

## 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)	
<b>Managing Residential Growth - Hamlets</b>	
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>
Inconsistent	While the overall conceptual scheme supports the development of Conrich providing a range of land uses, the subdivision is not consistent with the Conrich Area Structure Plan Policy 7.1, which clearly states " <i>new subdivision shall not be supported within the future policy area</i> ". As the residential area is seeking subdivision approval at this time, and is in the Future Policy Area, the application is not consistent with this policy which states <i>in accordance with their area structure plan</i> .
5.5	<i>In order to retain rural character and a sense of community, consideration should be given to the ultimate size of a hamlet. To retain these qualities, the County considers the upper population limit of a hamlet community to be in the range of 5,000 - 10,000 residents. Hamlet size shall be determined based on the following criteria:</i> <i>a. County residential population goals;</i> <i>b. existing hamlet population goals;</i> <i>c. community input;</i> <i>d. local commercial service requirements;</i> <i>e. fiscal impact;</i> <i>f. infrastructure capacity; and</i> <i>g. retaining rural character.</i>
Inconsistent	The subject lands are located adjacent to the approved Conrich hamlet. The existing hamlet cannot be considered close to meeting residential capacity, given the density requirements of the Conrich ASP and the Regional Growth Plan. While the future plans (Conrich Future Policy Area) may preliminarily include these lands in a proposed future hamlet, the Conrich Future Policy Area has not yet been approved, thereby making it speculative whether this is included as hamlet residential. As such, it must be considered against the approved ASP, which does not identify these lands as hamlet.
5.7	<i>Expansion of a hamlet boundary for residential purposes should only be considered when hamlet development is close to meeting residential capacity. Proposals shall be evaluated on the following criteria:</i> <i>a. County residential population goals;</i> <i>b. hamlet population goals;</i> <i>c. community input;</i>

	<p>d. <i>the proposed development represents orderly, appropriately sequenced development;</i></p> <p>e. <i>benefit to the community;</i></p> <p>f. <i>compatibility and integration with the existing area structure plan or conceptual scheme;</i></p> <p>g. <i>fiscal impact and infrastructure capacity;</i></p> <p>h. <i>local commercial service requirements; and</i></p> <p>i. <i>market demand.</i></p>
Inconsistent	The subject lands are located adjacent to the approved Conrich hamlet. The existing hamlet cannot be considered close to meeting residential capacity, given the density requirements of the Conrich ASP and the Regional Growth Plan. While the future plans (Conrich Future Policy Area) may preliminarily include these lands in a proposed future hamlet, the Conrich Future Policy Area has not yet been approved, thereby making it speculative whether this is included as hamlet residential. As such, it must be considered against the approved ASP, which does not identify these lands as hamlet.
<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>
Inconsistent	Map 1 shows that Conrich is a full service hamlet. So if the ASP, which provides the guiding framework of development supported residential land use in the policy, this application would be consistent. However, the lands are located within the Conrich Future Policy Area. The subdivision is not consistent with the Conrich Area Structure Plan Policy 7.1, which clearly states “ <i>new subdivision shall not be supported within the future policy area</i> ”. As such, the application is not consistent with this policy which states <i>in accordance with their area structure plan</i> . The proposal, while consistent with Map 1, is not consistent with the ASP, and therefore not consistent with this policy.
<b>Financial Sustainability – Development</b>	
6.1	<i>Direct new development to areas of existing infrastructure.</i>
Generally Consistent	There is servicing in the area, and anticipated growth to Conrich as a result. If the ASP policies supported development at this time, the application would be consistent with this policy.
6.2	<i>On-site and off-site hard infrastructure costs related to new development are the developer’s responsibility.</i>
Consistent	Should the Subdivision Authority approve the subdivision, the developer will be required to fund on- and off-site infrastructure costs.
6.3	<i>Developers are strongly encouraged to build, or contribute to the building of soft infrastructure.</i>
Inconsistent	The subdivision has provided municipal reserve linear pathways as required by the Conrich ASP, and a Direct Control District parcel (DC174) as permanent irrigation area with an additional use of recreation (outdoor) with “opportunity for outdoor recreation pursuits”. The applicants declined to further provide dedicated park space for the development. It should also be noted that the DC land use provisions affecting the ‘temporary irrigation area’ will acknowledge opportunity for redesignation to an appropriate industrial and/or commercial land use to facilitate redevelopment at such time a downstream CSMI stormwater conveyance connection becomes available, so the potential for this dual use recreation area to be redeveloped is a possibility.

6.4	<i>All identified hard infrastructure, or land necessary for infrastructure placement, shall be provided by the developer as part of the subdivision or development permit approval process.</i>
Consistent	Should the Subdivision Authority approve the subdivision, conditions of approval require provision of the lands for the realignment of Township Road 250.
<b>Financial Sustainability – Operating</b>	
6.8	<i>Direct the majority of new commercial and industrial businesses to locate in the business areas identified on Map 1.</i>
Consistent	Conrich is identified as a Regional Business Centre on Map 1. The proposed industrial uses, though not a current part of the subdivision, are in keeping with the ASP and this policy.
6.9	<i>Utility operational and life cycle costs shall be recovered, through user fees, from those benefitting from the service.</i>
Consistent	The development will be required by the ASP to connect to County servicing, supporting this policy.
<b>Environment – Stormwater and Wastewater</b>	
7.6	<i>Require environmentally sustainable wastewater disposal practices to protect watersheds and surface/ground water quality. Wastewater treatment systems should not exceed the land's carrying capacity.</i>
Consistent	The subdivision will be required to connect to County servicing, as required by the ASP. It is also part of the Cooperative Stormwater Management Initiative (CSMI), supporting stormwater runoff management.
7.7	<i>Effectively treat stormwater to protect surface water, riparian areas, and wetlands.</i>
Consistent	The subdivision will be required to connect to County servicing, as required by the ASP. It is also part of the Cooperative Stormwater Management Initiative (CSMI), supporting stormwater runoff management. The two 'permanent irrigation areas' and the 'temporary irrigation area' will be designated Direct Control District (DC) to establish specific criteria to utilize each site for stormwater irrigation purposes. The DC land use provisions affecting the 'temporary irrigation area' will acknowledge opportunity for redesignation to an appropriate industrial and/or commercial land use to facilitate redevelopment at such time a downstream CSMI stormwater conveyance connection becomes available.
7.9	<i>Stormwater treatment should avoid the use of natural wetlands.</i>
Not Applicable	All wetlands on site will be removed as part of the development.
<b>Environment – Land and Environmental Stewardship</b>	
7.12	<i>Encourage the efficient use of rural land and infrastructure by directing residential, commercial, and industrial development to the defined growth areas and by encouraging infill development within those areas.</i>
Generally Consistent	The Conrich ASP supports both residential and commercial/industrial development. As previously noted, the residential portion is within the future policy area, and therefore not currently supported, however the industrial area (currently set aside as the remainder lands of this subdivision) are supported by the ASP.
7.13	<i>Support the conservation and effective management of riparian areas and wetlands in accordance with County Policy.</i>
Generally Consistent	Wetlands are being removed, and there are no riparian areas on site.
7.15	<i>Encourage development to retain and reintroduce natural habitat and native grasslands.</i>

Generally Consistent	Wetlands are being removed, and there are no riparian areas on site. There is no reintroduction of natural habitat or native grasslands as part of the development.
7.17	<i>Development applications may require the preparation and implementation of a bio-physical impact assessment to protect environmentally sensitive areas.</i>
Consistent	A BIA was prepared for the application.
7.18	<i>Environmental site assessments shall be required when a previous use may have contaminated the proposed development area.</i>
Consistent	A Phase II ESA was prepared for the application. The report found that soil and groundwater evaluation met applicable guidelines for BTEX and hydrocarbon fractions. Soil samples met metal concentration guidelines. Groundwater concentrations exceeded copper, manganese, mercury, selenium, and uranium guidelines, as well as chloride, sodium, and TDS. The report explained the potential for these exceedances, and based on the results, did not recommend further assessment.
7.19	<i>Utility systems shall be designed and constructed to minimize adverse impacts to environmentally sensitive areas, as identified by a Biophysical Impact Assessment.</i>
Consistent	Should the Subdivision Authority approve the application, this will included as part of development conditions.
7.20	<i>Require the control and eradication of regulated weeds on private and public land in accordance with the provincial regulations and County Policy.</i>
Consistent	Should the Subdivision Authority approve the application, this will be a condition of approval for construction, as well as requirement for management through any HOA or LOA.
<b>Environment – Construction Practices</b>	
7.24	<i>Require best management construction practices to reduce wind and water erosion of soils and to suppress dust dispersion.</i>
Consistent	This would be a requirement of any development agreement, or as conditions of development permit.
7.25	<i>Encourage and support proper disposal and recycling of solid waste from construction.</i>
Consistent	This is a requirement of the ASP, as well as any development permit.
<b>Environment – Conservation</b>	
7.27	<i>Encourage potable water conservation measures for all users of public and private water systems.</i>
Consistent	The ASP policies requires use of low flow fixtures and appliances, and encourages reduction and reuse of water. The CS will establish architectural controls to include potable water conservation measures.
7.28	<i>Encourage green building techniques and energy efficiency in subdivision and building design.</i>
Inconsistent	The ASP seeks incorporation of green building techniques and energy efficient design. The CS is silent on any proposed techniques.
7.29	<i>Maintain dark skies by:</i> <i>a. ensuring dark sky principles are incorporated when developing or amending area structure plans;</i> <i>b. requiring public and business lighting in outdoor areas to be downward directed and conform to the Land Use Bylaw; and</i> <i>c. encouraging residents to use downward directed lighting.</i>
Consistent	This is a requirement of the ASP and is included as a consideration for the architectural considerations of the CS.

<b>Agriculture – Minimize Land Use Conflict</b>	
8.26	<i>Applicants proposing new residential, institutional, commercial, and industrial land uses shall design and implement measures to minimize their adverse impacts on existing agriculture operations, based on the County's 'agriculture boundary design guidelines.'</i>
Consistent	The CS includes a section pertaining to the agricultural boundary design guidelines, which includes temporary irrigation area in the northern portion, a 30 metre public road, and Conrich Road as a buffer.
8.27	<i>Encourage houses in residential areas adjacent to agricultural land to be set back an appropriate distance from the agricultural land so as to minimize the impact on both the agriculture operations and the house owners.</i>
Consistent	There is no residential use adjacent to agricultural lands.
<b>Hamlets – Hamlets: Appearance and Function</b>	
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>
Inconsistent	The Conrich ASP supports both residential and commercial/industrial development. As previously noted, the residential portion is within the future policy area, and therefore not currently supported, however the industrial area (currently set aside as the remainder lands of this subdivision) are supported by the ASP. If all of the ASP policies supported development at this time, the application would be consistent with this policy.
9.3	<i>Services in hamlets will be rural in nature and not necessarily equivalent to those in urban municipalities.</i>
Consistent	Servicing for potable and sanitary services will be provided, with interim SWM solution being provided until CSMI is functional.
9.4	<i>Land uses in hamlets may include:</i> <i>a. residential uses, including seniors housing;</i> <i>b. local commercial uses;</i> <i>c. institutional and community uses such as schools, community halls, and religious assemblies;</i> <i>d. recreational and cultural uses; and</i> <i>e. light industrial uses.</i>
Inconsistent	The subject lands are located adjacent to the approved Conrich hamlet. The existing hamlet cannot be considered close to meeting residential capacity, given the density requirements of the Conrich ASP and the Regional Growth Plan. While the future plans (Conrich Future Policy Area) may preliminarily include these lands in a proposed future hamlet, the Conrich Future Policy Area has not yet been approved, thereby making it speculative whether this is included as hamlet residential. As such, it must be considered against the approved ASP, which does not identify these lands as hamlet.
9.5	<i>In order to retain their rural character, hamlets are not encouraged to grow beyond a population range of 5,000 - 10,000 residents.</i>
Inconsistent	The subject lands are located adjacent to the approved Conrich hamlet. The existing hamlet cannot be considered close to meeting residential capacity, given the density requirements of the Conrich ASP and the Regional Growth Plan. While the future plans (Conrich Future Policy Area) may preliminarily include these lands in a proposed future hamlet, the Conrich Future Policy Area has not yet been approved, thereby making it speculative whether this is included as hamlet

	residential. As such, it must be considered against the approved ASP, which does not identify these lands as hamlet.
<b>Hamlets – Hamlets: Planning and Design Considerations</b>	
9.6	<i>Development in a hamlet shall be guided by, and conform to, the adopted area structure plan or conceptual scheme.</i>
Inconsistent	The subject lands are located adjacent to the approved Conrich hamlet. The existing hamlet cannot be considered close to meeting residential capacity, given the density requirements of the Conrich ASP and the Regional Growth Plan. While the future plans (Conrich Future Policy Area) may preliminarily include these lands in a proposed future hamlet, the Conrich Future Policy Area has not yet been approved, thereby making it speculative whether this is included as hamlet residential. As such, it must be considered against the approved ASP, which does not identify these lands as hamlet.
9.7	<i>All new commercial or industrial subdivisions or multi-lot residential subdivisions proposed within a hamlet shall require the preparation of a subordinate plan to the area structure plan or conceptual scheme.</i>
Inconsistent	The subject lands are located adjacent to the approved Conrich hamlet. The existing hamlet cannot be considered close to meeting residential capacity, given the density requirements of the Conrich ASP and the Regional Growth Plan. While the future plans (Conrich Future Policy Area) may preliminarily include these lands in a proposed future hamlet, the Conrich Future Policy Area has not yet been approved, thereby making it speculative whether this is included as hamlet residential. As such, it must be considered against the approved ASP, which does not identify these lands as hamlet.
9.8	<i>An area structure plan for a hamlet shall address the following planning and design matters:</i> <i>a. future land use concept;</i> <i>b. the amount of remaining undeveloped land within existing boundaries;</i> <i>c. population estimates and impact on existing services, infrastructure, and amenities;</i> <i>d. form, quality, design, and compatibility of proposed development;</i> <i>e. potential for enhancements to the main street, crossroads area, and/or community gathering places;</i> <i>f. provision of sufficient parks, open space, amenities, and pedestrian connections;</i> <i>g. impact on the environment;</i> <i>h. interface design with adjacent agriculture land;</i> <i>i. provision for regional transit connections; and</i> <i>j. the proposal addresses the development review criteria identified in section 29.</i>
Inconsistent	The subject lands are located adjacent to the approved Conrich hamlet. The existing hamlet cannot be considered close to meeting residential capacity, given the density requirements of the Conrich ASP and the Regional Growth Plan. While the future plans (Conrich Future Policy Area) may preliminarily include these lands in a proposed future hamlet, the Conrich Future Policy Area has not yet been approved, thereby making it speculative whether this is included as hamlet residential. As such, it must be considered against the approved ASP, which does not identify these lands as hamlet.
9.10	<i>Support hamlets in providing:</i> <i>a. an attractive community and distinct identity; and</i> <i>b. a high quality built environment.</i>

Consistent	An approved ASP is in place with guiding development requirements, and the future policy area is nearing the end stages of completion, which will further provide guiding identity and high quality development.
9.11	<i>Encourage a variety of housing forms to be developed in hamlets in order to provide a range of affordability and lifestyle opportunities for county residents.</i>
Consistent	An approved ASP is in place with guiding development requirements, and the future policy area is nearing the end stages of completion, which will further provide a range of density and housing forms in support of the adopted Regional Growth Plan.
9.12	<i>Support local employment and small business opportunities in hamlets.</i>
Consistent	An approved ASP is in place with guiding development requirements, and the future policy area is nearing the end stages of completion, which will further provide employment and business lands for future development.
9.13	<i>Encourage well-designed public gathering places in hamlets that:</i> <i>a. are pedestrian and cyclist-friendly, safe, accessible, and attractive;</i> <i>b. respect and enhance community identity and character;</i> <i>c. encourage social interaction;</i> <i>d. address the needs of residents of all ages and abilities;</i> <i>e. are connected by pathways and sidewalks;</i> <i>f. allow for passive and active recreation and cultural activity.</i>
Consistent	An approved ASP is in place with guiding development requirements, and the future policy area is nearing the end stages of completion, which will further provide considerations for public gathering places for the community.
<b>Institutional and Community Land Use</b>	
11.4	<i>When area structure plans are prepared or amended, the planning process shall address the need for institutional and community land uses, and where appropriate, consult with school boards, recreation boards, and other relevant partners.</i>
Consistent	An approved ASP is in place with guiding development requirements, and the future policy area is nearing the end stages of completion, which will further provide guidance for institutional and community land uses, with appropriate engagement.
<b>Parks, Open Space, Pathways, and Trails – Partnering on Parks Development, Connectivity, and Maintenance</b>	
12.3	<i>Promote and provide for the connectivity of pathways and trails to hamlets, small towns, and adjacent municipalities in a manner consistent with the Parks and Open Space Master Plan and Local Recreation Master Plans.</i>
Generally Consistent	The ASP and the CS both provide for a regional pathway along Township Road 250 and Conrich Road. However, the specific placement of the pathway along Conrich Road has not yet been determined, as the future policy area has not defined the cross-section of the roadway along Conrich Road for this development. Should the Subdivision Authority approve the application, a condition of approval will include the requirement of the regional pathway to be accommodated either on the subject lands, or within the right-of-way.
<b>Parks, Open Space, Pathways, and Trails – Park Planning and Land Acquisition</b>	
12.5	<i>Engage in comprehensive parks and open space planning using the Parks and Open Space Master Plan as a guiding document.</i>
Consistent	An approved ASP is in place with guiding development requirements, and the future policy area is nearing the end stages of completion, which will further provide guidance for parks, open space, pathways, and trails.
12.6	<i>Acquire land for parks, open space, pathways, trails, and recreational and cultural amenities, through such means as:</i> <i>a. dedication of reserve;</i>

	<ul style="list-style-type: none"> <li>b. <i>land purchase;</i></li> <li>c. <i>easements and rights-of-way; and</i></li> <li>d. <i>donations, endowment funds, and land swaps.</i></li> </ul>
Consistent	An approved ASP is in place with guiding development requirements, and the future policy area is nearing the end stages of completion, which will further provide guidance for parks, open space, pathways, and trails. The CS provides for linear municipal reserve along the realigned Township Road 250 and a portion of Conrich Road.
<b>Parks, Open Space, Pathways, and Trails – Design Standards</b>	
12.7	<p><i>Develop and apply design principles and guidelines to provide for high quality parks, open space, pathways, trails, and associated amenities. The principles and guidelines should address design elements such as:</i></p> <ul style="list-style-type: none"> <li>a. <i>maintaining respect for the rural landscape;</i></li> <li>b. <i>providing variety in appearance and function to accommodate a diversity of people and interests;</i></li> <li>c. <i>minimizing land use conflicts;</i></li> <li>d. <i>protecting the privacy of residents;</i></li> <li>e. <i>incorporating Crime Prevention Through Environmental Design features; and</i></li> <li>f. <i>meeting the environmental goals and policies of this Plan.</i></li> </ul>
Consistent	If the Subdivision Authority approves the application, pathways, including landscaping, will be evaluated as part of conditions of approval. The Parks and Pathways document provides guidance on planning, development, and operations.
12.9	<i>Connect residential communities, institutional, commercial, and industrial areas by pathways and trails where feasible.</i>
Consistent	If the Subdivision Authority approves the application, municipal reserve linear pathways will be provided along a portion of Conrich Road and along the realigned Township Road 250.
12.10	<i>Planning and design of pathways and trails in the agricultural area shall address the safety and protection of agricultural operations.</i>
Consistent	The Parks and Pathways document provides guidance on planning, development, and operations.
12.11	<i>Apply design standards to help ensure consistent development of parks, pathways, and trail systems.</i>
Consistent	The Parks and Pathways document provides guidance on planning, development, and operations.
<b>Reserves – Municipal, School, and Community Reserves</b>	
13.1	<p><i>When acquiring reserves, the County shall require that the owners of land proposed for subdivision provide reserves in the form of:</i></p> <ul style="list-style-type: none"> <li>a. <i>land;</i></li> <li>b. <i>money in place of land; or</i></li> <li>c. <i>a combination of land and money.</i></li> </ul>
Inconsistent	If the Subdivision Authority approves the application, municipal reserve linear pathways will be provided along a portion of Conrich Road and along the realigned Township Road 250. Any balance of MR required will be provided through cash-in-lieu. It should be noted that this final determination of whether an appropriate amount of reserve land has been provided by this application has not been made, as the future policy area has not yet been adopted outlining the needs of reserves for Conrich in this area.



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>
Inconsistent	If the Subdivision Authority approves the application, the subdivision remainder lands will have MR cash-in-lieu deferred via caveat to future subdivision. It should be noted that this final determination of whether an appropriate amount of reserve land has been provided by this application has not been made, as the future policy area has not yet been adopted outlining the needs of reserves for Conrich in this area.
13.4	<i>Reserves should be provided to the maximum amount allowed by the Municipal Government Act.</i>
Inconsistent	If the Subdivision Authority approves the application, municipal reserve linear pathways will be provided along a portion of Conrich Road and along the realigned Township Road 250. Any balance of MR required will be provided through cash-in-lieu. It should be noted that this final determination of whether an appropriate amount of reserve land has been provided by this application has not been made, as the future policy area has not yet been adopted outlining the needs of reserves for Conrich in this area.
13.5	<i>The County may accept a voluntary dedication of reserve land beyond the maximum amount allowed by the Municipal Government Act. Over-dedication of reserve land may be used to support the development of a compact residential community or any other need identified by the County.</i>
Not Applicable	The application is not seeking over-dedication of reserve lands.
13.6	<i>When assessing the proposed dedication of reserve land, the dedication should meet the present or future needs of the County by considering the recommendations of this Plan, the Parks and Open Space Master Plan, area structure plans, conceptual schemes, local school boards, local recreation boards, and regional recreation boards.</i>
Inconsistent	An approved ASP is in place with guiding development requirements, and the future policy area is nearing the end stages of completion, which will further provide guidance for reserve lands. However, this final determination has not been made, as the future policy area has not yet been adopted. A final determination regarding suitability of the amount of reserve lands provided by this application has therefore not yet been made.
13.7	<i>The amount, type, location, and shape of reserve land shall be suitable for public use and accessible to the public.</i>
Inconsistent	An approved ASP is in place with guiding development requirements, and the future policy area is nearing the end stages of completion, which will further provide guidance for reserve lands. However, this final determination has not been made, as the future policy area has not yet been adopted. A final determination regarding suitability of the amount of reserve lands provided by this application has therefore not yet been made.
<b>Business Development – General Business</b>	
14.1	<i>Provide a range of locations and development forms in the county to accommodate the growth and diversification of the county's business sectors.</i>
Inconsistent	An approved ASP is in place with guiding development requirements, and the future policy area is nearing the end stages of completion, which will further provide guidance for business uses. The proposed commercial parcels would support this policy. However, as the commercial areas are within the future policy area, which has not yet been adopted, a final determination regarding suitability of the amount of

	lands provided by this application has therefore not yet been made. Within an approved ASP policy area, this policy would be met.
14.2	<i>Direct business development to locate in identified business areas as identified on Map 1.</i>
Inconsistent	Conrich is identified as a Regional Business Centre on Map 1. The ASP supports development of business development. Specifically, however, the proposed subdivision, including commercial uses, are within the future policy area, which has not yet been adopted. Within an approved ASP policy area, this policy would be met.
14.4	<i>A business area shall have an adopted area structure plan in place prior to development, with the exception of lands in business areas that already have the appropriate land use designation allowing business development.</i>
Consistent	Conrich ASP is approved, and is defined as a regional business centre.
14.6	<i>Business development shall address the:</i> <i>a. County's Commercial, Office, and Industrial Design Guidelines; and</i> <i>b. development review criteria identified in section 29.</i>
Inconsistent	The ASP and CS refer to the commercial guidelines. Regarding the section 29 criteria, technical documentation was provided as part of the application. However, based on the divergence of the subdivision from the conceptual scheme on numerous accounts (varied MR provision, varied road alignment, parcel lines not matching to land use, varied regional pathway location) it is recommended an amendment to the CS be undertaken for consistency.
<b>Business Development – Regional Business Centres</b>	
14.8	<i>Direct new commercial and industrial development to existing, identified regional business centres and ensure development complies with existing area structure plans.</i>
Inconsistent	Conrich is identified as a Regional Business Centre on Map 1. The ASP supports development of business development. Specifically, however, the proposed subdivision, including commercial uses, are within the future policy area, which has not yet been adopted. Within an approved ASP policy area, this policy would be met.
<b>Transportation</b>	
16.3	<i>New development shall make use of, extend, and enhance existing transportation infrastructure where feasible.</i>
Consistent	The application will provide the land for the realigned Township Road 250.
<b>Transportation – Road Planning and Development</b>	
16.4	<i>Road network development shall be based on existing development, future growth areas, area structure plans, and interconnectivity with adjacent municipalities.</i>
Consistent	The application will provide the land for the realigned Township Road 250, which is provided for in the ASP.
16.7	<i>New development shall make use of and extend the existing transportation network/infrastructure.</i>
Consistent	The application will provide the land for the realigned Township Road 250.
<b>Transportation – Supporting Communities</b>	
16.9	<i>Country residential and hamlet area structure plans and subordinate plans should include comprehensive and integrated road network design at a local and regional level.</i>

Consistent	The Conrich ASP provides road network design at a local and regional level.
16.10	<i>Support and encourage alternative forms of transportation in hamlets and regional business centres. Opportunities should provide for:</i> a. <i>Pathways, trails, and sidewalk connections;</i> b. <i>Cyclists; and</i> c. <i>Public/private transportation.</i>
Inconsistent	The ASP and the CS both provide for a regional pathway along Township Road 250 and Conrich Road. However, the specific placement of the pathway along Conrich Road has not yet been determined, as the future policy area has not defined the cross-section of the roadway along Conrich Road for this development. Should the Subdivision Authority approve the application, a condition of approval will include the requirement of the regional pathway to be accommodated either on the subject lands, or within the right-of-way.
16.12	<i>Support the long-term development of the conceptual regional pathway and trail plan as identified in the Parks and Open Space Master Plan.</i>
Consistent	The ASP, CS and subdivision include provision of MR linear park in support of the regional pathway along the realigned Township Road 250.
<b>Transportation – Road Access</b>	
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	The application provides for direct road access and does not include panhandles.
<b>Utility Services – General</b>	
17.1	<i>New development shall, in accordance with master plans:</i> a. <i>make use of, extend, and enhance existing utility infrastructure where feasible;</i> b. <i>provide water, wastewater, and shallow utility services; and</i> c. <i>provide stormwater systems where necessary.</i>
Consistent	The subdivision will be required to connect to the County water and wastewater systems, including installation of necessary infrastructure. Stormwater will be provided on site, until such time that piped system or CSMI is available. Shallow utilities will also be installed by the developer.
<b>Utility Services – Wastewater Management</b>	
17.9	<i>New residential development shall provide wastewater treatment, in accordance with County Policy, by:</i> a. <i>connecting to, or constructing, regional or decentralized wastewater services; or</i> b. <i>confirming the lot(s) is capable of private wastewater treatment.</i>
Consistent	The subdivision will be required to connect to County wastewater servicing.
17.10	<i>New business development shall provide wastewater treatment, in accordance with County Policy, by:</i> a. <i>connecting to, or constructing, regional or decentralized wastewater services; or</i> b. <i>using pump out tanks in non-serviced areas.</i>
Consistent	The subdivision will be required to connect to County wastewater servicing, and the developer will be responsible for constructing a local sanitary lift station.

17.11	<p><i>Wastewater treatment systems shall not exceed the land's carrying capacity; in developing such systems, consideration shall be given to the following requirements:</i></p> <p><i>a. Development proponents shall assess the land's carrying capacity to determine system requirements in accordance with County Policy. The type of private on-site wastewater treatment system will be dependent on lot density, lot size, and soil capability.</i></p> <p><i>b. Construction and connection to a regional or decentralized wastewater treatment system shall be required when the density of development exceeds thresholds identified in County Policy.</i></p>
Consistent	The subdivision will be required to connect to County wastewater servicing, and the developer will be responsible for constructing a local sanitary lift station.
<b>Utility Services – Stormwater</b>	
17.14	<p><i>Stormwater shall be managed in accordance with provincial regulations. Where required and in accordance with provincial approvals, on-site stormwater may be effectively released into a downstream receiving water body in accordance with the following requirements:</i></p> <p><i>a. Stormwater shall be conveyed downstream in a manner that protects downstream properties; and</i></p> <p><i>b. Where required, proponents of new development shall identify and secure the downstream stormwater conveyance system.</i></p>
Consistent	The stormwater facility is expected to include a detention pond designed in accordance with the requirements of the County Servicing Standards with capacity to retain surface drainage with the established volume retention control and maximum release rates established by the Conrich Master Drainage Plan.
17.15	<i>Stripping, grading, or the placement of fill shall not alter the existing pattern of stormwater storage and/or movement across private land unless the activity complies with the Land Use Bylaw and a development permit has been issued for such activity.</i>
Consistent	Any earth moving activities will require a development permit, with associated conditions for stormwater movement.
17.16	<i>Stormwater ponds required for stormwater storage and treatment shall be provided as per the Servicing Standards.</i>
Consistent	The stormwater facility is expected to include a detention pond designed in accordance with the requirements of the County Servicing Standards with capacity to retain surface drainage with the established volume retention control and maximum release rates established by the Conrich Master Drainage Plan.

<b>Conrich Area Structure Plan C-7468-2015</b>	
<b>Conrich Development Strategy</b>	
7.1	<i>Local plans, land use redesignation, and new subdivision shall not be supported within the future policy area, as shown on Map 5.</i>
Inconsistent	The subdivision is located within the future policy area. Administration notes that the CS was approved by Council July 2021, however the policy also notes that subdivision shall not be supported. As such, the proposed subdivision is inconsistent with this policy.

<b>Hamlet Residential</b>	
8.1	<i>The predominant land use within the hamlet residential area shall be single detached residences; multi-family residences such as semi-detached homes, row houses, and townhouses shall also be allowed.</i>
Not Applicable	The subdivision is not located within the hamlet residential area.
8.2	<i>A comprehensive local plan shall be required to support applications for hamlet residential development.</i>
Not Applicable	A conceptual scheme was approved by Council in July 2021, though the application is not located within the hamlet residential area.
8.3	<i>The following uses in the hamlet residential area may be allowed where they are determined to be compatible and appropriate: a. public, recreational, and institutional uses; and b. local commercial uses.</i>
Not Applicable	A conceptual scheme was approved by Council in July 2021, which includes local commercial use, though the application is not located with the hamlet residential area.
Density <sup>1</sup>	
8.4	<i>The gross residential density of the hamlet residential area should be 9.63 units per hectare (3.9 units per acre).</i>
Not Applicable	The residential density is approximately 2.91 units per acres. The subdivision is not located within the hamlet residential area, so this is not applicable.
8.5	<i>Medium density residential (townhomes, row houses, and multi-unit) land use should comprise at least 10 per cent of the net developable area within a hamlet residential area.</i>
Not Applicable	There is no medium density residential as part of the application. The subdivision is not located within the hamlet residential area, so this is not applicable.
Community Design	
8.6	<i>A hamlet residential area should provide: a. street-oriented residential design<sup>2</sup>; b. a variety of lot widths and home sizes; c. parks and pedestrian connections to adjacent areas; d. sidewalks on at least one side of the roadway; e. vehicular connections to other neighbourhoods within the hamlet; and f. dark sky friendly street lighting.</i>
Not Applicable	The subdivision contains primarily small residential parcel sizes of 0.2 to 0.3 acres, with a few up to 0.5 acres. There are no dedicated parks, though a permanent irrigation area allows for outdoor recreation. There are pedestrian connections, and the road cross section will include sidewalks on both sides. The subdivision is not located within the hamlet residential area, so this is not applicable.
8.7	<i>Medium density residential development should: a. be oriented to the public street with parking located in the rear or side;</i>

<sup>1</sup> Gross residential density calculations include land for residential lots and local uses such as hamlet commercial businesses, local parks, elementary schools, local roads, and small institutional sites such as daycares.

<sup>2</sup> Street-oriented design affects the character of the street and how neighbours interact with each other. A vital street with good design encourages activity by providing a safe and inviting pedestrian environment, a home design that encourages interaction, and a road design that calms traffic movement.

	<p><i>b. be located in proximity to community amenity areas such as open space, a park, or the main street; and</i></p> <p><i>c. provide landscaped open areas that are safe and secure for residents and integrate private outdoor living areas with public open space.</i></p>
Not Applicable	There is no medium density residential as part of the application. The subdivision is not located within the hamlet residential area, so this is not applicable.
8.8	<p><i>Local plans should provide architectural design guidelines that promote neighbourly interaction by:</i></p> <p><i>a. promoting front yard aesthetics;</i></p> <p><i>b. providing street trees and street-oriented porches or patios; and</i></p> <p><i>c. requiring garages to be located in the rear of residences, contiguous, or recessed from the front façade.</i></p>
Inconsistent	The approved conceptual scheme does not provide and architectural design guidelines, deferring these as condition of subdivision of approval.
8.9	<p><i>Local plans should encourage rural identity through the use of:</i></p> <p><i>a. street names;</i></p> <p><i>b. architectural controls that emphasize a rural look and feel; and</i></p> <p><i>c. landscaping that uses local/native plant species.</i></p>
Inconsistent	The approved conceptual scheme does not provide any detail regarding encouraging rural identity, deferring street naming, architectural controls, and landscaping requirements as conditions of subdivision of approval.
8.10	<i>Local plans shall provide an analysis of open space and recreational needs and opportunities to determine the amount and location of land to be dedicated to parks and open space within a hamlet residential area.</i>
Inconsistent	The approved conceptual scheme notes an MR provision requirement of 15.07 acres, providing 3.37 acres of land through linear pathway, and the remaining 11.7 acres via cash-in-lieu. The allowance of the dual use public utility lot of 1.64 acres for outdoor recreation subject to the SWM report is not included in the calculations.
8.11	<i>Local plans shall provide a transportation analysis addressing the need for an efficient vehicular and pedestrian network within, and external to, the Hamlet Residential area.</i>
Consistent	A TIA was prepared for the application.
<b>Land Use – Hamlet Commercial</b>	
10.10	<i>Hamlet commercial uses should be small scale businesses and services that serve the residents of the hamlet and plan area.</i>
Inconsistent	Conrich is identified as a Regional Business Centre on Map 1. The ASP supports development of business development. Specifically, however, the proposed subdivision, including commercial uses, are within the future policy area, which has not yet been adopted. Within an approved ASP policy area, this policy would be met.
10.11	<i>The hamlet commercial area shall provide a range of local services that support the hamlet of Conrich and contribute to an attractive pedestrian environment and meeting places for residents.</i>
Inconsistent	The proposed subdivision, including commercial uses, are within the future policy area, which has not yet been adopted. Within an approved ASP policy area, this policy would be met.
10.12	<i>While the majority of local area commercial shall should be located within the hamlet core, other local neighbourhood commercial development may be allowed within the hamlet's neighbourhoods.</i>

Inconsistent	While the overall conceptual scheme supports the development of Conrich providing a range of land uses, the subdivision is not consistent with the Conrich Area Structure Plan Policy 7.1
<b>Commercial - Design</b>	
10.13	<i>Commercial development shall be attractively designed, fit with existing development, and address the County's Commercial, Office, and Industrial Design Guidelines and the design requirements of Appendix B.</i>
Consistent	The CS notes that architectural controls and the design guidelines will be adhered to.
10.14	<i>Commercial development shall provide for convenient, attractive, and efficient pedestrian and bicycle linkages between building entrances, sites, and, where applicable, adjacent areas.</i>
Consistent	The CS notes that architectural controls and the design guidelines will be adhered to. As well, future development permit(s) will require linkage design.
10.15	<i>Buildings in the hamlet commercial area should be built close to the street with onsite parking located in the side and rear.</i>
Inconsistent	At this time, the subject lands are not in the hamlet commercial area, and no design considerations have been provided.
10.16	<i>Wide sidewalks and angled parking are encouraged as design features consistent with rural prairie towns, in the hamlet commercial area.</i>
Inconsistent	At this time, the subject lands are not in the hamlet commercial area, and no design considerations have been provided.
10.17	<i>All private lighting, including security and parking area lighting, shall be designed to respect the County's 'dark sky' Land Use bylaw requirements, conserve energy, reduce glare, and minimize light trespass onto surrounding properties.</i>
Consistent	The CS provides for this requirement, and this will also be considered through future development permits.
10.18	<i>The use of fencing in commercial areas should not be permitted, other than for buffering adjacent lands in non-residential/residential interface areas, screening of outside storage, screening of garbage bins, or for security purposes, provided the security area is adjacent to the side or rear of the primary building.</i>
Not Applicable	This will be considered through future development permits.
<b>Agriculture Interface</b>	
13.1	<i>Until such time as the Agricultural Boundary Design Guidelines are adopted, the policies of this Plan shall guide the design of developments bordering agricultural lands.</i>
Consistent	The CS speaks to agricultural boundary transitioning.
13.2	<i>Proposals for non-agricultural development adjacent to agricultural lands located either within or outside of the Plan boundary should incorporate buffering, siting, and design techniques to minimize negative impacts on agricultural lands.</i>
Consistent	The CS speaks to agricultural boundary transitioning.
13.3	<i>Agricultural buffering techniques may include a combination of the following: a. barrier fencing to prevent access; b. vegetated berms; c. community agriculture plots; d. stormwater management facilities; e. ecological/vegetative buffers; f. use of topographic barriers such as slopes, roads, watercourses or wetlands; and</i>

	<i>g. increased setbacks for housing and other buildings.</i>
Consistent	The CS speaks to agricultural boundary transitioning.
13.4	<i>Public access such as trails, pathways, and parks should be discouraged adjacent to agricultural lands unless supported by the open space and pathway plan (Map 7).</i>
Consistent	The development includes a regional pathway as required by the ASP.
<b>Non-Residential/Residential Interface</b>	
14.1	<i>Local plans for business uses adjacent to areas identified on Map 6 shall include an interface strategy that addresses the policies of this section.</i>
Inconsistent	The local plan notes this requirement, but no detail is provided. As well, the subdivision being in a future policy area, the potential requirements for interface have not been determined. The subdivision seeks to add architectural controls as a condition of approval.
<b>Non-Residential/Residential Interface - Business Uses</b>	
14.3	<i>Business uses located in those areas identified on Map 6 as non-residential/residential interface shall comply with the following requirements: a. Acceptable uses are those business activities primarily carried on within an enclosed building that generate no significant nuisance factor outside of the enclosed building. Business uses that interfere with the use and enjoyment of adjacent residential development because of the nature of the business use should not be permitted, even where the business activities may be fully enclosed within a building. b. Outside storage is not an acceptable use in the non-residential/residential interface area.</i>
Inconsistent	The local plan notes this requirement, but no detail is provided. As well, the subdivision being in a future policy area, the potential requirements for interface have not been determined. The subdivision seeks to add architectural controls as a condition of approval.
<b>Non-Residential/Residential Interface - Setback Area</b>	
14.4	<i>Where non-residential buildings are on lands adjacent to a residential area, the non-residential building shall be set back a minimum of 50 metres from the non-residential property line.</i>
Not Applicable	Locations of commercial buildings or their setback treatment have not been described. This will be a requirement of future development permits. The commercial parcels are approximately 50 m wide, so accommodating development may prove difficult to achieve.
<b>Non-Residential/Residential Interface - Setback Area Use and Landscaping</b>	
14.6	<i>Uses within the setback of a non-residential/residential interface area may include: a. landscaping, berms, landscaped stormwater ponds, natural wetlands, trails, and linear parks; and b. surface parking where the parking is hidden from view by berms and/or landscaping.</i>
Not Applicable	Locations of commercial buildings or their setback treatment have not been described. This will be a requirement of future development permits.
14.7	<i>High quality landscaping should be emphasized in the setback area. A landscape plan shall be prepared for the setback as part of a local plan that address the County's Land Use bylaw and the Appendix B guidelines.</i>
Not Applicable	Landscaping treatment have not been described. This will be a requirement of future development permits.



14.8	<i>Mass plantings and/or berms are required to minimize the visual impact of the commercial/industrial buildings within an interface area. The plantings and/or berms:</i> <i>a. should incorporate natural contours and variations in height in order to achieve a natural landscaped appearance; and</i> <i>b. may be located in either the non-residential/residential interface area or the municipal reserve, if provided.</i>
Not Applicable	Landscaping treatment have not been described. This will be a requirement of future development permits.
<b>Non-Residential/Residential Interface - Building Quality and Appearance</b>	
14.9	<i>High quality building appearance should be emphasized where non-residential buildings face residential areas. Building design shall address the requirements of Appendix B of this plan.</i>
Not Applicable	Building treatments have not been described, but required as part of architectural controls as a condition of subdivision. This will also be a consideration of future development permits.
14.10	<i>The maximum height of buildings on lots adjacent to a residential area shall be 12.5 metres or lower, where required by the County's Land Use bylaw.</i>
Not Applicable	Building treatments have not been described, but required as part of architectural controls as a condition of subdivision. This will also be a consideration of future development permits.
14.11	<i>The lot coverage of buildings on lots adjacent to a residential area should be a maximum of 25 per cent.</i>
Not Applicable	Commercial developments have not been specifically described, but required as part of architectural controls as a condition of subdivision. This will also be a consideration of future development permits.
14.12	<i>Garbage storage, loading bays, loading doors, or other activities creating heavy truck movements on lots adjacent to a residential area should not face the residential area.</i>
Not Applicable	Commercial developments have not been specifically described, but required as part of architectural controls as a condition of subdivision. This will also be a consideration of future development permits.
<b>Gateways and Highway 1 East Corridor Focus Area</b>	
15.1	<i>Highway Business and industrial lands adjacent to Highway 1 and Township Road 250 (McKnight Boulevard), as shown on Map 6: Non-residential/Residential Interface, shall be subject to the gateway policies of this Plan.</i>
Inconsistent	The CS notes that architectural controls will be a requirement of the development, but do not include any details. The subdivision has not provided any detail regarding the gateway treatments. A condition of approval requires architectural controls.
15.2	<i>Consideration shall be given to a high quality visual appearance when determining appropriate land use, siting, building design, and landscaping.</i>
Not Applicable	Commercial developments have not been specifically described, but required as part of architectural controls as a condition of subdivision. This will also be a consideration of future development permits.
15.3	<i>Local plan design guidelines for gateways should consider such factors as sight lines, noise attenuation, setbacks, natural land features, innovative building design, and high quality landscaping and signage.</i>
Inconsistent	The CS notes that architectural controls will be a requirement of the development, but do not include any details. The subdivision has not provided any detail regarding the gateway treatments, so appropriateness of the treatment can't be determined. A condition of approval requires architectural controls.

15.4	<i>Gateways and lands within the Highway 1 East Corridor key focus area should be developed in accordance with the County's Commercial, Office, and Industrial Design Guidelines.</i>
Not Applicable	Commercial developments have not been specifically described, but required as part of architectural controls as a condition of subdivision. This will also be a consideration of future development permits.
<b>Recreational, Cultural, and Community Uses</b>	
17.1	<i>Local plans shall consider the appropriate type, size, and scale of recreation, cultural, and community facilities and/or amenities.</i>
Inconsistent	The CS provides for the required linear pathway MR, and a dual use irrigation land/park space has been provided. However, it should be noted that this final determination of whether an appropriate amount of reserve land has been provided by this application has not been made, as the future policy area has not yet been adopted outlining the needs of park space for Conrich in this area. There is no dedicated park space in the CS.
17.2	<i>Local plans shall consider and, where required, provide for the location of lands for recreation, cultural, and community uses, in accordance with this plan by any such mechanism as may be approved by the County.</i>
Inconsistent	The CS provides for the required linear pathway MR, and a dual use irrigation land/park space has been provided. However, it should be noted that this final determination of whether an appropriate amount of reserve land has been provided by this application has not been made, as the future policy area has not yet been adopted outlining the needs of park space for Conrich in this area. There is no dedicated park space in the CS.
<b>Open Space and Parks – Open Space</b>	
18.1	<i>An interconnected system of open space shall be provided in the plan area that is in general accordance with Map 7: Open Space, Pathways, and Trails.</i>
Inconsistent	The lands are within the future policy area, and as such, appropriate open space and trails requirements have not yet been developed. The applicant has provided the required MR for the regional pathway along Twp Rd 250, as well as most of the requirement along Conrich Road. However, it can't be determined if sufficient lands have been provided as the FPA is not yet complete.
18.2	<i>Open space shall be provided through such means as:</i> <i>a. the dedication of reserve lands, environmental reserves, and public utility lots;</i> <i>b. the provision of environmental reserve easements, conservation easements, or other easements and rights-of-way;</i> <i>c. government lands for public use;</i> <i>d. privately owned land that is accessible to the public;</i> <i>e. publicly owned stormwater conveyance systems;</i> <i>f. land purchases, endowment funds, land swaps, and donations; and/or</i> <i>g. other mechanisms as may be approved by the County.</i>
Inconsistent	The CS provides for the required linear pathway MR, and a dual use irrigation land/park space has been provided. However, it should be noted that this final determination of whether an appropriate amount of reserve land has been provided by this application has not been made, as the future policy area has not yet been adopted outlining the needs of park space for Conrich in this area. There is no dedicated park space in the CS.

<b>Open Space and Parks – Parks, Pathways, Trails, and Sidewalks</b>	
18.6	<i>The network of pathways, trails, and sidewalks should promote walking and cycling; the network should provide connections between residential, commercial, institutional, and industrial areas.</i>
Generally Consistent	The CS provides for the required linear pathway MR along Twp Rd 250, and most of the regional pathway required along Conrich Road is provided. However, the regional pathway location in the future policy area has not been determined, where the application seeks locating the path on County right-of-way rather than MR. This is impacted by the fact that the roadway cross-section for the FPA has not been determined, and the ability to locate the pathway under the current land use configuration is not accommodated.
18.7	<i>Residential development shall provide for pathway, trail, or sidewalk linkages within, and external to, the local plan area.</i>
Consistent	The application will be required to provide sidewalks and pathways.
18.8	<i>The design and construction of parks, pathways, trails, and associated amenities shall be of high quality and adhere to the County's servicing standards and the County's Parks and Open space Master Plan design criteria.</i>
Consistent	This will be a condition of approval subject to County approval.
18.9	<i>Hamlet residential development shall:</i> <i>a. include sidewalks within the road right-of-way; and</i> <i>b. provide for public parks that connect to the open space network.</i>
Inconsistent	The subdivision is not within the hamlet residential area. That being said, the development includes sidewalks as part of the road cross sections. There is no public park in the development, other than the dual use irrigation area, which is connected to the residential area via an MR pathway. It should be noted, however, that the land use for this pathway is not in place, and requires redesignation and amendment of the CS to be consistent.
18.10	<i>Local plan preparation should provide for a pathway, trail, and sidewalk network that generally aligns with the network shown on Map 7, and:</i> <i>a. provide connections within, and external to, the local plan area;</i> <i>b. wherever possible, be located within, or align with, a park, wetland, stormwater conveyance system, natural water course, riparian area, or natural area;</i> <i>c. incorporate crime prevention through environmental design (CPTED) features; and</i> <i>d. contribute to the regional trail and pathway system and, where required, connect with other municipalities' pedestrian networks.</i>
Generally Consistent	The CS provides for the required linear pathway MR along Twp Rd 250, and most of the regional pathway required along Conrich Road is provided.
18.11	<i>Where the regional pathway, trail, and sidewalk network cannot be located within a park, wetland, stormwater conveyance system, natural water course, riparian area, or natural area, it may be located within a road right-of-way in accordance with applicable County standards or in municipal reserve land adjacent to a road.</i>
Generally Consistent	Most of the regional pathway are located within MR as required by the ASP. The portion that is not, should be. The potential exists for the pathway to be located within the road right-of-way, but as road cross sections in the future policy area have not been finalized, the final location has not been determined.
<b>Natural Environment - Wetlands</b>	
19.1	<i>Wetland protection shall be guided by County and provincial policy.</i>
Consistent	Wetlands have been identified, and will be removed as part of development with compensation requirements are required by the province.

19.2	<i>The County shall require the use of the provincial system to determine wetland classification and relative wetland value.</i>
Consistent	Wetlands have been identified, and will be removed as part of development with compensation requirements are required by the province.
19.3	<i>Local plans shall identify the classification and value of wetlands within the local plan area boundary. This shall be done as part of a wetland assessment, to be provided at the local plan preparation stage.</i>
Consistent	Wetlands have been identified, and will be removed as part of development with compensation requirements are required by the province.
19.4	<i>Local plans shall determine, through consultation with the Province, whether wetlands are Crown-owned land.</i>
Consistent	Wetlands have been identified, and will be removed as part of development with compensation requirements are required by the province.
19.7	<i>Where wetlands are not retained, developers shall provide for appropriate replacement, in accordance with provincial policy.</i>
Consistent	Wetlands have been identified, and will be removed as part of development with compensation requirements are required by the province.
<b>Reserves</b>	
20.1	<i>Reserves owing on a parcel of land shall be provided as: a. municipal reserve, school reserve, or municipal and school reserve; b. money in place of reserve land; or c. a combination of land and money.</i>
Inconsistent	If the Subdivision Authority approves the application, the subdivision remainder lands will have MR cash-in-lieu deferred via caveat to future subdivision. Municipal reserve linear pathways will be provided along a portion of Conrich Road and along the realigned Township Road 250. It should be noted that this final determination of whether an appropriate amount of reserve land has been provided by this application has not been made, as the future policy area has not yet been adopted outlining the needs of reserves for Conrich in this area.
20.2	<i>Municipal reserve, school reserve, or municipal and school reserve shall be provided through the subdivision process to the maximum amount allowed by the Municipal Government Act.</i>
Inconsistent	If the Subdivision Authority approves the application, the subdivision remainder lands will have MR cash-in-lieu deferred via caveat to future subdivision. Municipal reserve linear pathways will be provided along a portion of Conrich Road and along the realigned Township Road 250. It should be noted that this final determination of whether an appropriate amount of reserve land has been provided by this application has not been made, as the future policy area has not yet been adopted outlining the needs of reserves for Conrich in this area.
20.5	<i>All, or a portion of, reserve land requirements may be deferred by registering a deferred reserve caveat if it is determined that the reserve could be provided through future subdivision.</i>
Inconsistent	If the Subdivision Authority approves the application, the subdivision remainder lands will have MR cash-in-lieu deferred via caveat to future subdivision. Municipal reserve linear pathways will be provided along a portion of Conrich Road and along the realigned Township Road 250. It should be noted that this final determination of whether an appropriate amount of reserve land has been provided by this application has not been made, as the future policy area has not yet been adopted outlining the needs of reserves for Conrich in this area.
20.7	<i>Provision and allocation of reserves shall be determined at the time of subdivision by the County's subdivision approving authority.</i>

Inconsistent	If the Subdivision Authority approves the application, the subdivision remainder lands will have MR cash-in-lieu deferred via caveat to future subdivision. Municipal reserve linear pathways will be provided along a portion of Conrich Road and along the realigned Township Road 250. It should be noted that this final determination of whether an appropriate amount of reserve land has been provided by this application has not been made, as the future policy area has not yet been adopted outlining the needs of reserves for Conrich in this area.
20.8	<i>The dedication of reserves should meet the present or future needs of the plan area by considering the recommendations of this area structure plan, the Parks and Open Space Master Plan, Recreation and Culture Master Plan, local plan, school boards, and/or recreation boards.</i>
Inconsistent	If the Subdivision Authority approves the application, the subdivision remainder lands will have MR cash-in-lieu deferred via caveat to future subdivision. Municipal reserve linear pathways will be provided along a portion of Conrich Road and along the realigned Township Road 250. It should be noted that this final determination of whether an appropriate amount of reserve land has been provided by this application has not been made, as the future policy area has not yet been adopted outlining the needs of reserves for Conrich in this area.
20.9	<i>The amount, type, location, and shape of reserve land shall be suitable for public use and readily accessible to the public.</i>
Inconsistent	If the Subdivision Authority approves the application, the subdivision remainder lands will have MR cash-in-lieu deferred via caveat to future subdivision. Municipal reserve linear pathways will be provided along a portion of Conrich Road and along the realigned Township Road 250. It should be noted that this final determination of whether an appropriate amount of reserve land has been provided by this application has not been made, as the future policy area has not yet been adopted outlining the needs of reserves for Conrich in this area.
<b>Transportation</b>	
22.1	<i>A transportation impact assessment shall be required as part of the local plan preparation and/or subdivision application process.</i>
Inconsistent	A TIA was completed but deemed outdated. An updated TIA is required.
22.2	<i>All subordinate transportation analyses must respect and conform to the Conrich Master Transportation Plan.</i>
Inconsistent	A TIA was completed but deemed outdated. An updated TIA is required.
<b>Transportation – Regional Transportation Network</b>	
22.3	<i>The regional transportation system should be developed in general accordance with Map 8: Transportation Network and Map 8a: East Stoney Trail Transportation Infrastructure. The classifications of the grid road network may be refined through further transportation analysis and/or at the local plan stage.</i>
Consistent	The road layout and realignment of Twp Rd 250 are consistent with Map 8.
<b>Transportation – Local Transportation Network - General</b>	
22.16	<i>The design and construction of roadways within the local transportation network shall utilize sound access management principles and shall be in accordance with the County servicing standards.</i>
Inconsistent	The proposed roads in the subdivision are inconsistent with those from the CS, and the cross section along the southern portion of Conrich Road along the commercial parcels has not been determined. As well, altered access points at several locations have been put forward. Any roads required will adhere to county servicing standards.

22.17	<i>The designation and design of local roads within the transportation network, including classification, street sizing, and intersection/access spacing, shall be determined at the time of local plan preparation. Local roads shall be designed in accordance with the urban or rural cross section requirements established by the County.</i>
Inconsistent	The proposed roads in the subdivision are inconsistent with those from the CS, and the cross section along the southern portion of Conrich Road along the commercial parcels has not been determined. As well, altered access points at several locations have been put forward. Any roads required will adhere to county servicing standards.
<b>Transportation – Local Roads – Industrial and Commercial</b>	
22.18	<i>The type of road cross section (urban or rural) within industrial areas shall be determined at the time of local plan preparation.</i>
Inconsistent	While the road cross section type has been determined, the CS proposed two east-west roads where now a single road is proposed.
22.20	<i>All roads within commercial areas should be designed to an urban road standard. Commercial development shall provide for safe and efficient pedestrian and bicycle circulation between buildings, sites, and, where applicable, adjacent areas.</i>
Inconsistent	The road cross-section (Conrich Road) along the commercial development has not yet been determined.
<b>Transportation – Local Roads – Residential</b>	
22.21	<i>The road network in residential areas shall be designed to support an interconnected road and pedestrian system.</i>
Inconsistent	The roadways provided support an interconnected road and pedestrian system, however the configuration does not match that approved in the CS.
22.22	<i>All roads within the hamlet residential area shall be designed to an urban road standard and provide for pedestrian movement on at least side one side of the road.</i>
Consistent	Road cross-sections will require sidewalks on both sides of the road.
<b>Transportation – Township Road 250</b>	
22.25	<i>A portion of Township Road 250 will be relocated to the north as per Map 8.</i>
Consistent	The development accommodates the realignment, and planning is in progress.
<b>Utility Services – System Capacity</b>	
23.1	<i>Land use applications relying on County utility services shall not be supported until the County has confirmed servicing capacity exists, or will be provided, to the satisfaction of the County.</i>
Consistent	Servicing is available and has been confirmed.
23.2	<i>The County shall determine servicing capacity requirements and allocation within, and external to, the plan area.</i>
Consistent	Servicing is available and has been confirmed.
<b>Utility Services – Utility Location</b>	
23.4	<i>Utility service development should support an orderly, logical, and sequential pattern of development.</i>
Consistent	Utilities are compliant with this requirement.
23.5	<i>The provision, alignment, and capacity of the water distribution system shall be in general accordance with Map 9: Water.</i>
Consistent	Servicing is available and has been confirmed.

23.6	<i>The provision, alignment, and capacity of the sanitary sewer system shall be in general accordance with Map 10: Wastewater.</i>
Consistent	Wastewater servicing is compliant.
23.7	<i>The location and size of utility rights-of-way and easements, and related line assignments, should be determined at the local plan stage to the mutual satisfaction of the County, the developer, and the utility companies.</i>
Inconsistent	The future policy area has not been determined, and so this portion is not complete for this requirement.
<b>Utility Services – Water</b>	
23.9	<i>All new development shall connect to the County's potable water system.</i>
Consistent	This is a requirement.
23.10	<i>A water use assessment conforming to the Conrich Potable Water Network Plan shall be required with local plan preparation, subdivision applications, and/or development permit applications to determine water demand and infrastructure required to meet that demand.</i>
Inconsistent	Assessment requires a new report be submitted, the analysis did not only consider phase 1 to determine capacity.
23.12	<i>Potable water provided by the County utility system shall not be used for the irrigation of non-residential development areas, with the exception of: a. areas within the hamlet of Conrich; and b. new landscaped areas for a period of two years from occupancy. The County encourages the use of stormwater to irrigate the above uses.</i>
Consistent	This will be required as conditions of approval through restrictive covenants, architectural controls, and the development agreement.
23.13	<i>Development and buildings relying on potable water provided by the County utility system shall use low flow fixtures and appliances.</i>
Consistent	This will be required as conditions of approval through restrictive covenants, architectural controls.
23.14	<i>The County encourages the reduction and reuse of water in accordance with provincial laws and regulations.</i>
<b>Utility Services – Wastewater</b>	
23.15	<i>All new development shall be required to connect to the County's wastewater system.</i>
Inconsistent	Assessment requires a new report be submitted, the analysis did not only consider phase 1 to determine capacity.
23.16	<i>A wastewater servicing study conforming to the Conrich Wastewater Servicing Plan shall be required with local plan preparation, subdivision applications, and/or development permit applications to determine wastewater demand and infrastructure required to meet that demand.</i>
Inconsistent	Assessment requires a new report be submitted, the analysis did not only consider phase 1 to determine capacity.
23.18	<i>Sump pumps and stormwater drainage systems shall not be connected to the wastewater system.</i>
Consistent	This will be part of the development agreement.
<b>Utility Services – Shallow Utilities</b>	
23.19	<i>All new residential and non-residential development shall be serviced with shallow utilities at the expense of the developer.</i>

Consistent	This is part of the development agreement.
<b>Utility Services – Emergency Service Infrastructure</b>	
23.22	<i>All water systems serving developments within the Conrich area shall be designed to provide adequate water pressure to combat fires.</i>
Consistent	This is part of the development agreement.
<b>Stormwater – Design</b>	
24.2	<i>Until such time as a regional conveyance system is finalized, the stormwater drainage system (conveyance and storage areas) shall be designed to comply with the Shepard Regional Drainage Plan, the Cooperative Stormwater Management Initiative Plan, the Conrich Master Drainage Plan and the Western Headworks Stormwater Management Agreement (2013).</i>
Consistent	Stormwater management will be part of the conditions of subdivision approval.
24.3	<i>Stormwater management systems should be designed at a scale that services the local plan area. The County discourages stormwater ponds designed for individual lots.</i>
Consistent	Stormwater management for the plan area will be part of the conditions of subdivision approval.
<b>Stormwater – Interim Drainage Solutions</b>	
24.11	<i>Until such time as a permanent stormwater management system is constructed, interim solutions may be allowed as per the phasing plan (Map 13). Options include: a. An interim stormwater facility designed to contain the accumulation of stormwater onsite on a continuing basis during the Western Irrigation District's irrigation season. Discharge to the canal system may be allowed at the end of the irrigation season, in accordance with Western Irrigation District's requirements and the CSMI plan. b. An irrigation or evaporation system that operates under zero discharge conditions may be allowed if the Western Irrigation District system is not available for use.</i>
Consistent	The proposed drainage is interim until CSMI is in place.
24.12	<i>Where an interim stormwater solution is permitted, those portions of stormwater ponds identified for interim storage may remain as privately owned land if the land is designated to a district that is limited to utility and other complimentary uses.</i>
Consistent	As per the CS, the applicant will retain ownership and consider future uses at that time.
24.13	<i>Where a private interim storage pond is approved: a. Access to the stormwater pond shall be provided to the County; b. A management and operation plan for the interim stormwater pond and local stormwater system shall be provided; c. Management and operation of the interim stormwater pond and local stormwater system is the responsibility of the private landowner; and d. A transition plan that addresses the transfer of the stormwater infrastructure to the County, when an interim solution is no longer required is provided.</i>
Consistent	This will be required as part of the development agreement and conditions of approval.
24.14	<i>All costs, including public utility costs, associated with the re-purposing of a privately owned interim storage pond that is no longer needed, shall be the developer's responsibility.</i>
Consistent	This will be part of the development agreement and conditions of approval.



<b>Stormwater – Local Stormwater Management</b>	
24.15	<i>The location of the natural stormwater drainage conveyance system shall be protected and acquired as part of the development process, in general accordance with Map 11 and the Master Drainage Plan.</i>
Consistent	This is part of the development agreement and conditions of approval.
24.16	<i>Stormwater conveyance systems should develop in an orderly, logical, and sequential pattern of development.</i>
Consistent	This is part of the development agreement and conditions of approval.
24.17	<i>Stormwater shall be conveyed downstream in a manner that protects downstream properties.</i>
Consistent	This is part of the development agreement and conditions of approval.
24.18	<i>Where required, proponents of new development shall identify and secure, in consultation with the County, the downstream stormwater conveyance system.</i>
Consistent	This is part of the development agreement and conditions of approval.
24.19	<i>Stormwater conveyance systems must provide a right-of-way of sufficient width to accommodate upstream stormwater flow.</i>
Consistent	This is part of the development agreement and conditions of approval.
<b>Stormwater – Stormwater Ponds, Constructed Wetlands, and Wetlands</b>	
24.20	<i>Stormwater ponds or constructed wetlands should be located:</i> <i>a. in general accordance with the locations identified in the Conrich Master Drainage Plan;</i> <i>b. on an accessible public utility lot; and</i> <i>c. outside of the riparian setback area.</i>
Consistent	PUL and drainage irrigation areas are provided in appropriate areas.
<b>Stormwater – Standards and Design</b>	
24.24	<i>Stormwater infrastructure shall be constructed, operated, and maintained in accordance with the County servicing standards, County policy, and provincial regulations. The stormwater management system should be designed to:</i> <i>a. operate on a gravity basis;</i> <i>b. wherever possible, use the stormwater drainage conveyance system, as generally shown on Map 11;</i> <i>c. accommodate stormwater flows from adjacent transportation networks;</i> <i>d. preserve the value of existing wetlands; and</i> <i>e. conform to an urban standard where a curb and gutter transportation system is provided.</i>
Consistent	This is part of the development agreement and conditions of approval.
24.25	<i>Stormwater conveyance alignments and ponds are shown conceptually on Map 11. Alternate and more cost effective alignments may be considered at the local plan stage if it can be shown that the impact on wetlands within the identified conveyance system is reduced through the use of an alternative alignment.</i>
Consistent	The applicant provided a Conceptual Level Stormwater Management Report Plan prepared by Sedulous Engineering Inc. dated July 2020. The concept consists of the use of overland and underground stormwater conveyance to a large central storm pond, which will eventually be tied to the CSML.
24.26	<i>As part of a local plan preparation process, the applicant shall submit a sub-catchment master drainage plan that is consistent with the approved Master Drainage Plan and the policies of this plan.</i>

Consistent	The applicant provided a Conceptual Level Stormwater Management Report Plan prepared by Sedulous Engineering Inc. dated July 2020
24.27	<i>A sub-catchment master drainage plan for a local plan area shall comply with any new stormwater plans, management policies, and interim servicing policies that may be introduced after the adoption of this plan.</i>
Consistent	The applicant provided a Conceptual Level Stormwater Management Report Plan prepared by Sedulous Engineering Inc. dated July 2020
<b>Solid Waste</b>	
25.1	<i>The developer shall be responsible for the management and disposal of solid waste generated through all stages of construction.</i>
Consistent	This is part of the development agreement and conditions of approval.
25.2	<i>Waste minimization and waste diversion practices are encouraged in the plan area. A diversion target of 50 per cent is recommended.</i>
Inconsistent	A condition of approval will include review of waste management practices, though this information was not included as part of the CS.
25.3	<i>A local plan should:</i> <i>a. address solid waste management through all stages of development, including occupancy;</i> <i>b. identify the appropriate waste collection stations that serve the local plan area;</i> <i>c. conform to the policies of the County's Solid Waste Master Plan; and</i> <i>d. set a solid waste diversion target to inform the subdivision construction management plan.</i>
Inconsistent	The developer will prepare a Waste Management Plan at the subdivision stage, though this information was not noted in the CS. A condition of approval is provided.
<b>Solid Waste – Industrial and Commercial</b>	
25.4	<i>Industrial and commercial business owners shall be responsible for providing their own solid waste services.</i>
Consistent	A lot owner's association will be required and will address waste services.
<b>Solid Waste – Country Residential and Agriculture Areas</b>	
25.5	<i>Solid waste management shall be the responsibility of property owners in country residential and agriculture areas.</i>
Consistent	A homeowners owner's association will be required and will address waste services.
<b>Solid Waste – Hamlet of Conrich and Other Hamlet Residential Areas</b>	
25.7	<i>Solid waste management will be the responsibility of property owners within the hamlet of Conrich until such time as a County service is provided.</i>
Consistent	A homeowners owner's association and lot owners association will be required and will address waste services.
25.9	<i>Lot owners' associations shall coordinate solid waste services in developing areas in the hamlet residential and compact country residential areas until such time as a County service is provided.</i>
Consistent	A lot owner's association will be required and will address waste services.
<b>Implementation – Local Plans, Redesignation, Subdivision, and Development Applications</b>	
27.1	<i>Applications for redesignation, subdivision, and/or development require the concurrent or prior adoption of a local plan, unless otherwise directed by the policies of this plan or determined by the County not to be required.</i>
Generally Consistent	An approved CS is in place, however it should be noted that the subdivision is not in compliance with the CS, nor land uses.

27.3	<i>Local plans shall address and adhere to the requirements of the Conrich Area Structure Plan. In support of local plans and redesignation applications, the developer will be required to submit a rationale showing how their proposal is consistent with the vision and policies of the Conrich Area Structure Plan.</i>
Inconsistent	The local plan is not in compliance with the ASP, as the residential portion of the plan is located in the future policy area.
27.4	<i>Subdivision and development applications shall address and adhere to the requirements of the local plan and the policies of the Conrich Area Structure Plan.</i>
Inconsistent	The local plan is not in compliance with the ASP, as the residential portion of the plan is located in the future policy area.
27.5	<i>Where a local plan does not exist or is silent on a subject, the policies of the Conrich Area Structure Plan shall apply.</i>
Consistent	Appropriate policies have been considered.
<b>Implementation – Local Plan Boundaries</b>	
27.8	<i>Where the policies of an existing local plan conflict with the Conrich Area Structure Plan, the policies of the Conrich Area Structure Plan shall prevail.</i>
Consistent	The CS conflicts with policy 7.1 of the ASP, and as such, this policy prevails.
<b>Implementation – Infrastructure Costs and Levies</b>	
27.9	<i>As part of the local plan approval process the identification, timing, and funding of any required off-site improvements is required. Off-site improvements that are: a. internal to the plan area will be determined to the satisfaction of the County; or b. external to the plan area, including provincial or adjacent municipal infrastructure will be determined to the satisfaction of the County, in consultation with the relevant municipality and/or provincial department.</i>
Consistent	This has been evaluated, and any requirements as part of the development agreement or conditions of approval.
27.10	<i>Developers relying on regional County utility services (water, wastewater, and/ or stormwater) shall be required to front-end the costs of utility service upgrades where deemed necessary by the County.</i>
Consistent	These are requirements as part of the development agreement or conditions of approval.
27.11	<i>Costs associated with transportation and/or utility service improvements are the developer's responsibility.</i>
Consistent	These are requirements as part of the development agreement or conditions of approval.
27.12	<i>Developers relying on transportation and/or utility infrastructure improvements (water, wastewater, and/or stormwater) provided by other developments shall be required to pay cost recovery as per the requirements of the applicable cost contribution agreement.</i>
Consistent	These are requirements as part of the development agreement or conditions of approval.
27.13	<i>Development proponents shall be required to pay the Rocky View County: a. Water and Wastewater Off-Site Levy; b. Stormwater Off-Site Levy; and c. Transportation Off-Site Levy.</i>
Consistent	These are requirements as part of conditions of approval. Stormwater, Water Offsite, Wastewater Offsite, Transportation Offsite Levies are all required.

<b>Implementation – Phasing</b>	
27.14	<i>Phasing of development in the Conrich Area Structure Plan area should be done in a logical and cost effective manner and shall be guided by the phasing strategy of this plan, as shown on Map 13.</i>
Generally Consistent	As noted, the residential portion is in the future policy area, which is not included in the phasing plan. The remainder/industrial/commercial portions are located in Phase 1. This is partially consistent.
27.15	<i>Phase 1 lands may proceed with development subject to the policies of this plan. If Phase 1 lands proceed to development, an irrigation or evaporation system under zero discharge conditions shall be constructed as referenced in Policies 24.11-24.14, until such time as a regional solution has been chosen and mechanisms to implement the construction of the system have been identified.</i>
Consistent	The plan includes irrigation and evaporative stormwater management as an interim solution, as required.
<b>Implementation – Future Policy Area</b>	
27.17	<i>Phasing of the future policy area shall be determined as part of the future policy area review.</i>
Choose an item.	Future policy area work is ongoing, with anticipated Council dates in early Q4.
<b>Implementation – Technical Requirements and Submissions</b>	
27.21	<i>Local plans shall address the requirements as set out in the policies of this plan and Section 29 and Appendix C of the County Plan.</i>
Inconsistent	The ASP and CS refer to the commercial guidelines. Regarding the section 29 criteria, technical documentation was provided as part of the application. However, based on the divergence of the subdivision from the conceptual scheme on numerous accounts (varied MR provision, varied road alignment, parcel lines not matching to land use, varied regional pathway location) it is recommended an amendment to the CS be undertaken for consistency.
27.22	<i>All planning or development applications, and any associated infrastructure construction, should meet the technical requirements of the County Plan, County Land Use bylaw, Conrich Area Structure Plan and associated technical studies, relevant local plan, County servicing standards, County policy, and provincial and federal requirements.</i>
Inconsistent	While the majority of technical studies was completed, there is needed amendment to several studies. Should the Subdivision Authority seek approval of the application, conditions of approval would be included to address any deficiencies in technical matters.
<b>Intermunicipal Coordination and Cooperation</b>	
28.1	<i>The County shall consult with The City of Calgary and City of Chestermere on planning processes affecting land that borders the adjacent municipality and/or on other matters identified through an intermunicipal development plan as areas requiring planning coordination.</i>
Consistent	The application was referred to each Calgary and Chestermere. Calgary noted their comments, and seek coordination on resourcing for recreation matters, and Chestermere did not respond.
<b>Intermunicipal Coordination and Cooperation – Rocky View County – City of Chestermere</b>	
28.4	<i>Development adjacent to the city of Chestermere shall be coordinated between Rocky View County and the City of Chestermere, or as otherwise required by any future intermunicipal development plan.</i>

Consistent	The application was referred to Chestermere who did not respond.
<b>Intermunicipal Coordination and Cooperation – Rocky View County – The City of Calgary</b>	
28.7	<i>Planning and development applications within the entire Conrich Area Structure Plan area shall be circulated to The City of Calgary for transportation review and comment in accordance with the circulation and response timelines as per the Rocky View County/City of Calgary Intermunicipal Development Plan.</i>
Consistent	The application was referred to each Calgary and Chestermere. Calgary noted their questions on transportation matters.

<b>Land Use Bylaw C-8000-2020</b>	
<b>Residential, Small Lot District (R-SML)</b>	
340	<i>PURPOSE: To provide for single and semi-detached residential dwellings on small parcels in Hamlets and comprehensively planned area.</i>
Consistent	The land use for the proposed residential use is consistent for a developing hamlet.
342	<i>MINIMUM PARCEL SIZE: a. 0.06 ha (0.15 ac) b. The minimum size of parcels designated with the letter “p” is the number indicated on the Land Use Map</i>
Consistent	The parcel sizes exceed the minimum parcel size.
343	<i>MINIMUM PARCEL WIDTH: a. 13.5 m (44.29 ft.). b. The minimum width of parcels designated with the letter “w” is the number indicated on the Land Use Map</i>
Inconsistent	Approximately one quarter of the 80 parcels do not meet minimum parcel widths at the front property line, particularly on end units of cul-de-sacs. It would be appropriate for an amendment to the land use to add a parcel width modifier to allow for narrower parcels.
<b>Commercial, Local Urban District (C-LUD)</b>	
416	<i>PURPOSE: To accommodate small scale business within Hamlets and comprehensively planned area, in a manner sensitive to adjacent uses.</i>
Generally Consistent	The proposed commercial is generally consistent with hamlet type uses, however the lands are in the future policy area and not yet subject to planning.
418	<i>MINIMUM PARCEL SIZE: a. Lots not serviced by a piped sewer system: 0.18 ha (0.44 ac) b. All others: 0.09 ha (0.22 ac) c. Notwithstanding b) above, the minimum size for parcels designated with the letter “p” is the number indicated on the Land Use Map</i>
Consistent	The minimum parcel size has been met.
419	<i>MINIMUM PARCEL WIDTH: a. 15.0 m (49.21 ft) b. The minimum width of parcels designated with the letter “w” is the number indicated on the Land Use Map</i>
Consistent	Minimum parcel widths have been met.
<b>Special, Public Service District (S-PUB)</b>	
451	<i>PURPOSE: To provide for the development of Institutional, Educational and Recreational uses.</i>

Consistent	The PULs required to serve the development area appropriate.
453	<i>MINIMUM PARCEL SIZE:</i> <i>a. 0.5 ha (1.24 ac)</i> <i>b. The minimum size of parcels designated with the letter “p” is the number indicated on the Land Use Map</i>
Inconsistent	The narrow PULs in the residential areas do not meet the minimum parcel requirements.
<b>Special, Parks and Recreation District (S-PRK)</b>	
469	<i>PURPOSE: To provide for the development of active and passive recreational areas at the local, neighbourhood and regional levels.</i>
Consistent	MR provided is appropriate to the area.
Schedule B	Map 53
Inconsistent	The MR connecting the residential to the DC area does not have land use.

<b>Conrich Crossing Conceptual Scheme Bylaw C-8178-2021</b>	
<b>Plan Area Description – Site Conditions</b>	
2.4.1	<i>The existing farm building site will be demolished and the existing utilities will be decommissioned at the subdivision stage.</i>
Consistent	This will require a building permit.
<b>Plan Area Description – Biophysical Considerations</b>	
2.4.3.1	<i>Wetland disturbances shall proceed in accordance with the procedural, technical and compensation requirements established by Alberta Provincial Wetland Policy to the satisfaction of Alberta Environment &amp; Parks (AEP).</i>
Consistent	This is part of the Development Agreement and conditions of approval
<b>Plan Area Description – Geotechnical Considerations</b>	
2.4.4.1	<i>The Developer shall submit a geotechnical analysis at the subdivision stage, to be prepared by a qualified Geotechnical Engineer, to confirm the suitability of subsurface conditions in accordance with the requirements of the County Servicing Standards.</i>
Consistent	This was prepared and submitted, and further Geotech testing is required as a condition of subdivision.
<b>Development Concept – Development Areas</b>	
3.1.1.1	<i>Development within the Plan area shall be organized into distinct land use areas as generally illustrated on Figure 7: Development Concept.</i>
Generally Consistent	Generally, the land uses districts conform to Figure 7. However there are several smaller scale land uses that no longer conform to the map.
<b>Development Concept – Transportation</b>	
3.3.1	<i>Access will be provided to the Plan area as generally illustrated on Figure 8: Transportation, in accordance with the County Servicing Standards.</i>
Inconsistent	While the overarching transportation network is largely in accordance with Figure 8, one of the east-west roads in the remainder portion, and the residential roadways and access points in the residential area differ from the CS.
3.3.1.1	<i>Infrastructure improvements to the road network shall be provided by the developer at the subdivision stage in accordance with the recommendations of the Transportation Impact Assessment.</i>

Consistent	The development agreement and conditions of approval includes these requirements.
3.3.1.2	<i>The developer shall be required to provide applicable Transportation Off-Site Levies at the subdivision stage.</i>
Consistent	TOL is being provided as a condition of approval.
3.3.2.1	<i>The design of the internal subdivision road network shall be established at the subdivision stage in accordance with the County Servicing Standards.</i>
Inconsistent	The residential subdivision road network is consistent with servicing standards, though not with the CS.
3.3.2.2	<i>Roadways within the residential and local commercial areas south of Township Road 250 shall include urban cross sections with curb and gutter and sidewalks on both sides, to be determined at the subdivision stage in accordance with the County Servicing Standards.</i>
Inconsistent	The residential subdivision road network is consistent with servicing standards, though not with the CS. As well, the cross-section of Conrich Road has not yet been determined.
3.3.2.3	<i>Roadways within the business area situated north of Township Road 250 will include rural cross sections, to be determined at the subdivision stage in accordance with the County Servicing Standards.</i>
Inconsistent	The approved CS includes two east-west roads, and the current subdivision only includes one. While the road sections will be consistent with servicing standards, they are not consistent with the local plan.
3.3.2.4	<i>The eight (8) lot cul-de-sac situated within the western portion of the residential area may be gated and the cul-de-sac road established as a private road. This shall only occur if appropriate mechanisms, such as a bare land condominium, and municipal standards allow such an arrangement.</i>
Not Applicable	This option has not been put forward for gating at this time.
3.3.2.5	<i>All road cross sections within the Plan area should consider opportunities to accommodate future transit.</i>
Consistent	This will be required as part of the development agreement.
3.3.2.6	<i>The provision of emergency/secondary access to Township Road 250 from the residential area in Phase 1 shall be confirmed at subdivision stage and considered against municipal standards.</i>
Consistent	Final configuration of Township Road 250 realignment will consider emergency access. At this time, access to the existing Twp Rd 250 includes two access points.
3.3.1	<i>The need for road ROW widening along Range Road 284 (Conrich Road) shall be evaluated at the subdivision stage.</i>
Inconsistent	The future policy area includes consideration for Conrich Road requirements. As this has not been adopted, details are not able to be evaluated at this time. This should have been determined prior to subdivision stage. However, should the subdivision be approved, a condition requiring 15m along the eastern boundary where the road allowance is 20m is currently required.
3.3.4.1	<i>The future realignment of Township Road 250 shall be accommodated within the Plan area as generally illustrated on Figure 8: Transportation.</i>
Consistent	The CS and subdivision provide for the realigned Twp Rd 250, including development agreement and conditions of approval.
3.3.4.2	<i>The landowner shall enter into a 'Future Road Acquisition Agreement' to establish a process and procedure for the County to provide appropriate compensation to the</i>

	<i>landowner for road ROW dedication and the registration of a road ROW plan to accommodate the realignment of Township Road 250.</i>
Consistent	The County will continue to work with the applicant on this matter. A condition to enter into a Special Improvements Development Agreement is provided.
3.3.4.3	<i>A Road Acquisition Agreement and construction agreement is anticipated at the subdivision stage to accommodate the realignment and construction of Township Road 250.</i>
Consistent	The County will continue to work with the applicant on this matter. A condition to enter into a Special Improvements Development Agreement is provided.
<b>Development Concept - Utility Servicing</b>	
3.4.1	<i>Potable water service shall be provided within the Plan area by the Conrich water system as generally illustrated by Figure 9: Potable Water Servicing.</i>
Consistent	The development will connect to the Conrich water system.
3.4.2.1	<i>An offsite feeder main and internal water distribution network shall be constructed by the developer at the subdivision stage in accordance with the County Servicing Standards.</i>
Consistent	The servicing strategy determined that potable water infrastructure upgrades may be required as part of the first phase of the Conrich Station Development. Any upgrades will be required to be constructed by the developer. This is a requirement of the development agreement and conditions of approval.
3.4.2.2	<i>The Developer shall engage a qualified professional to prepare a detailed estimation of water demand expected within the subdivision area at the subdivision stage.</i>
Inconsistent	A preliminary analysis for the entire development was completed. A phase 1 only report was requested. This is a requirement of the development agreement and conditions of approval.
3.4.2.3	<i>The design of the internal water distribution network shall accommodate fire suppression in accordance with the County Servicing Standards.</i>
Consistent	This is a requirement of the development agreement.
3.4.2.4	<i>All potable water infrastructure constructed within the Conceptual Scheme area shall be owned and maintained by the County.</i>
Consistent	This is a requirement of the development agreement.
3.4.2.5	<i>The Developer shall provide payment for required water infrastructure upgrades in accordance with the County's Water &amp; Wastewater Off-Site Levy Bylaw at the subdivision stage.</i>
Consistent	This is a requirement of the development agreement.
3.4.3.1	<i>Wastewater shall be provided within the Plan area by the East Rocky View Wastewater Transmission Line as generally illustrated by Figure 10: Wastewater Servicing.</i>
Consistent	This requirement will be met.
3.4.4.1	<i>The internal wastewater collection network shall be constructed by the developer at the subdivision stage in accordance with the County Servicing Standards.</i>
Consistent	This is a requirement of the development agreement.
3.4.4.2	<i>The Developer shall engage a qualified professional to prepare a detailed estimation of proposed wastewater generation expected within the subdivision area at the subdivision stage.</i>



Inconsistent	A preliminary analysis for the entire development was completed. A phase 1 only report was requested. This is a requirement of the development agreement and conditions of approval.
3.4.4.3	<i>The developer shall construct a local sanitary lift station to convey wastewater generated within the Plan area to the East Rocky View Wastewater Transmission Line.</i>
Consistent	A condition requiring an offsite development agreement is provided.
3.4.4.4	<i>The internal wastewater collection network shall be owned and maintained by the County.</i>
Consistent	This is a requirement of the development agreement.
3.4.4.5	<i>The Developer shall provide payment for required infrastructure upgrades in accordance with the County's Water &amp; Wastewater Off-Site Levy Bylaw at the subdivision stage.</i>
Consistent	This is a condition of approval.
3.4.5.1	<i>Shallow franchise utilities shall be installed and/or financed by the developer at the subdivision stage in consultation with the applicable utility providers.</i>
Consistent	This is a requirement of the development agreement.
3.4.5.2	<i>The alignments for franchise utility installations shall be determined at the subdivision stage in accordance with the County Servicing Standards.</i>
Consistent	This is a requirement of the development agreement.
<b>Development Concept – Stormwater Management</b>	
3.5.1	<i>Stormwater management shall be provided within the Plan area as generally illustrated on Figure 11: Stormwater Management.</i>
Consistent	The subdivision is consistent with this requirement.
3.5.1.1	<i>The design of the stormwater management system within the Plan area shall be consistent with the Conrich Master Drainage Plan.</i>
Consistent	The subdivision is consistent with this requirement.
3.5.3.1	<i>The developer shall provide a site-specific Stormwater Management Plan at the subdivision stage to confirm pre and post development surface drainage characteristics to ensure positive drainage conditions are maintained during and after the development's implementation.</i>
Consistent	This is a requirement of the development agreement and conditions of approval.
3.5.3.2	<i>The design of the stormwater management system shall accommodate the unit area release rates and volume retention targets within the Plan area as per the Conrich Master Drainage Plan.</i>
Consistent	This is a requirement of the development agreement and conditions of approval.
3.5.3.3	<i>The stormwater management facility shall be constructed by the developer at the subdivision stage in accordance with the County Servicing Standards.</i>
Consistent	This is a requirement of the development agreement and conditions of approval.
3.5.3.4	<i>The stormwater management facility shall be dedicated within a Public Utility Lot (PUL) at the subdivision stage.</i>
Consistent	The subdivision is consistent with this requirement.
3.5.3.5	<i>The developer shall establish two (2) permanent irrigation areas as generally illustrated on Figure 11: Stormwater Management.</i>
Consistent	The subdivision is consistent with this requirement.

3.5.3.6	<i>Pending a stormwater discharge to the downstream CSMI regional infrastructure, the operation of the stormwater management system shall be augmented by a temporary irrigation area to be operated and maintained by the developer within the northern portion of the Plan area as generally illustrated on Figure 11: Stormwater Management.</i>
Consistent	The subdivision is consistent with this requirement.
3.5.3.7	<i>The design, operation and maintenance of the permanent and temporary irrigation areas shall be determined at the subdivision stage in accordance with the recommendations of the Conceptual Level Stormwater Management Report. An encumbrance may be registered against all affected titles to outline each owner's obligations regarding same.</i>
Consistent	This is a requirement of the development agreement and conditions of approval.
3.5.3.8	<i>With the exception of the permanent and temporary irrigation areas, all stormwater management infrastructure within the Plan area will be owned and operated by the County.</i>
Consistent	This is a requirement of the development agreement and conditions of approval.
3.5.3.9	<i>The developer shall register an overland drainage ROW within the Plan area to reserve the County rights to gain access to all the stormwater management infrastructure, including the permanent and temporary irrigation areas, in the event of emergency or to ensure required maintenance activities are completed.</i>
Consistent	This is a requirement of the development agreement and conditions of approval.
3.5.3.10	<i>The developer shall provide payment for required infrastructure upgrades at the subdivision stage in accordance with the County's Stormwater Offsite Levy Bylaw.</i>
Consistent	This is a requirement of the conditions of approval.
<b>Development Concept – Open Space</b>	
3.6.1.1	<i>Open space within the Plan area shall be provided by the developer at the subdivision stage to include a combination of municipal reserve (MR) and public utility lot (PUL) as generally illustrated on Figure 12: Open Space.</i>
Consistent	The subdivision is consistent with this requirement. MR lands will be dedicated now, with a portion of cash in lieu, and the remainder portion will be deferred by caveat.
3.6.1.2	<i>The developer shall provide a ± 15 m linear MR dedication along the Range Road 284 (Conrich Road), realigned Township Road 250, and within the residential area as generally illustrated on Figure 12: Open Space.</i>
Consistent	This is a requirement of the conditions of approval
3.6.1.3	<i>The developer shall prepare a Landscaping Plan at the subdivision stage, to be prepared by a qualified professional, to detail the proposed landscaping and configuration of recreation improvements, including a paved regional pathway, to be constructed in accordance with the County Servicing Standards.</i>
Generally Consistent	This was not provided with the subdivision application, but has been included as a condition of approval. The regional pathway alignment has not yet been determined.
3.6.1.4	<i>The County shall assume maintenance of the MR upon issuance of a Final Acceptance Certificate in accordance with the terms of a Development Agreement.</i>
Consistent	This will be part of the development agreement.
3.6.1.5	<i>Community signage may be installed within the MR subject to the approval of the County. The maintenance of such signage shall be provided by the Business Lot Owners Association in accordance with the terms of a License of Occupation, to the satisfaction of the County.</i>

Consistent	This will be considered through landscaping plans or future development requests. LOA includes maintenance of MR signage as part of the condition of approval.
3.6.1.6	<i>Outstanding Municipal Reserve (MR) owing after the proposed land dedication shall be provided by the developer at the subdivision stage via cash-in-lieu payment pursuant to the provisions of the Municipal Government Act.</i>
Consistent	Conditions of approval include this requirement.
<b>Development Concept – Community Support Services</b>	
3.7.4.1	<i>The developer shall prepare a Waste Management Plan at the subdivision stage, to the satisfaction of the County.</i>
Consistent	This is a requirement of the conditions of approval
3.7.4.2	<i>The developer shall establish one or more Lot Owner Associations at the subdivision stage to manage contracts with solid waste management service providers within the Plan area.</i>
Consistent	This is a requirement of the conditions of approval
<b>Implementation Framework – Land Use</b>	
4.1.1	<i>Land use will be assigned as generally illustrated on Figure 13: Proposed Land Use.</i>
Inconsistent	Much of the land use is consistent with Figure 13, however parcel configurations of the subdivision now result in parcels not coinciding with their land use in multiple locations.
<b>Implementation Framework – Proposed Subdivision</b>	
4.2.1	<i>Subdivision is expected to proceed as generally illustrated on Figure 14: Proposed Subdivision.</i>
Inconsistent	Much of the land use is consistent with Figure 14, however parcel configurations of the subdivision now result in parcels not coinciding with their land use in multiple locations, roadways have been changed, access points moved, and MR relocated.
<b>Implementation Framework – Development Phasing</b>	
4.3.1	<i>The development within the Plan area is expected to proceed in three (3) phases as generally illustrated on Figure 15: Proposed Phasing.</i>
Generally Consistent	Phase 1 is larger than the proposed subdivision, with Phase 2 and 3 as remainders.
<b>Implementation Framework – Architectural Considerations</b>	
4.4.1	<i>The developer shall establish Architectural Controls at the subdivision stage to coordinate building design criteria within each business area in accordance with the Commercial, Office and Industrial Design Guidelines and the Conrich ASP's NonResidential/Residential Interface requirements.</i>
Consistent	These were not provided as part of the subdivision application. They are requirements of conditions of approval.
<b>Implementation Framework – Residential Development Design Considerations</b>	
4.5.1	<i>The developer shall establish a Residential Lot Owner Associations at the subdivision stage for the purposes of managing and implementing the architectural controls</i>
Consistent	This is required as a condition of approval.
4.5.2	<i>Should the developer wish to install a gated access for the eight (8) lot cul-de-sac situated in the western portion of the residential area, a lot owner's association shall be established to operate and maintain the gate and private access road.</i>

Not Applicable	The developer has not made this request.
<b>Implementation Framework – Voluntary Recreation Contribution</b>	
4.6.1	<i>The developer shall consider the County's Voluntary Contribution Program at the subdivision stage.</i>
Consistent	This is provided as a condition of approval.