



<p>c. Encourage higher densities, greater intensity of use, the provision of community nodes, and the leveraging of transit service, where applicable</p> <p>d. Protect the function of regionally significant mobility and transmission corridors</p> <p><b>3.2.1 Principle 2: Protect Water Quality and Promote Water Conservation</b></p> <p>a. Manage the risks to water quality, quantity, and drinking water sources in accordance with federal and provincial legislation and regulation</p>	<p>8, Highway 1, and Highway 1A corridors for development, including Hamlet Growth Areas to the west, while also prioritizing business development along the core regional trade corridor of the QE2 highway. Existing and proposed planning areas within Harmony and Springbank also support the regionally-significant Springbank Airport.</p> <p>The MDP addresses the need to encourage higher densities, intensify land use, and provide community nodes through its Hamlet Growth Area designations and Hamlet Growth Area policies (Section 2.5.1). It also makes provision for more efficient and environmentally sensitive land uses within its existing country residential areas (Section 2.3.2) in line with this principle and the overarching aim of the Interim Growth Plan. Policies with supporting connections to transit and requiring these matters be addressed at ASP or Local Plan stage are contained in Section 2.5.1 (Hamlet Growth Areas) and 3.2.1 (Transportation Planning and Development).</p> <p>The protection of regionally significant mobility and transmission corridors is addressed at later stages in the planning and development process. However, Section 3.2 of the MDP establishes policies encouraging partnership and collaboration with the Province, neighbouring municipalities, and developers to maintain and improve regional transportation corridors.</p> <p>The MDP identifies waterbodies and ecological features that must be considered for development proposals. These waterbodies and ecological features are included within the Plan’s Growth Concept Map in Appendix B.</p> <p>The MDP includes policy in Section 3.5 Environment that speaks to protecting ground water generally, the use of Co-operative Stormwater Management Initiative (CSMI) in lieu of storing water, requiring a bio-physical impact assessment for development applications near sensitive areas, and the protection of alluvial aquifers and other source water areas.</p> <p>Section 3.5.2.a) sets criteria to monitor groundwater quality, adhere to provincial ground water testing requirements, and mitigate potential adverse impact of development and abandoned water wells on groundwater recharge areas.</p> <p>Section 3.5.2.b) c) encourages the County to work with other municipalities to establish additional tools and strategies to address regional source water concerns.</p>
---	---



<p>d. Prohibit new development in the floodway</p> <p><b>3.2.1 Principle 3: Encourage Efficient Growth and Strong and Sustainable Communities</b></p> <p>a. Promote the efficient use of land and cost-effective development</p> <p>b. Recognize and complement the Region’s diverse community visions and desired scale of development</p> <p>c. Ensure settlement areas are planned and designed to encourage higher densities, appropriate to the local scale and context</p>	<p>Section 3.5.5 sets out restrictions and guidelines for development in identified hazard areas within the region, including floodways.</p> <p>Section 3.5.5.c) requires a flood hazard risk study, including hazard mapping where appropriate to identify flood risk, demonstrate developability, and provide recommendations on locating developments towards lower flood risk areas.</p> <p>Growth in the County over the next 20 years will be guided by the Growth Concept: an approach that considered current plans and policies, market patterns, and a suitability analysis to identify growth priority areas (Section 2.2). The Growth Concept Map (Figure 2) identifies the priority growth areas where growth and expansion will be promoted. The MDP promotes the efficient use of land and infrastructure by prioritizing municipal servicing investments in the identified growth areas (Section 2), prioritizing the creation of regional linkages to trails and pathways (Section 3.2.2), and the mixing of a variety of uses and densities throughout the County (Sections 2.5.1; 2.4.1.c)).</p> <p>Section 2.2 and 2.3 recognize the current trends in growth and development across the County and provide guidance to support the forms of development that align with community visions. Section 2.2, Figures 2 and 3 outline the location and types of development supported by the MDP in each community to support growth while maintaining each community’s character.</p> <p>Section 2.3 establishes policies to guide growth and development in Primary Residential Areas (identified in Figure 2) including establishing mechanisms to support compact and appropriately serviced residential development while respecting the local context, i.e. Section 2.3.2 and 2.3.3 support Country Residential and Fragmented Country Residential where appropriate.</p> <p>Section 2.5 encourages a variety of housing forms within Hamlet Developments. The section’s policies ensure a strong sense of community is maintained while providing diverse housing opportunities.</p> <p>Policies 2.5.1. f) and 2.5.2.a) provide policies to limit the boundaries of Hamlets to encourage growth within the</p>
--	--

<p>d. Plan for community nodes with a mix of uses and a range of housing types, mobility choices, including transit (where viable), and community services and facilities, where and as appropriate to the local scale and context</p>	<p>established areas.</p> <p>Section 2.5 encourages development within the existing boundaries of Hamlets rather than expanding the boundaries.</p> <p><b>Mix of Uses</b> The MDP provides for a mix of residential, commercial, industrial, and institutional uses within the appropriate context (Figures 2 and 3).</p> <p><b>Range of Housing Types</b> The MDP promotes a range of housing types to support the diverse communities that exist today and those planned over the next 20 years. Section 2.3 Residential Development outlines policies to guide efficient and contextually sensitive residential growth within existing and planned areas.</p> <p>Policies in section 2.3.1 address Primary Residential areas to support development of land where residential development and complimentary commercial and light industrial will be the predominant use. To support the predominant residential form in the County, Section 2.3.2 (Country Residential Development) provides policy that guides the development of Country Residential in a sustainable manner.</p> <p>The MDP also recognizes that existing Fragmented Country Residential development does need to be brought into a more orderly form; Section 2.3.3 outlines policies to manage these areas, thereby minimizing the impact to agricultural land.</p> <p>Hamlets provide an opportunity for diverse housing types in higher-density areas supported by a range of hard and soft services. Section 2.5 establishes policies to guide the development of Hamlet Growth Areas to ensure sustainable long-term development.</p> <p><b>Community Services</b> Residential lands are supportive of Neighbourhood Serving Commercial uses (Section 2.4.2), establishing communities that can meet the daily needs of residents, while the designated Hamlet Growth Areas (Section 2.5.1) are intended to develop into regional service hubs that contribute to the quality of life for residents throughout the County while achieving efficient use of land. Section 2.6.1 establishes policies to guide the development of Institutional and Community uses within the Hamlet Growth Areas, Small Hamlets, Primary Residential Areas, or Employment Areas.</p>
--	---

	<p><b>Transit</b></p> <p>Policy 3.2.1 c) encourages transportation network development in existing and future growth areas, while 3.2.1 f) mandates that new developments make use of and extend the existing transportation network/infrastructure, where feasible; and 3.2.1 g) promotes connecting adjacent neighbourhoods with developed areas through roads, pathways, and trails. Active transportation is supported through policies 3.2.2 a) and b) to expand and improve cycling and pedestrian networks in developed and developing areas, and to support the long-term development of the regional pathway and trail plan.</p>
<p><b>3.2.2 Demonstrate collaboration to coordinate with other member municipalities</b></p> <p>Did the municipality collaborate to coordinate planning for land use, infrastructure, and service provision with other member municipalities?</p> <p>Did the applicant municipality collaborate to coordinate planning for land use, infrastructure, and service provision with other member municipalities:</p> <ul style="list-style-type: none"> <li>• where appropriate;</li> <li>• within 1.6 km of the boundaries of the new area structure plan or the existing area structure plan amendment area or an agreed upon notification area between the member municipalities; and</li> <li>• Is the coordination demonstrated through processes, and/or instruments that comply with all components of Policy 3.2.2 of the IGP, if applicable?</li> </ul>	<p>Yes, the MDP demonstrates collaboration with other municipalities as per 3.2.2 of the IREF.</p> <p>The plan area encompasses all of Rocky View County, meaning it shares borders with the CMRB member municipalities of Foothills County, Wheatland County, the Town of Cochrane; and the Cities of Airdrie, Chestermere, and Calgary.</p> <p>Rocky View County engaged in intermunicipal discussions with these members during development of the draft Plan and circulated several versions of the MDP draft to adjacent municipalities for comment prior to bringing the plan forward for Council approval.</p> <p>Rocky View County has adopted Intermunicipal Development Plans (IDPs) or Accords with Calgary, Airdrie, and Cochrane, and has a proposed IDP with Wheatland County. Collaboration was undertaken in alignment with relevant IDPs/Accords where applicable.</p> <p>Concerns on the draft Plan were received from Calgary, Airdrie and Cochrane. Although the County considers that many of the concerns raised had already been addressed through the MDP policies, and that the document accords with the Interim Growth Plan, it sought to address the concerns raised through further discussions, presentations to Intermunicipal Committees, and amendments to the Plan. County Council passed several amendments to the draft Plan prior to second reading of the bylaw to acknowledge the intermunicipal concerns raised. Policies include:</p> <p><i>3.5.2 c) Establish further tools and strategies to address regional source water concerns in partnership with other municipalities.</i></p>

	<p><i>4.1.2 f) Prior to approval of a local plan adjacent to another municipality, the County will collaborate with the affected municipality on opportunities for working together on issues they deem appropriate.</i></p> <p><i>4.1.2 g) The County shall ensure early collaboration is undertaken with affected adjacent municipalities to address cross-boundary concerns in the preparation of area structure plans, local plans and any other statutory document guided by this Plan.</i></p> <p><i>4.1.2 h) In preparing area structure plans and/or local plans, the County should consider Intermunicipal Development Plans, Accords and any other statutory plans, which provide direction with respect to intermunicipal gateways, transition and interface; the County should address issues and opportunities through collaboration with the adjacent municipality.</i></p> <p><i>4.1.2 i) The County should collaborate with adjacent municipalities to support the establishment of baseline conditions for infrastructure needs and environmental assets which assist in the planning and assessment of future growth and development.</i></p>
<p><b>3.2.3 Water, wetlands, and stormwater</b></p> <p>Does the proposed statutory plan: Does the proposed statutory plan or existing statutory plan amendment:</p> <ul style="list-style-type: none"> <li>• Protect source water quality and quantity in accordance with federal and provincial legislation and regulation, promote water conservation, and incorporate effective stormwater management;</li> <li>• Adhere to the provincially identified wetland classification system, and incorporate measures to minimize and mitigate adverse impacts on wetlands;</li> <li>• Address Regional Corridors Policies 3.5.1.1, and 3.5.2.1 of the IGP, if applicable; and</li> </ul>	<p>Yes, the MDP complies with 3.2.3 of the IREF.</p> <p>The MDP identifies several Waterbodies and Ecological Features in Appendix B that require additional consideration when future planning is proposed in their vicinity. These features include wetlands, riparian areas, and other environmentally sensitive areas.</p> <p>Section 3.5 of the MDP regulates matters related to the environment, and includes policy directions related to the conservation of protected wetlands, protection of groundwater, land and environmental stewardship, and conservation. Policies in Section 3.5 are guided by the Government of Alberta’s Water for Life Strategy committed to managing and safeguarding Alberta’s water resources.</p> <p>Section 3.2 of the MDP contemplates regionally significant mobility corridors, appropriately locating Hamlet Growth Areas and Employment Areas in proximity to these corridors to optimize their utility while not detracting from their function.</p>

<ul style="list-style-type: none"> <li>• Provide mitigation measures and policies to address identified adverse impacts on existing or planned regional infrastructure, regionally significant corridors, and community services and facilities?</li> </ul>	<p>Appendix D maps the regional transportation, transmission, trade, and active transportation corridors in and adjacent to the County.</p> <p>Policy 3.2.1.e) ensures that regional mobility corridors are addressed through planning around existing development patterns; existing growth areas; changing transportation modes, patterns and volumes; and provincial and adjacent municipal transportation networks and plans.</p> <p>Section 3.6 Utility Services recognize the current and future necessity of the corridors in the area and establish guidelines to incorporate the regional corridors into the process for future developments. Section 3.6 requires that connection to, or expansion of, regional transmission corridors must meet the <i>County Servicing Standards</i>.</p> <p>Section 3.3.2 covers protection of energy transmission corridors in accordance with provincial requirements.</p>
<b>3.3 Flood Prone Areas</b>	
<p><b>3.3.1 Development in the floodways</b></p> <p>Does the proposed statutory plan or existing statutory plan amendment protect provincially identified floodways from development (excepting uses with no permanent buildings, such as natural areas, outdoor recreation, parks, roads, bridges, utilities, aggregate extraction, and flood mitigation measures) for the following development types:</p> <ul style="list-style-type: none"> <li>• Expansion of settlement areas;</li> <li>• New freestanding communities;</li> <li>• New country residential development areas; and</li> <li>• New employment areas?</li> </ul>	<p>The MDP includes policies to guide development in hazardous areas, including floodway or flood fringes. Policy 3.5.5 d) prohibits development from taking place within the floodway or flood fringe unless they fall within the stated exceptions stated in 3.5.5 b) i)-v).</p> <p>Policy 3.5.5 e) states that any development proposed within the floodway or flood fringe areas should provide a flood risk study, including hazard mapping to identify risks, demonstrate there is sufficient developable area for the proposed development, and provide recommendations on location more vulnerable developments towards lower flood risk areas.</p>
<p><b>3.3.2 Flood protection in flood fringe areas</b></p> <p>Does the proposed statutory plan or existing statutory plan amendment apply to lands that will result in development in a provincially identified flood fringe area? If so, does the proposed statutory plan or existing statutory plan amendment:</p>	<p>Notwithstanding the stated exceptions such as roads and utility infrastructure, Policy 3.5.5 does not support development in the flood fringe. 3.5.5 c) goes further by requiring a flood hazard risk study for developments which have lands partially within the floodway or flood fringe to demonstrate sufficient developable area outside of the hazard areas and to direct it to low risk areas. This policy section also requires the MDP to incorporate</p>



<ul style="list-style-type: none"> <li>• Include flood protection measures to mitigate risk at the 1:100 year flood event level?</li> </ul>	<p>updated Provincial hazard area mapping as it becomes available.</p>
<p><b>3.4 Development Types</b></p>	
<p><b>3.4.1 Intensification and Infill Development</b></p>	
<p><b>3.4.1.1 Intensification and Infill in existing settlement areas in cities, towns, and villages</b></p> <p>Does the proposed <i>statutory plan</i> or existing <i>statutory plan</i> amendment apply to lands within a city, town or village? If so, does the <i>proposed statutory plan</i> or existing <i>statutory plan</i> amendment:</p> <ul style="list-style-type: none"> <li>• Achieve an efficient use of land;</li> <li>• Achieve higher density development in the downtown or central core areas, in transit station areas and transit corridors, where appropriate;</li> <li>• Accommodate residential and/or mixed-use development at a higher density than currently exists;</li> <li>• Provide for a mix of uses, such as employment, community services and facilities, where appropriate;</li> <li>• Provide for a range of housing forms and options, where appropriate;</li> <li>• Make efficient and cost-effective use of existing and planned infrastructure through agreements with service providers; and</li> <li>• Connect to existing, planned and/or future local and/or regional transit and active transportation networks, where appropriate?</li> </ul>	<p>N/A</p>
<p><b>3.4.1.2 Intensification and Infill of existing settlement areas in hamlets and other unincorporated urban communities within rural municipalities</b></p>	<p>Yes, the MDP complies with 3.4.1.2 of the IREF.</p>

<p>Does the proposed <i>statutory plan</i> or existing <i>statutory plan</i> amendment apply to lands within an existing settlement area in a hamlet or other unincorporated urban community within a rural municipality? If so, does the <i>statutory plan</i> or existing <i>statutory plan</i> amendment:</p> <ul style="list-style-type: none"> <li>• Achieve an efficient use of land;</li> <li>• Achieve higher density development in central core areas;</li> <li>• Accommodate residential and/or mixed-use development at a higher density than currently exists;</li> <li>• Provide for a mix of uses including community services and facilities, where appropriate; and</li> <li>• Make efficient and cost-effective use of existing and planned infrastructure through agreements with service providers?</li> </ul>	<p>The MDP includes policies that support infill development and intensification in existing employment areas (2.4.1.c) and neighbourhood serving commercial areas (2.4.2.b)).</p> <p>Hamlet Growth Areas are intended to provide a mix of land uses, making efficient use of their proximity to transportation networks, available infrastructure, services, and amenities (2.5.1).</p> <p>The MDP also includes policies for Hamlet Growth Areas that accommodate a variety of housing forms to provide a range of affordability and lifestyle opportunities (2.5.1.d)).</p> <p>Where appropriate, the MDP also requires new statutory plans to include considerations for the provision of future regional transit connections (2.5.1.c ix)).</p>
--	--

### 3.4.2 Expansion of Settlement Areas

<p><b>3.4.2.1 Expansion of settlement areas in a contiguous pattern</b></p> <p>Does the proposed statutory plan or existing statutory plan amendment apply to lands adjacent to an existing built-up or previously planned settlement area? If so, does the statutory plan or existing statutory plan amendment:</p> <ul style="list-style-type: none"> <li>• Plan for and result in development in a contiguous pattern;</li> <li>• Achieve an efficient use of land;</li> <li>• Provide for a mix of uses;</li> </ul>	<p>The MDP complies with 3.4.2.1 of the IREF.</p> <p>The MDP encourages contiguous development and efficient use of land by regulating development through a hierarchy of Area Structure Plans, Conceptual Schemes, and Master Site Development Plans. Any expansions to settlement areas require an amendment to or the creation of an Area Structure Plan. This would require the proposed plan or plan amendment to comply with the requirements of 3.4.2.1 of the IREF.</p> <p>Section 2 of the MDP guides land use planning throughout the County and provides for a mix of development types and uses through defined priority growth areas (figure 2).</p> <p>These growth areas will support residential development, employment areas, industrial and commercial uses, and parks and open spaces.</p>
---	--

<ul style="list-style-type: none"> <li>• Provide access to a community node(s), planned at a scale appropriate to the development;</li> <li>• Provide access to community services and facilities, or make efficient and cost-effective use of existing and planned community services and facilities through applicable municipal agreements with service providers at the appropriate time, where appropriate?</li> <li>• Make efficient and cost-effective use of existing and planned infrastructure through agreements with service providers and connect to municipally-owned, or franchised water and wastewater services; and</li> </ul>	<p>Policy 2.4.2 Neighbourhood Serving Commercial guides the location and type of social and community meeting places within Primary Residential areas to contribute to economic viability of these areas and provide community services. Sections 3.8.5 (Recreation) and 3.9 (Services and Partnerships) 4.1.2 (Intermunicipal Planning) provide direction on the provision of community services. Along with other supporting documents such as the County’s Recreation Master Plan these policies support the establishment of agreements and partnerships with agencies and adjacent municipalities.</p> <p>Section 3.6 outlines the objectives to develop efficient utility servicing solutions. Policy 3.6.1.c) encourages partnerships and cooperation with other jurisdictions, service providers, and levels of government to ensure efficient and integrated utility services and infrastructure.</p>
<p><b>3.4.2.2 Expansion of settlement areas with 500 or greater new dwelling units</b></p> <p>Does the proposed <i>statutory plan</i> or existing <i>statutory plan</i> amendment apply to lands adjacent to an existing built-up or previously planned settlement area, that will result in 500 or greater new dwelling units? If so, does the <i>statutory plan</i> or existing <i>statutory plan</i> amendment:</p> <ul style="list-style-type: none"> <li>• Comply with all components of Policy 3.4.2.1 of the IGP (above);</li> <li>• Provide employment uses, and community services and facilities;</li> <li>• Provide access to community node(s) located in proximity to existing, planned and/or future transit;</li> <li>• Connect to existing, planned and/or future local and/or regional transit and active transportation networks; and</li> <li>• Provide for a range of housing forms and options?</li> </ul>	<p>The MDP complies with 3.4.2.2 of the IREF.</p> <p>The MDP plans for the continued growth of Rocky View County over the next 20 years, which by the CMRB’s projections will exceed 500 new dwelling units. As indicated in the response to 3.4.1.2, the MDP includes policies that provide for the efficient use of land, higher density development, a range of residential forms and/or mixed-use development at higher densities than currently exists, and provides for a mix of uses including community services and facilities, where appropriate.</p>

<p><b>3.4.2.3 Rationale for expansion of settlement areas that do not meet all components of Policy 3.4.2.1 and 3.4.2.2</b></p> <p>Did the applicant municipality provide rationale for expansion of a settlement area that does not comply with all components of Policy 3.4.2.1 and 3.4.2.2? If so, does the proposed <i>statutory plan</i> or existing <i>statutory plan</i> amendment:</p> <ul style="list-style-type: none"> <li>• Provide a rationale for Policy 3.4.2.1 b) of the IGP to address why it is not achievable or appropriate in the local scale and context;</li> <li>• Provide a rationale for Policy 3.4.2.1 c) of the IGP to address why it is not achievable or appropriate in the local scale and context;</li> <li>• Provide a rationale for Policy 3.4.2.2 a) of the IGP to address why it is not achievable or appropriate in the local scale and context;</li> <li>• Provide a rationale for Policy 3.4.2.2 b) of the IGP to address why it is not achievable or appropriate in the local scale and context; and</li> <li>• Provide a rationale for Policy 3.4.2.2 c) of the IGP to address why it is not achievable or appropriate in the local scale and context?</li> </ul>	<p>N/A</p>
<p><b>3.4.3 New Freestanding Settlement Areas</b></p>	
<p><b>3.4.3.1 New freestanding settlement areas</b></p> <p>Does the proposed <i>statutory plan</i> or existing <i>statutory plan</i> amendment apply to lands that are not contiguous to existing built or planned settlement areas? If so, does the proposed <i>statutory plan</i> or existing <i>statutory plan</i> amendment:</p> <ul style="list-style-type: none"> <li>• Achieve an efficient use of land;</li> <li>• Provide for a mix of uses;</li> </ul>	<p>N/A</p>

<ul style="list-style-type: none"> <li>• Incorporate a community node, planned at a scale appropriate to the development;</li> <li>• Make efficient and cost-effective use of existing, and planned infrastructure through agreements with service providers, and connect to municipally-owned or franchised water and wastewater services; and</li> <li>• Provide access to existing or planned community services and facilities, or make efficient and cost-effective use of existing and planned community services and facilities through applicable municipal agreements with service providers at an appropriate time?</li> </ul>	
<p><b>3.4.3.2 New freestanding settlement areas with 500 or greater new dwelling units</b></p> <p>Does the proposed <i>statutory plan</i> or existing <i>statutory plan</i> amendment apply to lands that are not contiguous to existing built-up or planned settlement areas, and will result in 500 or greater new dwelling units? If so, does the proposed <i>statutory plan</i> or existing <i>statutory plan</i> amendment:</p> <ul style="list-style-type: none"> <li>• Comply with all components of Policy 3.4.3.1 of the IGP (above);</li> <li>• Provide employment uses, and community services and facilities;</li> <li>• Incorporate community node(s) located in proximity to existing, planned and/or future local and/ or regional transit;</li> <li>• Connect to existing, planned and/or future local and/or regional transit;</li> <li>• Provide for a range of housing forms and options; and</li> <li>• Protect environmentally significant areas?</li> </ul>	N/A
<p><b>3.4.3.3 Rationale for new freestanding settlement areas with 500 or greater new dwelling units that do not meet all components of Policy 3.4.3.2</b></p>	N/A

<p>Did the applicant municipality provide rationale for a new freestanding settlement area that will result in 500 or greater new dwelling units that does not comply with all components of Policy 3.4.3.2? If so, does the proposed <i>statutory plan</i> or existing <i>statutory plan</i> amendment:</p> <ul style="list-style-type: none"> <li>• Provide rationale for Policy 3.4.3.2 a) of the IGP to address why it is not achievable or appropriate in the local scale and context;</li> <li>• Provide rationale for Policy 3.4.3.2 b) of the IGP to address why it is not achievable or appropriate in the local scale and context; and</li> <li>• Provide rationale for Policy 3.4.3.2 c) of the IGP to address why it is not achievable or appropriate in the local scale and context?</li> </ul>	
<p><b>3.4.4 Country Residential Development</b></p>	
<p><b>3.4.4 Country Residential Development</b></p> <p>Does a proposal for new country residential areas, cluster country residential development, or infill and intensification of an existing country residential area result in development of 50 new dwelling units or greater? If so, does the proposed development:</p> <ul style="list-style-type: none"> <li>• Comply with all applicable components of Regionwide Policies 3.2.1, 3.2.2, and 3.2.3 of the IGP;</li> <li>• Comply with Flood Prone Areas Policy 3.3.1 and 3.3.2 of the IGP, if applicable; and</li> </ul>	<p>Country residential development will likely contribute more than 50 new dwelling units in Rocky View County over the planning horizon of the MDP. As identified earlier in this application, the MDP complies with IGP Region-wide policies 3.2.1, 3.2.2, and 3.2.3.</p> <p>Notwithstanding exceptions for utilities, roads, and other essential infrastructure, Section 3.5.5 of the draft MDP prevents development in the floodway and flood fringe. For developments which are partially within the flood fringe, mitigation measures are required in Section 3.5.5 c). This section also requires the MDP to incorporate updated Provincial hazard area mapping as it becomes available.</p>

<ul style="list-style-type: none"> <li>Comply with Regional Corridors Policies 3.5.1.1, and 3.5.2.1 of the IGP, if applicable?</li> </ul>	<p>The MDP complies with the Regional Corridors Policies. Section 3 (County-Wide Policies) contains several policies relating to protection, optimisation and expansion of regional corridors (e.g. Section 3.2.1 m) encourages intermunicipal partnerships to prioritize investment in the expansion of regional corridors).</p>
<b>3.4.5 Employment Areas</b>	
<p><b>3.4.5.1 New employment areas</b></p> <p>Does the proposed statutory plan or existing statutory plan amendment apply to lands that will result in development of a new employment area? If so, does the proposed statutory plan or existing statutory plan amendment:</p> <ul style="list-style-type: none"> <li>Make efficient and cost-effective use of existing and planned infrastructure and services?</li> </ul>	<p>Yes, the MDP complies with 3.4.5.1 of the IREF.</p> <p>Employment Areas are a designated land use in the Growth Concept Map and are regulated by the Employment Area Development policies (Section 2.4). This section includes policies that relate to the efficient and cost-effective use of existing and planned infrastructure services, such as the promotion of infilling and intensification (Section 2.4.1.c)).</p>
<p><b>3.4.5.2 Connections to transit stations and corridors</b></p> <p>Does the proposed statutory plan or existing statutory plan amendment for development that will result in a new employment area:</p> <ul style="list-style-type: none"> <li>Plan for connections to existing and/or planned transit where appropriate?</li> </ul>	<p>Yes, the MDP complies with 3.4.5.2 of the IREF.</p> <p>Policy 3.2.1.h) requires the consideration of connections to existing, planned, and future local and regional transit when developing or amending area structure plans and conceptual schemes.</p>
<b>3.5 Regional Corridors</b>	
<p><b>3.5.1.1 Mobility Corridors</b></p> <p>Is the proposed statutory plan or existing statutory plan amendment for lands within 1.6 kilometres of a regionally significant mobility corridor identified on Schedule 3 and/or 4 of the IGP? If so, does the proposed statutory plan or existing statutory plan amendment:</p> <ul style="list-style-type: none"> <li>Identify the mobility corridor on maps;</li> <li>Demonstrate that the proposed land-use, built form and density optimizes the proximity and adjacency to regionally significant mobility corridors; and</li> <li>Provide mitigation measures and policies to address identified/potential adverse impacts on regionally significant mobility corridors?</li> </ul>	<p>Yes, the MDP complies with 3.5.1.1 of the IREF.</p> <p>The MDP contemplates regionally significant mobility corridors in the Growth Concept Map and Schedule 3, identifying the major transportation routes that cross throughout the County. Regardless, the protection of regionally significant mobility corridors is addressed at later stages in the planning and development process.</p> <p>Section 3.2 of the MDP contemplates regionally significant mobility corridors, appropriately locating Hamlet Growth Areas and Employment Areas in proximity to these corridors, optimizing their utility while not detracting from their function.</p>

<p><b>3.5.2.1 Transmission Corridors</b></p> <p>Does the proposed statutory plan or statutory plan amendment area include transmission corridor right-of-ways and/or related infrastructure identified on Schedule 5 and/or 6 of the IGP within the statutory plan area boundary? If so, does the proposed statutory plan or existing statutory plan amendment:</p> <ul style="list-style-type: none"> <li>• Identify the transmission corridor rights-of-way or related infrastructure on maps;</li> <li>• Provide a rationale, servicing agreements, and supporting policies for crossing, accessing and/or connecting to regionally significant transmission corridor rights-of-way or related infrastructure; and</li> <li>• Provide mitigation measures and policies to address identified/potential adverse impacts on regionally significant transmission corridor rights-of-way or related infrastructure</li> </ul>	<p>Transmission corridors are identified in Appendix D of the draft MDP and addressed through policies in Sections 3.3 and 3.6 of the document. Further planning of growth areas around these would continue to be undertaken at the future Area Structure Plan and/or Local Plan stages.</p>
--	---