

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.

City of Airdrie and Rocky View County Intermunicipal Development Plan	
3.1 Circulation and Referral Processes	
3.1.2	<p><i>Intermunicipal Referrals</i></p> <p><i>Within the Plan Area, the two municipalities will refer the following:</i></p> <ol style="list-style-type: none"> <i>1. proposed municipal development plan amendments, area structure plans, outline plans and conceptual schemes and amendments;</i> <i>2. applications for land use redesignation and subdivision;</i> <i>3. applications for the disposition of environmental, municipal and/or school reserves, environmental easements, public utility lots and/or road allowances;</i> <i>4. development permit applications for:</i> <ol style="list-style-type: none"> <i>a. intensive agricultural operations;</i> <i>b. natural resource extraction;</i> <i>c. landfills;</i> <i>d. discretionary uses along the intermunicipal entranceways as defined in Section 2.9 of this Plan;</i> <i>e. commercial, industrial or business</i>
Consistent	Pursuant to policy 3.1.2, the application was referred to the City of Airdrie for review. Administration did not receive a response from the City of Airdrie regarding the application.
Part II.D Adjustments to the Policy Area and Notification Zones	
Policy Areas	<i>The Policy Area within the City of Airdrie is intended to correspond to a 400 m (¼ mile) strip immediately adjacent to and within the City limits. The Policy Area within the M.D. of Rocky View is intended to include lands adjacent to and within 800 m (½ mile) outside of the City limits. Any lands within the M.D. of Rocky View that are currently identified as part of the Policy Area on Map 1 and that are not affected by annexation will remain part of the Policy Area.</i>
Consistent	The subject lands are within the Notification Zone for the IDP, defined in Part II.D of the IDP.

City of Calgary and Rocky View County Intermunicipal Development Plan	
8.0 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 application was found to generally align with the evaluated Rocky View County policy documents, detailed below.

15.0 Plan Implementation	
15.1	<i>The following that occur partially or wholly within the Plan Area (Map 1) shall be circulated to both municipalities:</i> <i>(a) Statutory and non-statutory plans within the Plan Area and proposed amendments to such plans;</i> <i>(b) Applications for land use redesignation and subdivision;</i> <i>(c) All applications for development permits, including renewals;</i> <i>(d) Disposition of environmental, municipal and/or school reserves, environmental easements, public utility lots and/or road allowances;</i> <i>(e) Emergency response plans for natural resource extraction activities;</i> <i>(f) Flood hazard mapping revisions.</i>
Consistent	The subject lands are within the Policy Area identified within Map 1 of the IDP regarding the plan area. Pursuant to policy 15.1, the application was referred to the City of Calgary for review. The City of Calgary notes that the subject lands are located within an identified City of Calgary Residential Growth Area on Map 4 of the IDP. The City of Calgary has no objection to the application and requests that dedication of Municipal Reserves be deferred.

Municipal Development Plan	
11.0 Agriculture	
General	
11.5	<i>Adverse impacts on agricultural operations across the County should be minimized through the Land Use Bylaw setback and buffer regulations and the County's Agricultural Boundary Design Guidelines.</i>
Consistent	The application facilitates a boundary adjustment to accommodate continued farmstead and agricultural uses on the lands. The proposal aligns Agricultural Boundary Design Guidelines and minimizes adverse impacts on agricultural operations, consistent with policy 11.5.
11.6	<i>Development in Agricultural Areas shall protect agricultural lands to the greatest extent possible and may include the following:</i> <i>a. farmsteads;</i> <i>b. agri-business, agri-tourism, value-added agriculture, or Diversified Agricultural Operations;</i> <i>c. temporary housing for seasonal workers where it is essential to the agricultural operation and does not compromise the land's long-term agricultural viability; and</i> <i>d. Business Hubs as per Section 10: Business Hubs.</i>
Consistent	The proposed use of the lands are continued farmstead and agricultural uses, consistent with policy 11.6.a.
First Farmstead Out	
11.18	<i>Subdivision to create a First Farmstead Out should be supported if the proposed parcel meets the following criteria:</i> <i>a. the quarter section being subdivided is currently unsubdivided;</i> <i>b. alignment with the definition of a First Farmstead Out;</i> <i>c. a minimum parcel size of 1.60 hectares (3.95 acres);</i> <i>d. a maximum parcel size of 8.1 hectares (20 acres), notwithstanding policy 11.19;</i> <i>e. the parcel is located:</i> <i>i. in a corner of the quarter section;</i> <i>ii. adjacent to an existing farmstead dwelling within the quarter section; or</i>

	<p><i>iii. on land deemed unsuitable for agricultural production (e.g., soil quality, topography, natural features), at the discretion of the County;</i></p> <p><i>f. the applicant demonstrates clear intention to use the parcel for a farmstead dwelling;</i></p> <p><i>g. the parcel has direct access to a developed public roadway;</i></p> <p><i>h. the application meets the County Servicing Standards;</i></p> <p><i>i. the parcel has no physical constraints to subdivision;</i></p> <p><i>j. the applicant demonstrates how adverse impacts on agricultural operations will be mitigated, in alignment with the Agricultural Boundary Design Guidelines; and</i></p> <p><i>k. the applicant maintains the balance of the quarter section as agricultural use.</i></p>
Consistent	The application facilitates a boundary adjustment of a first parcel out of the quarter section. The proposal is consistent with policy 11.18 regarding subdivision to create a first farmstead out.
11.19	<i>A First Farmstead Out may be larger than 8.1 hectares (20 acres) if there is a physical constraint that requires a larger parcel size, at the discretion of the County.</i>
Consistent	The proposed size of the parcel is 8.10 hectares (20.01 acres), consistent with policy 11.19 regarding the maximum size of a First Farmstead Out parcel.
12.0 Environment	
Wetlands	
12.14	<i>Conservation and effective management of riparian areas and wetlands shall be implemented in accordance with Government of Alberta policy, including the Alberta Wetland Policy, County policy, and best management practices.</i>
Consistent	There are wetlands identified within Lot 1. The application facilitates a boundary adjustment and does not propose new development or change of use on the subject lands. Should the wetland be directly impacted by the proposed development, the provision of a Wetland Impact Assessment conducted by a qualified professional that assesses the existing wetland and the impacts the proposed development will have on the wetland may be required at the subdivision or development permit stage.
13.0 Transportation	
General	
13.4	<i>New development shall use, extend, and enhance existing transportation infrastructure.</i>
Consistent	The subject lands are located approximately 1.61 kilometres (1.00 mile) north of Highway 566 on the west side of Range Road 13. Lot 1 is accessed by a mutual paved approach from Range Road 13 to the east. The applicant proposes to construct a new single approach off Range Road 13 to access the remainder. Inspections of existing and proposed approaches may be required at the subdivision stage.
19.0 Water, Wastewater, and Solid Waste	
Private Water Supply	
19.11	<i>Water treatment for new developments shall be provided in alignment with the County Servicing Standards, Bylaw C-7662- 2017 Water/Wastewater Utilities Bylaw, and Government of Alberta regulations.</i>
Consistent	Lot 1 is developed with a farmstead and accessory buildings. The lot is serviced by existing private water supply infrastructure through connection to the Balzac Water Co-op.

	The remainder is undeveloped and used for agricultural purposes. No development or change of use is proposed for the remainder. In accordance with Rocky View County Policy C-411, the proposed remainder parcel is greater than 12.10 hectares (30.00 acres) and used for agricultural purposes, therefore demonstration of servicing is not required.
Private Wastewater Treatment	
19.14	<i>Wastewater treatment for new developments shall be provided in alignment with the County Servicing Standards, Bylaw C-7662-2017 Water/ Wastewater Utilities Bylaw, and Government of Alberta regulations.</i>
Consistent	Lot 1 is developed with a farmstead and accessory buildings. The lot is serviced by existing private wastewater infrastructure through a septic field. The remainder is undeveloped and used for agricultural purposes. No development or change of use is proposed for the remainder. In accordance with Rocky View County Policy C-411, the proposed remainder parcel is greater than 12.10 hectares (30.00 acres) and used for agricultural purposes, therefore demonstration of servicing is not required.
Stormwater	
19.16	<i>Stormwater shall be managed in alignment with Government of Alberta regulations and the County Servicing Standards.</i> <i>a. On-site stormwater may be released into a downstream receiving water body. The following conditions shall be met for release:</i> <i>i. proof of requirement for downstream release;</i> <i>ii. alignment with Government of Alberta approvals;</i> <i>iii. protection of downstream properties; and</i> <i>iv. identification and safety of the downstream stormwater conveyance system.</i>
Consistent	Upon review of the application, Engineering Services noted that the proposed boundary adjustment is not anticipated to result in a significant imperviousness of the site, therefore a site-specific stormwater implementation plan (SSIP) is not required at this time. An SSIP may be required at future subdivision or development stages depending on the information provided at the time of application.

Land Use Bylaw	
Part 6. Land Use Districts	
A-GEN Agricultural, General District	
303	<i>PURPOSE: To provide for agricultural activities as the primary use on a Quarter Section of land or larger or on large remnant parcels from a previous subdivision, or to provide for residential and associated minor agricultural pursuits on a small first parcel out.</i>
Consistent	The proposed use of the remainder is continued agricultural uses, consistent with the purpose and allowed uses in the A-GEN District.
305	<i>MINIMUM PARCEL SIZE:</i> <i>a) An un-subdivided Quarter Section</i> <i>b) The portion created and the portion remaining after registration of a First Parcel Out subdivision</i> <i>c) The portion of a parcel remaining after approval of a redesignation and subdivision provided the remainder is a minimum of 20.23 ha (50.00 ac)</i>
Consistent	The proposed parcel size of the remainder is ± 56.25 hectare (± 138.99 acre), consistent with the minimum parcel sizes of the A-GEN District.

A-SML Agricultural, Small Parcel District	
310	<i>PURPOSE: To provide for a range of mid-sized parcels for agricultural uses. To accommodate traditional and emerging trends in agriculture which may successfully be developed on smaller parcels.</i>
Consistent	The proposed use of Lot 1 is continued farmstead and agricultural uses, consistent with the purpose and allowed uses in the A-SML District.
312	<i>MINIMUM PARCEL SIZE:</i> <ul style="list-style-type: none"> a) 20.2 ha (49.92 ac) b) The minimum size of parcels designated with the letter “p” is the number indicated on the Land Use Map c) Notwithstanding b) above, the number following the “p” shall not be less than 8.1 ha (20.01 ac)
Consistent	The proposed parcel size of Lot 1 is ± 8.10 hectare (± 20.01 acre), consistent with the site regulations in the A-SML District with a parcel modifier pursuant to subpart 312(c).