

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 (MDP)	
General Planning Policies	
5.1	<i>Development in an existing plan area:</i> <i>a. shall maintain and enhance the distinct character and identity of the community as per the Distinct Area Profile (Appendix A: Distinct Area Profiles), when applicable;</i> <i>b. shall align to the approved area structure plan and/or conceptual scheme; and</i> <i>c. may require the adoption of a conceptual scheme subordinate to the approved area structure plan, and/or a master site development plan, as per Appendix B: Lower-Level Plans and Technical Requirements.</i>
Consistent	The application does not propose any new development and is consistent with the Elbow Valley Area Structure Plan.

Elbow Valley Area Structure Plan Bylaw C-4762-1997	
3.3 Lot Size, Density and Distribution and Building Form	
3.3.4	<i>Building Site locations shall be appropriately setback from the Flood Risk Area and Flood Diversion Channel of Lott Creek and be buffered through the use of natural landscaping to reduce negative effects on Lott Creek.</i>
Consistent	These setback requirements were considered at the time of subdivision, and the dwelling is compliant with the setback requirements of the Area Structure Plan.
4.5 Residential Land Use	
4.5	<i>Principles, per section 3.2</i> <i>vi. To planning flexibility with respect to housing type, parcel size and density;</i> <i>vii. To provide the opportunity for land ownership based on condominium;</i>
Consistent	The dwelling is compliant with the residential land use for a condominium.

Direct Control District 13 Bylaw C-4763-97	
2.5.0 Residential Development Cells 2, 3, and 4	
2.9.0	<i>Minimum Building Setbacks - (principal buildings)</i> <i>2.9.1 minimum side yard - 1.5 m (4.92 ft.)</i> <i>2.9.2 minimum front yard/rear yard - 6 m (19.68 ft.)</i>
Inconsistent	The Southeast corner of the existing dwelling is not in conformance with the above requirements, however, the purpose of the application is to amend the requirements to allow the as-built setbacks. With the proposed amendment to DC13, the dwelling will be consistent.