requirements.
7.10	<i>Support the use of constructed stormwater wetlands for treatment and storage of surface runoff.</i>
Inconsistent	The applicant has not provided sufficient detail of the proposed operation, and no supporting documentation to determine stormwater requirements.
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	Map 1 identifies Conrich as a Regional Business Centre and Full Service Hamlet. The site is located in the Conrich ASP, however on the farthest edge, where development has yet to reach.
7.13	<i>Support the conservation and effective management of riparian areas and wetlands in accordance with County Policy.</i>
Inconsistent	The applicant has not provided sufficient detail of the proposed operation, and no supporting documentation to determine how wetlands on site will be addressed.
7.15	<i>Encourage development to retain and reintroduce natural habitat and native grasslands.</i>
Inconsistent	The applicant has not provided sufficient detail of the proposed operation, and no detail regarding natural habitat or native grassland retention or reintroduction.
7.16	<i>Development shall be planned, designed, and constructed to protect alluvial aquifers.</i>
Inconsistent	The applicant has not provided sufficient detail of the proposed operation, and no supporting documentation regarding aquifers.
7.17	<i>Development applications may require the preparation and implementation of a bio-physical impact assessment to protect environmentally sensitive areas.</i>
Inconsistent	The applicant has not provided sufficient detail of the proposed operation, and no supporting documentation regarding biophysical impacts.
7.18	<i>Environmental site assessments shall be required when a previous use may have contaminated the proposed development area.</i>
Inconsistent	The applicant has not provided sufficient detail of the proposed operation, and no supporting documentation regarding possible prior contamination. In particular, the proximity to a rail line should be considered.

7.20	<i>Require the control and eradication of regulated weeds on private and public land in accordance with the provincial regulations and County Policy.</i>
Inconsistent	The applicant has not provided sufficient detail of the proposed operation, and no supporting documentation regarding weed control.
Environment – Construction Practices	
7.24	<i>Require best management construction practices to reduce wind and water erosion of soils and to suppress dust dispersion.</i>
Inconsistent	The applicant has not provided sufficient detail of the proposed operation, and no supporting documentation regarding best management construction practices.
7.25	<i>Encourage and support proper disposal and recycling of solid waste from construction.</i>
Inconsistent	The applicant has not provided sufficient detail of the proposed operation, and no supporting documentation regarding disposal and recycling has been provided.
Environment – Conservation	
7.29	<i>Maintain dark skies by:</i> <i>a. ensuring dark sky principles are incorporated when developing or amending area structure plans;</i> <i>b. requiring public and business lighting in outdoor areas to be downward directed and conform to the Land Use Bylaw; and</i> <i>c. encouraging residents to use downward directed lighting.</i>
Generally Consistent	The applicant has noted that dark sky principles will be considered
Agriculture – Land Use	
8.16	<i>All redesignation and subdivision approvals shall address the development requirements of section 29.</i>
Inconsistent	The applicant has not provided any technical reports or submissions.
Agriculture – Minimize Land Use Conflict	
8.25	<i>Discourage intrusive and/or incompatible land use in the agricultural area.</i>
Inconsistent	The nearest permitted industrial development is 3 kilometers to the southwest of the site, meaning that development in the area has not begun. The area remains agricultural. This application may be considered premature.
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>
Inconsistent	The applicant has not provided any detail regarding minimizing adverse impacts to agriculture.
Business Development – General Business	
14.2	<i>Direct business development to locate in identified business areas as identified on Map 1.</i>
Consistent	Map 1 identifies Conrich as a Regional Business Centre and Full Service Hamlet. The site is located in the Conrich ASP, and is therefore consistent.
14.3	<i>Encourage the infilling or intensification of existing business areas and hamlet main streets in order to complement other businesses, maximize the use of existing infrastructure, minimize land use conflicts with agriculture uses, and minimize the amount of traffic being drawn into rural areas.</i>

Inconsistent	The nearest permitted industrial development is 3 kilometers to the southwest of the site, meaning that development in the area has not begun. The area remains agricultural. This application may be considered premature, as there is no infrastructure (water, wastewater) that exists in the area yet. This operation will draw additional traffic into the rural area.
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>
Consistent	The lands are located with the Conrich ASP.
14.6	<i>Business development shall address the:</i> a. <i>County's Commercial, Office, and Industrial Design Guidelines; and</i> b. <i>development review criteria identified in section 29.</i>
Inconsistent	The applicant has not provided any details regarding industrial design guidelines, and Section 29 criteria have not been met, as no technical reports have been submitted.
Business Development – Industrial Storage	
14.23	<i>Applications to redesignate land for industrial storage shall:</i> a. <i>Adhere to policies 14.19 to 14.22;</i> b. <i>Locate in a manner that minimizes traffic and dust on nearby lands;</i> c. <i>Provide a landscape and site development plan to reduce visual impact through the use of existing landscaping or topographical elements and visually attractive perimeter screening that incorporates vegetation, fencing, and/or berms; and</i> d. <i>Provide a management plan for the handling and storage of waste materials, including leakage from vehicles or other sources.</i>
Inconsistent	The applicant has not provided any justification for selecting this location to operate, and has not included any detail to reduce visual impact, nor the handling and storage of waste materials, including leakage from vehicles or other sources.
Transportation	
16.3	<i>New development shall make use of, extend, and enhance existing transportation infrastructure where feasible.</i>
Inconsistent	No technical study has been provided to determine if support to transportation infrastructure may be required. The application may be subject to transportation off-site levy at the development permit stage.
Transportation – Railways	
16.20	<i>Area structure plans and conceptual schemes in close proximity to active rail lines should provide the minimum building setback and/or buffering requirements requested by the rail line owners.</i>
Generally Consistent	CN rail noted 15m building setbacks and 1.83m high fence. The applicant provided a real property report that shows the existing buildings exceed this requirements. No detail about possible future development or buffering.
Utility Services – General	
17.1	<i>New development shall, in accordance with master plans:</i> a. <i>make use of, extend, and enhance existing utility infrastructure where feasible;</i> b. <i>provide water, wastewater, and shallow utility services; and</i> c. <i>provide stormwater systems where necessary.</i>
Inconsistent	The applicant has indicated that no water or wastewater beyond the existing dwelling is required, and does not intend to connect to the Conrich water and wastewater systems as required by the ASP. No technical studies pertaining to water, wastewater, or stormwater were submitted.

Utility Services – Water Supply	
17.6	<i>Water well performance and deliverability testing shall be required of all development relying on ground water, in accordance with the requirements of the Water Act.</i>
Inconsistent	The applicant has not provided any well performance information.
Utility Services – Wastewater Management	
17.10	<i>New business 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. using pump out tanks in non-serviced areas.</i>
Inconsistent	The applicant has indicated that no wastewater treatment beyond the existing dwelling is required, and does not intend to connect to the Conrich wastewater system as required by the ASP. No technical studies pertaining to wastewater were submitted.
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 applicant has indicated that the existing system is a septic tank servicing the existing dwelling. It is anticipated the applicant maintains the system.
Utility Services – Stormwater	
17.14	<i>Stormwater shall be managed in accordance with provincial regulations. Where required and in accordance with provincial approvals, on-site stormwater may be effectively released into a downstream receiving water body in accordance with the following requirements:</i> <i>a. Stormwater shall be conveyed downstream in a manner that protects downstream properties; and</i> <i>b. Where required, proponents of new development shall identify and secure the downstream stormwater conveyance system.</i>
Inconsistent	The applicant has not provided any information or studies pertaining to stormwater management.
17.15	<i>Stripping, grading, or the placement of fill shall not alter the existing pattern of stormwater storage and/or movement across private land unless the activity complies with the Land Use Bylaw and a development permit has been issued for such activity.</i>
Generally Consistent	The applicant has not sufficiently detailed the operation or future operations. However, there is no apparent stripping or grading suggested as part of the application.
17.16	<i>Stormwater ponds required for stormwater storage and treatment shall be provided as per the Servicing Standards.</i>
Inconsistent	The applicant has not provided any information or studies pertaining to stormwater management.

Conrich Area Structure Plan C-7468-2015c	
Conrich Development Strategy	
7.1	<i>Local plans, land use redesignation, and new subdivision shall not be supported within the future policy area, as shown on Map 5.</i>
Not Applicable	Application is not in the future policy area.

7.2	<i>Notwithstanding Policy 7.1, development consistent with Section 12: Agriculture of this plan shall be allowed.</i>
Not Applicable	Application is not in the future policy area.
7.3	<i>Subdivisions approved prior to the adoption of this plan within the future policy area may proceed.</i>
Not Applicable	Application is not in the future policy area.
Industrial	
11.1	<i>All industrial development shall be located in the areas identified on Map 5.</i>
Consistent	The subject lands are located in the industrial heavy area shown on Map 5.
11.2	<i>Development of industrial uses should proceed in an orderly manner and be supported by cost effective and efficient changes to the County's existing infrastructure and transportation networks.</i>
Inconsistent	The subject lands are located in the furthest northeast corner of the ASP area, non-adjacent to any other ASP lands, in Phase 1 of the Conrich ASP. Developing this parcel is not orderly, logical, or sequential, however, as it is isolated from the remaining Phase 1 lands. Note: the proposed revisions to the Conrich ASP place the lands in Phase 2, should the amendments be adopted as presented.
Industrial - Land Use	
11.4	<i>Commercial and other business uses that are compatible with industrial uses, and have minimal impact on the local infrastructure, may be appropriate within an industrial area.</i>
Generally Consistent	Insufficient detail has been provided regarding the anticipated operations to determine if significant offsite nuisance factors are likely, though they are not anticipated based on the proposed use being an auto dismantler.
11.5	<i>Industrial uses with the potential for offsite impacts such as unsightly appearance, noise, odour, emission of contaminants, fire or explosive hazards, or dangerous goods may be located in the area identified as heavy industrial on Map 5.</i>
Consistent	The subject lands are located in the heavy industrial lands shown on Map 5.
Industrial - Local Plans	
11.6	<i>A local plan shall be required to support applications for industrial development. The local plan shall:</i> <i>a. ensure that the type of uses for the industrial area are consistent with those identified in Policies 11.3 to 11.5;</i> <i>b. where necessary, provide a strategy to mitigate offsite impacts; including noise reduction due to operations;</i> <i>c. address the policies of this plan regarding non-residential/residential interface areas, where required;</i> <i>d. address the County's Commercial, Office, and Industrial Design Guidelines and document how the local plan meets those guidelines; and</i> <i>e. provide landscaping, lot, and building design requirements that provide for high quality development.</i>
Inconsistent	The applicant has provided an MSDP, however there are no policies, no technical reports were included, little detail regarding the operations and site layout, and none of the required elements above have been addressed.
11.7	<i>All private lighting, including security and parking area lighting, shall be designed according to the County's 'dark sky' Land Use bylaw requirements, conserve energy, reduce glare, and minimize light trespass onto surrounding properties.</i>

Consistent	The MSDP notes (though there is no corresponding policy) that lighting will be in compliance with dark sky requirements, though no details are provided.
11.8	<i>Where appropriate and feasible, a local plan should incorporate policies that provide for green building techniques and energy efficient design.</i>
Not Applicable	The applicant has not clearly delineated the operation, though general understanding suggests that no new buildings are proposed.
Agriculture Interface	
13.1	<i>Until such time as the Agricultural Boundary Design Guidelines are adopted, the policies of this Plan shall guide the design of developments bordering agricultural lands.</i>
Inconsistent	The applicant makes reference to the guidelines, but provides no detail and there are no corresponding policies.
13.2	<i>Proposals for non-agricultural development adjacent to agricultural lands located either within or outside of the Plan boundary should incorporate buffering, siting, and design techniques to minimize negative impacts on agricultural lands.</i>
Inconsistent	The applicant has not provided any information on methods to minimize negative impacts on agricultural lands.
13.3	<i>Agricultural buffering techniques may include a combination of the following: a. barrier fencing to prevent access; b. vegetated berms; c. community agriculture plots; d. stormwater management facilities; e. ecological/vegetative buffers; f. use of topographic barriers such as slopes, roads, watercourses or wetlands; and g. increased setbacks for housing and other buildings.</i>
Inconsistent	The applicant has not provided any information on methods to minimize negative impacts on agricultural lands.
Natural Environment - Wetlands	
19.1	<i>Wetland protection shall be guided by County and provincial policy.</i>
Inconsistent	County records show three possible wetlands on site. The application notes there are no wetlands on site. No technical studies were provided to support that statement.
19.2	<i>The County shall require the use of the provincial system to determine wetland classification and relative wetland value.</i>
Consistent	County records show three possible wetlands on site. The application notes there are no wetlands on site. No technical studies were provided to support that statement.
19.3	<i>Local plans shall identify the classification and value of wetlands within the local plan area boundary. This shall be done as part of a wetland assessment, to be provided at the local plan preparation stage.</i>
Inconsistent	County records show three possible wetlands on site. The application notes there are no wetlands on site. No technical studies were provided to support that statement.
19.4	<i>Local plans shall determine, through consultation with the Province, whether wetlands are Crown-owned land.</i>
Inconsistent	County records show three possible wetlands on site. The application notes there are no wetlands on site. No technical studies and no suggestion of provincial correspondence were provided to support that statement.
19.5	<i>Wetlands, not claimed by the Crown, that have a high relative value should be dedicated as environmental reserve or environmental reserve easement.</i>

Inconsistent	County records show three possible wetlands on site. The application notes there are no wetlands on site. No technical studies were provided to support that statement.
19.6	<i>Wetlands that form part of a stormwater drainage conveyance system (Map 11) shall be retained.</i>
Inconsistent	The three wetlands identified are located on Map 11, which are adjacent to the regional conveyance system. The applicant has not completed technical studies, wetland or stormwater. No plan to address the wetlands has been provided.
19.7	<i>Where wetlands are not retained, developers shall provide for appropriate replacement, in accordance with provincial policy.</i>
Inconsistent	County records show three possible wetlands on site. The application notes there are no wetlands on site. No technical studies were provided to support that statement.
Reserves – Environmental Reserves	
20.11	<i>Lands that qualify as environmental reserve should be dedicated as environmental reserve or environmental reserve easement through the subdivision process, as per the Municipal Government Act.</i>
Inconsistent	County records show three possible wetlands on site. The application notes there are no wetlands on site. No technical studies were provided to support that statement, and therefore it can't be determined if environmental reserve is required.
20.12	<i>Other lands determined to be of environmental significance, but not qualifying as environmental reserve, should be protected in their natural state through alternative means as determined by the County.</i>
Generally Consistent	No biological assessment was completed to determine if any additional lands of environmental significance are located on site. However, the county does not anticipate the presence of any based on GIS/aerial cursory review.
20.13	<i>Environmental reserves should be determined by conducting:</i> <i>a. a biophysical impact analysis report;</i> <i>b. a geotechnical analysis; and/or</i> <i>c. other assessments acceptable to the County.</i>
Inconsistent	No biological assessment was completed to determine if any additional lands of environmental significance are located on site. However, the county does not anticipate the presence of any based on GIS/aerial cursory review.
Reserves –Reserve Analysis	
20.14	<i>A reserve analysis shall be required with the preparation of a local plan to determine the amount, type, and use of reserves owing within the local plan area.</i>
Inconsistent	No reserve analysis was completed.
20.15	<i>The reserve analysis shall include a determination of:</i> <i>a. the total gross area of the local plan;</i> <i>b. the type and use of reserves to be provided within the local plan area;</i> <i>c. other reserves owing on an ownership basis;</i> <i>d. the location of the reserve types and amounts in relation to the local plan area's overall open space system, with this information to be shown on a map; and</i> <i>e. the amount of residual reserves to be taken as money in place of land.</i>
Inconsistent	No reserve analysis was completed.
Transportation	
22.1	<i>A transportation impact assessment shall be required as part of the local plan preparation and/or subdivision application process.</i>

Inconsistent	No TIA was prepared.
22.2	<i>All subordinate transportation analyses must respect and conform to the Conrich Master Transportation Plan.</i>
Inconsistent	No TIA was prepared.
Transportation – Local Roads – Industrial and Commercial	
22.19	<i>Industrial areas should provide internal pathways and pathway connections to the regional trail network.</i>
Inconsistent	No pathway tie in or connection is discussion or proposed. The ASP does not include a specific requirement for pathway, however, Map 8 indicates a nearby conceptual possibility that may seek possible connection that could include this parcel.
Transportation – Development Adjacent to the Railway Line	
22.30	<i>Land uses (such as schools and child care services) which may be adversely affected by the safety and nuisance impacts of passing trains should not locate immediately adjacent to the railway.</i>
Not Applicable	The application is not sensitive to railway use.
22.31	<i>Appropriate safety measures and methods to provide noise and vibration attenuation for development adjacent to the railway should include such elements as setbacks, berming, and landscaped screening.</i>
Not Applicable	The application is not sensitive to railway use.
22.32	<i>Where a development site is located adjacent to the railway, the distance from the railway right-of-way to the closest part of any building should be in accordance with Canadian National Railway company policies and safety standards.</i>
Generally Consistent	CN rail noted 15m building setbacks and 1.83m high fence. The applicant provided a real property report that shows the existing buildings exceed this requirements. No detail about possible future development or buffering.
Utility Services – Water	
23.9	<i>All new development shall connect to the County's potable water system.</i>
Inconsistent	A Rocky View County Transmission Line runs adjacent to the east side of the subject parcel with a service connection to the subject parcel. The applicant has indicated that no additional water use beyond that existing for the dwelling is needed. No technical reports (water demand analysis) has been provided.
23.10	<i>A water use assessment conforming to the Conrich Potable Water Network Plan shall be required with local plan preparation, subdivision applications, and/or development permit applications to determine water demand and infrastructure required to meet that demand.</i>
Inconsistent	The applicant has indicated that no additional water use beyond that existing for the dwelling is needed. No technical reports (water demand analysis) has been provided.
23.11	<i>Notwithstanding Policy 23.9 and 23.10, the following uses may be allowed to attain their potable water from water wells in accordance with County and provincial requirements;</i> <i>a. country residential, 'work/live', and agriculture land uses; and</i> <i>b. golf course playing areas.</i>
Not Applicable	The application is land use and MSDP for an auto-dismantler, and do not meet these categories.

Utility Services – Wastewater	
23.15	<i>All new development shall be required to connect to the County's wastewater system.</i>
Inconsistent	The applicant has indicated that no additional wastewater use beyond that existing for the dwelling is needed. No technical reports (wastewater servicing study) has been provided.
23.16	<i>A wastewater servicing study conforming to the Conrich Wastewater Servicing Plan shall be required with local plan preparation, subdivision applications, and/or development permit applications to determine wastewater demand and infrastructure required to meet that demand.</i>
Inconsistent	The applicant has indicated that no additional wastewater use beyond that existing for the dwelling is needed. No technical reports (wastewater servicing study) has been provided.
23.17	<i>Notwithstanding Policy 23.15 and 23.16, country residential, 'work/live', and agriculture land uses may provide wastewater service by a private sewage treatment system in accordance with County policy and provincial regulation.</i>
Not Applicable	The application does not meet this criteria.
23.18	<i>Sump pumps and stormwater drainage systems shall not be connected to the wastewater system.</i>
Inconsistent	No details regarding drainage on the subject lands has been provided.
Utility Services – Emergency Service Infrastructure	
23.21	<i>All industrial and commercial buildings are required to provide fire suppression systems and shall be in compliance with the County's Fire Suppression bylaw.</i>
Inconsistent	No details have been provided regarding fire suppression.
Stormwater – Design	
24.2	<i>Until such time as a regional conveyance system is finalized, the stormwater drainage system (conveyance and storage areas) shall be designed to comply with the Shepard Regional Drainage Plan, the Cooperative Stormwater Management Initiative Plan, the Conrich Master Drainage Plan and the Western Headworks Stormwater Management Agreement (2013).</i>
Consistent	This is a requirement.
24.3	<i>Stormwater management systems should be designed at a scale that services the local plan area. The County discourages stormwater ponds designed for individual lots.</i>
Inconsistent	The application has not provided any technical studies regarding stormwater, specifically, a conceptual stormwater management report.
Stormwater – Interim Drainage Solutions	
24.11	<i>Until such time as a permanent stormwater management system is constructed, interim solutions may be allowed as per the phasing plan (Map 13). Options include: a. An interim stormwater facility designed to contain the accumulation of stormwater onsite on a continuing basis during the Western Irrigation District's irrigation season. Discharge to the canal system may be allowed at the end of the irrigation season, in accordance with Western Irrigation District's requirements and the CSMI plan. b. An irrigation or evaporation system that operates under zero discharge conditions may be allowed if the Western Irrigation District system is not available for use.</i>

Inconsistent	The application has not provided any technical studies regarding stormwater, specifically, a conceptual stormwater management report to determine stormwater solutions.
24.12	<i>Where an interim stormwater solution is permitted, those portions of stormwater ponds identified for interim storage may remain as privately owned land if the land is designated to a district that is limited to utility and other complimentary uses.</i>
Inconsistent	The application has not provided any technical studies regarding stormwater, specifically, a conceptual stormwater management report to determine stormwater solutions.
24.13	<i>Where a private interim storage pond is approved:</i> <i>a. Access to the stormwater pond shall be provided to the County;</i> <i>b. A management and operation plan for the interim stormwater pond and local stormwater system shall be provided;</i> <i>c. Management and operation of the interim stormwater pond and local stormwater system is the responsibility of the private landowner; and</i> <i>d. A transition plan that addresses the transfer of the stormwater infrastructure to the County, when an interim solution is no longer required is provided.</i>
Inconsistent	The application has not provided any technical studies regarding stormwater, specifically, a conceptual stormwater management report to determine stormwater solutions.
Stormwater – Local Stormwater Management	
24.15	<i>The location of the natural stormwater drainage conveyance system shall be protected and acquired as part of the development process, in general accordance with Map 11 and the Master Drainage Plan.</i>
Inconsistent	The application has not provided any technical studies regarding stormwater, specifically, a conceptual stormwater management report to determine needed protections.
24.16	<i>Stormwater conveyance systems should develop in an orderly, logical, and sequential pattern of development.</i>
Inconsistent	The subject lands are located in the furthest northeast corner of the ASP area, non-adjacent to any other ASP lands, in Phase 1 of the Conrich ASP. Developing this parcel is not orderly, logical, or sequential, however, as it is isolated from the remaining Phase 1 lands. Note: the proposed revisions to the Conrich ASP place the lands in Phase 2, should the amendments be adopted as presented.
24.17	<i>Stormwater shall be conveyed downstream in a manner that protects downstream properties.</i>
Inconsistent	The application has not provided any technical studies regarding stormwater, specifically, a conceptual stormwater management report to determine needed protections.
24.18	<i>Where required, proponents of new development shall identify and secure, in consultation with the County, the downstream stormwater conveyance system.</i>
Inconsistent	The application has not provided any technical studies regarding stormwater, specifically, a conceptual stormwater management report to determine needed protections.
24.19	<i>Stormwater conveyance systems must provide a right-of-way of sufficient width to accommodate upstream stormwater flow.</i>
Inconsistent	The application has not provided any technical studies regarding stormwater, specifically, a conceptual stormwater management report to determine needed accommodations.

Stormwater – Stormwater Ponds, Constructed Wetlands, and Wetlands	
24.20	<i>Stormwater ponds or constructed wetlands should be located:</i> <i>a. in general accordance with the locations identified in the Conrlich Master Drainage Plan;</i> <i>b. on an accessible public utility lot; and</i> <i>c. outside of the riparian setback area.</i>
Inconsistent	The application has not provided any technical studies regarding stormwater, specifically, a conceptual stormwater management report to determine needed facilities.
24.21	<i>Natural wetlands and/or natural drainage courses that are retained should receive treated stormwater through direct or indirect flow in order to maintain the value of the wetland and the drainage course.</i>
Inconsistent	The application has not provided any technical studies regarding stormwater, specifically, a conceptual stormwater management report to determine needed protections.
Stormwater – Reduce, Recycle, and Reuse	
24.23	<i>As part of preparation of a local plan and supporting sub-catchment master drainage plan, best management practices, and alternative solutions for the improvement of stormwater quality and reduction of stormwater quantity are required. Solutions may include:</i> <i>a. design of stormwater facilities to incorporate source controls in order to reduce the amount of water moving down stream and the need for end-of-pipe stormwater treatment solutions;</i> <i>b. use of low impact development methods, such as constructed wetlands and bio-swales;</i> <i>c. reduction of impermeable surface runoff;</i> <i>d. reuse of stormwater for irrigation; and</i> <i>e. consideration of stormwater ponds at the sub-regional level to support the reuse of stormwater.</i>
Inconsistent	The application has not provided any technical studies regarding stormwater and possible solutions.
Stormwater – Standards and Design	
24.24	<i>Stormwater infrastructure shall be constructed, operated, and maintained in accordance with the County servicing standards, County policy, and provincial regulations. The stormwater management system should be designed to:</i> <i>a. operate on a gravity basis;</i> <i>b. wherever possible, use the stormwater drainage conveyance system, as generally shown on Map 11;</i> <i>c. accommodate stormwater flows from adjacent transportation networks;</i> <i>d. preserve the value of existing wetlands; and</i> <i>e. conform to an urban standard where a curb and gutter transportation system is provided.</i>
Inconsistent	The application has not provided any technical studies regarding stormwater and possible solutions.
24.25	<i>Stormwater conveyance alignments and ponds are shown conceptually on Map 11. Alternate and more cost effective alignments may be considered at the local plan stage if it can be shown that the impact on wetlands within the identified conveyance system is reduced through the use of an alternative alignment.</i>
Inconsistent	The application has not provided any technical studies regarding stormwater and possible solutions.

24.26	<i>As part of a local plan preparation process, the applicant shall submit a sub-catchment master drainage plan that is consistent with the approved Master Drainage Plan and the policies of this plan.</i>
Inconsistent	The application has not provided any technical studies regarding stormwater and possible solutions.
24.27	<i>A sub-catchment master drainage plan for a local plan area shall comply with any new stormwater plans, management policies, and interim servicing policies that may be introduced after the adoption of this plan.</i>
Inconsistent	The application has not provided any technical studies regarding stormwater and possible solutions.
Solid Waste	
25.1	<i>The developer shall be responsible for the management and disposal of solid waste generated through all stages of construction.</i>
Not Applicable	The application provides limited information about the specifics of the proposed operation, however, no construction is anticipated
25.2	<i>Waste minimization and waste diversion practices are encouraged in the plan area. A diversion target of 50 per cent is recommended.</i>
Inconsistent	The application provides limited information about the specifics of the proposed operation and waste diversion and minimization.
25.3	<i>A local plan should:</i> <i>a. address solid waste management through all stages of development, including occupancy;</i> <i>b. identify the appropriate waste collection stations that serve the local plan area;</i> <i>c. conform to the policies of the County's Solid Waste Master Plan; and</i> <i>d. set a solid waste diversion target to inform the subdivision construction management plan.</i>
Inconsistent	The application provides limited information about the specifics of the proposed operation, and no waste diversion and minimization information.
Solid Waste – Industrial and Commercial	
25.4	<i>Industrial and commercial business owners shall be responsible for providing their own solid waste services.</i>
Inconsistent	The application provides limited information about the specifics of the proposed operation, and no waste management information.
Implementation – Local Plans, Redesignation, Subdivision, and Development Applications	
27.1	<i>Applications for redesignation, subdivision, and/or development require the concurrent or prior adoption of a local plan, unless otherwise directed by the policies of this plan or determined by the County not to be required.</i>
Inconsistent	A local plan is required for industrial applications per policy 11.6. An MSDP was submitted, but contains no policies, no technical studies, and insufficient operational and site layout operation to make an evaluation.
27.2	<i>Notwithstanding Policy 27.1, applications for a development permit in an area where a land use has been approved prior to the adoption of this plan do not require a local plan.</i>
Not Applicable	The subject lands do not have appropriate land use.
27.3	<i>Local plans shall address and adhere to the requirements of the Conrich Area Structure Plan. In support of local plans and redesignation applications, the developer will be required to submit a rationale showing how their proposal is consistent with the vision and policies of the Conrich Area Structure Plan.</i>

Inconsistent	No rationale has been submitted.
Implementation – Infrastructure Costs and Levies	
27.9	<i>As part of the local plan approval process the identification, timing, and funding of any required off-site improvements is required. Off-site improvements that are: a. internal to the plan area will be determined to the satisfaction of the County; or b. external to the plan area, including provincial or adjacent municipal infrastructure will be determined to the satisfaction of the County, in consultation with the relevant municipality and/or provincial department.</i>
Inconsistent	As no technical studies have been prepared, and insufficient information regarding the specific operations of the proposed business has been provided, Administration can't determine if offsite improvements may be required.
27.11	<i>Costs associated with transportation and/or utility service improvements are the developer's responsibility.</i>
Consistent	This will be required as part of a development permit application.
27.13	<i>Development proponents shall be required to pay the Rocky View County: a. Water and Wastewater Off-Site Levy; b. Stormwater Off-Site Levy; and c. Transportation Off-Site Levy.</i>
Consistent	This will be required as part of a development permit application.
Implementation – Phasing	
27.14	<i>Phasing of development in the Conrich Area Structure Plan area should be done in a logical and cost effective manner and shall be guided by the phasing strategy of this plan, as shown on Map 13.</i>
Inconsistent	The subject lands are located in the furthest northeast corner of the ASP area, non-adjacent to any other ASP lands, in Phase 1 of the Conrich ASP. Developing this parcel is not orderly, logical, or sequential, however, as it is isolated from the remaining Phase 1 lands. Note: the proposed revisions to the Conrich ASP place the lands in Phase 2, should the amendments be adopted as presented.
27.15	<i>Phase 1 lands may proceed with development subject to the policies of this plan. If Phase 1 lands proceed to development, an irrigation or evaporation system under zero discharge conditions shall be constructed as referenced in Policies 24.11-24.14, until such time as a regional solution has been chosen and mechanisms to implement the construction of the system have been identified.</i>
Generally Consistent	The subject lands are located in the furthest northeast corner of the ASP area, non-adjacent to any other ASP lands, in Phase 1 of the Conrich ASP. Developing this parcel is not orderly, logical, or sequential, however, as it is isolated from the remaining Phase 1 lands. Note: the proposed revisions to the Conrich ASP place the lands in Phase 2, should the amendments be adopted as presented.
Implementation – Technical Requirements and Submissions	
27.21	<i>Local plans shall address the requirements as set out in the policies of this plan and Section 29 and Appendix C of the County Plan.</i>
Inconsistent	The applicant has provided an MSDP, however there are no policies, no technical reports were included, little detail regarding the operations and site layout, and none of the required elements above have been addressed.
27.22	<i>All planning or development applications, and any associated infrastructure construction, should meet the technical requirements of the County Plan, County Land Use bylaw, Conrich Area Structure Plan and associated technical studies, relevant local plan, County servicing standards, County policy, and provincial and federal requirements.</i>

Inconsistent	The applicant has provided an MSDP, however there are no policies, no technical reports were included, little detail regarding the operations and site layout, and none of the required elements above have been addressed.
Intermunicipal Coordination and Cooperation	
28.3	<i>Intermunicipal circulation of planning proposals shall comply with the Municipal Government Act, the Rocky View/Calgary Intermunicipal Development Plan and any other agreement(s) or new intermunicipal development plan(s) jointly approved by adjacent municipal councils.</i>
Consistent	The applications were circulated as required.
Intermunicipal Coordination and Cooperation – Rocky View County – City of Chestermere	
28.4	<i>Development adjacent to the city of Chestermere shall be coordinated between Rocky View County and the City of Chestermere, or as otherwise required by any future intermunicipal development plan.</i>
Not Applicable	Outside of Chestermere IDP referral area.
Intermunicipal Coordination and Cooperation – Rocky View County – The City of Calgary	
28.7	<i>Planning and development applications within the entire Conrich Area Structure Plan area shall be circulated to The City of Calgary for transportation review and comment in accordance with the circulation and response timelines as per the Rocky View County/City of Calgary Intermunicipal Development Plan.</i>
Consistent	The application was sent to the City of Calgary, who had no comments.

Land Use Bylaw C-8000-2020	
I-HVY Industrial, Heavy District	
444	<i>PURPOSE: To provide for a range of industrial activity that may have off-site nuisance impacts, including support services and storage.</i>
Consistent	The proposed auto-dismantling operation is an appropriate use for this land use.
445	<i>DISCRETIONARY USES: outdoor storage; industrial, heavy</i>
Consistent	The proposed auto-dismantling operation is a discretionary use for this land use.
450	<i>ADDITIONAL REQUIREMENTS: a) A minimum of 10% of the lands shall be landscaped b) Storage shall be screened from public ROWs and adjacent parcels</i>
Inconsistent	The applicant intends to request relaxation of the 10% requirement, and notes there may be trees that serve the purpose. No evaluation was provided regarding support of this suggestion. The application seeks to address the matter through the development permit.