

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)	
Environment – Water	
7.4	<i>Protect ground water and ensure use does not exceed carrying capacity by:</i> <i>a. supporting long term ground water research and monitoring programs;</i> <i>b. mitigating the potential adverse impacts of development on groundwater recharge areas;</i> <i>c. adhering to provincial ground water testing requirements, as part of the development approval process; and</i> <i>d. encouraging and facilitating the capping of abandoned water wells to protect against ground water leakage and cross contamination.</i>
Consistent	The application includes monthly groundwater monitoring of adjacent residential water wells.
Environment – Stormwater and Wastewater	
7.7	<i>Effectively treat stormwater to protect surface water, riparian areas, and wetlands.</i>
Consistent	A stormwater management plan was submitted which states that runoff will be contained to the site.
Environment – Land and Environmental Stewardship	
7.20	<i>Require the control and eradication of regulated weeds on private and public land in accordance with the provincial regulations and County Policy.</i>
Consistent	The MSDP includes policies around the developers commitment to weed removal.
Natural Resources – Aggregate Extraction	
15.1	<i>Minimize the adverse impact of aggregate resource extraction on existing residents, adjacent land uses, and the environment.</i>
Consistent	While the proposal is smaller in scale than the surrounding gravel pits, the proposal includes the use of berms and dust control to minimize any impacts to existing residents and adjacent land uses. The reclamation plan to return the lands to grazing pasture minimize the impacts to the environment.
15.2	<i>Encourage collaboration between the County, the aggregate extraction industry, and affected residents to develop mutually agreeable solutions to mitigate impacts of extraction activities.</i>
Consistent	The applicant contacted adjacent landowners to discuss the proposal and attempt to address any concerns.
15.4	<i>Direct all aggregate related traffic to identified major haul routes that are monitored and appropriately maintained.</i>
Consistent	The applicant is proposing that gravel be hauled along Range Road 270 and Township Road 270 to Highway 566 and Highway 9

15.6	<i>Until such time as a County aggregate extraction policy is prepared, applications for aggregate extraction shall prepare a master site development plan that addresses the development review criteria identified in section 29.</i>
Consistent	The application includes an MSDP that addresses criteria identifies in Section 29.

Direct Control Bylaw C-8597-2025	
1.0.0 General Regulations	
Not Applicable	This section sets out general obligations and rules for potential development on site.
2.0.0 Land Use Regulations	
Not Applicable	This section sets out the purpose and intent of the bylaw, including permitted uses and setback requirements.
3.0.0 Development Regulations	
Not Applicable	This section specifies what the Applicant must submit at Development Permit stage, as well as development permit renewal period.