

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>
Consistent	The proposal meets the policy by supporting a full service community with a range of land uses and housing types.
Hamlets	
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>
Consistent	The proposed residential development meets the policy.

Langdon Area Structure Plan	
Residential	
8.1	<i>Residential development within the hamlet of Langdon shall be supported in the areas identified as residential on Maps 5 and 6.</i>
Consistent	The proposed residential development is located in the residential area identified on Maps 5 and 6.
8.2	<i>The County supports innovative neighbourhood design within new residential areas provided the proposed design supports the residential objectives</i>
Consistent	The subject land falls within the Bridges of Langdon Conceptual Scheme, which supports innovative neighbourhood design.
8.3	<i>Where new residential neighbourhoods are developed in proximity to existing residential neighbourhoods, the design for the new residential neighbourhoods should provide an acceptable transition to the existing areas through a residential building form that is similar in height, massing, and architectural design to the surrounding community.</i>
Consistent	The proposal is part of the Bridges of Langdon community, which is compatible with the existing development built within the plan area.
8.4	<i>The predominant land use within the residential area shall be single detached residences; multi-family residences such as semi-detached homes, row houses and multi-unit buildings may also be considered.</i>

Consistent	The approved Bridges of Langdon CS contemplates a range of housing types, which meets this policy. The proposed development through this application is single detachment dwelling.
8.5	<i>The following uses in the residential area may be allowed where they are determined to be compatible and appropriate:</i> <i>a. seniors housing;</i> <i>b. public, recreational, and institutional uses such as schools, child care facilities, special care facilities, churches; and</i> <i>c. neighbourhood commercial</i>
Consistent	The above uses have been considered in the approved Bridges of Langdon CS.
8.6	<i>Local plans shall be required to support applications (see Section 27 and Map 12) for residential development. The local plan should provide:</i> <i>a. architectural design guidelines that promote neighbourly interaction by:</i> <i>i. promoting front yard aesthetics; and</i> <i>ii. providing street trees and street-oriented porches or patios.</i> <i>b. rural identity through the use of:</i> <i>i. street names;</i> <i>ii. architectural design guidelines that emphasize a rural look and feel; and</i> <i>iii. landscaping that uses local/native plant species.</i> <i>c. an analysis of open space and recreational needs and opportunities to determine the amount and location of land to be dedicated to parks and open space within a residential area.</i> <i>d. a transportation analysis addressing the need for an efficient vehicular and pedestrian network within, and external to, the residential area.</i> <i>e. a market demand study, if neighbourhood commercial is proposed, to show that:</i> <i>i. the current supply of the proposed commercial land use is approaching build-out, and there is a demonstrated need for the use; and</i> <i>ii. the proposal will contribute to the fiscal balance of the municipality.</i>
Consistent	The above has been addressed in the approved Bridges of Langdon CS.
Utility Services	
23.8	<i>All new development shall connect to the piped potable water system.</i>
Consistent	The proposed development would be connected with the piped water system provided by Langdon Water Works, which confirms the capacity to service the proposed development.
23.9	<i>A water use assessment shall be required with local plan preparation, subdivision applications, and/ or development permit applications to determine water demand and infrastructure requirements.</i>
Consistent	The detailed assessment would be required at the future subdivision stage.
23.14	<i>All new development shall be required to connect to the County's wastewater system.</i>
Consistent	The proposed development would be connected with the piped wastewater system.
23.15	<i>A wastewater servicing study shall be required with local plan preparation, subdivision applications, and/or development permit applications to determine wastewater demand and infrastructure requirements.</i>
Consistent	The Applicant has provided a wastewater analysis at the redesignation stage. Further analysis would be provided at the future subdivision stage.

Bridges of Langdon Conceptual Scheme (CS)	
Development Concept	
5.2.1	<i>Arrangement of the land-use areas shall be in general conformance with that illustrated in Figure 8 - Land Use Concept.</i>
Consistent	The proposed residential development complies with Figure 8.
5.3.1a	<i>Single family dwelling units shall be the dominant land use for residential development.</i>
Consistent	The proposed development is single family dwellings.

Land Use Bylaw (LUB)	
Residential, Mid-Density Urban District (R-MID)	
349 <i>Purpose</i>	To accommodate a diverse range of low to medium density fee simple residential housing types in an urban setting, such as Hamlets and comprehensively planned area.
Consistent	The proposed residential lots meet the purpose and intent of the district, and meet the minimum parcel size and minimum lot width requirements.
Special, Public Service District (S-PUB)	
451 <i>Purpose</i>	To provide for the development of Institutional, Educational and Recreational uses.
Consistent	The proposed stormwater ponds meet the purpose and intent of the district, and align with the Bridges of Langdon CS.
Special, Parks and Recreation District (S-PRK)	
469 <i>Purpose</i>	To provide for the development of active and passive recreational areas at the local, neighbourhood and regional levels.
Consistent	The proposed pathways meet the purpose and intent of the district, and is consistent with the Bridges of Langdon CS.