

**ATTACHMENT E: POLICY REVIEW**

<b>Definitions</b>		
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.

<b>Rocky View County / City of Airdrie Intermunicipal Development Plan</b>	
	The subject lands are located within the notification area of the IDP but outside the policy areas.
Consistent	The application was circulated to the City of Airdrie in accordance with the IDP.

<b>Rocky View County / City of Calgary Intermunicipal Development Plan</b>	
<b>Queen Elizabeth II Highway (Highway 2) North Corridor</b>	
4.4.4	<i>Development of this area should not compromise the functioning of the Canadian Pacific Railway line.</i>
Consistent	The application is proposing redesignation to facilitate open space along the Canadian Pacific Railway and therefore will not compromise the function of the line.
4.4.5	<i>The Nose Creek riparian area should be treated as an important natural feature</i>
Consistent	The application includes redesignation of S-PRK around the nose creek area.
<b>Circulation and Referral Processes</b>	
15.1.1	<i>The following that occur partially or wholly within the Plan Area (Map 1) shall be circulated to both municipalities: (b) Applications for land use redesignation and subdivision;</i>
Consistent	The application was circulated to the City of Calgary for comment in accordance with the IDP. Comments included a request for technical studies that will be submitted at subdivision stage.

<b>Municipal Development Plan (County Plan)</b>	
<b>Managing Residential Growth - Hamlets</b>	
5.1	<i>Support the development of the Hamlets of Conrich, Harmony, Langdon, Balzac, and Glenbow Ranch as full service rural communities providing a range of land uses, housing types, and rural services to their residents and local area; in accordance with their area structure plan or conceptual scheme. These hamlets are identified as "Hamlet – Full Service" on Map 1.</i>
Consistent	The application is within the Hamlet of Balzac.
<b>Hamlets – Hamlets: Appearance and Function</b>	
9.1	<i>Encourage and support the development of the Hamlets of Conrich, Harmony, Langdon, Balzac, and Glenbow Ranch as full service rural communities providing a range of land uses, housing types, and rural services to their residents and local area, in accordance with their area structure plan or conceptual scheme.</i>
Consistent	The application is within the Hamlet of Balzac.

<b>Hamlets – Hamlets: Planning and Design Considerations</b>	
9.6	<i>Development in a hamlet shall be guided by, and conform to, the adopted area structure plan or conceptual scheme.</i>
Consistent	The proposal confirms to policies of the Balzac West ASP and Rocky Creek CS.
<b>Parks, Open Space, Pathways, and Trails – Design Standards</b>	
12.7	<i>Develop and apply design principles and guidelines to provide for high quality parks, open space, pathways, trails, and associated amenities. The principles and guidelines should address design elements such as:</i> <i>a. maintaining respect for the rural landscape;</i> <i>b. providing variety in appearance and function to accommodate a diversity of people and interests;</i> <i>c. minimizing land use conflicts;</i> <i>d. protecting the privacy of residents;</i> <i>e. incorporating Crime Prevention Through Environmental Design features; and</i> <i>f. meeting the environmental goals and policies of this Plan.</i>
Consistent	The proposal includes multiple S-PRK parcels to facilitate open space trails and buffering from the nearby railroad tracks.
12.9	<i>Connect residential communities, institutional, commercial, and industrial areas by pathways and trails where feasible.</i>
Consistent	The proposal includes multiple S-PRK parcels to facilitate open space and trails throughout the community.
<b>Business Development – General Business</b>	
14.2	<i>Direct business development to locate in identified business areas as identified on Map 1.</i>
Consistent	The proposal is in the general location of a Highway Business Area in accordance with Map 1.
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 located within the Balzac West 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>
Consistent	These items will be considered at subdivision and development permit stage.
<b>Business Development – Highway Business Areas</b>	
14.9	<i>Area structure plans shall be adopted to provide the framework for highway business area development.</i>
Consistent	The subject lands are located within the Balzac West ASP.
14.10	<i>Highway business areas are identified on Map 1 and should have the following characteristics:</i> <i>a. located along intersections or interchanges with the provincial highway network;</i> <i>b. land uses consistent with the purpose of a highway business area;</i> <i>c. limited development area close to one or all of the quadrants of the intersection or interchange;</i> <i>d. planned in a comprehensive manner and not subject to incremental expansion;</i> <i>e. meet the environmental, infrastructure, and financial goals and policies of this Plan;</i>

	<p><i>f. minimize adverse impacts on existing agriculture or residential development;</i></p> <p><i>g. developed in consultation with Alberta Transportation; and</i></p> <p><i>h. consistent with the provincial freeway and access location plans.</i></p>
Consistent	The proposed mixed commercial use is located along Highway 566, consistent with both the Balzac West ASP and the Rocky Creek CS, and have no impact on adjacent agricultural or residential development. The application was also circulated to Alberta Transportation who have noted no concerns.
<b>Transportation – Supporting Communities</b>	
16.8	<i>Roads, pathways, and trails shall connect adjacent neighbourhoods within hamlets and country residential development areas.</i>
Consistent	The proposal is part of a phased development in the area that will result in roads, pathways, and trail connections throughout the hamlet.
<b>Transportation – Road Access</b>	
16.13	<p><i>Residential redesignation and subdivision applications should provide for development that:</i></p> <p><i>a. provides direct access to a road, while avoiding the use of panhandles;</i></p> <p><i>b. minimizes driveway length to highways/roads;</i></p> <p><i>c. removes and replaces panhandles with an internal road network when additional residential development is proposed; and</i></p> <p><i>d. limits the number and type of access onto roads in accordance with County Policy.</i></p>
Consistent	The proposed redesignation is consistent with all aspects of Policy 16.13.
<b>Utility Services – General</b>	
17.1	<p><i>New development shall, in accordance with master plans:</i></p> <p><i>a. make use of, extend, and enhance existing utility infrastructure where feasible;</i></p> <p><i>b. provide water, wastewater, and shallow utility services; and</i></p> <p><i>c. provide stormwater systems where necessary.</i></p>
Consistent	The redesignation is proposing the use and expansion of piped services for future development of the land.
<b>Utility Services – Wastewater Management</b>	
17.9	<p><i>New residential development shall provide wastewater treatment, in accordance with County Policy, by:</i></p> <p><i>a. connecting to, or constructing, regional or decentralized wastewater services; or</i></p> <p><i>b. confirming the lot(s) is capable of private wastewater treatment.</i></p>
Consistent	The Hamlet of Balzac is serviced by a regional wastewater system.
17.11	<p><i>Wastewater treatment systems shall not exceed the land's carrying capacity; in developing such systems, consideration shall be given to the following requirements:</i></p> <p><i>a. Development proponents shall assess the land's carrying capacity to determine system requirements in accordance with County Policy. The type of private on-site wastewater treatment system will be dependent on lot density, lot size, and soil capability.</i></p> <p><i>b. Construction and connection to a regional or decentralized wastewater treatment system shall be required when the density of development exceeds thresholds identified in County Policy.</i></p>
Consistent	The proposal will not exceed the lands carrying capacity.

<b>Utility Services – Stormwater</b>	
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>
Consistent	Relevant stormwater studies have been reviewed and accepted by Engineering. As phasing continues, further reviews will take place to ensure infrastructure is developed accordingly.

<b>Balzac West Area Structure Plan (ASP)</b>	
<b>Existing Hamlet of Balzac</b>	
6.4.1	<i>The predominant land uses in the Existing Hamlet of Balzac policy area include the Rocky Creek Conceptual Scheme, institutional and community uses, commercial and light industrial business park uses focused on the Queen Elizabeth Highway II, and business uses that require highway access.</i>
Consistent	The proposal is consistent with uses outlined in the Rocky Creek CS.
6.4.3	<i>Any lands subject to land use redesignation or subdivision within the Existing Hamlet of Balzac policy area shall be required to connect to municipal utility servicing systems (i.e., sanitary sewer and water).</i>
Consistent	The subject lands will connect to municipal utility servicing.
6.4.4	<i>New open space systems within the Existing Hamlet of Balzac policy area are encouraged to incorporate linked linear networks of trails and pathways, connecting the Hamlet with existing or proposed regional open space systems, particularly within the Nose Creek valley.</i>
Consistent	The proposal includes land dedicated for open space and trails that connect to Nose Creek.
<b>Natural Areas and Regional Open Space</b>	
6.7.3	<i>Protection of any significant natural areas, environmentally sensitive lands, or culturally significant sites identified within this Area Structure Plan shall be addressed in all applications for Conceptual Schemes, land use redesignation, and subdivision submitted to the M.D. of Rocky View.</i>
Consistent	Existing wetlands and riparian areas on site are being protected through S-PRK designation.
6.7.4	<i>Wherever possible, natural vegetation buffers should be encouraged between uses.</i>
Consistent	Open space is proposed between the residential and mixed commercial use.
6.7.5	<i>Land use activities should not compromise the conservation and protection of the natural environment.</i>
Consistent	The proposed land uses would not compromise the conservation or protection of the natural environment.
<b>Community Open Space</b>	
6.8.2	<i>Linkages and continuity among pathway and trail systems, public open spaces, and significant natural areas are encouraged in order to provide passive recreational opportunities for both existing and developing communities.</i>

Consistent	The proposed open space areas are connecting to existing and future anticipated areas of open space to provide passive recreation throughout the Hamlet.
6.8.9	<i>The planning of open space and recreational opportunities should be coordinated with area Recreation Boards and in consultation with the local school authority.</i>
Consistent	The proposed open space and school site was determined through the CS process in consultation with the local school authority and recreation boards.
6.8.10	<i>Maintenance and operation of open space and reserves serving the Plan Area should be encouraged through a number of initiatives, including partnerships with area Recreation Boards, Community or Homeowners' Associations, neighbouring municipalities, and the MD of Rocky View.</i>
Consistent	Maintenance of open space is responsibility of the HOA in accordance with the CS.
6.8.11	<i>Community or Homeowners' Associations are encouraged to take responsibility for the stewardship, maintenance, and operation of local Municipal Reserves, pathway and trail systems, significant natural areas, and environmentally sensitive lands.</i>
Consistent	Maintenance of open space is responsibility of the HOA in accordance with the CS.
<b>Implementation</b>	
7.2.1	<i>When considering proposals for Conceptual Schemes, land use redesignations, subdivisions, and development permits within this Plan Area, the Municipality shall confirm that the proposal is in accordance with the provisions of this Area Structure Plan.</i>
Consistent	The proposal is consistent with policies of the Balzac West ASP.

<b>Rocky Creek Conceptual Scheme (CS)</b>	
<b>Residential Development</b>	
6.1.1.1	<i>Residential development shall be generally consistent with the land use concept shown in Figure 6 Development Concept.</i>
Consistent	The proposed land uses are consistent with Figure 6.
<b>Open Space &amp; Pathways</b>	
7.1.1.1	<i>Municipal Reserve dedication as shown in Figure 7 is to be dedicated to Rocky View County in accordance with Section 666 of the Municipal Government Act.</i>
Consistent	Proposed open space redesignation is in accordance with Figure 7.
7.2.3.1	<i>The pathway network shall provide naturalized connections between open spaces, significant community features and residential areas.</i>
Consistent	The proposed pathway network provides naturalized connections between open spaces, significant community features and residential areas.
7.2.3.6	<i>The pathway connections shown to the south (Figure 7) should provide for connection to future regional pathways in the area. The exact location of these connections should be determined at the subdivision stage.</i>
Consistent	The proposed open space would provide connection to the regional nose creek pathway.
<b>Transportation</b>	
12.3.1.1	<i>Access to the development shall generally be in accordance with Figures 8 &amp; 9.</i>
Consistent	Access to the site in proposed to be in accordance with Figure 8 & 9.
<b>Water Servicing</b>	
13.2.1.1	<i>Potable Water servicing shall be provided by existing regional water utility services.</i>

Consistent	Water servicing will be provided to the area via existing piped regional water services.
<b>Wastewater Servicing</b>	
13.3.1.1	<i>Wastewater Servicing shall be provided by piped utility services.</i>
Consistent	Wastewater will be provided to the area via piped services.
<b>Development Phasing</b>	
14.1.1.1	<i>Residential, commercial and industrial development, including services and utilities should be developed in phases generally corresponding to the development phases shown in Figure 24, depending on market demand and availability of off-site infrastructure.</i>
Consistent	The proposed redesignation aligns with phasing as outlined in Figure 24.
<b>Implementation – Land Use Designation</b>	
15.1.1.2	All applications for land use redesignation adjacent to the railway shall be circulated to Canadian Pacific Rail (CPR) for review.
Consistent	The application was circulated to CPR, no comments were received.

<b>Land Use Bylaw C-8000-2020</b>	
<b>R-MID (Residential, Mid-Density Urban District)</b>	
351	<p><i>Minimum Parcel Size</i></p> <ul style="list-style-type: none"> <li>a) <i>Dwelling, Single Detached 0.03 ha (0.07 ac)</i></li> <li>b) <i>Notwithstanding a), the minimum parcel size on parcels designated with the letter “sp” is the number indicated on the Land Use Map</i></li> <li>c) <i>Dwelling, Duplex/Semi 0.025 ha (0.06 ac)</i></li> <li>d) <i>Notwithstanding c), the minimum parcel size on parcels designated with the letter “ip” is the number indicated on the Land Use Map</i></li> <li>e) <i>Dwelling Rowhouse 0.02 ha (0.05 ac)</i></li> <li>f) <i>Notwithstanding e), the minimum parcel size on parcels designated with the letter “rp” is the number indicated on the Land Use Map</i></li> <li>g) <i>All Other 0.09 ha (0.22 ac)</i></li> <li>h) <i>Notwithstanding g), the minimum parcel size on parcels designated with the letter “op” is the number indicated on the Land Use Map</i></li> </ul>
Consistent	The proposal will facilitate the subdivision of residential lots that will be consistent with the minimum parcel size outlined in the LUB.
<b>C-MIX (Commercial, Mixed Urban District)</b>	
426	<p><i>Minimum Parcel Size</i></p> <ul style="list-style-type: none"> <li>a) <i>Lots not serviced by a piped sewer system: 1858.0 m<sup>2</sup> (19999.35 ft<sup>2</sup>)</i></li> <li>b) <i>All others: 929.0 m<sup>2</sup> (9999.67 ft<sup>2</sup>)</i></li> <li>c) <i>Notwithstanding b), the minimum size for parcels designated with the letter “p” is the number indicated on the Land Use Map</i></li> </ul>
Consistent	The proposal will facilitate the subdivision of mixed urban commercial lots and will be consistent with the size requirements of the LUB.
<b>S-PUB (Special, Public Service District)</b>	
453	<p><i>Minimum Parcel Size</i></p> <ul style="list-style-type: none"> <li>a) <i>0.5 ha (1.24 ac)</i></li> <li>b) <i>The minimum size of parcels designated with the letter “p” is the number indicated on the Land Use Map</i></li> </ul>
Consistent	The proposed S-PUB lot is 12.38 acres in size.

<b>S-PRK (Special, Park and Recreation District)</b>	
469	<i>Purpose: To provide for the development of active and passive recreational areas at the local, neighbourhood and regional levels.</i>
Consistent	The purpose of the S-PRK parcels will be for active and passive recreation throughout the hamlet and provide connection to a regional trail.