

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 – 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>
Consistent	Map 1 of the MDP identifies Bearspaw as a country residential community, and supports it to develop in accordance with the applicable Bearspaw Area Structure Plan.
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 Section 25CS largely aligns with the land use strategy, phasing, and development review criteria of the Bearspaw ASP; areas where the concept may be improved to more closely align with ASP have been identified within their respective sections below.
Reserves – Municipal, School, and Community Reserves	
13.1	<i>When acquiring reserves, the County shall require that the owners of land proposed for subdivision provide reserves in the form of:</i> <i>a. land;</i> <i>b. money in place of land; or</i> <i>c. a combination of land and money.</i>
Not Applicable	To be considered in detail at future subdivision stage. Supported to be provided via cash in lieu as considered within the Section 25 CS.
Reserves – Environmental Reserve and Environmental Reserve Easements	
13.10	<i>Environmental reserves or environmental reserve easements shall be taken at the time of subdivision, in accordance with the Municipal Government Act, on lands designated for:</i> <i>a. residential, business, or institutional uses;</i> <i>b. on agricultural parcels less than 12.00 hectares (29.65 acres); or</i> <i>c. as determined by the County.</i>
Consistent	Section 25 CS delineates the future dedication of Environmental Reserve Easement throughout the plan area at time of future subdivision.

Bearspaw Area Structure Plan C-4129-93	
7.0 Land Use and Phasing	
7.1 Land Use	
7.1.3	<i>When considering proposals for redesignation, the Municipality should confirm that the proposal is in accordance with Figure 7 and the applicable provisions of this Plan.</i>
Consistent	The proposal facilitates the redesignation of the subject lands to the Country Residential District within the area envisioned to support country residential land use in accordance with Figure 7.
7.2 Phasing	
7.2.2	<i>The redesignation, subdivision and/or development of lands within the Plan Area should proceed in accordance with the priorities established in Figure 8. Notwithstanding the priorities established in Figure 8, development priorities for specific lands may be altered without amendment to this Plan, at the discretion of the Municipality, provided the consequences of development out of sequence are examined and the Municipality determines that any on-site or off-site planning issues have been resolved pursuant to the provisions of this Plan.</i>
Consistent	The subject quarter section is identified within Development Priority Area 1 in accordance with Figure 8.
8.0 Plan Policies	
8.1 Country Residential	
General Land Use	
8.1.3	<i>Applications for redesignation that propose country residential land uses should be considered pursuant to the provisions of Figure 7 and attendant Plan policies.</i>
Consistent	The proposal facilitates the redesignation of the subject lands to the Country Residential District within the area envisioned to support country residential land use in accordance with Figure 7.
Phasing	
8.1.8	<i>Country residential land uses as illustrated in Figure 7, should develop in accordance with the phasing sequence identified in Figure 8. Country residential development proposing to proceed out of phase shall be required to provide rationale for the proposal in accordance with the provisions of this Plan and as may be required by the Municipality.</i>
Consistent	The subject quarter section is identified within Development Priority Area 1 in accordance with Figure 8.
Concept Plans	
8.1.9	<i>Figure 3 identifies lands within the Plan Area where the preparation of Concept Plans is required prior to the redesignation of these lands for country residential land use.</i>
Consistent	The subject lands are recommended to be guided by concept plans as illustrated by Figure 3.
8.1.14	<i>Concept Plans contemplated by this Plan shall contain:</i> <i>a) a description of all lands contained within the Concept Plan Area;</i> <i>b) the proposed uses of lands within the Concept Plan Area;</i> <i>c) proposed parcel size and density for the Concept Plan Area;</i> <i>d) the proposed internal road hierarchy;</i> <i>e) a servicing proposal including, but not limited to, public and private utilities for the Concept Plan Area;</i> <i>f) any special policies that may be required to give guidance to the preparation of tentative plans of subdivision including, but not limited to, geotechnical, hydrological, hazard and/or environmental conditions within the Concept Plan Area;</i> <i>g) any other matters deemed appropriate by the Municipality.</i>

Consistent	The proposed Section 25 CS contains analysis and policies guiding development in relation to a) through g); items d) through g) are primarily focused on development within the lands guided by the Fasakin Estates portion of the plan area contemplated by the appendix. General items a) through g) are guided by the attendant plan policies in Sections 1 through 3 of the Concept Plan.
8.1.15	<i>In addition to the requirements of Policy 8.1.14, and in support of any amendment to this Plan, the Municipality may require the proponent of the Concept Plan to provide in sufficient detail, verification of the suitability of the Concept Plan Area for the uses proposed including the following to the satisfaction of Council:</i> a) <i>an evaluation of any on-site hazard(s);</i> b) <i>an evaluation of on-site geotechnical features;</i> c) <i>an evaluation of on-site environmental conditions;</i> d) <i>an environmental audit of lands within the Concept Plan Area;</i> e) <i>an evaluation of any on-site hydrological conditions;</i> f) <i>an evaluation of proposed servicing;</i> g) <i>a Traffic Impact Analysis;</i> h) <i>any other matter deemed necessary by the Municipality.</i>
Consistent	The application provided various technical reporting as summarized within Attachment B. Administration, in conjunction with the relevant external agencies have reviewed the technical documents submitted. No technical concerns are outstanding at this time, as further detailed analysis is required to be prepared at future subdivision stage, as supported by Section 4.0 (Implementation) of the Section 25 CS.
Subdivision	
8.1.19	<i>When considering applications for subdivision approval, the Municipality should evaluate tentative plans of subdivision in terms of the following considerations:</i> a) <i>the natural condition of the lands proposed for subdivision and the manner in which these conditions (ie. topography, environmentally sensitive areas, etc.) have been integrated into the design of the tentative plan of subdivision;</i> b) <i>the serviceability of the proposed parcels by private and public utilities;</i> c) <i>the suitability of each of the proposed parcels to accommodate a building site of sufficient area to permit the development of a residential building and ancillary structures;</i> d) <i>the context of the lands proposed for subdivision and the compatibility of the proposed design with adjacent lands including, but not limited to, site conditions, parcel sizes, visual impact, etc.;</i> e) <i>the intensification potential of the tentative plan of subdivision and the flexibility of the proposed design to accommodate future subdivision;</i> f) <i>the conformity of the tentative plan of subdivision with any Concept Plan prepared and/or adopted pursuant to the provisions of this Plan;</i> g) <i>the design of the proposed road system having regard for Municipal Engineering Standards and integration with the Municipal and Provincial road hierarchy;</i> h) <i>conformity to this Plan, which may necessitate an amendment to the Plan;</i> i) <i>any other matter deemed appropriate by the Municipality.</i>
Not Applicable	Detailed subdivision design included the preparation of documentation to satisfy 8.1.19 shall be completed at future subdivision stage. The Section 25 CS provides a policy framework committing future subdivision applications to adhere to the technical requirements contemplated by 8.1.19.
8.1.20	<i>Within the country residential areas identified in Figure 7, the minimum parcel size should not be less than four (4) acres.</i>
Not Applicable	Pursuant to policy 8.1.21 the proposed density of less than four acres is supported by the proposed concept plan.
8.1.21	<i>Notwithstanding Policy 8.1.20 and Figure 3, the Municipality may consider redesignation proposals and/or application for subdivision contemplating parcel sizes</i>

	<i>of less than four (4) acres in size, provided these proposals are supported by a Concept Plan that is prepared and adopted pursuant to the provisions of this Plan.</i>
Consistent	The Section 25 CS supports the development of subject lands considering land use designation allowing for a minimum parcel size of 0.8 hectares (1.98 acres). The Concept Plan is prepared in accordance with the attendant ASP policies.
8.1.24	<i>Where a tentative plan of subdivision proposes a dead end cul-de-sac, the design and length of the cul-de-sac should sufficiently accommodate emergency vehicle access, or alternate provisions for emergency vehicle access shall be provided.</i>
Consistent	At time of future subdivision the provision of emergency access shall be designed and implemented as stipulated by Policy 4.9.5 of the Section 25CS.
8.5 Transportation	
General	
8.5.7	<i>All Municipal roads within the Plan Area shall be designed and constructed to Municipal Standards, as may be amended from time to time. Appendix C contains typical cross-sections of local roads, minor and major collector roads.</i>
Consistent	Policy 4.9.4 of the Section 25 CS requires internal roads constructed at time of subdivision to adhere to the County Servicing Standards. Policy 4.9.8 requires the developer to construct the necessary upgrades to Township Road 254B from the intersection of Highway 1A and Bears paw road up until the access point of the proposed internal subdivision road servicing the Fasakin Estates Area, as outlined within Attachment C.
8.5.10	<i>Concept Plans contemplated by this Plan and/or proposals for subdivisions where serviced with an internal local road system, should provide a minimum of two access points for vehicular traffic.</i>
Generally Consistent	<p>The local internal road proposed within the Fasakin Estates area only provides a single access point to local road infrastructure; however, the provision of secondary emergency access is included to Township Road 254B.</p> <p>It should be noted that the application originally included provision to support future connection through the westerly adjacent Willow Creek Conceptual Scheme area which would have alleviated secondary access concerns, yet these provisions were removed in response to landowner feedback received from the adjacent community.</p>
8.5.11	<i>Notwithstanding Policy 8.5.10, phased proposals for subdivisions in areas with a completed Concept Plan may be considered on an interim basis, if alternative temporary provisions are made for emergency access in accordance with an overall phased development.</i>
Generally Consistent	<p>The provision of secondary access within the Fasakin Estates Area is contemplated through an emergency access route back to Township Road 254B. Due to topographical constraints and environmentally sensitive areas running east-west through the quarter section, a connection from the dead-end culdesac in the north of the Plan area to the local road within the Fasakin Estates Appendix is not contemplated by the plan.</p> <p>Throughout the application process various alternative methods of providing a more effective transportation network within the plan area and to existing infrastructure outside the plan area were considered. Options included the extension of Township Road 254B to the west connecting to Woodland Way (south of the environmentally significant area), as well coordinating with the proponents of the adjacent Willow Creek Conceptual Scheme to provide a through connection from the northern east-west road within Section 25 to the local road infrastructure to the west. Due to challenges coordinating with additional stakeholders as well as financial considerations the proponents for Section 25 CS elected to not include secondary access points connecting the CS lands to the broader County Transportation network.</p>

8.5.12	<i>When considering proposals for redesignation, subdivision and/or development located adjacent to minor and major collector roads and railways, the Municipality may require the developer to submit a Traffic Impact Analysis which examines:</i> <i>a) the potential impact proposed uses may have on the existing transportation network;</i> <i>b) any requirements for future expansion of the existing transportation network that may be required to accommodate traffic generated from the proposed development;</i> <i>c) any mitigation measures that may be required to ensure the function and integrity of any part of the Transportation Network is preserved (ie. noise attenuation measures, buffering or screening, setbacks);</i> <i>d) any other matter deemed appropriate by the Municipality.</i>
Consistent	The TIA provided by the applicant has been reviewed by the County's engineering department and determined to satisfy the requirements of Policy 8.5.12.
Highway 1A	
8.5.13	<i>When considering applications for subdivision approval within .8 kilometres (.5 miles) of the right-of-way of Highway 1A, the Municipality shall circulate the proposal to Alberta Transportation and Utilities for comment.</i>
Consistent	The application was circulated to Alberta Transportation and Economic Corridors; the Ministry's comments are included within Attachment C for Council's consideration.
8.5.14	<i>Pursuant to Policy 8.5.13, where Alberta Transportation and Utilities determines that additional land is required for widening of Highway 1A and/or future interchanges, the Municipality may impose conditions of subdivision approval to ensure that these requirements are accommodated prior to, or concurrent with endorsement of the Final Plan of Subdivision.</i>
Not Applicable	Comments received from Alberta Transportation and Economic Corridors did not indicate that additional dedication of land is required within the Concept Plan area at this time.
8.5.17	<i>Local roads should not provide direct access/egress to Highway 1A.</i>
Consistent	Access to the proposed internal subdivision roads servicing the Fasakin Estates area is available from the Service Road Township Road 254B. Future subdivision phasing is proposed to be access from Major Collector Road Bearspaw Road, subject to detailed design consultation at time of application.
8.5.18	<i>The Municipality supports the twinning of Highway 1A and the development of interchanges in the locations illustrated on Figure 4. It is expected that development of these interchanges will serve traffic generated from growth within the Plan Area in accordance with the Phasing identified on Figure 8. For the purposes of this Plan, the preferred priority of interchange development is:</i> <i>a) Bearspaw Road/Highway 1A;</i> <i>b) Lochend Road/Highway 1A;</i> <i>c) 12 Mile Coulee Road/Highway 1A.</i>
Consistent	Highway 1A is twinned within the plan area between the boundaries of Calgary and Cochrane; the intersection of 1A and Bearspaw Road is signalized. The TIA provided by the application supports no further upgrades to intersection design/signalization being warranted at this time; subject to change upon future subdivision phases.
8.6 Environment	
General Land Use	
8.6.3	<i>Pursuant to Policy 8.6.2 and 8.6.3, the Municipality may require a proponent, in support of a proposal and at their sole expense, to prepare and submit the following in a form and content satisfactory to the Municipality:</i> <i>a) an Environmental Overview pursuant to the provisions of the General Municipal Plan;</i> <i>b) a geotechnical evaluation prepared by a qualified professional;</i>

	<p>c) a hydrological evaluation;</p> <p>d) an Archaeological/Historical Impact Assessment;</p> <p>e) identify any activities, operations or facilities requiring approval under the Environmental Protection and Enhancement Act, the Water Resources Act or the Department of Environment Act;</p> <p>f) any other analysis deemed appropriate by the Municipality.</p>
Consistent	The application provided various technical reports as outlined with Attachment B, which have been reviewed and accepted by Administration. Further, the lands capacity to service country residential land use has been determined through servicing studies related to the provision of potable water, sanitary, and stormwater management, and soil stability.
8.6.7	<i>Where the Municipality deems it appropriate for environmentally significant features, or other lands contemplated by policies 8.6.6 and 8.6.7, the Municipality may require the dedication of Environmental Reserve pursuant to the provision of the Planning Act and the General Municipal Plan.</i>
Consistent	The concept plan provides for preservation of the environmentally sensitive areas of the subject lands through the dedication of environmental reserve easement area. Policies 2.5.1 and 2.5.3 within the Fasakin Estates Appendix ensure appropriate detailed analysis at future subdivision stage will adhere to the recommendations of the Ministry of Environment and Protected Areas respecting any Crown-claimable water bodies and preserving the environmentally significant features through a combination of parcel configuration, physical land dedication, or compensation to the satisfaction of the Minister.
8.9 Servicing and Utilities	
8.9.1	<i>The provision of water to subdivisions within the Plan Area shall be in accordance with policy established by Council and the guidelines established by Alberta Environmental Protection.</i>
Consistent	Policies within Section 4.10.1 ensure potable water is to be provided by a licensed potable water co-op service provider to each individual lot with the Section 25CS plan area, including the extension of the internal distribution network as necessary.
8.9.2	<i>Sewage disposal and/or treatment shall be handled on a site-specific basis in accordance with guidelines established by Alberta Labour and Alberta Environmental Protection.</i>
Consistent	Policies within Section 4.10.2 supports the installation of individual packaged private sewage treatment systems for each titled lot within the plan area to be completed prior to final subdivision endorsement.
8.9.5	<i>Where the Municipality considers it appropriate, the extension of infrastructure required to service a proposed subdivision shall be the responsibility of the applicant for subdivision approval.</i>
Consistent	The concept plan supports the upgrades required to Township Road 254B to service the proposed Fasakin Estates, and further guides subsequent subdivision phases to provide servicing infrastructure in accordance with the County's Servicing Standards.
8.9.6	<i>Proposals for subdivision and development should accommodate design elements that facilitate fire prevention methods and accessibility by emergency response vehicles for the suppression of fire and enhancement of police protection.</i>
Consistent	Section 4.12 outlines the design elements to be considered at time of future subdivision which accommodate fire prevention through building separation and protection through the installation of drafting hydrants as needed and determined by subsequent concept plan appendices.
8.9.7	<i>When considering proposals for subdivision and/or development, the Municipality may require the developer to undertake measures to prevent and suppress the threat of fire that may include, but are not limited to, the installation of water reservoirs and appurtenances necessary to provide any proposed development with fire protection.</i>

Consistent	The Fasakin Estates Area contemplate the registration of architectural guidelines which include landscaping design and building separation measures ensuring appropriate prevention in a rural capacity. Further, the subject lands are within the 10-minute response window of the County's nearest Fire Station #103 located approximately three (3) kilometres northwest of the subject lands.
8.9.8	<i>Water co-operatives operating in the Municipality are encouraged to provide accessible water points in their distribution systems to provide water for the suppression of fire.</i>
Not Applicable	The Rocky View Water Co-Op does not have adequate capacity to produce fire suppression flows within the plan area. Alternative methods of fire suppression are contemplated by the Plan.

Land Use Bylaw C-8000-2020	
Residential, Country Residential District (R-CRD)	
324	<i>PURPOSE: To provide for residential uses in a rural setting on small parcels which cannot accommodate agricultural pursuits.</i>
Consistent	The subject lands are envisioned to support country residential development in accordance with the Bearspaw ASP, therefore aligning with the intent of the proposed land use district to accommodate the creation of ±2 acre parcels.
326	<p><i>MINIMUM PARCEL SIZE:</i></p> <ul style="list-style-type: none"> a) 0.8 ha (1.98 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 0.4 ha (0.98 ac)</i>
Consistent	The proposed future parcel configuration exceeds the minimum size restriction of the R-CRD district.