

APPENDIX D – APPLICABLE PLANNING POLICY CHART

Table 1: Policy UR-11

Policy	Comment
<p>UR-11 It shall be the intention of Council to establish a comprehensive development district within the land use by-law which permits any residential use and the development of local commercial and community facility uses when in association with residential uses. Industrial uses shall specifically be prohibited.</p> <p>When considering an amendment to the schedules of the land use by-law to establish a comprehensive development district, Council shall have regard for the following:</p>	N/A
(a) that the proposal is within the Urban Residential Designation	The subject property is designated 'Urban Residential' within the Municipal Planning Strategy.
(b) that the development is capable of utilizing existing municipal sewer and water services;	Please refer to Appendix C – Servicing Schematic.
(c) that the development includes a minimum land area of five (5) acres to be so zoned;	The subject property is approximately 15 acres in size.
(d) that the development provides for a mix of housing types in keeping with the general target for housing mixture and does not detract from the general residential character of the community;	The proposed development includes a mix of single unit dwellings and townhouse dwellings. The proposed housing mix is in keeping with the general target for housing mixture (70% low density – single unit, 30% higher density). The proposed dwellings are low to medium density, which is compatible with surrounding residential character of the area.
(e) that adequate and useable lands for community facilities are provided;	Public parkland and walkways are proposed within the development, providing adequate and usable community facilities.

(f) that the development has a minimum of two (2) separate accesses to the public road network;	The development includes two separate accesses to the public street network via Elm Grove Avenue and St. Margarets Bay Road.
(g) consideration of the impact on traffic circulation and in particular traffic on the St. Margarets Bay Road;	Please refer to Appendix B - Traffic Impact Statement.
(h) that the development is consistent with the general policies of this planning strategy and furthers its intent; and	The development is consistent with the general policies of this planning strategy and furthers its intent.
(i) the provisions of Policy IM-12.	Please refer to Table 3.

Table 2: Policy UR-12

Policy	Comment
UR-12 With reference to Policy UR-11, and as provided for by the development agreement sections of the Planning Act, the development of any district shall only be considered by Council through a development agreement or agreements which shall specify;	N/A
(a) the types of land uses to be included in the development;	Please refer to Appendix A, which outlines the types of land uses to be included in the Development.
(b) the general phasing of the development relative to the distribution of specific housing types or other uses;	The development is proposed to be constructed in one phase.
(c) the distribution and function of proposed public lands;	Please refer to Appendix A, which outlines the distribution and function of proposed public lands within the development.
(d) any specific land use elements which characterize the development;	Please refer to Appendix A, which outlines specific land use elements within the proposed development.
(e) that new multiple unit dwellings have direct access to a major collector road as identified subject to the provisions of Policy TR-3.	Multiple unit dwellings are not included within the proposed development.
(f) that industrial and general commercial uses be excluded;	Industrial and general commercial uses are not included within the proposed development.
(g) matters relating to the provisions of central sewer and water services to the development;	The proposed development is located within the Urban Service Boundary. Please refer to Appendix C – Servicing Schematic.
(h) provisions made for the proper handling of storm water and general drainage within and from the development; and	Please refer to Appendix C – Servicing Schematic.
(i) any other matter relating to the development's impact upon surrounding uses or upon the general community, as contained in Policy IM-12.	Please refer to Table 3.

Table 3: Policy IM-12

Policy	Comment
<p>IM-12 In considering amendments to the land use by-law or development agreements, in addition to all other criteria as set out in various policies of this strategy, Council shall have appropriate regard to the following:</p>	<p>N/A</p>
<p>(a) that the proposal is in conformity with the intent of this strategy and with the requirements of all other municipal by-laws and regulations.</p>	<p>The proposal is in conformity with the intent of this strategy and with the requirements of all other municipal by-laws and regulations.</p>
<p>(b) That the proposal is not premature or inappropriate by reasons of:</p>	<p>N/A</p>
<p>i. The financial capability of the Municipality to absorb any costs relating to the development</p>	<p>The developer will be responsible for the costs required for the development. Upon completion and conveyance of the public roads, storm ponds and conservation area, all costs associated with maintaining such public infrastructure are the municipality's responsibility.</p>
<p>ii. The adequacy of sewer and water services</p>	<p>Please refer to Appendix C – Servicing Schematic.</p>
<p>iii. the adequacy or proximity to school, recreation or other community facilities;</p>	<p>It is anticipated that this development would not have a significant impact on student population.</p>
<p>iv. the adequacy of road networks leading or adjacent to, or within the development;</p>	<p>Please refer to Appendix B - Traffic Impact Statement.</p>
<p>v. the potential for damage to or for destruction of designated historic buildings and sites; and</p>	<p>N/A</p>
<p>vi. the proposed means of handling storm water and general drainage within and from the development.</p>	<p>Please refer to Appendix C – Servicing Schematic.</p>
<p>(c) that controls are placed on the proposed development so as to reduce conflict with any adjacent or nearby land uses by reason of:</p>	<p>N/A</p>

<p>i. Types of use</p>	<p>Proposed uses include single-detached residential homes, townhouse homes and community facilities (parkland and public walkways). All of which are similar type of use as adjacent or nearby uses predominately consisting of single-detached residential homes and local commercial businesses.</p>
<p>ii. Height, bulk and lot coverage of any proposed building</p>	<p>The uses proposed in this development application (i.e. single-detached dwellings and townhouse dwellings) are of similar height and scale to uses in the surrounding area.</p>
<p>iii. traffic generation, access to and egress from the site, and parking;</p>	<p>Please refer to Appendix B (Traffic Impact Statement).</p>
<p>iv. Open storage and outdoor display;</p>	<p>N/A</p>
<p>v. Signs; and</p>	<p>N/A</p>
<p>vi. any other relevant matter of planning concern.</p>	<p>N/A</p>
<p>(d) that the proposed site is suitable in terms of steepness of grades, soil and geological conditions, locations of watercourses, potable water supplies, marshes or bogs and susceptibility to flooding.</p>	<p>The proposed site is suitable in terms of steepness of grades, soil and geological conditions. The concept layout aims to minimize impact on natural features by preserving a large natural wetland. Storm ponds are incorporated into the development concept to mitigate any susceptibility to flooding.</p>
<p>(e) within any designation, where a holding zone has been established pursuant to "Infrastructure Charges - Policy IC-6", Subdivision Approval shall be subject to the provisions of the Subdivision By-law respecting the maximum number of lots created per year, except in accordance with the development agreement provisions of the MGA and the "Infrastructure Charges" Policies of this MPS.</p>	<p>N/A</p>