

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 - Hamlets	
5.1	<i>Support the development of the Hamlets of Conrich, Harmony, Langdon, Balzac, and Glenbow Ranch as full service rural communities providing a range of land uses, housing types, and rural services to their residents and local area; in accordance with their area structure plan or conceptual scheme. These hamlets are identified as "Hamlet – Full Service" on Map 1.</i>
Inconsistent	The proposed CS and assisted living facility is not in accordance with the Glenbow Ranch ASP and is proposing interim servicing opposed to full service.
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>
Inconsistent	The potential impact of the proposed oversized septic field on groundwater, receiving surface water, and the environment is unclear due to inadequate studies.
7.7	<i>Effectively treat stormwater to protect surface water, riparian areas, and wetlands.</i>
Consistent	Stormwater is proposed to be treated on-site.
7.11	<i>Stormwater treatment and storage facilities shall not be located in floodways or riparian areas located along waterways.</i>
Consistent	The proposed on-site stormwater system is not located within floodways or a riparian area.
Hamlets – Hamlets: Appearance and Function	
9.1	<i>Encourage and support the development of the Hamlets of Conrich, Harmony, Langdon, Balzac, and Glenbow Ranch as full service rural communities providing a range of land uses, housing types, and rural services to their residents and local area, in accordance with their area structure plan or conceptual scheme.</i>
Inconsistent	The proposed CS and assisted living facility is not in accordance with the Glenbow Ranch ASP.
9.4	<i>Land uses in hamlets may include:</i> <i>a. residential uses, including seniors housing;</i> <i>b. local commercial uses;</i> <i>c. institutional and community uses such as schools, community halls, and religious assemblies;</i> <i>d. recreational and cultural uses; and</i> <i>e. light industrial uses.</i>
Consistent	The proposed CS includes residential uses and senior housing.

Institutional and Community Land Use	
11.1	<i>Institutional and community land uses shall be encouraged to locate in hamlets, country residential communities, and business centres and shall be developed in accordance with the policies of the relevant area structure plan or conceptual scheme.</i>
Consistent	The proposal includes senior housing as an institutional use and is located within a hamlet area.
11.2	<i>Proposed institutional and community land uses for hamlets or country residential communities shall demonstrate:</i> a. <i>a benefit to the local area or community; and</i> b. <i>compatibility with existing land uses.</i>
Inconsistent	The proposed institutional use would not provide a benefit to the local area in this location as there are no amenities existing or proposed for the residents, nor is it compatible with existing land uses.
Utility Services – Wastewater Management	
17.9	<i>New residential development shall provide wastewater treatment, in accordance with County Policy, by:</i> a. <i>connecting to, or constructing, regional or decentralized wastewater services; or</i> b. <i>confirming the lot(s) is capable of private wastewater treatment.</i>
Inconsistent	The applicant is proposing an oversized PSTS and has not provided adequate studies to prove the solution is viable without having negative impacts on adjacent landowners, groundwater or the environment.

Glenbow Ranch ASP	
Conservation Design	
7.1	<i>Local plans, land use, subdivision, development permitting, building, and conservation shall be guided by Map 5: Build Area and Conservation Area.</i>
Consistent	Development is within a Build Area per Map 5
7.3	<i>In order to conserve approximately 50% of the developable land, local plans, land use, subdivision, and development shall not result in changes to the identified Conservation Area and Build Area boundary (Map 5).</i>
Consistent	The proposal is not changing the built area or encroaching into a conservation area as outlined in Map 5 of the ASP.
7.4	<i>Notwithstanding Policies 7.1 to 7.3, individual communities (TDC Build Areas and non TDC Build Areas - Map 6: TDC Program Areas) may be adjusted at the local plan, land use, or subdivision stage if:</i> a) <i>the variance results in an exchange of land between the Conservation Area and Build Area for any individual TDC Build Area or Build Area of no more than 5% of the Build Area (Section 9, Table 3); and</i> b) <i>the maximum increase in the TDC Build Area or Build Area is no more than 0.5% of the individual TDC Build Area or Build Area (Section 9, Table 3).</i>
Inconsistent	The application proposed more than the maximum density allowed on a parcel and no exchange of TDC because the program is not yet approved. Max 77 upa based on allowable TDC density for Built Area G.
Conservation: Enabling Legislation and Tools	
8.1	<i>All sections and policies of this Plan related to the Transfer of Development Credit (TDC) Program, as legislated in Division 5 of the Alberta Land Stewardship Act, are not in effect until such time as the Transfer of Development Credit (TDC) Program is approved by the Lieutenant Governor in Council.</i>
Inconsistent	The TDC program is not currently approved.

Glenbow Ranch Transfer of Development Credit Program	
9.1	<i>Conservation of developable land is encouraged through voluntary participation in the Transfer of Development Credit (TDC) Program by the:</i> a) <i>sale or transfer of development credits and placement of conservation easements on parcels of land identified as having conservation value (Table 9, Map 5: Conservation Area and Build Area, and Map 6: TDC Program Areas); and</i> b) <i>development of TDC Build Area communities A, B, D, E, F, G, I, and J through the purchase of development credits (Map 6).</i>
Consistent	Assisted living facility is exempt from the TDC program under institutional use and the CS includes parameters for residential development for the surrounding area.
9.3	<i>Landowners of developable land within either the Conservation Area or the Build Area (Map 5) may choose to not participate in the TDC Program. Non-participating landowners shall be allowed to develop residential lots to a minimum of 3.95 acres in size, subject to the policies of this Plan.</i>
Generally Consistent	The proposed CS shadow plans the area surrounding the assisted living development cell. Since the TDC program is voluntary, the shadow planned area could change. It is currently designed to maximum density with the use of the TDC program.
TDC Build Areas	
9.7	<i>A residential TDC density may be achieved, only in TDC Build Area communities A, B, D, E, F, G, I, and J, by the purchase of transferrable development credits assigned to the TDC Conservation Area parcels.</i>
Inconsistent	The proposed assisted living facility is residential in nature, and proposing to develop over the allowed TDC density without any purchase of credits. Furthermore, the shadow planned areas would be subject to the TDC program, however the program does not exist so future development within the CS cannot purchase credits and likely would not develop as shown.
9.9	<i>The TDC density for each TDC Build Area, identified on Map 6 and Table 3 is an average density. The TDC density for an individual parcel in TDC Build Areas G, I, and J may vary within the TDC Build Area and will be determined during local plan preparation.</i>
Consistent	The applicant is proposing to use more density on their parcel and using the TDC Density for Hamlet Residential over the entire plan area.
Residential Land Use	
10.1	<i>Residential development shall be in accordance with Map 6: TDC Program Areas and Map 7: Land Use.</i>
Consistent	The subject site is located within TDC Build Area E (Country Residential) and G (Hamlet Residential) in Map 7. Opting out to the TDC Program per institutional policies. Remainder of the CS shadow planned to develop to allowable TDC densities.
10.5	<i>Minimum / maximum lot size and maximum average residential TDC density for TDC Build Areas A, B, D, E, and F shall be in accordance with Table 6 and the policies of the Glenbow Ranch Transfer of Development Credit (TDC) Program (Section 9).</i>
Inconsistent	The parcel is located half within Build Area E and half in Build Area G. Parcel is 13.99 acres in size @ 5.57 upa TDC density, max density would be 77 residential units. Proposing 90 residential units for the assisted living.

Residential Design – Build Areas G, U, and J	
10.9	<i>Local plans for TDC Build Areas G, I, and J shall:</i> <ul style="list-style-type: none"> a) <i>promote pedestrian use and connections to the open land and the regional trail system;</i> b) <i>maximize pedestrian and vehicular connectivity within and between Build Areas;</i> c) <i>minimize the number of cul-de-sacs;</i> d) <i>provide dark sky friendly lighting;</i> e) <i>provide multi-family residences such as semi-detached homes, row houses, and townhouses; and</i> f) <i>provide a range of lot sizes and housing types within the local neighbourhood</i>
Generally Consistent	The development cell for the assisted living facility provides housing options and a trail for residents. However, majority of the CS is shadow planned so there is no clear direction for development, open space, or trails. The CS includes the use of general policies that mirror the ASP.
10.10	<i>Local plans for TDC Build Areas G, I, and J should provide architectural design guidelines that promote street oriented design. Design guidelines should address:</i> <ul style="list-style-type: none"> a) <i>building materials and palette;</i> b) <i>front yard aesthetics such as street oriented porches or patios, and recessing garages from front facades; and</i> c) <i>planting standards and street trees.</i>
Inconsistent	No specific architectural guidelines are provided within the CS, policies of the CS state the information will be provided at DP stage.
10.11	<i>Residential TDC Build Areas G, I, and J should follow the community design guidelines identified in Appendix C.</i>
Consistent	Policies within the CS state that the residential areas need to adhere to 10.10 and 10.11 of the ASP.
Non-Participating Development	
10.17	<i>At the discretion of the County, non-participating landowners proposing residential development with a parcel size less than twenty acres may be required to prepare a local plan.</i>
Consistent	Local plan prepared.
10.18	<i>In addition to the conservation requirements of policy 10.8, non-participating residential development should undertake an environmental impact assessment and be sited away from mature tree stands, natural areas, native grasslands, and / or wildlife corridors, in order to minimize impact on the Conservation Area.</i>
Inconsistent	No environmental site assessment completed since majority of the plan area is shadow planned.
Institutional Uses	
10.19	<i>Institutional land uses proposed in Build Areas or Conservation Areas may be considered when compatible with:</i> <ul style="list-style-type: none"> a. <i>community development; or</i> b. <i>the values of the Glenbow Ranch Provincial Park</i>
Inconsistent	The current proposal of 90 units on one parcel is not compatible with the surrounding community development of County Residential.
10.20	<i>Institutional land uses proposed in Build Areas (Map 5) do not require the purchase or transfer of development credits.</i>
Generally Consistent	Although the parcel is institutional and would not require purchase of development credits, the proposed density is above the allowed TDC density.

Hamlet Commercial	
11.1	<i>Commercial land uses shall only be located in TDC Build Area G, in general accordance with Map 6 and 7.</i>
Inconsistent	Outside hamlet commercial area on Map 7. Hamlet commercial area is in the middle of TDC Build Area G, however the proposed commercial is located on the edge of the Hamlet.
11.2	<i>Commercial land uses proposed for TDC Build Area G (Map 6 and 7) do not require the purchase or transfer of development credits.</i>
Consistent	No development credits applied.
11.3	<i>The commercial area shall provide a range of small-scale business and commercial services, sized to support hamlet residents, local Rocky View residents, and visitors to Glenbow Ranch Provincial Park.</i>
Consistent	Supporting businesses for the public and the assisted living facility.
11.4	<i>The commercial area should provide a mixed-use development form with residential dwellings and / or institutional uses located as part of the commercial area.</i>
Consistent	Proposing on-site restaurant and café for residents and the public. The assisted living is institutional use.
11.5	<i>The commercial area shall provide for a well-designed, attractive public space that:</i> <i>a) respects and enhances community identity and character;</i> <i>b) encourages community interaction;</i> <i>c) is pedestrian and cyclist-friendly, with connections between building entrances, building sites, the commercial area, and adjacent neighborhoods;</i> <i>d) addresses the needs of residents of all ages and abilities; and</i> <i>e) is connected by pathways and sidewalks.</i>
Consistent	Policy included in the CS that the commercial developments will develop to the County's Commercial, Office & Industrial Design Guidelines.
11.6	<i>Commercial development shall not exceed 125,000 square feet of gross floor area.</i>
Consistent	Policy that the commercial area will not exceed 25,000 sq ft.
11.7	<i>In order to create a cohesive business district, retail and commercial service uses occupying a single site (or sites) should be comprehensively grouped, be designed to function as a single site through shared access and parking, and be complementary in design and landscaping.</i>
Consistent	The application is proposing the grouping of commercial buildings with shared access and parking.
11.8	<i>Commercial development should be attractively designed, fit with existing development, and address the County's Commercial, Office, and Industrial Design Guidelines, as well as the design requirements of Appendix D.</i>
Consistent	Policies in the CS state that the commercial buildings will need the Commercial, Office, and Industrial Design Guidelines.
Open Space	
15.1	<i>An interconnected system of open space shall be provided in the Plan area that is in general accordance with Map 8: Pathways and Trails.</i>
Consistent	Policies in the CS and the proposed trail location for the specific parcel align with Map 8.
15.2	<i>Open space shall be planned and integrated into the Plan area so that the function of each space will provide a positive and safe social, cultural, and / or recreational experience for the community.</i>
Consistent	The proposed trail in the Development Cell will provide for a positive experience for residents.

15.3	<i>Open space should have an ecological, social, cultural, recreational, and / or aesthetic function.</i>
Consistent	The pathways will have a recreational function around the site.
Parks, Pathways, Trails and Sidewalks	
15.5	<i>Residential, commercial, and institutional development shall create a regional and local network of pathways, trails, and sidewalks that promote walking and cycling.</i>
Generally Consistent	The Development Cell will provide a regional pathway along within their parcel with potential for future developments to connect in the future. However, no sidewalks are proposed. The location of trails is limited to the development cell.
15.7	<i>Local plans shall include pathways, trails, and / or sidewalks that generally align with the network shown on Map 8 and:</i> <i>a. contribute to the regional trail and pathway system and, where opportunities exist, connect with other municipalities' pedestrian networks;</i> <i>b. wherever possible, are located within, or align with, a park, wetland, stormwater conveyance system, natural water course, riparian area, or natural area;</i> <i>c. promote access to Glenbow Ranch Provincial Park in areas deemed appropriate by the Government of Alberta; and</i> <i>d. incorporate Crime Prevention Through Environmental Design (CPTED) features.</i>
Inconsistent	Since majority of the area is shadow planned, the applicant did not want to set a definite location for pathways and trails.
Riparian Areas	
16.9	<i>A local plan shall provide a detailed riparian assessment based on the Province's Stepping Back from the Water guide. The assessment should determine the applicable mitigation requirements to protect the riparian area.</i>
Inconsistent	Although a riparian area is within the CS, the area is shadow planned therefore no assessment was provided.
16.10	<i>The riparian protection area should remain in its natural state. Development proponents should maintain the natural riparian function through the use of native plant species.</i>
Consistent	Figure 17 does outline the riparian area and outlines the area as being protected.
Reserves	
17.1	<i>Reserves owing on a parcel of land shall be provided as:</i> <i>a. municipal reserve, school reserve, or municipal and school reserve;</i> <i>b. money in place of reserve land; or</i> <i>c. a combination of land and money.</i>
Consistent	The application is not proposing subdivision therefore MR is not required. However, the CS states that future subdivision will dedicate MR in accordance with the MGA.
Emergency Services	
18.1	<i>In association with County Fire Services, the RCMP, and other emergency service providers, emergency services shall be provided to meet current needs, as well as future needs, based on projected population growth and demographic change in the Plan area.</i>
Consistent	The CS is proposing to use County Fire Services and the RCMP.
18.4	<i>Local plans shall address fire and protection response measures, as well as on-site firefighting requirements, through consideration of such factors as efficient road design, safe and efficient access for emergency service vehicles, wildland fire protection, and fire control measures.</i>

Consistent	The proposed CS has taken fire and protection response measures to meet on-site firefighting requirements.
Regional Transportation Network	
19.1	<i>The regional transportation system should be developed in general accordance with Map 9: Transportation and the Glenbow Master Transportation Plan. The classifications of the road network and detailed alignment may be refined through further transportation analysis and / or at the local plan stage.</i>
Consistent	The application notes that the signalization of the intersection at Highway 1A and Glenview Rd will be required in the future. The upgrade will be determined by a TIA.
19.2	<i>Access to Highway 1A shall be in general accordance with Map 9, unless otherwise determined by Rocky View County and Alberta Transportation.</i>
Consistent	Maintaining existing access to Highway 1A
19.3	<i>The County shall collaborate with the Government of Alberta regarding regional road connections and interchange/intersection design with respect to Highway 1A. A future functional study to determine ultimate cross section and intersection/interchange requirements for Highway 1A is anticipated.</i>
Consistent	The application and TIA were circulated to ATEC. No upgrades are required at this time.
Local Transportation Network	
19.10	<i>The local road network shall be designed to support interconnected road, pathway, trail, and sidewalk linkages that provide efficient, safe, and direct access to new and existing development.</i>
Consistent	The CS proposes a road network for the shadow planned areas.
19.11	<i>Cul-de-sac design should be discouraged within TDC Build Areas G, I, and J.</i>
Generally Consistent	One cul-de-sac is shown within the shadow planned area.
19.12	<i>Secondary and / or emergency access shall be provided to all residential communities. Access requirements shall be identified as part of the local plan preparation.</i>
Consistent	No secondary access is required at this time.
General Transportation	
19.16	<i>A Transportation Impact Assessment shall be required as part of the local plan preparation and / or subdivision application process to determine if potential off-site road improvements are required to support a proposed development, including consideration of the two potential interchanges as per Map 9. In addition to the requirements of the County's Servicing Standards, each Traffic Impact Assessment prepared to support Local Plans in Cells G, I, and J shall include the following: a. Statement of current status of regional transit planning affecting the plan area and anticipated completion dates of ongoing studies; b. Evaluation of current use and impacts on existing City of Calgary Park and Ride facilities and proposed mitigating measures, to the County's satisfaction; c. Estimate of potential mode share for transit based upon comparisons in The City of Calgary forecast model, field measurements of other sites, and other methods as appropriate; d. Funding sources and status for require upgrades; and e. Evaluation of impact on Highway 1A intersections and identification of any appropriate mitigation measures.</i>
Consistent	The applicant provided a TIA.
19.17	<i>Any costs associated with transportation improvements identified through a Transportation Impact Assessment shall be the developer's responsibility.</i>

Consistent	Policies of the CS state that developers are responsible for transportation improvements stated in a TIA.
19.18	<i>Developers shall be required to pay the County Transportation Off-Site Levy.</i>
Consistent	Policies of the CS state that developers will provide TOL payments.
Utility Services	
20.1	<i>Development within the Glenbow Ranch Area Structure Plan shall be supported by an efficient, economic, and environmentally sustainable municipal utility system.</i>
Inconsistent	The proposal includes the use of a 4 acre septic field which would not be efficient for future development of the area, or environmentally sustainable. Should the system fail, it is unclear whether there would be enough room for a second one.
20.2	<i>Municipal piped water and wastewater systems shall be provided for TDC Build Areas G, I, and J (Map 6). The final water and wastewater systems shall be determined as part of the local plan preparation.</i>
Inconsistent	Proposing interim wastewater servicing appropriate for country residential developments while proposing development at hamlet density (build area G)
20.3	<i>Country residential areas A, B, C, D, E, F, and H (Map 6) shall connect to either an existing piped water system or to a new system developed for TDC Build Areas G, I, and J.</i>
Consistent	The CS states that the proposal will connect to piped water.
20.9	<i>Costs associated with local utility service improvements, including private water systems, shall be the responsibility of the developer.</i>
Consistent	Policies of the CS state that service improvements are the responsibility of the developer.
20.13	<i>Utility rights-of-way and easements shall be provided to accommodate shallow utilities at the subdivision or development permit stage, as deemed necessary by the County and the utility provider.</i>
Consistent	No utility right of ways are required.
20.14	<i>A Water Use Assessment, shall be required with local plan preparation, subdivision applications, and development permit applications to determine water demand and infrastructure required to meet that demand.</i>
Consistent	The applicant provided confirmation that there is water capacity to service the development.
20.18	<i>Sump pumps and stormwater drainage systems shall not be connected to the wastewater system.</i>
Consistent	Not proposing to connect the stormwater drainage to the PSTS.
20.19	<i>All Build Areas shall be serviced with shallow utilities.</i>
Consistent	The proposal will use shallow utilities.
Stormwater	
21.12	<i>Stormwater ponds or constructed wetlands should be located:</i> <ul style="list-style-type: none"> a. <i>in general accordance with the locations identified in the Glenbow Ranch ASP Master Drainage Plan;</i> b. <i>on an accessible public utility lot; and</i> c. <i>outside of the riparian setback area.</i>
Inconsistent	The application proposed the use of a stormwater pond outside of a location shown in Map 12 of the ASP for the interim until a regional solution is available.
21.14	<i>Stormwater ponds or constructed wetlands should be designed to complement open space connectivity to the natural environment. At the local plan stage, a sub-catchment master drainage plan will be prepared for each Build Area to identify the location of key storage facilities and conveyance routes through sensitive areas.</i>
Consistent	The location of the stormwater pond will compliment open space since there is a proposed trail for residents.

21.17	<i>As part of the preparation of a local plan and the supporting sub-catchment master drainage plan, best management practices and alternative solutions for the improvement of stormwater quality and reduction of stormwater quantity shall be required. Solutions include:</i> <ol style="list-style-type: none"> <i>a. design of stormwater facilities to incorporate source controls in order to reduce the amount of water moving downstream, and the need for end-of-pipe stormwater treatment solutions;</i> <i>b. use of Low Impact Development methods, such as constructed wetlands and bioswales;</i> <i>c. reduction of impermeable surface runoff;</i> <i>d. reuse of stormwater for irrigation within an individual lot; and</i> <i>e. consideration of stormwater ponds at the sub-regional level to support the reuse of stormwater.</i>
Consistent	The applicant is proposing the use of a stormwater pond within the development cell for the assisted living facility.
Solid Waste	
22.8	<i>Solid waste management shall remain the responsibility of the property owners in nonparticipating development, and agricultural areas.</i>
Consistent	Solid waste is the responsibility of landowners.
Implementation	
24.1	<i>Applications for redesignation, subdivision, and / or development shall require the concurrent or prior adoption of a local plan, unless otherwise directed by the policies of this Plan.</i>
Consistent	The application includes the submission of a direct control district for the assisted living development cell.
24.3	<i>Local plans shall address and adhere to the requirements of the Glenbow Ranch Area Structure Plan. In support of local plans and redesignation applications, the developer shall submit a rationale addressing how their proposal is consistent with the vision and policies of this Plan.</i>
Inconsistent	Some policies are not adhered to with in the proposed CS and it is unclear how the proposal is consistent with the vision and policy of the ASP.
Local Plan Boundaries	
24.6	<i>Local plan planning boundaries are identified on Map 13: Local Plan Boundaries. The local plan boundary may be adjusted at the discretion of the County.</i>
Consistent	While the application does not follow the local plan boundaries, a rationale was provided.
24.7	<i>If a local plan is of sufficient size that further detail is required for a specific area, the subsequent document shall be referred to as a 'development cell' and shall be amended into the local plan.</i>
Consistent	The proposed assisted living is noted to be within its own development cell within the CS.

Land Use Bylaw C-8000-2020**Direct Control Districts**

296	<i>The purpose of a Direct Control district is to provide for development with unique characteristics, unusual site conditions or innovative design that require specific regulations unavailable in other Districts.</i>
-----	---

Consistent	The proposed assisted living facility is unique in that there will be a mix of 92 individual dwelling units and commercial, communal uses on the parcel without subdivision.
297	<i>Direct Control Districts must only be used for the purpose of providing for development that, due to their unique characteristics, innovative ideas or unusual site constraints, require specific regulation unavailable in other Districts.</i>
Consistent	No other districts within the LUB address the unique characteristics of the proposal.