

Proposed Revision	Proposed Policy and Section <sup>1</sup>	Rationale
<b>Setting a lower average density target of 5 units per acre for the new planned development areas</b>	8.7 The average gross residential density for new developments within each Neighbourhood Area should be 2.02 units per hectare (5.0 units per acre).	Revision proposed to facilitate an average of 5 units per acre within new development areas per the Governance Committee's recommendation.
<b>Limiting the scale and location of multi-family development within the ASP area</b>	<p>8.8 Rowhouses, duplex, multi-unit residential land use should not exceed 10 per cent of the Hamlet area.</p> <ul style="list-style-type: none"> <li>a. Density within an area should vary to address planning context in alignment with the policies of this Plan.</li> <li>b. Neighbourhood Plans or applications for residential development with greater density than the target average density dwelling units per acre may be supported if it is demonstrated that the greater density will not unduly affect the character of the hamlet, transportation and servicing requirements.</li> </ul> <p>8.50 Rowhouses, semi-detached units, multi-unit or similar forms of development-should be considered in the Community Core to meet the density requirements of The Plan.</p>	Residential development forms other than single family dwelling are limited to 10% of the Hamlet area. Per the Governance Committee's recommendation, multi-family development should be directed to the future Community Core of Northwest Neighbourhood.
<b>Additional policies guiding architectural controls, including building heights and transitions between building forms</b>	8.2 Where new development is proposed in proximity to existing residential neighbourhoods, the design should provide an acceptable transition to the existing areas through a low-rise housing form that implements appropriate height, massing, and architectural design to integrate with the context of the surrounding community.	Proposed policies and requirements for neighbourhood plans and local plans per Appendix E and F support well designed communities with consideration for human scale development forms, building appearance, lot layout, landscaping, streetscape, and street-oriented design.

<sup>1</sup> Section and policy numbers per the June 2025 red line version.

	<p><b>Appendix E: Neighbourhood Plan Requirements</b></p> <p>h. Community design policies that address architectural themes relating to building appearance, lot layout, landscaping, streetscape and street-orientated design;</p> <p>i. Interface and buffering policies to ensure that proposed development respects adjacent existing land uses;</p> <p><b>Appendix F: Local Plan Requirements</b></p> <p>f. Community design policies that should provide for:</p> <ul style="list-style-type: none"> <li>i. Street-oriented urban design;</li> <li>ii. A variety of lot sizes to accommodate varying housing options and commercial opportunities;</li> <li>iii. Parks and pedestrian connections to adjacent areas;</li> <li>iv. Sidewalks on both sides of the roadway;</li> <li>v. Vehicular connections to other areas within the hamlet; and</li> <li>vi. Dark sky friendly street lighting</li> </ul>	
<p><b>Revised Neighbourhood Area boundaries and consolidating the Community Core within the Northwest Neighbourhood Area</b></p>	<p>Neighbourhood Areas</p> <ul style="list-style-type: none"> <li>• Section 8.24 to 8.35</li> <li>• Map 5 and Map 6</li> </ul> <p>Community Core</p> <ul style="list-style-type: none"> <li>• Section 8.17 to 8.26</li> </ul>	<p>Two Neighbourhood Areas are proposed that follow the natural division in the Hamlet due to the existing railway. A larger plan area for each neighbourhood will provide for greater opportunity for comprehensive planning.</p> <p>Integrating the Community Core into the Northwest Neighbourhood to ensure seamless coordination with future land uses, ongoing development in the northern section, and potential design integration with environmentally significant areas along the western edge of the neighbourhood.</p>

<b>Revision to the phasing of the Hamlet area now focuses development sequence based on servicing availability</b>	<p>Section 27 Hamlet Policy Area</p> <p>Phasing within the Hamlet Policy Area should focus where there is availability of servicing infrastructure and to establish the character of the hamlet which will then inform the further reaches of the hamlet area.</p> <p>...</p> <p>27.24 The timing and sequence of a <i>neighborhood plan</i> development shall be reviewed under the County's Planning Project Prioritization policy and considered by Council for approval.</p>	To provide logical sequence and ensure that development only proceeds when there is availability to service the area.
<b>Removing references to the Calgary Metropolitan Growth Board</b>	All sections	<p>On February 18, 2025, a Ministerial Order (MSD:017/25) was signed rescinding the approval of the Calgary Metropolitan Board's (CMRB) Regional Evaluation Framework and Growth Plan. Draft policies relating to the CMRB are no longer in effect therefore it was removed from the Plan.</p> <p>Policies relating to intermunicipal collaboration efforts remained in the ASP where appropriate to ensure coordination between neighbouring municipalities.</p>
<b>Effective date of Bylaw C-8569-2024</b>	<p>Per Bylaw C-8569-2024:</p> <p>4 Bylaw C-8569-2024 is passed and comes into full force and effect when it receives third reading and is signed in accordance with the <i>Municipal Government Act</i>.</p> <p>5 All applications received on or after the effective date of the Bylaw shall be processed and considered upon the provisions outlined herein.</p> <p>6 Despite Section 5, all subdivision applications deemed complete prior to the effective date of this Bylaw shall be processed based on the policies within 'Bylaw C-7468-2015' prior to the</p>	Consideration for applications received and are already in the queue for Council's decision prior to the proposed Bylaw.

	approval of this Bylaw, unless the Applicant requests in writing that the application be processed based on the regulations of this Bylaw.	
Minor clerical amendments to the documents to update and align with recent approvals and terminology	All sections	To correct clerical errors in the ASP and to update statistics that are now outdated due to new developments in the community.