

Comprehensive Concept Plan

A Comprehensive Concept Plan is a land use and concept plan for a specific local area that has been identified for potential development. The purpose of this plan is to identify and address social, environmental, health and economic issues appropriately and to encourage the development of high quality residential, commercial, and industrial). **The quality of development** is more important to regulate than the type of development. This plan proposes necessary subdivision, development, and servicing and addresses the following topics:

- Proposed land use(s) for various parts of the area;
- Effect on adjacent land uses and integration of the natural landscape regarding the planning and design of the area;
- Location of, and access to, major transportation routes and utility corridors;
- Sustainable development and environmental management practices regarding surface and groundwater resources and protection of significant natural areas;
- Appropriate information specific to the particular land use (residential, commercial or industrial)

The scope and required detail of Comprehensive Concept Plans will be based on the scale of the proposed development and its location. The following checklist may be used in the preparation of Comprehensive Concept Plan:

1. Introduction

Purpose, Objective, Current Land Use, Development Plan and Zoning Bylaw Compliance

2. Plan Area Characteristics

Location and Size, Intensity of Development, Physical Site Characteristics and Natural Landscape, Screening of environmental, archaeological and historical significance, Hazard Lands, Adjacent Land Uses, Impact on Existing Infrastructure

3. Development Concept

Proposed Land Use, Economic and Social Impact, Subdivision Design Open Space Amenities, Municipal and Environmental Reserves, Phasing of Development

4. Utility Services

Water Supply and Quality, Sanitary Sewage, Storm Water Management and Surface Runoff, Shallow Utilities (natural gas, power, cable, telephone, etc.)

5. Other Services

Transportation Plan (road requirements, routes and impact), Fire and Protective Services, Schools, Community and Recreational Facilities

6. Public Consultation

Notification, Education/Information, Public Meetings/Open House

Country Residential Development Proposal Review

Natural Considerations:

How does the subdivision design address stormwater management? (ie we/dry ponds, natural features, on-site drainage) and septic issues? Will they be managed on-site? How will potable water be provided?

Are there geotechnical hazards, ie steep slope, creeks, shorelines?

Are there any existing wetlands that would be affected by this proposal?

Is this a potentially contaminated area? (ie old farm yard, railway right-of-way)
Is/was environmental site remediation a part of the development process?

Environmental Considerations

Are there energy efficient structures and/or subdivision layout included? (ie Southern oriented housing direction?)

Will greenspace and trees be provided within the subdivision. (including retention of exiting trees and natural vegetation) Are there unique greenspace provisions that will contribute to the sustainability of the development?

How are the streets and walkways designed and for which modes of traffic? (pedestrians, bicycles, scooters and automobiles)

Economic Considerations

Is there a market, or has there been a market study for this type of land development? Will any Class 1 or Class 2 (Canada Land Inventory) farmland be developed and taken out of agricultural production?

Does the subdivision have any feature that will reduce the long term costs to the municipality of operating and maintaining public services and infrastructure?

Does the development result in additional costs that will not be fully recovered by municipal taxes? Will snow removal and year round road maintenance be efficient?

Social and Cultural Considerations

Does the subdivision enhance local identity or character? (Architecture, landscaping etc)

Will the development of the subdivision contribute to and draw from the history of the community's structures or features? Are there significant cultural/heritage resources that will be enhanced or lost on the site?

Does the subdivision incorporate any public amenities or space for public gathering and activities? Is there something unique or innovative which will enhance and contribute to the greater community?

SITE ASSESSMENT RED FLAG/GREEN FLAG SUMMARY		Comments
A. PLACE		
1. Buildings and History (context)		
2. Access/Roads (open, easements, etc)		
3. Topography (flat, moderate, steep)		
4. Services (infrastructure, community) - water (piped or wells) - sewer (on or off-site) - gas, power, cable (access) - schools, shopping, hospitals (distance) - fire, police, waste		
5. Geology and Soils (patterns)		
6. Water and Drainage (surface/subsurface)		
7. Wildlife and Habitat		
8. Land Features (rock, lakes etc)		
9. Views: in and out of the site		
10. Vegetation (type, natural or planted)		
11. Local Climate (wind, sun and rain)		
12. Air(noise, visual and other pollution)		
13. Recreation: connections and on site		
14. Hazards: soil, water, seasonal variations		
B. POLICY		
1. Official Community Plan		
2. Zoning Bylaw		
3. Other Regulations: fees and taxes, building permits, heritage, etc		
4. Legal Survey (Certificate of Title)		
5. Caveats and Easements		
6. Future Plans (Roads, Parks, Growth)		
C. PEOPLE		
1. Demographics locals/trends		
2. Neighbours and community leaders		
3. Municipal Staff and Politicians		
4. Other Stakeholders: Utilities, Provincial and Federal agencies		
D. MARKET ANALYSIS		
1. Supply and demand		
2. Niche markets		
3. Land/housing availability and price		
4. Absorption rates/phasing		
5. Competition coming on Line		
E. ECONOMICS		
1. Hard Costs	Municipal Revenues	
2. Soft Costs		
3. Fixed/Variable Costs		
4. Off-site Costs and Levies	Sinking Funds	

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