

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>
Inconsistent	The subject application is not within a fragmented quarter section, nor can it be considered for First Parcel Out subdivision; therefore, the proposed land use amendment does not align with County Plan goals to preserve agricultural land, support a range of new and innovative agricultural operations, and provide an efficient settlement pattern for rural and country residential areas.
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>
Inconsistent	The subject lands are ineligible for First Parcel Out subdivision as discussed within the Section 8.0 policy review below.
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>
Inconsistent	The subject parcel was subdivided as the First Parcel Out of the quarter section in 1998. Therefore, the proposed additional three ± 1.60 hectare (± 3.95 acre) lots with a ± 52.44 hectare (± 129.57 acre) remainder cannot be supported under the First Parcel Out policies.
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>

Inconsistent	To date, no rationale has been provided in support of a new or distinct agricultural operation. Additionally, the proposed residential land use does not align with the intent and goals of Section 8.0 (Agriculture) to support and preserve agricultural viability.
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>
Inconsistent	The subject quarter section does not meet the definition of a fragmented quarter section as the quarter section currently contains three parcels. Therefore, the application cannot be considered under the County Residential policies within Section 10.0 of the County Plan.
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>
Generally Consistent	The application was circulated to Alberta Transportation and Economic Corridors. No concerns were indicated.
16.2	<i>Partner and liaise with other municipalities and developers to co-ordinate transportation improvements and the expansion of transportation infrastructure.</i>
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>
Generally Consistent	The three proposed ±1.60 hectare (±3.95 acre) lots and remainder lot have frontage along Township Road 280.

Municipal Government Act (MGA)	
654(1) A subdivision authority must not approve an application for subdivision approval unless:	
654(1)(b)	<i>The proposed subdivision conforms to the provisions of any growth plan under Part 17.1, any statutory plan and, subject to subsection (2), any land use bylaw that affects the land proposed to be subdivided,</i>
Conflicts	The proposed land use amendment does not align with both statutory documents of the Municipal Development Plan (County Plan), and the relevant Intermunicipal Development Plan as noted above; therefore, approval of PL202000027 conflicts with Section 654(1)(b).

Land Use Bylaw C-8000-2020	
Residential, Rural Residential District (R-RUR)	
317: Purpose	<i>To provide for residential uses in a rural setting on parcels which can accommodate limited agricultural pursuits.</i>
Generally Consistent	Existing uses (e.g., Dwelling, Accessory Buildings, etc.) on the proposed new parcel align with the purpose of the R-RUR district.
319:	MINIMUM PARCEL SIZE: a) 1.6 ha (3.95 ac) b) <i>The minimum size of parcels designated with the letter “p” is the number indicated on the Land Use Map</i> c) <i>Notwithstanding b), the number following the “p” shall not be less than 1.6 ha (3.95 ac)</i>
Generally Consistent	The proposed future subdivision of three ±1.60 hectare (±3.95 acre) lots with a ±52.44 hectare (±129.57 acre) remainder meets the minimum parcel size requirement for the R-RUR district.