

TOWN POLICY NUMBER: 003/1999

REFERENCE:

ADOPTED BY:
TOWN COUNCIL

SUPERSEDES:
N/A

PREPARED BY:
ADMINISTRATION

EFFECTIVE DATE:
APRIL 6, 1999

TITLE: REQUIREMENTS OF AN OUTLINE PLAN

POLICY STATEMENT

To establish a written policy, as approved by Council, to outline the requirements for submitting an Outline Plan

ISSUES THAT NEED TO BE ADDRESSED

An assessment of the potential use of the land is required in the Plan. This will include showing any man-made or natural constraints that are evident within the Plan area. The principal issues to be addressed in the Plan are as follows:

1. Land uses and compatibility with adjacent uses, both existing and proposed (conformance with other Statutory Plan Documents).
2. Site and lot development standards as per Town of Rocky Mountain House Design Guidelines and Land Use Bylaw.
3. Access.
4. Municipal Services. (Storm, Sanitary & Water)
5. Land Drainage. (Contours)

OUTLINE PLAN CONTENT

The Owner is required to submit 25 copies of the final proposed Outline Plan. A total of 10 draft copies will be required for discussion purposes, prior to the final proposal. The Outline Plan is required to include statements and proposals for the following:

1. Drawings of the subdivision showing site constraints and soil and watertable conditions, including any evidence of soil contamination and proposed remedial action at a minimum scale of 1:2000.
2. Proposed Land Uses for the mitigation of any potential conflict with uses in or adjacent to the plan area.
3. Lot dimensions and areas (typical) and the overall density of any different residential areas.
4. Lot development criteria and standards.
5. Lanes, local and collector roads and their right of way widths.
6. Intersections with existing municipal roads and an identification of the necessary upgrading of these roads or intersections.
7. Utility rights of way and public utility lots.
8. Reserve dedication, environmental reserve, trails and their linkage to adjacent developed areas.
9. Storm drainage and conceptual municipal utility servicing.
10. If in close proximity to a railway line, identify the railway noise, vibration and safety accommodations that will be utilized in the Outline Plan.
11. Show any development phasing that will occur.
12. If private water and sewage systems are to be used include geotechnical information on potential well yields and quality of water as well as soil percolation rates.

During the preparation of the Outline Plan an opportunity will be given to people who may be affected by the Plan to review it and comment. The School Divisions, Utility companies and the Town's Planning Agency will also be solicited for input. If the plan area is adjacent to another municipality input from that municipality will also be required.

The Town also reserves the right to ask for any other additional information that is not listed above that might prove pertinent in the development of an area within it's municipal boundaries.