

## 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>
Inconsistent	Application has been evaluated under Section 8, Agriculture and was found inconsistent with relevant policies.
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	First parcel out occurred with a prior subdivision adjacent to and north of the subject lands.
Agriculture – Land Use	
8.16	<i>All redesignation and subdivision approvals shall address the development requirements of section 29.</i>
Inconsistent	Appendix C, subsection 1 seeks supporting information regarding compatibility of the proposed development with adjacent land uses and the use of design measures to mitigate adverse impacts and compatibility of the proposed development with existing agricultural, business, or residential uses. The applicant has indicated the purpose of the application is so that the two owners of the parcel can subdivide in order to build separate houses on separate lots. No discussion or detail regarding compatibility with the adjacent agricultural parcel was provided.
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>
Not Applicable	First parcel out occurred with a prior subdivision adjacent to and north of the subject lands.
Agriculture – Minimize Land Use Conflict	
8.25	<i>Discourage intrusive and/or incompatible land use in the agricultural area.</i>
Inconsistent	The addition of a likely third residence adjacent to an active large-parcel farming lot will exacerbate the already conflicting nature of the interface. The farmer adjacent has already noted paper and plastic on the lands, and increase to gopher activity.

8.26	<i>Applicants proposing new residential, institutional, commercial, and industrial land uses shall design and implement measures to minimize their adverse impacts on existing agriculture operations, based on the County's 'agriculture boundary design guidelines.'</i>
Inconsistent	No information regarding the landowner's methods of minimizing their impacts to the existing agricultural operations was provided.
8.27	<i>Encourage houses in residential areas adjacent to agricultural land to be set back an appropriate distance from the agricultural land so as to minimize the impact on both the agriculture operations and the house owners.</i>
Inconsistent	No information regarding the landowner's intent to set back future housing to minimize disruption to the existing agricultural operations was provided.
<b>Reserves – Municipal, School, and Community Reserves</b>	
13.1	<i>When acquiring reserves, the County shall require that the owners of land proposed for subdivision provide reserves in the form of: a. land; b. money in place of land; or c. a combination of land and money.</i>
Consistent	The landowners provided a portion of municipal reserves through a prior subdivision, and deferred the remainder by caveat. The deferred reserves would therefore need to be satisfied via cash-in-lieu if this application is approved.
13.2	<i>The County may defer all or a portion of the required reserves by registering a deferred reserve caveat when the reserve could be provided through future subdivision.</i>
Consistent	The landowners provided a portion of municipal reserves through a prior subdivision, and deferred the remainder by caveat. The deferred reserves would therefore need to be satisfied via cash-in-lieu if this application is approved and no further deferral is appropriate given the terminal nature of this subdivision.
13.3	<i>The acquisition, deferral, and disposition of reserve land, and use of cash-in-lieu shall adhere to County Policy, agreements with local school boards, and the requirements of the Municipal Government Act.</i>
Not Applicable	The reserves will be provided via cash-in-lieu, and no lands are to be provided.
13.4	<i>Reserves should be provided to the maximum amount allowed by the Municipal Government Act.</i>
Consistent	The original subdivision for the 6.52 acre parcel required a net of 0.652 acres of reserves. Reserves were provided for the original 3 acre parcel, and deferred on the remainder. The deferred amount totals 0.35 acres, and will be required to be provided. In total, the maximum amount of reserves will have been provided.
<b>Transportation – Road Access</b>	
16.13	<i>Residential redesignation and subdivision applications should provide for development that: a. provides direct access to a road, while avoiding the use of panhandles; b. minimizes driveway length to highways/roads; c. removes and replaces panhandles with an internal road network when additional residential development is proposed; and d. limits the number and type of access onto roads in accordance with County Policy.</i>
Generally Consistent	The application proposes a panhandle, however as the resulting three parcels will utilize the updated access through easements, no additional access points are required.

<b>Land Use Bylaw C-8000-2020</b>	
<b>Residential, Country Residential District (R-CRD)</b>	
324	<i>PURPOSE: To provide for residential uses in a rural setting on small parcels which cannot accommodate agricultural pursuits.</i>
Consistent	Two acre parcels are of insufficient size to accommodate agricultural use, and the landowners wish to have residential uses.
326	<p>MINIMUM PARCEL SIZE:</p> <ul style="list-style-type: none"> <li>a) 0.8 ha (1.98 ac)</li> <li>b) The minimum size of parcels designated with the letter “p” is the number indicated on the Land Use Map</li> <li>c) Notwithstanding b), the number following the “p” shall not be less than 0.4 ha (0.98 ac).</li> </ul>
Consistent	The resulting parcels will meet the required two acre minimum.