

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)	
Agriculture – Land Use	
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-8347-2023 redesignating the subject lands to A-SML (p17.8 (remainder lot), and p12.8 (proposed lot)) designation. Council determined that Bylaw C-8347-2022 met the intent and policies of the County Plan.
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>
Generally Consistent	Deemed compliant through adoption of Bylaw C-8347-2023 redesignating the subject lands to A-SML (p17.8 (remainder lot), and p12.8 (proposed lot)) designation. Council determined that Bylaw C-8347-2022 met the intent and policies of the County Plan.
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>
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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>
Generally Consistent	Deemed compliant through adoption of Bylaw C-8347-2023 redesignating the subject lands to A-SML (p17.8 (remainder lot), and p12.8 (proposed lot)) designation. Council determined that Bylaw C-8347-2022 met the intent and policies of the County Plan.
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>
Generally Consistent	Deemed compliant through adoption of Bylaw C-8347-2023 redesignating the subject lands to A-SML (p17.8 (remainder lot), and p12.8 (proposed lot)) designation. Council determined that Bylaw C-8347-2022 met the intent and policies of the County Plan.
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>
Consistent	As a condition of subdivision approval, the applicant would be required to upgrade existing undeveloped road plan 3824 Q to provide access to both intended parcels. There is an existing approach off of Highway 22 (which would have to be upgraded) within the road plan allowance and therefore no additional approaches are required.

Land Use Bylaw C-8000-2020	
Agricultural, Small Parcel District	
310	<i>PURPOSE: To provide for a range of mid-sized parcels for agricultural uses. To accommodate traditional and emerging trends in agriculture which may successfully be developed on smaller parcels.</i>
Generally Consistent	The proposed agricultural operation can be accommodated on the current parcel size as well as the proposed future parcel size(s).
312	MINIMUM PARCEL SIZE a) 20.2 ha (49.92 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) above, the number following the “p” shall not be less than 8.1 ha (20.01 ac)</i>
Consistent	<p>The proposed application to create one (1) additional ±12.93 hectare (±31.95 acre) parcel with a ±17.81 hectare (±44.00 acre) remainder meets the minimum parcel size requirement for the A-SML p17.81 and A-SML p12.93, respectively.</p> <p>Any additional future subdivision would require additional land use amendments.</p>
Municipal Government Act (MGA)	
<i>Section 654(1): A subdivision authority must not approve an application for subdivision approval unless:</i>	
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>
Generally Consistent	Deemed compliant through adoption of Bylaw C-8347-2023 redesignating the subject lands to A-SML (p17.8 (remainder lot), and p12.8 (proposed lot)) designation. Council determined that Bylaw C-8347-2022 met the intent and policies of the County Plan.