

ATTACHMENT E: POLICY REVIEW

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>
Inconsistent	Policy 5.8 seeks to direct residential land use and subdivision to existing residential communities identified on Map 1 of the County Plan and the subject land is within the agricultural area.
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>
Inconsistent	The subject land is within the agricultural area and the proposal does not align with the policies and goals for residential development in the agricultural area.
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 proposal does not meet the definition of a first parcel out.
Financial Sustainability – Development	
6.1	<i>Direct new development to areas of existing infrastructure.</i>
Generally Complies	Each proposed lot has an existing dwelling with a well and septic system and the subject land abuts a public road.
6.2	<i>On-site and off-site hard infrastructure costs related to new development are the developer's responsibility.</i>
Generally Complies	At the time of future subdivision, the applicant will be required to upgrade the existing approach to a mutual gravel standard.
6.4	<i>All identified hard infrastructure, or land necessary for infrastructure placement, shall be provided by the developer as part of the subdivision or development permit approval process.</i>
Generally Complies	At the time of future subdivision, the applicant will be required to upgrade the existing approach to a mutual gravel standard.
Environment – Water	
7.4	<i>Protect ground water and ensure use does not exceed carrying capacity by:</i> <ul style="list-style-type: none"> <i>a. supporting long term ground water research and monitoring programs;</i> <i>b. mitigating the potential adverse impacts of development on groundwater recharge areas;</i> <i>c. adhering to provincial ground water testing requirements, as part of the development approval process; and</i> <i>d. encouraging and facilitating the capping of abandoned water wells to protect against ground water leakage and cross contamination.</i>
Generally Complies	Each proposed lot will be serviced by existing water wells and the application included a water well drilling report confirming minimum pump rates for 1igpm for both existing wells.
Environment – Stormwater and Wastewater	
7.6	<i>Require environmentally sustainable wastewater disposal practices to protect watersheds and surface/ground water quality. Wastewater treatment systems should not exceed the land's carrying capacity.</i>
Generally Complies	Each proposed lot will be serviced by existing septic systems.

Environment – Land and Environmental Stewardship	
7.12	<i>Encourage the efficient use of rural land and infrastructure by directing residential, commercial, and industrial development to the defined growth areas and by encouraging infill development within those areas.</i>
Inconsistent	The subject land is not within the County's preferred residential growth areas.
Agriculture – Land Use	
8.14	<i>Support traditional agriculture and new, innovative agricultural ventures.</i>
Inconsistent	As the proposal is residential in nature, it does not support agriculture operations.
Agriculture – First Parcel Out	
8.17	<i>A subdivision to create a first parcel out that is a minimum of 1.60 hectares (3.95 acres) in area should be supported if the proposed site:</i> <i>a. meets the definition of a first parcel out;</i> <i>b. has direct access to a developed public roadway;</i> <i>c. has no physical constraints to subdivision;</i> <i>d. minimizes adverse impacts on agricultural operations by meeting agriculture location and agriculture boundary design guidelines; and</i> <i>e. the balance of the un-subdivided quarter section is maintained as an agricultural land use.</i>
Not Applicable	The proposal does not meet the definition of a first parcel out.
Agriculture – Redesignation and Subdivision for Agricultural Purposes	
8.18	<i>Redesignation and subdivision to smaller agriculture parcels as a new or distinct agricultural operation may be supported. Proposals will be evaluated on the following criteria:</i> <i>a. A similar pattern of nearby small agricultural operations;</i> <i>b. A planning rationale justifying why the existing land use and parcel size cannot accommodate the new or distinct agricultural operation;</i> <i>c. A demonstration of the need for the new agriculture operation;</i> <i>d. An assessment of the proposed parcel size and design, to demonstrate it is capable of supporting the new or distinct agricultural operation. Site assessment criteria include:</i> <i>i. suitable soil characteristics and topography;</i> <i>ii. suitable on-site infrastructure for the proposed use. Required infrastructure may include access areas, water wells, irrigation and sewage infrastructure, and manure management capability; and</i> <i>iii. compatibility with existing uses on the parent parcel and adjacent lands;</i> <i>e. An assessment of the impact on, and potential upgrades to, County infrastructure; and</i> <i>f. An assessment of the impact on the environment including air quality, surface water, and groundwater.</i>
Not Applicable	The proposal does not meet the definition of a new or distinct agricultural operation.
Agriculture – Minimize Land Use Conflict	
8.25	<i>Discourage intrusive and/or incompatible land use in the agricultural area.</i>
Generally Complies	As the proposal does not align with the policies and goals for residential development in the agricultural area, residential land use is not supported on the subject land. Since the residential land use on the proposed new lot is existing, no negative impacts to the remaining agricultural land are anticipated.

8.26	<i>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.'</i>
Generally Complies	The proposed residential land use is located near the southwest corner of the subject quarter section. The western boundary of the proposed new residential lot abuts a public road and all other proposed boundary lines are adjacent to agricultural uses. The proposed future lot size is 3.95 acres, which is the minimum lot size in the Residential, Rural District (R-RUR). The existing dwelling on the proposed future residential lot aligns with the recommended setbacks from agricultural uses in the Agricultural Boundary Design Guidelines. The existing dwelling is greater than 30m from the northern and eastern proposed boundary lines and approximately 30m from the southern proposed boundary line in areas without a vegetated buffer and 15m in areas with an existing vegetated buffer. Additionally, the soil characteristics of the subject land have severe limitations to crop production due to temperature.
8.27	<i>Encourage houses in residential areas adjacent to agricultural land to be set back an appropriate distance from the agricultural land so as to minimize the impact on both the agriculture operations and the house owners.</i>
Complies	The existing dwelling on the proposed residential portion of the subject land would meet the minimum setback requirements in the Residential, Rural District (R-RUR).
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>
Inconsistent	The subject land is within the agricultural area and the proposal does not align with the policies and goals for residential development in the agricultural area.
10.4	<i>Country residential development shall address the development review criteria identified in section 29.</i>
Generally Complies	Administration has reviewed the application, and no additional information is required at this time. Additional technical requirements will be addressed at the future subdivision stage.
Country Residential Development – Fragmented Country Residential Areas	
10.11	<p><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:</i></p> <ul style="list-style-type: none"> <i>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> <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> <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> <i>c. A technical assessment of the impact on off-site infrastructure, roads, and stormwater systems is be provided;</i>

	<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>
Not Applicable	The proposal does not meet the definition of a fragmented quarter section.
Reserves – Municipal, School, and Community Reserves	
13.4	<i>Reserves should be provided to the maximum amount allowed by the Municipal Government Act.</i>
Generally Complies	Municipal reserves will be considered at the future subdivision stage.
Transportation	
16.1	<i>Partner and co-operate with the provincial government and neighbouring municipalities to protect and improve, where necessary, regional transportation corridors.</i>
Complies	The application was circulated to Alberta Transportation and Economic Corridors, and they have no concerns with the development proposal.
Transportation – Road Access	
16.13	<i>Residential redesignation and subdivision applications should provide for development that:</i> <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>
Inconsistent	The tentative subdivision plan proposes panhandle access to the proposed new lot. At the time of future subdivision, the applicant will be required to upgrade the existing approach to a mutual gravel standard.
Utility Services – General	
17.1	<i>New development shall, in accordance with master plans:</i> <i>a. make use of, extend, and enhance existing utility infrastructure where feasible;</i> <i>b. provide water, wastewater, and shallow utility services; and</i> <i>c. provide stormwater systems where necessary.</i>
Complies	Each proposed lot has an existing dwelling with a well and septic system. The subject land abuts a public road.
Utility Services – Water Supply	
17.6	<i>Water well performance and deliverability testing shall be required of all development relying on ground water, in accordance with the requirements of the Water Act.</i>
Complies	Each proposed lot will be serviced by existing water wells and the application included a water well drilling report confirming minimum pump rates for 1igpm for both existing wells.
Utility Services – Wastewater Management	
17.9	<i>New residential development shall provide wastewater treatment, in accordance with County Policy, by:</i> <i>a. connecting to, or constructing, regional or decentralized wastewater services; or</i> <i>b. confirming the lot(s) is capable of private wastewater treatment.</i>
Generally Complies	Each proposed lot will be serviced by existing septic systems.

17.11	<p><i>Wastewater treatment systems shall not exceed the land's carrying capacity; in developing such systems, consideration shall be given to the following requirements:</i></p> <ul style="list-style-type: none"> <i>a. Development proponents shall assess the land's carrying capacity to determine system requirements in accordance with County Policy. The type of private on-site wastewater treatment system will be dependent on lot density, lot size, and soil capability.</i> <i>b. Construction and connection to a regional or decentralized wastewater treatment system shall be required when the density of development exceeds thresholds identified in County Policy.</i>
Generally Complies	Each proposed lot will be serviced by existing septic systems.
17.12	<i>The ownership, operation, and maintenance of private on-site wastewater treatment systems, or wastewater holding tanks shall be the responsibility of the landowner.</i>
Generally Complies	The landowner is responsible for the existing and any future private wastewater treatment systems (if applicable) on the subject land.

Land Use Bylaw C-8000-2020	
A-SML Agricultural, Small Parcel District	
312	<p>MINIMUM PARCEL SIZE:</p> <ul style="list-style-type: none"> <i>a) 20.2 ha (49.92 ac)</i> <i>b) The minimum size of parcels designated with the letter "p" is the number indicated on the Land Use Map</i> <i>c) Notwithstanding b) above, the number following the "p" shall not be less than 8.1 ha (20.01 ac)</i>
Inconsistent	The proposed future agricultural remainder parcel is ± 6.56 hectares (± 16.21 acres), which does not meet the minimum parcel size requirement.
315	<p>MINIMUM SETBACKS:</p> <p>Front Yard 45.0 m (147.64 ft.) from County roads 60.0 m (196.85 ft.) from Highways 15.0 m (49.21 ft.) from service roads</p> <p>Side Yard 45.0 m (147.64 ft.) from County roads 60.0 m (196.85 ft.) from Highways 15.0 m (49.21 ft.) from service roads 6.0 m (19.69 ft.) from other parcels</p> <p>Rear Yard 30.0 m (98.43 ft.) from any road 15.0 m (49.21 ft.) from other parcels</p>
Inconsistent	Based on aerial imagery of the subject land, there appears to be several accessory buildings on the site located within the minimum side yard setback from the proposed new lot line. At the future subdivision stage, the tentative plan should show that all buildings are located within the boundaries of each lot and meet the <i>Land Use Bylaw</i> requirements.

R-RUR Residential, Rural District	
319	<p>MINIMUM PARCEL SIZE:</p> <p>a) 1.6 ha (3.95 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 1.6 ha (3.95 ac)</p>
Complies	The proposed future residential parcel is \pm 1.60 hectares (\pm 3.95 acres), which meets the minimum parcel size requirement.
323	<p>MINIMUM SETBACKS:</p> <p>Front Yard</p> <p>45.0 m (147.64 ft.) from County</p> <p>60.0 m (196.85 ft.) from Highways</p> <p>15.0 m (49.21 ft.) from other roads</p> <p>Side Yard</p> <p>45.0 m (147.64 ft.) from County roads</p> <p>60.0 m (196.85 ft.) from Highways</p> <p>15.0 m (49.21 ft.) from other parcels on parcels over or equal to 4.0 ha (9.88 ac)</p> <p>15.0 m (49.21 ft.) from other roads</p> <p>3.0 m (9.84 ft.) from other parcels on parcels under 4.0 ha (9.88 ac)</p> <p>Rear Yard</p> <p>30.0 m (98.43 ft.) from any road</p> <p>7.0 m (22.97 ft.) from all other</p> <p>30.0 m (98.43 ft.) from all other on parcels over 4.0 ha (9.88 ac)</p>
Inconsistent	Based on aerial imagery of the subject land, there appears to be several accessory buildings on the site located within the minimum side yard setback from the proposed new lot line. At the future subdivision stage, the tentative plan should show that all buildings are located within the boundaries of each lot and meet the <i>Land Use Bylaw</i> requirements.