

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 – Country Residential	
5.8	<i>Support the development of existing country residential communities (identified on Map 1) in accordance with their area structure plan.</i>
Consistent	The application is located within an identified country residential community.
Country Residential Development – Country Residential Communities	
10.1	<i>Development within Greater Bragg Creek, Bearspaw, North and Central Springbank, Elbow Valley, Balzac East (Sharp Hills/Butte Hills), Cochrane North, and Glenbow Ranch shall conform to their relevant area structure plan.</i>
Consistent	The application is within the Central Springbank ASP.
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	Future proposed subdivision will provide the additional lot with direct road access.

Central Springbank Area Structure Plan	
General Residential Policies	
2.9.2	a) All residential development must abide by the General Residential Development policies outlined in this section. b) Lands suitable for residential development are classified into two categories – Infill Residential and New Residential with defined boundaries as shown on Maps 11 and 12. Any application to reclassify lands from one of the above residential categories to another will require an amendment to this Plan. c) In order to provide a wholistic, efficient and thorough approach to community development in Central Springbank, conceptual schemes will be required to guide future residential development. g) The form of residential development should be single detached housing.
Consistent	The subject lands are located within an Infill Residential area of the ASP, and within the Robinson Road conceptual scheme.

Infill Development Policies	
2.9.3	<p>a) Lands identified on Map 11 will not be eligible for further subdivision unless a conceptual scheme is prepared in accordance with the provisions of this plan, is approved by the Municipality, and is appended to the Central Springbank Area Structure Plan.</p> <p>b) Future residential lots in the Infill Residential Area as defined on Map 11 will range between +0.8 to +1.6 ha (+2 to +4 acres) in size or whatever is most prevalent on adjacent lands or in the immediate area.</p> <p>c) Open space connections should be facilitated through the use of cash-in-lieu, developer dedication of land or easements to extend pedestrian connections throughout the Plan Area.</p> <p>d) Modified road standards should only be considered in Infill Residential Areas when stormwater management, emergency services, school bus services and public safety are shown to not be at risk and an opportunity for future local roads with a higher priority for aesthetic appeal, quality of service and multiple use is provided.</p>
Consistent	The subject lands are within the Robinson Road conceptual scheme which guides development in the area. The proposed new lot is 2.38 acres in size.

Robinson Road Conceptual Scheme	
General	
1.1.1	Robinson Road Conceptual Scheme is provided as a guide and framework for future amendments. Application for amendment to the Robinson Road Conceptual will be required for each future development identified within this Conceptual Scheme.
Inconsistent	While the application does not include an amendment to the CS, the proposal is minor and amending the entire CS to include one additional lot would have little benefit.
Future Land Use	
6.2.1	Proposals for Redesignation and Subdivision of land within the Plan Area pursuant to the Land Use Bylaw shall be considered appropriate where such proposals will support subdivision and development, which conform to the uses identified within Figure 6 – Future Land Use and the provisions of this Conceptual Scheme and the CSASP.
Consistent	The proposed land use redesignation is in accordance with Figure 6.
6.3.1	The minimum parcel size for residential subdivision within the Plan Area shall be 0.8 ha or 1.98 acres.
Consistent	The new lot is proposed to be 2.38 acres in size.
Development in the Plan Area	
9.1.3	Single-family residential development that is compatible with land use adjacent and in proximity to the Plan Area is the preferred development form. Other uses may be considered appropriate where allowed as permitted and discretionary uses under the Residential One District (R-1) of the Land Use Bylaw.
Consistent	The application is proposing a single-family residential lot.
10.5.1	Landscaping plans will be in accordance with Section 2.3.2 of the CSASP. It is the responsibility of the Developer to implement these standards.
Consistent	A landscaping plan will be provided as a condition of subdivision.

Land Use Bylaw C-8000-2020	
R-CRD, Residential, Country Residential District	
326	Minimum Parcel Size: 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	Future proposed subdivision will result in one ±2.27 acre parcel and one ±2.28 acre parcel.