

**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>Agriculture – Land Use</b>	
8.15	<i>Support and encourage the viability and flexibility of the agriculture sector by allowing a range of parcel sizes, where appropriate.</i>
Inconsistent	The applicant has indicated the only purpose for redesignation and eventual subdivision is for financial purposes.
<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> <ul style="list-style-type: none"> <li><i>a. meets the definition of a first parcel out;</i></li> <li><i>b. has direct access to a developed public roadway;</i></li> <li><i>c. has no physical constraints to subdivision;</i></li> <li><i>d. minimizes adverse impacts on agricultural operations by meeting agriculture location and agriculture boundary design guidelines; and</i></li> <li><i>e. the balance of the un-subdivided quarter section is maintained as an agricultural land use.</i></li> </ul>
Not Applicable	A first parcel was taken out of the quarter section. Therefore, the proposal cannot be considered a first parcel out.
<b>Agriculture – Redesignation and Subdivision for Agricultural Purposes</b>	
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> <ul style="list-style-type: none"> <li><i>a. A similar pattern of nearby small agricultural operations;</i></li> <li><i>b. A planning rationale justifying why the existing land use and parcel size cannot accommodate the new or distinct agricultural operation;</i></li> <li><i>c. A demonstration of the need for the new agriculture operation;</i></li> <li><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> <ul style="list-style-type: none"> <li><i>i. suitable soil characteristics and topography;</i></li> <li><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></li> <li><i>iii. compatibility with existing uses on the parent parcel and adjacent lands;</i></li> </ul> </li> <li><i>e. An assessment of the impact on, and potential upgrades to, County infrastructure; and</i></li> <li><i>f. An assessment of the impact on the environment including air quality, surface water, and groundwater.</i></li> </ul>
Inconsistent	The applicant has not provided any rationale for a smaller agricultural parcel, indicating the purpose was strictly financial.

Rocky View County / Wheatland County Intermunicipal Development Plan C-8164-2021	
General Land Use Policies	
3.1.1	<i>The municipalities shall strive to engage in effective dialogue when considering land use in the Plan Area, while still maintaining complete jurisdiction on lands within their own boundaries.</i>
Consistent	The application was referred to Wheatland County, who indicated no concerns.
3.4.1	<i>Both municipalities should consider the provincial Wetland Policy when making land use decisions in the Plan Area with the goal of sustaining the environmental benefits provided by wetlands.</i>
Consistent	The application was referred to the Province for wetlands, and should subdivision be applied for, would be considered at subdivision stage.
Intermunicipal Referral Policies	
4.3.1	<i>Where an intermunicipal referral is required by the MGA or the policies contained in this Plan, each municipality agrees to provide the other municipality with the required landowner information for the circulation area.</i>
Consistent	Wheatland County provided the required landowner information for circulation.
4.3.17	<i>Comments from the responding municipality regarding proposed Municipal Development Plans, other statutory plans, and Land Use Bylaws, or amendments to any of those documents, shall be included in the information package provided to the approving authority considering the application as part of the public hearing and shall be given due consideration by the Council when making their decision.</i>
Consistent	Wheatland County indicated they had no concerns with the application, and this response is provided in the summary of Agency Comments, Attachment C of the associated staff report.

Land Use Bylaw C-8000-2020	
Agricultural, Small Parcel District	
312	<p><i>MINIMUM PARCEL SIZE:</i></p> <ul style="list-style-type: none"> <li><i>i. 20.2 ha (49.92 ac)</i></li> <li><i>ii. The minimum size of parcels designated with the letter “p” is the number indicated on the Land Use Map</i></li> <li><i>iii. Notwithstanding b) above, the number following the “p” shall not be less than 8.1 ha (20.01 ac)</i></li> </ul>
Consistent	The proposed parcel size of ± 8.1 hectares (±20.00 acres) meets the minimum size requirement for the A-SML land use designation with a parcel modifier of p.8.1.