

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	
5.10	<i>Residential development in the agricultural area shall be guided by the goals and policies of this Plan.</i>
Consistent	The subject land is located within an agricultural area which is not guided by an area structure plan. The application has been evaluated against Section 10 of the County Plan pertaining to Country Residential Development.
Country Residential Development – Country Residential Communities	
10.2	<i>Country residential development in the agriculture area shall be guided by the goals and policies of this Plan.</i>
Consistent	The subject land is located within an agricultural area which is not guided by an area structure plan. The application has been evaluated against Section 10 of the County Plan pertaining to Country Residential Development within a Fragmented Quarter Section.
Country Residential Development – Fragmented Country Residential Areas	
10.11	<i>Within a fragmented quarter section, the redesignation of residential lots or agricultural parcels less than or equal to 10 hectares (24.7 acres) in size to a new residential land use may be supported if the following criteria are met:</i> <ol style="list-style-type: none"> <i>a. A lot and road plan is provided that;</i> <ol style="list-style-type: none"> <i>i. plans for an area determined by the County at the time of redesignation application. The plan shall include, at a minimum, all residential or small agricultural acreages that are adjacent to the application;</i> <i>ii. includes design measures to minimize adverse impacts on existing agriculture operations; and</i> <i>iii. demonstrates potential connectivity to residential or small agricultural acreages outside of the lot and road plan area.</i> <i>b. A technical assessment of the proposed design is provided, to demonstrate that the lot and road plan area is capable of supporting increased residential development. The assessment shall address:</i> <ol style="list-style-type: none"> <i>i. the internal road network, water supply, sewage treatment, and stormwater management; and</i> <i>ii. any other assessment required by unique area conditions.</i> <i>c. A technical assessment of the impact on off-site infrastructure, roads, and stormwater systems is be provided;</i> <i>d. A report is provided that documents the consultation process undertaken to involve affected landowners within the plan area in the preparation and/or review of the lot and road plan.</i>

Consistent	<p>The subject parcel meets the definition of a Fragmented Quarter Section. The subject parcel is approximately ± 7.89 hectares (± 19.5 acres) and located within a fragmented quarter sections of land in a predominantly agricultural area of the County.</p> <p>Access has been shown on the proposed plan; since further subdivision is unlikely at this point in time, a lot and road plan was not required. However, one was provided as part of a previous application, and this requirement is considered met.</p> <p>Technical studies have been submitted to illustrate the ability for the parcel to subdivide; further studies would be required at subdivision stage (if applicable).</p>
10.12	<i>Within a fragmented quarter section, the redesignation or subdivision of agriculture parcels greater than 10 hectares (24.7 acres) in size to a residential use shall not be supported. Redesignation or subdivision to a new or distinct agricultural operation may be supported as per policy 8.22.</i>
Consistent	The subject parcel is less than 10 hectares (24.7 acres) in size.
Transportation – Road Access	
16.13	<p><i>Residential redesignation and subdivision applications should provide for development that:</i></p> <ul style="list-style-type: none"> <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>d. limits the number and type of access onto roads in accordance with County Policy.</i>
Consistent	The application proposes direct access from Township Road 240A to each proposed lot.

Land Use Bylaw C-8000-2020	
Residential, Rural District (R-RUR)	
319	Minimum Parcel Size: 1.6 ha (3.95 ac)
Consistent	The proposed parcel sizes each parcel meet the minimum parcel size requirement. Furthermore, the Applicant has proposed a modifier of p3.8 to limit the ability to further subdivide at this time.