

BYLAW NO. 1354-10
OF THE
TOWN OF BONNYVILLE

BEING A BYLAW OF THE TOWN OF BONNYVILLE IN THE PROVINCE OF ALBERTA TO ADOPT AN AREA STRUCTURE PLAN FOR THE TOWN OF BONNYVILLE.

WHEREAS pursuant to Section 633 of the Municipal Government Act; Revised Statutes of Alberta, 2000, Chapter M-26, and any amendments thereto, a Council of a municipality shall pass a bylaw in accordance with the Act.

AND WHEREAS the Council of the Town of Bonnyville deems it proper and expedient to pass such a bylaw.

NOW THEREFORE THE MUNICIPAL COUNCIL OF THE TOWN OF BONNYVILLE DULY ASSEMBLED ENACTS AS FOLLOWS:

1. This Bylaw including the attached Schedule "A" may be cited as the Town of Bonnyville East Gate Area Structure Plan Bylaw.
2. The purpose of this Area Structure Plan (ASP) Bylaw is to refine or specify further the general policy direction and land use designations provided for these lands within the Town's Municipal Development Plan (MDP), to serve as the basis for land use classifications in the Town's Land Use Bylaw (LUB), and to establish a sound framework for future decisions on subsequent subdivision and development permit applications, and generally on the use of the Development Lands, for the lands situated within the ASP boundary being part of NE Sec 17 -Twp 61-Rge 5-W4M, part of SW Sec 17-Twp 61-Rge 5-W4M, and SE Sec 17-6Twp 61-Rge 5-W4M.

As attached, Figure 2 shows, the ASP area being part of NE Sec 17 -Twp 61-Rge 5-W4M, part of SW Sec 17-Twp 61-Rge 5-W4M, and SE Sec 17-Twp 61-Rge 5-W4M defined by Highway 28 to the North and west, 34th Street (Town's Eastern corporate limit) to the east, and existing residential, commercial and farmland to the south.

3. This Bylaw may be amended by Bylaw in accordance with the Municipal Government Act.
4. That Outline Plan 85-OP-09 and the Town of Bonnyville Northeast Commercial Area Structure Plan Bylaw 1281-06 shall be rescinded upon final readings of this bylaw.
5. That this Bylaw shall come into force and effect on the date of final reading.



INTRODUCED AND GIVEN FIRST READING this 8th day of June, A.D., 2010.



Mayor



Chief Administrative Officer

AS ADVERTISED on the 28th day of June, 2010 and the 5th day of July, A.D., 2010
in the Bonnyville Nouvelle.

PUBLIC HEARING HELD AT THE TOWN HALL COUNCIL CHAMBERS on the
13th day of July, A.D. 2010.



Mayor



Chief Administrative Officer

GIVEN SECOND READING this 13th day of July, A.D., 2010.



Mayor



Chief Administrative Officer

GIVEN THIRD AND FINAL READING this 15th day of December, A.D., 2010.



Mayor



Chief Administrative Officer

Schedule "A" for Bylaw 1354-10

Area Structure Plan

East Gate

Town of Bonnyville

Area Structure Plan
Bylaw # 1354-10

Envision Ventures Inc.

December 15th 2010

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1 INTRODUCTION

The preparation of the East Gate Area Structure Plan has been initiated by the landowner Envision Ventures Inc. The purpose of the area structure plan (ASP) is to delineate a planning framework to create an urban multi-use subdivision within the legal jurisdiction of the Town of Bonnyville as illustrated in *Figure 1 - Regional Context*. The preparation and submission of the ASP is in accordance with Section 633 of the Municipal Government Act (MGA) and conforms to the general policies stated in the Town of Bonnyville Municipal Development Plan Bylaw 1261-05, relevant Area Structure Plans and the Land Use Bylaw. Conforming to the MDP, the ASP describes the following:

- Definition of compliance to the municipal planning framework;
- The sequence of development proposed for the area;
- Land uses and proposed densities for the area;
- General expectations for architectural controls and design guidelines;
- Impact of adjacent land uses;
- Internal and external circulation including impact on the surrounding transportation system;
- Assessment of the land's suitability for the proposed development including consideration for environmental, historical and cultural aspects;
- Stormwater management and drainage;
- Dedication of Municipal and Environmental Reserves; and
- Definition of other community services and infrastructure.

Community leadership, innovative thinking and regional cooperation will enhance the Town's ability to invest in important social and recreational... further reinforce Bonnyville as an attractive destination for investment.

~Town of Bonnyville, MDP



Ed. M.P.

East Gate

SE 17-61-5-4
Area Structure Plan
Town of Bonnyville

Legend:

★ - East Gate Location



#76140

Figure 1 -
Regional Context

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2 LOCATION

The subject lands are located in the Town of Bonnyville bound by Highway 28 to the north, Range Road 230 on the east and 50th Avenue to the south. The site includes the following quarter section legal descriptions:

- Part of NE 17 61-5-W4M;
- SE 17 61-5-W4M; and
- Part of SW 17 61-5-W4M.

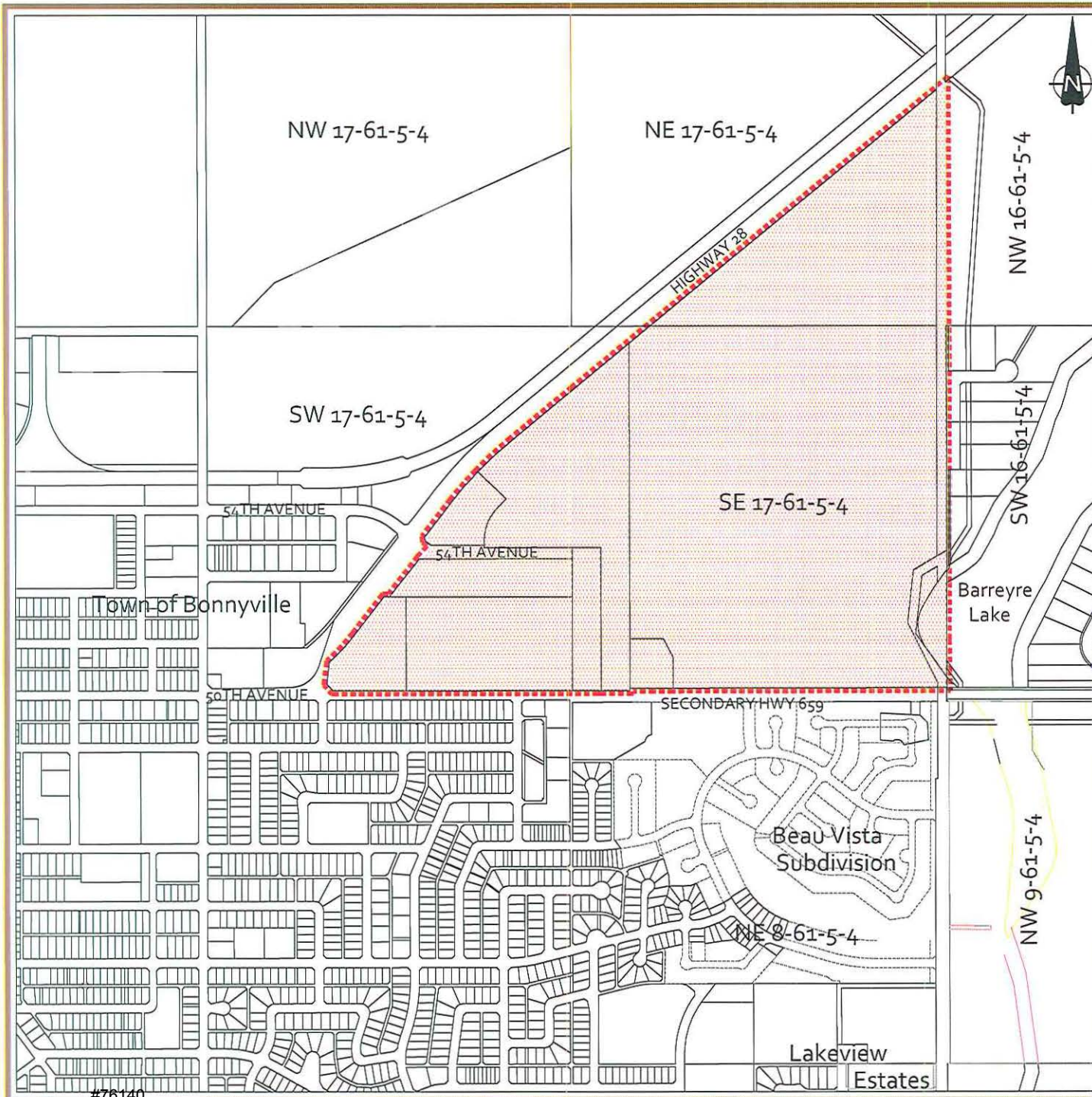
The location is further illustrated in *Figure 2 - Site Location*, which identifies the proposed plan boundary. The plan area includes approximately 103.02 hectares.

3 BACKGROUND

The landowner believes that growth in the resource sectors supports the market for both commercial and residential development in the Town of Bonnyville. As stated in various planning documents for the Town of Bonnyville, among the goals for the town is to balance the demands of growth with existing standards and services and plan for a growing community with increasing service expectations. The Town hopes to achieve this goal through "leadership, innovative thinking and regional cooperation" to reinforce it as an attractive destination for investment.

This favourable political and policy environment coupled with: a location that seamlessly transitions from existing development; access to municipal services; continued economic growth; and the site's proximity to numerous outdoor recreational amenities together make excellent opportunities for development. The plan proposes a variety of uses including highway and shopping center commercial as well as different residential housing types to accommodate a range of market preferences, needs and price points. The proposed land use variety for the development will also permit the developer the flexibility to respond appropriately to fluctuations in the market and economic cycles in a timely manner.





East Gate

SE 17-61-5-4
Area Structure Plan
Town of Bonnyville

Legend:

----- - ASP Boundary

Figure 2 -
Site Location

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4 DEVELOPMENT CONTEXT

4.1 Planning Framework

The *Municipal Government Act* (RSA 2000, M-26) legislates local municipal planning. Section 633 of the *Municipal Government Act* gives municipalities the power to adopt an ASP as bylaw. The MGA provides the following definition for such a plan:

Area Structure Plan

633(1) For the purpose of providing a framework for subsequent subdivision and development of an area of land, a council may adopt by bylaw an area structure plan.

(2) An area structure plan

must describe:

- (i) the sequence of development proposed for the area,
- (ii) the land uses proposed for the area, either generally or with respect to specific parts of the area,
- (iii) the density of population proposed for the area either generally or with respect to specific parts of the area, and
- (iv) the general location of major transportation routes and public utilities, and
 - (a) may contain any other matters the council considers necessary.

Section 638 states that all statutory plans must be consistent with each other. Therefore, the proposed ASP must be consistent with the Town of Bonnyville's Municipal Development Plan (MDP) and any other statutory documents

4.2 Municipal Development Plan

The current Municipal Development Plan (MDP) adopted in 2005 for the Town of Bonnyville provides a general land use policy for the prescribed lands. The area has been addressed under sections 10.4.5 and 10.5.7 of the MDP with commercial east and residential east policies. In summary, the Town's overall objectives as stated in the MDP are to adopt area plans that:

- address each regions unique attributes that balance small town character with growth needs;
- use existing land efficiently and creatively; and
- emphasize urban design and form.

The MDP further outlines in Figure 3 a future land use concept for these lands by delineating residential, commercial and mixed commercial/residential areas. In Figure 8 of the MDP the amending area is acknowledged as a priority area for future urban growth. Specific policies related to the residential east area aim to achieve a well designed community with a mixture of dwelling types, as well as, commercial and institutional uses to serve resident needs. The intent is to accommodate a variety of residences including single detached, small lot single detached, duplex and multi-family dwellings. All the prescribed land uses are accounted for in the development concept. The ASP deals with all aspects of development in a logical and orderly manner as required by the aforementioned sections of the MDP.

Although the MDP requires conformity to the Millennium Area Structure Plan the preparation of this plan has been affected by subsequent amendments by Council to adjacent lands through the Beau Vista ASP. This plan conforms to the new changes, specifically addressing logical transitions for servicing, road connections and built form.

4.2.1 Outline Plan 85-OP-09

The plan recommends modifications to the MDP and the approved Outline Plan 85-OP-09 as illustrated in Figure 1 of the MDP. Firstly, the new plan extends the boundary for the developing area to include lands to the northeast and southwest, refer to *Figure 2 - Site Location* for an illustration. Secondly, commercial east policies are further expanded east along the major arterial corridor of Highway 28 and 50th Avenue. By creating additional highway commercial land uses, a more logical transition from arterial to commercial to residential uses is achieved. Benefits are gained from developing more prime arterial frontage for highly sought after highway

commercial properties. Finally, the proposed ASP improves on the conceptualized road pattern to meet the stated development objectives and attain a more cohesive plan.

4.2.2 Intermunicipal Fringe Agreement

The Intermunicipal Fringe Agreement between the Town and the Municipal District (MD) of Bonnyville designates the plan area as part of the future urban growth area. The preparation of this area structure plan will require joint cooperation and referrals between the MD and Town for planning and development of this area.

4.3 North East Area Structure Plan 1281-06

The purpose of the North East Area Structure Plan (NEASP) Bylaw 1281-06 is to facilitate the commercial development of northeastern Bonnyville. The NEASP boundary is entirely contained within the proposed plan area. Upon adoption of the East Gate ASP, by Town of Bonnyville Council, it will replace this existing plan.

4.3.1 Land Use Bylaw

As stated in the Land Use Bylaw, the purpose of the Bylaw is to regulate and control the use and development of land and buildings within the Town of Bonnyville to achieve the orderly and economic development of land. Further to this general provision, the Bylaw divides the Town into districts and prescribes and regulates each district with how land and buildings may be used.

This amendment presents a development framework that conforms to the provisions of the current Land Use Bylaw for the following land uses:

- Residential that includes R2, R3, R4 and RMH;
- Commercial - C3 and C4;
- Institutional - I; and
- Parks, Recreation and Open Space - PS.

As per MDP requirements, once planning approval has been obtained, rezoning and subdivision will be sought for the specific land uses in conformance to the relevant regulations. Approval for all subsequent development on each parcel shall be subject to the Land Use Bylaw or as required by the municipal Development Authority. *Figure 8 - Development Concept* depicts the proposed land uses for the plan area.



4.4 Ownership

The development proponent is Envision Ventures Inc., the majority interest in the developing area. However, the amending lands contained within the ASP boundary comprise a number of owners as outlined in *Figure 3 - Land Ownership Map*. The figure identifies each parcel within the plan area and documents each respective owner. This amendment has been prepared on the behalf of the development proponent, the majority landowner.

4.5 Resource Extraction

Preliminary investigations in preparation for this plan indicate that no sour gas facilities are present in the vicinity of the proposed development. There are no resource related constraints in the area to restrict development.

4.6 Existing Land Use

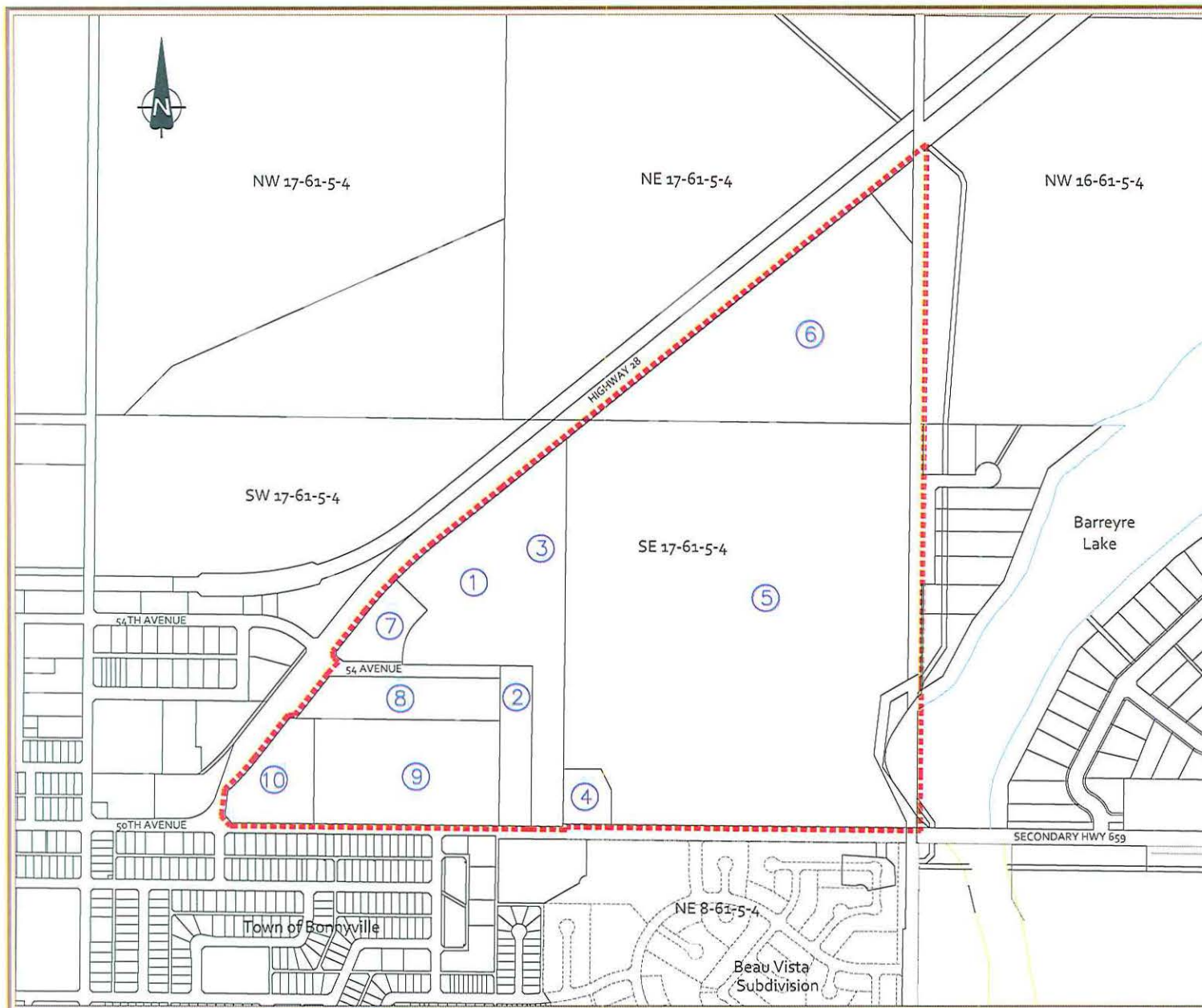
The proposed ASP area contains approximately 103.02 hectares that includes portions of three quarter sections all located within the Town of Bonnyville municipal boundary as outlined in section 2.0. The area currently contains lands that are both developed and undeveloped consisting of barren land that is under active cultivation and mostly ungraded. Refer to *Figure 5 - Natural Features* for an aerial photograph of the existing condition.

The land use concept as outlined in the MDP expresses a desire for mixed residential and commercial uses, while the Land Use Bylaw has not yet redistricted the subject lands for all the prescribed uses. Currently, the amending area contains the following districts:

- Urban Reserve (UR) described in the Land Use Bylaw as *"intended to reserve those areas...for when development is proposed...it will require redistricting the subject lands to the appropriate land use district"*;
- Highway Commercial (C3);
- Shopping Centre Commercial district (C4);
- Parks, Recreation and Open Space (P); and
- Institutional (I).

Please refer to *Figure 4 - Existing Districting* for an illustration of the current land use scheme for the amending area.





East Gate

SE 17-61-5-4
Area Structure Plan
Town of Bonnyville

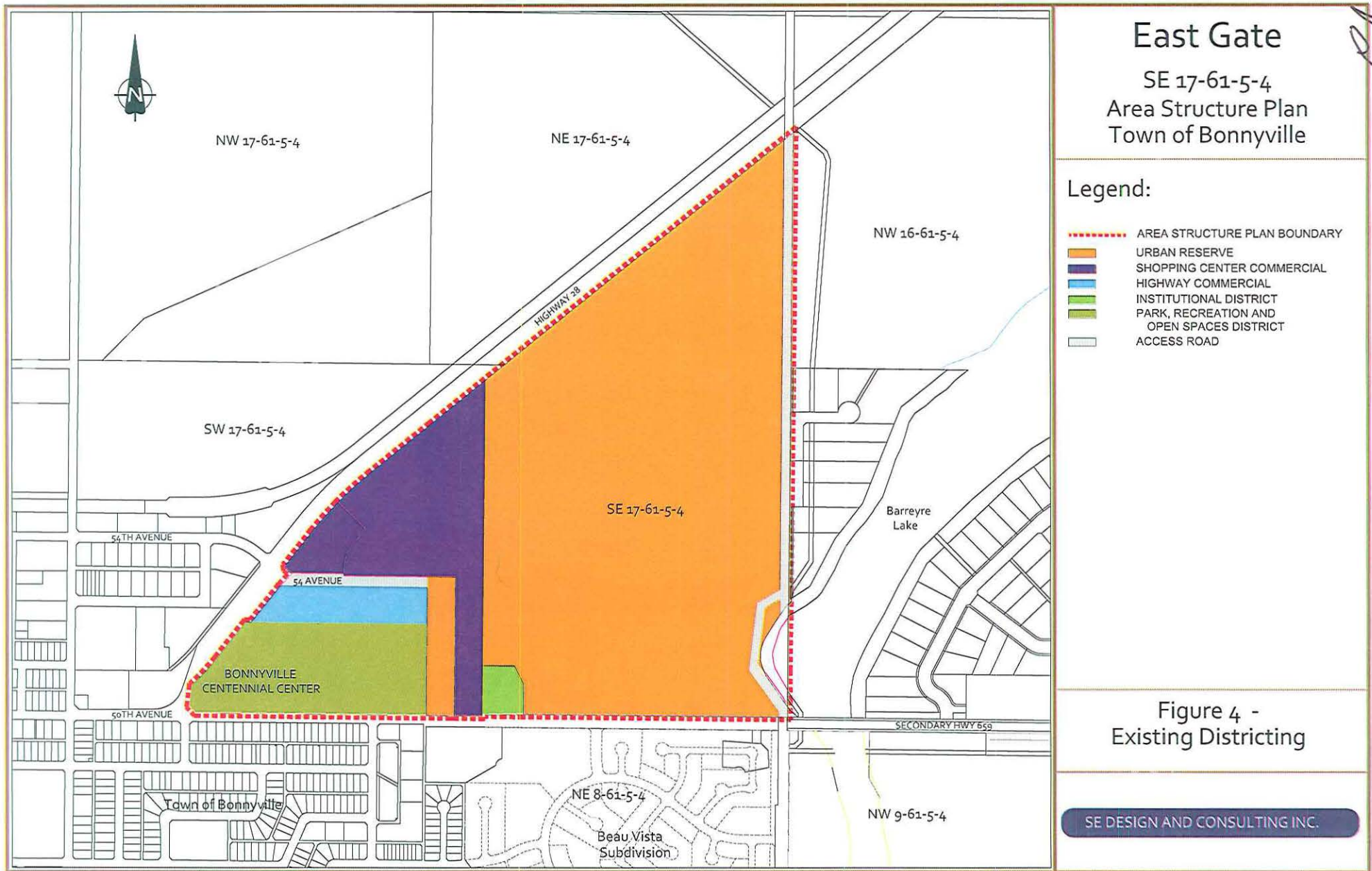
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----- AREA STRUCTURE PLAN BOUNDARY

LAND OWNERSHIP MAP		
Parcel Number	Title Number	Current Owner
1	092 308 374	Envision Ventures Inc.
2	062 365 248	Envision Ventures Inc.
3	052 211 613	Envision Ventures Inc.
4	912 094 196	The Western Canadian District of the Christian and Missionary Alliance.
5	092 032 692	Envision Ventures Inc.
6	042 484 681	Envision Ventures Inc.
7	072 354 277	J.A.M. Projects Inc.
8	072 218 531 +2	NLC Equipment and Real Estate Inc.
9	211Q186	The Town of Bonnyville
10	812 047 499	The Town of Bonnyville

Figure 3 -
Land Ownership Map

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4.7 Adjacent Land Use

The land uses surrounding the quarter section are varied and described as follows:

- To the north, the lands are located in the adjacent municipal jurisdiction of the MD of Bonnyville, include undeveloped land districted as Agricultural;
- To the east, the lands are located within the adjacent municipal jurisdiction of the MD of Bonnyville, include Country Residential and Agricultural land uses;
- To the south, a variety of districts including Urban Reserve; High density Residential; Recreational Vehicle; Highway Commercial and Fringe Commercial; and
- To the west, a combination of: two major transportation intersections on Highway 28; a recreational/institutional use; and developed and undeveloped/vacant commercial lands.

4.8 Natural Features

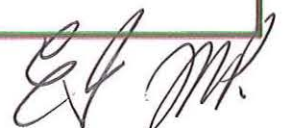
Figure 5 - Natural Features depicts a recent air photo of the site and *Figure 6 - Site Photos* provides several images of the site in its present condition. The site is located within the dry mixedwood natural subregion.¹ Wetlands, including a mix of peatlands, marshes, willow strublands, and seasonal ponds, are minor characteristics of the subregion.² The plan area is essentially flat with elevations ranging from approximately 551 metres (above sea level) in the northwest and northeast portions to 554 metres (above sea level) in the central south. The plan area is part of the Upper Beaver River drainage basin³ and more specifically drains north to JJ's Pond and east to Barreyre Lake. The site's topography is further illustrated in *Figure 7 - Existing Topography*.

A site specific preliminary geotechnical investigation was carried out by ENC Testing Inc. in January 2010. Based on a series of 40 test holes the area's sub-soils include topsoil, clay, silt, clay-till and sand throughout. The report concludes that the site is generally suitable for the proposed residential development as required by Alberta Environment guidelines. The details of the geotechnical soil investigations are comprehensively explained in Appendix I of the appending documents.

¹AMEC, Wetland Assessment and Mitigation Strategy, Eastgate Subdivision. Pg.4

²AMEC, Wetland Assessment and Mitigation Strategy, Eastgate Subdivision. Pg.4

³AMEC, Wetland Assessment and Mitigation Strategy, Eastgate Subdivision. Pg.4



As part of the investigation to determine the site's suitability for development a Phase I Environmental Site Assessment was carried out by Hagstrom Geotechnical Services Ltd., in February 2010. The assessment found that contained within the plan area, noted as Parcel 2 on *Figure 3 – Land Ownership*, the Bonnyville Regional Fire Authority used two structures as fire props for structural fire fighting in 2009. The fire could have generated as large amount of carcinogenic PAH contaminants. It is recommended that a follow-up Phase II Environmental Site Assessment be carried out on this site. A Phase II Environmental Assessment has been initiated on the site and will be submitted to the development authority prior to subdivision approval. The Phase I Assessment is provided as part of the appending documents.

As part of the preparation of this plan, the development proponent has carried out a Wetland Assessment and Mitigation Strategy in regards to a low lying area identified along south boundary of the plan area. The purpose of the assessment is to develop a mitigation strategy for the disturbance of the area in order to classify it; assess alterations and/or losses to wetland function and area; and develop mitigation measures to avoid adverse impacts to the wetland that are in accordance to the Alberta Water Act and Provincial Wetland Restoration/Compensation Guide. Based on the assessment, the low lying area was not observed to provide critical or unique vegetation or wildlife habitats, and does not contribute significantly to regional watershed drainage. The development however, may result in a potential loss of a 1.33 ha seasonal (Class III) wetland.

In order to meet Alberta Environment's (AENV) current regulatory requirements regarding development impacts to the subject wetland, including no net loss of wetland area or function in the watershed, the loss may be mitigated with the implementation of a compensation plan, either through compensation payment for 3.99 ha of wetland restoration to Ducks Unlimited Canada (DUC), or naturalization of SWMP within the subdivision. The land developer will be responsible for meeting any requirements from AENV and any other governmental agencies prior to subdivision approval. The Wetland Assessment and Mitigation Strategy carried out by AMEC is provided as part the appending documents.

Based on this information there are no natural features that constrain development. However, it is recommended that the stated information be submitted to the development authority prior to subdivision approval.



4.9 Historical / Cultural Resources

An historical resources impact assessment is not required based on information obtained from Alberta Culture and Community Spirit, Historical Resources Management Branch in preparation for this ASP. This fact is verified in Appendix II of the appending documents.

4.10 Public Input

A public open house was held on April 15, 2010 from 5:00 pm to 7:00 pm in Bonnyville at the Centennial Centre regarding the proposed plan. Sufficient time was allowed for advertising using local media to solicit participation from adjacent land owners and the public at large. Approximately 15 community residents attended the open house. Residents provided verbal feedback regarding the development, as well as, comments through a written survey that was made available by the developer to solicit more detailed comments. Overall, a positive response was generated from the plan regarding: proposed land uses, the provision of parks spaces; and vehicular circulation.



East Gate

SE 17-61-5-4
Area Structure Plan
Town of Bonnyville

Legend:

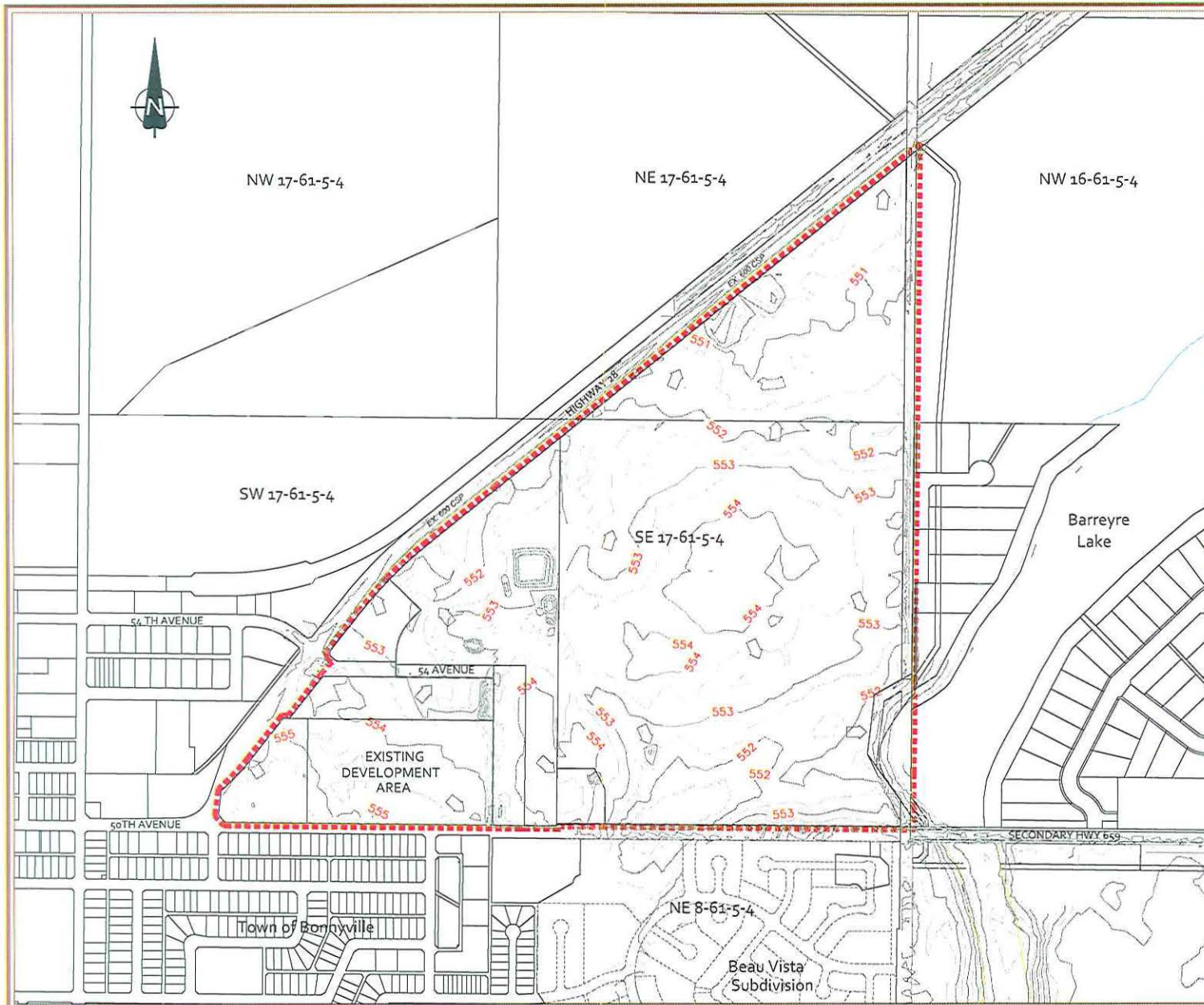
--- AREA STRUCTURE PLAN BOUNDARY

Figure 5 -
Natural Features

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Figure 6 – Site Photos



East Gate

SE 17-61-5-4

Area Structure Plan

Town of Bonnyville

Legend:

- AREA STRUCTURE PLAN BOUNDARY
- EXISTING GROUND CONTOURS
- GENERAL DIRECTION OF FLOW

Figure 7 -
Existing Topography

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5 LAND USE CONCEPT

The proposed development concept is shown in *Figure 8*. Table 1 outlines a breakdown of the proposed land uses.

Table 1

LAND USE DISTRIBUTION		
	Area (ha)	% of GDA
ASP Development Area	103.02	
(Minus) Environmental Reserve	0.39	
(Minus) Existing Development Area	10.19	
Net Development Area	92.44	100
Roadways	10.90	11.8
Public Open Space	6.74	7.3
School Reserve	3.55	3.8
Storm Water Management	2.58	2.8
Single Family Residential	13.85	15.0
Multi Family Residential	4.46	4.8
Residential Manufactured Homes	8.73	9.4
Shopping Center Commercial	14.51	15.7
Mixed use Commercial Residential	6.13	6.6
Institutional	0.99	1.1
Highway Commercial	20.00	21.6
Total Development Area	92.44	100

Table 2

DEMOGRAPHIC PROFILE					
	Area (ha)	Units	%	People/Unit	Population
Single Family Residential	13.85	277	35.3	3.5	970
Multi Family Residential	4.46	246	31.3	2.3	566
Manufactured Homes	8.73	262	33.4	2.5	655
Total Residential	27.04	785	100.0		2190
Density pp/gda = 40.27					

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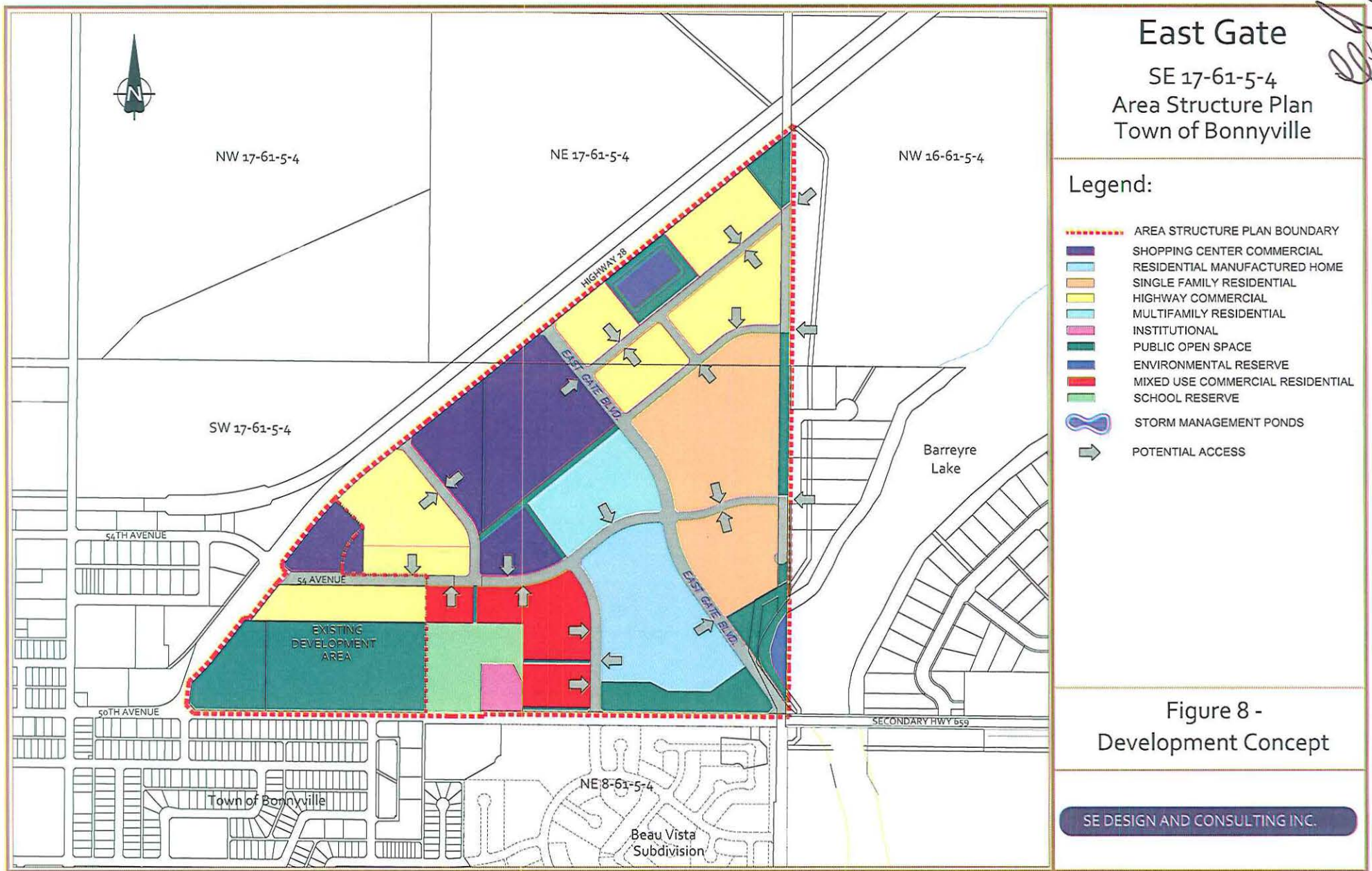
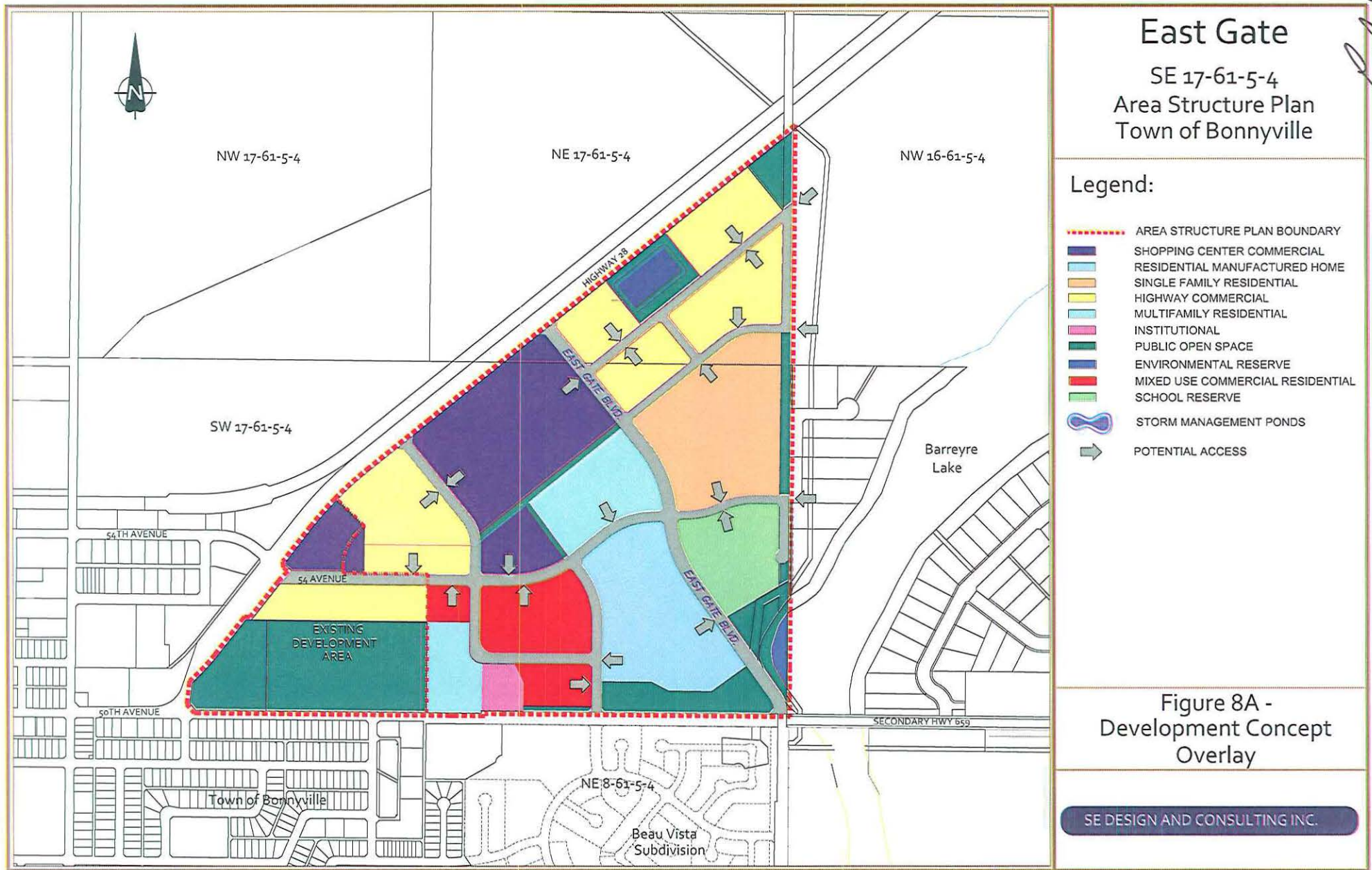


Figure 8 -
Development Concept

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5.1 Plan Vision

Vision: To develop a new integrated community that includes a regional commercial area for Bonnyville combined with: compact residential uses; well connected open spaces; efficient vehicular and pedestrian circulation; well designed stormwater management; and integration into the existing transportation network, while meeting market demands.

The overall intent of the ASP is to create a planned community that is consistent with the overall character of the Town while ensuring an appropriate transition from existing development, located to the west and south of the developing area. According to the existing municipal land use framework, the landowner has the opportunity to further detail the area's land use policies. The proposed ASP elaborates specific neighbourhood planning and development policies relevant to the area. The plan provides general objectives and guidelines for each land use. The Town will ensure that all development meets the minimum requirements as provided for in the Land Use Bylaw, while any additional private design controls shall be enforced by the land developer through restrictive covenants on the subject lands.

Compact land use is a "permanent climate benefit that compounds over time."

Ewing, Bartholomew, Winkelman, Walters, and Chen.

5.2 Land Uses

5.2.1 Residential

The overall residential concept provides for a variety of residential densities and types including single-family, multi-family and mixed-use to achieve a compact design that provides housing options, choices and tenancies. Section 10.4.5 Residential East policies in the MDP requires the plan area to be: "a well designed community with a mixture of dwelling types as well as commercial and institutional uses to serve resident needs". Residential neighbourhoods should reflect Bonnyville's unique natural environment heritage and create a sense of place. All proposed densities shall be appropriately serviced by water, sewer and other infrastructure. The proposed land use scheme is consistent with the stated MDP policies and is illustrated in *Figure 8 - Development Concept*, while Figure 8A, provides an alternative land use scenario in response to a request from one of the local school authority's for school reserve lands. The



alternate figure 8A does not materially change the land use concept and if adopted at the time of development would not require any amendments to this plan. The following sections detail objectives and relevant guidelines for each residential land use.

5.2.1.1 Single Family Residential

The plan area shall accommodate small lot single family residential housing to be consistent with the character of existing housing in adjacent neighbourhoods. The purpose of the residential development is to provide for detached single family dwellings on smaller lots similar to R2 within the current Land Use Bylaw. The compact characteristic articulated for this community differs from many of the more recently developed single family neighbourhoods according to the Land Use Bylaw. The plan's vision for a compact development applies only R2 land use designations for single family housing that will provide the town a number of benefits including the following:

- Generally, proposed a more efficient municipal servicing option for the Town than the typically predominant R1 lot neighbourhoods because it results in a reduced linear lot frontage allowing municipal water and sanitary services to be supplied more effectively and affordably;
- Reduces overall ecological footprint by increasing the number of lots within the plan area, and
- Provides for lot size variation and thereby housing options for existing and future residents.

Objectives:

- Provide for smaller single family dwelling lot sizes;
- Achieve more effective and affordable municipal service delivery;
- Ensure quality building design, form and exterior materials;
- All front yards will require the planting of trees by the homeowners to create a boulevard effect throughout the subdivision. The planting will be required through restrictive covenant on each lot to create a consistent look throughout the subdivision; and
- Well inter-connected vehicular and pedestrian routes throughout the residential area while providing access to commercial and institutional uses.

5.2.1.2 Multi-Family Residential

The neighbourhood design locates higher density multifamily land uses, in the centre portion of the property. By including multi-family in the plan area, the Town of Bonnyville will be able to provide housing options for a greater assortment of existing and future town residents. Young, SE Design and Consulting Inc.

low-income or 'new to here' residents may need opportunities for temporary housing until such time they are able to purchase a different form of housing. Elderly residents or persons with specialized needs may chose to live in housing that is designed suitable to their needs and lot sizes that may be more manageable for their abilities. By providing a wider array of land use designations within the plan area such as R3 and R4, the Town hopes to develop a place that attracts residents at all stages of their life.

Objectives:

- Support high-quality building design with particular attention to exterior appearance. All residential development will be subject to design controls as outlined in Appendix 2 of the MDP to ensure it complements the character of the existing neighbourhood, site layout, and scale. The developer reserves the right to articulate further site specific design guidelines through a restrictive covenant on affected land parcels. Issues regarding privacy, parking, and landscaping will be addressed at the time of development approval;
- Ensure Crime Prevention Through Environmental Design (C.P.T.E.D.) principles are applied to all residential development as outlined in Appendix 3 of the MDP where it is deemed appropriate; and
- Provide lot sizes that are suitable for multiple dwelling units and a variation of attached housing.

5.2.1.3 Residential Manufactured Home Development

The Town of Bonnyville's MDP section 10.4.5 stipulates that development within the residential east area shall provide a range of housing options. In pursuit of this objective the plan includes lands designated for a new residential manufactured home park and/or subdivision (RMH). This form of residential living is generally characterized as a more dense form of single family housing and may be attractive to many existing or future residents. The Town recognizes that an opportunity exists to accommodate a wide range of residents in the plan area by encouraging the development of alternate forms of housing that may contribute to a more compact development.

The MDP requires that RMH areas shall conform to existing municipal servicing and development standards at the developer's expense and population densities shall be based upon the servicing constraints of the area. The overall visual quality and architectural design treatments shall be sympathetic to the surrounding residential development and built form.

Vehicular and pedestrian circulation within the manufactured housing neighbourhood shall be
SE Design and Consulting Inc.

integrated and linked to the remainder of the community through appropriate pathways and roadway connections. An outline plan detailing the site layout of the RMH development will be required for approval by the Town at the time of development approval.

Objectives:

- Support high-quality building design with particular attention to exterior appearance. All residential development will be subject to design controls as outlined in Appendix 2 of the MDP to ensure it complements the character of the existing neighbourhood, site layout, and scale. Issues regarding privacy, parking, and landscaping will be addressed at the time of development approval. The developer reserves the right to articulate further site specific design guidelines through a restrictive covenant on the affected land parcel; and
- Ensure Crime Prevention Through Environmental Design (C.P.T.E.D.) principles are applied to all residential development, as outlined in Appendix 3 of the MDP;

Site Design Guidelines

- Specific CPTED principles applied to this site include:
 - Fencing along the site's periphery should include lighting, landscaping and limit access or control flows. Defining the site's territory promotes social control and sense of ownership;
 - Building elements such as massing, materials, windows, canopies and roof forms should be used to help ensure continuity of form between buildings having potentially different styles;
- Sightlines for both vehicular and pedestrian routes should allow for natural surveillance and visibility. Design the placement of physical features, activities and people to maximize visibility and foster positive social interaction.
- Well inter-connected vehicular and pedestrian routes that link to other uses;
- Vehicular access should be provided from the collector road along the west site boundary and from the arterial to east;
- Pedestrian access should be provided in multiple locations to connect to sidewalks or pathways;
- Provide an adequate park space that meets the needs of the residents within the RMH community; and
- Placement of entry signs at specific entry points to the residential area to create a sense of neighbourhood identity and
- Provide a variation in lot sizes.

