

## 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)	
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>
Generally Consistent	Deemed compliant through adoption of Bylaw C-8447-2023 redesignating the subject parcel to the A-SML p8.1 designation. Council determined that Bylaw C-8447-2023 met the intent and policies of the County Plan.
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	Deemed compliant through adoption of Bylaw C-8447-2023 redesignating the subject parcel to the A-SML p8.1 designation. Council determined that Bylaw C-8447-2023 met the intent and policies of the County Plan.
Environment – Water	
7.4	<i>Protect ground water and ensure use does not exceed carrying capacity by:</i> <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>
Consistent	Existing wells within each of the proposed parcels have been demonstrated to meet applicable standards under existing applicable legislation.
Agriculture – Land Use	
8.14	<i>Support traditional agriculture and new, innovative agricultural ventures.</i>
Generally Consistent	Deemed compliant through adoption of Bylaw C-8447-2023 redesignating the subject parcel to the A-SML p8.1 designation. Council determined that Bylaw C-8447-2023 met the intent and policies of the County Plan.
8.15	<i>Support and encourage the viability and flexibility of the agriculture sector by allowing a range of parcel sizes, where appropriate.</i>
Generally Consistent	Deemed compliant through adoption of Bylaw C-8447-2023 redesignating the subject parcel to the A-SML p8.1 designation. Council determined that Bylaw C-8447-2023 met the intent and policies of the County Plan.
8.16	<i>All redesignation and subdivision approvals shall address the development requirements of section 29.</i>
Consistent	Development requirements are addressed through the conditions of approval included in Attachment F. Administration notes access concerns with creation of

	~6m panhandle have been deemed appropriate through Council's adoption of Bylaw C-8447-2023. Administration has provided alternative conditions should Council, as subdivision authority wish to support the development in accordance with the County's Servicing Standards and the road acquisition agreement previously registered on title.
<b>Agriculture – First Parcel Out</b>	
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 subject quarter section has previously been subdivided and therefore cannot be considered as such.
<b>Agriculture – Redesignation and Subdivision for Agricultural Purposes</b>	
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	Deemed compliant through adoption of Bylaw C-8447-2023 redesignating the subject parcel to the A-SML p8.1 designation. Council determined that Bylaw C-8447-2023 met the intent and policies of the County Plan.
<b>Agriculture – Minimize Land Use Conflict</b>	
8.25	<i>Discourage intrusive and/or incompatible land use in the agricultural area.</i>
Generally Consistent	Deemed compliant through adoption of Bylaw C-8447-2023 redesignating the subject parcel to the A-SML p8.1 designation. Council determined that Bylaw C-8447-2023 met the intent and policies of the County Plan.

<b>Country Residential Development – Fragmented Country Residential Areas</b>	
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> <p><i>a. A lot and road plan is provided that:</i></p> <ul style="list-style-type: none"> <li><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></li> <li><i>ii. includes design measures to minimize adverse impacts on existing agriculture operations; and</i></li> <li><i>iii. demonstrates potential connectivity to residential or small agricultural acreages outside of the lot and road plan area.</i></li> </ul> <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"> <li><i>i. the internal road network, water supply, sewage treatment, and stormwater management; and</i></li> <li><i>ii. any other assessment required by unique area conditions.</i></li> </ul> <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	Upon approval of the subject subdivision, the quarter section would include a total of three parcels under the 10 hectare (24.7 acre) size.
10.12	<i>Within a fragmented quarter section, the redesignation or subdivision of agriculture parcels greater than 10 hectares (24.7 acres) in size to a residential use shall not be supported. Redesignation or subdivision to a new or distinct agricultural operation may be supported as per policy 8.22.</i>
Not Applicable	The subject quarter section does not meet the definition of a fragmented quarter section and cannot be treated as such. Further, the involved agricultural designations are evaluated in accordance with Section 8.0 (Agriculture).
<b>Reserves – Municipal, School, and Community Reserves</b>	
13.1	<p><i>When acquiring reserves, the County shall require that the owners of land proposed for subdivision provide reserves in the form of:</i></p> <ul style="list-style-type: none"> <li><i>a. land;</i></li> <li><i>b. money in place of land; or</i></li> <li><i>c. a combination of land and money.</i></li> </ul>
Consistent	Provision of Municipal Reserve in the form of cash-in-lieu equivalent to ten percent of the area of the subject parcel(s) has been addressed through the recommended conditions of approval included in Attachment F.
13.4	<i>Reserves should be provided to the maximum amount allowed by the Municipal Government Act.</i>
Consistent	Provision of Municipal Reserve in the form of cash-in-lieu equivalent to ten percent of the area of the subject parcel(s) has been addressed through the recommended conditions of approval included in Attachment F. Ten percent is the maximum amount allowed under the Municipal Government Act; section 666(3).
<b>Transportation</b>	
16.3	<i>New development shall make use of, extend, and enhance existing transportation infrastructure where feasible.</i>

Inconsistent	Deemed compliant through adoption of Bylaw C-8447-2023 redesignating the subject parcel to the A-SML p8.1 designation. Council determined that Bylaw C-8447-2023 met the intent and policies of the County Plan. Administration has provided alternative conditions should Council, as subdivision authority wish to support the development in accordance with the County's Servicing Standards and the road acquisition agreement previously registered on title.
<b>Transportation – Road Access</b>	
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	Council determined that Bylaw C-8447-2023 met the intent and policies of the County Plan. Administration has provided alternative conditions should Council, as subdivision authority wish to support the development in accordance with the County's Servicing Standards and the road acquisition agreement previously registered on title.
<b>Utility Services – General</b>	
17.2	<i>Allow a variety of water, wastewater, and stormwater treatment systems, in accordance with provincial/federal regulations and County Policy.</i>
Consistent	Existing wells within each of the proposed parcels have been demonstrated to meet applicable standards under existing applicable legislation.

<b>Land Use Bylaw C-8000-2020</b>	
<b>Agricultural, Small Parcel District (A-SML p8.1)</b>	
312	<i>Minimum Parcel Size:</i> <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>
Consistent	The proposed ± 8.21 hectare (± 20.29 acre) parcel with a ± 8.21 hectare (± 20.29 acre) remainder meets the minimum requirement of the A-SML p8.1 designation.