

Attachment C: Land Use Analysis

Application: Z0000277

Proposed Zoning: RM4 to RM5

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"> Rezoning to RM5 would encourage higher density development inside the UCB in an area well suited and designated for higher density growth and would protect the rural character in certain areas of the DLC
Growth 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"> Focus future development and land use changes to the Urban Containment Boundary (UCB) 	
Urban Containment Boundary 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 UCB 	
Neighbourhood Planning OCP Section 5 – Woodsdale	5.4.6 - Encourage focused development of tourist, commercial and multiple-unit residential development along Woodsdale Road.	5.74.7(c)	<ul style="list-style-type: none"> Permit up to mid-rise development in Woodsdale 	<ul style="list-style-type: none"> Rezoning to RM5 would support these policies and goals to develop a complete community
		5.4.7(d)	<ul style="list-style-type: none"> Support a range of housing types in the Woodsdale neighbourhood, including townhouses, apartments and accessory suites 	
Housing 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"> Continue to shift composition of housing stock by encouraging more multiple unit dwellings and fewer single-detached dwellings 	<ul style="list-style-type: none"> Rezoning the subject property would enable future development to be consistent with the OCP and provide, higher density development options for the land owner
		7.1.5(h)	<ul style="list-style-type: none"> Support the development of higher density housing in the UCB 	
High-Density Residential OCP Section 17	17.1.1 - Develop compact High Density Residential areas that use resources efficiently.	17.1.5(b)	<ul style="list-style-type: none"> Encourage High Density Residential areas that facilitate transit options and active transportation opportunities 	<ul style="list-style-type: none">

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	17.1.1 - Integrate high density developments into existing neighbourhoods.			
	17.1.4 - Maintain and enhance livability within High Density Residential areas.			
	17.1.6 - Increase the population density within High Density Residential areas.	17.1.7(a)	<ul style="list-style-type: none"> • Target a density equivalent to between 25 and 120 units per hectare within High Density Residential areas. 	<ul style="list-style-type: none"> • Rezoning to RM5 would support meeting these policies and objectives
		17.1.7(b)	<ul style="list-style-type: none"> • Prioritize High Density Residential development in the Town Centre and • Woodsdale areas. 	