

**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>Municipal Development Plan (County Plan)</b>	
<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	Application aligns with the First Parcel Out policies of the County Plan.
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>
Consistent	Application aligns with First Parcel Out policies of the County Plan, property can be considered as a Un-subdivided Quarter Section under the County Plan definition.
<b>Agriculture – First Parcel Out</b>	
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>
Consistent	Application meets the definition of a first parcel out as the subject lands meet the definition of an unsubdivided quarter section, both lots have access to a developed public roadway, the proposed lot does not have physical constraints to subdivision, the application minimizes impact on the larger agricultural balance by being located in a corner of the parcel towards the highway and limits the amount of land being taken out of the remainder, and the remaining balance of the lands are maintained Agricultural, General District (A-GEN).
<b>Reserves – Municipal, School, and Community Reserves</b>	
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>
Consistent	In accordance with s. 663 of the <i>Municipal Government Act</i> Reserves are not applicable to a first parcel out application.
<b>Transportation</b>	
16.3	<i>New development shall make use of, extend, and enhance existing transportation infrastructure where feasible.</i>
Consistent	Proposed subdivision will utilize existing transportation infrastructure.

<b>Transportation – Road Access</b>	
16.13	<i>Residential redesignation and subdivision applications should provide for development that:</i> <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	Application proposes direct access onto existing roadways without the use of panhandles.
<b>Utility Services – Water Supply</b>	
17.6	<i>Water well performance and deliverability testing shall be required of all development relying on ground water, in accordance with the requirements of the Water Act.</i>
Consistent	As a condition of approval, appropriate well testing is required to prove adequate water supply.
<b>Utility Services – Wastewater Management</b>	
17.9	<i>New residential development shall provide wastewater treatment, in accordance with County Policy, by:</i> <i>a. connecting to, or constructing, regional or decentralized wastewater services; or</i> <i>b. confirming the lot(s) is capable of private wastewater treatment.</i>
Consistent	The applicant provided a Level 1 PSTS assessment confirming the proposed parcel is capable of private wastewater treatment.

<b>Land Use Bylaw C-8000-2020</b>	
<b>Agricultural, General District (A-GEN)</b>	
303	<b>Purpose:</b> To provide for agricultural activities as the primary use on a Quarter Section of land or larger or on large remnant parcels from a previous subdivision, or to provide for residential and associated minor agricultural pursuits on a small first parcel out.
Consistent	The application proposes a small first parcel out in alignment with the purpose of the district.
305	<b>MINIMUM PARCEL SIZE:</b> a) An un-subdivided Quarter Section b) The portion created and the portion remaining after registration of a First Parcel Out subdivision c) The portion of a parcel remaining after approval of a redesignation and subdivision provided the remainder is a minimum of 20.23 ha (50.00 ac)
Consistent	The proposed first parcel and proposed remainder would meet the minimum parcel size in accordance with section 305 b).