

5.4 VALLEY CORE RESERVE



GOAL

To enable fully serviced multi-lot residential development while being cognizant of impacts on existing infrastructure and residential communities.



OVERVIEW

The intent of this Plan is to allow for additional residential development, up to a density of 20du/nrha as per the policies within the EMRGP. An outline of these areas shall be prepared by the landowner/developer to determine how the development aligns with the EMRGP and the surrounding development.



OBJECTIVE

- » Ensure that new multi-lot residential developments are attractive, conveniently located, and safe physical environments.
- » Ensure that new multi-lot residential developments are provided with municipal water and wastewater systems, and paved roads.
- » Provide for orderly multi-lot residential development.
- » **Provide for transitional densities between existing residential communities and future development.**
- » Avoid potential conflict with agriculture, particularly intensive livestock operations, when considering applications for multi-lot residential subdivisions.

POLICIES

- 5.4.1** The County shall direct future multi-lot residential development to areas designated as Valley Core Reserve as indicated on Figure 5: Development Concept Map. The designation of additional areas as Valley Core Reserve shall be through an orderly amendment process as outlined in Section 5.12 Implementation.
- 5.4.2** The County shall require that landowners and/or applicants to prepare and submit to the County an Outline Plan prior to submitting a redistricting and tentative plan of subdivision to facilitate the approval process. The required contents of the Outline Plan are outlined in Section 5.12 Implementation.
- 5.4.3** The County shall allow for existing agricultural operations to continue in alignment with the Agriculture District within the Land Use Bylaw.
- 5.4.4** The County shall permit development density up to a maximum of 20du/nrha on lands designated as Valley Core Reserve in Figure 5: Development Concept Map.
- 5.4.5** The County shall require that lands designated as Valley Core Reserve are developed in a manner complementary to regional policies and cognizant of existing communities.
- 5.4.6** **Proposed residential lots within the Valley Core Reserve that abut existing multi-lot residential lots prior to the adoption of this Area Structure Plan shall be developed in a manner consistent with the land use district of the existing multi-lot residential lots.**
- 5.4.7** **Where possible, the development of roads, parks and/or green corridors should be used as buffers to offset the built form of varying densities.**
- 5.4.8** **Landscaping, the use of berms and existing natural features may be leveraged as an important tool to assist with density transition through buffering.**