

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	Section 5.0 (Managing Residential Growth) relates to managing residential growth and country residential development throughout the County. Policy 5.8 supports the development of existing country residential areas in accordance with their area structure plans. As such, the application was evaluated against the country residential policies of the Central Springbank Area Structure Plan (ASP), which is the guiding statutory document for the subject parcel.
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	Section 10.0 (Country Residential Development) relates to managing residential growth and country residential development throughout the County. Policy 10.1 supports the development of existing country residential areas in accordance with their area structure plans. As such, the application was evaluated against the country residential policies of the Cochrane North Area Structure Plan (ASP), which is the guiding statutory document for the subject parcel.

Greater Bragg Creek Area Structure Plan	
Conceptual Schemes	
7.1 (a)	<i>Conceptual schemes, prepared to the satisfaction of the County, should be required to guide future redesignation and subdivision decisions. Where appropriate and required to address the integration of the proposed development with adjacent lands, the conceptual scheme may be required to encompass lands that are outside of the area to be redesignated and/or subdivided</i>
Consistent	The above policy encourages a conceptual scheme, but does not mandate one be completed in order to redesignate/subdivide. Since the remainder of the quarter section is mostly built-out, the other surrounding lands are not developable (environmental reserve to the east, Kananaskis Improvement District to the south), and the ASP discourage roads from being built in this area, a conceptual scheme would not provide any benefit that could not be accomplished through conditions of subdivision.
7.1 (c)	<i>Within residential infill areas, outside of the hamlet, conceptual schemes should be required within predetermined conceptual scheme boundaries, as defined in Figure 13. Notwithstanding these defined conceptual scheme boundaries, future</i>

	<p><i>conceptual schemes boundaries may be altered without amendment to this Plan, at the discretion of Council, provided that</i></p> <ul style="list-style-type: none"> • <i>the alternate conceptual scheme area is comprehensive in nature,</i> • <i>the implications of development proceeding within an alternate conceptual scheme boundary (including implications to those areas excluded from the original conceptual scheme boundaries) have been examined, and</i> • <i>the County determines that any on-site or off-site planning issues have been resolved pursuant to the provisions of this Plan.</i>
Consistent	<p>It appears the subject lands fall within an area where conceptual schemes are encouraged, however, this policy allows predetermined conceptual scheme boundaries to be varied at the discretion of Council. As examined in the report and policy review, implication of excluding these lands from requiring a conceptual scheme have been reviewed, and there do not appear to be any negative impacts to adjacent lands, County infrastructure, or the environment. Furthermore, all on-site or off-site planning issues have been resolved, and have been included as conditions of subdivision in 'Attachment F'.</p>
General Residential Policies	
7.4.1 (a)	<p><i>Future subdivision should:</i></p> <ul style="list-style-type: none"> • <i>be evaluated based on the land's ability to accommodate additional development and not negatively impact the natural environment (e.g. riparian areas, wildlife movement corridors, upland forested areas, and existing plant communities). Riparian buffers should be respected adjacent to all surface water bodies;</i> • <i>only permit single detached dwellings;</i> • <i>comprehensively evaluate its cumulative impact on the local and regional transportation network (i.e. capacity of Township Road 232, Centre Avenue, and the single bridge crossing at Balsam Avenue; Highways 22, 66 and 758). Upgrades to municipal collector roads and improvements to intersections of municipal roads with provincial highways may be required to facilitate future development;</i> • <i>limit the removal of existing vegetation to accommodate additional building sites while encouraging implementation of Fire Smart design principles; and</i> • <i>dedicate municipal reserves to provide alignments for the defined community pathway system, where appropriate.</i> • <i>Areas that represent constraints to development, either because they are unstable or because they are environmentally sensitive should be protected from development. These areas include slopes in excess of 15%, water bodies and wetlands, and riparian buffer. Where these areas qualify as environmental reserve under the MGA, the land should be dedicated to the County (See Section 5.2.2 a for Policies to Protect the Natural Environment).</i>
Consistent	<p>The proposed site layout allows for adequate space for future buildings without impacting the natural environment. Appropriate studies have been completed to ensure adjacent properties would not be negatively impacted, and the recommended conditions of subdivision would ensure single-detached dwellings built with Fire Smart principles.</p>
7.4.1 (b)	<p><i>In some cases, panhandles should be considered to access new building sites without frontage onto a developed municipal road provided that its alignment:</i></p>

	<ul style="list-style-type: none"> • can accommodate a privately maintained all-weather surface capable of providing year-round access to the building site for emergency service vehicles; • encourages single points of access for multiple building sites to limit the location and frequency of approaches onto municipal roads; • does not impact environmentally sensitive areas; and • can be developed with an approach that meets all applicable municipal standards.
Consistent	Panhandles been proposed to access the western proposed lots. In order to reduce the number of access points off Range Road 54 and limit tree removal, a single mutual approach has been proposed to give access to all four parcels.
Infill Residential Areas	
7.4.3 (c)	<i>In west and north Bragg Creek parcel sizes within infill residential areas should not be less than 4 acres with an overall density of not greater than one lot per 4 acres of Gross Development Area (GDA).</i>
Consistent	The proposed parcels are all greater than 4 acres in size.
7.4.3 (f)	<p><i>Future subdivision within infill residential areas should</i></p> <ul style="list-style-type: none"> • <i>reflect densities that have been calculated on the basis of a ratio of lots per acre of GDA, as illustrated in the following explanation and example;</i> • <i>address areas that represent constraints to development, yet do not qualify as environmental reserve, by including them within individual lots, provided that they are protected from development. The exact mechanism(s) to ensure protection shall be negotiated between the developer and the County and could include restrictive covenants, use of an environmental land trust and/or conservation easements;</i> • <i>respect the size, configuration, and orientation of the immediately adjacent subdivision pattern;</i> • <i>mitigate potential issues related to access, surface drainage, vegetation removal and sight line conflicts by encouraging collaboration amongst all directly affected landowners; and</i> • <i>have frontage onto a developed municipal road. Construction of new municipal roads within infill residential areas should be discouraged.</i>
Consistent	The proposed subdivision has considered surrounding parcel layouts, onsite development constraints, as well as technical considerations. No new roads are being proposed. Outstanding items have been addressed through recommended conditions of subdivision.

Land Use Bylaw C-8000-2020	
Residential, Rural District (R-RUR)	
326 (a)	<i>Minimum Parcel Size: 0.8 ha (3.95 ac)</i>
Consistent	All proposed parcels meet the minimum parcel size for the R-RUR District.