

Schedule 'B'

Motion to Amend Bylaw 3-2018, the County of Two Hills Municipal Development Plan

A. Delete policy 6.3.1 and replace it with the following:

General

6.3.1 Both single-lot country residential development, defined as up to 1 residential lot within a quarter section, and multi-lot country residential development, defined as more than 1 residential lots within a quarter section, will be allowed within the Agricultural Use Area shown on Map 2, subject to the policies noted below.

B. Delete policy 6.3.10 and replace it with the following:

Parcel Size

6.3.10 Country residential lots shall not be less than 0.4 ha (1 ac.), and normally no more than 4.04 ha (10 ac.) in size. Where the subdivision is to separate a farmstead, the maximum may be exceeded if it can be demonstrated by the applicant that the additional area is required to include shelter belts and farm buildings and facilities ancillary to the farmstead. Lots may be increased in size to contain the area required for an existing surface discharge sewage system only if the excess land required for the subdivision is unsuitable for agricultural production. Surface discharge sewage systems shall not be allowed to encroach upon land that is currently involved in agricultural uses.

A. Delete Section 6.4 and replace it with the following:

6.4 Single-Lot Country Residential Subdivision Policies

Blanket Regulations

6.4.1 Throughout the County, a maximum of two (2) parcels shall be allowed on a quarter section consisting of the following options and as shown in Figure 1:

- a. Two (2) agricultural parcels; or
- b. One (1) agricultural parcel and one (1) country residential parcel with a maximum area of 4.04 ha (10.0 ac.) for vacant lots and 8.1ha (20.0 ac) for farmstead separations.

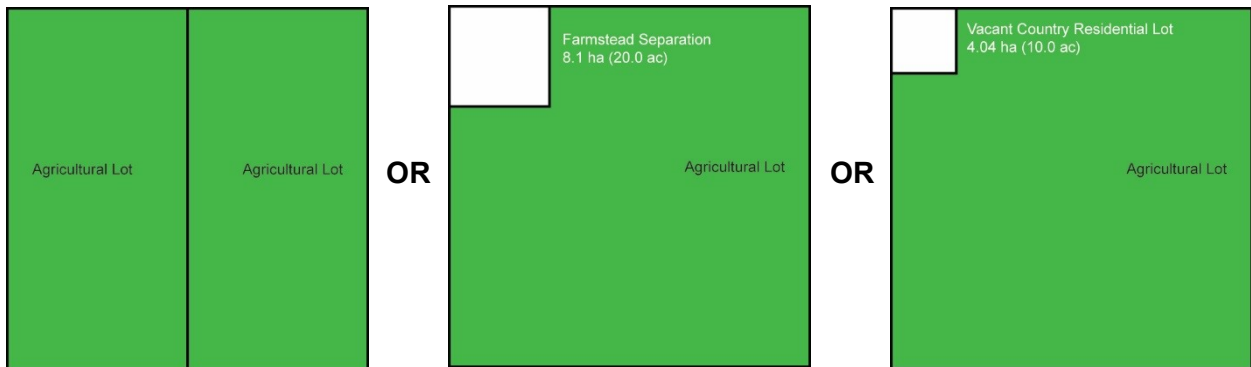


Figure 1. Maximum of Two Parcels per Quarter Section

6.4.2 Notwithstanding Subsection 0, the Subdivision Authority may allow a quarter section to be subdivided into more than two (2) parcels and up to a maximum of three (3) parcels.

6.4.3 The subdivision of a quarter section into more than two (2) parcels and up to a maximum of three (3) parcels, as described in Subsection 0, shall consist of the following options and as shown in Figure 2:

- a. Two (2) agricultural parcels and one (1) country residential parcel with a maximum area of 4.04 ha (10.0 ac) for vacant lots and 8.1ha (20.0 ac) for farmstead separations.



Figure 2. Maximum of Three Parcels per Quarter Section

6.4.4 Subdivided parcels for country residential purposes as described in Subsections 0 and 0 shall:

- a. Create parcels with four (4) property lines that are adjoined at right angles; and
- b. Be positioned adjacent to a public road right-of-way:
 - i. In a corner of the quarter section; or
 - ii. Along a shared existing or potential center property line of two agricultural parcels as shown in Figure 3.

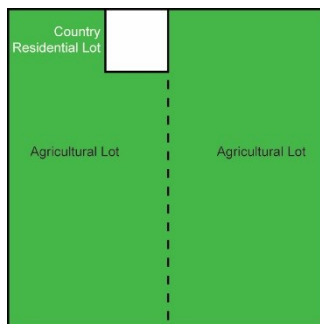


Figure 3. Shared Center Property Line of Two Agricultural Lots

6.4.5 Exceptions to Subsection 0 may be considered at the discretion of the Subdivision Authority on a case by case basis subject to specific development constrains.

6.4.6 The subdivision of a vacant country residential lot shall not be allowed on lands with a Farmland Assessment Rating of greater than 60%, as determined by the County's assessor.