

**ATTACHMENT E: POLICY REVIEW**

<b>Definitions</b>		
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.

<b>Growth Plan</b>	
<b>Blueprint for Growth – Rural and Country Cluster Placetypes</b>	
3.1.5.2	<i>Rural and Country Cluster Placetype, when it is not clustered shall comply with the following: (a) the development shall not be located within a Preferred Growth Area; and (b) the maximum Density is 1.2 dwelling units /hectare (0.5 dwelling units/acre).</i>
Consistent	The subject land is not within a Preferred Growth Area and the proposed future subdivision density is 0.5 dwelling units/acre.
<b>Blueprint for Growth – Locational Criteria for Placetypes</b>	
3.1.7.2	<i>The Rural and Country Cluster Placetype shall not be located in Preferred Growth Areas.</i>
Consistent	The subject land is not within a Preferred Growth Area.

<b>Municipal Development Plan (County Plan)</b>	
<b>Managing Residential Growth – Country Residential</b>	
5.8	<i>Support the development of existing country residential communities (identified on Map 1) in accordance with their area structure plan.</i>
Not Applicable	The subject parcel is not located within an identified country residential community on Map 1.
<b>Managing Residential Growth – Agricultural Area</b>	
5.10	<i>Residential development in the agricultural area shall be guided by the goals and policies of this Plan.</i>
Consistent	The application has been reviewed against the policies of the County Plan. See below for additional information.
<b>Country Residential Development – Country Residential Communities</b>	
10.2	<i>Country residential development in the agriculture area shall be guided by the goals and policies of this Plan.</i>
Consistent	The application has been reviewed against the policies of the County Plan. See below for additional information.
10.4	<i>Country residential development shall address the development review criteria identified in section 29.</i>
Consistent	The proposal is consistent with the technical requirements and supporting information required for the redesignation application. Additional technical reports would be a requirement at the time of future subdivision.

<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> <ul style="list-style-type: none"> <li><i>a. A lot and road plan is provided that;               <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> </i></li> <li><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:               <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> </i></li> <li><i>c. A technical assessment of the impact on off-site infrastructure, roads, and stormwater systems is be provided;</i></li> <li><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></li> </ul>
Generally Consistent	The application aligns with the requirements of 10.11 with the exception of providing a lot and road plan. A lot and road plan would provide limited benefit to this application as no additional road connections would be beneficial through the subject lands.
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>
Not Applicable	No internal road is required, all accesses to the proposed parcels can come from the existing road network.
10.15	<p><i>The County strongly encourages the applicant preparing a lot and road plan in a fragmented quarter section to work co-operatively, collaboratively, and equitably with land owners in the lot and road plan area to:</i></p> <ul style="list-style-type: none"> <li><i>a. ensure an effective road network, servicing, and stormwater management system; and</i></li> <li><i>b. maximize lot yields which create an efficient development pattern.</i></li> </ul>
Not Applicable	No lot and road plan was provided.

<b>Land Use Bylaw C-8000-2020</b>	
<b>R-CRD Residential, Country Residential District</b>	
326	MINIMUM PARCEL SIZE: i. 0.8 ha (1.98 ac) ii. The minimum size of parcels designated with the letter “p” is the number indicated on the Land Use Map iii. Notwithstanding b), the number following the “p” shall not be less than 0.4 ha (0.98 ac).
Consistent	The proposed parcel size for each future lot is ± 0.81 hectare (± 2.00 acre) which meets the minimum parcel size requirement.