

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 District of Bighorn / Rocky View County Intermunicipal Development Plan	
Land Use Policies – General Land Use Policies	
3.2.1	<i>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.</i>
Consistent	The IDP does not have regulations surrounding building setbacks, however, the application was evaluated against Rocky View County regulations.
3.2.2	<i>Applications for a new Area Structure Plan, Concept Plan, MDP, LUB, and MDP or LUB amendments within the IDP Area should be evaluated in accordance with any relevant regional plan as well as 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.</i>
Consistent	The application for the DC-123 Amendment was reviewed against Rocky View County plans.

Municipal Development Plan (County Plan)	
10.0 Compact Residential Development	
Intent	<i>Compact residential design sensitively integrates housing with the natural features and topography of a site by grouping homes on smaller lots, while permanently preserving a significant amount of buildable land for conservation, recreation, or agriculture uses.</i>
Consistent	The County Plan does not have specific policies to building setbacks, however, the application to amend DC-123 to allow the existing dwelling to remain does not have an adverse effect on the overall intent outlined in the County Plan.
10.8	<i>Compact residential development shall be designed to achieve:</i> <ol style="list-style-type: none"> a. <i>a reduction in the overall development footprint through a permanent retention of a portion of developable land as open land;</i> b. <i>a portion of open land that is publicly accessible and used for greenways, regional pathways, and/or trails;</i> c. <i>an efficient, compact, walkable building area;</i> d. <i>servicing and transportation efficiencies, minimizing operational costs, and retention of viewscales;</i> e. <i>minimal impacts on adjacent agricultural operations; and</i> f. <i>environmental best practices, interconnected open land, efficient development, and retention of rural character.</i>
Consistent	The proposed amendment to the side yard setback for Unit 170 does not contradict any design policies in section 10.8 of the County Plan.

Cottage Club Ghost Lake Conceptual Scheme	
7.4 Subdivision Design	
7.4.1	<i>The layout of Cottage Club Ghost Lake shall generally be in accordance with Figure 9.</i>
Consistent	Although the Conceptual Scheme does not have policies specific to building setbacks, the application follows the subdivision design policies.
12.0 Proposed Land Use	
12.0.1	<i>Applications for land use amendments within the Plan Area shall establish land uses, appropriate building setbacks and development regulations, and shall be consistent with the intent of this Conceptual Scheme</i>
Consistent	The application is requesting a variance to the building setback to allow for an existing dwelling to remain, while remaining consistent with the intent of the Conceptual Scheme.

Direct Control District Bylaw C-6586-2007 (DC-123)	
Land Use Regulations – Residential Area – Cell ‘A’ – Minimum Yard Requirements	
2.4.2	Side Yard: 2.4 m (7.87 ft.)
Generally Consistent	The application is for an amendment to the side yard setback for Unit 170, to allow an existing dwelling to remain. The existing side yard setback is 2.16 metres (7.09 feet), which is a variance of 0.24 metres (0.79 feet), or approximately 10%.