

## ATTACHMENT E: POLICY REVIEW

Definitions		
Consistent	Generally Consistent	Inconsistent
Clearly meets the relevant requirements and intent of the policy.	Meets the overall intent of the policy and any areas of inconsistency are not critical to the delivery of appropriate development.	Clear misalignment with the relevant requirements of the policy that may create planning, technical or other challenges.

Municipal Development Plan (County Plan)	
<b>Managing Residential Growth - Hamlets</b>	
5.1	<i>Support the development of the Hamlets of Conrich, Harmony, Langdon, Balzac, and Glenbow Ranch as full service rural communities providing a range of land uses, housing types, and rural services to their residents and local area; in accordance with their area structure plan or conceptual scheme. These hamlets are identified as "Hamlet – Full Service" on Map 1.</i>
Consistent	Subject lot / Dwelling located in the hamlet of Harmony. The proposed amendment does not affect the implementation of the Harmony Conceptual Scheme which has been addressed previously through land use and subdivision considerations with the creation of the subject lot.
<b>Managing Residential Growth – Country Residential</b>	
5.1	<i>Support the development of the Hamlets of Conrich, Harmony, Langdon, Balzac, and Glenbow Ranch as full service rural communities providing a range of land uses, housing types, and rural services to their residents and local area; in accordance with their area structure plan or conceptual scheme. These hamlets are identified as "Hamlet – Full Service" on Map 1.</i>
Consistent	Subject lot / Dwelling located in the hamlet of Harmony. The proposed amendment does not affect the implementation of the Harmony Conceptual Scheme which has been addressed previously through land use and subdivision considerations with the creation of the subject lot.
<b>Hamlets – Hamlets: Appearance and Function</b>	
9.1	<i>Encourage and support the development of the Hamlets of Conrich, Harmony, Langdon, Balzac, and Glenbow Ranch as full service rural communities providing a range of land uses, housing types, and rural services to their residents and local area, in accordance with their area structure plan or conceptual scheme.</i>
Consistent	Development / creation of the subject lot was approved through the implementation of the Harmony conceptual scheme and stage 1 Neighborhood Plan (Appendix A). The use in question is a Dwelling, Single Detached, which is a permitted use within the Village Residential 1 (VR-1) Development Cell of the DC-129 Bylaw, and is appropriately designed and serviced.
<b>Hamlets – Hamlets: Planning and Design Considerations</b>	
9.6	<i>Development in a hamlet shall be guided by, and conform to, the adopted area structure plan or conceptual scheme.</i>
Consistent	Development within the area in which the subject lot is located is guided by the Harmony Conceptual Scheme and Stage 1 Neighborhood Plan (Appendix A).
9.10	<i>Support hamlets in providing:</i> <i>a. an attractive community and distinct identity; and</i>

	<i>b. a high quality built environment.</i>
Generally Consistent	The application does not propose new development or intensification of use, therefore the proposal does not affect the community and built environment in a negative way. The Harmony Conceptual Scheme has been addressed previously through land use and subdivision considerations with the creation of the subject lot and construction of the subject Dwelling.
<b>Reserves – Municipal, School, and Community Reserves</b>	
13.1	<i>When acquiring reserves, the County shall require that the owners of land proposed for subdivision provide reserves in the form of:</i> <i>a. land;</i> <i>b. money in place of land; or</i> <i>c. a combination of land and money.</i>
Not Applicable	Previously provided with registration of subdivision Plans throughout the Stage 1 neighborhood plan, which includes reserves being dedicated in the amount of ±20.021 hectares (±49.473 acres). This dedication includes a ±6.287 hectare (±15.536 acre) school site (Municipal School Reserve), ±1.319 hectare (±3.258 acre) neighbourhood (village) park (Municipal Reserve) and ±12.415 hectare (±30.679 acre) linear open space system (Municipal Reserve).

<b>Harmony Conceptual Scheme</b>	
<b>5.2 Residential Land Elements</b>	
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>
Not Applicable	The proposed amendment does not affect the implementation of the Harmony Conceptual Scheme which has been addressed previously through land use and subdivision considerations with the creation of the subject lot.
<b>Stage 1 Neighbourhood Plan (Appendix A)</b>	
5.2.2	<i>The purpose and intent of the Village Residential (VR-1) designation is to accommodate a variety of housing Forms within a range of low to medium density housing units, specifically within Residential Village A and Village B. The designation will allow for the clustering of housing, open space elements and community amenity space, as well as allow for the implementation of utility infrastructure.</i>
Not Applicable	The proposed amendment does not affect the implementation of the Harmony Conceptual Scheme which has been addressed previously through land use and subdivision considerations with the creation of the subject lot.

<b>Direct Control Bylaw C-6688-2008 (DC-129)</b>	
<b>General Regulations</b>	
1.1.0	<i>Parts 1, 2 and 3 of the Land Use Bylaw C-4841-97 shall apply to all uses contemplated by this Bylaw, and within each Section of Part 3, the regulations under the sub-heading of "Business Development" shall apply to all commercial developments, except where noted otherwise in this Bylaw.</i>
Inconsistent	The subject application conflicts with section 38.2 of <i>Land Use Bylaw C-8481-1997</i> as further outlined below. Section 38.2 is applicable as it is contained within Part 3 of <i>Land Use Bylaw C-8481-1997</i> .
1.2.0	<i>For the purposes of this Bylaw, the lands shall be divided into Land Use Districts, the boundaries and description of which shall be more or less as indicated in</i>

	<i>Schedule "A" attached hereto and forming part herein, except as otherwise approved by Council. The location, maximum size and shape of the Land Use Districts are approximate and will be more precisely determined at the subdivision stage in a form and substance satisfactory to the County</i>
Not Applicable	The subject parcel is located within the Village Residential 1 (VR-1) district, regulations.
<b>8.0 Land Use Regulations – Village Residential 1 Development Cell (VR-1)</b>	
8.5.0/1	<i><u>Minimum/Maximum Lot Area Requirements:</u> Table 1 (8.5.1) specifies the minimum lot area, minimum/maximum lot widths, minimum front, rear and side yard setbacks, and maximum lot average, and shall apply to all buildings within the Village Residential Development Cell (VR-1).</i>
Inconsistent	The subject lot is a front access lot with a width of 18.33m; therefore requiring minimum side yard setback of 5.48m total / 3.35m one side. The resultant side yard setbacks are a minimum of 3.35m from the western property line, and 2.13m from the eastern property line. The foundation of the Dwelling, Single Detached is measured at 2.14m from the eastern property line (thereby meeting the minimum requirement) however the landing/deck extends to a distance 0.62m from the eastern property line.

<b>Land Use Bylaw C-4841-1997</b>	
<b>Section 38 FRONT, SIDE AND REAR EXTENSIONS INTO YARDS</b>	
38.2	<i>Decks shall not extend further than 2.00 m (6.56 ft.) into the required minimum yard, side or rear and the resulting required minimum yard, side or rear shall not be less than 1.20 m (3.94 ft.). The Development Authorities variance of 25% applies to the remaining setback requirement.</i>
Inconsistent	The structure in question extends into the required minimum side yard setback by 0.61m; the resultant setback of 0.62m is less than the required 1.20m. The proposed amendments to the DC-129 Bylaw included within Attachment F represent an approximately 48% variance to the applicable regulations.