

ATTACHMENT E: POLICY REVIEW

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>
Complies	The proposal has been evaluated in accordance with Section 10.0 (Country Residential Development).
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>
Complies	The proposal has been evaluated in accordance with the Fragmented Country Residential policies within Section 10.0 (Country Residential Development).
Country Residential Development – Fragmented Country Residential Areas	
10.13	<i>Subdivision of residential lots or small agricultural parcels within a fragmented quarter section may be supported if:</i> <i>a. a lot and road plan acceptable to the County has been provided;</i> <i>b. the application area has the appropriate land use designation; and</i> <i>c. the conditions of subdivision implement the lot and road plan.</i>
Generally Complies	The subject land is currently designated Residential, Rural District (R-RUR), and the proposed lots have direct access of Range Road 22. Due to proposed parcel sizes as well as site constraints (ephemeral wetland, existing buildings on site) a future internal road may not be viable. Even so, the Applicant has provided a general Lot and Road Plan to show potential future road connections if redesignation and further subdivision of this parcel is proposed in the future.
10.14	<i>For development within a fragmented quarter section, an internal road to service a subdivision as per the lot and road plan may be required as a condition of subdivision.</i>
Complies	Each proposed lot has direct physical access to Range Road 22. Therefore, an internal road is not required at this point in time. Should redesignation and further subdivision of this parcel be proposed in the future, an internal road may be required as a condition of future subdivision.
Reserves – Municipal, School, and Community Reserves	
13.1	<i>When acquiring reserves, the County shall require that the owners of land proposed for subdivision provide reserves in the form of:</i> <i>a. land;</i> <i>b. money in place of land; or</i> <i>c. a combination of land and money.</i>
Complies	As municipal reserve in this area would not provide a benefit for the greater public, cash in lieu of land has been included as a condition of subdivision.
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>
Complies	The proposal meets the above criteria. Direct road access is proposed from Range Road 22.

Land Use Bylaw C-8000-2020	
Residential, Rural Residential District (R-RUR)	
319 (a)	Minimum Parcel Size <i>A) 1.6 ha (3.95 ac)</i>
Complies	The proposed parcels range from ± 1.68 hectares (± 4.15 acres) to ± 2.04 hectares (± 5.04 acres) in size, which meets the minimum parcel size requirements for the R-RUR district.