

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)	
Managing Residential Growth - Hamlets	
5.1	<i>Support the development of the Hamlets of Conrich, Harmony, Langdon, Balzac, and Glenbow Ranch as full service rural communities providing a range of land uses, housing types, and rural services to their residents and local area; in accordance with their area structure plan or conceptual scheme. These hamlets are identified as "Hamlet – Full Service" on Map 1.</i>
Consistent	Subject lot / Dwelling located in the hamlet of Langdon. The proposed amendment does not affect the implementation of the Langdon ASP or applicable conceptual scheme which have been addressed previously through land use and subdivision considerations with the creation of the subject lot.
Managing Residential Growth – Hamlets	
5.8	<i>Support the development of the Hamlets of Conrich, Harmony, Langdon, Balzac, and Glenbow Ranch as full service rural communities providing a range of land uses, housing types, and rural services to their residents and local area; in accordance with their area structure plan or conceptual scheme. These hamlets are identified as "Hamlet – Full Service" on Map 1.</i>
Consistent	Subject lot / Dwelling located in the hamlet of Langdon. The proposed amendment does not affect the implementation of the Langdon ASP or applicable conceptual scheme which have been addressed previously through land use and subdivision considerations with the creation of the subject lot.
Hamlets – Hamlets: Appearance and Function	
9.1	<i>Encourage and support the development of the Hamlets of Conrich, Harmony, Langdon, Balzac, and Glenbow Ranch as full service rural communities providing a range of land uses, housing types, and rural services to their residents and local area, in accordance with their area structure plan or conceptual scheme.</i>
Consistent	Development / creation of the subject lot was approved through the implementation of the Langdon ASP and Landgon East conceptual scheme. The use in question is a Dwelling, Single Detached, which is a permitted use within the Development Cell of the DC-97 Bylaw, and is appropriately designed and serviced.
Hamlets – Hamlets: Planning and Design Considerations	
9.6	<i>Development in a hamlet shall be guided by, and conform to, the adopted area structure plan or conceptual scheme.</i>
Consistent	Development within the area in which the subject lot is located is guided by the Langdon ASP and Langdon East Conceptual Scheme.
9.10	<i>Support hamlets in providing:</i> a. <i>an attractive community and distinct identity; and</i> b. <i>a high quality built environment.</i>

Not Applicable	The application does not propose new development or intensification of use, therefore the proposal does not affect the community and built environment in a negative way. The Langdon ASP and applicable conceptual scheme have been addressed previously through land use and subdivision considerations with the creation of the subject lot and construction of the subject Dwelling.
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> <i>a. land;</i> <i>b. money in place of land; or</i> <i>c. a combination of land and money.</i>
Consistent	Previously provided with registration of subdivision Plan 101 274 128.

Langdon Area Structure Plan	
8.0 Residential - General	
8.1	<i>Residential development within the hamlet of Langdon shall be supported in the areas identified as residential on Maps 5 and 6.</i>
Consistent	The identified residential use of Dwelling, Single detached on the subject lot is located within the areas identified as residential on Maps 5 and 6.
Residential – Community Design	
8.13	<i>A residential area should provide:</i> <i>a. street-oriented residential design;</i> <i>b. a variety of lot widths and home sizes;</i> <i>c. parks and pedestrian connections to adjacent areas;</i> <i>d. sidewalks on one side of the street at the minimum;</i> <i>e. vehicular connections to other neighbourhoods within the hamlet; and</i> <i>f. “dark sky” street lighting.</i>
Consistent	Street orientation and neighborhood design have been addressed through subdivision design and applicable land use regulations. The existing Dwelling does not create any conflict with the overall community design.

Langdon East Conceptual Scheme	
5.0 Land Use: Cell 1 – Single Family Residential	
5.1.1	<i>Lands identified as Development Cell 1 within the Conceptual Scheme Area shall conform to requirements of the Direct Control District and the General Regulations as set forth within the current M.D. of Rocky View Land Use Bylaw, as amended.</i>
Generally Consistent	The application proposes a relaxation to the minimum front yard setback requirement for Principle Dwellings of 6.0m is to allow the dwelling to remain at a measured distance of 5.90m from the front yard (eastern) property line. The relaxation of 10 cm represents a 1.7% variance as stipulated in the applicable direct control bylaw. DC-97 stipulates that the general regulations in parts 2 and 3 of the 1997 <i>Land Use Bylaw</i> are applicable in matters where the DC-97 is silent; however, parts 2&3 of the 1997 <i>Land Use Bylaw</i> do not include the appropriate provisions which provide the development authority variance ability with respect to minimum setback requirements.
6.1 Single Family Residential	
6.1.1	<i>Single family residential lands subdivided within the Conceptual Scheme Planning Area shall conform to the minimum requirements for parcel size, width, and front, side</i>

	<i>and rear setbacks of the Direct Control District and the General Regulations as set forth within the M.D. of Rocky View's Land Use Bylaw, as amended.</i>
Generally Consistent	The subject lot meets the minimum requirements for parcel size and width, as well as applicable side and rear yard setback requirements. The application proposes a relaxation to the minimum front yard setback requirement for Principle Dwellings from 6.0m to allow the dwelling to remain at a measured distance of 5.90m from the front yard (eastern) property line.
7.1 Architectural & Massing Scheme	
7.1.2	<i>Streetscapes should be defined and framed to establish a comfortable pedestrian environment. This may be accomplished by providing minimal and consistent building setbacks from streets, by situating buildings parallel to the street, and by planting trees and shrubs adjacent to the road Right-of-Ways.</i>
Consistent	The creation of pedestrian friendly built environment has been considered through the adoption of the Direct Control Bylaw DC-97; the subject variance to the minimum front yard setback requirement has negligible impact to the consistency of building setbacks throughout the neighborhood.
7.1.6	<i>New residential dwellings should share basic massing and overall heights and be of a scale similar to existing residential dwellings within the Hamlet of Langdon</i>
Consistent	The existing Dwelling conforms to basic architectural massing and scale of the surrounding neighborhood.

Direct Control Bylaw C-6136-2005	
1.0.0 General Regulations	
1.2.0	<i>The General Administration (Part Two) and General Regulations (Part Three) as contained in the Land Use Bylaw (C-4841-97) shall apply unless otherwise specified in this Bylaw.</i>
Not Applicable	Parts 2 & 3 of the 1997 <i>Land Use Bylaw</i> do not include the appropriate provisions which provide the development authority variance ability with respect to minimum setback requirements.
2.0.0 Land Use Regulations – Development Cell 1 – Single Family Residential	
2.3.3	<i>Minimum Requirements: Yard, Front: a) 6.0m (19.7 ft.)</i>
Inconsistent	The current distance measured from front property line to the foundation of the Dwelling is 5.90m in accordance with the real property report submitted with the application. A site specific variance of 0.10m is required in order for the property to gain compliance with the applicable land use Bylaw (DC-97). The relaxation from 6.0m to 5.90m represents a 1.7% variance to required minimum.