

Application: OPZ00004**Proposed Zoning: C1****Proposed Land Use Change – Mixed Use Commercial (1 parcel 9730 Hwy 97)**

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"> Amending the future land use designation would support the noted Environment and Growth objectives and policies of the OCP
Growth OCP Section 4	<p>4.1.1 – Make use of existing infrastructure to reduce environmental and financial costs of growth.</p> <p>4.1.2 – Emphasize infill and the intensification of land use in appropriate locations</p> <p>4.1.3 – Pursue a more compact, efficient and sustainable community</p> <p>4.1.4 – Protect and preserve the rural character of Lake Country which exists outside the Urban Containment Boundary.</p> <p>4.1.6 – Maintain the core and nodal growth pattern in approving new development proposal</p>	N/A	<ul style="list-style-type: none"> N/A 	<ul style="list-style-type: none"> Mixed-use higher-density growth would occur in an area identified for that style of growth Would not contribute to further urban sprawl in the DLC as the subject property is located within the UCB
	4.1.7 - Require that future development occurs in a manner that will not compromise the ability of future generations to meet their needs and enjoy the quality of life we experience today	4.1.8	<ul style="list-style-type: none"> Focus future development and land use changes to the Urban Containment Boundary. Discourage development projects that create further urban sprawl in the Community Minimize development in rural areas to maintain the rural character of Lake Country Decrease impact on farmland by focusing growth away from the 	<ul style="list-style-type: none"> As this area of the DLC is serviced with municipal infrastructure, has access to public transit and other active transportation modes, it would be meeting this OCP objective and the noted policies

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			agricultural boundary.	
	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 	
		4.1.12(b)	<ul style="list-style-type: none"> Focus development to the Urban Containment Boundary that utilizes and upgrades existing infrastructure 	
		4.1.12(c)	<ul style="list-style-type: none"> Encourage new development near transit connections 	
		4.1.12(e)	<ul style="list-style-type: none"> Focus development within existing water service pressure zones and within the sewer service area boundary 	
Growth OCP Section 4	4.1.15 – Establish Lake Country as a complete community with a range of different housing options where residents can live, work, shop and recreate locally	4.1.16(d)	<ul style="list-style-type: none"> Support an increase in multiple-unit housing inside the Urban Containment Boundary. 	<ul style="list-style-type: none"> Amending the future land use to Mixed Use Commercial would be consistent with these OCP policies and support in-fill mixed use development Staff note the overall intent of the application is to provide tourist accommodation in the form of a hotel and amending the land use of the subject property would support achieving Lake Country as a complete community
		4.1.16(f)	<ul style="list-style-type: none"> Promote non-residential development that augments the employment and taxation base 	
		4.1.16(g)	<ul style="list-style-type: none"> Encourage high-quality accommodation and service options to promote the tourist economy. 	
		4.1.16(h)	<ul style="list-style-type: none"> Promote the establishment of a vibrant Town Centre and Main Street corridor, as well as a vibrant Woodsdale neighbourhood. 	
	4.1.19 - Encourage appropriate forms of commercial and industrial development to support local economic growth.	4.1.20(b)	<ul style="list-style-type: none"> Support appropriate forms of commercial and industrial development to supply developable land to new businesses 	<ul style="list-style-type: none"> Amending the future land use would meet this objective and

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				applicable policies.
	4.8.1 - Ensure major new development projects make a positive contribution to Lake Country.	4.8.2(e)	<ul style="list-style-type: none"> Not contribute to sprawl in the community and be sited in accordance with plan direction 	<ul style="list-style-type: none"> Application would be consistent with these policies as the subject property is located in the Town Centre, is appropriate serviced and would support densification in an identified node of the DLC,
		4.8.2(f)	<ul style="list-style-type: none"> Be adequately serviced, sized accordingly and connect with required District services 	
		4.8.2(h)	<ul style="list-style-type: none"> Promote, and not compete with, the emergence of a vibrant Town Centre core. 	
		4.8.2(k)	<ul style="list-style-type: none"> Create a compact urban form by utilizing the existing land base more intensively 	
		4.8.2(i)	<ul style="list-style-type: none"> Promote diverse commercial and residential opportunities in the Urban Containment Boundary 	
Neighbourhood Planning OCP Section 5	5.1.1 - Develop the Town Centre as the residential, employment and cultural core of the community.	5.1.3(a)	<ul style="list-style-type: none"> Permit a range of appropriate Town Centre uses, including residential, retail, hospitality, food service, personal service, entertainment, institutional and office uses 	<ul style="list-style-type: none"> Amending the future land use would support the development of the Town Centre into a mixed-use node As the subject property is currently a single-family dwelling, amending the future land use would support redevelopment and meet this policy and objective
		5.1.3(e)	<ul style="list-style-type: none"> Encourage the redevelopment of single-unit dwellings into multiple-unit dwellings, such as triplexes or apartments, and mixed-use buildings incorporating both commercial and residential units 	
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.	7.1.5(d)	<ul style="list-style-type: none"> Continue to shift the composition of housing stock by encouraging more multiple unit buildings and fewer single detached dwellings, 	<ul style="list-style-type: none"> Amending the future land use would provide more housing options in the form of

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			aiming for a total housing composition of less than the current 70% single detached dwellings and more than the current 30% multiple unit dwellings	townhomes in an area identified for higher-density growth.
		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 	
		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. 	
Commercial OCP Section18	18.1.1 – Expand the Lake Country commercial sector	18.1.5	<ul style="list-style-type: none"> Limit retail, service and office development outside of the Town Centre. 	<ul style="list-style-type: none"> The Commercial sector of Lake Country would be supported by amending the land use of this parcel and as the subject property is located in the Town Centre, would meet this goal and policy objective