

**ATTACHMENT E: POLICY REVIEW**

<b>Definitions</b>		
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.

<b>Growth Plan</b>	
<b>Existing Area Structure Plans and Area Redevelopment Plans</b>	
3.1.10.1	<i>Existing Area Structure Plans and Area Redevelopment Plans that were adopted in accordance with the Municipal Government Act prior to the date this Growth Plan comes into force, will remain in effect.</i>
Consistent	The application was reviewed against the policies identified in the existing Area Structure Plan (Bears paw ASP). For more information see below.

<b>Municipal Development Plan (County Plan)</b>	
<b>Managing Residential Growth – Country Residential</b>	
5.8	<i>Support the development of existing country residential communities (identified on Map 1) in accordance with their area structure plan.</i>
Consistent	Application propose subdivision within the Bears paw Area Structure Plan.
<b>Financial Sustainability – Development</b>	
6.1	<i>Direct new development to areas of existing infrastructure.</i>
Consistent	Application is within an area that can connect to Rockyview Water Co-op piped water infrastructure.
6.2	<i>On-site and off-site hard infrastructure costs related to new development are the developer's responsibility.</i>
Consistent	Proposed conditions of approval include the requirement to extend the piped water infrastructure through agreement with Rockyview Water Co-op.
<b>Country Residential Development – Country Residential Communities</b>	
10.1	<i>Development within Greater Bragg Creek, Bears paw, 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	Application generally aligns with policies of the Bears paw ASP, greater adherence could be obtained through connection to the piped water infrastructure in the area.
<b>Reserves – Municipal, School, and Community Reserves</b>	
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. <i>land;</i> b. <i>money in place of land; or</i> c. <i>a combination of land and money.</i>
Consistent	Conditions of subdivision require payment of MR through cash in-lieu of land for the two proposed smaller parcels with deferral of MR on the larger parcel until future subdivision occurs.

13.2	<i>The County may defer all or a portion of the required reserves by registering a deferred reserve caveat when the reserve could be provided through future subdivision.</i>
Consistent	Conditions of subdivision require deferral of MR through Caveat on the proposed larger lot to allow for MR to be acquired through future subdivision of that parcel.
<b>Transportation</b>	
16.3	<i>New development shall make use of, extend, and enhance existing transportation infrastructure where feasible.</i>
Consistent	Application proposes access to the existing road network along the north property line of the subject parcel.
<b>Transportation – Road Planning and Development</b>	
16.7	<i>New development shall make use of and extend the existing transportation network/infrastructure.</i>
Consistent	Application proposes access to the existing road network along the north property line of the subject parcel.
<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>
Consistent	Application proposes access, without the use of panhandles, to the existing road network along the north property line of the subject parcel.
<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>
Generally Consistent	Application would be fully consistent should they connect to the Rockyview Water Co-op piped water infrastructure.

<b>Bears paw Area Structure Plan C-4129-93</b>	
<b>7.0 Land Use and Phasing</b>	
<b>7.1 Land Use</b>	
7.1.1	<i>Figure 7 is the future land use scenario for the Plan Area and generally establishes appropriate land uses within the Plan Area.</i>
Consistent	The application is located within the Country Residential Future Land Use Area on Figure 7.
7.1.4	<i>When considering applications for subdivision approval, the Municipality shall confirm that the proposal is in conformity with Figure 7 and the applicable provisions of this Plan.</i>
Consistent	The application is located within the Country Residential Future Land Use Area on Figure 7.

<b>7.2 Phasing</b>	
7.2.1	<i>To facilitate a logical, efficient and planned development pattern within the Plan Area and to reflect public input, Phasing has been established in Figure 8. Appendix B provides the general criteria for determining Development Priority Areas.</i>
Consistent	The application is located in Development Priority Area 1. The ASP categories these lands as generally exhibiting few constraints to development and may have resubdivision potential.
7.2.2	<i>The redesignation, subdivision and/or development of lands within the Plan Area should proceed in accordance with the priorities established in Figure 8. Notwithstanding the priorities established in Figure 8, development priorities for specific lands may be altered without amendment to this Plan, at the discretion of the Municipality, provided the consequences of development out of sequence are examined and the Municipality determines that any on-site or off-site planning issues have been resolved pursuant to the provisions of this Plan.</i>
Consistent	The application is located in Development Priority Area 1.
<b>8.0 Plan Policies</b>	
<b>8.1 Country Residential</b>	
<b>Phasing</b>	
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 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>
Consistent	The application is located in Development Priority Area 1.
<b>Concept Plans</b>	
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	The application is located in an area generally not requiring a conceptual scheme.
<b>Subdivision</b>	
8.1.16	<i>Applications for subdivision approval that propose country residential land uses shall be considered pursuant to the provisions of Figure 7 and attendant Plan policies.</i>
Consistent	The application is proposing country residential subdivision within the Country Residential land use area.
8.1.19	<i>When considering applications for subdivision approval, the Municipality should evaluate tentative plans of subdivision in terms of the following considerations:</i> <i>a) the natural condition of the lands proposed for subdivision and the manner in which these conditions (ie. topography, environmentally sensitive areas, etc.) have been integrated into the design of the tentative plan of subdivision;</i> <i>b) the serviceability of the proposed parcels by private and public utilities;</i> <i>c) the suitability of each of the proposed parcels to accommodate a building site of sufficient area to permit the development of a residential building and ancillary structures;</i> <i>d) the context of the lands proposed for subdivision and the compatibility of the proposed design with adjacent lands including, but not limited to, site conditions, parcel sizes, visual impact, etc.;</i>

	<p>e) the intensification potential of the tentative plan of subdivision and the flexibility of the proposed design to accommodate future subdivision;</p> <p>f) the conformity of the tentative plan of subdivision with any Concept Plan prepared and/or adopted pursuant to the provisions of this Plan;</p> <p>g) the design of the proposed road system having regard for Municipal Engineering Standards and integration with the Municipal and Provincial road hierarchy;</p> <p>h) conformity to this Plan, which may necessitate an amendment to the Plan;</p> <p>i) any other matter deemed appropriate by the Municipality.</p>
Generally Consistent	The application is generally consistent with this policy, should connection to the piped water infrastructure in the area be required through the conditional approval the application would be considered consistent.
8.1.20	<i>Within the country residential areas identified in Figure 7, the minimum parcel size should not be less than four (4) acres.</i>
Consistent	The application proposes parcels greater than 4 acres in size.
8.1.25	<i>Applications for subdivision approval shall be subject to the Municipal Reserve provisions of the Planning Act and this Plan.</i>
Consistent	Municipal Reserve is proposed to be dedicated through cash in-lieu of land.
<b>8.9 Servicing and Utilities</b>	
8.9.1	<i>The provision of water to subdivisions within the Plan Area shall be in accordance with policy established by Council and the guidelines established by Alberta Environmental Protection.</i>
Inconsistent	The application proposes use of individual water wells when connection to Rockyview Water Co-op is within the area. Connection to the piped water supplier is part of the recommended conditions of approval.
8.9.2	<i>Sewage disposal and/or treatment shall be handled on a site-specific basis in accordance with guidelines established by Alberta Labour and Alberta Environmental Protection.</i>
Consistent	The application provided a level 4 PSTS report; the proposed lots were found to be suitable for viable PSTS's; however, there are setback limitations noted in the assessment. A condition of subdivision approval is to enter into a Development Agreement (Site Improvement Services Agreement) to ensure the recommendations of the PSTS report are adhered to during future development of the parcels.
8.9.4	<i>When considering applications for subdivision approval and/or development proposals, the Municipality shall consider the provision of public and private utilities, and may impose conditions of subdivision and/or development approval to ensure that any required rights-of-way and easements are provided concurrent with the endorsement of a final Plan of Subdivision or issuance of a Development Permit.</i>
Consistent	The proposed conditions of subdivision require the registration of necessary easements in accordance with the comments received through the circulation of the application.
8.9.5	<i>Where the Municipality considers it appropriate, the extension of infrastructure required to service a proposed subdivision shall be the responsibility of the applicant for subdivision approval.</i>
Inconsistent	The application proposes use of individual water wells instead of connecting to Rockyview Water Co-op for water services. The proposal will align with this policy should the Subdivision Authority approve the application with the recommended conditions of approval; thereby requiring the extension and connection to Rockyview Water Co-op for provision of water.

Land Use Bylaw C-8000-2020	
R-RUR (Residential, Rural District)	
319	<p>Minimum Parcel Size:</p> <ul style="list-style-type: none"> <li>a) 1.6 ha (3.95 ac)</li> <li>b) The minimum size of parcels designated with the letter “p” is the number indicated on the Land Use Map</li> <li>c) Notwithstanding b), the number following the “p” shall not be less than 1.6 ha (3.95 ac)</li> </ul>
Consistent	The applicant is applying to subdivide two new parcels consisting of a $\pm 1.80$ hectare ( $\pm 4.45$ acre) parcel and a $\pm 1.83$ hectare ( $\pm 4.52$ acre) parcel with a $\pm 4.10$ hectare ( $\pm 10.13$ acre) remainder. All proposed parcels are greater than the minimum parcel size allowed.