

## 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 – Country Residential	
5.8	<i>Support the development of existing country residential communities (identified on Map 1) in accordance with their area structure plan.</i>
Inconsistent	Policy 5.8 seeks to direct residential growth to existing residential communities identified on Map 1 of the Country Plan; the subject land is within the agricultural area, and therefore is not designated as a residential growth area.
5.9	<i>New country residential area structure plans or conceptual schemes should not be considered unless (i) existing overall country residential areas are not being significantly developed, and (ii) a need has been demonstrated based on the following criteria:</i> <i>a. consistency with the County's population goals;</i> <i>b. opportunity for community input;</i> <i>c. is an orderly, appropriately sequenced development consistent with a desirable pattern of settlement;</i> <i>d. meeting the financial, environmental, community, and infrastructure goals of this Plan; and</i> <i>e. market demand.</i>
Inconsistent	Policy 5.9 seeks to direct residential growth to areas with existing area structure plans; the subject land is within the agricultural area and is not governed by an Area Structure 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	The subject land is within the agricultural area and the proposal is inconsistent with the policies and goals for residential development in the agricultural area.
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	The proposal does not meet the definition of first parcel out, as a first parcel out subdivision was registered in 1994 on this quarter section.
Environment – Land and Environmental Stewardship	
7.12	<i>Encourage the efficient use of rural land and infrastructure by directing residential, commercial, and industrial development to the defined growth areas and by encouraging infill development within those areas.</i>
Inconsistent	The subject land is not within the County's preferred residential growth areas.
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>

	<ul style="list-style-type: none"> <li>a. <i>meets the definition of a first parcel out;</i></li> <li>b. <i>has direct access to a developed public roadway;</i></li> <li>c. <i>has no physical constraints to subdivision;</i></li> <li>d. <i>minimizes adverse impacts on agricultural operations by meeting agriculture location and agriculture boundary design guidelines; and</i></li> <li>e. <i>the balance of the un-subdivided quarter section is maintained as an agricultural land use.</i></li> </ul>
Not Applicable	The proposal does not meet the definition of first parcel out.
<b>Agriculture – Redesignation and Subdivision for Agricultural Purposes</b>	
8.18	<p><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></p> <ul style="list-style-type: none"> <li>a. <i>A similar pattern of nearby small agricultural operations;</i></li> <li>b. <i>A planning rationale justifying why the existing land use and parcel size cannot accommodate the new or distinct agricultural operation;</i></li> <li>c. <i>A demonstration of the need for the new agriculture operation;</i></li> <li>d. <i>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> <ul style="list-style-type: none"> <li>i. <i>suitable soil characteristics and topography;</i></li> <li>ii. <i>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></li> <li>iii. <i>compatibility with existing uses on the parent parcel and adjacent lands;</i></li> </ul> </li> <li>e. <i>An assessment of the impact on, and potential upgrades to, County infrastructure; and</i></li> <li>f. <i>An assessment of the impact on the environment including air quality, surface water, and groundwater.</i></li> </ul>
Not Applicable	The application did not provide rationale to support a new or distinct agricultural operation, as the proposal is residential in nature.
<b>Country Residential Development – Fragmented Country Residential Areas</b>	
10.13	<p><i>Subdivision of residential lots or small agricultural parcels within a fragmented quarter section may be supported if:</i></p> <ul style="list-style-type: none"> <li>a. <i>a lot and road plan acceptable to the County has been provided;</i></li> <li>b. <i>the application area has the appropriate land use designation; and</i></li> <li>c. <i>the conditions of subdivision implement the lot and road plan.</i></li> </ul>
Not Applicable	The subject land is not located within a Fragmented Country Residential Area. However, it should be noted that another application is currently active in the quarter section (PL20240032); if that application were to be approved as proposed, the subject quarter section would then meet the definition of a fragmented quarter section. Fragmented quarter section policies would be applicable in the future. Approval of only the subject application would not create a fragmented quarter section.
<b>Transportation – Road Access</b>	
16.13	<p><i>Residential redesignation and subdivision applications should provide for development that:</i></p> <ul style="list-style-type: none"> <li>a. <i>provides direct access to a road, while avoiding the use of panhandles;</i></li> <li>b. <i>minimizes driveway length to highways/roads;</i></li> </ul>

	<p><i>c. removes and replaces panhandles with an internal road network when additional residential development is proposed; and</i></p> <p><i>d. limits the number and type of access onto roads in accordance with County Policy.</i></p>
Not Applicable	The proposed new lot and the remainder lot will have direct access to a public road.

<b>Land Use Bylaw C-8000-2020</b>	
<b>R-RUR Residential, Rural District</b>	
319	<p><i>MINIMUM PARCEL SIZE:</i></p> <p><i>a) 1.6 ha (3.95 ac)</i></p> <p><i>b) The minimum size of parcels designated with the letter “p” is the number indicated on the Land Use Map</i></p> <p><i>c) Notwithstanding b), the number following the “p” shall not be less than 1.6 ha (3.95 ac)</i></p>
Complies	The proposed new lots would have the ability to meet the minimum parcel size requirement. The Applicant has proposed a modifier of p3.6 to ensure further subdivision would not be possible without a new redesignation application for Council to review and consider.