

ATTACHMENT E: POLICY REVIEW

| Municipal Development Plan (County Plan) | |
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| Hamlets: Planning and Design Considerations | |
| 9.9 | <i>In order to retain rural character, identify a distinct community, and preserve viewsapes, a physical separation between an urban boundary and a hamlet is desirable. Preferred uses of land to achieve this transition are:</i> <i>a. Agriculture;</i> <i>b. Open space and parks;</i> <i>c. Conservation lands such as wetland complexes;</i> <i>d. Stormwater retention areas; and</i> <i>e. Compact country residential development within the transition area.</i> |
| Complies | The Harmony Conceptual Scheme establishes a landscaping buffer between the developed area and adjacent agricultural land uses which serves to achieve this physical separation. The landscaping buffer is not anticipated to be impacted by this Bylaw amendment. |
| 9.11 | <i>Encourage a variety of housing forms to be developed in hamlets in order to provide a range of affordability and lifestyle opportunities for county residents.</i> |
| Complies | The application complies with this policy by encouraging a variety of housing forms. Further, the amendment may allow for consideration of structures that may not conform to the standard building home design and requires setback variances, which would be subject to administrative review. |

| Conceptual Scheme - Harmony | |
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| 5.2.2 | <i>The Harmony community will contain a variety of housing forms in keeping with the principles of the conceptual scheme. Subsequent development approval applications will delineate the location, type and associated regulations for each housing form.</i> |
| Complies | The Harmony Conceptual Scheme identifies that regulations may change as development approval applications shape the design of the community. |
| 5.3.1 | <i>The employment lands will be subject to development of architectural design guidelines and performance standards in conjunction with subsequent development applications.</i> |
| Complies | It is understood that Harmony is subject to architectural design guidelines. However, the County does not review applications for compliance with architectural design guidelines. |

| Land Use Bylaw C-4841-97 | |
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| 9.7 | <i>The Development Authority may:</i> <i>(a) Refer a Development Permit application, in whole or in part, to any outside agency or local authority it deems necessary for comment;</i> <i>(b) Provide a written time extension agreement, in alignment with the Bylaw;</i> <i>(c) Allow a variance, in alignment with the Bylaw</i> |
| Complies | The 1997 LUB allows for variance powers to most setbacks, including limited variance powers to riparian setbacks and deck extensions. |
| 67.5 | <i>Where a development does not comply with the approved DC Direct Control regulations for the site, the Development Authority may, if satisfied that the proposed variance will not unduly interfere with the amenities of the neighbourhood nor materially interfere or affect the use, enjoyment, or value of neighboring properties, issue a Development Permit granting a variance.</i> |
| Not Applicable | DC-129 does not reference this part (Part 4) of the LUB, it only references that Part 1, 2, and 3, of Land Use Bylaw C-4841-97 shall apply. As such, the variance powers given under this section cannot be considered within the boundaries of DC-129. |