MDP Policy Evaluation Framework

Alignment Legend

- Aligned
- Partially Aligned
- Not aligned
- Unclear/Pending Information

Sundance – Site 3

Shared R	Responsibility: Bu	uild Safe & Resilient P	laces	
Policy	Policy Theme	Policy Intent	Achieves	Addressed At (Proposal Evaluation)
		(Summary)	Responsibility?	
3.2.1	Flooding	Ensure	N/A	Subject site not proposed in floodway or 1:200 flood plain. Should flooding
		development is not		be of concern at the development stage, LUB 3.30. Floodplain Protection
		at risk of flooding		Overlay provides regulation.
3.2.2	Fire	Ensure	N/A	Subject site not proposed in wildfire interface. Should wildfire be concern at
		development		development stage, MDP 3.2.2 provides policy direction and identifies
		accounts for		additional technical studies that may be required at the development stage.
		wildfire risk		
2.2.2	C. Cl	AA***	V 16	MDD 2 2 2 D
3.2.3	Steep Slopes	Mitigate risk of	Yes If	MDP 3.2.3 - Development subject to unstable terrain or steep slopes (>15%)
		steep slopes		must address ground stability risks through a Geotechnical Assessment.
				LUB 7.40.2.1 Development Authority may require that a Slope Stability
				Assessment and or Geotechnical Assessment be submitted to support a
				Development Permit or Bylaw Amendment application.
				LUB 4.70. 2.3 – Development Setbacks from Hazard Lands

3.2.4	Contaminated	Prevention of	Yes If	MDP 3.2.4 Contaminated Sites
	Sites	development on		
		contaminated sites		Proposed LUB 7.8.2 – General Regulations (DC Area 7)
3.25	Railways	Addressing	N/A	Subject site not located near existing railway.
		development near		
		rail hazards		
3.2.6	Airports and	Compliance and	N/A	Subject site not located near existing airports or aerodromes.
	Aerodromes	safety of airports		
		and aerodromes		
3.2.7	Energy and	Development near	N/A	Sensitive or incompatible land uses are not being proposed.
	Pipelines	Major Energy		
		Infrastructure		
3.2.8	Sour Gas	Sour Gas well	N/A	No abandoned/active sour gas wells have been identified within/adjacent to
		setbacks and		the subject site. Should they be identified, they will be addressed at the
		requirements		development stage.
3.2.9	Confined	Minimizing land	N/A	Subject site is not located within areas defined as being compatible for
	Feeding	use conflicts with		Confined Feeding Operations (MDP Figure 4 – Development Concept Map)
	Operations	CFO's		
Overall	Alignment: PARTI	ALLY ALIGNED (YES I	F)	

Shared R	Shared Responsibility: Protecting Natural Functions					
Policy	Policy Theme	Policy Intent	Achieves	Addressed At (Proposed Evaluation)		
		(Summary)	Responsibility?			
3.3.1	Nature Positive Development	Avoiding Impacts to Natural Features	Yes If	A Biophysical Site Assessment was submitted as part of the initial application and includes conceptual information for this stage of the process. A more comprehensive biophysical assessment will be required at the Master Site Development Plan stage to address any gaps in information. LUB 7.40.2.1 Development Authority will require that additional biophysical or environmental assessments be submitted to support a Development Permit. LUB 4.70 – Protecting Natural Areas		

3.3.2	Significant Landscapes	Protection of High Priority and Environmentally Significant Landscapes	N/A	Subject site is not located within an identified ESA or a High Priority Landscape, but a Biophysical Site Assessment was submitted as part of the initial application and includes conceptual information for this stage of the process. A more comprehensive biophysical assessment will be required at the Master Site Development Plan stage to address any gaps in information. LUB 7.40.2.1 Development Authority will require that additional biophysical or environmental assessments be submitted to support a Development Permit.
				LUB 4.70.2.4 and 4.70.2.5 – Protecting Natural Areas
3.3.3	Environmental Reserve	Dedication of land for environmental reserve/easement	N/A	Environmental Reserves/Easements would be dedicated at the time of subdivision, if proposed in the future as per the Municipal Government Act.
3.3.4	Water Bodies	Development along waterbodies	Yes If	Same evaluation proposal as 3.3.1 (see above). LUB 7.40.2.1 Development Authority will require that additional biophysical or environmental assessments be submitted to support a Development Permit. MDP 3.3.4(a) regarding implementation of naturalization, design, and conservation principles.
3.3.5	Wetlands	Impacts to high/moderate value wetlands	Yes If	Same evaluation proposal as 3.3.1 (see above). LUB 7.40.2.1 Development Authority may require that additional biophysical or environmental assessments be submitted to support a Development Permit. LUB 4.70.2 – Development Setbacks MDP 3.3.4(a) regarding implementation of naturalization, design, and conservation principles.
3.3.6	Ground and Surface Water	Groundwater quality and quantity	Yes If	A Biophysical Site Assessment was submitted as part of the initial application and includes conceptual information for this stage of the

	process. A more comprehensive biophysical assessr the Master Site Development Plan stage to address Additional technical information/assessments regar be requested at development stage.	gaps in information.	
	LUB 7.40.2.1 Development Authority will require the or environmental assessments be submitted to sup Permit.	. ,	
Overall Alignment: PARTIALLY ALIGNED (YES IF)			

Shared R	Responsibility: Co	nserve Agriculture		
Policy	Policy Theme	Policy Intent	Achieves	Addressed At (Proposed Evaluation)
		(Summary)	Responsibility?	
3.41	Rural Agricultural Areas	Subdivision and Development regulations for Rural Agricultural Areas	Yes If	An Agricultural Impact Assessment was submitted as part of the initial application and includes conceptual information for this stage of the process. A more comprehensive Agricultural Impact Assessment will be required at the Master Site Development Plan stage to address gaps in information. MDP 3.4.1(f) Major Energy Development within the rural agricultural areas should provide an Agricultural Impact Assessment.
				LUB 7.40.2.1 Development Authority will require that additional agricultural assessments are completed at the time of development.
3.42	Prime Agricultural Areas	Subdivision and Development regulation for Prime Agricultural Areas	Yes If	An Agricultural Impact Assessment was submitted as part of the initial application and includes conceptual information for this stage of the process. A more comprehensive Agricultural Impact Assessment will be required at the Master Site Development Plan stage to address gaps in information.
				MDP 3.4.2(c) Development of a use not related to agriculture in Prime Agricultural Areas much provide an Agricultural Impact Assessment.

				LUB 7.40.2.1 Development Authority will require that additional agricultural assessments are completed at the time of development.		
Overall A	Overall Alignment: PARTIALLY ALIGNED (YES IF)					

Policy Theme Growth and Land Use Hamlet Development Growth	Policy Intent (Summary) General policies supporting and managing growth Managing growth in Rural and Growth Hamlets	Achieves Responsibility? N/A N/A	Addressed At (Proposed Evaluation) Specific uses and development proposals would be assessed at the Development or Subdivision stage of an application. Proposal is not within or adjacent to a Hamlet.
Land Use Hamlet Development	supporting and managing growth Managing growth in Rural and		Development or Subdivision stage of an application.
Development	in Rural and	N/A	Proposal is not within or adjacent to a Hamlet.
Growth			
Hamlets	Managing growth in Growth Hamlets	N/A	Proposal is not within or adjacent to a Growth Hamlet.
Employment Areas	Policies for Major and Local Employment Areas	Yes	Proposal falls within the Local Employment Area of the Sundance Generation Plants.
Country Residential Areas	Creation of Country Residential Areas	N/A	Country Residential development is not included as part of this proposal.
Lakefront Residential	Residential Development along Lakefronts	N/A	Lakefront Residential development is not included as part of this proposal.
Municipal Reserve	Dedication of Land for MR	N/A	Land required for Municipal Reserve dedication will be identified at the time of subdivision, if proposed.
Highway Corridors	Development along Highways or Corridors	Yes	Proposed site plan details will be determined at the development stage. Mitigative regulations for screening and landscaping have been proposed within the redline amendments. Proposed amendment to existing LUB 5.80 – Data Processing Facility
	Country desidential dreas akefront desidential dunicipal deserve dighway	mployment and Local Employment Areas Country Creation of Country Residential Areas Residential Development along Lakefronts Municipal Dedication of Land for MR Residential Development along Lakefronts Development Areas Municipal Dedication of Land for MR Residential Development along Highways or	Imployment Areas Areas Country Areas Country Areas Country Areas Alkefront Alesidential Country Areas Alkefront Alesidential Development Along Lakefronts Alunicipal Aleserve Alighway Development Along Highways or Along Highways or

3.5.9 Nature Resource Development	Resource Extraction Policies	N/A	MDP Policy 3.5.8 stating that industrial development fronting major highway or corridor may incorporate design elements like fencing or landscaping to reduce negative visual impacts on the corridor. Proposal does not include resource extraction.
3.5.10 Energy Development	Policies Surrounding Energy Development	Yes	Power Generation has been identified through the application amendments as serving the role of back up for emergency purposes only. The intent of the proposal is not to create power for the local or regional area.
3.5.11 Heavy Industrial Development	Impact Mitigation for Heavy Industrial Development	Yes If	Proposal could be adjacent to or associated with heavy industrial but does not fall within definition itself. Existing power plants are heavy industrial; therefore, their impacts will be mitigated by the amended DC regulations. Federal and provincial setbacks are required from power plants, which will also be addressed at the development stage. If concerns are identified regarding proximity to Prime Agricultural Areas,
Overall Alignment: ALIGN	IFD (YFS)		Hamlets, or ESA's, they will be addressed at the development stage.

Shared R	Shared Responsibility: Deliver Efficient Infrastructure & Services					
Policy	Policy Theme	Policy Intent	Achieves	Addressed At (Proposed Evaluation)		
		(Summary)	Responsibility?			
3.6.1	Roads	Requirements for	N/A	No new road networks, internal or external, have been proposed at this		
		Road Networks		time. Proposed site will have direct access to public roads, and no residential		
				has been proposed.		
3.6.2	Servicing	Off-site Levies and	N/A	No off-site infrastructure is required at this stage. Should the requirement for		
	Costs	Infrastructure		off-site infrastructure or the payment of levies be required, they will be		
		Costs		addressed at the development stage.		
3.63	Utility	Locating Utility	N/A	No utility infrastructure has been proposed at this time. Should concerns be		
	Corridors	Infrastructure		identified, they will be addressed at the development stage.		

		Within Existing Corridors		
3.6.4	Water and Wastewater Utility	Connection to Utilities	N/A	Proposal does not fall within a Major Employment Area, and is not proposing a multi-parcel subdivision.
3.6.5	Private Communal Utility Systems	Compliance of Private Communal Utility Systems	N/A	New private communal and utility systems have not been proposed at this time. Their compliance will be reviewed once development and building permits are applied for.
3.6.6	Stormwater Management	Requirements for Stormwater Management	N/A	All regulations regrading stormwater and drainage will be addressed at the development stage.

Overall Alignment: To be addressed at the Development Stage

Shared F	hared Responsibility: Support Recreation & Tourism							
Policy	Policy Theme	Policy Intent (Summary)	Achieves Responsibility?	Addressed At (Proposed Evaluation)				
3.7.1	Recreation and Tourism	Policy Supporting Recreation and Tourism Development	N/A	Recreation and tourism development has not been proposed.				
3.7.2	Parks and Trails	Policy Supporting Recreation and Tourism Development	N/A	Parks and trails have not been proposed.				
Overall A	Alignment: NOT APPLICA	ABLE						

Keephills Plant – Site 2

Shared	Responsibility: Bu	uild Safe & Resilient P	laces	
Policy	Policy Theme	Policy Intent (Summary)	Achieves Responsibility?	Addressed At (Proposal Evaluation)
3.2.1	Flooding	Ensure development is not at risk of flooding	N/A	Subject site not proposed in floodway or 1:200 flood plain. Should flooding be of concern at the development stage, LUB 3.30. Floodplain Protection Overlay provides regulation.
3.2.2	Fire	Ensure development accounts for wildfire risk	N/A	Subject site not proposed in wildfire interface. Should wildfire be concern at development stage, MDP 3.2.2 provides policy direction and identifies additional technical studies that may be required at the development stage.
3.2.3	Steep Slopes	Mitigate risk of steep slopes	Yes If	MDP 3.2.3 - Development subject to unstable terrain or steep slopes (>15%) must address ground stability risks through a Geotechnical Assessment. LUB 7.40.2.1 Development Authority may require that a Slope Stability Assessment and or Geotechnical Assessment be submitted to support a Development Permit or Bylaw Amendment application. LUB 4.70. 2.3 – Development Setbacks from Hazard Lands
3.2.4	Contaminated Sites	Prevention of development on contaminated sites	Yes If	MDP 3.2.4 Contaminated Sites Proposed amending to existing LUB 8.2 – General Regulations (DC Area 4)
3.25	Railways	Addressing development near rail hazards	N/A	Subject site not located near existing railway.
3.2.6	Airports and Aerodromes	Compliance and safety of airports and aerodromes	N/A	Subject site not located near existing airports or aerodromes.
3.2.7	Energy and Pipelines	Development near Major Energy Infrastructure	N/A	Sensitive or incompatible land uses are not being proposed.

3.2.8	Sour Gas	Sour Gas well	N/A	No abandoned/active sour gas wells have been identified within/adjacent to		
		setbacks and		the subject site. Should they be identified, they will be addressed at the		
		requirements		development stage.		
3.2.9	Confined	Minimizing land	N/A	Subject site is located within an area defined as being compatible for		
	Feeding	use conflicts with		Confined Feeding Operations (MDP Figure 4 – Development Concept).		
	Operations	CFO's		Future Confined Feeding Operations proposed within the defined area		
				would be subject to review and approval from the Natural Resource		
				Conservation Board.		
Overall	Overall Alignment: PARTIALLY ALIGNED (YES IF)					

Shared F	Shared Responsibility: Protecting Natural Functions				
Policy	Policy Theme	Policy Intent (Summary)	Achieves Responsibility?	Addressed At (Proposed Evaluation)	
3.3.1	Nature Positive Development	Avoiding Impacts to Natural Features	Yes If	A Biophysical Site Assessment was submitted as part of the initial application and includes conceptual information for this stage of the process. A more comprehensive biophysical assessment will be required at the Master Site Development Plan stage to address any gaps in information. LUB 7.40.2.1 Development Authority will require that additional biophysical or environmental assessments be submitted to support a Development Permit.	
3.3.2	Significant Landscapes	Protection of High Priority and Environmentally Significant Landscapes	N/A	LUB 4.70 – Protecting Natural Areas Subject site is not located within an identified ESA or a High Priority Landscape, but a Biophysical Site Assessment was submitted as part of the initial application and includes conceptual information for this stage of the process. A more comprehensive biophysical assessment will be required at the Master Site Development Plan stage to address any gaps in information. LUB 7.40.2.1 Development Authority will require that additional biophysical or environmental assessments be submitted to support a Development Permit. LUB 4.70.2.4 and 4.70.2.5 – Protecting Natural Areas	

3.3.3	Environmental	Dedication of land	N/A	Environmental Reserves/Easements would be dedicated at the time of
	Reserve	for environmental reserve/easement		subdivision, if proposed in the future as per the Municipal Government Act.
3.3.4	Water Bodies	Development along waterbodies	Yes If	Same evaluation proposal as 3.3.1 (see above).
				LUB 7.40.2.1 Development Authority will require that additional biophysical or environmental assessments be submitted to support a Development Permit.
				MDP 3.3.4(a) regarding implementation of naturalization, design, and conservation principles.
3.3.5	Wetlands	Impacts to high/moderate	Yes If	Same evaluation proposal as 3.3.1 (see above).
		value wetlands		LUB 7.40.2.1 Development Authority will require that additional biophysical or environmental assessments be submitted to support a Development Permit.
				LUB 4.70.2 – Development Setbacks
				MDP 3.3.4(a) regarding implementation of naturalization, design, and conservation principles.
3.3.6	Ground and Surface Water	Groundwater quality and quantity	Yes If	A Biophysical Site Assessment was submitted as part of the initial application and includes conceptual information for this stage of the process. A more comprehensive biophysical assessment will be required at the Master Site Development Plan stage to address any gaps in information.
				LUB 7.40.2.1 Development Authority may require that additional biophysical or environmental assessments be submitted to support a Development Permit.

Shared F	Shared Responsibility: Conserve Agriculture				
Policy	Policy Theme	Policy Intent (Summary)	Achieves Responsibility?	Addressed At (Proposed Evaluation)	
3.41	Rural Agricultural Areas	Subdivision and Development regulations for Rural Agricultural Areas	Yes If	An Agricultural Impact Assessment was submitted as part of the initial application and includes conceptual information for this stage of the process. A more comprehensive agricultural assessment will be required at the Master Site Development Plan stage to address any gaps in information. MDP 3.4.1(f) Major Energy Development within the rural agricultural	
				areas should provide an Agricultural Impact Assessment LUB 7.40.2.1 Development Authority will require that additional agricultural assessments are completed at the time of development.	
3.42	Prime Agricultural Areas	Subdivision and Development regulation for Prime Agricultural Areas	Yes If	An Agricultural Impact Assessment was submitted as part of the initial application and includes conceptual information for this stage of the process. A more comprehensive agricultural assessment will be required at the Master Site Development Plan stage to address any gaps in information.	
				MDP 3.4.2(c) Development of a use not related to agriculture in Prime Agricultural Areas much provide an Agricultural Impact Assessment.	
				LUB 7.40.2.1 Development Authority may require that additional agricultural assessments are completed at the time of development.	
Overall A	lignment: PARTI	ALLY ALIGNED (YES I	F)		

Shared I	Responsibility: M	anage Growth		hared Responsibility: Manage Growth					
Policy	Policy Theme	Policy Intent (Summary)	Achieves Responsibility?	Addressed At (Proposed Evaluation)					
3.5.1	Growth and Land Use	General policies supporting and managing growth	N/A	Specific uses and development proposals would be assessed at the Development or Subdivision stage of an application.					
3.5.2	Hamlet Development	Managing growth in Rural and Growth Hamlets	N/A	Proposal is not within or adjacent to a Hamlet.					
3.5.3	Growth Hamlets	Managing growth in Growth Hamlets	N/A	Proposal is not within or adjacent to a Growth Hamlet.					
3.5.4	Employment Areas	Policies for Major and Local Employment Areas	Yes	Proposal falls within the Local Employment Area of the Keephills Generation Plants.					
3.5.5	Country Residential Areas	Creation of Country Residential Areas	N/A	Country Residential development is not included as part of this proposal.					
3.5.6	Lakefront Residential	Residential Development along Lakefronts	N/A	Lakefront Residential development is not included as part of this proposal.					
3.5.7	Municipal Reserve	Dedication of Land for MR	N/A	Land required for Municipal Reserve dedication will be identified at the time of subdivision, if proposed.					
3.5.8	Highway Corridors	Development along Highways or Corridors	Yes	Proposed site plan details will be determined at the development stage. Mitigative regulations for screening and landscaping have been proposed within the redline amendments. Proposed amendment to existing LUB 5.80 – Data Processing Facility MDP Policy 3.5.8 stating that industrial development fronting major					
				highway or corridor may incorporate design elements like fencing or landscaping to reduce negative visual impacts on the corridor.					
3.5.9	Nature Resource Development	Resource Extraction Policies	N/A	Proposal does not include resource extraction.					

3.5.10	Energy Development	Policies Surrounding Energy Development	Yes	Power Generation has been identified through the application amendments as serving the role of back up for emergency purposes only. The intent of the proposal is not to create power for the local or regional area.	
3.5.11	Heavy Industrial Development	Impact Mitigation for Heavy Industrial Development	Yes If	Proposal could be adjacent to or associated with heavy industrial but does not fall within definition itself. Existing power plants are heavy industrial; therefore, their impacts will be mitigated by the amended DC regulations. Federal and provincial setbacks are required from power plants, which will also be addressed at the development stage. If concerns are identified regarding proximity to Prime Agricultural Areas, Hamlets, or ESA's, they will be addressed at the development stage.	
Overall A	Overall Alignment: ALIGNED (YES)				

Shared	Shared Responsibility: Deliver Efficient Infrastructure & Services					
Policy	Policy Theme	Policy Intent (Summary)	Achieves Responsibility?	Addressed At (Proposed Evaluation)		
3.6.1	Roads	Requirements for Road Networks	N/A	No new road networks, internal or external, have been proposed at this time. Proposed site will have direct access to public roads, and no residential has been proposed.		
3.6.2	Servicing Costs	Off-site Levies and Infrastructure Costs	N/A	No off-site infrastructure is required at this stage. Should the requirement for off-site infrastructure or the payment of levies be required, they will be addressed at the development stage.		
3.63	Utility Corridors	Locating Utility Infrastructure Within Existing Corridors	N/A	No utility infrastructure has been proposed at this time. Should concerns be identified, they will be addressed at the development stage.		
3.6.4	Water and Wastewater Utility	Connection to Utilities	N/A	Proposal does not fall within a Major Employment Area, and is not proposing a multi-parcel subdivision.		
3.6.5	Private Communal	Compliance of Private Communal Utility Systems	N/A	New private communal and utility systems have not been proposed at this time. Their compliance will be reviewed once development and building permits are applied for.		

	Utility Systems				
3.6.6	Stormwater Management	Requirements for Stormwater Management	N/A	All regulations regrading stormwater and drainage will be addressed at the development stage.	
Overall Alignment: To be addressed at the Development Stage					

Shared Responsibility: Support Recreation & Tourism						
Policy	Policy Theme	Policy Intent	Achieves	Addressed At (Proposed Evaluation)		
		(Summary)	Responsibility?			
3.7.1	Recreation and	Policy	N/A	Recreation and tourism development has not been proposed.		
	Tourism	Supporting				
		Recreation and				
		Tourism				
		Development				
3.7.2	Parks and Trails	Policy	N/A	Parks and trails have not been proposed.		
		Supporting				
		Recreation and				
		Tourism				
		Development				
Overall A	Alignment: NOT APPLI	CABLE	'			

Keephills Plant–Site 1

Shared F	Shared Responsibility: Build Safe & Resilient Places					
Policy	Policy Theme	Policy Intent (Summary)	Achieves Responsibility?	Addressed At (Proposal Evaluation)		
3.2.1	Flooding	Ensure development is not at risk of flooding	N/A	Subject site not proposed in floodway or 1:200 flood plain. Should flooding be of concern at the development stage, LUB 3.30. Floodplain Protection Overlay provides regulation.		
3.2.2	Fire	Ensure development accounts for wildfire risk	N/A	Subject site not proposed in wildfire interface. Should wildfire be concern at development stage, MDP 3.2.2 provides policy direction and identifies additional technical studies that may be required at the development stage.		
3.2.3	Steep Slopes	Mitigate risk of steep slopes	Yes If	MDP 3.2.3 - Development subject to unstable terrain or steep slopes (>15%) must address ground stability risks through a Geotechnical Assessment. LUB 7.40.2.1 Development Authority may require that a Slope Stability Assessment and or Geotechnical Assessment be submitted to support a Development Permit or Bylaw Amendment application. LUB 4.70. 2.3 – Development Setbacks from Hazard Lands		
3.2.4	Contaminated Sites	Prevention of development on contaminated sites	Yes If	MDP 3.2.4 Contaminated Sites Proposed LUB 7.8.2 – General Regulations (DC Area 7)		
3.25	Railways	Addressing development near rail hazards	N/A	Subject site not located near existing railway.		
3.2.6	Airports and Aerodromes	Compliance and safety of airports and aerodromes	N/A	Subject site not located near existing airports or aerodromes.		
3.2.7	Energy and Pipelines	Development near Major Energy Infrastructure	N/A	Sensitive or incompatible land uses are not being proposed.		

3.2.8	Sour Gas	Sour Gas well	N/A	No abandoned/active sour gas wells have been identified within/adjacent	
		setbacks and		to the subject site. Should they be identified, they will be addressed at	
		requirements		the development stage.	
3.2.9	Confined	Minimizing land	N/A	Subject site is located within an area defined as being compatible for	
	Feeding	use conflicts with		Confined Feeding Operations (MDP Figure 4 – Development Concept).	
	Operations	CFO's		Future Confined Feeding Operations proposed within the defined area	
				would be subject to review and approval from the Natural Resource	
				Conservation Board.	
Overall Alignment: PARTIALLY ALIGNED (YES IF)					

Shared	hared Responsibility: Protecting Natural Functions						
Policy	Policy Theme	Policy Intent (Summary)	Achieves Responsibility?	Addressed At (Proposed Evaluation)			
3.3.1	Nature Positive Development	Avoiding Impacts to Natural Features	Yes If	A Biophysical Site Assessment was submitted as part of the initial application and includes conceptual information for this stage of the process. A more comprehensive biophysical assessment will be required at the Master Site Development Plan stage to address any gaps in information. LUB 7.40.2.1 Development Authority will require that additional biophysical or environmental assessments be submitted to support a Development Permit. LUB 4.70 – Protecting Natural Areas			
3.3.2	Significant Landscapes	Protection of High Priority and Environmentally Significant Landscapes	N/A	Subject site is not located within an identified ESA or a High Priority Landscape, but a Biophysical Site Assessment was submitted as part of the initial application and includes conceptual information for this stage of the process. A more comprehensive biophysical assessment will be required at the Master Site Development Plan stage to address any gaps in information. LUB 7.40.2.1 Development Authority will require that additional biophysical or environmental assessments be submitted to support a Development Permit.			

Dedication of land		
for environmental reserve/easement	N/A	LUB 4.70.2.4 and 4.70.2.5 – Protecting Natural Areas Environmental Reserves/Easements would be dedicated at the time of subdivision, if proposed in the future as per the Municipal Government Act.
Development along waterbodies	Yes If	Same evaluation proposal as 3.3.1 (see above). LUB 7.40.2.1 Development Authority will require that additional biophysical or environmental assessments be submitted to support a Development Permit. MDP 3.3.4(a) regarding implementation of naturalization, design, and conservation principles.
Impacts to high/moderate value wetlands	Yes If	Same evaluation proposal as 3.3.1 (see above). LUB 7.40.2.1 Development Authority may require that additional biophysical or environmental assessments be submitted to support a Development Permit. LUB 4.70.2 – Development Setbacks MDP 3.3.4(a) regarding implementation of naturalization, design, and conservation principles.
Groundwater quality and quantity	Yes If	A Biophysical Site Assessment was submitted as part of the initial application and includes conceptual information for this stage of the process. A more comprehensive biophysical assessment will be required at the Master Site Development Plan stage to address any gaps in information. LUB 7.40.2.1 Development Authority will require that additional biophysical or environmental assessments be submitted to support a Development Permit.
	Impacts to high/moderate value wetlands Groundwater quality and quantity	Development along waterbodies Impacts to high/moderate value wetlands Groundwater quality and Yes If Yes If

Shared R	Shared Responsibility: Conserve Agriculture						
Policy	Policy Theme	Policy Intent (Summary)	Achieves Responsibility?	Addressed At (Proposed Evaluation)			
3.41	Rural Agricultural Areas	Subdivision and Development regulations for Rural Agricultural Areas	Yes If	An Agricultural Impact Assessment was submitted as part of the initial application and includes conceptual information for this stage of the process. A more comprehensive agricultural assessment will be required at the Master Site Development Plan stage to address any gaps in information. MDP 3.4.1(f) Major Energy Development within the rural agricultural			
				areas should provide an Agricultural Impact Assessment LUB 7.40.2.1 Development Authority will require that additional agricultural assessments are completed at the time of development.			
3.42	Prime Agricultural Areas	Subdivision and Development regulation for Prime Agricultural Areas	Yes If	An Agricultural Impact Assessment was submitted as part of the initial application and includes conceptual information for this stage of the process. A more comprehensive agricultural assessment will be required at the Master Site Development Plan stage to address any gaps in information.			
				MDP 3.4.2(c) Development of a use not related to agriculture in Prime Agricultural Areas much provide an Agricultural Impact Assessment.			
				LUB 7.40.2.1 Development Authority will require that additional agricultural assessments are completed at the time of development.			
Overall A	Overall Alignment: PARTIALLY ALIGNED (YES IF)						

Shared F	Shared Responsibility: Manage Growth						
Policy	Policy Theme	Policy Intent	Achieves	Addressed At (Proposed Evaluation)			
		(Summary)	Responsibility?				
3.5.1	Growth and	General policies	N/A	Specific uses and development proposals would be assessed at the			
	Land Use	supporting and		Development or Subdivision stage of an application			
		managing growth					
3.5.2	Hamlet	Managing growth	N/A	Proposal is not within or adjacent to a Hamlet.			
	Development	in Rural and					
2.5.2	6 11	Growth Hamlets	N1/A				
3.5.3	Growth	Managing growth	N/A	Proposal is not within or adjacent to a Growth Hamlet.			
254	Hamlets	in Growth Hamlets	Vos	Draw and falls within the Local Employment Area of the Konnhills			
3.5.4	Employment Areas	Policies for Major and Local	Yes	Proposal falls within the Local Employment Area of the Keephills Generation Plants.			
	Aleas	Employment Areas		Generation Flants.			
3.5.5	Country	Creation of	N/A	Country Residential development is not included as part of this proposal.			
3.3.3	Residential	Country	IN/ A	Country hesidential development is not included as part of this proposal.			
	Areas	Residential Areas					
3.5.6	Lakefront	Residential	N/A	Lakefront Residential development is not included as part of this			
	Residential	Development		proposal.			
		along Lakefronts					
3.5.7	Municipal	Dedication of Land	N/A	Land required for Municipal Reserve dedication will be identified at the			
	Reserve	for MR		time of subdivision, if proposed.			
3.5.8	Highway	Development	Yes	Proposed site plan details will be determined at the development stage.			
	Corridors	along Highways or		Mitigative regulations for screening and landscaping have been			
		Corridors		proposed within the redline amendments.			
				Proposed amendment to existing LUB 5.80 – Data Processing Facility			
				MDP Policy 3.5.8 stating that industrial development fronting major			
				highway or corridor may incorporate design elements like fencing or			
				landscaping to reduce negative visual impacts on the corridor.			
3.5.9	Nature	Resource	N/A	Proposal does not include resource extraction.			
	Resource	Extraction Policies					
	Development						

3.5.11 Heavy Industrial Development Development Development Development Development Industrial Development Stage. If concerns are identified regarding proximity to Prime Agricultural Areas, Hamlets, or ESA's, they will be addressed at the development stage. Overall Alignment: ALIGNED (YES)	3.5.10	Energy Development	Policies Surrounding Energy Development	Yes	Power Generation has been identified through the application amendments as serving the role of back up for emergency purposes only. The intent of the proposal is not to create power for the local or regional area.
	3.5.11	Industrial	for Heavy Industrial	Yes If	does not fall within definition itself. Existing power plants are heavy industrial; therefore, their impacts will be mitigated by the amended DC regulations. Federal and provincial setbacks are required from power plants, which will also be addressed at the development stage. If concerns are identified regarding proximity to Prime Agricultural Areas,

Shared F	Shared Responsibility: Deliver Efficient Infrastructure & Services						
Policy	Policy Theme	Policy Intent (Summary)	Achieves Responsibility?	Addressed At (Proposed Evaluation)			
3.6.1	Roads	Requirements for Road Networks	N/A	No new road networks, internal or external, have been proposed at this time. Proposed site will have direct access to public roads, and no residential has been proposed.			
3.6.2	Servicing Costs	Off-site Levies and Infrastructure Costs	N/A	No off-site infrastructure is required at this stage. Should the requirement for off-site infrastructure or the payment of levies be required, they will be addressed at the development stage.			
3.63	Utility Corridors	Locating Utility Infrastructure Within Existing Corridors	N/A	No utility infrastructure has been proposed at this time. Should concerns be identified, they will be addressed at the development stage.			
3.6.4	Water and Wastewater Utility	Connection to Utilities	N/A	Proposal does not fall within a Major Employment Area, and is not proposing a multi-parcel subdivision.			
3.6.5	Private Communal	Compliance of Private Communal Utility Systems	N/A	New private communal and utility systems have not been proposed at this time. Their compliance will be reviewed once development and building permits are applied for.			

	Utility Systems					
3.6.6	Stormwater Management	Requirements for Stormwater Management	N/A	All regulations regarding stormwater and drainage will be addressed at the development stage.		
Overall A	Overall Alignment: To be addressed at the Development Stage					

Shared F	Shared Responsibility: Support Recreation & Tourism					
Policy	Policy Theme	Policy Intent	Achieves	Addressed At (Proposed Evaluation)		
		(Summary)	Responsibility?			
3.7.1	Recreation and Tourism	Policy Supporting Recreation and Tourism Development	N/A	Recreation and tourism development has not been proposed.		
3.7.2	Parks and Trails	Policy Supporting Recreation and Tourism Development	N/A	Parks and trails have not been proposed.		
Overall A	Overall Alignment: NOT APPLICABLE					