

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 Springbank Area Structure Plan.
10.4	<i>Country residential development shall address the development review criteria identified in Section 29.</i>
Consistent	A conceptual scheme was previously adopted to address the requirements 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 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 residential lots are all in single-detached dwelling form; architectural controls would be required as a condition of subdivision.
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.
8.11	<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 has been appended to the Springbank ASP, and is therefore statutory in nature.
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: a) no more than four (4) new residential lots are being created;</i>

	<p><i>b) there is limited potential for further subdivision both within and adjoining the subject lands;</i></p> <p><i>c) there are no subdivision matters that would benefit from being directed by conceptual scheme policies, including, but not limited to:</i></p> <p><i>i. homeowners' association requirements;</i></p> <p><i>ii. landscape and architectural controls;</i></p> <p><i>iii. environmental and or municipal reserve requirements;</i></p> <p><i>iv. water, wastewater, stormwater infrastructure;</i></p> <p><i>v. lot layout, emergency access and road layout..</i></p>
Consistent	A conceptual scheme was previously 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>
Generally Consistent	The proposed 1.82 acre residential lots fall slightly under the 1.98 acres minimum; this size variation was approved under the Partridge View Conceptual Scheme.
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 wetlands on site.
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	No response from the province was received on this application, however, Attachment F includes an Advisory condition outlining the Applicant's responsibility to ensure this step is complete.
Active Transportation, Parks, and Open Space	
17.03	<p><i>Open space shall be provided through such means as:</i></p> <p><i>a) the dedication of reserve lands and Public Utility Lots;</i></p> <p><i>b) the provision for environmental reserve easements, conservation easements, or other easements and rights-of-way;</i></p> <p><i>c) government lands for public use;</i></p> <p><i>d) privately owned land that is accessible to the public;</i></p> <p><i>e) publicly owned storm water conveyance systems; and/or</i></p> <p><i>f) other mechanisms as approved by the County.</i></p>
Consistent	Municipal Reserve is being provided on the south side of the site.

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><i>a) provide connections within, and external to, the conceptual scheme area;</i></p> <p><i>b) address and accommodate inclusion within identified parks and open spaces during all stages of development;</i></p> <p><i>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;</i></p> <p><i>d) incorporate 'Crime Prevention Through Environmental Design' (CPTED) features;</i></p> <p><i>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</i></p> <p><i>f) contribute to the overall regional active transportation network.</i></p>
Consistent	A trail will be included in the Municipal Reserve Land.
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	A capacity confirmation letter from Westridge Utilities Inc. was submitted.
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>
Generally Consistent	The Partridge View Conceptual Scheme allows for 1.82 acre lots using PSTS; the Applicant has submitted the appropriate studies showing suitability of the site for this type of system.
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 aligns with the applicable documents.
21.16	<i>Storm water ponds servicing more than one lot should be located on Public Utility Lots.</i>
Generally Consistent	Although the proposed storm pond is not located on A PUL, it is consistent with the Partridge View CS. Appropriate easements and maintenance agreements would be required as conditions of subdivision and are included in Attachment F.

Partridge View Conceptual Scheme

Site Assessment

4.4.1	<i>DEVELOPMENT CELL "G" SHALL BE DEVELOPED INTO MINIMUM 1.82 ACRE (0.735 HECTARE) PARCELS, WITH EACH LOT BEING SERVICED BY AN INTERNAL SUBDIVISION ROAD.</i>
Consistent	Proposed lots are 1.82 acres in size.

Subdivision and Development Concept	
5.0.1	<i>AT THE SUBDIVISION STAGE, THE SUBDIVISION OF CELL 'G' SHALL BE DONE IN ACCORDANCE WITH THE LAYOUT PROVIDED IN FIGURE 5-DEVELOPMENT CELL "G" SUBDIVISION AND DEVELOPMENT CONCEPT</i>
Consistent	The tentative plan follows the approved plan in the CS.
5.1.1	<i>AT THE TIME OF SUBDIVISION, THE OWNER OF DEVELOPMENT CELL "G" SHALL DEVELOP ARCHITECTURAL STANDARDS, WHICH SHALL BE REGISTERED AS A RESTRICTIVE COVENANT AGAINST THE TITLE OF EACH LOT. IT IS THE RESPONSIBILITY OF THE DEVELOPER TO IMPLEMENT THESE STANDARDS.</i>
Consistent	Condition included in Attachment F.
5.2.1	<i>'THE PROVISION OF MUNICIPAL RESERVE IN THE AMOUNT OF 8 METERS ALONG DEVELOPMENT CELL "G", IS TO BE PROVIDED'</i>
Consistent	Included in tentative plan.
Utility Servicing	
6.1.1	<i>POTABLE WATER IS TO BE PROVIDED TO THE PLAN AREA VIA A LICENSED SURFACE WATER DISTRIBUTION SYSTEM IN ACCORDANCE WITH ROCKY VIEW COUNTY SERVICING STANDARDS AND TO THE SATISFACTION OF ROCKY VIEW COUNTY</i>
Consistent	Capacity confirmation received from Westridge Utilities.
6.2.1	<i>A PSTS LEVEL 4 ASSESSMENT IS REQUIRED TO BE SUBMITTED TO THE COUNTY TO VERIFY THE SUITABILITY OF THE SOIL TO ACCOMMODATE "PACKAGE SEWAGE TREATMENT PLANTS". THE COUNTY REQUIRES THIS TESTING PRIOR TO SUBDIVISION APPROVAL.</i>
Consistent	Applicant has submitted the required studies.
6.2.2	<i>THE OWNER SHALL ENTER INTO A SITE IMPROVEMENTS/SERVICES AGREEMENT TO BE REGISTERED ON EACH NEW LOT TO ENSURE THAT AN ADVANCED "PACKAGE SEWAGE TREATMENT PLANT" IS CONSTRUCTED IN ACCORDANCE WITH ROCKY VIEW COUNTY SERVICING STANDARDS.</i>
Consistent	Included as a condition of subdivision in Attachment F.
6.2.3	<i>THE OWNER SHALL REGISTER A CAVEAT ON EACH NEW LOT REGARDING A DEFERRED SERVICES AGREEMENT AND NOTIFYING EACH FUTURE LOT OWNER OF THE REQUIREMENT TO CONNECT TO COUNTY PIPED WASTEWATER SYSTEMS AT THEIR COST WHEN SUCH SERVICES BECOMES AVAILABLE.</i>
Consistent	Included as a condition of subdivision in Attachment F.
6.3.1	<i>THE DEVELOPER IS TO PROVIDE A STORM WATER MANAGEMENT PLAN FOR DEVELOPMENT CELL "G", PREPARED BY A QUALIFIED PROFESSIONAL LICENSED TO PRACTICE IN THE PROVINCE OF ALBERTA, AS A CONDITION OF SUBDIVISION APPROVAL TO THE SATISFACTION OF THE COUNTY.</i>
Consistent	Included as a condition of subdivision in Attachment F.

Land Use Bylaw C-8000-2020	
Residential, Country Residential	
326, Minimum Parcel Size	<p>a) 0.8 ha (1.98 ac)</p> <p>b) The minimum size of parcels designated with the letter “p” is the number indicated on the Land Use Map</p> <p>c) Notwithstanding b), the number following the “p” shall not be less than 0.4 ha (0.98 ac).</p>
Inconsistent	Although inconsistent, the MGA allows for the Subdivision Authority to approve a proposal that is not consistent with the Land Use Bylaw if they believe the proposal would not unduly interfere with the amenities of the neighbourhood or materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land, and that the proposed subdivision conforms with the use prescribed for that land in the land use bylaw.