ATTACHMENT 2 – Policy 10.7, MPS criteria to assess development agreement

MPS POLICY 10.7	APPLICATION
1) That the proposal conforms to the intent of this Strategy;	The application to allow one short-term rental with the operator residing off-site on a residential zoned property is supported by MPS Policies 4.28 and 4.29. Staff deems that the application aligns with the intent of this Strategy.
2) That the proposal is compatible with adjacent or nearby land uses and the existing development form (built environment) in the neighborhood in terms of its use, height, bulk, scale and lot coverage;	The majority of properties abutting the subject property are undeveloped. Adjacent land uses include low-density residential and light industrial uses. Short-term rental (on the operator's primary residence) is a permitted use in the R-1 zone of the subject property. Future development to be regulated by the zoning requirements. Staff deem that the request for the application is compatible with the adjacent land uses and environment.
3) That the proposal is compatible with adjacent or nearby land uses in terms of traffic generation, access to and egress from the site, parking, open storage and outdoor displays;	Development to be regulated by Land-Use Bylaw regulations, subject to parking and driveway design requirements. No concern identified at the Development Agreement stage.
4) That the proposal incorporates adequate buffering, landscaping, storm water management, screening and access controls where incompatibilities with adjacent and nearby uses are anticipated;	Development to be regulated by Land-Use Bylaw regulations. No concern identified at the Development Agreement stage.
5) That the proposal is located so as not to obstruct, alter or fill any natural drainage channels or watercourses or cause any contamination, erosion or sedimentation of any watercourses;	Development to be regulated by Land-Use Bylaw regulations. No concern identified at the Development Agreement stage.
6) That the proposed location is suitable in terms of steepness of grades, soil and geological conditions, marshes, swamps, or bogs and proximity of highway intersections and other nuisance factors;	Development to be regulated by Land-Use Bylaw regulations. No concern identified at the Development Agreement stage.

7) That the proposal is located so as not to cause any damage to or destruction of historic buildings and sites;	No building or site of historic significance identified in the area. No concern identified.
8) That the proposal is not premature or inappropriate due to the creation of a "leap frog", scattered or ribbon development pattern as opposed to orderly compact development; and,	No concern identified.
9) That a written analysis of the proposal is provided by staff to determine if the proposal is premature or inappropriate by reason of:	
a) The financial capability of the Town to absorb any costs relating to the development while at the same time recognizing the potential increase in tax revenue as a direct result of the proposed development;	The application does not require additional service capacity versus an as-of-right development on the subject property. No concern identified.
b) The adequacy of sewer and water services to support the proposed development;	R-1 zone allows for up to two dwelling units as-of-right on a lot. The subject property is serviced by the Town's water and sewer. The application does not require additional service capacity versus an as-of-right development on the subject property. No concern identified.
c) The adequacy of fire protection services to support the proposed development;	The application does not require additional service capacity versus an as-of-right development on the subject property. No concern identified.
d) The adequacy and proximity of school, recreation and other community facilities;	The application does not require additional service capacity versus an as-of-right development on the subject property. No concern identified.
e) The adequacy of road networks in, adjacent to, or leading to the development; and	The application does not require additional service capacity versus an as-of-right development on the subject property. No concern identified.

f) The adequacy of on-site traffic circulation, parking areas, loading areas, access controls, drive-thru services and the site to accommodate expected traffic volumes	The application does not require additional service capacity versus an as-of-right development on the subject property. No concern identified.