

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	
5.2	<i>Support the development of the Hamlets of Bragg Creek, Cochrane Lake, Dalroy, Delacour, Indus, and Kathryn, as rural communities with basic services, in accordance with their area structure plan or conceptual scheme. These hamlets are expected to experience moderate growth over the next 10 years and the County will assist in managing development as it occurs. These Hamlets are identified as “Hamlet – growth as per the adopted plan” on Map 1.</i>
Consistent	Map 1 of the MDP identifies Cochrane Lake as a Hamlet, and supports its development as a rural community with basic services. Section 5.2. of the MDP directs that development should occur according to the Area Structure Plan in place.

Cochrane North Area Structure Plan	
4.0 Plan Objectives	
4.4	<i>To promote the vitality of the Hamlet of Cochrane Lake by identifying residential and hamlet commercial growth opportunities within and adjacent to the Hamlet</i>
Consistent	The proposal is consistent with the density targets and housing types envisioned in the ASP, and provides connectivity to integrate Neighbourhood ‘C’ into the rest of the Hamlet area.
6.3 Hamlet	
6.3.1	<i>The predominant land uses in the Hamlet Policy Area shall be hamlet residential, hamlet commercial, institutional, open space, and public uses</i>
Consistent	The proposed subdivision is within the approved Cochrane Lake Hamlet Plan, more specifically the proposal is to create residential, open space, and public utility uses.
6.3.2	<i>The Municipality shall prepare and adopt a Hamlet Plan or Hamlet Plans for the existing Hamlet of Cochrane Lake and future growth areas prior to approval of any significant new development or redevelopment within the Hamlet Policy Area.</i>
Consistent	The County has adopted the Cochrane Lake Hamlet Plan, which encompasses the objectives for the Hamlet area set out in the Cochrane North ASP. This application has been primarily reviewed against the Hamlet Plan.

Cochrane Lake Hamlet Plan (Area Structure Plan)	
2.3.2 Neighbourhood Structure Plan	
2.3.2	<i>Four neighbourhoods are identified as Hamlet Neighbourhoods. While there is less of a focus on retail and employment, these neighbourhoods provide a range of housing types, public uses, and entitlements for minor commercial activity such as a corner store. The historic Hamlet is integrated with adjacent parcels to contribute to a future complete neighbourhood unit.</i>

Consistent	The proposal provides a range of housing types, suitable amenities such as park space, and potential for public uses.
2.4.2. General Open Space Policies	
2.4.2.B	<i>Passive recreational space should be integrated into the engineered storm water system wherever possible and practical, particularly where Low Impact Development methods are employed in the site design. Desirable benefits include added intrinsic value and overall environmental awareness and education by users.</i>
Consistent	The proposal includes a primary public park space on the northwest that incorporates the storm pond as a feature.
2.5.5 Pathway and Trail Policies	
2.5.5.A	<i>Interconnectivity from the Hamlet to points beyond via a regional pathway network is encouraged. Opportunities to connect to the Hamlet Open Space system should be taken advantage of through MR dedication</i>
Consistent	The proposal includes linear pathways to provide comfortable pedestrian travel throughout the neighbourhood, with a major pathway connection running along the west of the subject lands serving as the primary pathway system
2.9.4 Transportation Policies	
3.2.5	D. Net Densities: Net density excludes lands designated as M.R., E.R., and P.U.L.. To ensure a base density appropriate for future transit support and community vibrancy, the following minimum densities should be met for each Hamlet District Allocation: <ul style="list-style-type: none"> • Edge: 10 units/ha (4 units/acre) • Transition: 15 units/ha (6 units/acre) • Centre: 15 units/ha (6 units/acre)
Consistent	Section 3.1.2.1 of the Conceptual Scheme states that the Neighbourhood 'C' shall achieve a net residential density of no more than 6.25 units per acre.
Appendix A: Summary of Land Use Districts	
Hamlet Edge	<ul style="list-style-type: none"> • <i>The Hamlet Edge is characterized primarily by larger single family homes.</i> • ... • <i>Density would not exceed 6 units per acre (upa) on average for the entire Hamlet Edge area, and is likely much less than 6 upa.</i>
Consistent	The proposed Edge district would be between 4 and 6 units per acre in density, and be single detached homes only.
Hamlet Transition	<ul style="list-style-type: none"> • A mixed residential district that allows a variety of house types and income ranges. This is the predominant "fabric" of the neighbourhood. • The majority of homes may be single family, other unit types such as town houses, semidetached and apartment houses are discretionary • Densities should average 6 units per acre • Corner stores/cafes are discretionary. While early market conditions and lower densities may not warrant them at first, the ability for eventual development is allowed over time. • ...
Consistent	The proposed Transition area achieves the 6 unit per acre target, and will be predominantly single detached homes, with public spaces to complement the residential layout.
Hamlet Centre	<ul style="list-style-type: none"> • Allowable uses include: residential, office, retail, institutional, and small lodging • ... • Each neighbourhood is required a minimum percentage of Hamlet Centre. This may occur at the centre or an appropriate edge...

	<ul style="list-style-type: none"> • In areas where retail or office is not feasible, residential uses are allowed at grade including small apartments and town houses. Setbacks are minimized with only small planters along the sidewalk for residential and office uses • Densities should be 6 units per acre at a minimum across the Hamlet Centre area of a neighbourhood • Public spaces include more formal plazas, squares, and playgrounds
Consistent	The Hamlet Centre area for Neighbourhood 'C' is located within the middle of the neighbourhood. It includes higher density residential uses such as semi-detached and townhouse style development, with connectivity to primary park spaces as a community destination.

Cochrane Lake Hamlet Plan Neighbourhood 'C' Conceptual Scheme	
Residential Form, Density and Anticipated Population	
3.1.2.1	<i>The Cochrane Lake Hamlet Plan shall achieve a net residential density of no more than 6.25 units per acre.</i>
Consistent	The proposed number of units for this phase has a net residential density of 6.1 UPA.
Pedestrian Circulation	
3.1.3.1,2	<i>The overall design of neighbourhood design shall accommodate opportunity for all residents to live within a 5-minute walk to an open space amenity as generally illustrated on Figure 7: Pedestrian Circulation Pedestrian comfort and safety should be a primary consideration of sidewalk and pathway environments.</i>
Consistent	The proposed Phase 1 includes various linear pathways that connects to the open spaces.
Transportation	
3.3.1	<i>Access will be provided to the plan area as generally illustrated on Figure 9: Transportation.</i>
Consistent	Proposed access points for this phase is consistent with Figure 9, where the main access point is coming off of Cochrane Lake West Road, with an emergency access towards Range Road 43.
Utility Servicing	
3.4.1.1-7	<ol style="list-style-type: none"> 1. Potable water service shall be provided within the Plan area, as generally illustrated by Figure 10: Potable Water Servicing. 2. All potable water infrastructure shall be designed and constructed by the developer be in accordance with the County's Development Agreement process, Servicing Standards and applicable Alberta Environment regulatory approvals ... 7. The developer shall provide a detailed servicing study with each phase of development identifying required water and wastewater capacities and infrastructure needs.
Consistent	Potable water to this Phase 1 development will be provided by Rocky View County's Water Distribution System. An offsite connection will be made by extending a dual 250mm watermain to the east along the south side of Cochrane Lake Road to Sheriff Road, and to the north along the east side of Sheriff Road, connecting to the existing main at the intersection of Sheriff Road and Montenaro Bay. A pressure booster station will be located in a PUL at the entrance to Phase 1 off of Cochrane Lake Road.

3.4.2.1-7	<p>1. Wastewater service shall be provided within the Plan area by the County's Cochrane Lake Wastewater System, as generally illustrated by Figure 11: Wastewater Servicing.</p> <p>2. All wastewater infrastructure shall be designed and constructed by the developer be in accordance with the County's Development Agreement process, Servicing Standards and applicable Alberta Environment regulatory approvals.</p> <p>...</p> <p>6. The developer will be required to provide a Cost Feasibility Assessment and Sustainability Analysis at the subdivision stage estimating the life-cycle costs for the operation, maintenance and replacement of the sanitary lift station, to the satisfaction of the County</p>
Consistent	A gravity collection system will direct all wastewater to the proposed lift station to be constructed in the northwest corner of the subject lands, which will then discharge via a new forcemain into the existing 250mm forcemain located on Cochrane Lake Road. The Applicant provided servicing study and the proposed development will be serviced with sanitary sewer by connecting to the existing Cochrane lakes sanitary sewer system that ultimately discharges into the Towns of Cochrane's system.
3.4.3.1,2	<p>1. Shallow utilities shall be installed and/or financed by the developer at the subdivision stage in consultation with all applicable utility providers.</p> <p>2. The alignment of utility installations shall be determined at the subdivision stage in accordance with the County Servicing Standards.</p>
Consistent	An easement for shallow utilities and installation would be a condition of subdivision.
Stormwater	
3.5.1-4	<p>1. Stormwater Management shall be provided as generally illustrated on Figure 12: Stormwater Management.</p> <p>2. All stormwater management infrastructure will be designed and constructed by the developer in accordance with the County's Development Agreement process and Servicing Standards, to the satisfaction of the County and Alberta Environment.</p> <p>3. The design of stormwater facilities shall be in accordance with the Cochrane Lake Sub-Catchment Master Drainage Plan, SSI, 2016. POLICY 3.5.</p> <p>4. The developer will be required to provide a detailed Stormwater Management Plan at each phase of subdivision.</p>
Consistent	The applicant has provided a Stormwater Management Memorandum, which outlines the proposed stormwater management strategy for this phase of development. This memorandum indicates that, during the interim condition, the ultimate wet pond location will function as an evaporation pond with a zero-discharge design. This temporary stormwater pond and associated irrigation solution will be decommissioned upon the future completion of the Cochrane Lake Improvement Plan, at which point stormwater from the Sky Ranch development will ultimately discharge into Cochrane Lake. The ultimate size and final discharge location of the pond for the full build-out of this development will remain consistent with the proposed design.
Open Space	
3.6.1.1-4	<p>1. Open space within the plan area shall be provided by the developer at the subdivision stage to include a combination of Municipal Reserve (MR) and Public Utility Lot (PUL) parcels as generally illustrated on Figure 13: Open Space.</p> <p>2. The developer shall prepare a Landscaping Plan at the subdivision stage, to be prepared by a qualified professional, to detail the proposed landscaping and configuration of recreation improvements, to be constructed in accordance with the County Servicing Standards.</p>

	<p>3. The County shall assume maintenance of the MR upon issuance of a Final Acceptance Certificate in accordance with the terms of the County's Development Agreement process.</p> <p>4. The developer shall create a Home Owners Association (HOA) at the subdivision stage who may, in collaboration with the County, augment and support the operation and maintenance of the recreation amenities within the MRs.</p>
Consistent	<p>1. The proposed MRs and PULs are consistent with Figure 13.</p> <p>2. The applicant provided a landscaping plan which encapsulates the planting and fencing on the Eastern Interface Areas as well as the open spaces and linear pathways.</p> <p>3.4. The condition of subdivision includes the creation of HOA wherein it outlines the HOA's responsibilities.</p>
3.6.1.2	<i>The design of each Municipal Reserve park space within the Plan area shall be determined at the subdivision stage in accordance with the preliminary criteria established by Section 3.6.2 of this Plan.</i>
Consistent	The proposed location of open space Parks 1 and 2, as well as the linear pathways for this Phase 1 is consistent with the Neighbourhood Park Criteria.
Eastern Interface Areas	
3.7.1-3	<p>1. The developer shall establish an appropriate design treatment along the eastern edge of the Plan area as generally illustrated by Figure 14: Eastern Interface Area.</p> <p>2. The developer shall implement a design treatment within this area utilizing wider lots (exclusively with single family homes), uniform fencing, and strategic placement of landscaping to establish an appropriate visual buffer between the Plan area and existing adjacent country residential lots immediately to the east.</p> <p>3. The developer shall consult with each immediately adjacent landowner along the Eastern Interface Area at the subdivision stage with offer to install additional landscaping within each affected to provide enhanced visual screening for each existing dwelling</p>
Consistent	The applicant has submitted a landscaping plan detailing the type of fencing and trees that would be erected on this designated areas. The applicant has also submitted in Attachment I: Public Engagement Summary where they engaged further with the immediate area residents on the plan for the Eastern Interface Areas.
3.8.4.1	<i>The developer shall prepare a Waste Management Plan at the subdivision stage, to the satisfaction of the County.</i>
Consistent	As part of the condition of subdivision, a Waste Management Plan will be required to be submitted.

Land Use Bylaw C-8000-2020	
Residential, Mid-Density Urban (R-MID)	
349	<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.</i>
Consistent	The proposed R-MID lots align with the purpose of the R-MID District, as only single-detached, semi-detached, and rowhouse dwellings are planned for these parcels.
351	<p><i>Minimum Parcel Size:</i></p> <p>a) Dwelling, Single Detached: 0.03 ha (0.07 ac)</p> <p>c) Dwelling, Duplex/Semi: 0.025 ha (0.06 ac)</p> <p>e) Dwelling Rowhouse: 0.02 ha (0.05 ac)</p>

Consistent	The proposed R-MID lots meet minimum parcel size accordingly.
352	<i>Minimum Parcel Width:</i> <i>a) Dwelling, Single Detached: 9.14 m (29.99 ft.)</i> <i>c) Dwelling, Duplex/Semi: 7.92 m (25.98 ft.)</i> <i>e) Dwelling Rowhouse: 6.09 m (19.98 ft.)</i>
Consistent	The proposed R-MID lots meet minimum parcel width accordingly.
Residential, Small Lot (R-SML)	
340	<i>To provide for single and semi-detached residential dwellings on small parcels in Hamlets and comprehensively planned area.</i>
Consistent	The proposed R-SML lots align with the purpose of the R-SML District, as only single-detached dwellings are planned for these parcels.
342	<i>Minimum Parcel Size: 0.06 ha (0.15 ac)</i>
Consistent	The proposed R-SML lots meet minimum parcel size.
343	<i>Minimum Parcel Width: 13.5 m (44.29 ft.).</i>
Consistent	The proposed R-SML lots meet minimum parcel width.
Special, Parks and Recreation (S-PRK)	
469	<i>To provide for the development of active and passive recreational areas at the local, neighbourhood and regional levels.</i>
Consistent	The proposed S-PRK lots align with the purpose of the S-PRK District.
Special, Public Services (S-PUB)	
451	<i>To provide for the development of Institutional, Educational and Recreational uses.</i>
Consistent	The proposed S-PUB lots align with the purpose of the S-PUB.