

**ATTACHMENT E: POLICY REVIEW**

<b>Definitions</b>		
Consistent	Generally Consistent	Inconsistent
Clearly meets the relevant requirements and intent of the policy.	Meets the overall intent of the policy and any areas of inconsistency are not critical to the delivery of appropriate development.	Clear misalignment with the relevant requirements of the policy that may create planning, technical or other challenges.

<b>Municipal District of Bighorn / Rocky View County Intermunicipal Development Plan</b>	
<b>Land Use Policies – General Land Use Policies</b>	
3.2.1	<i>Applications for land use redesignation, subdivision, and development permit should be evaluated in accordance with the Municipal Development Plan (MDP), Land Use Bylaw (LUB), and any statutory or non-statutory plans relevant to the municipality in which they are received.</i>
Consistent	The IDP does not have regulations surrounding building setbacks, however, the application was evaluated against Rocky View County regulations.
3.2.2	<i>Applications for a new Area Structure Plan, Concept Plan, MDP, LUB, and MDP or LUB amendments within the IDP Area should be evaluated in accordance with any relevant regional plan as well as the Municipal Development Plan (MDP), Land Use Bylaw (LUB), and any statutory or non-statutory plans relevant to the municipality in which they are received.</i>
Consistent	The application for the DC-123 Amendment was reviewed against Rocky View County plans.

<b>Municipal Development Plan (County Plan)</b>	
<b>Country Residential Development – Country Residential Communities</b>	
10.2	<i>Country residential development in the agriculture area shall be guided by the goals and policies of this Plan.</i>
Consistent	The Cottageclub Ghost Lake CS was developed in accordance with the goals and policies of the County Plan, meeting the development review criteria identified within Section 29.
10.3	<i>Encourage and support country residential communities in providing a high quality built environment while maintaining rural character.</i>
Consistent	The CS achieves a community design largely aligned with the principles of compact residential development. Implementation of the community design standards including architectural guidelines and subdivision design are not impacted by the proposed amendment.
10.4	<i>Country residential development shall address the development review criteria identified in section 29.</i>
Consistent	The scope of the application does not warrant updates to the technical submissions previously reviewed in evaluation of the approved Cottageclub Ghost Lake CS.

<b>Cottageclub Ghost Lake Conceptual Scheme C-6585-2007</b>	
<b>Subdivision Design</b>	
7.4.3	<i>Cabins shall be clustered to provide for a cohesive plan, efficient servicing and to provide opportunities for common open space.</i>
Consistent	The approved subdivision design creating the subject lot considered a cluster design typology preserving open space and providing walkable access to community amenities. No adverse impacts to community design criteria are anticipated should the subject amendment be approved.
<b>Population Projections</b>	
7.5.1	<i>The maximum number of recreational detached cabin dwelling units permitted within the Plan Area shall be 350.</i>
Not Applicable	The proposed application does not create additional dwelling units within the plan area. Through the creation of the subject lot the density requirements have previously been reviewed and accepted.
<b>Architectural Guidelines</b>	
7.8.1	<i>Architectural guidelines shall be prepared by the developer to ensure a cohesive, high quality building form suited to the natural environment. All cabins and buildings will be constructed of low maintenance, high quality materials.</i>
Not Applicable	The placement of the Dwelling, Single Detached on the subject lot does not change architectural form and massing of the lot development. No impacts to community cohesion are anticipated by the minor setback variance.
<b>Proposed Land Use</b>	
12.0.1	<i>Applications for land use amendments within the Plan Area shall establish land uses, appropriate building setbacks and development regulations, and shall be consistent with the intent of this Conceptual Scheme.</i>
Generally Consistent	The application is requesting a variance to the building setback to allow for an existing dwelling and shed to remain, while remaining consistent with the intent of the Conceptual Scheme.
<b>Intermunicipal Cooperation</b>	
15.0.1	<i>All applications to adopt or amend the Conceptual Scheme and land use bylaw, and any subdivision or development permit application shall be referred to the MD of Big Horn and the Summer Village of Ghost Lake for review and comment.</i>
Consistent	The application information package was circulated to the MD of Bighorn for their review and comment in accordance with Policy 15.0.1; no comments were received.

<b>Direct Control District Bylaw C-6586-2007 (DC-123)</b>	
<b>Land Use Regulations – Residential Area – Cell ‘A’ – Minimum Yard Requirements</b>	
2.4.2	Side Yard: 2.4 m (7.87 ft.)
Generally Consistent	The application is for an amendment to the side yard setback for Unit 184, to allow an existing dwelling and shed to remain. The existing side yard setback for the dwelling is 2.26 m (7.41 ft.), resulting in a 0.14 m (0.46 ft.) variance ( $\pm 6\%$ ). The existing side yard setback for the “lean-to shed” is 1.40 m (4.59 ft.), resulting in a 1.00 m (3.28 ft.) variance (41.67%).