

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 – 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> <ol style="list-style-type: none"> <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 proposal cannot be considered a first parcel out due to previous subdivisions within the subject quarter section.
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> <ol style="list-style-type: none"> <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> <ol style="list-style-type: none"> <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>
Inconsistent	The application proposes two distinct agricultural uses (bison meat business and tree farming business). However, the proposed parcel configuration would further fragment the quarter section and may not represent an effective use of agricultural land. Furthermore, only 4 bison would be allowed on 20 acres as per the Land Use Bylaw, which would jeopardize the viability of the bison operation.

Transportation	
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 from an existing approach from Range Road 23. The proposed parcel would also gain access from Range Road 23 (if applicable).
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 the northern proposed parcel. At future subdivision stage, the Applicant would be required to demonstrate adequate servicing for the proposed remainder 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.