

## Conceptual Plans

You may have heard the term conceptual or concept plans but are unsure of what they are. So what are concept plans exactly?

Concept plans are prepared and are part of an official community plan. They provide a framework for subsequent subdivisions and development. Concept plans may describe:

- land use proposed for the area, generally or specifically;
- density of the development proposed, generally or specifically;
- general location of services proposed; and
- phasing of development proposed.

Council must ensure a concept plan is consistent with its official community plan. A municipality that is an approving authority, pursuant to Section 13 of the *Planning and Development Act 2007*, may adopt a concept plan by resolution.

The difference between a concept plan map and a future land use map is that concept plan maps are more detailed with regards to lot layout, park location, tree and vegetation locations, road networks, etc.

Future land use maps only dictate the type of development (commercial, residential, etc.) with site layout considerations disregarded.

Conceptual Plans send a message to developers that community consultation has already taken place, making it easier for developers to start the project immediately.

Please point and click the following links on the attached PDF to see concept plan map examples.

[http://www.bassendean.wa.gov.au/7\\_info\\_feedback/images/MaryCres\\_Reserve-Adopted\\_Concept\\_Plan.jpg](http://www.bassendean.wa.gov.au/7_info_feedback/images/MaryCres_Reserve-Adopted_Concept_Plan.jpg)

[http://townhall.townofchapelhill.org/archives/agendas/ca030512/5e-%20attach%205%20Concept%20Plan%20example%20-Chapel\\_Watch.JPG](http://townhall.townofchapelhill.org/archives/agendas/ca030512/5e-%20attach%205%20Concept%20Plan%20example%20-Chapel_Watch.JPG)

For any planning questions, please contact:

**Adam Toth B.A.**

Junior Planner

WaterWolf

500 Progress Avenue

P.O. Box 176

Outlook, Sk. S0L 2N0

P: (306)867-9580 1-888-929-9990

F: (306)867-9559

E: [atoth@midsask.ca](mailto:atoth@midsask.ca)

**\*Note\* The Next WaterWolf Commission meeting is August 24th from 10am-3pm at the Elbow Golf Course Tournament Building.**