

## Z000276 - OCP Analysis: Rationale for Zoning Bylaw Amendment

Section	Goals/Objectives	Policy Number	Policy
<b>Environment</b>	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>
<b>Growth</b> OCP Section 4	4.1.1– 4.1.5 – Goals to establish Lake Country as a Complete Community	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>
	4.11 – Encourage 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>
	4.1.15 – Establish Lake Country as a complete community with a range of different housing options	4.1.16(d)	<ul style="list-style-type: none"> <li>Support an increase in multiple-unit housing inside the UCB</li> </ul>
<b>Infill Development Strategy</b> OCP Section 4	4.6.1 – Support appropriate infill development and use the existing land base more intensively	4.6.2(d)	<ul style="list-style-type: none"> <li>Support the subdivision or densification of land within the UCB to utilize the land base more efficiently</li> </ul>
<b>Neighbourhood Planning</b> OCP Section 5	5.4.6 - Encourage focused development of tourist, commercial and multiple-unit residential development along Woodsdale Road.	5.4.7(c)	Permit up to mid-rise development in Woodsdale
		5.4.7(d)	<ul style="list-style-type: none"> <li>Support a range of housing types in the Woodsdale neighbourhood,</li> <li>including townhouses, apartments and accessory suites</li> </ul>
		5.4.2(a)	Promote the incorporation of small urban agricultural uses (i.e. rooftop gardens, edible landscaping) into new mixed-use and residential complex developments.
<b>Housing</b> OCP Section 7	7.1.1 – 7.1.3 Support a variety of residential housing options	7.1.5(d)	Continue to shift composition of housing stock by encouraging more multiple unit dwellings and fewer single-detached dwellings
	7.1.6 - Improve opportunities for affordable and attainable housing in the community	7.1.5(h)	<ul style="list-style-type: none"> <li>Support the development of higher density housing in the UCB</li> </ul>
		7.1.7(b)	<ul style="list-style-type: none"> <li>Expedite permitting procedures for development proposals providing attainable ownership units, rental units, special needs housing, seniors housing, or congregate care facilities.</li> </ul>
		7.1.7(e)	<ul style="list-style-type: none"> <li>Encourage purpose-built developments to provide suitable housing for all segments of the population, particularly those whose needs are currently unmet by the existing housing stock.</li> </ul>
		7.1.7(f)	<ul style="list-style-type: none"> <li>Support the use of housing agreements to ensure the long-term</li> </ul>

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			provision of affordable, rental and special needs housing
	7.8 – 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 in areas such as Main Street and Woodsdale</li> </ul>
		7.8.2(b)	<ul style="list-style-type: none"> <li>Locate townhouses and other mid-density, ground-oriented developments in the Urban Containment Boundary identified on Map 3</li> <li>and near local schools as an option for young family and seniors’</li> <li>housing.</li> </ul>
<b>High Density Residential</b> OCP Section 17	17.1.1 – 17.1.2 Support high density residential developments that use resources efficiently and into existing neighbourhoods.	17.1.5(a)(b)(c)(e)(h)	<ul style="list-style-type: none"> <li>Support High Density Residential neighbourhoods where residents are able to access commercial, institutional and recreational opportunities.</li> <li>Encourage High Density Residential areas that facilitate transit options and active transportation opportunities.</li> <li>Require new High Density Residential development to include sidewalks and bike lanes.</li> <li>Ensure usable green space and amenity areas are provided in High Density Residential areas.</li> <li>Locate High Density Residential in such a way as to respect existing viewscales.</li> </ul>
	17.1.6 Increase the population density within High Density Residential areas.	17.1.7(a)(b)	<ul style="list-style-type: none"> <li>Target a density equivalent to between 25 and 120 units per hectare within High Density Residential areas.</li> <li>Prioritize High Density Residential development in the Town Centre and Woodsdale areas.</li> </ul>
	17.1.8 Concentrate High Density Residential development within the Urban Containment Boundary.	17.1.9(b)	<ul style="list-style-type: none"> <li>Encourage High Density Residential developments to be located within a ten-minute walking radius of supporting land uses, including commercial and employment opportunities, parks and recreation areas, transit, religious institutions, and schools.</li> </ul>