

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)	
Country Residential Development	
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 is located within the Central Spring Area Structure Plan when the application received.
10.4	<i>Country residential development shall address the development review criteria identified in Section 29.</i>
Consistent	The Applicant prepared conceptual scheme and has addressed the requirement listed in Section 29.

Springbank Area Structure Plan (ASP)	
Residential	
8.03	<i>Lands suitable for residential development are classified into two categories: Infill residential and New residential with defined boundaries as shown on Map 6. a) in accordance with Policies 26.19 and 26.20, the County will review the defined boundaries of the above residential categories and amend the areas as necessary.</i>
Consistent	The subject lands are suitable for residential development and identified as infill residential development.
8.05	<i>Single-detached dwellings shall be the only form of residential development. a) notwithstanding Policy 8.05, accessory dwelling units may be permitted at the discretion of the Development Authority.</i>
Consistent	The proposed 13 residential lots are all in single-detached dwelling form
8.09	<i>No new residential buildings shall be permitted within the floodway or flood fringe identified on Map 9: Environmental.</i>
Consistent	The proposed development is not located in the floodway or flood fringe area
8.10	<i>No new residential buildings shall be permitted within the areas with a Noise Exposure Forecast (NEF) contour of 30 as identified on Map 7: Springbank Airport.</i>
Consistent	The proposed development is far away from the airport
8.11	<i>All conceptual schemes adopted by Council shall be appended, by bylaw, to this Area Structure Plan, with Table 6 (Appendix D) and Map 3 of this Plan updated accordingly.</i>

Consistent	The proposed conceptual scheme will be adopted and appended to the Springbank ASP, and to amend Table 6 and Map 3
8.13	<i>A conceptual scheme shall be required for residential development within the Infill Residential Area as identified on Map 6: Land Use Strategy unless the following conditions are met:</i> <i>a) no more than four (4) new residential lots are being created;</i> <i>b) there is limited potential for further subdivision both within and adjoining the subject lands;</i> <i>c) there are no subdivision matters that would benefit from being directed by conceptual scheme policies, including, but not limited to:</i> <i>i. homeowners' association requirements;</i> <i>ii. landscape and architectural controls;</i> <i>iii. environmental and or municipal reserve requirements;</i> <i>iv. water, wastewater, stormwater infrastructure;</i> <i>v. lot layout, emergency access and road layout..</i>
Consistent	A conceptual scheme was prepared to support the proposed residential development.
8.16	<i>Conceptual schemes shall contain or address all the requirements identified in Appendix B.</i>
Consistent	The proposed conceptual scheme has addressed all the requirements listed in Appendix.
8.19	<i>Future residential lots in the Infill Residential area, as defined on Map 6, shall be a minimum of 0.8 ha (± 1.98 acres) in size. Where residential lot sizes less than 1.6 ha (± 3.95 acres) are proposed within an Infill Residential area principally occupied by larger lots, the proposal's compatibility with the immediate area should be assessed, including its impact on further subdivision potential.</i>
Consistent	The proposed residential lots range from 2-4 acres which meet the requirement.
Natural and Historic Environment	
14.01	<i>At the time of conceptual scheme preparation, a Biophysical Impact Assessment (BIA) to evaluate impact on wetlands, wildlife, vegetation, and historical resources shall be submitted in accordance with the County Servicing Standards.</i>
Consistent	There are no wetland on site, the Applicant provided Environmental Site Assessment, prior to the adoption of the new Springbank ASP. The assessment concluded that there are no environmental concerns or environmental sensitive area.
14.25	<i>In preparation of a local plan, applicants shall consult the Alberta Government's Listing of Historic Resources to identify the potential for historic resources within the development area.</i>
Consistent	Historical Resource Act clearance was granted by the Ministry of Alberta Culture and Status of Women on March 4, 2025.
Active Transportation, Parks, and Open Space	
17.03	<i>Open space shall be provided through such means as:</i> <i>a) the dedication of reserve lands and Public Utility Lots;</i> <i>b) the provision for environmental reserve easements, conservation easements, or other easements and rights-of-way;</i> <i>c) government lands for public use;</i> <i>d) privately owned land that is accessible to the public;</i>

	<p>e) publicly owned storm water conveyance systems; and/or</p> <p>f) other mechanisms as approved by the County.</p>
Consistent	Although Municipal Resave is not owing, the Applicant agreed with administration's suggestion to provide privately owned trails that are accessible by the public.
17.08	<p><i>Conceptual scheme preparation shall provide for an active transportation network connection that generally aligns with the primary network shown on Map 11, and should:</i></p> <p>a) provide connections within, and external to, the conceptual scheme area;</p> <p>b) address and accommodate inclusion within identified parks and open spaces during all stages of development;</p> <p>c) wherever possible, be located within or align with a park or natural area, or align with a wetland, storm water conveyance system, natural water course, or riparian area;</p> <p>d) incorporate 'Crime Prevention Through Environmental Design' (CPTED) features;</p> <p>e) provide for secondary and tertiary network alignments in accordance with bicycle facility design guidelines as identified in the Active Transportation Plan: South County; and</p> <p>f) contribute to the overall regional active transportation network.</p>
Consistent	The proposed private trails are located around the stormwater pond and connect to the local road which can lead the public to the community amenity. This would contribute to the overall regional active transportation network.
Utility Services	
20.14	<i>Water co-operatives operating in the County are encouraged to provide accessible water points in their distribution systems to provide water for the suppression of fire.</i>
Consistent	The Applicant has obtained a confirmation letter from the co-op verifying the availability of potable water service, in response to community concerns.
20.18	<i>Provided the site conditions are suitable and only allowed by other policies of this Plan, a ± 0.8 ha (± 1.98 acres) in size or greater may employ a PSTS if it has at least one (1) contiguous developable acre available in accordance with the County Servicing Standards.</i>
Consistent	<p>The Applicant submitted a memorandum indicating that they investigated the feasibility of connecting to either a regional or decentralized wastewater treatment system. However, these options were deemed unviable for the following reasons:</p> <ul style="list-style-type: none"> • There are no existing regional wastewater pipelines servicing the subject area, and the County has no plans to extend such infrastructure in the foreseeable future. • The implementation of a decentralized wastewater system is cost-prohibitive for a small-scale subdivision comprising only 13 residential lots. In light of the absence of regional servicing and the technical and financial constraints associated with decentralized alternatives, the proposed packaged sewage treatment system is considered appropriate and in compliance with the County Policy 449.

Stormwater	
21.05	<i>As part of a local plan preparation process, the proponent shall submit a sub-catchment Master Drainage Plan or a Storm Water Management Report that is consistent with the approved Springbank Master Drainage Plan, any existing Sub-catchment Master Drainage Plans for the area, and the policies of this Plan, and adheres to Provincial legislation and regulation.</i>
Consistent	The Applicant submitted a stormwater management report that is align with the applicable documents.
21.16	<i>Storm water ponds servicing more than one lot should be located on Public Utility Lots.</i>
Consistent	The proposed stormwater pond is located within the PUL
Implementation	
26.11	<i>Applications for local plans, redesignation, subdivision, development, shall comply with the policies and requirements of the following master plans and servicing standards, as amended or replaced, unless otherwise directed by the policies of this Plan:</i> <i>a) Springbank Master Drainage Plan;</i> <i>b) Active Transportation Plan: South County;</i> <i>c) Recreation and Parks Master Plan;</i> <i>d) Rocky View County Solid Water Master Plan;</i> <i>e) Rocky View County Servicing Standards; and</i> <i>f) Fire Services Master Plan.</i>
Consistent	The proposed conceptual scheme complies with the applicable master plans.
26.12	<i>Conceptual schemes shall extend across the entire area of the proposed development, and where appropriate, all other adjacent lands with development potential. At a minimum, adjacent lands should be considered to be those directly adjoining parcels and those within the wider quarter section that have the potential to further subdivide. Council shall have the discretion to consider alternative local plan boundaries, with consideration to ensuring:</i> <i>a) the alternate local plan area is comprehensive in nature;</i> <i>b) the implications of the development proceeding within an alternate local plan boundary have been examined; and</i> <i>c) it has been demonstrated that any on-site or off-site planning issues have been resolved pursuant to the provisions of this Plan.</i>
Consistent	During the preparation of the conceptual scheme, the Applicant conducted four public consultation sessions using a variety of engagement methods, including mailed notices, in-person meetings, an open house, and direct outreach. Efforts were made to engage all immediately adjacent landowners with development potential; however, no interest in participating in the conceptual scheme process was expressed, despite multiple opportunities being offered. Administration acknowledges the Applicant's proactive efforts to fulfill the intent of the policy requirements.

Land Use Bylaw (LUB)	
Residential, Country Residential District (R-CRD)	
324 Purpose	<i>To provide for residential uses in a rural setting on small parcels which cannot accommodate agricultural pursuits.</i>
Consistent	The proposed residential lots meet the intent and parcel size requirements, and are compatible with the existing rural setting in the community.
Special, Public Service District (S-PUB)	
451 Purpose	<i>To provide for the development of Institutional, Educational and Recreational uses.</i>
Consistent	The proposed district is appropriate to accommodate the proposed stormwater pond.