



Highway 11 (Joffre Bridge to Haynes) Area Structure Plan



October 2010

For the developer, clustered developments can reduce the site development costs by reducing the length of roads, water and sewer lines, and the amount of site grading that is required.

2.2 OTHER COUNTRY RESIDENTIAL DEVELOPMENT

A couple locations shown on Map 2 have been identified for traditional country residential development opportunities. This was done as public feedback indicated that a variety of lot sizes from the traditional country residential style to the smaller clustered developments were desired in the area. These locations are well back from the Red Deer River and are deemed to be more suitable locations for the traditional country residential style developments with individual water and wastewater systems. They are also compatible with existing country residential developments in the area.

One of the concerns about this type of development is it can lead to the sprawling pattern of “wall-to-wall” subdivisions that the public indicated they want to limit. In order to minimize the “wall to wall” development on these lands away from the river, the plan proposes to limit the amount of land that can be developed to a maximum of 70% of the developable area. The 70% of lands used for development must include any municipal or environmental reserve requirements, internal roads and public utility lots. The remaining 30% of the lands will be required to be retained as agriculture or open space and no further subdivisions of these residual lands will be allowed. Conservation easements will be used to protect these lands for this intended use and to restrict further subdivision. The intent is to create a tool to allow multi-parcel residential developments to protect their natural features similar to what is required along the Red Deer River, while still allowing for larger lot residential developments.

2.3 RECREATIONAL DEVELOPMENT

County Council deemed that recreational development opportunities will not be restricted within the plan area. Most of the lands within the plan area have some potential for recreational opportunities with the rolling and well treed landscape and the access to significant natural features such as the Red Deer River. Any recreational development opportunity in the Plan Area will be considered on its own merits under the provisions of the County’s Land Use Bylaw.

- 3.2.3 Any development proposals along the Red Deer River will be required to dedicate a minimum of 20% of their river frontage as municipal reserve for use as a public park, day use area or other public recreational amenity

3.3 COUNTRY RESIDENTIAL DEVELOPMENT AREA

The Country Residential Area covers lands over one mile from the Red Deer River as identified on Map 2. Lots for this type of development range from two and a half acres to four acres in size under the “R-CR” Country Residential District. Individual servicing will be permitted for this type of development. A maximum of 70% of the developable area will be allowed for development in order to prevent the sprawling pattern of “wall-to-wall” subdivisions. Landowners could use a cluster development style in this development area to protect 30% of the lands for agricultural use or as open space.

Policies:

- 3.3.1 Country residential development using individual water and waste water services will be allowed in this development area. This type of development must conform to the requirements of Country Residential “R-CR” District in the County’s Land Use Bylaw.
- 3.3.2 Cluster development may also be allowed in this development area. Any cluster development must conform to the requirements of the Residential Conservation Cluster “R-RCC” District in the County’s Land Use Bylaw.
- 3.3.3 A maximum of 70% of the developable area shall be used for Country Residential “R-CR” development in this area. The developable area includes lands for reserves, roads and public utility lots.
- 3.3.4 There shall be no further subdivision of the residual lands. Land uses will be restricted to those associated with the existing use of the land, agricultural production (excluding new or expanded confined feeding operations) and other uses that the County considers compatible with the multi-lot residential development of the surrounding lands.
- 3.3.4 Conservation easements will be used to protect the residual lands for compatible agricultural uses or open space and to restrict further subdivision.

3.4 RECREATIONAL DEVELOPMENT OPPORTUNITIES

Most of the lands within the plan area have some potential for recreational opportunities with the rolling and well treed landscape and the access to significant natural features such as the Red Deer River. Any recreational development opportunity in the Plan Area will be considered on its own merits under the provisions of the County’s Land Use Bylaw