

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)	
Hamlets: Appearance and Function	
9.4	<i>Land uses in hamlets may include:</i> <i>a. residential uses, including seniors housing;</i> <i>b. local commercial uses;</i> <i>c. institutional and community uses such as schools, community halls, and religious assemblies;</i> <i>d. recreational and cultural uses; and</i> <i>e. light industrial uses.</i>
Consistent	The Harmony Conceptual Scheme (CS) provides various housing types along with several commercial and community uses. The proposed amendment focuses on expanding commercial land uses to further enhance the quality of life for residents.
9.5	<i>In order to retain their rural character, hamlets are not encouraged to grow beyond a population range of 5,000 - 10,000 residents.</i>
Consistent	The proposed amendments to setbacks and the updated definition of Secondary Suites will not affect the approved density count in the Harmony CS.
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>
Consistent	The Harmony CS creates a landscaping buffer to separate the developed area from adjacent agricultural land uses. This buffer is expected to remain unaffected by the proposed Bylaw amendment.
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>
Consistent	The proposed amendments still adhere to the approved architectural controls and the vision for the plan area in the Harmony CS
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>
Consistent	The application Consistent with this policy as it encourages a variety of housing forms.
9.12	<i>Support local employment and small business opportunities in hamlets.</i>
Consistent	The proposed additional commercial uses in Employment Campus Development Cell will provide local employment and small business opportunities within the plan area.

Conceptual Scheme - Harmony	
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>
Consistent	The Harmony Conceptual Scheme identifies that regulations may change as development approval applications shape the design of the community.
5.3.1	<i>The Harmony community shall provide employment opportunities within the community.</i>
Consistent	The proposed additional commercial uses in Employment Campus Development Cell will provide local employment and small business opportunities within the plan area.
5.3.2	<i>The function and form of the employment opportunities will be compatible with the overall community vision and adjacent land uses</i>
Consistent	The proposed additional commercial uses in the Employment Campus Development Cell align with Harmony CS's vision and are permitted under the equivalent Commercial Designation District in the 1997 Land Use Bylaw.