

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.

Municipal Development Plan (County Plan)	
The Planning Framework	
4.1	<i>Where an area structure plan or subordinate plan is silent on a policy matter contained in this Plan, the policies of the County Plan shall apply.</i>
Consistent	The application has been evaluated in accordance with the policies of the County Plan and the Area Structure Plan.
Managing Residential Growth – Country Residential	
5.8	<i>Support the development of existing country residential communities (identified on Map 1) in accordance with their area structure plan.</i>
Consistent	The subject land is within an existing country residential area (Cochrane North Area Structure Plan) on Map 1.
Financial Sustainability – Development	
6.1	<i>Direct new development to areas of existing infrastructure.</i>
Generally Consistent	The proposed new lot will be serviced by an existing water well and septic system. The remainder lot is not required to demonstrate servicing as per the County's <i>Residential Water and Sewer Requirements Policy (C-411)</i> , since the resulting parcel is greater than 30 acres in size. A Deferred Services Agreement will be required as a future condition of subdivision to require the owner to tie into municipal services when they become available. Further, the subject land abuts a public road.
6.2	<i>On-site and off-site hard infrastructure costs related to new development are the developer's responsibility.</i>
Generally Consistent	The developer is responsible for all on-site and off-site costs related to the proposed development.
6.4	<i>All identified hard infrastructure, or land necessary for infrastructure placement, shall be provided by the developer as part of the subdivision or development permit approval process.</i>
Generally Consistent	The developer will be required to provide access to the proposed remainder lot as a condition of future subdivision.
Environment – Land and Environmental Stewardship	
7.12	<i>Encourage the efficient use of rural land and infrastructure by directing residential, commercial, and industrial development to the defined growth areas and by encouraging infill development within those areas.</i>
Consistent	The subject property is within the community of Cochrane North.

Agriculture – Minimize Land Use Conflict	
8.26	<i>Applicants proposing new residential, institutional, commercial, and industrial land uses shall design and implement measures to minimize their adverse impacts on existing agriculture operations, based on the County's 'agriculture boundary design guidelines.'</i>
Generally Consistent	The proposed residential land use is located at the northeast corner of the subject land. The northern boundary of the proposed future residential lot abuts a public road, the proposed eastern boundary abuts a panhandle access for an agricultural parcel, and all other proposed boundary lines are adjacent to the proposed agricultural remainder parcel. The proposed future lot size is 10.00 acres, which is the minimum lot size in the Cochrane North Area Structure Plan Residential Infill A Policy Area. The existing dwelling on the proposed future residential lot aligns with the recommended setbacks from agricultural uses in the Agricultural Boundary Design Guidelines, as the existing dwelling is greater than 30m from adjacent agricultural parcels. The soil characteristics of the subject land have severe limitations to crop production due to temperature.
8.27	<i>Encourage houses in residential areas adjacent to agricultural land to be set back an appropriate distance from the agricultural land so as to minimize the impact on both the agriculture operations and the house owners.</i>
Consistent	The existing dwelling on the proposed residential portion of the subject land would meet the minimum setback requirements in the Residential, Rural District (R-RUR).
Country Residential Development – Country Residential Communities	
10.1	<i>Development within Greater Bragg Creek, Bearspaw, North and Central Springbank, Elbow Valley, Balzac East (Sharp Hills/Butte Hills), Cochrane North, and Glenbow Ranch shall conform to their relevant area structure plan.</i>
Generally Consistent	The subject property is within the Cochrane North Area Structure Plan and the proposed development generally aligns with the policies of the ASP.
10.4	<i>Country residential development shall address the development review criteria identified in section 29.</i>
Generally Consistent	The proposal is consistent with the technical requirements and supporting information required for the redesignation application. Additional technical requirements will be addressed at the future subdivision stage.
Transportation – Road Access	
16.13	<i>Residential redesignation and subdivision applications should provide for development that:</i> <i>a. provides direct access to a road, while avoiding the use of panhandles;</i> <i>b. minimizes driveway length to highways/roads;</i> <i>c. removes and replaces panhandles with an internal road network when additional residential development is proposed; and</i> <i>d. limits the number and type of access onto roads in accordance with County Policy.</i>
Generally Consistent	There is an existing approach off Weedon Trail that will provide access to the proposed future residential lot. The applicant will be required to provide access to the proposed remainder lot as part of the future subdivision approval process.

Cochrane North Area Structure Plan (ASP)	
Conceptual Schemes	
5.3.1	<i>Within the Plan Area, Conceptual Schemes shall not be required for first-parcel-out subdivisions. In Residential Infill Policy Areas, Conceptual Schemes may be required at the discretion of Council. When considering whether to require the preparation of Conceptual Schemes, Council may take into account criteria such as:</i> <ol style="list-style-type: none"> <i>i. existing land use and development context;</i> <i>ii. availability of utility servicing;</i> <i>iii. existing and proposed open space systems and pathway linkages;</i> <i>iv. existing and proposed transportation systems;</i> <i>iv. prior consultation with neighbouring landowners on potential issues (e.g., land use compatibility, open space, transportation systems); and</i> <i>v. any other matter the Municipality deems necessary at the time.</i>
Generally Consistent	The subject land is within the Residential Infill A Policy Area and a Conceptual Scheme may be required at the discretion of Council. As the redesignation proposal is to facilitate the future subdivision of one ± 4.05 hectare (± 10.00 acre) residential lot and the remainder of the parcel is to remain as agricultural land, Administration does not see a need for a Conceptual Scheme at this time. The proposed new lot contains an existing dwelling which is serviced by a water well and septic system. The remainder lot is not required to demonstrate servicing as per the County's <i>Residential Water and Sewer Requirements Policy</i> (C-411), since the resulting parcel is greater than 30 acres in size. A Deferred Services Agreement will be required as a future condition of subdivision to require the owner to tie into municipal services when they become available.
Residential Infill A, B, and C	
6.1.1	<i>The predominant land use within the Residential Infill Policy Area shall be residential development.</i>
Consistent	The subject land is within the Residential Infill A Policy Area and the application proposes residential land use.
6.1.2	<i>The minimum residential parcel size within the Residential Infill A Policy Area shall be 10 acres.</i>
Consistent	The application proposes to redesignate a ± 4.05 hectare (± 10.00 acre) portion of the subject land from Agricultural, General District (A-GEN) to Residential, Rural District (R-RUR p4.0) to facilitate future subdivision to create one ± 4.05 hectare (± 10.00 acre) residential lot.
6.1.6	<i>Council may require the preparation of Conceptual Schemes within Residential Infill Policy Areas, subject to consideration of the criteria identified in Section 5.3 of this Area Structure Plan.</i>
Generally Consistent	The subject land is within the Residential Infill A Policy Area and a Conceptual Scheme may be required at the discretion of Council. As the redesignation proposal is to facilitate the future subdivision of one ± 4.05 hectare (± 10.00 acre) residential lot and the remainder of the parcel is to remain as agricultural land, Administration does not see a need for a Conceptual Scheme at this time. The proposed new lot contains an existing dwelling which is serviced by a water well and septic system. The remainder lot is not required to demonstrate servicing as per the County's <i>Residential Water and Sewer Requirements Policy</i> (C-411), since the resulting parcel is greater than 30 acres in size. A Deferred Services Agreement will be required as a future condition of subdivision to require the owner to tie into municipal services when they become available.
6.1.9	<i>Within the Residential Infill Policy Areas, the Municipality may consider private, individual on-site water servicing solutions for new lots. The Municipality may require</i>

	<i>that deferred servicing agreements be secured in order to ensure that new lots do connect to regional, municipal or co-op water utility systems, when those systems become available.</i>
Generally Consistent	The proposed new lot will be serviced by an existing water well and the remainder lot is not required to demonstrate servicing as per the County's <i>Residential Water and Sewer Requirements Policy (C-411)</i> , since the resulting parcel is greater than 30 acres in size. A Deferred Services Agreement will be required as a future condition of subdivision to require the owner to tie into municipal services when they become available.
6.1.11	<i>Within the Residential Infill Policy Areas, the Municipality may consider private, individual on-site wastewater servicing solutions for new lots. The Municipality may require that deferred servicing agreements be secured in order to ensure that new lots do connect to regional or municipal wastewater utility systems, when those systems become available.</i>
Generally Consistent	The proposed new lot will be serviced by an existing septic system and the remainder lot is not required to demonstrate servicing as per the County's <i>Residential Water and Sewer Requirements Policy (C-411)</i> , since the resulting parcel is greater than 30 acres in size. A Deferred Services Agreement will be required as a future condition of subdivision to require the owner to tie into municipal services when they become available.
6.1.15	<i>All development approved in the Residential Infill Policy Area shall be required to accommodate solid waste servicing in accordance with the current Solid Waste Master Plan.</i>
Generally Consistent	Solid waste servicing will be considered at the future subdivision stage.
6.1.17	<i>Municipal Reserve should be provided through dedication of land; cash-in-lieu of reserve should only be taken in Residential Infill Policy Areas where necessary to contribute to the improvement of public open space systems or recreation facilities.</i>
Generally Consistent	Municipal Reserve will be considered at the future subdivision stage.
6.1.19	<i>New residential development should incorporate mitigation measures such as landscaping, berming, or other buffering to ensure compatibility with adjacent agricultural or other non-residential land uses.</i>
Generally Consistent	There is an existing dwelling on the proposed residential portion of the subject land. Any new residential development should consider mitigation measures along the western and southern boundaries of the proposed future lot to provide buffering from adjacent agricultural land uses.
Environment	
6.6.5	<i>Wherever possible, natural vegetation buffers should be encouraged between uses.</i>
Generally Consistent	There is an existing dwelling on the proposed residential portion of the subject land. Any new residential development should consider mitigation measures along the western and southern boundaries of the proposed future lot to provide buffering from adjacent agricultural land uses.

Reserves and Trails	
6.7.6	<i>Municipal Reserve dedication may be deferred where appropriate opportunities to contribute to the overall open space system are not available at the time of subdivision.</i>
Generally Consistent	Municipal Reserve will be considered at the future subdivision stage.
6.7.11	<i>Reserve dedication and open space planning shall be coordinated with the planning of future school sites.</i>
Generally Consistent	The application was circulated to the local school divisions. The Calgary Catholic School District provided no objection to the proposed application and commented that municipal reserves will be considered at the subdivision stage.
Transportation	
6.8.3	<i>Required road widening (i.e., land dedication) shall be secured upon subdivision and development in accordance with the Municipal Government Act in conjunction with the recommendations of the Transportation Master Plan.</i>
Generally Consistent	Weedon Trail is identified as a Network A Road in the Long Range Transportation Network, requiring a 36 m Road Right of Way (ROW), and the current road right of way is 30 m. As a condition of future subdivision, the owner will be required to dedicate a ± 3.00 m strip of land along the entire northern boundary of the subject lands to facilitate future road widening.
6.8.8	<i>In accordance with any approved Transportation Master Plan for Cochrane North, access from driveways should be directed to local roads rather than to primary roads of higher classification.</i>
Generally Consistent	The northern boundary of the subject land abuts Weedon Trail, which is identified as a main road on Figure 8: Conceptual Road Network in the ASP. There is an existing approach off Weedon Trail that will provide access to the proposed future residential lot. The applicant will be required to provide access to the proposed remainder lot as part of the future subdivision approval process. There are no other roads of a lesser classification nearby, therefore, there are no alternative access points for this development.
6.8.16	<i>The Municipality's Transportation Offsite Levy shall apply to all development within the Plan Area, in accordance with Bylaw C-6273-2006 or subsequent offsite levy bylaws, as amended.</i>
Not Applicable	The applicant will not be required to pay the transportation offsite levy, as per the applicable TOL bylaw as the resulting parcels sizes are more than 7.41 acres.
Servicing and Utilities	
6.9.6	<i>All development shall be responsible for the management and disposal of all solid waste generated on the site to the satisfaction of the Municipality.</i>
Generally Consistent	Solid waste will be considered at the future subdivision stage.
6.9.12	<i>Within the Residential Infill Policy Areas, the Municipality may consider private, individual on-site water servicing solutions for new lots. The Municipality may require that deferred servicing agreements be secured in order to ensure that new lots do connect to regional, municipal or co-op water utility systems, when those systems become available.</i>
Generally Consistent	The proposed new lot will be serviced by an existing water well and the remainder lot is not required to demonstrate servicing as per the County's <i>Residential Water and Sewer Requirements Policy</i> (C-411), since the resulting parcel is greater than 30 acres in size. A Deferred Services Agreement will be required as a future condition of subdivision to require the owner to tie into municipal services when they become available.

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Generally Consistent	The proposed new lot will be serviced by an existing septic system and the remainder lot is not required to demonstrate servicing as per the County's <i>Residential Water and Sewer Requirements Policy (C-411)</i> , since the resulting parcel is greater than 30 acres in size. A Deferred Services Agreement will be required as a future condition of subdivision to require the owner to tie into municipal services when they become available.
6.9.21	<i>All developments shall be responsible for the management and disposal of solid waste generated through all phases of development to the satisfaction of the Municipality, and should include a waste minimization plan.</i>
Generally Consistent	Solid waste will be considered at the future subdivision stage.
Community, Protective, and Emergency Services	
6.10.1	<i>Where appropriate, applications for Conceptual Schemes, land use redesignation, subdivision, and development permits shall address fire and emergency response measures as well as on-site fire fighting requirements.</i>
Generally Consistent	The application was circulated to Fire Services & Emergency Management, and they provided no concerns with the application subject to access route design and water supply requirements as per the NBC (AE), NFC (AE) and County Bylaws.
Intermunicipal and Regional Planning	
6.11.2	<i>The Municipal District of Rocky View shall endeavour to collaborate with the Town of Cochrane and Alberta Infrastructure and Transportation on planning for areas within and outside the Cochrane North Area Structure Plan, particularly to address the following:</i> <i>i. compatibility of neighbouring land uses, transportation, and utility services;</i> <i>ii. connectivity of transportation, open space, and utility servicing systems; and</i> <i>iii. interfaces of neighbouring land uses, development, and transportation networks.</i>
Consistent	The application was circulated to Alberta Transportation and Economic Corridors and they provided no concerns on the proposed application.
	<i>The Municipal District of Rocky View shall endeavour to collaborate with the Local Recreation Board, local school divisions, and other community and social service agencies in the provision of the following within Cochrane North:</i> <i>i. school sites;</i> <i>ii. recreation services; and</i> <i>iii. community and social services</i>
Generally Consistent	The application was circulated to the local school divisions. The Calgary Catholic School District provided no objection to the proposed application and commented that municipal reserves will be considered at the subdivision stage.

Implementation	
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>
Generally Consistent	The land use redesignation proposal generally aligns with the policies of the Area Structure Plan.

Land Use Bylaw C-8000-2020	
A-GEN Agricultural, General District	
305	<p>MINIMUM PARCEL SIZE:</p> <ul style="list-style-type: none"> a) <i>An un-subdivided Quarter Section</i> b) <i>The portion created and the portion remaining after registration of a First Parcel Out subdivision</i> c) <i>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 future agricultural remainder parcel is ± 26.30 hectares (± 65.00 acres), which meets the minimum parcel size requirement.
R-RUR Residential, Rural District	
319	<p>MINIMUM PARCEL SIZE:</p> <ul style="list-style-type: none"> a) <i>1.6 ha (3.95 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 1.6 ha (3.95 ac)</i>
Consistent	The proposed future residential lot is ± 4.05 hectares (± 10.00 acres), which meets the R-RUR p4.0 land use designation minimum parcel size requirement.
323	<p>MINIMUM SETBACKS:</p> <p>Front Yard <i>45.0 m (147.64 ft.) from County</i> <i>60.0 m (196.85 ft.) from Highways</i> <i>15.0 m (49.21 ft.) from other roads</i></p> <p>Side Yard <i>45.0 m (147.64 ft.) from County roads</i> <i>60.0 m (196.85 ft.) from Highways</i> <i>15.0 m (49.21 ft.) from other parcels on parcels over or equal to 4.0 ha (9.88 ac)</i> <i>15.0 m (49.21 ft.) from other roads</i> <i>3.0 m (9.84 ft.) from other parcels on parcels under 4.0 ha (9.88 ac)</i></p> <p>Rear Yard <i>30.0 m (98.43 ft.) from any road</i> <i>7.0 m (22.97 ft.) from all other</i> <i>30.0 m (98.43 ft.) from all other on parcels over 4.0 ha (9.88 ac)</i></p>
Inconsistent	The proposed boundary lines on the tentative subdivision plan would result in two accessory buildings (barn and shed) not meeting the minimum rear yard setback of 30.0 m (98.43 ft.) from all other on parcels over 4.0 ha (9.88 ac). At the future subdivision stage, the tentative plan should be revised to adhere to the minimum setback requirements in the <i>Land Use Bylaw</i> .