

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)	
Managing Residential Growth – Agricultural Area	
5.10	<i>Residential development in the agricultural area shall be guided by the goals and policies of this Plan.</i>
Consistent	The subject parcel is located within an Agricultural Area of the County; however, the proposal broadly implements the development as considered by Northglen Estates Conceptual Scheme, approval of which was guided by the goals and policies of the County Plan.
Environment – Stormwater and Wastewater	
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 application provided confirmation of technical feasibility through the submission of PSTS evaluations and stormwater management reporting. Mitigation of offsite impacts and wastewater servicing on site is implemented through the conditions of subdivision requiring Development Agreements respecting various site infrastructure upgrades to be entered into.
7.7	<i>Effectively treat stormwater to protect surface water, riparian areas, and wetlands.</i>
Consistent	The approved stormwater management plan provided in support of the application addresses drainage considerations in the area to avoid offsite impacts to existing natural capital within the subject lands and adjacent parcels.
Country Residential Development – Country Residential Communities	
10.2	<i>Country residential development in the agriculture area shall be guided by the goals and policies of this Plan.</i>
Consistent	The subject parcel is located within an Agricultural Area of the County; however, the proposal broadly implements the development as considered by Northglen Estates Conceptual Scheme, approval of which was guided by the goals and policies of the County Plan.
10.4	<i>Country residential development shall address the development review criteria identified in section 29.</i>
Consistent	The application provided various technical submissions as highlighted within Attachment B – Application Information. The development review criteria contained within Section 29 and referenced with Appendix C have been addressed through these technical submissions and are further implemented through the recommended conditions of approval considered within Attachment F.

Country Residential Development – Fragmented Country Residential Areas	
10.11	<p><i>Within a fragmented quarter section, the redesignation of residential lots or agricultural parcels less than or equal to 10 hectares (24.7 acres) in size to a new residential land use may be supported if the following criteria are met:</i></p> <ul style="list-style-type: none"> <i>a. A lot and road plan is provided that: <ul style="list-style-type: none"> <i>i. plans for an area determined by the County at the time of redesignation application. The plan shall include, at a minimum, all residential or small agricultural acreages that are adjacent to the application;</i> <i>ii. includes design measures to minimize adverse impacts on existing agriculture operations; and</i> <i>iii. demonstrates potential connectivity to residential or small agricultural acreages outside of the lot and road plan area.</i> </i> <i>b. A technical assessment of the proposed design is provided, to demonstrate that the lot and road plan area is capable of supporting increased residential development. The assessment shall address: <ul style="list-style-type: none"> <i>i. the internal road network, water supply, sewage treatment, and stormwater management; and</i> <i>ii. any other assessment required by unique area conditions.</i> </i> <i>c. A technical assessment of the impact on off-site infrastructure, roads, and stormwater systems is be provided;</i> <i>d. A report is provided that documents the consultation process undertaken to involve affected landowners within the plan area in the preparation and/or review of the lot and road plan.</i>
Not Applicable	The subject parcel is located within a quarter section meeting the definition of a fragmented quarter section. However, the provision of a lot and road plan is not required as servicing and internal road configuration has been previously considered in the area through Council's approval of the Northglen Estates Conceptual Scheme.
10.13	<p><i>Subdivision of residential lots or small agricultural parcels within a fragmented quarter section may be supported if:</i></p> <ul style="list-style-type: none"> <i>a. a lot and road plan acceptable to the County has been provided;</i> <i>b. the application area has the appropriate land use designation; and</i> <i>c. the conditions of subdivision implement the lot and road plan.</i>
Not Applicable	The subject parcel is located within a quarter section meeting the definition of a fragmented quarter section. However, the provision of a lot and road plan is not required as servicing and internal road configuration has been previously considered in the area through Council's approval of the Northglen Estates Conceptual Scheme.
10.14	<i>For development within a fragmented quarter section, an internal road to service a subdivision as per the lot and road plan may be required as a condition of subdivision.</i>
Consistent	An internal road network is contemplated in general alignment with the Northglen Estates Conceptual Scheme and implemented through the recommended condition of approval including a Development Agreement to be entered into for the construction of the internal subdivision road.
Reserves – Municipal, School, and Community Reserves	
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"> <i>a. land;</i> <i>b. money in place of land; or</i> <i>c. a combination of land and money.</i>
Consistent	Provision of Municipal Reserve is implemented through the recommended conditions of approval within Attachment F. Cash-in-lieu is considered in alignment with the applicable Conceptual Scheme as physical land dedication is not contemplated in the plan area.
13.4	<i>Reserves should be provided to the maximum amount allowed by the Municipal Government Act.</i>

Consistent	Reserves equivalent to 10% of the area of the subject lands are to be provided in accordance with the maximum amount allowed under Section 666(3) of the <i>Municipal Government Act</i> (MGA).
Transportation – Road Access	
16.13	<i>Residential redesignation and subdivision applications should provide for development that:</i> <i>a. provides direct access to a road, while avoiding the use of panhandles;</i> <i>b. minimizes driveway length to highways/roads;</i> <i>c. removes and replaces panhandles with an internal road network when additional residential development is proposed; and</i> <i>d. limits the number and type of access onto roads in accordance with County Policy.</i>
Consistent	The dedication of ±0.46 hectares (±1.14 acres) of road right of way and construction of internal subdivision road providing access to each of the proposed lots is considered through the recommended conditions of approval and illustrated on the tentative plan within Attachment F.
Utility Services – Water Supply	
17.6	<i>Water well performance and deliverability testing shall be required of all development relying on ground water, in accordance with the requirements of the Water Act.</i>
Consistent	Individual water wells for each individual lot shall be constructed and demonstrated to provide sufficient capacity and quality of potable water in accordance with the County's Servicing Standards as implemented through the recommended conditions of approval included in Attachment F.
Utility Services – Wastewater Management	
17.9	<i>New residential development shall provide wastewater treatment, in accordance with County Policy, by:</i> <i>a. connecting to, or constructing, regional or decentralized wastewater services; or</i> <i>b. confirming the lot(s) is capable of private wastewater treatment.</i>
Consistent	The installation of private sewage treatment systems for each individual lot is addressed through the recommended conditions of approval as considered in the Attachment F. Confirmation of soil capacity and recommended standard of system has been addressed through the submission of the level 3 PSTS report provided by the application.
17.11	<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> <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> <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>
Consistent	Individual wastewater treatment systems installation has been determined appropriate in the area given the density and accounted for in the approved Conceptual Scheme further highlighted below, and the submission technical reporting addressing wastewater considerations.
17.12	<i>The ownership, operation, and maintenance of private on-site wastewater treatment systems, or wastewater holding tanks shall be the responsibility of the landowner.</i>
Consistent	Agreements for the installation of appropriate system adhering to the technical recommendations stipulated in the technical reports provided by the application and the County's servicing standards shall be registered on each individual lot as considered within the recommended conditions of approval; therefore ensuring wastewater systems will be constructed to the satisfaction of the County at time of individual lot development/house construction.

Utility Services – Stormwater	
17.14	<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> <i>a. Stormwater shall be conveyed downstream in a manner that protects downstream properties; and</i> <i>b. Where required, proponents of new development shall identify and secure the downstream stormwater conveyance system.</i>
Consistent	The approved stormwater management plan provided in support of the application addresses drainage considerations in the area to avoid offsite impacts to existing natural capital within the subject lands and adjacent parcels.

Northglen Estates Conceptual Scheme	
Planning Cells	
2.2.1	<i>Subdivision in the Concept Plan Area will be coordinated with three separate Planning Cells.</i>
Consistent	The subject parcel is located within Planning Cell 3 as illustrated on the Planning Cell Map.
Phasing	
3.2.3	<i>Increased density is allowed, to a minimum parcel size of 2 acres, provided higher density lots are located on the edge of the Plan Area adjacent to either Range Road 275 or 275 A.</i>
Consistent	The proposed parcel configuration includes parcels of approximately 2 acres in area adjacent to RGE RD 275A being accessed from an internal subdivision road, and larger parcels with frontage on the east side of the proposed future road, further from RGE RD 275A.
3.2.4	<i>A mix of parcel sizes within a variety of land districts, including Agricultural Holding, Residential One, Residential Two or Residential Three, is allowed and subdivision proposals within Joint Planning Areas shall be designed in accordance with the following:</i> <i>(1) clusters of development interspersed by larger tracts of land to create better views, sense of space, and more efficient servicing;</i> <i>(2) identify building sites to promote more compact built forms;</i> <i>(3) plan tighter landscaping, better views and wind screens, to promote a sense of identity, community, a sense of place and security;</i> <i>(4) minimize the number of roads and connection corridors required.</i>
Generally Consistent	The existing land use designation and proposed parcel configuration promotes lower densities towards the center of the Plan area and smaller parcels towards the exterior to the plan area and existing Range Roads; mirroring the access network considered in Planning Cell #1 to the west.
Water Servicing	
4.1.1	<i>All newly created lots within the Plan Area should be serviced by an individual well;</i>
Consistent	The recommended conditions of approval ensure the that each new lot is serviced by an individual well, to be completed through the endorsement process.
4.1.3	<i>New applications for subdivision within the Plan Area shall be accompanied by preliminary groundwater evaluation based on existing groundwater data within the vicinity of the subject lands. The groundwater evaluation shall be prepared by a consultant with expertise in groundwater analysis;</i>

Consistent	As noted within Attachment B – Application Information, the application provided a Phase 1 groundwater supply evaluation prepared by a qualified professional engineer.
4.1.4	<i>A well shall be drilled on each new lot that is created as the result of an application for subdivision, and each new well shall be tested in accordance with Alberta Environment guidelines. If the results of the testing do not fall within these guidelines, the subdivision shall not be endorsed or registered.</i>
Consistent	The recommended conditions of approval included within Attachment F ensure the provision of a well for each individual Lot is drilled and tested to confirm water quality meeting County and Provincial standards is required prior to final endorsement of the subject proposal.
Sanitary Sewer Servicing	
4.2.1	<i>Percolation and near-surface water table testing shall be required as a condition of subdivision approval for each new lot created in the Plan Area. In the event that the results of testing do not fall within the guidelines of Alberta Environment, the subdivision shall not be endorsed or registered.</i>
Generally Consistent	Aquifer testing reports are included as a recommended condition of approval; pending results of phase 2 reporting, the subdivision shall not be endorsed until confirmation of deliverability to the County and Provincial standards are achieved.
Storm Water Servicing	
4.3.1	<i>A comprehensive stormwater management plan for the entire Plan Area may be required as a condition of approval for initial subdivision applications, in accordance with the following policies: (1) A stormwater management plan may be required as a condition of subdivision approval to identify natural drainage flows, locations of stormwater retention ponds, drainage easements and treatment of stormwater if necessary; (2) Post-development volumes of stormwater shall be designed such that it does not exceed pre-development flows. (3) Natural drainage courses shall not be altered.</i>
Generally Consistent	A stormwater management plan was prepared and submitted in support of the subject application. The report proposes raingardens to provide stormwater quality improvement and volume reduction, and demonstrates the post development runoff will not exceed pre development runoff. Natural drainage courses shall be protected through the registration of Overland Drainage Right of Ways (ODRW) in accordance with the approved stormwater management plan.
Reserves	
4.4.1	<i>At the time of subdivision, landowners may be required to provide 10% of the gross areas of the subject lands as Municipal Reserve, subject to the following conditions: (1) in accordance with a plan of reserves where a plan of reserve has been prepared which identifies the location of the lands and the purpose for dedication; (2) where a plan of reserve has not been prepared, or where lands dedicated as part of a plan of reserve do not total 10%, reserves or the balance, as the case may be, will be provided as cash-in-lieu; (3) dedication for Municipal Reserves will not be required where such dedications have already been provided from prior subdivisions of the same lands</i>
Consistent	Municipal reserves shall be provided equivalent to 10% of the area of the subject land as cash-in-lieu at the value included in the approved appraisal submitted July 5, 2024; provision of reserves are considered within the recommended conditions of approval included as Attachment F.

Transportation and Access	
4.5.1.1	<i>Internal subdivision roads should not inhibit future subdivision;</i>
Generally Consistent	The proposed internal subdivision road and lot configuration does not limit future subdivision of the northern parcel; however, the location of the existing Dwelling on the northern lot may require a future road connection which varies slightly from the configuration included in the approved Conceptual Scheme. This future potential deviation from the road network configuration considered by the conceptual scheme is considered minor in nature and may not require amendments to the conceptual scheme in the future should subdivision outside of the current proposal be considered.
4.5.1.2	<i>All lands shall eventually receive primary access onto internal subdivision roads;</i>
Consistent	Construction of the internal subdivision road network as considered within Attachment F provides the opportunity to each of the proposed lots to be accessed by an internal subdivision road. Further, the northerly adjacent parcel would also have frontage along an internal subdivision should they wish to construct an access upon completion of the proposed road.
4.5.2.1	<i>Access to Range Roads 275 and 275A for new parcels within the Plan Area shall be limited to internal subdivision roads such as cul-de-sacs or crescents.</i>
Consistent	Construction of the internal subdivision road network as considered within Attachment F provides the opportunity to each of the proposed lots to be accessed by an internal subdivision road. In addition, the reclamation of existing access from Range Road 275A is considered.
4.5.2.2	<i>All internal subdivision roads and approaches shall be constructed and paved to Municipal Standards.</i>
Consistent	Development agreement(s) shall be entered into ensuring the construction is completed to the satisfaction of the County. Confirmation shall be completed through the County's construction completion and final acceptance process.

Land Use Bylaw C-8000-2020	
Residential, Rural Residential District (R-RUR)	
319	<i>Minimum Parcel Size:</i> <ul style="list-style-type: none"> a) 1.6 ha (3.95 ac) b) The minimum size of parcels designated with the letter "p" is the number indicated on the Land Use Map c) Notwithstanding b), the number following the "p" shall not be less than 1.6 ha (3.95 ac)
Consistent	Each of the proposed lots within the area of the subject parcel holding the R-RUR designation – Lots 5 and 6 – meet the minimum size restriction at 2.37 hectares (±5.86 acres) and 1.62 hectares (±4.00 acres); respectively.
Residential, Country Residential District (R-CRD)	
326	<i>Minimum Parcel Size:</i> <ul style="list-style-type: none"> a) 0.8 ha (1.98 ac) b) The minimum size of parcels designated with the letter "p" is the number indicated on the Land Use Map c) Notwithstanding b), the number following the "p" shall not be less than 0.4 ha (0.98 ac).
Consistent	Each of the proposed lots within the area of the subject parcel holding the R-CRD designation – Lots 1 through 4 – meet the minimum size restriction at ±0.81 hectare (±2.00 acres).