

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)	
Financial Sustainability – Development	
6.2	<i>On-site and off-site hard infrastructure costs related to new development are the developer's responsibility.</i>
Consistent	As a recommended condition of subdivision, the landowners must upgrade the existing northern approach to a mutual gravel standard.
6.4	<i>All identified hard infrastructure, or land necessary for infrastructure placement, shall be provided by the developer as part of the subdivision or development permit approval process.</i>
Consistent	As a recommended condition of subdivision, the landowners must upgrade the existing northern approach to a mutual gravel standard.
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 application proposes to adjust the property line between two quarter sections.
8.16	<i>All redesignation and subdivision approvals shall address the development requirements of section 29.</i>
Consistent	Technical requirements will be addressed as conditions of subdivision.
Technical Requirements and Submissions	
29.1	<p><i>All planning or development applications, and any associated infrastructure construction should meet the technical requirements of the County Plan, Land Use Bylaw, area structure plans, subordinate plans, Servicing Standards, County Policy, and provincial and federal requirements.</i></p> <p><i>Request for variations from County requirements must include technical justification with all relevant studies, reports, and tests.</i></p> <p><i>The County will make a decision to approve, approve with conditions, or deny a request to vary from County requirements as the County deems appropriate after reviewing all supporting information.</i></p>
Consistent	As a recommended condition of subdivision, the landowners must upgrade the existing northern approach to a mutual gravel standard. The width of the existing approach is non-standard as it is only 4.7m and 7.0m is required. The Applicants have provided a letter outlining their rationale to not upgrade the existing northern approach to a mutual gravel standard (Attachment G). Council acting as the Subdivision Authority will make a decision to approve, approve with conditions, or deny the request to vary the County Servicing Standards at their discretion.

Land Use Bylaw C-8000-2020	
A-GEN Agricultural, General District	
305	<p>MINIMUM PARCEL SIZE:</p> <p>a) <i>An un-subdivided Quarter Section</i></p> <p>b) <i>The portion created and the portion remaining after registration of a First Parcel Out subdivision</i></p> <p>c) <i>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)</i></p>
Consistent	The proposed boundary adjustment complies with the minimum parcel size requirement in the Agricultural, General District (A-GEN).
306	<p>MAXIMUM DENSITY:</p> <p>a) <i>On parcels less than 32.4 ha (80.0 ac), a maximum of two Dwelling Units – one Dwelling, Single Detached and one other Dwelling Unit where the other Dwelling Unit is not a Dwelling, Single Detached</i></p> <p>b) <i>On parcels greater than or equal to 32.4 ha (80.0 ac), a maximum of four Dwelling Units – two Dwelling, Single Detached and two other Dwelling Units where the other Dwelling Unit is not a Dwelling, Single Detached</i></p>
Consistent	Proposed Lot 1 contains one existing dwelling and proposed Lot 2 contains three existing dwellings. The proposed boundary adjustment complies with the maximum density requirement in the Agricultural, General District (A-GEN).
308	<p>MINIMUM SETBACKS:</p> <p><i>Front Yard</i> <i>45.0 m (147.64 ft.) from County roads</i> <i>60.0 m (196.85 ft.) from Highways</i> <i>15.0 m (49.21 ft.) from service roads</i></p> <p><i>Side Yard</i> <i>45.0 m (147.64 ft.) from County roads</i> <i>60.0 m (196.85 ft.) from Highways</i> <i>15.0 m (49.21 ft.) from service roads</i> <i>6.0 m (19.69 ft.) from other parcels</i></p> <p><i>Rear Yard</i> <i>30.0 m (98.43 ft.) from any road</i> <i>15.0 m (49.21 ft.) from other parcels</i></p>
Consistent	The proposed boundary adjustment complies with the minimum setback requirements in the Agricultural, General District (A-GEN).