

3.7 CONCEPT PLANS (Comprehensive Development Plans)

- .1 A Concept Plan (comprehensive development plan) shall be completed prior to consideration of an application by Council by any person proposing to rezone, subdivide, or re-subdivide land for multi-parcel country residential, commercial or industrial purposes. A Concept Plan may be required as part of a development permit application for a residential, community service, commercial, or industrial development. The purpose of this review is to identify and address social, environmental, health and economic issues and to encourage the development of high quality residential, recreational, commercial, and industrial developments. The scope and required detail of the Concept Plan will be based on the scale and location of the proposed development, and address such areas as the following:
 - Proposed land use(s) for various parts of the area;
 - The effect on adjacent land uses and integration of the natural landscape regarding the planning and design of the area;
 - The location of, and access to, major transportation routes and utility corridors;
 - The provision of services respecting the planning for future infrastructure within the Municipality;
 - Sustainable development and environmental management practices regarding surface and groundwater resources, storm water management, flooding and protection of significant natural areas;
 - Appropriate information specific to the particular land use (residential, commercial or industrial).
- .2 The Concept Plan (Comprehensive Development Plan) must be prepared in accordance with the overall goals and objectives of the Official Community Plan. Council shall not consider any development application until all required information has been received. The responsibility for undertaking all technical investigations and hosting public meetings as required shall be borne solely by the applicant.

3.8 ADDITIONAL INFORMATION

Developers and applicants may be required to prepare and provide additional information, as requested by the Development Officer or Council, including:

- a) Technical reports including, but not limited to, sewer and water services, expected traffic impacts and, where appropriate, hydro geological impacts and flood risk studies;
- b) Wildlife habitat studies;
- c) mineral extraction studies;
- d) heritage resource studies;



e) additional information, as required by the approving authority, to evaluate the proposal in conformity with this Bylaw.

f) Pedestrian access plan:

- The plan must show safe pedestrian access routes through or along the site, which connect to all principle buildings on the site. If there are existing pedestrian access routes or facilities on adjacent sites, then the plan must show connectivity to these routes or facilities.

- The pedestrian access routes through the site must be a minimum of 1.5 metres in width, must include painting and signage to designate the routes, can include facilities such as sidewalks, paved walkways and raised crosswalks and must be accessible to people with disabilities (i.e. ramps on corners).