

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 – 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>
Generally Consistent	The application partially conflicts with the First Parcel Out policy as the parcel does not have direct access to a developed public roadway. Construction of an extension to the existing roadway would create access and render the application compliant with policy.
Municipal Government Act (MGA)	
654(1) A subdivision authority must not approve an application for subdivision approval unless:	
654(1)(b)	<i>The proposed subdivision conforms to the provisions of any growth plan under Part 17.1, any statutory plan and, subject to subsection (2), any land use bylaw that affects the land proposed to be subdivided,</i>
Generally Consistent	The proposed subdivision does not fully align with the Municipal Development Plan (the County Plan) as noted above; therefore, approval of PL20220177 conflicts with Section 654(1)(b). However, as noted, extension of the roadway would create a public access roadway and render the application compliant.

Land Use Bylaw C-8000-2020	
Agricultural, General District	
303: Purpose	<i>To provide for agricultural activities as the primary use on a Quarter Section of land or larger or on large remnant parcels from a previous subdivision, or to provide for residential and associated minor agricultural pursuits on a small first parcel out.</i>
Consistent	The subject land is designated Agricultural, General (A-GEN) District, and the proposal for first parcel out complies with this use.