

DEVELOPMENT REVIEW CRITERIA

When considering applications to rezone, subdivide, and develop land, council will want to see to the following concerns addressed:

- Conformity with applicable Provincial requirements, the Municipality's Official Community Plan goals, objectives, and policies, and the zoning bylaw development standards
- The viability and necessity of the proposed use
- The degree of prematurity (e.g., time, location, servicing, cost, municipal capabilities, etc.)
 - The availability of alternative sites and buildings to accommodate the proposed development to achieve the intent of the land use plans
 - The ability of the rural municipality to provide the required public utilities and to enter into suitable servicing and development agreements, to ensure the costs do not outweigh the benefits to all parties concerned
 - The compatibility and suitability of the proposed use with nearby land uses, existing and preferred public utilities, the character of the area, and the environmental protection goals, objectives, and policies
 - The effect of the proposed development on proposed municipal projects identified in the Land use bylaws, including municipal reserve and recreational policies
 - The effect, compatibility and suitability of the proposed development on any wildlife habitat, heritage or archaeological sensitive area.
 - Where a proposal is located within an identified environmentally sensitive area consultation with appropriate departments and agencies is required to ensure effective environmental management .
 - Any additional reports, studies, development issues, resident concerns, provincial comments, and public hearing submissions.

Prior to the consideration of a development or subdivision proposal, the council may require an area structure plan be prepared. Where an area structure plan is considered necessary, the plan will consider the following:

- The location of proposed uses in relationship to adjacent and surrounding uses.
- Servicing requirements of the proposed subdivision or development (water quality and quantity, sewage disposal, fire fighting capability, utilities).
- The types of developments proposed.
- Access and the potential impacts on the road allowance, highway, road, or trail system and traffic safety.
- The agricultural capability of the soils.
- Existing and future uses in the surrounding area.
- Development standards or design criteria which includes such aspects as parking, disturbance of land, reclamation, landscaping, screening, storage, signage, and building design and finish.
- Any other matters which the rural municipal council considers necessary and is covered by the scope of this official plan and accompanying zoning bylaw.

Subdivision and development proposals shall not be approved where the proposal:

- Is detrimental to the health, safety, convenience, or general welfare of the persons residing or working in the area;
- Is injurious to, or incompatible with, existing or proposed developments or public utilities in the vicinity;
- Involves, in council's opinion, prohibitively expensive public utility construction or municipal maintenance and reclamation costs;

- Involves the refusal or a developer to enter into a servicing or development agreement; and
- Is not located, appropriately arranged or serviced on an environmentally protected site or in an environmentally suitable manner.