

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)	
Institutional and Community Land Use	
11.3	<p><i>Proposals for institutional and community land uses that are not within hamlets, country residential communities, or business centres may be considered if the following is addressed:</i></p> <ul style="list-style-type: none"> <i>a. justification of the proposed location;</i> <i>b. demonstration of the benefit to the broader public;</i> <i>c. compatibility and integration with existing land uses or nearby communities;</i> <i>d. infrastructure with the capacity to service the proposed development; and</i> <i>e. the development review criteria identified in section 29.</i>
Inconsistent	<p>The Applicant submitted a Master Site Development Plan that addressed the requirements set forth in this policy. The following is an overview of the proposal:</p> <p style="margin-left: 40px;">Location Rationale: According to the submitted Business Case Analysis prepared by LEES+Associates in March 2022, the proposed development will serve Muslim community members in a 200km radius around the cemetery site, where 5% of the residents within the said radius are Muslims. There is an existing Muslim cemetery 50km east from the subject land.</p> <p style="margin-left: 40px;">Demonstration of the benefit to the broader public: The proposal will also be a welcoming inter-faith space and will provide free burial services for those families who does not have financial capacity.</p> <p style="margin-left: 40px;">Compatibility and integration with existing land uses or nearby communities: The proposed MSDP provides a section that focuses on boundary design between surrounding parcels which follows the County's Agricultural Boundary Design Guidelines.</p> <p style="margin-left: 40px;">Servicing capacity: MSDP submitted a Level IV PSTS.</p> <p>The MSDP outlined the following criteria provided in Section 29.0 of the County Plan.</p> <p>While the MSDP adheres to the specified requirements, the subject area is predominantly surrounded by A-GEN zoning. The submitted application indicates that the proposed development will serve community members within a 200km radius, but it does not provide details on how this subject area will positively impact the local community. There is a lack of pedestrian connectivity to the surrounding area, while the site is also distant from existing County residential growth areas, for example approximately 7 kilometres (4.35 miles) from Conrich and 13 kilometres (8.08 miles) to Langdon.</p>

	Administration considers that the applicant has failed to sufficiently demonstrate the rationale for locating the proposal on this particular site or the benefit to the broader public. The lack of integration with and distance from existing County residential areas also limits its benefit to these communities and has the potential to create impacts to the character of the agricultural area. The intent of the County Plan is to locate community and institutional land uses within established communities where their benefit can be maximized and valid rationale has not been provided to demonstrate why the cemetery proposal cannot be located within or closer to existing County populations.
11.4	<i>When area structure plans are prepared or amended, the planning process shall address the need for institutional and community land uses, and where appropriate, consult with school boards, recreation boards, and other relevant partners.</i>
Not Applicable	The subject land is not within an approved ASP.
11.5	<i>Redesignation and subdivision applications for institutional and community land uses should provide:</i> <i>a. an operational plan outlining details such as facility hours, capacity, staff and public numbers, facility use, and parking requirements; and</i> <i>b. a master site development plan, as per section 29. The master site development plan shall address servicing and transportation requirements and ensure the site is of sufficient size to accommodate the parking requirements as set out in the Land Use Bylaw.</i>
Consistent	<p>The MSDP outlined the operating hours of the proposed development where all buildings will be utilized on a need-only basis. No permanent staff present at the facilities daily. When used, buildings will be occupied during daylight hours, typically between 9:00am and sunset.</p> <p>The Applicant, through their MSDP application, provided a Traffic Generation Memo, prepared by ISL Engineering and Land Services Ltd. dated January 5, 2024. The Memo concludes that the proposed cemetery development at full build out will generate a maximum of 32 additional trips per day. This traffic volume is not expected to have a significant impact on County roads.</p> <p>The Applicant is proposing to service the development with a PSTS. They submitted a Level IV PSTS prepared by Groundwater Resources Information Technology Ltd, dated June 22, 2022. The report indicated a PSTS with holding tanks and septic mound is required to be designed to service an average equivalent of 80 daily users.</p> <p>Lastly, the Applicant is proposing to service the development with a private commercial well in combination with a cistern.</p>

Land Use Bylaw C-8000-2020	
Special, Public Service District (S-PUB)	
452	<i>Discretionary Uses</i>
Consistent	Proposed development is listed under discretionary uses, hence, a Development Permit (DP) will be required. Detailed design of the site should be provided at the time of DP stage.
453	<i>Minimum Parcel Size</i>
Consistent	Proposed land area is ± 39.30 hectares (±97.12 acres)

458	<i>Additional Requirements</i>
Consistent	Their proposed MSDP s4.5.1 states that: <i>Policy 4.5.1: Landscaping Plans will be required at the Development Permit stage and will conform to the County's Land Use Bylaw.</i>