

Rural Municipality of Lumsden No. 189 Country Residential Development Proposal Workbook

This workbook is intended to allow the R.M. of Lumsden No. 189 and Council to thoroughly evaluate the impact of new country residential subdivision proposals in the area. The workbook is intended to raise awareness of current development issues and identify best practices with respect to community design. Council will base decisions on moving forward with rezoning applications related to new country residential subdivision proposals on the responses provided by applicants to the questions contained within this workbook, subject to other relevant Bylaws and policies of the Municipalities.

Please answer questions in the space provided within this workbook and attach additional sheets if necessary.

1. NATURAL AND BUILT ENVIRONMENTAL CONSIDERATIONS

The quality of both the physical and built environment can have a great influence on human health. These qualities may include physical human health; the natural environment’s ability to maintain living conditions such as clean air, water and a suitable climate; production of renewable resources; quality of life for all people; and the beauty / aesthetics of the environment.

Please comment on the following development components:

1.1 What is the total area of the subdivision (hectares)?

Total subdivision area:

1.2 How many residential sites are proposed by the subdivision?

Total number of sites: _____

Range of site size (smallest site – largest site): _____

1.3 How does the subdivision design address storm water management (e.g., wet/dry ponds, natural features, linear parks, green roof treatment, permeable paving, on-site drainage)? Will stormwater be managed on-site?

Minimizing the impact of storm water helps to reduce and /or prevent pollution and flooding as well as promote aquifer recharge. Storm water management systems become increasingly important as areas become developed, both in terms of managing increased volumes and preventing pollution.

Describe

1.4 Are there potential geotechnical hazards (steep slope, streamsides, shorelines)?

Early recognition of geotechnical hazards is an important step in reducing the incidence of expensive and potentially unsafe situations.

Yes/No

Describe

1.5 Is this a “brown-field” site or other potentially contaminated area (e.g. old farm yard, railway right-of-way)? If yes, is environmental site remediation to be part of the development process?

Brown-field sites or land that may have been used for potentially noxious industrial or commercial purposes (e.g. dry cleaning, farm sites, gas stations) that may have been contaminated by hazardous waste or pollution and need to be restored / decontaminated before development occurs. Brown-field sites are unsafe to redevelop before an environmental remediation takes place.

Yes/Not Applicable

If yes, briefly outline the nature of the potential contamination and the proposed (actual) remediation approach (including the standards that were adhered to):

Comment on inclusion of the following methods to reduce energy use and improve air quality:

1.6 Does the proposed development incorporate energy efficiency of proposed structures and / or subdivision layout (e.g., building location responding to daily sun/shade patterns, north-south orientation of residential sites, high performance envelopes, passive solar gain, solar shading, natural ventilation, ground heating/cooling)?

Reducing energy consumption through design and layout of buildings and communities conserves non-renewable fossil fuels, reduces air, water and land pollution, and reduces energy costs to the public. Site planning and building design are key components in increasing energy efficiency.

Yes/No

Describe

1.7 What proportion (%) of the residential sites in the subdivision have a north-south orientation appropriate for taking maximum advantage of passive solar energy?

Passive Solar Energy makes use of a steady supply of energy by means of building design and orientation. It reduces fuel consumption, lowers energy bills and increases natural light. Appropriate solar orientation for residential sites shall be defined as sites oriented within 30 degrees of a north-south axis.

Proportion (%):

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

Yes/No

Describe

1.9 Will greenspace and trees be provided within the subdivision (includes retention of existing trees)? Are there unique greenspace provisions that will contribute to the sustainability of the development?

Provision of more than one type of green space contributes to the diversity of the community and satisfies the various functional aspects of open space (e.g. programmed, passive, natural drainage, mobility).

Yes/No

Describe

1.10 Are there any significant existing environmental or cultural features that will be maintained, enhanced or destroyed on the site (e.g., tree and/or shrub or other natural feature preservation, critical wildlife habitat, cultural / heritage resource preservation)?

Maintaining or enhancing environmental features and significant archaeological sites helps to create a sense of community, protects the natural environment, a community's past and creates unique and distinctive places for people to live and enjoy.

Yes/No

Describe

1.11 What is the length (in lane metres) of the streets (by type, including walkways) in the development?

The total amount of transportation infrastructure can be compared to the size of the subdivision and expected population of the subdivision at full build-out size. A lane metre is defined as 1 metre x 2.5 metres (2.5 m2).

Length of streets: _____

1.12 Are actions proposed to mitigate noise (e.g., traffic, industry, agricultural uses)?

Mitigative measures could include noise attenuation walls, buffers, berms, vegetation, etc.

Yes/No

Describe

1.13 What is the layout of the street network (e.g. grid, curvilinear)?

Street layout can influence maintenance costs as well as connectivity with surrounding development. Intersections and sight lines related to streets affect traffic and pedestrian safety.

Describe

1.14 Is the development proposed to be located within 1.6 km. of a significant grassland area? If so, have you considered subdivision design elements or building standards that are intended to reduce the potential risk to the development from wildfires?

Subdivision design and development standards can minimize risk through the selective placement of perimeter fire buffer areas, access roads, trail development, parks and open space areas. Fire Smart building construction and design techniques that provide for building separation, achieve fuel modified building sites and provide landscaping, can be implemented by developers through restrictive covenants on land titles.

Describe

1.15 Are there any known Intensive Livestock Operations (ILOs) in the vicinity of the proposed development? If so, what is the distance?

Yes/No

Describe

1.16 What is the condition of the road network leading to the Development?

Road conditions are important to the health and safety of the residents in the area.

Describe

1.17 Have any transportation studies, including projected traffic flows been undertaken for the proposed Development?

Yes/No

Traffic flow studies aim to understand and identify road network issues including efficient movement of traffic and traffic congestion problems.

Describe

1.18 Are the light fixtures that are proposed for the development Dark Sky fixtures according to the International Dark Sky Association?

Yes/No

Property lighting is necessary for safety, security and for the enjoyment of nighttime activities. The objective in promoting dark sky friendly lighting is to balance the ability to see safely at night, the desire to preserve the beauty of the night sky, and the need for energy efficient lighting. Poorly designed or poorly installed lighting cause glare that can hamper vision and create a hazard rather than increase safety.

Describe

2. SOCIAL AND CULTURAL CONSIDERATIONS

Social and cultural considerations in reviewing development applications include features that enhance or maintain the social well being of the District's residents, while promoting the development of human potential and preserving cultural heritage. The importance of social and cultural aspects of a development include how it creates a high-quality of life for its residents without significantly detracting from the quality of life of surrounding residents / land users.

- 2.1** Does the subdivision enhance local identity (sense of place), character and culture (e.g., through architectural style, landscaping, colours, project name (e.g. Signage))?

Unique and interesting communities can be fostered by reflecting the values and cultures of their residents. By creating high quality communities through architectural style, landscaping and natural elements, it can be assured that the buildings (and the community) will retain their value and appeal over time.

Yes/No

Describe

- 2.2** Will development of the subdivision contribute to heritage revitalization through the reuse, relocation, or rehabilitation of an existing structure or feature?

Contributing to heritage revitalization draws on the uniqueness and history of the community. Reuse, relocation or rehabilitation of heritage areas / buildings makes communities distinct and contributes positively to their image and sense of place / culture.

Yes/No

Describe

2.3 Does the subdivision incorporate any public amenities or space for public gathering and activities (e.g., courtyards, town square, communal gardens, play areas)?

Incorporating public gathering spaces and focal points promotes a sense of community and provides opportunities for social interaction. Community gardens provide focal points for communities and are food sources and sources of potential income. Public amenities, particularly those that are adaptable, also increase the marketability of the community.

Yes/No

Describe

2.4 Have you consulted with all existing residents, land owners and adjacent municipalities within 1.6 km of the proposed development?

Yes/No

If concerns were raised by surrounding residents / land owners or municipalities, please list and explain how you propose to mitigate those concerns.

Describe

2.5 Is there something unique or innovative about your project that will enhance cultural and social sustainability, create “sense of place” or foster “community” which has not been addressed in this workbook (e.g., creation of unique type of community, other sustainable features, and contributions to the community)?

Yes/No

Describe

2.6 If the Development is located within or adjacent to the Qu'Appelle Valley, does it have an impact on the large patches of natural vegetation, natural corridors, stepping stones, and / or special sites as outlined in the Conservation Strategy for the Qu'Appelle Valley System in the R.M. of Lumsden?

Yes/No

Describe

2.7 If the Development is located within or adjacent to the Qu'Appelle Valley, does it preserve the scenic vistas and valley ridgelines that are visible from the valley top?

Yes/No

Describe

3. ECONOMIC CONSIDERATIONS

The importance of economic considerations in the development review process relate to the integrity of our ecological and economic systems and helps to ensure long term prosperity through the responsible use of our resources. Economic sustainability enables the maintenance, service and support of communities without upward pressure on levies, property taxes and other development charges.

3.1 Is any prime farmland (Class 1 or 2) proposed to be developed (and therefore taken out of agricultural production) as part of this proposal?

The preservation of prime agricultural land is important to future agricultural production.

Yes/No

Describe (include approximate amount)

3.2 Does the subdivision have any features that will reduce the long-term costs to the municipality of operating and maintaining public services and infrastructure (e.g. reduce roads and pipes for servicing that will have to be maintained by the R.M.)?

Yes/No

Describe

3.3 Does the development result in special or additional costs that are specific to this particular subdivision (e.g. special storm water issues, transportation, fences) that would not be fully recovered by municipal taxes?

Yes/No

Describe
