

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)	
Agriculture – Land Use	
8.15	<i>Support and encourage the viability and flexibility of the agriculture sector by allowing a range of parcel sizes, where appropriate.</i>
Generally Complies	The proposed Agricultural, Small Parcel District for two separate parcels provides flexibility in parcel size while maintaining agricultural uses and relevant development regulations.
8.16	<i>All redesignation and subdivision approvals shall address the development requirements of section 29.</i>
Complies	Relevant regulations and servicing standards have been addressed through agency commentary and no further technical studies have been requested due to the proposed future subdivision of larger agricultural lots.
Agriculture – Redesignation and Subdivision for Agricultural Purposes	
8.18	<p><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></p> <ul style="list-style-type: none"> <i>a. A similar pattern of nearby small agricultural operations;</i> <i>b. A planning rationale justifying why the existing land use and parcel size cannot accommodate the new or distinct agricultural operation;</i> <i>c. A demonstration of the need for the new agriculture operation;</i> <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"> <i>i. suitable soil characteristics and topography;</i> <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> <i>iii. compatibility with existing uses on the parent parcel and adjacent lands;</i> <i>e. An assessment of the impact on, and potential upgrades to, County infrastructure; and</i> <i>f. An assessment of the impact on the environment including air quality, surface water, and groundwater.</i>
Generally Complies	Although the proposal has not demonstrated rationale for a new or distinct agricultural use, the overall size and shape of the proposed lots presents minimal impact to adjacent landowners while supporting the effective use of agricultural lands.

Transportation	
16.1	<i>Partner and co-operate with the provincial government and neighbouring municipalities to protect and improve, where necessary, regional transportation corridors.</i>
Generally Complies	As part of the application circulation process, the proposal was circulated to Alberta Transportation and comments were received regarding the <i>Matters Related to Subdivision and Development Regulation</i> .

Land Use Bylaw C-8000-2020	
Agricultural, Small Parcel District	
310: Purpose	<i>To provide for a range of mid-sized parcels for agricultural uses. To accommodate traditional and emerging trends in agriculture which may successfully be developed on smaller parcels.</i>
Generally Complies	The overall size and shape of the proposed lots presents minimal impact to adjacent landowners while supporting the effective use of agricultural lands.
312: Minimum Parcel Size	<ul style="list-style-type: none"> a) 20.2 ha (49.92 ac) b) <i>The minimum size of parcels designated with the letter “p” is the number indicated on the Land Use Map</i> c) <i>Notwithstanding b) above, the number following the “p” shall not be less than 8.1 ha (20.01 ac)</i>
Complies	The proposed future subdivision of one additional ±16.77 hectare (41.43 acre) parcel meets the minimum parcel size requirement for the district. A modifier has been proposed to prevent further subdivision of agricultural lands.