

## 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.

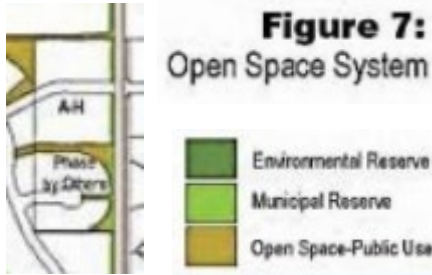
Calgary Metropolitan Region Growth Plan	
Chapter 5: Glossary of Terms	
<i>Rural Employment Area</i>	<i>An employment development characterized by a variety of lower density, lower service industrial or commercial land uses such as manufacturing, outdoor storage, transportation services, or other similar uses. These areas may also include uses such as food, business, and fuel station services to serve a local population or the travelling public, but they do not include regional commercial centres.</i>
Consistent	The proposed parcel size and Business, Agricultural (B-AGR) District would allow for a variety of industrial and commercial uses on the parcel. As such, the Conceptual Scheme amendments should include policy to limit the type of uses that could occur on the proposed B-AGR parcel.
Rural Employment Area	
3.1.6.3	<i>Rural Employment Areas must be planned through an Area Structure Plan that identifies how the development protects the function of regional transportation infrastructure and provides water, wastewater and/or Stormwater servicing.</i>
Inconsistent	The Central Springbank Area Structure Plan does not specifically identify the subject lands for business development; however, Policy 2.2.3 (a) of the ASP supports contemporary agriculture as long as it meets certain criteria (limits impact on adjacent lands, limited is scale, scope, etc). However, redesignation to the B-AGR District could potentially allow for a variety of business uses, which is not consistent with the ASP policies. If the Applicant were to specifically define uses on this parcel within the amended Conceptual Scheme, the application would have the potential to meet the intent of the ASP.

Municipal Development Plan (County Plan)	
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	Although the proposal for Country Residential parcels is consistent with policies in the Central Springbank Area Structure Plan, the application includes elements that are inconsistent with relevant policy documents, including changes to the road network and wastewater servicing policies. Redesignation to B-AGR without any guiding policy to limit the type, scale, and scope of business on the land is inconsistent with the intent of the applicable ASP.

<b>Transportation</b>	
16.3	<i>New development shall make use of, extend, and enhance existing transportation infrastructure where feasible.</i>
Inconsistent	The proposed Springbank Creek Conceptual Scheme amendment would remove a potential east-west connection from Grandview way that is identified in the conceptual scheme. No alternate connection has been proposed.
<b>Transportation – Road Planning and Development</b>	
16.7	<i>New development shall make use of and extend the existing transportation network/infrastructure.</i>
Inconsistent	Instead of creating a municipal road that connects to Grandview Way and provides potential for future connection to the west should those lands develop, the Applicant has opted to provide access to the proposed new residential parcels through private road to be maintained by a condominium association. This approach removes the ability for an east-west connection from Grandview Way in the future, and does not provide an alternate connection point within the subject lands.
<b>Transportation – Supporting Communities</b>	
16.8	<i>Roads, pathways, and trails shall connect adjacent neighbourhoods within hamlets and country residential development areas.</i>
Inconsistent	The application proposes redesignation of a portion of lands running north-south on the east side of the parcel to Special, Public Service District (S-PUB) to allow for a private pathway. If applicable, Municipal Reserve has been proposed by cash-in-lieu at future subdivision stage.
<b>Transportation – Road Access</b>	
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>
Inconsistent	The existing horticulture facility currently accesses off Range Road 32. The application proposes another access off Range Road 32 for the residential parcels. As these access points only provide access to the proposed parcels and do not provide opportunity for future development to share the access, the proposal does not comply with (d) above.
<b>Utility Services – General</b>	
17.1	<i>New development shall, in accordance with master plans:</i> <i>a. make use of, extend, and enhance existing utility infrastructure where feasible;</i> <i>b. provide water, wastewater, and shallow utility services; and</i> <i>c. provide stormwater systems where necessary.</i>
Inconsistent	Proposal to extend the Westridge water line currently located east of Range Road 32. Wastewater service is to be provided through Private Sewage Treatment Systems (PSTS); the Applicant has indicated they are willing to connect to wastewater services in the future if they are available. As per the Springbank Creek Conceptual Scheme, sanitary sewer servicing within the Conceptual Scheme area shall be designed to connect to regional servicing systems. The proposed amendment to the CS would allow for the subject parcel to use PSTS instead of connecting to a regional system. A stormpond has been proposed on a private utility lot on the SE portion of the subject land, and is to be maintained by a condominium association.

<b>Central Springbank Area Structure Plan (ASP)</b>	
<b>Contemporary Agricultural Opportunities in Central Springbank - Policies</b>	
2.2.3	<p>a) <i>The introduction or practice of contemporary agricultural uses in the community can be facilitated provided:</i></p> <ul style="list-style-type: none"> <li>• <i>It is compatible with the character of the area</i></li> <li>• <i>The site can sustain the proposal as it relates to the type, scale, size and function</i></li> <li>• <i>A rationale has been provided and is accepted by the Approving Authority</i></li> <li>• <i>There is minimal impact on adjacent lands</i></li> <li>• <i>There is minimal impact on Municipal infrastructure, such as the road network and stormwater management</i></li> <li>• <i>There is minimal impact on the environment, including air quality, surface and groundwater hydrology</i></li> </ul> <p>b) <i>All existing or proposed contemporary agricultural development must follow Best Management Practices for stormwater runoff.</i></p> <p>c) <i>If deemed necessary by the Municipality, a Traffic Impact Assessment detailing traffic generation from the development and its cumulative impacts on the road network should be prepared. Road improvements to support the development will be provided by the proponent to the satisfaction of the Municipality.</i></p>
Inconsistent	The existing facility on the existing A-SML p8.1 parcel illustrates the ability to meet the above criteria; however, the proposed B-AGR land use with R-CRD parcels immediately adjacent does not guarantee the ability to meet the above criteria if the existing horticulture facility were to cease operations on the parcel in the future.
<b>Water Supply</b>	
2.8.2 (a)	<i>Connection to an existing water distribution system is required for residential purposes where access is feasible and/or cost effective.</i>
Consistent	The application proposed to connect to the adjacent Westridge Utilities water line.
<b>Wastewater Management</b>	
2.8.3 (b)	<i>Lots less than 2 acres in size must be serviced through a wastewater collection system.</i>
Inconsistent	The application proposes the use of individual Private Sewage Treatment Systems (PSTS) for each residential parcel.
<b>Residential Development</b>	
2.9.2 (c)	<i>In order to provide a wholistic, efficient and thorough approach to community development in Central Springbank, conceptual schemes will be required to guide future residential development.</i>
Inconsistent	Although the Springbank Creek Conceptual Scheme is in place to guide further subdivision and development of the subject lands, the proposal is not consistent with the existing document; the Applicant in proposing amendments to the road network within the Springbank Creek Conceptual Scheme that are not in alignment with the original intent of the document.
2.9.4 (a)	<i>Land use changes and subsequent subdivision and development within New Residential Areas shown on Map 12 will be guided by an adopted conceptual scheme prepared in accordance with the provisions of this Plan.</i>
Inconsistent	The proposed amendment to the Springbank Creek CS would facilitate a future subdivision design and road network that is not aligned with policies in the Springbank Creek Conceptual Scheme.
2.9.4 (e)	<i>The Minimum allowable parcel size is 0.8 ha (2 acres).</i>

Consistent	The proposed parcels meet the minimum size requirement of 0.8 ha (2 acres).
2.9.4 (i)	<i>Municipal reserve lands in New Residential Areas should be provided by a full dedication of land to facilitate the establishment of a connective open space system.</i>
Inconsistent	The application does not provide for land dedication, and instead proposes cash-in-lieu at future subdivision stage (if applicable).
<b>Business Development</b>	
2.10.2 (a)	<i>Local business development should meet the needs of the local community.</i>
Generally Consistent	The existing horticulture facility does not explicitly or directly service the needs of the local community, however, it does provide a benefit to the region.
2.10.2 (b)	<i>Applications for business development should be accompanied by a comprehensive rationale supporting a land use and development application that demonstrates the compatibility of the proposed development with adjacent land uses, as well as an indication of the trade and economic benefits to the community.</i>
Generally Consistent	Although compatibility of the existing operation with adjacent land uses has been demonstrated, economic benefit to the community has not been demonstrated.
2.10.2 (g)	<i>Future business development in the Plan Area will be compatible and sensitive with the adjacent land uses</i>
Inconsistent	B-AGR would allow for a variety of uses that are not compatible with adjacent residential. Further refinement to the CS amendments could address this issue.

<b>Springbank Creek Conceptual Scheme (CS)</b>	
<b>Land Use Policies and Guidelines</b>	
5.1.2	<i>With the exception of Home-Based Business, Type 1, as allowed within Section 46, Residential One District (R-1) of Land Use Bylaw C-4841-97, no applications for Business Development will be accepted within the Conceptual Scheme boundary.</i>
Inconsistent	The horticulture facility is existing; if the CS amendments limited the uses allowed on the parcel, the proposed land use redesignation to B-AGR District could be supported.
<b>Open Space, Municipal Reserve and Environmental Reserve</b>	
Figure 7: Open Space System	 <p><b>Figure 7:</b> Open Space System</p> <ul style="list-style-type: none"> <li>Environmental Reserve</li> <li>Municipal Reserve</li> <li>Open Space-Public Use</li> </ul>
Inconsistent	Figure 7 of the Springbank Creek CS shows potential open space for public use on the subject lands. The application proposes a pathway on private lands to be maintained by the proposed condominium association. No open space/Municipal Reserves are proposed. The proposed amendments to the CS show a private open space connection through the subject lands.
<b>Pathway Connections</b>	
5.9.1	<i>The location of the pathway linkages shall be established generally as shown on Figure 8 in accordance with County standards and to complement the adjacent subdivision plan.</i>

Generally Consistent	A local pathway is shown on the northern side of the subject parcel in Figure 8: Regional Pathways and Local Trails of the CS. Although the application does not provide a local pathway in the same location as Figure 7, a private pathway connection is proposed running east-west on the south side of the proposed B-AGR parcel.
<b>Wastewater Servicing</b>	
5.10.1	<i>Sanitary sewer servicing within the Springbank Conceptual Scheme shall be designed to connect to regional servicing systems.</i>
Inconsistent	The proposed amendments to the CS are inconsistent with the above policy, as they would allow the subject parcel to provide sanitary servicing through individual PSTS rather than connecting to a regional or decentralized system.

<b>Land Use Bylaw C-8000-2020</b>	
<b>Business, Agricultural District (B-AGR)</b>	
369	<i>PURPOSE: To accommodate agricultural related business activity including the processing and retailing of agricultural products.</i>
Generally Consistent	Although the B-AGR district would allow for the existing horticulture facility to continue operations, a variety of other uses, including retail, could potentially occur as well. Therefore, further refinement to the proposed CS amendments are recommended in order to limit the type of uses on the parcel in the future.
371	<i>MINIMUM PARCEL SIZE: (a) 2.0 ha (4.94 ac) (b) The minimum size of parcels designated with the letter "p" is the number indicated on the Land Use Map</i>
Consistent	The proposal has demonstrated the ability to meet minimum parcel size requirements.
<b>Residential, Country Residential District (R-CRD)</b>	
326	<i>MINIMUM PARCEL SIZE: (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)</i>
Consistent	The proposal has demonstrated the ability to meet minimum parcel size requirements.