

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 – 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>
Inconsistent	Application conflicts with the policies of section 8 of the 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> <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>
Inconsistent	Application proposes a parcel configuration that would have greater possibility to impact the agricultural viability of the subject and adjoining lands. The proposal will remove viable cultivation from the subject lands in favour of a long driveway and residence on a relatively narrow lot.
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>limits the number and type of access onto roads in accordance with County Policy.</i>
Inconsistent	Direct access to Highway 791 is provided through a 800 metre panhandle access to the proposed Lot 1.
Utility Services – Water Supply	
17.6	<i>Water well performance and deliverability testing shall be required of all development relying on ground water, in accordance with the requirements of the Water Act.</i>
Generally Consistent	Proof of groundwater availability would be considered through the conditions of subdivision approval in alignment with the alternate direction (Attachment F).

Utility Services – Wastewater Management	
17.11	<p><i>Wastewater treatment systems shall not exceed the land's carrying capacity; in developing such systems, consideration shall be given to the following requirements:</i></p> <p><i>a. Development proponents shall assess the land's carrying capacity to determine system requirements in accordance with County Policy. The type of private on-site wastewater treatment system will be dependent on lot density, lot size, and soil capability.</i></p> <p><i>Construction and connection to a regional or decentralized wastewater treatment system shall be required when the density of development exceeds thresholds identified in County Policy.</i></p>
Inconsistent	<p>The application requested to proceed to a decision without providing a Level 1 PSTS assessment identifying the suitability and capacity of the land to support wastewater treatment for the proposed Lot 1. Should the subdivision be supported this requirement has been provided as part of the recommended conditions of approval in alignment with the alternate direction (Attachment F).</p>

Land Use Bylaw C-8000-2020	
Agricultural, General District (A-GEN)	
305	<p>MINIMUM PARCEL SIZE</p> <p><i>a) An un-subdivided Quarter Section</i></p> <p><i>b) The portion created and the portion remaining after registration of a First Parcel Out subdivision</i></p> <p><i>c) 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	<p>The proposed lots meets the minimum size requirement of the A-GEN district.</p>