

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)	
The Planning Framework	
4.1	<i>Where an area structure plan or subordinate plan is silent on a policy matter contained in this Plan, the policies of the County Plan shall apply.</i>
Generally Consistent	The redesignation application is generally consistent with the applicable policies of the 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>
Generally Consistent	The redesignation application is generally consistent with the Greater Bragg Creek ASP.
Agriculture – Land Use	
8.14	<i>Support traditional agriculture and new, innovative agricultural ventures.</i>
Generally Consistent	As per the redesignation application, the proposed and existing uses of the subject lands are residential and minor agriculture, such as beekeeping. Although the application proposes to redesignate a ± 13.91 hectare (± 34.38 acre) portion of the subject lands from Agricultural, General District (A-GEN) to Agricultural, Small Parcel District (A-SML p13.9) to facilitate the creation of one new lot, a new or expanded agricultural operation is not proposed at this time. The soil characteristics of the subject lands have no capability for crop production due to adverse topography and temperature. The subject lands are also heavily treed, which further limits the ability to use the subject lands for agricultural purposes.
8.15	<i>Support and encourage the viability and flexibility of the agriculture sector by allowing a range of parcel sizes, where appropriate.</i>
Consistent	The proposed future parcel sizes are consistent with the A-GEN and A-SML p13.9 land use designations.
8.16	<i>All redesignation and subdivision approvals shall address the development requirements of section 29.</i>
Consistent	The proposal is consistent with the technical requirements and supporting information required for the redesignation application. Additional technical requirements will be addressed at the future subdivision stage.
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>
Generally Consistent	The redesignation application is generally consistent with the Greater Bragg Creek ASP.

Utility Services – General	
17.2	<i>Allow a variety of water, wastewater, and stormwater treatment systems, in accordance with provincial/federal regulations and County Policy.</i>
Consistent	<p>As per the redesignation application, the subject land is serviced by an existing PSTS system. The applicant is not required to demonstrate adequate potable water and wastewater servicing, as per the County's Residential Water and Sewer Requirements Policy (C-411), since the existing and proposed land use district is agricultural, and the proposed future subdivision would create parcels greater than 30 acres in size.</p> <p>Given the size of the subject lands, it is not anticipated that the proposed future development of the subject lands will result in a significant increase in imperviousness, therefore a Site-Specific Stormwater Implementation Plan (SSIP) is not required at this time. An SSIP may be required at the future subdivision stage depending on the information provided at the time of application.</p>

Greater Bragg Creek Area Structure Plan	
5.1 Natural Environment - Wildlife	
5.1.2 (a)	<i>The resource inventory and sensitivity analysis assumes that wildlife movement occurs within the undisturbed natural areas that link upland vegetation with riparian areas. In order to preserve and maintain opportunities for wildlife movements throughout the Plan area and to minimize fragmentation of the natural environment by providing contiguous habitat, environmental reserve shall be dedicated to preserve and maintain habitat and natural connectivity between riparian edges and upland forested areas.</i>
Consistent	<p>There is a creek with a riparian setback running north to south through the eastern portion of the subject lands. The mechanism to ensure protection of the riparian area will be determined at the future subdivision stage.</p> <p>Through the application circulation, Alberta Forestry & Parks, Lands Division commented that it appears that there may be a watercourse or wetlands on the property may be impacted by the proposed redesignation and resulting future development. Under section 3 of the <i>Public Lands Act</i>, the Crown holds right to permanent and naturally occurring bodies of water, rivers, streams, watercourses and lakes. The wetlands should be avoided if the parcel is developed and a minimum 6.0m Environmental Reserve is required to protect the wetland from development. If the watercourse or wetlands cannot be avoided during development, it is recommended that a permanence assessment be completed and submitted to the Water Boundaries Unit in Edmonton to determine ownership of the watercourse or wetlands. If they are determined to be Crown claimable under section 3, they should be surveyed out from the parcel of land. An authorization is required under the <i>Public Lands Act</i> to alter, infill or otherwise impact Crown claimable watercourses or wetlands. An approval may also be required under the <i>Water Act</i>.</p>
5.1 Natural Environment – Rivers, Streams and Riparian Areas	
5.1.3 (a)	<p><i>A riparian buffer policy shall be implemented within the Plan area in order to restrict and/or regulate development within the riparian buffer of all surface drainage features (including wetlands).</i></p> <p>• <i>For lands outside of the hamlet, the riparian buffer for the Elbow River is a 50-metre strip that extends outside of the active flood plain. For all streams, tributaries and</i></p>

	<p>wetlands, the riparian buffer is defined as a 30-metre strip on both sides of the stream or edge of the wetland, measured from the high water mark.</p> <p>• Within the hamlet of Bragg Creek, the riparian buffer for the Elbow River is a 50-metre strip that extends beyond the floodway, as shown on the Bragg Creek Flood Risk Map, and the riparian buffer for Bragg Creek is a 30-metre strip that extends beyond the floodway, as shown on the Bragg Creek Flood Risk Map.</p>
Consistent	The subject lands are located outside of the hamlet and contain a creek. The riparian buffer is defined as a 30-metre strip on both sides of the stream or edge of the wetland, measured from the high water mark.
5.1.3 (b)	<i>Subdivision that is approved within a riparian buffer shall be undertaken in a manner that ensures the protection of the riparian buffer. 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, dedication as environmental reserve, or some other permanent protective solution.</i>
Consistent	<p>There is a creek with a riparian setback running north to south through the eastern portion of the subject lands. The mechanism to ensure protection of the riparian area will be determined at the future subdivision stage.</p> <p>Through the application circulation, Alberta Forestry & Parks, Lands Division commented that it appears that there may be a watercourse or wetlands on the property may be impacted by the proposed redesignation and resulting future development. Under section 3 of the <i>Public Lands Act</i>, the Crown holds right to permanent and naturally occurring bodies of water, rivers, streams, watercourses and lakes. The wetlands should be avoided if the parcel is developed and a minimum 6.0m Environmental Reserve is required to protect the wetland from development. If the watercourse or wetlands cannot be avoided during development, it is recommended that a permanence assessment be completed and submitted to the Water Boundaries Unit in Edmonton to determine ownership of the watercourse or wetlands. If they are determined to be Crown claimable under section 3, they should be surveyed out from the parcel of land. An authorization is required under the <i>Public Lands Act</i> to alter, infill or otherwise impact Crown claimable watercourses or wetlands. An approval may also be required under the <i>Water Act</i>.</p>
5.2 Open Space – Policies to Preserve the Natural Environment	
5.2.2 (a)	<i>In conformity with the provisions of the Municipal Government Act (MGA), public open space (environmental and/or municipal reserves) should be dedicated to preserve and/or integrate environmentally significant areas.</i>
Consistent	<p>There is a creek with a riparian setback running north to south through the eastern portion of the subject lands. The mechanism to ensure protection of the riparian area will be determined at the future subdivision stage.</p> <p>Through the application circulation, Alberta Forestry & Parks, Lands Division commented that it appears that there may be a watercourse or wetlands on the property may be impacted by the proposed redesignation and resulting future development. Under section 3 of the <i>Public Lands Act</i>, the Crown holds right to permanent and naturally occurring bodies of water, rivers, streams, watercourses and lakes. The wetlands should be avoided if the parcel is developed and a minimum 6.0m Environmental Reserve is required to protect the wetland from development. If the watercourse or wetlands cannot be avoided during development, it is recommended that a permanence assessment be completed and submitted to the Water Boundaries Unit in Edmonton to determine ownership of the watercourse or wetlands. If they are determined to be Crown claimable under section 3, they should</p>

	be surveyed out from the parcel of land. An authorization is required under the <i>Public Lands Act</i> to alter, infill or otherwise impact Crown claimable watercourses or wetlands. An approval may also be required under the <i>Water Act</i> .
5.2.2 (b)	<i>For purposes of this Plan, environmentally sensitive lands within private open landscapes include riparian areas and upland areas with steep or unstable slopes, as well as any other lands that qualify as environmental reserve under the MGA. These lands should be protected and/or enhanced through implementation of various mechanisms, which are at the discretion of the County, that create areas of open space and restrict development from these lands (e.g. conservation easements and land trusts).</i>
Consistent	<p>There is a creek with a riparian setback running north to south through the eastern portion of the subject lands. The mechanism to ensure protection of the riparian area will be determined at the future subdivision stage.</p> <p>Through the application circulation, Alberta Forestry & Parks, Lands Division commented that it appears that there may be a watercourse or wetlands on the property may be impacted by the proposed redesignation and resulting future development. Under section 3 of the <i>Public Lands Act</i>, the Crown holds right to permanent and naturally occurring bodies of water, rivers, streams, watercourses and lakes. The wetlands should be avoided if the parcel is developed and a minimum 6.0m Environmental Reserve is required to protect the wetland from development. If the watercourse or wetlands cannot be avoided during development, it is recommended that a permanence assessment be completed and submitted to the Water Boundaries Unit in Edmonton to determine ownership of the watercourse or wetlands. If they are determined to be Crown claimable under section 3, they should be surveyed out from the parcel of land. An authorization is required under the <i>Public Lands Act</i> to alter, infill or otherwise impact Crown claimable watercourses or wetlands. An approval may also be required under the <i>Water Act</i>.</p>
5.2 Open Space – Policies to Provide Community Recreational Amenities	
5.2.3 (a)	<i>Municipal reserves should be dedicated as land rather than cash-in-lieu of land when subdivision occurs on lands that have not already experienced non-agricultural developments.</i>
Consistent	Municipal Reserve will be considered at the future subdivision stage.
5.2.3 (c)	<i>When considering dedication of municipal reserves, the location and function should be carefully considered to maximize opportunities for improving or enhancing the communal recreation benefit provided by existing open spaces and public facilities.</i>
Consistent	Municipal Reserve will be considered at the future subdivision stage.
5.3 Agriculture - General Agriculture	
5.3.1 (a)	<i>Agricultural land uses should be promoted and encouraged to continue within the Plan area. In consultation with the landowner, land should be protected and enhanced through land conservation programs that improve their economic viability, such as land trusts, conservation easements and transfer of development credits (if endorsed by the County).</i>
Generally Consistent	As per the redesignation application, the proposed and existing uses of the subject lands are residential and minor agriculture, such as beekeeping. A new or expanded agricultural operation is not proposed at this time. The soil characteristics of the subject lands have no capability for crop production due to adverse topography and temperature. The subject lands are also heavily treed, which further limits the ability to use the subject lands for agricultural purposes.

5.3.1 (c)	<i>Redesignation and subdivision for agricultural purposes may be considered if the purpose of the proposed subdivision is to create a new or expanded agricultural operation.</i>
Generally Consistent	As per the redesignation application, the proposed and existing uses of the subject lands are residential and minor agriculture, such as beekeeping. Although the application proposes to redesignate a \pm 13.91 hectare (\pm 34.38 acre) portion of the subject lands from Agricultural, General District (A-GEN) to Agricultural, Small Parcel District (A-SML p13.9) to facilitate the creation of one new lot, a new or expanded agricultural operation is not proposed at this time. The soil characteristics of the subject lands have no capability for crop production due to adverse topography and temperature. The subject lands are also heavily treed, which further limits the ability to use the subject lands for agricultural purposes.
6.0 Infrastructure to Support Physical Development - Potable Water Outside the Hamlet Service Area	
6.1.2 (a)	<i>Unless an existing communal surface supply of water is available or until a regional water utility becomes available, groundwater should be the potable water source for all subdivision and/or development outside of the hamlet service area.</i>
Consistent	The applicant is not required to demonstrate adequate potable water servicing, as per the County's Residential Water and Sewer Requirements Policy (C-411), since the existing and proposed land use district is agricultural, and the proposed future subdivision would create parcels greater than 30 acres in size.
7.1 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>
Generally Consistent	A Conceptual Scheme is not required at this time in accordance with Policies 7.1 (b) and (d).
7.1 (b)	<i>Within the Plan area, redesignation and/or subdivision may proceed without a conceptual scheme when agricultural development is proposed in conformity with the provisions of this Plan. See section 5.3 for Agriculture.</i>
Generally Consistent	<p>In accordance with Policy 5.3.1 (c), redesignation and subdivision for agricultural purposes may be considered if the purpose of the proposed subdivision is to create a new or expanded agricultural operation, but a new or expanded agricultural operation is not proposed at this time. However, Policy 5.3.1 (a) promotes and encourages agricultural land uses to continue.</p> <p>In accordance with Policy 7.4.4 (d), the subject lands are envisioned for residential development with parcel sizes between 0.25 acres to 2.00 acres, with an overall density of not greater than one lot per 4.00 acres of Gross Developable Area (GDA). The proposed redesignation and future subdivision would not likely interfere with future subdivision of subject land.</p>
7.1 (d)	<p><i>Notwithstanding the above policy, redesignation and subdivision that is proposed for non-agricultural purposes may proceed in the absence of a conceptual scheme when the following criteria are met:</i></p> <ul style="list-style-type: none"> • <i>direct road access is available,</i> • <i>one (1) lot is being created from a parcel whose boundaries are defined at the time of adoption of this plan,</i> • <i>the proposed lot is 2 acres or greater in size, and</i>

	<ul style="list-style-type: none"> • <i>the creation of the new lot will not adversely affect or impede future subdivision of the balance lands.</i>
Generally Consistent	<p>The application proposes an agricultural redesignation to facilitate future subdivision, but a new or expanded agricultural operation is not proposed at this time. The subject lands are within a quarter section with frontage onto Range Road 52 and Township Road 234, however, access to the subject lands is via an existing access easement agreement with the adjacent lands to the east, ultimately accessing the lands via Mountain Lion Drive. A First Parcel Out subdivision was registered in 2005, prior to the adoption of the Greater Bragg Creek ASP, and there has not been any further subdivision. The proposed future parcels are greater than 2.00 acres in size.</p> <p>In accordance with Policy 7.4.4 (d), the subject lands are envisioned for residential development with parcel sizes between 0.25 acres to 2.00 acres, with an overall density of not greater than one lot per 4.00 acres of Gross Developable Area (GDA). The proposed redesignation and future subdivision would not likely interfere with future subdivision of subject land.</p>
7.1 (e)	<i>It is not intended that a parcel created under this policy can be re-subdivided using these criteria to create any additional single lots in the absence of a conceptual scheme. Within new residential areas, outside of the hamlet, a conceptual scheme should be required to support all redesignation and/or subdivision applications.</i>
Generally Consistent	The subject lands are located within the New Residential Area, outside of the hamlet. As residential development is not proposed, a Conceptual Scheme is not warranted at this time.
7.4 Future Physical Form in the Greater Bragg Creek Area - 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>
Generally Consistent	The subject lands are within the New Residential Area, but residential development is not proposed at this time. The proposed redesignation and future subdivision are agricultural in nature and would not likely interfere with future subdivision of subject lands. Municipal Reserve will be considered at the future subdivision stage. The

	proposal does not preclude the creation and preservation of open space. There is a creek with a riparian setback running north to south through the eastern portion of the subject lands. The mechanism to ensure protection of the riparian area will be determined at the future subdivision stage.
7.4 Future Physical Form in the Greater Bragg Creek Area - New Residential Areas	
7.4.4 (b)	<i>Except where permitted by the policies of this Plan, conceptual schemes should be required for all redesignation and/or subdivision applications (See Section 7.1 for Conceptual Schemes).</i>
Generally Consistent	A Conceptual Scheme is not required at this time in accordance with Policies 7.1 (b) and (d).
7.4.4 (d)	<i>Parcel sizes within new residential areas in west and north Bragg Creek should not be less than .25 acres, and not greater than 2 acres, with an overall density of not greater than one lot per 4 acres of GDA.</i>
Generally Consistent	Parcel sizes greater than 2 acres are supported in accordance with Policy 7.4.4 (f).
7.4.4 (f)	<i>Notwithstanding 7.4.4.(d) and 7.4.4.(e), parcel sizes greater than 2 acres may be considered when it can be demonstrated, to the satisfaction of the County, that a larger parcel size will support agriculture and/or open space planning; however, these parcels must form part of the gross developable area (GDA).</i>
Generally Consistent	Although a new or expanded agricultural operation is not proposed at this time, the proposed redesignation and future subdivision are agricultural in nature and would not likely interfere with future subdivision of subject lands.
7.4.4 (g)	<p><i>Future subdivision within new residential areas should be in the form of cluster developments, and should (See Appendix B for Cluster Development definition):</i></p> <ul style="list-style-type: none"> • <i>include a variety of lot sizes;</i> • <i>address areas that represent constraints to development, yet do not qualify as environmental reserve, by:</i> <ul style="list-style-type: none"> – <i>to the extent possible, including them as lands identified as open space, and</i> – <i>when the amount of these areas is greater than the area available for open space, 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>when planned in proximity to existing agricultural operations, infill residential areas, existing children's ranch (No Ka Oi Foundation), Wintergreen golf course and recreational facility, or Bragg Creek Provincial Park, provide suitable transitioning and buffering to limit potential for land use conflicts;</i> • <i>be accessed via construction of new municipal roads. To further reduce the removal of vegetation, alternate municipal road design standards may be considered provided that vehicle movements can be safely and efficiently accommodated and the municipal rights-of-way are able to sufficiently accommodate water, wastewater and/or stormwater infrastructure, and</i> • <i>be designed to provide at least two points of access onto an existing developed municipal road.</i>
Generally Consistent	The subject lands are within the New Residential Area. Although a new or expanded agricultural operation is not proposed at this time, the proposed redesignation and future subdivision are agricultural in nature and would not likely interfere with future subdivision of subject lands for residential development. There is a creek with a riparian setback running north to south through the eastern portion of the subject

	lands. The mechanism to ensure protection of the riparian area will be determined at the future subdivision stage. Although the subject lands have frontage onto Township Road 234 and Range Road 52, the subject lands do not have an existing approach off either of these roads. Access to the subject lands is via an existing access easement agreement with the adjacent lands to the east, ultimately accessing the lands via Mountain Lion Drive. As the future subdivision proposal is to create one new agricultural lot, access from Township Road 234 and Range Road 52 should be considered at such time when future subdivision for residential development is proposed to avoid the removal of vegetation to construct new approaches.
7.4.4 (h)	<i>Subdivision design within new residential areas should follow principles designed to encourage the creation and preservation of open space and to protect areas that represent constraints to development.</i>
Generally Consistent	The subject lands are within the New Residential Area. The proposed redesignation and future subdivision are agricultural in nature and residential development is not proposed at this time. The proposal does not preclude creation and preservation of open space. There is a creek with a riparian setback running north to south through the eastern portion of the subject lands. The mechanism to ensure protection of the riparian area will be determined at the future subdivision stage.
7.4.4 (l)	<i>Future subdivision design in new residential areas should reflect principles to create and preserve open space, as illustrated in the following explanation and example.</i>
Generally Consistent	The subject lands are within the New Residential Area. The proposed redesignation and future subdivision are agricultural in nature and residential development is not proposed at this time. The proposal does not preclude creation and preservation of open space. There is a creek with a riparian setback running north to south through the eastern portion of the subject lands. The mechanism to ensure protection of the riparian area will be determined at the future subdivision stage.
9.0 Inter-Jurisdictional Cooperation - Integration of Land Uses	
9.1.1 (a)	<i>Applications for redesignation, subdivision or development affecting lands within 800 metres of the boundary of an adjacent municipality and/or jurisdiction should be referred for comment to the Tsuut'ina Nation Reserve #145, the MD of Foothills, Kananaskis Improvement District, Bragg Creek Provincial Park and/or the Province, as appropriate and relevant.</i>
Consistent	The subject lands are approximately 800m from the boundary of the Tsuut'ina Nation. The redesignation application was circulated to the Tsuut'ina Nation and no comments were received.
10.0 Plan Implementation and Review - Applications for Redesignation, Subdivision and/or Development	
10.1.2 (a)	<i>When considering proposals for redesignation, subdivision and/or development, the County shall confirm that the proposal is in accordance with the provisions of this Plan.</i>
Generally Consistent	The redesignation application is generally consistent with the Greater Bragg Creek ASP.
10.0 Plan Implementation and Review - Open Space Considerations	
10.1.5 (a)	<i>Generally, the County should require dedication of municipal reserves as land rather than cash-in-lieu of land when subdivision occurs.</i>
Consistent	Municipal Reserve will be considered at the future subdivision stage.

Land Use Bylaw C-8000-2020**A-GEN Agricultural, General District**

305	<p>MINIMUM PARCEL SIZE:</p> <ul style="list-style-type: none"> a) <i>An un-subdivided Quarter Section</i> b) <i>The portion created and the portion remaining after registration of a First Parcel Out subdivision</i> c) <i>The portion of a parcel remaining after approval of a redesignation and subdivision provided the remainder is a minimum of 20.23 ha (50.00 ac)</i>
Consistent	The proposed future A-GEN remainder parcel is ± 47.47 hectares (± 117.29 acres), which meets the minimum parcel size requirement.
A-SML Agricultural, Small Parcel District	
312	<p>MINIMUM PARCEL SIZE:</p> <ul style="list-style-type: none"> a) <i>20.2 ha (49.92 ac)</i> b) <i>The minimum size of parcels designated with the letter “p” is the number indicated on the Land Use Map</i> c) <i>Notwithstanding b) above, the number following the “p” shall not be less than 8.1 ha (20.01 ac)</i>
Consistent	The proposed future new A-SML p13.9 parcel is ± 13.91 hectares (± 34.38 acres), which meets the minimum parcel size requirement.
204	<p><i>The extent of the Riparian Protection Area, as measured from the top of bank or furthest extent of a wetted area, shall be:</i></p> <ul style="list-style-type: none"> a) <i>Minimum of 30.0 m (98.43 ft.) if the underlying soil type is glacial till,</i> b) <i>Minimum of 60.0 m (196.85 ft.) if the underlying soil type is alluvial sediment, or</i> c) <i>As otherwise established by a geotechnical assessment and environmental assessment prepared by licensed professionals that is acceptable to the Development Authority.</i>
Consistent	There is a creek with a riparian setback running north to south through the eastern portion of the subject lands. A 30.0 m Riparian Protection Area extends from the edge of a stream or wetted area as measured from the high-water mark. The mechanism to ensure protection of the riparian area will be determined at the future subdivision stage.
208	<p><i>Notwithstanding Sections 204 to 207, the following applies for lands within the Greater Bragg Creek Area Structure Plan:</i></p> <ul style="list-style-type: none"> a) <i>Outside the Hamlet of Bragg Creek, a 50.0 m (164.04 ft.) Riparian Protection Area extends outside of the active floodplain of the Elbow River,</i> b) <i>Outside the Hamlet of Bragg Creek, a 30.0 m (98.43 ft.) Riparian Protection Area extends from the edge of a stream or wetted area as measured from the high-water mark,</i> c) <i>Within the Hamlet of Bragg Creek, a 50.0 m (164.04 ft.) Riparian Protection Area extends from the active floodway of the Elbow River, and</i> d) <i>Within the Hamlet of Bragg Creek, a 30.0 m (98.43 ft.) Riparian Protection Area extends from the edge of a stream or wetted area as measured from the high-water mark.</i>
Consistent	There is a creek with a riparian setback running north to south through the eastern portion of the subject lands. A 30.0 m Riparian Protection Area extends from the edge of a stream or wetted area as measured from the high-water mark. The mechanism to ensure protection of the riparian area will be determined at the future subdivision stage.