

## **Addendum to the Official Plan - Staff Report dated April 20, 2006**

### **A. That the following be inserted as Section 3.2.2. Existing Section 3.2.2 becomes new Section 3.2.3:**

#### **3.2.2 Living Area I - Phasing Policies**

In order to promote the efficient use of land and achieve the desired land use pattern, phasing policies are established to guide new development in designated growth areas. Within areas designated *Living Area I*, emphasis will be given to intensification, redevelopment and infill opportunities.

#### **Policies**

1. New development in *Living Area I* will occur adjacent to existing built-up urban areas. Emphasis shall be placed on achieving a mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.
2. Where expansion onto vacant undeveloped lands is proposed, the following phasing policies shall be considered at the time of application review:
  - a) The proposed development represents a contiguous expansion within the *Living Area I* designation;
  - b) The proposed development represents a logical utilization of existing municipal and social infrastructure;
  - c) The proposed development completes or rounds out existing neighbourhood plans with respect to road connections, waterline looping, and public service facilities such as schools and recreation facilities; and,
  - d) The area is experiencing growth pressure as evidenced by adjoining development.
3. Land supply requirements and intensification targets will be monitored and reviewed on a five-year basis.
4. No Official Plan amendments for the expansion of areas designated *Living Area I* will be considered until a comprehensive review is undertaken.

### **B. That Section 20.10 be replaced with the following revised Section 20.10:**

In order to ensure the continued relevancy of this Plan, a comprehensive review of the Plan will take place in five years. The five-year review will take into account the following factors, among other matters:

- a. population growth and development activity;
- b. progress made towards achieving intensification targets;
- c. the impact of changes in the economic, social and physical circumstances of the City as they affect this Plan;
- d. changes in Federal and Provincial policies and programs as they affect this Plan;
- e. the extent to which the Plan's goals and objectives have been achieved; and,
- f. the impact of the Plan on the development of the City.

May 2, 2006