

MDP Policy Evaluation Framework

Alignment Legend

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

Sundance – Site 3

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)
3.2.5	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 setbacks and requirements	N/A	No abandoned/active sour gas wells have been identified within/adjacent to the subject site. Should they be identified, they will be addressed at the development stage.
3.2.9	Confined Feeding Operations	Minimizing land use conflicts with CFO's	N/A	Subject site is not located within areas defined as being compatible for Confined Feeding Operations (MDP Figure 4 – Development Concept Map)
Overall Alignment: PARTIALLY ALIGNED (YES IF)				

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	<p>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.</p> <p>LUB 7.40.2.1 Development Authority will require that additional biophysical or environmental assessments be submitted to support a Development Permit.</p> <p>LUB 4.70 – Protecting Natural Areas</p>

3.3.2	Significant Landscapes	Protection of High Priority and Environmentally Significant Landscapes	N/A	<p>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.</p> <p>LUB 7.40.2.1 Development Authority will require that additional biophysical or environmental assessments be submitted to support a Development Permit.</p> <p>LUB 4.70.2.4 and 4.70.2.5 – Protecting Natural Areas</p>
3.3.3	Environmental Reserve	Dedication of land for environmental reserve/easement	N/A	<p>Environmental Reserves/Easements would be dedicated at the time of subdivision, if proposed in the future as per the Municipal Government Act.</p>
3.3.4	Water Bodies	Development along waterbodies	Yes If	<p>Same evaluation proposal as 3.3.1 (see above).</p> <p>LUB 7.40.2.1 Development Authority will require that additional biophysical or environmental assessments be submitted to support a Development Permit.</p> <p>MDP 3.3.4(a) regarding implementation of naturalization, design, and conservation principles.</p>
3.3.5	Wetlands	Impacts to high/moderate value wetlands	Yes If	<p>Same evaluation proposal as 3.3.1 (see above).</p> <p>LUB 7.40.2.1 Development Authority may require that additional biophysical or environmental assessments be submitted to support a Development Permit.</p> <p>LUB 4.70.2 – Development Setbacks</p> <p>MDP 3.3.4(a) regarding implementation of naturalization, design, and conservation principles.</p>
3.3.6	Ground and Surface Water	Groundwater quality and quantity	Yes If	<p>A Biophysical Site Assessment was submitted as part of the initial application and includes conceptual information for this stage of the</p>

				<p>process. A more comprehensive biophysical assessment will be required at the Master Site Development Plan stage to address gaps in information. Additional technical information/assessments regarding groundwater may be requested at development stage.</p> <p>LUB 7.40.2.1 Development Authority will require that additional biophysical or environmental assessments be submitted to support a Development Permit.</p>
Overall Alignment: PARTIALLY ALIGNED (YES IF)				

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	<p>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.</p> <p>MDP 3.4.1(f) Major Energy Development within the rural agricultural areas should provide an Agricultural Impact Assessment.</p> <p>LUB 7.40.2.1 Development Authority will require that additional agricultural assessments are completed at the time of development.</p>
3.42	Prime Agricultural Areas	Subdivision and Development regulation for Prime Agricultural Areas	Yes If	<p>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.</p> <p>MDP 3.4.2(c) Development of a use not related to agriculture in Prime Agricultural Areas must provide an Agricultural Impact Assessment.</p>

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

Shared 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 Sundance 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	<p>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.</p> <p>If concerns are identified regarding proximity to Prime Agricultural Areas, Hamlets, or ESA's, they will be addressed at the development stage.</p>
Overall Alignment: ALIGNED (YES)				

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.
3.6.3	Utility Corridors	Locating Utility Infrastructure	N/A	No utility infrastructure has been proposed at this time. Should concerns be 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 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 Alignment: NOT APPLICABLE				

Keephills Plant– Site 2

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 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 setbacks and requirements	N/A	No abandoned/active sour gas wells have been identified within/adjacent to the subject site. Should they be identified, they will be addressed at the development stage.
3.2.9	Confined Feeding Operations	Minimizing land use conflicts with CFO's	N/A	Subject site is located within an area defined as being compatible for Confined Feeding Operations (MDP Figure 4 – Development Concept). 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 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	<p>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.</p> <p>LUB 7.40.2.1 Development Authority will require that additional biophysical or environmental assessments be submitted to support a Development Permit.</p> <p>LUB 4.70 – Protecting Natural Areas</p>
3.3.2	Significant Landscapes	Protection of High Priority and Environmentally Significant Landscapes	N/A	<p>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.</p> <p>LUB 7.40.2.1 Development Authority will require that additional biophysical or environmental assessments be submitted to support a Development Permit.</p> <p>LUB 4.70.2.4 and 4.70.2.5 – Protecting Natural Areas</p>

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	<p>Same evaluation proposal as 3.3.1 (see above).</p> <p>LUB 7.40.2.1 Development Authority will require that additional biophysical or environmental assessments be submitted to support a Development Permit.</p> <p>MDP 3.3.4(a) regarding implementation of naturalization, design, and conservation principles.</p>
3.3.5	Wetlands	Impacts to high/moderate value wetlands	Yes If	<p>Same evaluation proposal as 3.3.1 (see above).</p> <p>LUB 7.40.2.1 Development Authority will require that additional biophysical or environmental assessments be submitted to support a Development Permit.</p> <p>LUB 4.70.2 – Development Setbacks</p> <p>MDP 3.3.4(a) regarding implementation of naturalization, design, and conservation principles.</p>
3.3.6	Ground and Surface Water	Groundwater quality and quantity	Yes If	<p>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.</p> <p>LUB 7.40.2.1 Development Authority may require that additional biophysical or environmental assessments be submitted to support a Development Permit.</p>
Overall Alignment: PARTIALLY ALIGNED (YES IF)				

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	<p>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.</p> <p>MDP 3.4.1(f) Major Energy Development within the rural agricultural areas should provide an Agricultural Impact Assessment</p> <p>LUB 7.40.2.1 Development Authority will require that additional agricultural assessments are completed at the time of development.</p>
3.42	Prime Agricultural Areas	Subdivision and Development regulation for Prime Agricultural Areas	Yes If	<p>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.</p> <p>MDP 3.4.2(c) Development of a use not related to agriculture in Prime Agricultural Areas must provide an Agricultural Impact Assessment.</p> <p>LUB 7.40.2.1 Development Authority may require that additional agricultural assessments are completed at the time of development.</p>
Overall Alignment: PARTIALLY ALIGNED (YES IF)				

Shared 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	<p>Proposed site plan details will be determined at the development stage. Mitigative regulations for screening and landscaping have been proposed within the redline amendments.</p> <p>Proposed amendment to existing LUB 5.80 – Data Processing Facility</p> <p>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.</p>
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	<p>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.</p> <p>If concerns are identified regarding proximity to Prime Agricultural Areas, Hamlets, or ESA's, they will be addressed at the development stage.</p>
Overall Alignment: ALIGNED (YES)				

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.
3.6.3	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 (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 Alignment: NOT APPLICABLE				

Keephills Plant– Site 1

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 setbacks and requirements	N/A	No abandoned/active sour gas wells have been identified within/adjacent to the subject site. Should they be identified, they will be addressed at the development stage.
3.2.9	Confined Feeding Operations	Minimizing land use conflicts with CFO's	N/A	Subject site is located within an area defined as being compatible for Confined Feeding Operations (MDP Figure 4 – Development Concept). 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 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	<p>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.</p> <p>LUB 7.40.2.1 Development Authority will require that additional biophysical or environmental assessments be submitted to support a Development Permit.</p> <p>LUB 4.70 – Protecting Natural Areas</p>
3.3.2	Significant Landscapes	Protection of High Priority and Environmentally Significant Landscapes	N/A	<p>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.</p> <p>LUB 7.40.2.1 Development Authority will require that additional biophysical or environmental assessments be submitted to support a Development Permit.</p>

				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	<p>Same evaluation proposal as 3.3.1 (see above).</p> <p>LUB 7.40.2.1 Development Authority will require that additional biophysical or environmental assessments be submitted to support a Development Permit.</p> <p>MDP 3.3.4(a) regarding implementation of naturalization, design, and conservation principles.</p>
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3.3.6	Ground and Surface Water	Groundwater quality and quantity	Yes If	<p>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.</p> <p>LUB 7.40.2.1 Development Authority will require that additional biophysical or environmental assessments be submitted to support a Development Permit.</p>
Overall Alignment: PARTIALLY ALIGNED (YES IF)				

Shared Responsibility: Conserve Agriculture				
Policy	Policy Theme	Policy Intent (Summary)	Achieves Responsibility?	Addressed At (Proposed Evaluation)
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3.42	Prime Agricultural Areas	Subdivision and Development regulation for Prime Agricultural Areas	Yes If	<p>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.</p> <p>MDP 3.4.2(c) Development of a use not related to agriculture in Prime Agricultural Areas must provide an Agricultural Impact Assessment.</p> <p>LUB 7.40.2.1 Development Authority will require that additional agricultural assessments are completed at the time of development.</p>
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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.
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Overall Alignment: ALIGNED (YES)				

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.
3.6.3	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 Alignment: To be addressed at the Development Stage				

Shared 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 Alignment: NOT APPLICABLE				