

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 Calgary / Rocky View County Intermunicipal Development Plan	
Municipal Planning Considerations	
4.1	<i>Development proposals should be evaluated against regional and sub-regional plans, as applicable, the Calgary/Rocky View 2006 Annexation Agreement, each municipality's respective Municipal Development Plan (MDP), statutory, and non-statutory plans.</i>
Consistent	The proposal aligns with the County's Municipal Development Plan (County Plan), therefore is consistent with the IDP. The subject quarter section is outside of the IDP policy area, but within a notification zone, therefore, the application was circulated to the city. Comments regarding potential impacts to stormwater management have been addressed through each of the following: the limited increase in development footprint/impacts associated with the single parcel being created, the infrastructure required to service the proposal being located outside of the identified Floodway, and the appropriate preservation of environmentally sensitive areas being enforced through the future subdivision registration process should the Subdivision Authority support the proposal.

Municipal Development Plan (County Plan)	
Managing Residential Growth – Agricultural Area	
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>
Consistent	The subject quarter section meets the definition of a previously unsubdivided quarter section pursuant to Section 8. The proposal may be supported in accordance with policy 8.17 as further evaluated below.
Managing Residential Growth – Long Term Growth	
5.14	<i>The Rocky View County/City of Calgary Intermunicipal Development Plan identifies future growth corridors for the County (Appendix A). The County considers all of these corridors important, however, the timing for development within a growth corridor may vary and some corridors are expected to experience minimal development within the timeframe of this Plan.</i>
Consistent	The subject quarter section is located within the identified Rocky View County Growth corridor illustrated on Map 4; however, the land is outside of the IDP policy area, but within a notification zone. The application was circulated to the city and all comments have been addressed.
Environment – Development in Hazard Areas	
7.21	<i>Development in hazard areas, such as flood fringes and escarpments, shall be allowed only if an appropriate technical evaluation demonstrates suitability, to the satisfaction of the County and in accordance with the Land Use Bylaw.</i>

Consistent	The northern portion of the remainder lot is largely classified as Floodway. The proposed boundary line closely follows topographical features and the continued agricultural use of the site does not propose further development within a hazardous area. Further, the road construction required to provide access to the site is outside of the Floodway and impact environmental mitigation measures of the construction are included within the recommended conditions of approval.
Agriculture – Land Use	
8.15	<i>Support and encourage the viability and flexibility of the agriculture sector by allowing a range of parcel sizes, where appropriate.</i>
Consistent	The proposed parcel configuration with the agricultural balance of 37.75 hectares (± 93.27 acres) being in two parts supports the viability of the agricultural balance by maintaining access to the available water source for livestock.
8.16	<i>All redesignation and subdivision approvals shall address the development requirements of section 29.</i>
Consistent	Provision of physical legal access, potable water, wastewater servicing, and stormwater management have been addressed through the application evaluation and recommended conditions of approval.
Agriculture – First Parcel Out	
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>
Consistent	The parcel sizes contemplated by the application do not conflict with the minimum size restriction of 1.60 hectares (3.95 acres). Access to each of the parcels contemplated is to be provided via extension of Elbow River Drive to a culmination of dead-end cul-de-sac along the eastern portion of the subject parcel. A portion of the remainder parcel is located within the floodway of the Elbow River; however there is sufficient land base within the rest of the remainder existing outside of the floodway to accommodate continued agricultural operations. The balance of the quarter section is intended to remain supporting the existing agricultural activities, and the parcel configuration as proposed is generally consistent with the agriculture boundary design guidelines.
Transportation	
16.1	<i>Partner and co-operate with the provincial government and neighbouring municipalities to protect and improve, where necessary, regional transportation corridors.</i>
Consistent	The application was circulated to Alberta Transportation and Economic Corridors due to the proximity to Highway 8; ATEC confirmed that no approaches from Highway 8 will be supported, and provided support for the proposal given its' proposed access via municipal road network.
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>

	<p>c. <i>removes and replaces panhandles with an internal road network when additional residential development is proposed; and</i></p> <p>d. <i>limits the number and type of access onto roads in accordance with County Policy.</i></p>
Consistent	The recommended conditions of approval included within Attachment F ensure direct access to the new lot and agricultural balance from developed County road infrastructure.
Transportation – Supporting Agriculture	
16.14	<i>The County’s road network should provide for the safe and timely movement of agricultural equipment and goods.</i>
Consistent	The limited road extension considered by the tentative plan and conditions of approval provide improved access to each of the proposed lots over what is currently existing, therefore facilitating safer access to agricultural lands than the alternative of approaching from Highway 8 (which is not supported by the Ministry of Transportation and Economic Corridors).
Utility Services – General	
17.2	<i>Allow a variety of water, wastewater, and stormwater treatment systems, in accordance with provincial/federal regulations and County Policy.</i>
Consistent	Potable water servicing is to be provided via existing water wells – the conditions of approval ensure verification of potable water viability and location within the site relative to proposed property lines. Further confirmation of wastewater servicing is not required given the proposed parcels sizes being above the 30 acre minimum as stipulated in the County’s <i>Residential Water and Sewer Requirements Policy C-411</i> . No increase in site imperviousness is anticipated given the continued agricultural use of the land and any potential impacts associated with the road construction are to be mitigated through the construction management plan and associated development agreement.

Land Use Bylaw C-8000-2020	
Agricultural, General District (A-GEN)	
305	<p>MINIMUM PARCEL SIZE:</p> <p>a) <i>An un-subdivided Quarter Section</i></p> <p>b) <i>The portion created and the portion remaining after registration of a First Parcel Out subdivision</i></p> <p>c) <i>The portion of a parcel remaining after approval of a redesignation and subdivision provided the remainder is a minimum of 20.23 ha (50.00 ac)</i></p>
Consistent	The proposed 20.23 hectare (±50.00 acre) parcel with a ±37.75 hectare (±93.27 acre) remainder (in two parts) exceeds the minimum size restriction of the A-GEN designation.

Matters Related to Subdivision and Development Regulation	
Relevant Considerations	
9	<p><i>In making a decision as to whether to approve an application for subdivision, the subdivision authority must consider, with respect to the land that is the subject of the application,</i></p> <p>a) <i>its topography,</i></p> <p>b) <i>its soil characteristics,</i></p> <p>c) <i>storm water collection and disposal,</i></p> <p>d) <i>any potential for the flooding, subsidence or erosion of the land,</i></p>

	<p>e) <i>its accessibility to a road as defined in section 616(aa) of the Act,</i></p> <p>f) <i>the availability and adequacy of a water supply, a sewage disposal system and solid waste disposal,</i></p> <p>g) <i>in the case of land not serviced by a licensed water distribution and wastewater collection system, whether the proposed subdivision boundaries, lot sizes and building sites comply with the requirements of the Private Sewage Disposal Systems Regulation (AR 229/97) in respect of lot size and distances between property lines, buildings, water sources and private sewage disposal systems as identified in section 6(4)(b) and (c),</i></p> <p>h) <i>the use of land in the vicinity of the land that is the subject of the application, and</i></p> <p>i) <i>any other matters that it considers necessary to determine whether the land that is the subject of the application is suitable for the purpose for which the subdivision is intended.</i></p>
Consistent	Relevant considerations have been evaluated and determined to align with County policy and technical servicing standards.
Road access	
11	<p><i>Every proposed subdivision must provide to each lot to be created by it</i></p> <p><i>(a) direct access to a road as defined in section 616(aa) of the Act, or</i></p> <p><i>(b) lawful means of access satisfactory to the subdivision authority.</i></p>
Consistent	The recommended conditions of approval included within Attachment F consider the provision of direct access to the new lot and balance of the quarter section via developed County Road infrastructure.

Municipal Government Act	
Approval of Application	
654(1)	<p><i>A subdivision authority must not approve an application for subdivision approval unless</i></p> <p><i>a) the land that is proposed to be subdivided is, in the opinion of the subdivision authority, suitable for the purpose for which the subdivision is intended,</i></p> <p><i>b) the proposed subdivision conforms to the provisions of any growth plan under Part 17.1, any statutory plan and, subject to subsection (2), any land use bylaw that affects the land proposed to be subdivided,</i></p> <p><i>c) the proposed subdivision complies with this Part and Part 17.1 and the regulations under those Parts, and</i></p> <p><i>d) all outstanding property taxes on the land proposed to be subdivided have been paid to the municipality where the land is located or arrangements satisfactory to the municipality have been made for their payment pursuant to Part 10.</i></p>
Consistent	The subject application is consistent with the Municipal Development Plan (County Plan) and therefore in alignment with 654(1)(b).