

**Application: OCP000055 and Z0000263****Proposed Land Use: Urban Residential to High-Density****Residential Proposed Zoning: RM4**

Section	Goals/Objectives	Policy Number	Policy	Rationale
<b>Environment</b> OCP Section 3	3.1.11 – Promote sustainable development with minimal environmental impact	3.1.12(d)	<ul style="list-style-type: none"> <li>Encourage development in the Urban Containment Boundary to minimize transportation distances</li> </ul>	<ul style="list-style-type: none"> <li>Amending the future land use from UR to HD and rezoning to RM4 would support development of a complete community in an established neighbourhood with services and amenities nearby</li> </ul>
<b>Growth</b> OCP Section 4	4.1.1– 4.1.5 – Goals to establish Lake Country as a Complete Community	4.1.6	<ul style="list-style-type: none"> <li>Maintain the core and nodal growth pattern in approving new development proposals</li> </ul>	
		4.1.8(a)	<ul style="list-style-type: none"> <li>Focus future development and land use changes to the Urban Containment Boundary (UCB)</li> </ul>	
<b>Urban Containment Boundary</b> OCP Section 4.5	4.5.1-Protect the Rural Character of Lake Country	4.5.2(a)	<ul style="list-style-type: none"> <li>Discourage development outside of the UCB</li> </ul>	<ul style="list-style-type: none"> <li>Land use change would be within the UCB and would focus growth to an establish node of the DLC, protecting the rural areas of the DLC</li> </ul>
<b>Growth</b> OCP Section 4	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(a)	<ul style="list-style-type: none"> <li>Focus future development and land use changes to the Urban Containment Boundary.</li> </ul>	<ul style="list-style-type: none"> <li>Land use change to HR and rezoning to RM4 would support these policy objectives by utilizing land more efficiently, direct densification within the UCB and utilize and upgrade existing infrastructure</li> </ul>
		4.1.8(b)	<ul style="list-style-type: none"> <li>Discourage development projects that create further urban sprawl in the community</li> </ul>	
		4.1.8(d)	<ul style="list-style-type: none"> <li>Minimize development in rural areas to maintain the rural character of Lake Country</li> </ul>	
		4.1.8(e)	<ul style="list-style-type: none"> <li>Decrease impact on farmland by focusing growth away from the agricultural boundary.</li> </ul>	

Section	Goals/Objectives	Policy Number	Policy	Rationale
<b>Growth</b> OCP Section 4	4.1.11 - Encourage the use of existing municipal infrastructure investments	4.1.12(a)	<ul style="list-style-type: none"> <li>Support infill projects in existing urban neighbourhoods that use land more efficiently</li> </ul>	<ul style="list-style-type: none"> <li></li> </ul>
		4.1.12(b)	<ul style="list-style-type: none"> <li>Focus development to the Urban Containment Boundary that utilizes and upgrades existing infrastructure</li> </ul>	
	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"> <li>Support an increase in multiple-unit housing inside the Urban Containment Boundary.</li> </ul>	
<b>Established Winfield Neighbourhoods</b> OCP Section 5.8	5.8.2 & 5.8.7 – Increase residential density in existing neighbourhoods	5.8.8(a)	Where appropriate servicing exists, consider rezoning applications to more intense forms of urban residential development such as duplexes or townhouses	<ul style="list-style-type: none"> <li>Land use amendment to High-Density Res. would permit future rezoning to allow for increased density</li> <li>Rezoning to RM4 would support intensification of existing land base</li> </ul>
<b>Housing</b> OCP Section 7	7.1.1 – 7.1.3 Support a variety of residential housing options	7.1.5(d)	<ul style="list-style-type: none"> <li>Continue to shift composition of housing stock by encouraging more multiple unit dwellings and fewer single-detached dwellings</li> </ul>	<ul style="list-style-type: none"> <li>High Density land use designation would support many of the housing goals of the OCP</li> <li>Rezoning to RM4 would support creation of mix and range of housing options and support densification within the UCB</li> </ul>
		7.1.5(h)	<ul style="list-style-type: none"> <li>Support the development of higher density housing in the UCB</li> </ul>	
	7.8.2 - 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"> <li>Locate high-density, multiple-unit projects within easy access of commercial services, parks, and community and recreational facilities</li> </ul>	<ul style="list-style-type: none"> <li>Amending the UR land use designation and rezoning to RM4 would support</li> </ul>

Section	Goals/Objectives	Policy Number	Policy	Rationale
			areas such as Main Street and Woodsdale	achieving this policy objective
<b>High-Density Residential</b> OCP Section 17	17.1.1 - Develop compact High Density Residential areas that use resources efficiently.	17.1.5(a)	<ul style="list-style-type: none"> <li>Support High Density Residential neighbourhoods where residents are able to access commercial, institutional and recreational opportunities</li> </ul>	<ul style="list-style-type: none"> <li>Amending the land use for the subject property would support creation of high-density in an area well suited for more densification, nearby services, transit and amenities</li> <li>Rezoning to RM4 would be consistent with this land use designation and support densification in an area suited for higher density development</li> </ul>
	17.1.2 - Integrate high density developments into existing neighbourhoods.		<ul style="list-style-type: none"> <li>Require new High Density Residential development to include sidewalks and bike lanes.</li> </ul>	
	17.1.4 - Maintain and enhance livability within High Density Residential areas.	17.1.5(c)	<ul style="list-style-type: none"> <li>Encourage High Density Residential areas that facilitate transit options and active transportation opportunities</li> </ul>	
17.1.8 - Concentrate High Density Residential development within the Urban Containment Boundary	17.1.5(b)			