

ATTACHMENT E: POLICY REVIEW

Regional Growth Plan	
Rural and Country Cluster Placetypes	
3.1.5.1	The Rural and Country Cluster Placetype should be characterized by larger lot sizes, lower density, and single-detached housing. This Placetype may include country cluster patterns that configure housing development in a focused area and preserves remaining land for open space.
Generally Complies	While the proposed tentative subdivision plan does not include open space for the development, it does include larger lot sizes at a lower density and single-detached housing.
3.1.5.2	Rural and Country Cluster Placetype, when it is not clustered shall comply with the following: (a) the development shall not be located within a Preferred Growth Area; and (b) the maximum Density is 1.2 dwelling units / hectare (0.5 dwelling units/acre).
Complies	The proposal is not located with a preferred growth area and is within the allowed density of 0.5 dwelling units / acre.

Municipal Development Plan (County Plan)	
Managing Residential Growth – Agricultural Area	
5.10	<i>Residential development in the agricultural area shall be guided by the goals and policies of this Plan.</i>
Conflicts	The proposed redesignation to country residential is not within an ASP area or a fragmented quarter section.
5.11	<i>Support first parcel out residential and agricultural subdivision in the agricultural area as per the policies of this Plan (section 8).</i>
Not Applicable	The proposed subdivision would result in the creation of a fragmented quarter section.
Agriculture – Minimize Land Use Conflict	
8.25	Discourage intrusive and/or incompatible land use in the agricultural area.
Conflicts	The proposed country residential development would not be compatible with the surrounding agricultural area.
8.26	Applicants proposing new residential, institutional, commercial, and industrial land uses shall design and implement measures to minimize their adverse impacts on existing agriculture operations, based on the County's 'agriculture boundary design guidelines.'
Not Applicable	As a condition of subdivision, the applicant would need to provide information on how the agriculture boundary design guidelines are being applied to the site.
Country Residential Development – Country Residential Communities	
10.2	<i>Country residential development in the agriculture area shall be guided by the goals and policies of this Plan.</i>
Conflicts	The proposed country residential parcel is not within an ASP area or a fragmented quarter section.
Country Residential Development – Fragmented Country Residential Areas	
10.11	<i>Within a fragmented quarter section, the redesignation of residential lots or agricultural parcels less than or equal to 10 hectares (24.7 acres) in size to a new residential land use may be supported if the following criteria are met: a. A lot and road plan is provided that;</i>

	<ul style="list-style-type: none"> <i>i. plans for an area determined by the County at the time of redesignation application. The plan shall include, at a minimum, all residential or small agricultural acreages that are adjacent to the application;</i> <i>ii. includes design measures to minimize adverse impacts on existing agriculture operations; and</i> <i>iii. demonstrates potential connectivity to residential or small agricultural acreages outside of the lot and road plan area.</i> <p><i>b. A technical assessment of the proposed design is provided, to demonstrate that the lot and road plan area is capable of supporting increased residential development. The assessment shall address:</i></p> <ul style="list-style-type: none"> <i>i. the internal road network, water supply, sewage treatment, and stormwater management; and</i> <i>ii. any other assessment required by unique area conditions.</i> <p><i>c. A technical assessment of the impact on off-site infrastructure, roads, and stormwater systems is be provided;</i></p> <p><i>d. A report is provided that documents the consultation process undertaken to involve affected landowners within the plan area in the preparation and/or review of the lot and road plan.</i></p>
Not Applicable	The parcel is not within a fragmented quarter section.
Transportation – Road Access	
16.13	<p><i>Residential redesignation and subdivision applications should provide for development that:</i></p> <ul style="list-style-type: none"> <i>a. provides direct access to a road, while avoiding the use of panhandles;</i> <i>b. minimizes driveway length to highways/roads;</i> <i>c. removes and replaces panhandles with an internal road network when additional residential development is proposed; and</i> <i>d. limits the number and type of access onto roads in accordance with County Policy.</i>
Complies	The proposed subdivision includes the use of two internal roads to provide lots direct access to a road.

Land Use Bylaw C-8000-2020	
R-RUR Residential, Rural District	
319	<p><i>Minimum Parcel Size</i></p> <ul style="list-style-type: none"> <i>a) 1.6 ha (3.95 ac)</i>
Complies	The proposed R-RUR parcels will range from ± 6.18 acres to ± 8.00 acres in size.