

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>
Consistent	The proposed Agricultural, Small Parcel District for the future proposed ±8.10 hectare provides flexibility in parcel size while maintaining agricultural uses and relevant development regulations. Additionally, the proposed property boundaries are designed to broadly follow the existing topography of the parcel.
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	The subject parcel is the remainder balance of land within NW-15-26-1-W05M after the first parcel out of the quarter section was registered in October 1989; therefore, the proposal cannot be considered a first parcel out due to previous subdivision in the area.
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>

Generally Consistent	The proposed future parcel configuration is generally consistent with the goals of Section 8.0 to accommodate a range of agriculturally viable parcel sizes and broadly aligns with the site's natural topography. The application proposes a new or distinct agricultural use (i.e. horse training and boarding operations) from the remainder of the parcel. However, the rationale for new or distinct agricultural operations, such as horse training and boarding on the subject parcel, while continuing cattle operations on the remainder parcel as a distinct agricultural operation could be accommodated on the existing parcel.
Transportation	
16.1	<i>Partner and co-operate with the provincial government and neighbouring municipalities to protect and improve, where necessary, regional transportation corridors.</i>
Consistent	The application was circulated to Alberta Transportation and Economic Corridors due to the proximity to Secondary Highway 566. The application was also circulated to the City of Calgary given the parcel's location within the IDP Policy Area. No comments/concerns from either agency were identified as impacts to existing infrastructure are minimal.
16.3	<i>New development shall make use of, extend, and enhance existing transportation infrastructure where feasible.</i>
Consistent	The application notes the parcel currently gains access from two existing approaches from Range Road 13.
Transportation – Road Access	
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	The application notes the parcel currently gains access off of Range Road 14 from an existing single gravelled approach and an existing field approach. Range Road 14 is part of the Long Range Transportation Network B, requiring 30 m Road Right of Way (ROW). The current right of way is 20 m. As a condition of future subdivision, the Owner shall be required to dedicate a ±5.0m strip of land by Plan of Survey.
Utility Services – General	
17.2	<i>Allow a variety of water, wastewater, and stormwater treatment systems, in accordance with provincial/federal regulations and County Policy.</i>
Consistent	The subject land demonstrates that an existing PSTS system and groundwater well are located within the boundaries of proposed lot.

Land Use Bylaw C-8000-2020	
Agricultural, Small Parcel District	
312	<i>MINIMUM PARCEL SIZE:</i> <i>i. 20.2 ha (49.92 ac)</i> <i>ii. The minimum size of parcels designated with the letter “p” is the number indicated on the Land Use Map</i> <i>iii. Notwithstanding b) above, the number following the “p” shall not be less than 8.1 ha (20.01 ac)</i>
Consistent	The proposed resultant parcel sizes of ±8.10 hectare (±20.01 acre) meet the minimum size restriction of the A-SML land use designation with a parcel modifier of p.8.1.