

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	
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 site is located within the Bearspaw Area Structure Plan and the Glendale Road Conceptual Scheme; therefore, the application has been evaluated in accordance with the policies of these documents.
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>
Consistent	The Application was evaluated in accordance with the Bearspaw Area Structure Plan and was found to largely comply with applicable policies.
10.4	<i>Country residential development shall address the development review criteria identified in section 29.</i>
Reserves – Municipal, School, and Community Reserves	
13.1	<i>When acquiring reserves, the County shall require that the owners of land proposed for subdivision provide reserves in the form of:</i> a. land; b. money in place of land; or a. a combination of land and money.
Consistent	The recommended conditions of subdivision include Municipal Reserve dedication through cash-in-lieu for outstanding Reserves for Phase 1.

Bearspaw Area Structure Plan	
8.1 Country Residential	
8.1.2	<i>Figure 7 identifies areas within the Plan Area generally considered appropriate for country residential land uses.</i>
Consistent	The subject parcel is located within the Country Residential area as identified within Figure 7 (Future Land Use Scenario) of the Bearspaw ASP.
8.1.3	<i>Applications for redesignation that propose country residential land uses should be considered pursuant to the provisions of Figure 7 and attendant Plan policies.</i>
Consistent	The subject application was reviewed in accordance with the policies in the Bearspaw ASP as well as the Glendale Road Conceptual Scheme.
8.1.8	<i>Country residential land uses as illustrated in Figure 7, should develop in accordance with the phasing sequence identified in Figure 8. Country residential development</i>

	<i>proposing to proceed out of phase shall be required to provide rationale for the proposal in accordance with the provisions of this Plan and as may be required by the Municipality.</i>
Generally Consistent	The subject land is located within Development Priority Area 3 as per Figure 8 (Phasing) of the Bearspaw ASP; however, the Glendale Road Conceptual Scheme was adopted by Council and is the guiding document for development.
8.1.9	<i>Figure 3 identifies lands within the Plan Area where the preparation of Concept Plans is required prior to the redesignation of these lands for country residential land use.</i>
Consistent	As per Figure 3 (Concept Plans), the subject land falls within an area requiring a conceptual scheme; the Glendale Road Conceptual Scheme has been adopted to guide future subdivision and development on the site.
8.1.14	<i>Concept Plans contemplated by this Plan shall contain:</i> <ul style="list-style-type: none"> <i>a) a description of all lands contained within the Concept Plan Area;</i> <i>b) the proposed uses of lands within the Concept Plan Area;</i> <i>c) proposed parcel size and density for the Concept Plan Area;</i> <i>d) the proposed internal road hierarchy;</i> <i>e) a servicing proposal including, but not limited to, public and private utilities for the Concept Plan Area;</i> <i>f) any special policies that may be required to give guidance to the preparation of tentative plans of subdivision including, but not limited to, geotechnical, hydrological, hazard and/or environmental conditions within the Concept Plan Area;</i> <i>g) any other matters deemed appropriate by the Municipality.</i>
Consistent	The approved Conceptual Scheme addresses the above information.
8.1.15	<i>In addition to the requirements of Policy 8.1.14, and in support of any amendment to this Plan, the Municipality may require the proponent of the Concept Plan to provide in sufficient detail, verification of the suitability of the Concept Plan Area for the uses proposed including the following to the satisfaction of Council:</i> <ul style="list-style-type: none"> <i>a) an evaluation of any on-site hazard(s);</i> <i>b) an evaluation of on-site geotechnical features;</i> <i>c) an evaluation of on-site environmental conditions;</i> <i>d) an environmental audit of lands within the Concept Plan Area;</i> <i>e) an evaluation of any on-site hydrological conditions;</i> <i>f) an evaluation of proposed servicing;</i> <i>g) a Traffic Impact Analysis;</i> <i>h) any other matter deemed necessary by the Municipality.</i>
Consistent	The approved Conceptual Scheme addresses the above information.
8.5 Transportation	
8.5.10	<i>Concept Plans contemplated by this Plan and/or proposals for subdivisions where serviced with an internal local road system, should provide a minimum of two access points for vehicular traffic.</i>
Consistent	The proposed subdivision is to occur in multiple phases; the first phase allows for temporary secondary emergency access running east-west along the northernmost boundary of the site. Once further development occurs to the north or west, the road could be extended to provide secondary access and the temporary emergency access could be decommissioned at that point.
8.5.12	<i>When considering proposals for redesignation, subdivision and/or development located adjacent to minor and major collector roads and railways, the Municipality may require the developer to submit a Traffic Impact Analysis which examines:</i>

	<ul style="list-style-type: none"> a) <i>the potential impact proposed uses may have on the existing transportation network;</i> b) <i>any requirements for future expansion of the existing transportation network that may be required to accommodate traffic generated from the proposed development;</i> c) <i>any mitigation measures that may be required to ensure the function and integrity of any part of the Transportation Network is preserved (ie. noise attenuation measures, buffering or screening, setbacks);</i> d) <i>any other matter deemed appropriate by the Municipality.</i>
Consistent	A Transportation Impact Assessment was provided and has been accepted by County Administration.
8.5.13	<i>When considering applications for subdivision approval within .8 kilometres (.5 miles) of the right-of-way of Highway 1A, the Municipality shall circulate the proposal to Alberta Transportation and Utilities for comment.</i>
Consistent	Alberta Transportation was circulated and has indicated that they do not have concerns with the proposal.
8.9 Servicing and Utilities	
8.9.6	<i>Proposals for subdivision and development should accommodate design elements that facilitate fire prevention methods and accessibility by emergency response vehicles for the suppression of fire and enhancement of police protection.</i>
Generally Consistent	A temporary secondary emergency access is required, and has been included in Attachment F. Building sites are to meet the County's Fire Suppression Bylaw. Therefore, no hydrant system is required.

Glendale Road Conceptual Scheme	
Geotechnical	
2.5.3.1	<i>The developer of each parcel within the Plan Area shall provide a detailed Geotechnical Investigation, at the subdivision stage, to demonstrate that sub-surface conditions are favourable for development, in general alignment with the recommendations of the Shallow Subsoil & Groundwater Site Investigation, Almor Testing, July 2021, to the satisfaction of the County</i>
Consistent	Updated Geotechnical Investigation Report has been included as a recommended condition of subdivision and is included in Attachment F.
Biophysical	
2.5.4.1	<i>A Biophysical Impact Assessment (BIA) and Wetland Assessment Impact Report (WAIR) may be prepared by the Developer of each Parcel, at the subdivision stage, with any required mitigations completed as a condition of approval to the satisfaction of the County and the applicable Provincial/ Federal regulatory authority.</i>
Consistent	A Biophysical Impact Assessment (BIA) was prepared for the subject application to Administration's satisfaction; the recommended conditions of subdivision ensure recommendations of the BIA are to be implemented.
Archeological & Historical Resources Considerations	
2.5.5.1	<i>The developer of each parcel within the Plan Area shall submit a Historical Resources Application to the Province through Alberta Culture and Status of Women's Online Permitting and Clearance System (OPaC), prior to proceeding with any surface disturbances, to the satisfaction of the Province.</i>
Consistent	Historical Resources Approval with conditions has been granted.

2.5.5.2	<i>If required, the developer of each Parcel shall prepare a Historical Resource Impact Assessment and complete any required mitigations, to the satisfaction of the Province.</i>
Consistent	The recommended conditions of subdivision ensure conditions of approval are to be followed.
Development Concept	
3.1.1.1	<i>Country residential subdivision is expected to proceed within Parcels A & B as generally illustrated on Figure 8: Parcel A & B Development Concept</i>
Consistent	The subject subdivision plan is in accordance with Figure 8 as required by the Conceptual Scheme.
Transportation	
3.2.1.1	<i>Access will be provided by an internal subdivision road network constructed by the developer in accordance with County Servicing Standards, as generally illustrated on Figure 9: Transportation.</i>
Consistent	The road illustrated in Figure 9 is to be constructed to service the proposed subdivision; requirements of the necessary Development Agreement have been included in Attachment F.
3.2.1.2	<i>The developer of each Parcel shall be responsible to complete all required on and off-site road improvements.</i>
Consistent	A Development Agreement is required and included as a recommended condition of subdivision.
3.2.2.4	<i>The developer of each Parcel shall provide the applicable Regional Transportation Off-Site Levy at the subdivision stage</i>
Consistent	TOL has been included as a recommended condition of subdivision.
3.2.2.5	<i>The developer of each parcel may be required to provide Road ROW widening at the subdivision stage.</i>
Consistent	Road widening is to be provided on the east portion of the subject lands, and has been included in the recommended conditions of subdivision.
3.2.2.1	<i>A 'Temporary' Emergency Access for Parcels A and B shall be provided by a \pm 12.5 m Access Right-of-Way to be registered against each affected lot, as generally illustrated on Figure 9: Transportation, with an all weather access to be constructed by the developer in accordance with the County Servicing Standards.</i>
Consistent	The proposed temporary emergency access has been included in the tentative plan of subdivision and as a recommended condition of subdivision.
3.2.3.1	<i>The developer shall register a Future Road Acquisition Agreement against each affected lot, as generally illustrated on Figure 9: Transportation, to the satisfaction of the County</i>
Consistent	Road acquisition has been included in the recommended conditions of subdivision.
3.2.3.2	<i>Where Future Road Acquisition Agreements are required, the developer shall register a Restrictive Covenant against each of affected lot referencing required building setback in accordance the County's Land Use Bylaw.</i>
Consistent	A restrictive covenant ensuring a 15 metre setback from the edge of the road acquisition area has been included in the recommended conditions of subdivision.
3.2.3.3	<i>Where Future Road Acquisition Agreements are required,, the developer shall confirm each affected lot will contain a 1 acre geotechnical developable area (not including the Road Acquisition Agreement area) in accordance with the County Servicing Standards</i>
Consistent	To be determined at future subdivision stage if applicable; road acquisition can be discharged and moved elsewhere if necessary at the Phase 2 subdivision stage.

Servicing	
3.3.1.1	<i>Potable water shall be provided within the Plan area by the Rocky View Water Co-op as generally illustrated by Figure 10: Potable Water Servicing.</i>
Consistent	The Applicant has confirmed piped water supply from Rockyview Water Co-op; connection will be ensured as a condition of subdivision.
3.3.2.2	<i>The developer of each Parcel within the Plan Area will be required to provide a Level IV Private Sewage Treatment System Assessment Report, at the subdivision stage, in accordance with County Servicing Standards</i>
Consistent	A Level IV PSTS Report was submitted as part of the subdivision application.
3.3.2.3	<i>Where private sewage treatment systems (PSTS) are permitted within the Plan Area, each new residential lot shall be provided with a packaged private sewage treatment system that meets the requirements of the Bureau de Normalisation du Quebec (BNQ) and the applicable requirements of the County Servicing Standards.</i>
Consistent	Recommended conditions of subdivision require a Development Agreement to ensure this criteria is met.
3.3.3.2	<i>The developer of each Parcel shall prepare a detailed Stormwater Management Plan, at the subdivision stage, to assess pre and post development surface drainage characteristics and the requirements to construct drainage facilities to ensure positive conditions are maintained in accordance with the County's Servicing Standards</i>
Consistent	The Applicant submitted a Stormwater management report to support the application; an updated report is required as a recommended condition of subdivision to address remaining
3.3.3.3	<i>The design of all stormwater management infrastructure within the Plan Area will be expected to be consistent with the requirements of the Bearspaw - Glenbow Master Drainage Plan and the County Servicing Standards.</i>
Consistent	Recommended conditions of subdivision require the updated Stormwater Management report to adhere to the requirements of the Bearspaw - Glenbow Master Drainage Plan and the County Servicing Standards.
Open Space	
3.4.1.3	The developer of each Parcel shall provide outstanding MR against each certificate of title, at the subdivision stage, by dedication of land and/or cash-in-lieu of land in accordance with the requirements of the Municipal Government Act.
Consistent	<i>Municipal Reserve is to be provided as cash-in-lieu, and is included as a recommended condition of subdivision. Municipal Reserve was previously collected over Lot 1, Block 1, Plan 1612666; therefore, cash-in-lieu is to be calculated over the Gross Developable Area of the remainder of SE-08-26-03-W05M. The remaining amount will be deferred to the new remainder, and collected at future subdivision stage</i>
Architectural Design Considerations	
4.6.1.1	<i>The developer of each Parcel shall establish Architectural Guidelines at the subdivision stage. to regulate specific residential building criteria such as material finishes, colours, landscaping, exterior illumination, etc</i>
Consistent	A recommended condition of subdivision has been included to ensure architectural controls are registered as a Restrictive Covenant on each title in accordance with the CS.
4.6.2.1	<i>The developer of each Parcel shall provide a Landscaping Plan, at the subdivision stage, to illustrate how existing tree cover within each new residential lot will be reasonably maintained with the overall objective of preserving connectivity with existing adjacent vegetative cover.</i>

Consistent	A Landscaping Plan is to be provided as a condition of subdivision, and the Restrictive Covenant for Architectural Controls is to include restrictions on tree removal as per the CS.
Subdivision Phasing	
4.6.1	<i>Implementation of subdivision is expected to proceed in multiple phases as generally illustrated by Figure 15: Parcel A & B Subdivision Phasing and Figure 16: Potential Future Development Concept and Phasing.</i>
Consistent	The subdivision is proceeding in accordance with the aforementioned figure.

Land Use Bylaw C-8000-2020	
R-CRD Residential, Country Residential District	
324	<i>PURPOSE: To provide for residential uses in a rural setting on small parcels which cannot accommodate agricultural pursuits.</i>
Consistent	The proposed subdivision is for residential purposes.
326	<p>MINIMUM PARCEL SIZE:</p> <ul style="list-style-type: none"> a) 0.8 ha (1.98 ac) b) The minimum size of parcels designated with the letter “p” is the number indicated on the Land Use Map c) Notwithstanding b), the number following the “p” shall not be less than 0.4 ha (0.98 ac).
Generally Consistent	The parcel sizes meet the minimum allowable size in the land use bylaw, however, the parcels along the northern boundary of the subject lands will temporarily have an emergency access right of way and associated easement registered on each title.