

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 application was reviewed pursuant to Section 10.0 Country Residential Development – Fragmented Country Residential Areas.
Environment – Land and Environmental Stewardship	
7.12	<i>Encourage the efficient use of rural land and infrastructure by directing residential, commercial, and industrial development to the defined growth areas and by encouraging infill development within those areas.</i>
Consistent	Council determined through redesignation of the lands that this land was appropriate for residential use.
7.13	<i>Support the conservation and effective management of riparian areas and wetlands in accordance with County Policy.</i>
Consistent	The province will be the oversight body for the on-site wetland. As recommended by EPA comments, an environmental reserve easement and buffer will be applied as a condition of subdivision.
7.17	<i>Development applications may require the preparation and implementation of a bio-physical impact assessment to protect environmentally sensitive areas.</i>
Consistent	A BIA was completed for the application.
Agriculture – Minimize Land Use Conflict	
8.27	<i>Encourage houses in residential areas adjacent to agricultural land to be set back an appropriate distance from the agricultural land so as to minimize the impact on both the agriculture operations and the house owners.</i>
Generally Consistent	The applicant is encouraged to locate future homes with suitable setbacks from the agricultural areas.
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> <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>

	<p>b. <i>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></p> <ul 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> <p>c. <i>A technical assessment of the impact on off-site infrastructure, roads, and stormwater systems is be provided;</i></p> <p>d. <i>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></p>
Consistent	The applicant provided a lot and road plan during the redesignation phase, as well as technical assessments as required, and consultation undertaken.
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 parcel is 19.94 acres in size, and meets this requirement.
10.13	<p><i>Subdivision of residential lots or small agricultural parcels within a fragmented quarter section may be supported if:</i></p> <ul style="list-style-type: none"> <i>a. a lot and road plan acceptable to the County has been provided;</i> <i>b. the application area has the appropriate land use designation; and</i> <i>c. the conditions of subdivision implement the lot and road plan.</i>
Consistent	The applicant provided a lot and road plan during redesignation, and was granted the appropriate land use. Necessary conditions have been provided.
10.14	<i>For development within a fragmented quarter section, an internal road to service a subdivision as per the lot and road plan may be required as a condition of subdivision.</i>
Consistent	An internal road is not currently required for the proposed subdivision, however based on the lot and road plan, a road acquisition agreement to capture the potential future road is required a condition of approval.
10.15	<p><i>The County strongly encourages the applicant preparing a lot and road plan in a fragmented quarter section to work co-operatively, collaboratively, and equitably with land owners in the lot and road plan area to:</i></p> <ul style="list-style-type: none"> <i>a. ensure an effective road network, servicing, and stormwater management system; and</i> <i>b. maximize lot yields which create an efficient development pattern.</i>
Consistent	Council accepted the lot and road plan as part of redesignation.
Reserves – Municipal, School, and Community Reserves	
13.1	<p><i>When acquiring reserves, the County shall require that the owners of land proposed for subdivision provide reserves in the form of:</i></p> <ul style="list-style-type: none"> <i>a. land;</i> <i>b. money in place of land; or</i> <i>c. a combination of land and money.</i>
Consistent	The landowner will be required to satisfy municipal reserves through cash-in-lieu.
13.3	<i>The acquisition, deferral, and disposition of reserve land, and use of cash-in-lieu shall adhere to County Policy, agreements with local school boards, and the requirements of the Municipal Government Act.</i>
Consistent	The provision of 10% is in keeping with MGA requirements.

13.4	<i>Reserves should be provided to the maximum amount allowed by the Municipal Government Act.</i>
Consistent	The provision of 10% is in keeping with MGA requirements.
Reserves – Environmental Reserve and Environmental Reserve Easements	
13.10	<i>Environmental reserves or environmental reserve easements shall be taken at the time of subdivision, in accordance with the Municipal Government Act, on lands designated for:</i> a. <i>residential, business, or institutional uses;</i> b. <i>on agricultural parcels less than 12.00 hectares (29.65 acres); or</i> c. <i>as determined by the County.</i>
Consistent	In relation to onsite wetland and 6 metre buffer, ERE is being required, and is a condition of approval for the subdivision.
13.11	<i>Where the County determines public use is not desirable or where management of public land by the County is not required, land qualifying as environmental reserve may be designated as an environmental reserve easement in accordance with the Municipal Government Act.</i>
Consistent	The lands are not desirable for public use at this time, and would therefore recommend ERE. This is a condition of approval.
Transportation – Road Access	
16.13	<i>Residential redesignation and subdivision applications should provide for development that:</i> a. <i>provides direct access to a road, while avoiding the use of panhandles;</i> b. <i>minimizes driveway length to highways/roads;</i> c. <i>removes and replaces panhandles with an internal road network when additional residential development is proposed; and</i> d. <i>limits the number and type of access onto roads in accordance with County Policy.</i>
Consistent	The configuration of the parcel leaves little opportunity for alternative parcel alignment, and as such, a panhandle is not unreasonable. A road acquisition agreement will be required as a condition of approval to enable future road development.
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>
Consistent	The applicant provided a Level 1 groundwater supply evaluation as part of the application. As a condition of subdivision, the applicant must provide an Aquifer Testing (Phase II) report in accordance with County Servicing Standards.
Utility Services – Wastewater Management	
17.9	<i>New residential development shall provide wastewater treatment, in accordance with County Policy, by:</i> a. <i>connecting to, or constructing, regional or decentralized wastewater services; or</i> b. <i>confirming the lot(s) is capable of private wastewater treatment.</i>
Consistent	The applicant provided a Level 4 PSTS study as part of the application, confirming wastewater capability. The report states that there is space available for a mounded treatment field receiving primary or secondary treated effluent OR a subsurface treatment system receiving secondary treated effluent.
17.11	<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>a. <i>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>b. <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>
Consistent	The applicant provided a Level 4 PSTS study as part of the application, confirming wastewater capability. The report states that there is space available for a mounded treatment field receiving primary or secondary treated effluent OR a subsurface treatment system receiving secondary treated effluent.
17.12	<i>The ownership, operation, and maintenance of private on-site wastewater treatment systems, or wastewater holding tanks shall be the responsibility of the landowner.</i>
Consistent	This is a requirement of county servicing standards.

Land Use Bylaw C-8000-2020	
R-RUR Residential, Rural District	
319 b)	<p><i>MINIMUM PARCEL SIZE:</i></p> <p>a) <i>1.6 ha (3.95 ac) The minimum size of parcels designated with the letter "p" is the number indicated on the Land Use Map Notwithstanding</i></p> <p>b) <i>the number following the "p" shall not be less than 1.6 ha (3.95 ac)</i></p>
Consistent	The land use is R-RURp4.0, and the provided parcel sizes are 4.02 and 4.05, meeting the minimum requirement.