

Schedule 'A'

Motion to Amend Bylaw 2-2018, the County of Two Hills Land Use Bylaw

A. Delete Section 7.25 and replace it with the following:

"7.25 Subdivision for Single Lot Country Residential or Farmstead Uses

- 7.25.1 In the Agricultural (A) and Controlled Urban Development (CUD) Districts, a maximum of one parcel-for country residential use, including farmsteads, may be subdivided out of each quarter section, provided the quarter section is a minimum of 50.0ha (123.5ac) in size and provided, further, that the total area of such parcels does not exceed 4.04 ha (10.0 ac.). Such country residential parcels may include farmstead separations and vacant parcels, and may include one (1) fragmented parcel.
- 7.25.2 Notwithstanding Subsection 1, the subdivision of a single farmstead separation parcel for country residential use, which exceeds 4.04 ha (10.0 ac.) in area, may be allowed at the discretion of the Subdivision Authority if the applicant provides a real property report or building site certificate which demonstrates that the additional area is required to accommodate existing farmstead structures such as: buildings, accessory buildings, dugouts and shelterbelts within the country residential parcel. **In no instance will a county residential parcel be approved with an area larger than 8.1ha (20.0ac).**
- 7.25.3 The development of more than the number of country residential parcels in a quarter section indicated in Subsection 1 above shall be considered to be multi-lot country residential development and shall not be allowed within the Agricultural (A) or Controlled Urban Development (CUD) Districts. Rather, an appropriate amendment to this Bylaw shall be required, normally to a Country Residential District.
- 7.25.4 A fragmented parcel, as defined in this bylaw, of less than 8.1ha (20.0ac) in size shall be considered a parcel for country residential use for the purposes of Subsection 1 above. Subdivision of fragmented parcels larger than 8.1ha (20.0ac) in area shall be considered to be agricultural parcels.

B. Revise Section 8.1.3 by deleting the Minimum lot area provisions for permitted and discretionary uses and replacing them with the following:

Regulation	Standard
Min. Lot Area – Extensive Agriculture	<p>32. 32.0 ha (79.1 ac.)</p> <p>24.0 ha (59.3 ac) where:</p> <ul style="list-style-type: none"> • The original quarter section is less than 64.7 ha (160 ac); • A parcel of land has been separated from the original quarter section; • It is desirable in order to split leasehold or other partial interests
Min. Lot Area – Farmsteads & Single Detached Dwellings	
Min. Lot Area – All other uses	As required by the Development Authority

C. Revise Section 8.2.3 by deleting the Minimum lot area provisions for permitted and discretionary uses and replacing them with the following:

Regulation	Standard
Min. Lot Area – Extensive Agriculture	32. 32.0 ha (79.1 ac.) 24.0 ha (59.3 ac) where: <ul style="list-style-type: none"> • The original quarter section is less than 64.7 ha (160 ac); • A parcel of land has been separated from the original quarter section; • It is desirable in order to split leasehold or other partial interests
Min. Lot Area – Farmsteads & Single Detached Dwellings	
Min. Lot Area – All other uses	As required by the Development Authority
