

**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 Calgary Intermunicipal Development Plan (IDP)</b>	
<b>Plan Implementation</b>	
15.1.1	<i>The following that occur partially or wholly within the Plan Area (Map 1) shall be circulated to both municipalities: (a) Statutory and non-statutory plans within the Plan Area and proposed amendments to such plans; (b) Applications for land use redesignation and subdivision.</i>
Consistent	The application was referred to The City of Calgary for comment. The Applicant has revised the outline plan in order to address their comment.

<b>Municipal Development Plan (County Plan)</b>	
<b>Business Development</b>	
14.2	<i>Direct business development to locate in identified business areas as identified on Map 1.</i>
Consistent	The proposal is located within the identified regional business center Balzac.
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 proposed development would utilize the existing infrastructure and be compatible with adjacent business uses.
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 Balzac East ASP was adopted in 2000 to guide business development in Balzac area.

<b>Balzac East Area Structure Plan</b>	
<b>Special Development Areas</b>	
4.7.5 (a)	<i>SDA#5 is considered to be suitable for industrial and business uses requiring larger lots and a reduced level of municipal services. However, all developments will be required to connect to Municipal Water and Sanitary Systems or enter into a Deferred Services Agreement if these are not immediately available.</i>
Consistent	The proposed development would be located in large industrial lots with piped municipal services.
4.7.5 (b)	<i>A Conceptual Scheme shall be prepared and adopted by Council prior to further subdivision and/or development being permitted within SDA#5. A Traffic Impact Assessment and a Storm Water Management Report acceptable to the Municipality and the appropriate Provincial Departments shall also be required.</i>

Consistent	The High Plains Industrial Park Conceptual Scheme was adopted in 2010 to provide a policy framework for the development within two quarters, and then amended several times in the past few years to include Stage 1-6 outline plans. This proposal is to amend the Conceptual Scheme, in order to adopt the Stage 7 Outline Plan. The Applicant has provided the Traffic Impact Assessment and Stormwater Management Report to support the proposed development.
4.7.5 (f)	<i>There are a range of uses that currently exist adjacent to the boundary of SDA #5. It is a priority of this Plan that adequate measures be put in place to ensure that the business and adjacent uses are compatible. In Addition to the policies in this Section, all Conceptual Schemes shall address this issue to the satisfaction of the Municipality.</i>
Consistent	The proposed development is compatible with the adjacent industrial and business uses, and has addressed City of Calgary's comment.
4.7.5 (g)	<i>Businesses that are considered by the Municipality to be hazardous shall not be permitted to locate in SDA#5.</i>
Consistent	The proposed development would not contain any hazardous materials.
4.7.5 (i)	<i>Cell B consists of the remainder of SDA#5. Lot sizes and densities will be determined when a Conceptual Scheme is prepared. A Plan showing how emissions from any General Industry Class III use are to be minimized and mitigated shall be prepared, to the satisfaction of the Municipality. All impacts on adjacent properties shall be addressed.</i>
Consistent	The proposed Stage 7 Outline plan expects large industrial lots, which are compatible with the adjacent development.
4.7.5 (k)	In addition to the requirements of this Plan, any Conceptual Scheme that is prepared in SDA#5 must also address the following to the satisfaction of the Municipality: <ul style="list-style-type: none"> <li>• The phasing and sequence of subdivision and development at full build out,</li> <li>• A graduated density</li> <li>• Impacts on adjacent land uses and appropriate mitigating measures</li> <li>• A Landscaping Plan</li> <li>• A Fencing Plan that effectively screens required areas</li> <li>• Lighting and Signage Plans</li> <li>• Roof top treatments that enclose mechanical and electrical equipment</li> <li>• Lands required for any upgrading of Range Road 290</li> <li>• Architectural guidelines, especially for lands adjacent to Highway 566 and Range Road 290</li> <li>• Pedestrian and pathway connections both within SDA#5 as well as linkages to adjacent developments, and</li> <li>• Internal road standards.</li> </ul>
Consistent	The proposed Stage 7 Outline Plan has considered and addresses these items in the plan.

High Plains Industrial Park Conceptual Scheme	
Conceptual Scheme Area	
2.7.4.1	<i>A Biophysical Assessment and/or Wetland Impact Assessment may be prepared in support of specific Outline Plans affecting these titled areas if deemed necessary by the County and/or Alberta Environment</i>
Consistent	The Applicant provided a biophysical assessment, confirming that the proposed development would not have significant impact on the environment.

<b>High Plains Industrial Park</b>	
3.2.4	<i>Land uses within Cell 'C' will include 'general' industrial developments with a variety of lot sizes and parcel configurations. Businesses are expected to include large-format operations with extensive outside storage requirements. Heavier industrial processing activities may create potential for impacts to adjacent properties which will be required to demonstrate methods to successfully mitigate and minimize such impacts in accordance with relevant Federal, Provincial and municipal standards, to the satisfaction of the County.</i>
Consistent	The proposed industrial development complies with the land use expected in Cell C.
3.3.2	<i>The actual development configuration within the east portion of the Conceptual Scheme (including specific alignments of internal roads and potential linkages with adjacent lands east of Range Road 290) shall be confirmed through the preparation of Outline Plans as provided for in accordance with Section 10.0 of this Plan, to the satisfaction of the County and Alberta Transportation.</i>
Consistent	The development layout and internal roads are considered acceptable by the County and Alberta Transportation.
<b>Transportation Infrastructure</b>	
4.3.1	<i>All internal roads and associated intersections with adjacent regional roadways shall be constructed by the developer to the satisfaction of the County, Alberta Transportation and/or the City of Calgary (where relevant jurisdiction applies).</i>
Consistent	This requirement would be implemented at the subdivision stage to ensure the roads are constructed to the satisfaction of the affect parties.
4.3.10	<i>A Traffic Impact Assessment (TIA) shall be prepared in support of each Outline Plan submission and at each subdivision stage to establish expectations for required local transportation infrastructure improvements.</i>
Consistent	The Applicant has provided a TIA in support of the proposed Stage 7 Outline Plan.
<b>Utility Servicing Infrastructure</b>	
5.1.1	<i>The High Plains Industrial Park shall be serviced with potable water by the East Rocky View Water System.</i>
Consistent	The proposed development would be serviced by the county piped water.
5.1.3	<i>All potable water infrastructure within the CS area shall be constructed by the developer to the satisfaction of the County and Alberta Environment.</i>
Consistent	This requirement would be implemented at the subdivision stage.
5.1.5	<i>The potable water distribution system shall accommodate minimum design requirements necessary to provide appropriate fire suppression within the CS area.</i>
Consistent	The proposed water system has considered Fire Suppression to ensure it meets the county's requirement.
5.2.3	<i>All waste water infrastructure within the CS area shall be constructed by the developer and shall be designed in coordination with adjoining projects to the satisfaction of the County.</i>
Consistent	This requirement would be implemented at the subdivision stage.
5.3.6	<i>The operation and maintenance of the treated stormwater distribution system shall be determined at the Outline Plan stage, to the satisfaction of the County.</i>
Consistent	This proposed stormwater strategy has been accepted by the County and could be implemented at the subdivision stage.
<b>Open Space</b>	
6.5.3	<i>A 10 m MR shall be provided adjacent to Range Roads 290 &amp; 291 to include a regional pathway connection to be constructed by the developer to the satisfaction of</i>

	<i>the County. The specific configuration of the open space treatment adjacent to Range Road 290 will be determined at such time the alignment of the Highway 566 / Stoney Trail NE regional road connection is finalized.</i>
Consistent	A 10 m strip of linear MR would be provided along RR 290 in the proposed Stage 7 Outline Plan.
6.5.6	<i>In some cases, dedication of linear MR may be provided surrounding the High Plains Industrial Park's stormwater facilities to include enhanced landscaping features and local pathways. The specific design and configuration of these proposed MR dedications will be determined at the Outline Plan stage to the satisfaction of the County.</i>
Consistent	MR is provided surrounding the stormwater pond to improve the features of industrial park, as per the Stage 7 Outline Plan.
6.5.8	<i>The Developer shall prepare a Landscaping Plan to detail all proposed plantings and pedestrian facilities within the MR areas in support of each phase of development.</i>
Consistent	The proposed Stage 7 Outline Plan indicates that a Landscaping Plan would be provided at future subdivision stage, and landscaping would be maintained by the lot owner association.

<b>Land Use Bylaw (LUB)</b>	
<b>Industrial, Heavy District (I-HVY)</b>	
445 Purpose	<i>To provide for a range of industrial activity that may have off-site nuisance impacts, including support services and storage.</i>
Consistent	The proposed district would accommodate the proposed logistic and warehouse development. The land use is compatible with the High Plains Industrial Park.
<b>Special, Public Service District (S-PUB)</b>	
452 Purpose	<i>To provide for the development of Institutional, Educational and Recreational uses</i>
Consistent	The proposed public utility lot would be redesignated to Special, Public Service District (S-PUB) to manage stormwater on-site.
<b>Special, Parks and Recreation District (S-PRK)</b>	
470 Purpose	<i>To provide for the development of active and passive recreational areas at the local, neighborhood and regional levels.</i>
Consistent	The proposed open space and linear pathway would be redesignated to Special, Parks and Recreation District (S-PRK) and considered Municipal Reserve.
<b>Special, Natural Open Space District (S-NOS)</b>	
473 Purpose	<i>To create conservation areas or protect environmentally sensitive areas by restricting development and providing access to the public in a manner that programs and preserves the land.</i>
Consistent	The existing wetland would be preserved and redesignated to Special, Natural Open Space District (S-NOS). It would be considered Environmental Reserve