

What We Heard Report #2

for Robinwood Area Structure Plan

Submitted to:
County of Vermilion River

Prepared by:
Bluerock Planning Inc.

Submitted For Review:
June 6, 2023



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1.0 INTRODUCTION

1.1 PROJECT BACKGROUND

The purpose of the Robinwood Area Structure Plan is to guide the potential country residential development within the subject area. Some landowners in the area have produced ASPs in the past, and the County of Vermilion River is moving forward with this ASP in hopes to create a cohesive vision for the area, and to streamline future development processes. The site is located outside of the City of Lloydminster and is surrounded by agricultural lands. Major highway access, and close proximity to the City make this site a promising location for country residential development.

1.2 COMMUNICATIONS & ENGAGEMENT (C&E) GOALS

The overall goals for C&E aspects of the project are as follows:

- Build trust with the landowners, County residents & stakeholders
- Generate excitement, enthusiasm and a desire of citizens to take ownership over the future of their community
- Create local champions for the project
- Execute a transparent engagement process that is accessible to a broad demographic of the community
- Provide a wide variety of opportunities for feedback and obtain representative feedback from the community
- Generate project awareness and education about best practices in community planning so citizens can provide meaningful and informed feedback
- Incorporate local knowledge into the project deliverables
- Ensure the feedback loop is closed by sharing back to the community what was heard

1.3 REPORT PURPOSE

The purpose of this report is to report on what was heard during the public engagement process for the Robinwood Area Structure Plan.

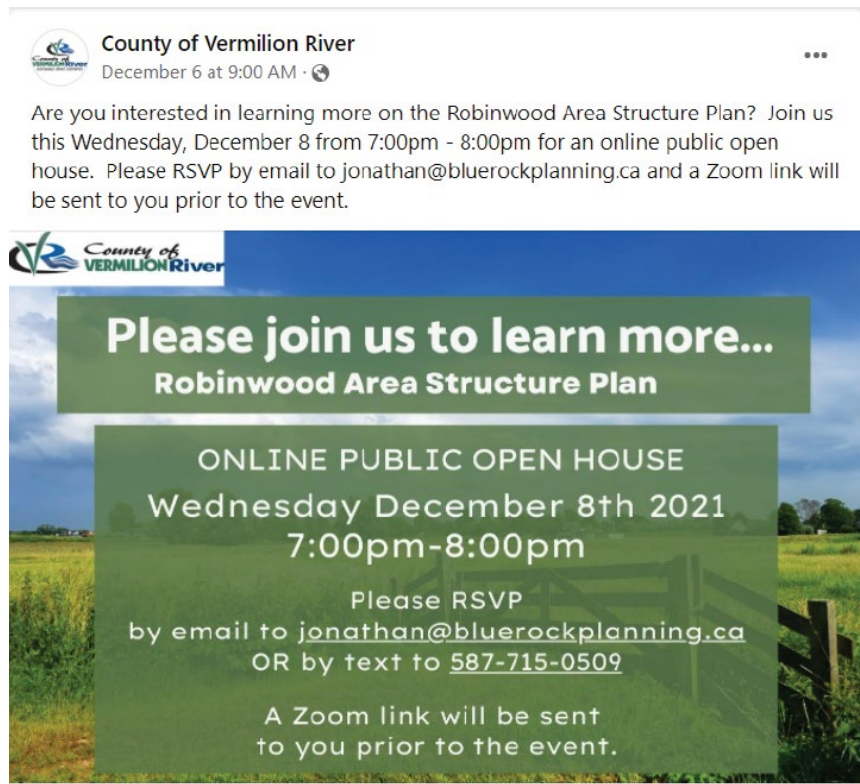
2.0 ENGAGEMENT TIMELINE

ACTIVITY	TIMING	STAKEHOLDERS
Letter to Landowners Notification of ASP intentions and ways to participate in the process.	Nov 27, 2020	Robinwood ASP area residents & adjacent landowners
Content for the County Website Including: project introduction info, project timeline, what is an ASP, how to stay informed and participate	Nov 22, 2021	County Citizens
Letter to Landowners 2 nd notification of ASP intentions and ways to participate in the process.	Nov 24, 2021	Robinwood ASP area residents & adjacent landowners
Open House Advertisement ¼ page advertisement for two weeks prior to open house. Also posted on County's Facebook page	Nov 24, 2021	General Public
Virtual Open House Hosted via Zoom Platform	Dec 8, 2021	County Citizens
Feedback Survey Sent to Open House participants the day following the open house	Dec 9, 2021	Open House Participants
Engagement Report #1 Published on County's website	February / March 2022	General Public
Open House #2	April 25, 2023	County Citizens / ASP Landowners
What We Heard Report #2 Published on County's website	May 2023	General Public

2.1 VIRTUAL OPEN HOUSE DECEMBER 2021 SUMMARY

The Robinwood ASP project team held a virtual open house on December 8, 2021. The open house was advertised on the County of Vermilion River's Facebook page, website, and the local newspaper for two weeks.

The event had four participants attend, and no feedback surveys were returned to the project team. A landowner in the ASP project area provided written feedback through email, which has been recorded in the appendix of this report.



During the Robinwood ASP Virtual Open House, participants expressed curiosity about the ASP and posed a number of pertinent questions to the Project Team.

The following section is a summary of the questions that were posed during the session and the responses provided by attending County staff and the consulting Planner on the project, Bluerock Planning.

The infographic consists of two Q&A pairs presented in speech bubbles. The first pair is at the top, with a blue bubble for the question and a green bubble for the response. The second pair is at the bottom, also with a blue bubble for the question and a green bubble for the response. The background is a light gray.

Question:
Will the natural drainage channel be the expected drainage channel if future development happens?

Response:
Yes, similar to the Robinwood Acres ASP and Robinwood Estates ASP the drainage channel would be protected through an easement (or similar measure) and be the expected mechanism for drainage through the quarter section.

Question:
What will the expectations be for water and sewer servicing?

Response:
Water servicing would be from on-site wells and the developer would be required to undertake the necessary studies to ensure viable water well capacity. Existing studies from other well data on the quarter section may be used to establish baseline conditions. Sewer servicing would be through on-site sewer solutions (e.g. septic fields or mounds) and developers would be required to prove (through studies) viable soils for septic fields, mounds or whatever viable solution is being proposed.

Question:

What will the County be considering for nighttime/dark skies policy to ensure that we can still enjoy our views of the stars?

Response:

The County already has dark skies policies within the Land Use Bylaw, and will consider refining them to meet Federal and Provincial legislation.

Question:

What is the future of the County's roads and plans for connectivity?

Response:

To accommodate traffic and easy access to all the lots, the ASP has planned out a network and the adjacent quarter sections will be connected by White Fence Road. Connectivity has been looked at to accommodate and connect lots, and at a larger scale to adjacent lands and quarter sections.

Question:

Why are some parcels less than 4 acres when we were told that all future parcels in the area will be at a minimum of 4 acres?

Response:

The Land Use Bylaw outlines rules for minimum parcel sizes. Policies within the 2017 LUB stated that the minimum parcel size for a residential parcel be 1/2 an acre. The direction of the current LUB establishes that the minimum size for a multi-lot country residential parcel be 1.0 acre.

2.2 COUNCIL APPROVAL PROCESS

The Robinwood ASP (Bylaw 23-05) was brought forward to Council on February 14, 2023 for first reading. Following first reading a public hearing was held on March 14, 2023. Following the public hearing and due to questions and concerns, County Council directed staff to undertake a public open house to seek further input on the Plan. During the public hearing process and associated circulation of the ASP to landowners and citizens a number of concerns were raised via letters submitted, including:

- Location of roads
- Housing density
- Road connections to adjacent areas
- Stormwater drainage
- Approval process for development

2.3 OPEN HOUSE APRIL 2023 SUMMARY

The Robinwood ASP project team held an in-person drop-in style open house on April 25, 2023 at the Kitscoty Legion Hall. The open house was advertised on the County of Vermilion River's Facebook page, website, and the local newspaper for two weeks.

The open house included 14 poster boards, including one welcome board, 12 information boards and 1 feedback board. Feedback forms were also available (see Appendix for board images).

Attendance:

There was approximately 15-18 people in attendance at the Open House with 13 signatures on the sign-in sheet, including the Division 2 and 5 Councillors.

Most feedback received during the open house was verbal and is based on long discussions with landowners in attendance. Feedback forms and written feedback were not submitted.

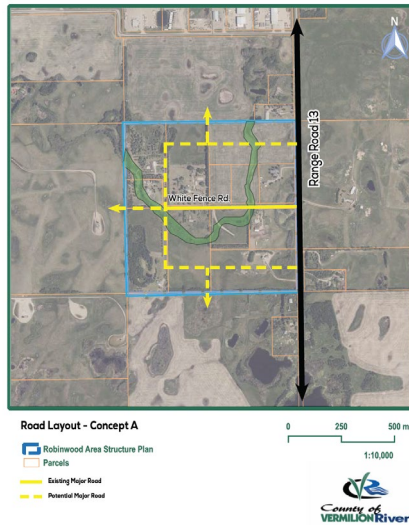
Feedback Received:

- There was a lot of interest in creating a third access to Range Road 13 to ensure a more functional road network that aligns more closely with landowners that wish to develop (vs those that aren't interested). The idea being to have a road further to the south of the ASP lands.
- Concerns were expressed about the drawings showing new roads too close to existing dwellings
- Concerns were raised about stormwater and drainage
- Questions were asked about where the Robinwood Estates subdivision approval and registration is at
- Landowners expressed a desire to minimize future road connections to adjacent undeveloped quarter sections as they didn't want cut-through traffic now in the future
- Some landowners expressed a desire for greater density to ensure development is profitable and feasible while other landowners want less density to preserve the existing character of the area

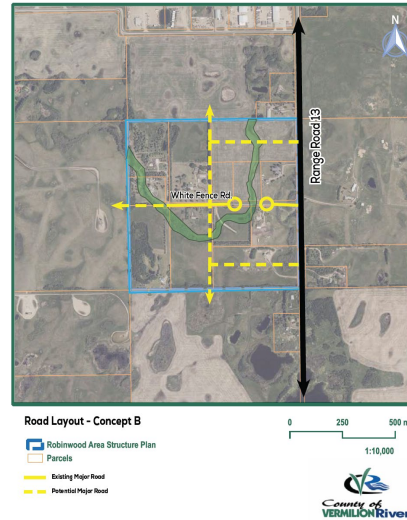


Road Concepts Feedback

Participants were shown two road concept alternatives on one of the poster boards.



Design Alternative - Option A



Design Alternative - Option B

Preferred Alternative

Participants overwhelmingly preferred Option A over both the existing road alignments and Option B. Thus, the County will be moving forward with amending the ASP to align with Option A.

2.4 WHAT IS TO BE PROPOSED & NEXT STEPS

The County administration and consultant are recommending to amend the road network for the Robinwood ASP to better align with the requests from landowners and feedback received while still maintaining operational efficiencies once completed. This should also assist with other concerns pertaining to drainage, impacts on existing dwellings, and connections to adjacent quarter sections.

Summary of recommended ASP changes:

- Change road network to align with Option A
- Remove road connections to adjacent quarter sections (cul-de-sacs / dead-ends)
- Remove ASP language around minimum lot sizes and let the Land Use Bylaw (districts) regulate lot size
- Move 3D drawings to appendix and simply development concept level of detail

Next Steps:

The recommended changes will be brought forward to Council through the bylaw approval process. The stakeholders and public will be provided with an opportunity to provide comments on the recommended revisions to the ASP.

Appendix A: Open House Boards from April 25, 2023



ROBINWOOD

AREA STRUCTURE PLAN

OPEN HOUSE

APRIL 25TH, 2023



ASP OVERVIEW

VISION

A high-quality country residential community that blends together existing and future properties.



Draft ASP 3D Vision

Note: the proposed lot layout configuration in this Plan is conceptual in nature. As landowners apply for subdivision of their land the final subdivision lotting scheme will be configured to reflect detailed engineering design at the subdivision stage.

ASP HIGHLIGHTS



DWELLINGS

- Potential build out of approximately 35 country residential lots (7 lots with existing dwellings)



TRANSPORTATION

- Internal grid road network
- Minimize dead-ends
- Minimize connections to Range Road 13
- Efficient use of roads / land
- Consider existing homes



NATURAL AREAS

- Preservation of the natural drainage area that goes through the Plan Area



SERVICING

- Individual water wells required
- Wastewater / Septic will be mounded septic or pump & haul

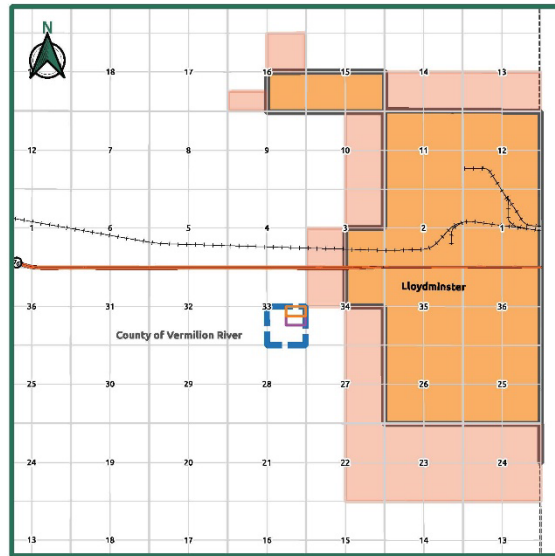
BACKGROUND

ASP BACKGROUND

The Robinwood area has seen past and present subdivision and development activity, due to its proximity to the City of Lloydminster and the Yellowhead Highway. There are already two adopted area structure plans within the plan area (Robinwood Acres & Robinwood Estates). Due to the level of development activity and interest in this area, the County of Vermilion River felt it was wise to undertake an Area Structure Plan (ASP) process for the entire quarter section of land (SE-33-49-1-W4M). An ASP provides a guiding framework for future subdivision and development for a specific area of land.

The County expressed a number of needs for the ASP to address, including:

- future road network alignment;
- housing lot sizes and density;
- stormwater and drainage planning; and
- integration of natural areas, park space and trails, where possible.



WHERE IS THE ASP IN THE APPROVAL PROCESS?

February 14, 2023 - 1st Reading

The County gave the Robinwood Area Structure Plan (Bylaw 23-05) first reading on February 14, 2023.

March 14, 2023 - Public Hearing

Following the public hearing and due to questions and concerns pertaining to stormwater and road layouts, County Council directed staff to undertake a public open house to seek further input on the Plan. After this open house staff will review for any amendments to the ASP and bring forward a revised version to Council for approval, including another public hearing.

WHAT IS AN AREA STRUCTURE PLAN?

An Area Structure Plan (ASP) is a statutory plan with policies and maps that is passed as a bylaw by County Council. Future subdivision and development within the Plan Area must then comply with the ASP. The ASP Bylaw process will include a public hearing and three readings of the Bylaw by County Council.

HOW CAN I PARTICIPATE IN THE ASP PROCESS?

This open house, and the associated feedback forms provide County citizens with an opportunity to participate in the ASP process. Citizens may participate by: attending the open house, completing the feedback forms, discussing the Draft ASP with County representatives, and participating in the public hearing when it occurs. We would like to hear from you!



HOW DOES THE ASP AFFECT COUNTY CITIZENS?

The Robinwood area has witnessed a lot of subdivision and development interest over the years. An adopted ASP would provide greater certainty on how future subdivision and development occurs in the Plan Area over time. The ASP provides guidance and direction for how future roads, housing and infrastructure would be coordinated within the Plan Area. However, the

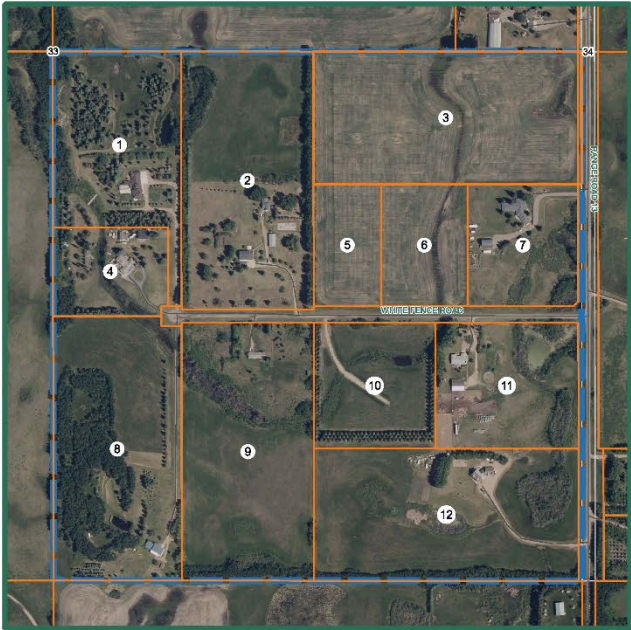
ASP does not predict the rate or pace of development within the Plan Area, since market forces and landowner decisions will determine when and if a parcel of land develops.

Further, coordinated and well-planned development can result in a net positive tax return to the County, thus helping to contribute to financial sustainability of the County.

WHY IS THE COUNTY LEADING THIS AREA STRUCTURE PLAN?

The County is leading this process because the Plan Area includes a entire quarter section of land with multiple landowners (see Parcels Ownership Map right). Planning on this scale requires coordination of future road networks, stormwater drainage, and other infrastructure that cannot be done by a single landowner.

Past ASPs within the Plan Area were completed by private landowners because the subject lands were owned by a single landowner. In this case coordination across multiple landowners and including multiple county roads is required.



Plan Area Legal Descriptions					
Index #	Title #	Legal Description	Owner	Area (acres)	Area (ha)
1	0036067007	7-1-1218TR	Private Landowner	13.5	5.4
2	0017172404	8-1-1218TR	Private Landowner	19.48	7.8
3	0017172305	1-1-1218TR (Robinwood Estates ASP - Bylaw 14-32)	Private Corporation	20.0	8.0
4	0036067015	10-1-1421054	Private Landowner	5.79	2.4
5	0035587915	1-2-1320731 (Lot 2 Robinwood Acres ASP - Bylaw 11-33)	Private Landowner	4.7	2.0
6	0035587923	2-2-1320731 (Lot 2 Robinwood Acres ASP)	Private Corporation	6.05	2.4
7	0035587931	3-2-1320731 (Lot 2 Robinwood Acres ASP)	Private Landowner	7.72	3.1
8	0017172355	6-1-1218TR	Private Landowner	19.27	7.8
9	0017172347	5-1-1218TR	Private Landowner	19.48	7.8
10	0017172339	3-1-1218TR	Private Landowner	8.72	3.6
11	0017172321	3-1-1218TR	Private Landowner	10.27	4.2
12	0013759733	4-1-1218TR	Private Landowner	19.98	8.1
Total of Titled Lots				154.9	62.7
Roads (Existing White Fence Road ROW)				3.8	1.53
Total Plan Area				158.7	64.2



EXISTING CONDITIONS

EXISTING WETLANDS & VEGETATION

The Robinwood ASP is located within the Central Parkland Natural Subregion – a heavily populated region consists largely of cultivated lands with some forested and grassland areas.

A series of temporary, seasonal and permanent marshes and shallow open water wetlands as well as shrubby and wooded, deciduous swamp wetlands are found throughout the Plan area (see Existing Conditions (Wetlands Map)

Some of these wetlands have been modified historically through the excavation of dugouts to hold more surface water.

Vegetations along the drainage channels and wetlands include willows and sedges. There are shrubs and trees throughout the Plan area, both natural nearby the wetlands as well as ones planted along the properties for wind breaks.

TOPOGRAPHY

The Plan area is relatively flat with a gentle topography. The subject lands are crossed by a meandering drainage feature that extends from the northwest corner across the central Plan area and maneuvers back to the north east area. This drainage feature does not appear to have a defined channel and travels through diffuse flow. Other, smaller, ephemeral drainages are also present within the subject lands.

SOILS & GEOTECHNICAL ANALYSIS

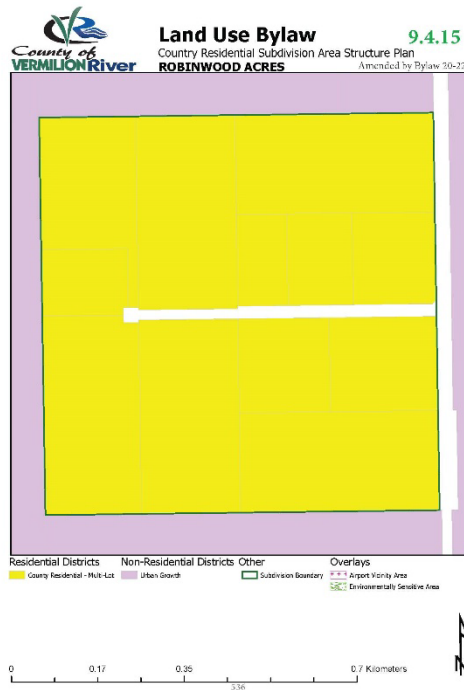
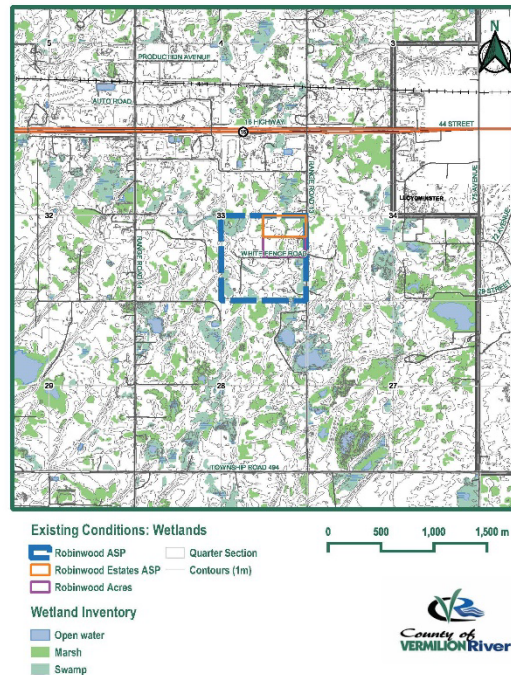
The Agricultural Region of Alberta Soil Inventory Database (AGRASID) identifies Chernozemic soil at the Site, with high relief, undulating landscape in the area. The dominant soil is the Elnora soil series, a well drained, medium textured (loam to clay loam) till.

A Geotechnical Assessment was undertaken for Lot 1, Block 1, Plan 1218TR in SE-33-49-1-W4M (Solid Earth Geotechnical Inc., 2014), which indicated that the subsurface conditions at the north east portion of the Plan area were considered reasonably favourable for site grading, roadway construction, and for the construction of single-family residential units. However, the assessment recommended that future developments should consider elevating the building footprints above the current grades to allow future residences to be constructed with the basement floor above the groundwater table. For areas where the water table is higher, basement developments may not be possible.

A Geotechnical Assessment has not been conducted for the entire Plan area. The requirement for a soil and geotechnical analysis will be addressed through future subdivision and development stages.

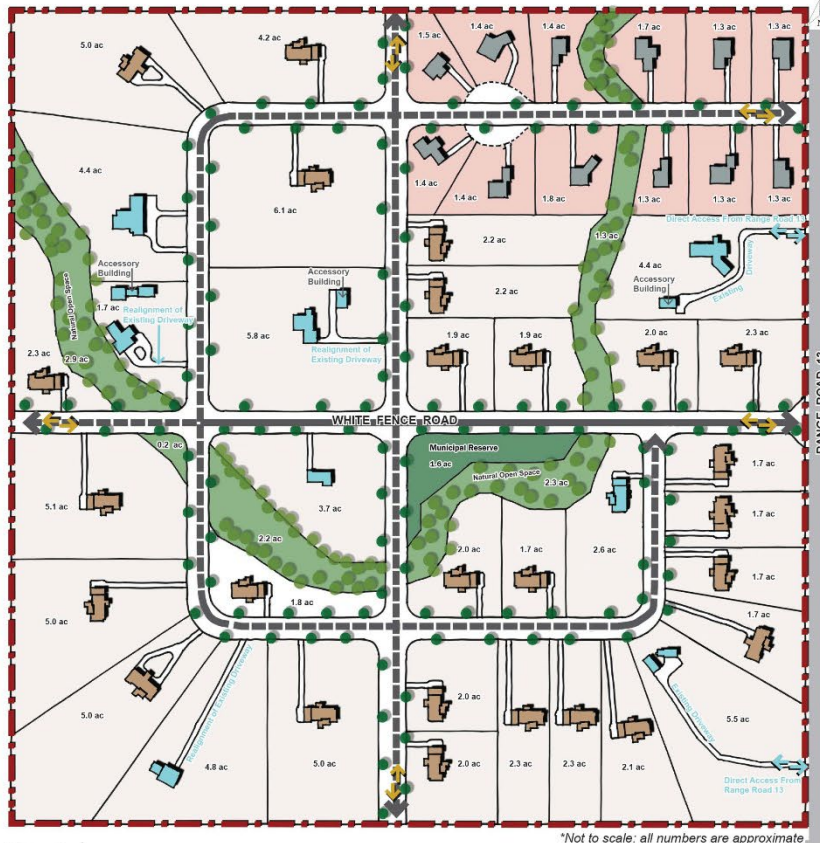
ZONING / LAND USE DISTRICTS

The Plan Area consists of a mix of agricultural lands and country residential properties. Presently they are designated as Country Residential-Multi Lot (CR-M) District in the County's Land Use Bylaw No 19-02 (see Land Use Bylaw Map right).



DEVELOPMENT CONCEPT

DEVELOPMENT CONCEPT



Legend

- Total Site Area (including proposed subdivision) ~158.7 ac (64.2 ha)
 - Proposed Country Residential Lots ~109.3 ac (44.2 ha) = 35 Lots (including 7 existing dwellings)
 - Existing Robinwood Estates ASP ~20 ac (8.1 ha) = 12 Lots
 - Proposed Dwellings
 - Existing Dwellings
 - Existing and Major Potential Roads ~20.5 ac (8.3 ha)
 - Natural Open Space (Potential SP/ERE) ~8.9 ac (3.6 ha)
 - Municipal Reserve
 - Site Access
 - ↔ Proposed lots with existing dwellings
- (Note: Proposed Residential Dwelling GFA ~ 5,000 sqft)*

*Not to scale: all numbers are approximate

Land Use Type Distribution

Land Use Type	Area (acres)	Area (hectares)	% of ASP
Existing Robinwood Estates ASP	20.0	8.1	12.6
Proposed Residential Lots (35)	107.7	43.6	67.9
Existing and Major Potential Roads	20.5	8.3	12.9
Natural Open Space Area (ER/ERE)	8.9	3.6	5.6
Municipal Reserve (MR)	1.6	0.6	1.0
Total	158.7	64.2	100

Residential Development Statistics

Land Use	Area (acres)	Area (hectares)	% of ASP	# of Lots	Lot Size Range	Density
Existing Robinwood Estates ASP	20.0	8.1	12.6%	12	1.4 - 1.9 acres	0.6 units per acre
Proposed Residential Lots	107.7	43.6	67.9%	35	1.6 - 6.1 acres	0.3 units per acre
Total	127.7	51.7	80.47%	47	-	-

LAND USE POLICIES

RESIDENTIAL DESIGN CRITERIA

Policy 5.33 The following design criteria shall be considered in the design of dwelling units in the Plan area:

- a) Dwellings should be situated to take advantage of views to the adjacent natural open space areas;
- b) Variety of distinctive roof forms, consistent with the architectural style of the dwelling are encouraged;
- c) High standard of exterior materials, natural colours, and details for wall cladding are encouraged to attain harmonious blend of textures and colours within the proposed ASP;
- d) Enhanced architectural treatment should be provided to gateway, corner dwellings that have an increased level of public exposure within the ASP;
- e) All elevations of the dwelling are expected to be given an equivalent level of design treatment (including side and rear elevations). Where side or rear elevations are not publicly visible, these elevations may be simplified; and
- f) Other additional design requirements at the discretion of the County as per section 4.5 of the Land Use Bylaw.



COMMUNITY DESIGN POLICIES

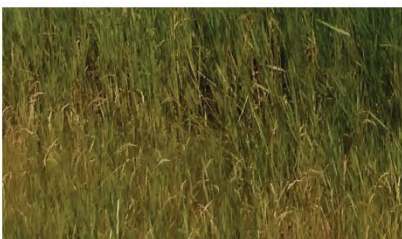
In order to achieve a high-quality character for the community, landscape treatments should be incorporated and implemented within the ASP area. The integration of quality architectural and landscape treatments at gateways, community edges, and focal points will enhance the aesthetic of the country residential community.

- 5.4.1 The County may require community design and landscaping features at the discretion of the Subdivision and Development Authority.
- 5.4.2 The Developer shall submit a landscaping plan at the subdivision stage to provide detailed landscaping guidelines for tree and shrub planting, fencing, screening, and any other features for the proposed subdivision and future development. The landscaping plan may be incorporated into the Architectural Controls to be prepared by the Developer and registered on title for future subdivision in the Plan area.
- 5.4.3 Developers are encouraged to add green spaces to create an attractive residential environment.

LAND USE POLICIES

ENVIRONMENTAL POLICIES

- 5.5.3 All subdivision and development that may impact a wetland shall provide proof to the subdivision authority or development authority, whichever is applicable, of compliance with the Alberta Water Act and Alberta Wetland Policy. Any permanent disturbances to the wetlands on the site will trigger a Water Act application and a Wetland Assessment and Impact Report.
- 5.5.4 If a wetland is identified on-site, the Developer shall use the provincial system to determine wetland classification, relative wetland value and work with the province to complete the process for protection, replacement or compensation as dictated by the Alberta Water Act and Alberta Wetland Policy.
- 5.5.5 Should it be determined during planning and detailed design that disturbance to certain environmental features (e.g., wetlands) cannot be avoided, the Developer shall apply for the appropriate regulatory approvals. Any disturbances to waterbodies will require, at minimum, an approval under the provincial Water Act.
- 5.5.6 For any features that are considered to be a naturally occurring and permanent waterbody, a Public Lands Act request for review from the Water Boundaries Unit will be required to determine if this feature is considered to be Crown-claimable.



- 5.5.7 The natural drainage feature identified as 'Natural Open Space' on Map 9 | Development Concept Plan shall be protected either as Environmental Reserves (ER) or as Environment Reserve Easement (ERE) at the time of subdivision. A minimum setback may be required in accordance with provincial guidelines outlined in Stepping Back from the Water: A Beneficial Management Practices Guide for New Development near Water Bodies in Alberta's Settled Region (Government of Alberta 2012).
- 5.5.8 Additional offsets from a water course and water source to septic field systems shall be considered in accordance to the applicable standards. The separation from a soil-based sewage treatment systems and surface water is 90m unless a principal building or development feature is built between the treatment system and the water source.
- 5.5.9 Municipal Reserve (MR), Environmental Reserve (ER) and/or Environmental Reserves Easement (ERE) requirements shall be determined at the time of subdivision in accordance with the Municipal Government Act (MGA), the County's Municipal Development Plan (MDP) and County policy.
- 5.5.10 After the Environmental Reserve and/or Environmental Reserve Easement dedication, remaining reserves owing on a parcel of land shall be provided as: a) municipal reserve, school reserve or municipal and school reserve; b) cash in lieu of reserve land; or c) a combination of land and cash.
- 5.5.11 Land identified as municipal reserve (MR) on Map 9 | Development Concept Plan should be taken as reserve land for MR purposes. For properties that do not have MR land identified cash-in-lieu of reserve land is the preferred method of reserve dedication after the applicable Environmental Reserve and/or Environmental Reserve Easement dedications are being provided. Deferment of municipal reserve is strongly discouraged.

TRANSPORTATION

TRANSPORTATION POLICIES

The Robinwood ASP transportation network is based on a road grid network that integrates smoothly with the existing rural road network in the County (see Future Road Network Map below).

- White Fence Road is used as the east-west spine road through the Plan Area along with a future north-south road that nicely divides the Plan Area into quadrants.
- Additional roads are proposed to ensure adequate access to future parcels, if they are subdivided.
- Roads will be developed and funded by private developers on an as-needed basis as subdivision occurs within the Plan area.
- In accordance with County policy, jurisdiction of public roads will be taken over by the County when completed.
- Contributions by developers will be required to pay for the share of the road infrastructure required to service the development.
- Upgrades are required at the Highway 16 / Range Road 13 intersection. Developers shall contribute to these upgrades at the time of subdivision.
- Unsignalized intersections connecting the Plan area to Range Road 13 are sufficient based on the proposed development density.
- However, changes to the proposed densities at future subdivision and development stages would require an updated Traffic Impact Assessment to confirm the potential upgrades required for the road network and intersection at Highway 16.
- Internal intersections will be in the form of stops signs (or roundabouts if desired), which will be confirmed at the subdivision stage based on the Traffic Impact Assessment and contingent on landowner agreements and other physical constraints of each particular site.

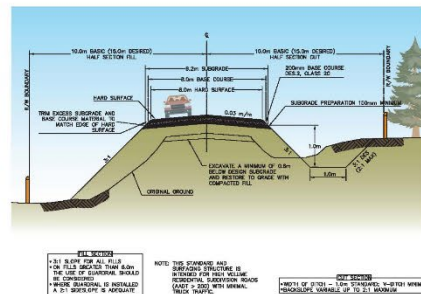


Future Road Network

- Robinwood Area Structure Plan
- Robinwood Estates Area Structure Plan
- Robinwood Acres Area Structure Plan
- Existing Major Road
- Potential Major Road
- Lots
- Natural Area
- Cul-de-sac (proposed)



0 100 200 300 m



ALTERNATIVE CONCEPTS

DESIGN OPTIONS FOR DISCUSSION

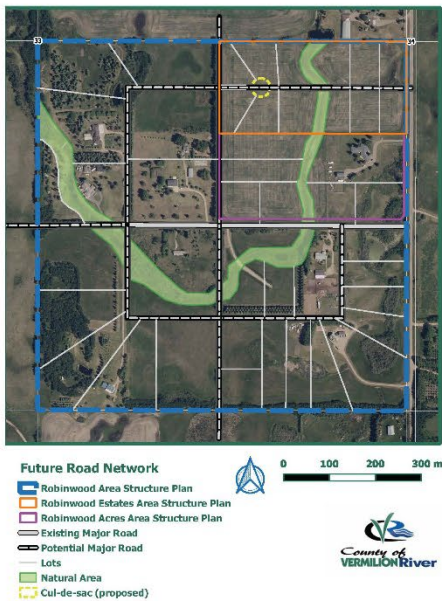
The current Robinwood ASP transportation network is based on a road grid network that makes the following assumptions:

- Keep White Fence Road as the primary entrance to RR13
- Limit any other new accesses onto RR13.

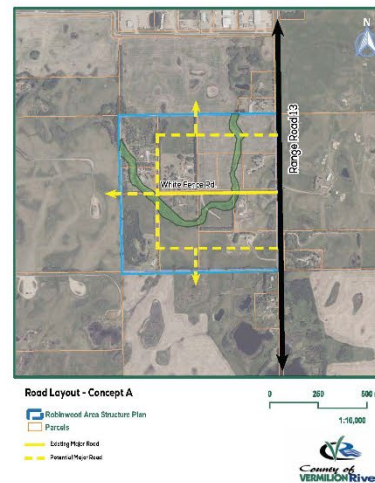
However, since the County has received feedback from landowners stating the road network is not working for them, we have provided some alternative design options for discussion. We welcome your feedback.

All design options should strive to:

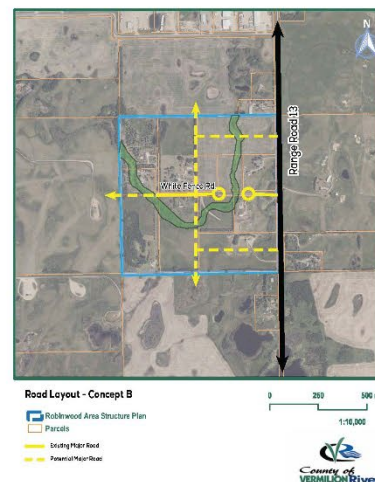
- Maintain a logical grid road network
- Create equal future development opportunities for each landowners
- Protect the natural drainage course



Current Robinwood ASP
Transportation Network



Design Alternative - Option A



Design Alternative - Option B

WATER & WASTEWATER

WATER SERVICING POLICIES



The ASP proposes on-site water servicing via groundwater wells for each of the residential lots in accordance with the County standards and provincial regulations.

6.2.1 The Developer shall submit a groundwater assessment and/or pump test in accordance with the County and provincial standards at the subdivision stage to confirm sufficient water servicing for the proposed subdivision and development.

6.2.2 If municipal water servicing capacity and piping is available within 50m of a proposed development the Developer shall connect to municipal piped water services. Any existing groundwater wells shall be decommissioned if no longer needed.

6.2.3 A Deferred Servicing Agreement or other such mechanism shall be registered on each new certificate of title (lot) created that is serviced by groundwater. The agreement is to notify landowners of a commitment to decommission the existing groundwater system and connect to a water treatment and distribution system when deemed appropriate by the County.

WASTEWATER SERVICING POLICIES



The ASP proposes independent private wastewater services via mounded septic field or a pump out tank in accordance with the recommendations of the Geotechnical Report and the applicable provincial standards and regulations.

6.3.1 The Developer shall submit geotechnical studies pertaining to the provision of private sewage disposal and/or a Private Sewage Treatment Assessment at the subdivision stage to confirm the suitability of the proposed private wastewater treatment system on-site (i.e., mounded or conventional septic field system). It is not the responsibility of the County to address cost sharing between landowners.

6.3.2 The private wastewater treatment system shall be designed and installed by a qualified professional in accordance with the applicable municipal and provincial standards.

6.3.3 If a wastewater pump out tank is used, the placement of the pump out tank shall be done in such a manner that municipal wastewater servicing can be connected in the future.

6.3.4 A Deferred Servicing Agreement or other such mechanism shall be registered on each new certificate of title (lot) created that is serviced by a private sewage treatment system. The agreement is to notify landowners of a commitment to decommission the existing wastewater system and connect to a wastewater system when deemed appropriate by the County.

STORMWATER & DRAINAGE

STORMWATER / DRAINAGE SERVICING



Stormwater will be conveyed via overland drainage and directed to ditches within the rural road right-of-way or the natural drainage feature within the Plan Area (See Stormwater Drainage Plan).

- No stormwater retention pond is proposed in the plan area due to the minimal hard surfaces and minimal changes to the current storm water flow anticipated post-development.
- Future lots can be graded from front to back, back to front or split drainage as required during detailed design to convey water to the road system ditches and natural drainage feature.
- If required, during detailed drainage and site grading landscaped easements containing grass swales can be used to direct storm water along the lot property lines to reach the road ditch network or natural drainage feature.
- All roads will have landscaped ditches and culverts sized to convey the storm water to the natural low points such as drainage channels, wetland areas and connections to RR 13 and other.

KEY POLICIES

- 6.4.1 The Developer shall submit a Stormwater Management Report, stormwater memo or grade certificate whichever is required at the discretion of County staff at the time of subdivision application to confirm the subdivision aligns with the Area Structure Plan, the County's Master Drainage Plan and any relevant County Standards.
- 6.4.2 The Stormwater Management report shall demonstrate how additional runoff arising from the site will be managed in terms of both quality and quantity. The report shall confirm that additional runoffs as a result of the proposed development would not adversely affect the surrounding areas and the Environmental Reserve/Environmental Reserve Easement area. Where applicable, the report should also determine the size of the stormwater facility and confirm the size of the Public Utility Lot required in support of the proposed subdivision and development.



Stormwater Drainage Plan

- Robinwood Area Structure Plan
- Lot Drainage Direction
- Road Drainage Direction
- Natural Area Drainage Direction
- ⊕ Existing Spot Elevations
- Contour from LIDAR (0.2M interval)

Disclaimer: Lot Drainage Directions are conceptual only. To be confirmed at subdivision and development stages.

PHASING & NEXT STEPS

PHASING

Phasing and implementation of the Robinwood ASP will be based on whether landowners within the Plan area choose to subdivide and develop their land. The existing zoning (district) is Country Residential – Multi-Lot (see Map 3 | Existing Land Use Districts), and allows for additional subdivision without the need for re-zoning (land use redesignation). Thus, subdivision applications may occur following adoption of this ASP by Council.

The ASP is not intended to compel any landowners to develop, but rather to provide a logical and cohesive framework if development does occur. There are a variety of existing lot sizes and configurations that may be more or less conducive to future subdivision and development.

The Developer is responsible for the applicable technical studies in support of future subdivisions and must pay for and/or construct the necessary infrastructures, such as on-site servicing and roads to access future lots, in alignment with the directions in this ASP.

PROJECT SCHEDULE



NEXT STEPS

Following this open house the County will review the feedback and determine any changes that need to be made to the Area Structure Plan. After any proposed changes are made the ASP will then go through the formal Council adoption process that includes a public hearing and two readings of Council. The public hearing will be advertised for a minimum of two weeks ahead of time.

CONTACT INFORMATION

Nida Hassan, County Planner
NHassan@county24.com
(780) 846-2244

QUESTIONS & IDEAS

GIVE US YOUR QUESTIONS & IDEAS

We welcome your feedback. Write your questions or ideas on a sticky note below for the listed questions or others you may have about the Robinwood Area Structure Plan.



Write your questions or ideas on a sticky note and place it below.

1. What do you think of the proposed housing density? Too high? Too Low? Just right?

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2. What road network do you prefer (current, Option A, Option B)? Or do you have alternative road network ideas?

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3. Should there be regulations on housing size, quality, and architectural design? If yes, what should they be?

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4. Other comments/questions/ideas

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