

**ATTACHMENT E: POLICY REVIEW**

| <b>Definitions</b>  |  |  |
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| 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>Regional Growth Plan</b>                                       |  |
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| <b>Blueprint for Growth – Rural and Country Cluster Placetype</b> |  |
| 3.1.5.2   | <i>Rural and Country Cluster Placetype, when it is not clustered shall comply with the following: (a) the development shall not be located within a Preferred Growth Area; and (b) the maximum Density is 1.2 dwelling units /hectare (0.5 dwelling units/acre).</i> |
| Consistent  | The subject land is not located within a preferred growth area and the future density upon subdivision registration is approximately 0.25 dwelling units/acre.   |
| <b>Blueprint for Growth – Locational Criteria for Placetypes</b>  |  |
| 3.1.7.2   | <i>The Rural and Country Cluster Placetype shall not be located in Preferred Growth Areas.</i>   |
| Consistent  | The subject lands are not located within a preferred growth area, and the subject application largely aligns with the Rural and Country Cluster Placetype, despite the configuration not considered clustered.   |

| <b>Municipal Development Plan (County Plan)</b>                          |   |
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| <b>Managing Residential Growth – Country Residential</b>                 |   |
| 5.8  | <i>Support the development of existing country residential communities (identified on Map 1) in accordance with their area structure plan.</i>  |
| Consistent   | The subject parcel is located within the identified existing country residential community of Bearspaw; therefore, the applications' alignment with the Bearspaw ASP complies with Policy 5.8 of the County Plan.   |
| <b>Financial Sustainability – Development</b>                            |   |
| 6.2  | <i>On-site and off-site hard infrastructure costs related to new development are the developer's responsibility.</i>  |
| Consistent   | The recommended conditions of approval included within Attachment F ensure the on-site improvements relating to potable water, sanitary servicing, and off-site levies are completed prior to final endorsement and registration of the proposed new lot(s).  |
| 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   | While no physical land dedication for road infrastructure is contemplated through the subject approval, potential future road connectivity in the area is accounted for through the inclusion of recommended condition to enter a road acquisition agreement. |
| <b>Country Residential Development – Country Residential Communities</b> |   |
| 10.1   | <i>Development within Greater Bragg Creek, Bearspaw, North and Central Springbank, Elbow Valley, Balzac East (Sharp Hills/Butte Hills), Cochrane North, and Glenbow Ranch shall conform to their relevant area structure plan.</i>                            |

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| Consistent  | The application aligns with the goals and policies of the applicable Bearspaw Area Structure Plan, as highlighted below.  |
| 10.4  | <i>Country residential development shall address the development review criteria identified in section 29.</i>  |
| Consistent  | The recommended conditions of approval included within Attachment F ensure the proposed development meets the technical review criteria identified in section 29 of the County Plan.  |
| <b>Reserves – Municipal, School, and Community Reserves</b> |   |
| 13.1  | <i>When acquiring reserves, the County shall require that the owners of land proposed for subdivision provide reserves in the form of:</i><br>a. <i>land;</i><br>b. <i>money in place of land; or</i><br>c. <i>a combination of land and money.</i>   |
| Consistent  | The recommended conditions of approval include the provision of Municipal Reserve as cash-in-lieu in accordance with the appraisal provided by the applicant.   |
| <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>  |
| Generally Consistent  | The proposed panhandle access is deemed appropriate based on the current level of density being considered. Future subdivision applications would require the submission of a concept plan to guide the development of further density in the area. Inclusion of a road acquisition agreement provides potential framework for interconnectivity in the area should further development occur.  |
| <b>Transportation – Road Access</b>                         |   |
| 16.13   | <i>Residential redesignation and subdivision applications should provide for development that:</i><br>a. <i>provides direct access to a road, while avoiding the use of panhandles;</i><br>b. <i>minimizes driveway length to highways/roads;</i><br>c. <i>removes and replaces panhandles with an internal road network when additional residential development is proposed; and</i><br>d. <i>limits the number and type of access onto roads in accordance with County Policy.</i>  |
| Generally Consistent  | Through registration of the previous subdivision of the subject property (PL20230101) a panhandle of 25.0m width was created, and three separate approaches were constructed. The further division of the current panhandle is generally discouraged; however, the recommended road acquisition agreement protecting future potential road connectivity should further subdivision be proposed aligns with 16.13(c).  |
| <b>Utility Services – General</b>                           |   |
| 17.1  | <i>New development shall, in accordance with master plans:</i><br>a. <i>make use of, extend, and enhance existing utility infrastructure where feasible;</i><br>b. <i>provide water, wastewater, and shallow utility services; and</i><br>c. <i>provide stormwater systems where necessary.</i>   |
| Consistent  | The recommended conditions of approval included within Attachment F ensure connection to future regional utility infrastructure when that becomes available while considering the potential future expansion of the County's transportation network. Provision of potable water via piped Rocky View Water Co-Op infrastructure is required to be confirmed thorough the endorsement process. The existing Site Improvement/Site Servicing Agreement registered on the subject lands ensure adherence to overarching stormwater management plans. |

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| <b>Bears paw Area Structure Plan C-4129-93</b> |  |
| <b>7.0 Land Use and Phasing</b>                |  |
| <b>7.1 Land Use</b>                            |  |
| 7.1.4  | <i>When considering applications for subdivision approval, the Municipality shall confirm that the proposal is in conformity with Figure 7 and the applicable provisions of this Plan.</i>   |
| Consistent                                     | The subject lands are located within an area identified as future Country Residential land use in accordance with Figure 7, as such the applications conformity to relevant residential subdivision policies are further evaluated below.  |
| <b>7.2 Phasing</b>                             |  |
| 7.2.1  | <i>To facilitate a logical, efficient and planned development pattern within the Plan Area and to reflect public input, Phasing has been established in Figure 8. Appendix B provides the general criteria for determining Development Priority Areas.</i>   |
| Consistent                                     | The subject lands are located within Development Priority Area 1 recommended for concept plan submission as indicated by Figures 8, and 3.   |
| <b>8.0 Plan Policies</b>                       |  |
| <b>8.1 Country Residential</b>                 |  |
| <b>General Land Use</b>                        |  |
| 8.1.1  | <i>Country residential land uses may be considered appropriate within the Plan Area subject to the provisions of this Plan.</i>  |
| Consistent                                     | The subject lands are located within an area identified as future Country Residential land use in accordance with Figure 7, as such the applications conformity to relevant residential subdivision policies are further evaluated below.  |
| <b>Phasing</b>                                 |  |
| 8.1.8  | <i>Country residential land uses as illustrated in Figure 7, should develop in accordance with the phasing sequence identified in Figure 8. Country residential development proposing to proceed out of phase shall be required to provide rationale for the proposal in accordance with the provisions of this Plan and as may be required by the Municipality.</i>                 |
| Consistent                                     | The subject parcel is located within Development Priority Area 1 identified for country residential development in accordance with the subdivision policies reviewed below.  |
| <b>Concept Plans</b>                           |  |
| 8.1.9  | <i>Figure 3 identifies lands within the Plan Area where the preparation of Concept Plans is required prior to the redesignation of these lands for country residential land use.</i>   |
| Consistent                                     | The subject lands are recommended to be guided by the preparation of concept plan submissions to support country residential development. The proposal creates parcels of sizes above the minimum threshold considered by policy 8.1.20, therefore in accordance with policy 8.1.21 a concept plan submission is not requested for the proposed single additional lot being created. |
| <b>Subdivision</b>                             |  |
| 8.1.16   | <i>Applications for subdivision approval that propose country residential land uses shall be considered pursuant to the provisions of Figure 7 and attendant Plan policies.</i>  |

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| Consistent           | The subject lands are located within an area identified as future Country Residential land use in accordance with Figure 7, as such the applications conformity to relevant residential subdivision policies are further evaluated below.  |
| 8.1.19               | <i>When considering applications for subdivision approval, the Municipality should evaluate tentative plans of subdivision in terms of the following considerations:</i><br><i>a) the natural condition of the lands proposed for subdivision and the manner in which these conditions (ie. topography, environmentally sensitive areas, etc.) have been integrated into the design of the tentative plan of subdivision;</i><br><i>b) the serviceability of the proposed parcels by private and public utilities;</i><br><i>c) the suitability of each of the proposed parcels to accommodate a building site of sufficient area to permit the development of a residential building and ancillary structures;</i><br><i>d) the context of the lands proposed for subdivision and the compatibility of the proposed design with adjacent lands including, but not limited to, site conditions, parcel sizes, visual impact, etc.;</i><br><i>e) the intensification potential of the tentative plan of subdivision and the flexibility of the proposed design to accommodate future subdivision;</i><br><i>f) the conformity of the tentative plan of subdivision with any Concept Plan prepared and/or adopted pursuant to the provisions of this Plan;</i><br><i>g) the design of the proposed road system having regard for Municipal Engineering Standards and integration with the Municipal and Provincial road hierarchy;</i><br><i>h) conformity to this Plan, which may necessitate an amendment to the Plan;</i><br><i>i) any other matter deemed appropriate by the Municipality.</i> |
| Consistent           | The serviceability of the proposed lots relating to potable water, waste water, and storm water has been evaluated and considered to align with the relevant technical standards of service provision.<br><br>The proposed parcels have the ability to accommodate residential building sites on each lot, and flexibility to accommodate further subdivision in the area has been accounted for through the recommended conditions of approval including the registration of a road acquisition agreement across the subject lands.   |
| 8.1.20               | <i>Within the country residential areas identified in Figure 7, the minimum parcel size should not be less than four (4) acres.</i>  |
| Consistent           | The proposed parcel configuration results in two parcels approximately 4.25 acres in size.   |
| 8.1.21               | <i>Notwithstanding Policy 8.1.20 and Figure 3, the Municipality may consider redesignation proposals and/or application for subdivision contemplating parcel sizes of less than four (4) acres in size, provided these proposals are supported by a Concept Plan that is prepared and adopted pursuant to the provisions of this Plan.</i>   |
| Not Applicable       | In conjunction with the review of policy 8.1.9 above, the preparation of a concept plan is not requested by Administration to support the subject application.   |
| 8.1.22               | <i>Where a tentative plan of subdivision proposes panhandle access, the Municipality may consider this design element appropriate only where topographic conditions preclude other design solutions.</i>   |
| Generally Consistent | The current existing panhandle of 25.0m width was deemed appropriate in order to avoid onsite wetlands within the adjacent two 4 acre parcels at the time the subject parcel was created. The further division of the subject panhandle may be appropriate, however it should be noted that any further density beyond the current proposal would be required to be serviced via local internal subdivision road, which is accounted for in the recommended conditions of approval included within Attachment F.   |

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| 8.1.24                             | <i>Where a tentative plan of subdivision proposes a dead end cul-de-sac, the design and length of the cul-de-sac should sufficiently accommodate emergency vehicle access, or alternate provisions for emergency vehicle access shall be provided.</i>  |
| Not Applicable                     | Should the Subdivision Authority wish to consider the alternate conditions of approval included as Attachment G, future subdivision proposals in the area may create a dead end cul-de-sac as illustrated by the road acquisition area identified on the tentative plan associated with the Alternate conditions of approval. |
| 8.1.25                             | <i>Applications for subdivision approval shall be subject to the Municipal Reserve provisions of the Planning Act and this Plan.</i>  |
| Consistent                         | Municipal reserve is to be provided as cash-in-lieu equivalent to 10% of the parcel(s) area in accordance with the appraisal submitted with the application prepared by Black Valuation Group Ltd.  |
| <b>8.5 Transportation</b>          |   |
| <b>General</b>                     |   |
| 8.5.1                              | <i>Figure 5 identifies the municipal road hierarchy for the Plan Area.</i>  |
| Consistent                         | The subject lands are accessed via local internal roads, and the parcel configuration including a 25.0m width panhandle is appropriate for future road development in the area, supporting the integration of local roads with the area's wider collector roads and transportation network.                                   |
| 8.5.2                              | <i>The Municipality favours the long term maintenance of the existing grid network for all Major and Minor Collector Roads. Proposed internal local roads, shall integrate within the Municipality's Transportation Network.</i>  |
| Consistent                         | The recommended conditions of approval implement the future integration of local subdivision roads with the existing transportation network through the registration of a road acquisition agreement.   |
| <b>8.9 Servicing and Utilities</b> |   |
| 8.9.1                              | <i>The provision of water to subdivisions within the Plan Area shall be in accordance with policy established by Council and the guidelines established by Alberta Environmental Protection.</i>  |
| Consistent                         | The application provided confirmation of piped potable water servicing capacity from the Rocky View Water Co-op. Potable water infrastructure will be extended/constructed through the subdivision endorsement and registration process.  |
| 8.9.2                              | <i>Sewage disposal and/or treatment shall be handled on a site-specific basis in accordance with guidelines established by Alberta Labour and Alberta Environmental Protection.</i>   |
| Consistent                         | A PSTS Level 2 Assessment was provided by the applicant and reviewed and accepted by Administration.  |
| 8.9.5                              | <i>Where the Municipality considers it appropriate, the extension of infrastructure required to service a proposed subdivision shall be the responsibility of the applicant for subdivision approval.</i>   |
| Consistent                         | Potable water infrastructure will be extended/constructed through the subdivision endorsement and registration process. Road acquisition agreement will concurrently be registered to protect the County's interest & future transportation network.  |

| <b>Land Use Bylaw C-8000-2020</b>              |   |
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| <b>Residential, Rural Residential District</b> |   |
| 319  | <p><i>MINIMUM PARCEL SIZE:</i></p> <p>a) 1.6 ha (3.95 ac)</p> <p>b) <i>The minimum size of parcels designated with the letter “p” is the number indicated on the Land Use Map</i></p> <p>c) <i>Notwithstanding b), the number following the “p” shall not be less than 1.6 ha (3.95 ac)</i></p> |
| Consistent                                     | Both of the proposed Lots 1 (1.72 hectare) and 2 (1.71 hectare) exceed the minimum 1.6 hectare size restriction of the R-RUR designation.   |

| <b>Matters Related to Subdivision and Development Regulation</b> |   |
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| <b>Part 3 Subdivision and Development Conditions</b>             |   |
| 11   | <p><i>Every proposed subdivision must provide to each lot to be created by it</i></p> <p><i>(a) direct access to a road as defined in section 616(aa) of the Act, or</i></p> <p><i>(b) lawful means of access satisfactory to the subdivision authority.</i></p>  |
| Consistent   | Direct physical access is available via existing approach from Willow Way, with the proposal indicating both of the proposed lots to utilize this approach. Mutual access easement and right of way plan is to be registered as a recommended condition of approval, covering legal access to both lots via the single existing approach. |

| <b>Municipal Government Act (MGA)</b> |   |
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| <b>Section 654</b>                    |   |
| 654(1)                                | <p><i>A subdivision authority must not approve an application for subdivision approval unless</i></p> <p><i>(a) the land that is proposed to be subdivided is, in the opinion of the subdivision authority, suitable for the purpose for which the subdivision is intended,</i></p> <p><i>(b) the proposed subdivision conforms to the provisions of any growth plan under Part 17.1, any statutory plan and, subject to subsection (2), any land use bylaw that affects the land proposed to be subdivided,</i></p> <p><i>(c) the proposed subdivision complies with this Part and Part 17.1 and the regulations under those Parts, and</i></p> <p><i>(d) all outstanding property taxes on the land proposed to be subdivided have been paid to the municipality where the land is located or arrangements satisfactory to the municipality have been made for their payment pursuant to Part 10.</i></p> |
| Consistent                            | The application is consistent with the County Plan and Bears paw Area Structure Plan - the relevant statutory plans as described above; therefore aligning with Section 654(1)(b).  |