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# FAX

To: Jerry Hodges	From: Norval Perrin
Fax: 780-955-2602	Pages: 3
Phone:	Date: June 15, 2018
Re: Thorhild County	cc:

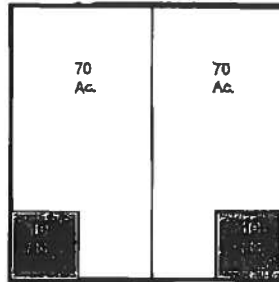
Municipal Development Plan Policy 4.1.4.13 and Figure 9  
 - confirmation of permitted subdivision configuration

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sloughs, creeks, or ravines; would be appropriate, the vacant country residential parcel may be greater than 4.04 ha (10.0 ac).

- Policy 4.1.4.10** Normally, a maximum of 4.04 ha (10.0 ac) will be allowed for farmstead separations per half quarter section. However, the farmstead parcel may exceed 4.04 ha (10.0 ac) in size if it can be demonstrated that additional land is part of the farmstead (including sufficient distance from the location of the existing sewage disposal system site to the proposed property lines to satisfy the Provincial private sewage disposal system regulations), is undevelopable, or to include natural features. In such cases, a Real Property Report or Building Site Certificate prepared by an Alberta Land Surveyor, will be required to verify the locations of all improvements, site features, and proposed boundaries.
- Policy 4.1.4.11** Normally, subdivision of a quarter section for a country residential use will be allowed without requiring an amendment to the Land Use Bylaw on the basis of the following:
- (a) subdivision of the quarter section based on an equal split of the quarter section (commonly called an 80-acre split); or
  - (b) subdivision of the quarter section on the basis of a natural or man-made fragmentation by a river, railroad, or road.
- Policy 4.1.4.12** Except where a quarter section is fragmented by roads, railroads, rivers or creeks, the maximum number of parcels per quarter section in the agricultural use area is four (4). This includes agricultural parcels and country residential parcels. Additional parcels will not be permitted without a land use bylaw amendment. Where a quarter section is fragmented by roads, railroads, rivers or creeks, additional parcels which suitable developable areas may be allowed.
- Policy 4.1.4.13** The maximum number of country residential parcels, including vacant parcels and farmstead separations, permitted per quarter section is two (2). Only one country residential parcel may be subdivided per half quarter section. Where a quarter section has not been subdivided into two half quarter sections, two country residential parcels may be allowed, but must be located such that a further subdivision of the quarter section into two part half quarter sections would not result in both country residential parcels being located on the same part half quarter section. (*see figure on the following page*)

**Figure 9: Example of Permitted Subdivision Configuration**



Note: Not to Scale

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**Objective 4.2.1** To encourage recreational development in areas that will not impact working landscapes

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**Policy 4.2.1.1** Council shall encourage the development of public serving recreational facilities/uses within the Agricultural Use Area and within hamlets:

- (a) if they are compatible with the capabilities of a site or surrounding areas;
- (b) on lower capability agricultural lands, unless Council decides that the benefits to the community justify the use of higher capability agricultural lands; and/or
- (c) near or adjacent to a lake or river if the proponent can demonstrate, to the satisfaction of the Development Authority, that the proposal is compatible with the lake/river environment.

**4.2 Residential Use Area**

Thorhild County has experienced limited multi-lot country residential development outside of the hamlets. However, interest in this type of development is expected to increase with regional growth pressures and increasing demand for rural residential developments. This trend affects the social, economic and environmental community of the County.

Generally, country residential and recreation residential developments are not connected to municipal sewer or water services while the urban residential developments do have access to municipal water and sewage disposal systems.

This Plan strives to achieve a balance between providing opportunities for residential development while still supporting and preserving the livelihood and quality of life of the existing