

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.

Calgary Metropolitan Region Board Growth Plan	
Blueprint for Growth – Rural and Country Cluster Placetype	
3.1.5.2	<i>Rural and Country Cluster Placetype, when it is not clustered shall comply with the following: (a) the development shall not be located within a Preferred Growth Area; and (b) the maximum Density is 1.2 dwelling units /hectare (0.5 dwelling units/acre).</i>
Generally Consistent	The subject land is located within a preferred growth area; however, the future density upon subdivision registration is approximately 0.50 dwelling units/acre.

City of Calgary / Rocky View County Intermunicipal Development Plan (IDP)	
Growth Corridors/Areas and Annexation	
8.1.3	<i>Identified City of Calgary Growth Areas should continue to be governed in accordance with existing Rocky View County policy documents, which may be updated. Should the lands be annexed by The City of Calgary, planning will be conducted as directed by its Municipal Council at that time.</i>
Consistent	The subject lands are located within an identified City of Calgary Residential Growth Area. The proposal aligns with the relevant County policy documents as discussed below.

Municipal Development Plan (County Plan)	
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>
Generally Consistent	The subject lands are located within an identified future City of Calgary Residential Growth Corridor. The city has provided no objection to the proposal, and the proposed future parcel configuration and resulting density in the area does not compromise future residential development as may be considered by the City in the future.
Country Residential Development – Country Residential Communities	
10.2	<i>Country residential development in the agriculture area shall be guided by the goals and policies of this Plan.</i>
Generally Consistent	The subject lands are not located within an agricultural area of the County as the Calterra Estates Conceptual Scheme guides development proposals within the quarter section. The proposed parcel configuration utilizes servicing efficiencies in the area by connecting to existing distribution networks where feasible and constructing private infrastructure in support, as assured by the Recommended Conditions of Approval included within Attachment F. Further, the proposal does not expand the overall development footprint in the quarter section.

10.3	<i>Encourage and support country residential communities in providing a high quality built environment while maintaining rural character.</i>
Generally Consistent	The single additional lot considered by the application does not impact the overall country residential character as envisioned by the Calterra Estates Conceptual Scheme.
10.4	<i>Country residential development shall address the development review criteria identified in section 29.</i>
Consistent	Development Review Criteria have been sufficiently addressed as outlined within the Engineering comments included within Attachment C – Application Referral Responses.

Calterra Estates Conceptual Scheme	
Proposed Subdivision Concept	
5.1	<i>A 1.60 hectare (3.95 acre) minimum parcel size is anticipated for lots located within Phases 1 and 3. A 0.80 hectare (1.98 acre) minimum parcel size may be considered within portions of Phases 1, 2, 4, and 5, as shown on Figures 5.1, 5.2, and 5.3 and the existing land use designation. A potential future maximum yield of 52 lots is expected for the entire Plan Area.</i>
Generally Consistent	The subject lands are not specifically noted on Figures 5.1, 5.2, and 5.3 to support a parcel size of 0.80 hectares (1.98 acres), however, the existing land use designation on site supports the proposed parcel size. The creation of the proposed lot would represent a current total of 50 lots within the plan area, therefore not impacting overall density targets of the plan.
5.1.1	<i>Subdivision, if approved by the Subdivision Authority, should reflect the Subdivision Concept Plan in Figures 5, 5.1, 5.2, and 5.3.</i>
Generally Consistent	While the subject lands are not specifically identified to support 0.80 hectare (1.98 acre) parcels, there is an existing pattern of similar fragmentation in the immediate area, and the proposed parcel configuration does not negatively impact the lot configuration considered by Figures 5.1, 5.2, and 5.3.
Subdivision Phasing	
5.2.1	<i>Phasing within the Plan Area should proceed in accordance with the Subdivision Phasing Plan (Figure 6) as attached to and forming part of this Plan, unless otherwise approved by the County and Subdivision Authority.</i>
Consistent	The subject parcel was created through the original Phase 1 subdivision within the Calterra Estates plan area. Subsequent phases have since been registered in accordance with the phasing pattern indicated in Figure 6. The creation of an additional Lot within Phase 1 is generally consistent with the additional fragmentation which has since occurred in Phases 3 and 5 of the plan area.
Municipal Reserves	
5.3.1	<i>Municipal Reserves for that portion of the subject lands proposed for subdivision shall be provided by the payment of cash-in-lieu of land or by dedication of land pursuant to the Municipal Government Act.</i>
Consistent	Municipal Reserves were previously provided in full for the subject lands as payment of Cash-in-lieu with the registration of Plan(s) 9510253 & 0713577.
Wastewater Treatment	
6.1.1	<i>Sewage treatment shall be by individual septic tank and tile field for each lot proposed for residential development to the satisfaction of Alberta Municipal Affairs.</i>
Consistent	The application provided a Private Sewage Treatment System Analysis for the site which indicates the soil to support an individual packaged treatment system on the proposed Lot 2.

6.1.2	<i>Additional Geotechnical Evaluations including percolation and near surface water table testing confirming suitability for on-site septic field sewage treatment systems shall be required through conditions of subdivision approval on a phase by phase basis.</i>
Consistent	The recommended conditions of approval included within Attachment F ensure the future installation of the packaged sewage treatment system as outlined in the technical report submitted through the registration of caveat on the title of Lot 2 entering an agreement for the site improvements as described.
6.1.4	<i>Lots less than 4 acres in size must be serviced by Packaged Sewage Treatment Plants, in accordance with County Policy and Procedure 449.</i>
Consistent	The recommended conditions of approval included within Attachment F ensure the future installation of the packaged sewage treatment system as outlined in the technical report submitted through the registration of caveat on the title of Lot 2 entering an agreement for the site improvements as described.

Water Supply and Distribution

6.2.1	<i>Water is to be supplied from a piped water supply in accordance with the requirements of Alberta Environment and Rocky View County.</i>
Consistent	The area is serviced via existing Rocky View Water Co-Op infrastructure. The application provided a letter from the Co-Op confirming capacity to service the additional lot contemplated by the application. Extension of potable water infrastructure as necessary to the proposed Lot 2 shall be required prior to final subdivision endorsement.

Stormwater Management

6.3.4	<i>Perimeter drainage swales and all other proposed and existing drainage features shall be protected by easements on those lots affected.</i>
Consistent	Easements protecting drainage and utility infrastructure have previously been registered on the subject lands; the easement/infrastructure will remain registered along the southern perimeter of the Proposed Lot 2 as illustrated on registered URW Plan 011 0900.
6.3.5	<i>A detailed Stormwater Management Report shall be required through conditions of subdivision for Phase 1 as shown on Figure 6, the Subdivision Phasing Plan and all stormwater management within the Plan Area shall conform to the provisions of this report.</i>
Consistent	The application provided a site specific stormwater implementation plan which conforms to the overarching drainage plans in the area, and further recommends site improvements which shall be completed prior to final endorsement of the plan of subdivision as considered within the recommended conditions of approval included in Attachment F.
6.3.6	<i>Stormwater management shall be in accordance with Best Management Practices and that post development stormwater flows will equal predevelopment flows.</i>
Consistent	The recommended site improvements ensure the post-development flow and runoff does not exceed the maximum allowable release rate as stipulate in the overarching Master Drainage Plan for the region.

Internal Subdivision Roads

6.5.4	<i>All lots shall only access Range Road 13 via the proposed internal Subdivision road.</i>
Consistent	The proposed configuration allows for a second approach to be constructed from the existing Calterra Estates Drive to service the created Lot 2. The approach will be constructed through the endorsement process should the Subdivision Authority support the proposal.

Concept Plan Conformity	
9.1.1	<i>All subdivision and development within the Plan Area shall conform to:</i> <ul style="list-style-type: none"> • <i>Bylaw C-4840-97 being the Rocky View County Municipal Development Plan; and</i> • <i>Bylaw C-4841-97 being the Rocky View County Land use Bylaw;</i>
Consistent	The application aligns with the goals and policies of the County Plan as illustrated above, as well as the current Land Use Bylaw C-8000-2020.

Land Use Bylaw C-8000-2020	
Residential, Country Residential District (R-CRD)	
326	<i>MINIMUM PARCEL SIZE:</i> <ul style="list-style-type: none"> a) <i>0.8 ha (1.98 ac)</i> b) <i>The minimum size of parcels designated with the letter “p” is the number indicated on the Land Use Map</i> c) <i>Notwithstanding b), the number following the “p” shall not be less than 0.4 ha (0.98 ac).</i>
Consistent	The proposed ±0.81 hectare (±2.00 acre) parcel with a ±0.81 hectare (±2.00 acre) remainder meets the minimum parcel size of the R-CRD designation.

Municipal Government Act	
Approval of [subdivision] Application	
654(1)	<i>A subdivision authority must not approve an application for subdivision approval unless:</i> <ul style="list-style-type: none"> a) <i>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> b) <i>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> c) <i>the proposed subdivision complies with this Part and Part 17.1 and the regulations under those Parts, and</i> d) <i>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>
Consistent	The application aligns with the relevant statutory policy framework as discussed below, therefore complies with Section 654(1).

Matters Related to Subdivision and Development Regulation	
Relevant Considerations	
9	<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> <ul style="list-style-type: none"> (a) <i>its topography,</i> (b) <i>its soil characteristics,</i> (c) <i>storm water collection and disposal,</i> (d) <i>any potential for the flooding, subsidence or erosion of the land,</i> (e) <i>its accessibility to a road as defined in section 616(aa) of the Act,</i> (f) <i>the availability and adequacy of a water supply, a sewage disposal system and solid waste disposal,</i>

	<p><i>(g) 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><i>(h) 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	Site assessment including technical considerations of development have been evaluated in accordance with the Calterra Estates Conceptual Scheme and it has been determined that the subject lands are suitable to support the proposed additional lot.