

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	
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	The subject lands are located within the Balzac East ASP that support residential and business development. The proposal residential community with full services meets this policy.
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 lands fall within the existing residential community identified in Map 1. The proposed residential development meets the intent of infill development of this policy.
Country Residential Development	
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 proposals comply with the residential, transportation, water supply, stormwater, open space policies of the Balzac East ASP. Administration recommends that the proposal should also meet the expectation of regional wastewater servicing of the Balzac East ASP.

Balzac East Area Structure Plan (ASP)	
Phase 2 – Residential Development Area	
4.2.3.	<p><i>a. Minimum parcel size shall not be less than four (4.0) acres.</i></p> <p><i>b. Notwithstanding Policy 4.2.3.a, two (2.0) acre parcels may be permitted where the land is adjacent to existing two (2.0) acre lots, has direct access to a developed road and a surface water supply is available.</i></p> <p><i>c. Figure 4 identifies where Conceptual Schemes may be required for redesignation and subdivision applications proposing multi-lot developments deemed to have an impact on the long-term land use scenario, servicing requirements, future road network, or development pattern of surrounding lands.</i></p> <p><i>d. Figure 2 identifies where infill overlay planning should be encouraged on Residential Phase two lands. Infill overlay principles allow already developed rural residential areas to be redeveloped to allow for higher densities in the future. Subdivision applications within areas designated for rural residential development should address the following infill overlay principles:</i></p>

	<p><i>(i) Subdivision design, lot configuration, roadway access and alignments should be planned in a manner that facilitates future subdivision and redevelopment of the area to accommodate higher densities;</i></p> <p><i>(ii) Future servicing and transportation right-of-way requirements should be accommodated wherever possible and practical in rural subdivision design; and</i></p> <p><i>(iii) The potential for additional rural residential subdivision, redesignations and development creating higher densities on both the balance of the parcel being subdivided and on adjacent parcels should be considered</i></p>
Consistent	<p>The proposal is adjacent to existing 2-acre lot, has direct access and potable water. In addition, the Applicant provided a conceptual scheme that addressed the land use, subdivision pattern, lot size, transportation and servicing required by Phase Two Residential Area. The proposed layout has potential to support additional infill development in the future.</p>
Infrastructure – Local Road Network	
6.2.4	<p><i>a. Connections between existing and proposed internal subdivision roads should be made wherever possible to improve the local road network, and in accordance with Municipal Policy.</i></p> <p><i>b. Applications for redesignation, subdivision and/or development in the Plan Area may, at the discretion of the Municipality, be required to provide a traffic impact assessment prepared by a qualified engineer.</i></p> <p><i>d. Development of roads identified on Figure 5, will require that additional road widening, intersections, and limited access be considered at the time of redesignation, subdivision and/or development applications.</i></p> <p><i>e. New development should contribute to the upgrading of the existing local road network, where applicable.</i></p> <p><i>f. Road widening shall be provided by dedication or registration of a caveat for future purchase, at the subdivision stage.</i></p> <p>...</p>
Consistent	<p>The Applicant provided a Traffic Impact Assessment, which concluded that the existing roads and intersections would reach their capacity in the long-term under background traffic conditions. Range Road 292 and Township Road 264 are identified as Network A roadways, requiring land dedication to support future road widening. This would be implemented at the subdivision stage to improve local traffic condition.</p>
Infrastructure – Water, Sewer and Storm Water Servicing	
6.5.1	<p><i>a. Surface water extension and tie-ins are encouraged wherever possible, provided there is confirmation of adequate water supply, to reduce groundwater reliance. The surface water line may provide service to any given area within relatively close proximity to the system, provided the developer pays the costs to extend service or upgrade the system, and co-op memberships are purchased.</i></p> <p><i>d. Applications for two (2.0) acre parcels shall be required to tie into a surface water system and provide confirmation from the surface water source that there is sufficient capacity.</i></p> <p><i>e. To maintain water quality in the aquifer(s), consideration must be given to proper disposal of sanitary and sewer waste from future developments. Municipal and Provincial standards for on-site disposal shall be the minimum required.</i></p> <p><i>f. All future developments shall implement water conservation methods.</i></p>
Consistent	<p>The proposed piped water meets the water supply requirement. Rocky View Water Co-op has confirmed the capacity to service the development. Preliminary assessment of the site indicated that the site conditions are suitable for private</p>

	sewage treatment systems and the risk of groundwater contamination is low, but further assessment will be required at subdivision..
6.5.2	<i>In 2006, construction of the East Rocky View Waste Water Transmission Main is underway. This program will provide to the Plan Area over time a municipally-owned piped sewage collection and treatment system to portions of the Plan area. When and where appropriate, the M.D. will require developments to tie into this system. Sanitary effluent from residential uses is generally restricted to on-site disposal through septic tile fields as per Alberta Municipal Affairs regulations. This is typical of domestic use within the M.D. of Rocky View and may continue until such time as new development is proposed.</i>
Inconsistent	Administration believes it is the appropriate time and location to extend the regional wastewater pipeline to this area, as the Applicant is not alone, a similar residential proposal located immediately to the north is being processed. The Applicant and subsequent developers are eligible to enter the County's cost recovery program. Connection with the county regional wastewater system not only meets County Policy 449, but most important is to provide a sustainable long-term servicing solution for the residential development in the region.

Policy 449 - Requirements for Wastewater Treatment Systems Legal References	
Regional Wastewater Treatment Systems	
5	<i>The County shall encourage the use of Regional Wastewater Treatment Systems and connections whenever it is feasible to do so.</i>
Inconsistent	Administration recommended the development connect with the regional wastewater treatment system, while the Applicant believed the connection is not financially or technically feasible.
11	<i>When a proposed subdivision will result in the creation of any lot(s) less than 4 acres and where development density exceeds 60 proposed, conditionally approved or existing lots within a 600m radius of the centre of the proposed development, the County will not permit the use of standard PSTS to support the development, but will require a Decentralized or Regional Wastewater Treatment System, if neither of these two options are feasible then a Packaged Sewage Treatment Plant must be used for each newly created lot along with a deferred servicing agreement for future requirement of connection to a decentralized or regional system once available. For lot sizes less than R1 zoning (1.98 Acres), the County does not support the use of any type PSTS.</i>
Inconsistent	The Applicant provided studies indicating the site conditions cannot support a decentralized wastewater treatment plant, and connection to the regional system located approximately 4 km away is cost prohibitive and technically challenging. They believe those options are not feasible and request to use the Private Sewage Treatment Systems. Administration believes connection to the regional system is feasible and provides a sustainable and long-term servicing solution for the area.

Land Use Bylaw (LUB)	
Residential, Country Residential District (R-CRD)	
324 Purpose	<i>To provide for residential uses in a rural setting on small parcels which cannot accommodate agricultural pursuits.</i>
Consistent	The proposed land use meets the intent and minimum parcel size requirement, and would be compatible with adjacent residential communities.

Special, Public Service District (S-PUB)	
452 <i>Purpose</i>	<i>To provide for the development of Institutional, Educational and Recreational uses</i>
Consistent	The proposed public utility lot would be redesignated to Special, Public Service District (S-PUB) to manage stormwater on-site.
Special, Parks and Recreation District (S-PRK)	
470 <i>Purpose</i>	<i>To provide for the development of active and passive recreational areas at the local, neighborhood and regional levels.</i>
Consistent	The proposed trails would be redesignated to Special, Parks and Recreation District (S-PRK) and considered Municipal Reserve.