

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	This has been considered where appropriate.
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>
Not Applicable	This will be considered as part of future development permit.
7.25	<i>Encourage and support proper disposal and recycling of solid waste from construction.</i>
Not Applicable	This will be considered as part of future development permit.
Business Development – General Business	
14.2	<i>Direct business development to locate in identified business areas as identified on Map 1.</i>
Consistent	The subject lands are in the Balzac East ASP, and within a regional business centre.
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>
Consistent	The subject lands are in the Balzac East ASP, and within an area currently undergoing infill of areas with appropriate land use and planning.
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 subject lands are in the Balzac East ASP
14.6	<i>Business development shall address the:</i> <i>a. County's Commercial, Office, and Industrial Design Guidelines; and</i> <i>b. development review criteria identified in section 29.</i>
Not Applicable	This will be considered as part of future development permit.
Business Development – Regional Business Centres	
14.8	<i>Direct new commercial and industrial development to existing, identified regional business centres and ensure development complies with existing area structure plans.</i>
Consistent	The subject lands are in the Balzac East ASP, and within a regional business centre.

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>
Consistent	This will be evaluated as part of future development permit, however, it is anticipated the development will connect to the existing utilities in Balzac.
Utility Services – Stormwater	
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>
Not Applicable	This will be evaluated as part of future development permit.

Balzac East Area Structure Plan C-5177-2000	
4.3 Business	
4.3.1 a.	<i>Development within the business areas should proceed in an orderly and efficient manner.</i>
Consistent	The subject lands are located within an approved conceptual scheme, and have land use. There is extensive development in the vicinity already.
4.3.1 c.	<i>Applications for business uses, redesignations and subdivisions shall consider the importance of visual impacts on the landscape and the Highway 2 and Highway 566 corridors, particularly for lands adjacent to them. Integration of building design with surrounding landforms with links to potential open space systems should be considered.</i>
Consistent	This will be evaluated as part of future development permit. Regarding the requested reduction in setbacks, the lands are not adjacent to the highways, and the adjacent MR is sufficiently setback from anticipated buildings.
4.3.1 f.	<i>Figure 4 identifies where Conceptual Schemes may be required for redesignation and subdivision applications proposing business uses deemed to have an impact on adjacent land use, the long-term land use scenario, servicing requirements, future road network, or development pattern of surrounding lands.</i>
Consistent	The subject lands are located in the Balzac Commercial Conceptual Scheme.
4.3.1 i.	<i>Where appropriate and feasible, the Municipality encourages construction and building best management practices, including Leadership in Energy and Environmental Design (LEED).</i>
Not Applicable	This will be evaluated as part of future development permit.
4.4 Business Use Performance Standards and Development Guidelines	
4.4.1	<i>When considering applications for redesignation, subdivision and/or development approval of business uses, applications must meet or exceed the minimum performance standards and development guidelines of the BEASP. Council may, at its sole discretion, vary the performance standards and development guidelines from time to time to accommodate individual proposals.</i>
Consistent	The application is seeking to reduce the setbacks from 10m to 3m and 6m. Any further deviations from development requirements would be assessed through development permit.
4.7.4 Special Development Area #4 (SDA#4)	
4.7.4.f	<i>Phasing of development in SDA#4 shall be predicated by the installation and construction of infrastructure and market demand.</i>

Consistent	Servicing and infrastructure is developed and is available to the site.
4.7.4.h	<i>Any new redesignation, subdivision and/or development, shall be subject of an approved conceptual scheme.</i>
Consistent	The application is not proposing redesignation, but amending the setbacks, however the parcel is located within the approved Balzac Commercial Campus Conceptual Scheme.
4.7.4.j	<i>SDA#4 is divided into three development cells: i. Cell A – Located immediately adjacent to Highway 566, north of the modified service road. This cell will allow commercial, retail and other uses that may be compatible with the adjacent residential uses. There will be setbacks from the modified service road, all Highway 566 future road widening will be taken on the south side and within this Cell. Landscaped buffers will be mandatory here, sensitive signage and lighting will be mandatory, rear yards and side yards, where visible, will be treated like a front yard and require landscaping, a lighting plan will be mandatory and no outdoor storage will be allowed to occur within the area of any required yard setback. Development heights, landscaping, frontages and parking will be compatible with the residential scale of development north of Highway 566.</i>
Consistent	The subject lands are seeking only to amend setbacks. Any development will be required to comply with these requirements.
6.3 Airports	
6.3.d	<i>Applications for redesignation, subdivision, and/or development in the Plan Area that are proposed within the AVPA shall be referred to the Calgary Airport Authority.</i>
Consistent	The application was referred, and comments included information pertaining to maximum building heights, electronic facilities protection, bird hazard, and land use compatibility. There were no stated concerns.

Balzac Commercial Campus Conceptual Scheme Bylaw C-6664-2008	
3.0 Land Use and Subdivision	
3.2.1	<i>Land uses within the Conceptual Scheme Area shall include a full range of industrial, business, commercial and institutional land uses in conformity with the policies of the Balzac East Area Structure Plan (as amended).</i>
Consistent	The proposal is in conformity with the BEASP.
3.2.5	<i>Land uses within the Conceptual Scheme Area shall be governed by DC-99 Bylaw C-6031-2005 and SDA #4 policies in the Balzac East Area Structure Plan that will establish landscaping, architectural control, and other means to ensure that development is compatible with existing and planned land uses adjacent to any specific development site.</i>
Consistent	The application seeks to reduce the setbacks on the subject parcel, and as such was considered against all relevant documents to ensure compatibility with existing and planned uses adjacent to the site.
6.0 Development Standards	
6.1.1	<i>Building setbacks and site coverage as described in Section 6.1 shall be implemented in accordance with DC-99, Bylaw C-6031-2005, to provide an attractive, comprehensively designed industrial park and ensure that new development is compatible with surrounding land uses.</i>
Consistent	The application seeks to reduce the setbacks on the subject parcel, and is amending DC99 to enable it to be compliant. With amendment, the application is consistent with this policy.

8.0 Implementation	
8.2.1	<i>In addition to the policies of this Conceptual Scheme, the policies identified in the Balzac East Area Structure Plan in Section 4.7.4 for Special Development Area #4, and the Business Policies identified in Section 4.3 shall be considered by the approval authority during the subdivision and development approval processes.</i>
Consistent	The application seeks to reduce the setbacks on the subject parcel, and as such was considered against all relevant documents to ensure compatibility.

Direct Control District 99 Bylaw C-6031-2005	
3.13.0 Minimum Setbacks	
3.13.1	<i>All buildings shall be set back a minimum of 10.00 metres from any property line excepting out the following: (i) Fifty (50.00) metres from the north property boundary of Cell A for those lots immediately adjacent to Highway 566; (ii) Thirty (30.00) metres for those lots adjacent to the Municipal Reserve land that borders Highway 566. (iii) Within the SE 10-26-29-W4M, 25.00 metres from Range Road 292 and Township Road 261. (iv) For Commercial Communication Tower Type (A), Type (B), or Type (C) use on Lot 3, Block 1, Plan 0811034: 1. The rear property line setback shall be 2 metres, and 2. The west side property line setback shall be 2 metres.</i>
Consistent	The application seeks to reduce the setback requirement of 10m, and with approval of this amendment, will be consistent with this policy.