

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.

Densities		
	Damkar Site	Overall Watermark Conceptual Scheme
Watermark Conceptual Scheme (Bylaw C-6798-2009)	57 units / 12 ha (29 ac) =1.97 UPA	617 units / 128 ha (316 ac) = 1.95 UPA
Watermark Conceptual Scheme Including Proposed Appendix 9	79 units + 10 units (outlined in Appendix 8 to the Conceptual Scheme) / 12 ha (29 ac) =3.07 UPA	649 units / 128 ha (316 ac) =2.05 UPA

Calgary Metropolitan Region Growth Plan	
Chapter 5: Glossary of Terms	
Preferred Growth Areas	<i>Areas within the Growth Plan designated as Urban Municipality, Joint Planning Areas, or Hamlet Growth Areas. These areas are appropriate for various levels of infill and new growth because of their location in the path of development, capacity for efficient infrastructure and services, and potential for mixed-use community development. These are the areas intended to meet growth demands with the minimum environmental, economic, and servicing costs while providing a range of lifestyles and community environments.</i>
Generally Consistent	The proposed Conceptual Scheme is not located within a Preferred Growth Area; therefore, Policy 3.1.10.1 of the Growth Plan would be applicable.
Chapter 3: Regional Policies	
3.1.10.1	<i>Existing Area Structure Plans and Area Re-development 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 subject parcel is located within the Bearspaw Area Structure Plan and more specifically, the Watermark at Bearspaw Conceptual Scheme, which is appended to the Bearspaw ASP (and therefore a statutory plan). Therefore, the policies within these statutory documents shall apply.
3.1.10.3	<i>Area Structure Plan or Area Redevelopment Plan amendments outside of a Preferred Growth Area shall not increase the overall projected population within the plan area.</i>
Generally Consistent	The proposal is not located within a Preferred Growth Area, and the Watermark at Bearspaw Conceptual Scheme is appended to the Bearspaw ASP; therefore, Policy 3.1.10.3 would be applicable. The Watermark at Bearspaw Conceptual Scheme, as well as Appendix 8: Damkar Lands, speaks to development on the subject lands. Approximately 57 seniors-oriented units were initially allocated for the subject lands, however, the subject application proposes up to 79 units. Although additional units have been proposed, Administration is of the opinion that the additional units would not increase the overall projection of the plan area (being the Bearspaw ASP).

Regional Evaluation Framework	
4. Submission Criteria	
4.2(c)(iv)	<p><i>Notwithstanding section 4.1, municipalities are not required to refer to the Board proposed Statutory Plans or amendments to Statutory Plans in the following circumstances:</i></p> <p style="padding-left: 40px;"><i>c) Statutory Plans or amendments to Statutory Plans that propose:</i></p> <p style="padding-left: 80px;"><i>iv. residential or mixed-use development with fewer than 80 dwelling units outside of a Preferred Growth Area.</i></p>
Consistent	The subject parcel is not located in a Preferred Growth Area, however, the proposal involves less than 80 dwelling units; therefore, 4.2(c)(iv) of the Regional Evaluation Framework would be applicable. Additionally, the current Watermark at Bearspaw Conceptual Scheme allows for 57 residential units on the Damkar lands, therefore, the amendment proposal for up to 79 residential units would be a difference of 22 units, which is significantly less than the 80-unit threshold established under the Regional Evaluation Framework. Therefore, the proposal does not require CRMB referral.

Rocky View County / City of Calgary Intermunicipal Development Plan	
5.0 Municipal Planning Considerations	
5.1.1	<i>Development proposals should be evaluated against regional and subregional plans, as applicable, the Calgary/Rocky View 2006 Annexation Agreement, each municipality's respective Municipal Development Plan (MDP), statutory, and non-statutory plans.</i>
Consistent	The proposal was evaluated in accordance with relevant Rocky View County statutory plans, and was also circulated to the City of Calgary for review and comment.
6.0 Interface Planning	
6.1.2	<i>Planning processes including applications for redesignation, subdivision, or development should be evaluated with respect to adjacent existing and planned uses across the municipal boundary.</i>
Consistent	The subject site is bounded by 12 Mile Coulee Road (City owned) to the east. The proposed residential densities are consistent with those seen within Watermark, as well as the city of Calgary. The applicant has proposed landscaping along the northern boundary of the site to provide screening/buffering between the existing Country Residential parcels to the north and the proposed development.

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 Watermark at Bearspaw Conceptual Scheme; therefore, the application has been evaluated in accordance with the policies of these statutory 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>
Consistent	Appendix 9 has been created to be inserted in the Watermark Conceptual Scheme (amendment to the Conceptual Scheme). The proposed Conceptual Scheme amendment addresses the criteria identified in Section 29 and Appendix C of the County Plan.
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. <i>land;</i> b. <i>money in place of land; or</i> c. <i>a combination of land and money.</i>
Consistent	The proposed Conceptual Scheme amendment clarifies that Municipal Reserves for this parcel were taken as part of the previous subdivision application by cash-in-lieu.
Transportation	
16.2	<i>Partner and liaise with other municipalities and developers to co-ordinate transportation improvements and the expansion of transportation infrastructure.</i>
Consistent	The subject application was circulated to Alberta Transportation an Economic Corridors, as well as the City of Calgary for comment. The City confirmed it is satisfied with the transportation information included in the proposed Conceptual Scheme; further comments would be provided at future subdivision stage if applicable.
Transportation – Supporting Communities	
16.8	<i>Roads, pathways, and trails shall connect adjacent neighbourhoods within hamlets and country residential development areas.</i>
Consistent	The proposed pathway network connects Damkar Court to Spyglass Point, as well as the church site to the south.
Transportation – Road Access	
16.13	<i>Residential redesignation and subdivision applications should provide for development that:</i> a. <i>provides direct access to a road, while avoiding the use of panhandles;</i> b. <i>minimizes driveway length to highways/roads;</i> c. <i>removes and replaces panhandles with an internal road network when additional residential development is proposed; and</i> d. <i>limits the number and type of access onto roads in accordance with County Policy.</i>
Consistent	Access is to be provided off Damkar Court; the proposed internal road system is to be maintained by a Condo Board/Association.

Utility Services – General	
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>
Consistent	<p>Wastewater servicing is to be provided through the Watermark gravity collection system, which was expanded during the construction of Damkar Court. The gravity collection system drains to the Bearspaw Regional Wastewater Treatment Plant (WWTP) located within the Watermark development.</p> <p>Water servicing would be provided through Rocky View County (formerly Blazer Water Systems Ltd.) Water Treatment Plant (WTP). Fire suppression will also be provided through this system.</p> <p>An independent review conducted by the County in 2022 indicated that a capacity upgrade of the existing WWTP and WTP will be required to service the full build of Watermark and the proposed Damkar development (including some spare capacity); Policies 9.1.1 and 9.2.1 of proposed Appendix 9 ensures future improvements to water and wastewater infrastructure is the responsibility of the developer.</p> <p>The stormwater management concept for the site proposes utilization of a major and minor system, including trap lows, catch basins, and underground storage to manage stormwater for the proposed development. No stormponds are expected to be required. The minor system is connected to the existing Damkar Phase 1 pipe system. Section 9.3 of proposed Appendix 9 includes policy to ensure a Site-Specific Stormwater Implementation Plan that meets the requirements of the Watermark at Bearspaw Master Drainage Plan is to be submitted at subdivision stage if applicable.</p>

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 Watermark at Bearspaw Conceptual Scheme.
8.1.6	<i>Pursuant to Policy 8.1.5, when considering the appropriateness of a plan amendment, the Municipality may require the proponent to submit in support of the amendment, a Concept Plan and/or other studies deemed appropriate by the Municipality.</i>
Consistent	The Applicant has provided a proposed an appendix (Appendix 9) to insert into the existing Watermark at Bearspaw Conceptual Scheme to guide future subdivision and development proposals on the lands.
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>
Generally Consistent	The subject land is located within Development Priority Area 3 as per Figure 8 (Phasing) of the Bearspaw ASP; however, this site was incorporated into the original

	Watermark at Bearspaw Conceptual Scheme and has been identified for residential 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 Applicant has provided Appendix 9 to guide future subdivision and development on the site. If approved by Council, Appendix 9 would be inserted into the existing Watermark at Bearspaw Conceptual Scheme.
8.1.14	<i>Concept Plans contemplated by this Plan shall contain:</i> <ul style="list-style-type: none"> a) a description of all lands contained within the Concept Plan Area; b) the proposed uses of lands within the Concept Plan Area; c) proposed parcel size and density for the Concept Plan Area; d) the proposed internal road hierarchy; e) a servicing proposal including, but not limited to, public and private utilities for the Concept Plan Area; 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; g) any other matters deemed appropriate by the Municipality.
Consistent	The proposed CS amendment addresses the required above criteria.
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"> a) an evaluation of any on-site hazard(s); b) an evaluation of on-site geotechnical features; c) an evaluation of on-site environmental conditions; d) an environmental audit of lands within the Concept Plan Area; e) an evaluation of any on-site hydrological conditions; f) an evaluation of proposed servicing; g) a Traffic Impact Analysis; h) any other matter deemed necessary by the Municipality.
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>
Generally Consistent	Although one access to Damkar Court is outlined in the Conceptual Scheme, the Conceptual Scheme includes Policy to ensure a secondary emergency access is determined at future subdivision/development stage. Since that access would require City of Calgary approval, the Conceptual Scheme include policy to allow for discussion at future subdivision stage (if applicable).
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) the potential impact proposed uses may have on the existing transportation network; b) any requirements for future expansion of the existing transportation network that may be required to accommodate traffic generated from the proposed development;

	<p>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></p> <p>d) <i>any other matter deemed appropriate by the Municipality.</i></p>
Consistent	<p>A Transportation Impact Assessment was provided. Intersections of 12 Mile Coulee Rd NW/Blueridge Rise, 12 Mile Coulee Rd/Tuslewood Drive and 12 Mile Coulee Rd/Tuscany Way require to be upgraded at both, the background and post development conditions. These intersections fall within the City of Calgary jurisdiction.</p> <p>The City of Calgary has reviewed the TIA and Conceptual Scheme proposal, and has indicated it is satisfied with the policies at this time. An updated TIA would be required at future subdivision stage, if applicable.</p>
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 the Applicant and Rocky View County are to work with the City of Calgary regarding transportation impacts.
8.5.19	<i>The Municipality recognizes the importance of coordinating the Municipal road hierarchy with the transportation networks of other Municipalities and the Province of Alberta; and will continue to promote open communications and cooperation between all parties to improve and address mutual transportation issues and concerns.</i>
Consistent	The City of Calgary has been circulated on the subject application, and has confirmed it is satisfied with the current transportation proposal; further opportunity for comment would be provided at future subdivision and development permit stage, if applicable.
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	The requirement for a secondary emergency access is to be determined at subdivision stage (if applicable), in consultation with the City of Calgary.

Watermark at Bearspaw Conceptual Scheme	
6.0 Land Use Policies and Guidelines	
Residential Development Concept	
6.2.1	<i>Overall density of residential development within the Conceptual Scheme area shall not exceed 1.95 units per gross acre</i>
Generally Consistent	Although the proposed density on the Damkar Lands exceeds 1.95 units per gross acre, the overall density of the Watermark CS area comes to approximately 2.10 units per gross acre, which is a minor increase and does not impact the overall vision for the Watermark area.
Development/Architectural Guidelines	
6.3.1	<i>Development standards and architectural guidelines shall be registered against the title of all properties and administered by the developer and/or a Homeowners Association.</i>
Consistent	The proposed Appendix includes policy to ensure architectural guidelines will be registered against the title. Policy has also been included to ensure the standards of development are in keeping with the remainder of Watermark.

6.3.2	<i>The Watermark at Bearspaw residential community shall be developed according to a low-light policy (dark skies principles). Associated lighting shall be designed in a manner sensitive to a rural setting, all of which will be ground oriented and offer reduced levels of lighting within the community.</i>
Consistent	Policy has been included in the proposed Appendix to ensure the County Land Use Bylaw outdoor lighting standards are met, and has also committed future development follow Dark Sky International Lighting Guidelines.
6.3.3	<i>Detailed landscaping and water conservation guidelines shall be registered against the title of all properties and administered by the developer and/or a Homeowners Association.</i>
Generally Consistent	To be addressed within the required architectural guidelines that would be registered against each title at subdivision stage.
Damkar Parcel	
6.7.1	<i>Future land uses may include residential and/or institutional uses. Densities beyond the equivalent of 1.95 residential units per gross acre may require an amendment to the Conceptual Scheme.</i>
Consistent	The proposed residential use fits with the original intent for the parcel. Since densities beyond 1.95 units per gross acre are being proposed, the applicant has proposed an amendment to the Conceptual Scheme (Appendix 9).
6.7.2	<i>Transportation access will be from 12 Mile Coulee Road and will be shared with Sub Area 7 of the Watermark project.</i>
Consistent	Damkar Court accesses from 12 Mile Coulee Road; the proposed development would gain access from Damkar Court.
6.7.3	<i>Communal wastewater treatment and water services will be provided to the Damkar Parcel under certain conditions, by the Watermark project.</i>
Consistent	Wastewater servicing is to be provided through the Watermark gravity collection system, which was expanded during the construction of Damkar Court. The gravity collection system drains to the Bearspaw Regional Wastewater Treatment Plant (WWTP) located within the Watermark development. Water servicing would be provided through Rocky View County (formerly Blazer Water Systems Ltd.) Water Treatment Plant (WTP). Fire suppression will also be provided through this system.
Transportation	
7.1.2	<i>Any required upgrading and/or widening of 12 Mile Coulee Road as a result of the proposed development shall be to City of Calgary standards.</i>
Consistent	The City of Calgary has confirmed it is satisfied with the transportation policies in the proposed Conceptual Scheme at this point in time.
Internal Roadway System	
7.3.2	<i>Emergency vehicle access to the entire Watermark at Bearspaw development shall be provided and maintained to the satisfaction of the M.D. of Rocky View.</i>
Consistent	Secondary emergency access to the proposed development has been contemplated; need for access would be a requirement of subdivision and would involve consultation with the City of Calgary to determine location, as access would be provided off 12 Mile Coulee Road.
Utility Servicing	
8.1.1	<i>Any proposed wastewater treatment system shall be designed and constructed in accordance with applicable municipal, provincial and federal standards to the satisfaction of the M.D. of Rocky View.</i>

Consistent	As mentioned previously, wastewater servicing is to be provided through the Watermark gravity collection system, which was expanded during the construction of Damkar Court. The gravity collection system drains to the Bearspaw Regional Wastewater Treatment Plant (WWTP) located within the Watermark development. Administration is satisfied with the current wastewater servicing proposal.
8.2.1	<i>Water shall be supplied by a communal piped distribution system built to the satisfaction of the M.D. of Rocky View and in accordance with the Alberta Water Act and any other Provincial requirements.</i>
Consistent	As mentioned previously, water servicing would be provided through Rocky View County (formerly Blazer Water Systems Ltd.) Water Treatment Plant (WTP). Fire suppression will also be provided through this system. Administration is satisfied with the proposed water servicing method.
8.3.1	<i>All stormwater management shall be in accordance with Alberta Environment's guidelines, including Best Management Practices (See Appendix 6). Attempts will be made to incorporate Low Impact Development strategies, where economically feasible.</i>
Consistent	Policy has been incorporated in the proposed amendment to encourage Low Impact Development and Best Management Practices (will be reviewed at detailed design stage).
8.3.2	<i>A Site Implementation Plan (SIP) will be required in support of each phase of subdivision to the satisfaction of the M.D. of Rocky View.</i>
Consistent	Policy has been incorporated into the proposed amendment to ensure a Site-Specific Stormwater Implementation Plan is to be submitted at future subdivision stage.
8.3.5	<i>Stormwater Management for the Watermark Conceptual Scheme area shall be based on a limited release concept; that is, release rates are similar to the Rocky Ridge and Tuscany areas and limited to 2.6 L/S/ha. In addition, the on-site stormwater management system components will provide for conveyance of runoff from external areas upstream, as outlined in the Master Drainage Plan prepared by Westhoff Engineering Resources, Inc.</i>
Consistent	Policy has been incorporated into the proposed amendment to ensure the Site-Specific Stormwater Implementation Plan will determine size, shape, unit area release rate control and water quality in accordance with the Bearspaw Master Drainage Plan.

Appendix 8: Damkar Lands

Development Concept

6.1.4.1	<i>Intensification of development of Sub-Area Four (Future Development Area) will be subject to future Council approvals including an additional Appendix to the Watermark Conceptual Scheme and subsequent redesignation and subdivision.</i>
Consistent	Appendix 9 has been proposed to guide future subdivision and development within Sub-Area 4.

Direct Control Bylaw C-8525-2024

Use Regulations

2.1	<i>Purpose and Intent:</i> <i>The purpose and intent of this District is to permit the development of a comprehensively planned low to medium density Senior's Community offering independent living in accordance with the provisions of Appendix 9 of the Watermark Conceptual Scheme.</i>
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Consistent	The proposed conceptual scheme amendment, Appendix 9, outlines the intent of creating seniors-oriented units. Policy has been included to ensure the development caters to the 55+ demographic.
3.2	<i>Residential density must not exceed 15.8 units per gross developable hectare (6.4 units per gross developable acre).</i>
Consistent	The proposed Direct Control District is aligned with the proposed density in proposed Appendix 9.
3.3	<i>Yards and Setbacks from adjacent parcels: 3.3.1 Minimum Yard, Front for Buildings: 3.0 m (9.84 ft) 3.3.2 Minimum Yard, Side for Buildings: 1.5 m (4.92 ft) 3.3.3 Minimum Yard, Rear for Buildings: 6 m (19.69 ft) 3.3.4 The Development Authority may grant a variance to minimum Yard, Front, Yard, Side and Yard, Rear of 10% if it is determined that such variance will not have a significant negative impact upon the amenity of adjoining parcels.</i>
Consistent	The proposed setbacks are consistent with the proposed CS amendment Development Concept Figures.
3.3.5	<i>(a) Maximum Building Height: 11.0 metres (36.1 feet) Accessory Buildings: 5.5 m (18.0 ft.)</i>
Consistent	The proposed maximum height for principal buildings has been set at 11 metres. The remainder of Watermark at Bearspaw allows for a maximum height of 11 metres as per Direct Control Bylaw (DC-141); therefore, the proposal is consistent with the surrounding area.