

**ATTACHMENT E: POLICY REVIEW**

<b>Definitions</b>		
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>Municipal Development Plan (County Plan)</b>	
<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 lands (Attachment A) are located within the identified country residential community (Map 1) and further guided by the Cochrane North ASP.
<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>
Consistent	The proposal aligns with the relevant policies of the Cochrane North ASP.
10.4	<i>Country residential development shall address the development review criteria identified in section 29.</i>
Generally Consistent	The application provided a desktop review assessing potential groundwater availability on site.

<b>Cochrane North Area Structure Plan (ASP)</b>	
<b>Land Use Policy Areas</b>	
5.2	<i>Seven land use Policy Areas have been identified within the Cochrane North Area Structure Plan (Figure 6). Requirements for land use redesignation, subdivision, and development will vary according to the location, context, and policy goals of each land use Policy Area. Table 1 categorizes these land use Policy Areas according to the types of development envisioned and the approach to implementing the land use policies within each area.</i>
Consistent	The subject land is identified within the Residential Infill B Policy Area in accordance with Figure 6.
<b>Residential Infill A, B, and C</b>	
6.1.1	<i>The predominant land use within the Residential Infill Policy Area shall be residential development.</i>
Consistent	The proposal contemplates the conversion from an agricultural to residential land use designation.
6.1.3	<i>The minimum residential parcel size within the Residential Infill B Policy Area shall be 2 acres.</i>
Consistent	The proposal considers a land use designation which supports the creation of parcels approximately 4 acres in size – no conflict with policy 6.1.3 is anticipated.

6.1.9	<i>Within the Residential Infill Policy Areas, the Municipality may consider private, individual on-site water servicing solutions for new lots. The Municipality may require that deferred servicing agreements be secured in order to ensure that new lots do connect to regional, municipal or co-op water utility systems, when those systems become available.</i>
Consistent	The application proposes the use of ground water well to provide potable water to the future additional lot. Deferred servicing agreements ensuring connection to piped potable water infrastructure may be considered through future subdivision processing.
6.1.11	<i>Within the Residential Infill Policy Areas, the Municipality may consider private, individual on-site wastewater servicing solutions for new lots. The Municipality may require that deferred servicing agreements be secured in order to ensure that new lots do connect to regional or municipal wastewater utility systems, when those systems become available.</i>
Consistent	The application proposes the use on-site septic system to provide wastewater servicing for the future additional lot. Deferred servicing agreements ensuring connection to piped wastewater infrastructure may be considered through future subdivision processing.
<b>Transportation</b>	
6.8.9	<i>Panhandle access shall generally be discouraged, but may be considered only where it is deemed, by the Municipality, that an internal subdivision road is not a viable or desirable option.</i>
Not Applicable	Included for future lot design considerations depending on submission at the time of future subdivision. Administration supports the extension of Camden Drive in accordance with the road acquisition agreement registered on the westerly adjacent lands.
6.8.10	<i>All new roads within the Plan Area shall be built in accordance with the Municipality's Servicing Standards for Subdivision and Road Construction.</i>
Not Applicable	The current proposed lot configuration at time of future subdivision shall require the owner to enter into a development agreement to extend Camden Drive in order to provide access to the proposed northern lot.
6.8.13	<i>The developer shall be responsible for the design and construction costs of all internal roadways and any off-site roadway costs to the satisfaction of the M.D. of Rocky View.</i>
Not Applicable	The current proposed lot configuration at time of future subdivision shall require the owner to enter into a development agreement to extend Camden Drive in order to provide access to the proposed northern lot.

<b>Land Use Bylaw C-8000-2020</b>	
<b>Residential, Rural Residential District (R-RUR)</b>	
319	<b>MINIMUM PARCEL SIZE:</b> a) 1.6 ha (3.95 ac) 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), the number following the "p" shall not be less than 1.6 ha (3.95 ac)</i>
Consistent	The proposed ±4.03 acre parcel and ±4.03 acre remainder meets the minimum size requirement of the R-RUR District.