

Table 1: Land Use Analysis

(red inconsistent, yellow neutral, green consistent with OCP)

Analysis on UCB Amendment and Land Use Change				
Section	Goals/Objectives	Policy Number	Policy	Rationale
Environment OCP Section 3	3.1.11 - Promote sustainable development with minimal environmental impact	3.1.12(d)	<ul style="list-style-type: none"> Encourage development in the Urban Containment Boundary to minimize transportation distances 	<ul style="list-style-type: none"> Based on analysis, there is no need to expand the UCB to accommodate this proposal
Growth OCP Section 4	4.1.2 – Emphasize infill and the intensification of land use in appropriate locations	4.1.8(a)	<ul style="list-style-type: none"> Focus future development and land use changes to the Urban Containment Boundary 	<ul style="list-style-type: none"> Project proposes high-density development in area that is not suited for that type of growth from a land use perspective There is an identified need for affordable housing through the HNAR 2024 Given development opportunities in the DLC that are identified with High-Density Residential land use (e.g., Woodsdale, Town Centre) there is likely no need for the expansion to occur High Density Residential would impact the rural
	4.1.3 – Pursue a more compact, efficient sustainable community	4.1.8(b)	<ul style="list-style-type: none"> Discourage development projects that create further urban sprawl in the community. 	
	4.1.4 – Protect and preserve the rural character of Lake Country which exists outside of the UCB	4.1.8(d)	<ul style="list-style-type: none"> Minimize development in rural areas to maintain the rural character of Lake Country. 	
	4.1.6 – Maintain the core and nodal growth pattern in approving new development proposals	4.1.8(e)	<ul style="list-style-type: none"> Decrease impact on farmland by focusing growth away from the agricultural boundary. 	
	4.1.13 – Identify suitable areas to accommodate urban growth while protecting the existing rural character	4.1.14(a)	<ul style="list-style-type: none"> Consider the adoption of new areas into the Urban Containment Boundary when the majority of comparable development lands have been built out or when a clear or specific market need exists for additional land within the boundary. 	

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				character of this area of the DLC
	4.1.11 - Encourage the use of existing municipal infrastructure investments	4.1.12(a)	<ul style="list-style-type: none"> Support infill projects in existing urban neighbourhoods that use land more efficiently. 	<ul style="list-style-type: none"> Existing infrastructure is nearby however this is not an infill style development Infill would be more in existing urban neighbourhoods that are designated for growth such as the Town Centre and Woodsdale
Urban Containment Boundary (Growth) OCP Section 4.5	4.5.1 – Protect the rural character of Lake Country.	4.5.2(a)	<ul style="list-style-type: none"> Discourage development outside of the Urban Containment Boundary. 	<ul style="list-style-type: none"> Proposal would be inconsistent with all of the UCB and Infill Development policies under the OCP
		4.5.2(b)	<ul style="list-style-type: none"> Discourage expansion of the Urban Containment Boundary. 	
Infill Development Strategy (Growth) OCP Section 4.6	4.6.1 - Support appropriate infill development and use the existing land base more intensively.	4.6.2(c)	<ul style="list-style-type: none"> Acknowledge the preservation of existing community character as an integral component of infill development. 	<ul style="list-style-type: none"> High-density designation in a rural area of the DLC would not be an efficient use of land
		4.6.2(d)	<ul style="list-style-type: none"> Support the subdivision or densification of lands located within the Urban Containment Boundary to utilize the land base more efficiently 	
New Development Criteria (Growth) OCP Section 4.8	4.8.1 - Ensure major new development projects make a positive contribution to Lake Country.	4.8.2(h)	<ul style="list-style-type: none"> Promote, and not compete with, the emergence of a vibrant Town Centre core. 	<ul style="list-style-type: none"> No assessment of the impact to the Town Centre was provided The overall intent of this proposal and its proposed outcome would support
		4.8.2(j)	<ul style="list-style-type: none"> Contribute toward the retention of the valued rural character in Lake Country 	
		4.8.2(k)	<ul style="list-style-type: none"> Create a compact urban form by utilizing the existing land base more 	

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			intensively	achieving a small portion of this OCP objective
		4.8.2(l)	<ul style="list-style-type: none"> Promote diverse commercial and residential opportunities in the Urban Containment Boundary 	<ul style="list-style-type: none"> This proposal would be inconsistent with the majority of the policies that support this OCP objective as it would be densification in an area not identified for that type of growth
Housing OCP Section 7	7.1.1 – Support a variety of residential housing options 7.1.2 – Allow for a range of residential housing tenures 7.1.3 – Promote the availability of affordable housing	7.1.5(h)	<ul style="list-style-type: none"> Support the development of higher density housing in the Urban Containment Boundary identified on Map 3. Higher density housing forms include townhouses, apartments, duplexes, and triplexes. 	<ul style="list-style-type: none"> High-Density developments are to be inside the UCB
		7.1.7(h)	<ul style="list-style-type: none"> Encourage and prioritize housing development that considers the full costs of housing, including but not limited to: commute times, access to transit, walkability, multi-modal connections, parks, and access to a diverse selection of public, private, social, and other services 	<ul style="list-style-type: none"> This proposal would not meet the overall intent to support development of a complete community
Multiple Unit Residential (Housing) OCP Section 7	7.8.1 – Accommodate a range of income levels and ages by encouraging development of mid- and high-density multiple unit projects.	7.8.2(a)	<ul style="list-style-type: none"> Locate high-density, multiple-unit projects within easy access of commercial services, parks, and community and recreational facilities in areas such as Main Street and Woodsdale 	<ul style="list-style-type: none"> The proposal includes ideas to support meeting a range of income levels in a high-density development

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		7.8.2(b)	<ul style="list-style-type: none"> Locate townhouses and other mid-density, ground-oriented developments in the Urban Containment Boundary identified on Map 3 and near local schools as an option for young family and seniors' housing 	<ul style="list-style-type: none"> Staff are supportive of the intent of the proposal but not the location
Rural Residential OCP Section 13	13.1.3 – Limit the intensity of Rural Residential development to maintain rural character.	13.1.4(e)	<ul style="list-style-type: none"> Restrict the types of uses permitted in the Rural Residential designation that are not classified as low-density residential. 	<ul style="list-style-type: none"> As this parcel is RR, major change in use would occur from RR to High Density and would be inconsistent with the OCP

Table 2:

Analysis on Housing Agreement Policies				
Section	Goals/Objectives	Policy Number	Policy	Rationale
Housing OCP Section 7	7.1.6 - Improve opportunities for affordable and attainable housing in the community	7.1.6(f)	<ul style="list-style-type: none"> Support the use of housing agreements to ensure the long-term provision of affordable, rental and special needs housing 	<ul style="list-style-type: none"> This objective of the OCP could be met by this proposal and could be linked to an expansion of UCB (market need for affordable housing) Based on the HNAR, there is a need for a non-market housing in the DLC

