

INTRODUCTION

The intention 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.

ENGAGEMENT GOALS

The engagement goals for the project were 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
- 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

ENGAGEMENT ACTIVITY TIMELINE

ACTIVITY	TIMING	STAKEHOLDERS	
LETTER TO LANDOWNERS NOTIFICATION OF ASP INTENTIONS AND WAYS TO PARTICIPATE	NOV 27 2020	ROBINWOOD ASP AREA RESIDENTS & ADJACENT LAND OWNERS	
"PROJECT INTRODUCTION" INFO - PROJECT TIMELINE, WHAT IS AN ASP, HOW TO STAY INFORMED AND PARTICIPATE	NOV 22 2021	CITIZENS OF THE COUNTY OF VERMILION RIVER	
LETTER TO LANDOWNERS 2ND NOTIFICATION OF ASP INTENTIONS AND WAYS TO PARTICIPATE	NOV 24 2021	ROBINWOOD ASP RESIDENTS, LANDOWNERS & ADJACENT LAND OWNERS WITHIN 1 MILE RADIUS	
OPEN HOUSE ADVERTISEMENT 1/4 PAGE ADVERTISEMENT RAN FOR TWO WEEKS PRIOR TO OPEN HOUSE. ALSO POSTED ON COUNTY'S FACEBOOK.	NOV 24 2021	GENERAL PUBLIC	
VIRTUAL OPEN HOUSE HOSTED VIA ZOOM PLATFORM	DEC 8 2021	CITIZENS OF THE COUNTY OF VERMILION RIVER & LLOYDMINSTER	
FEEDBACK SURVEY SENT TO OPEN HOUSE PARTICIPANTS THE DAY FOLLOWING THE OPEN HOUSE	DEC 9 2021	OPEN HOUSE PARTICIPANTS	
ENGAGEMENT REPORT PUBLISHED ON COUNTY'S WEBSITE	FEBRUARY -MARCH 202		

VIRTUAL OPEN HOUSE SUMMARY

The Robinwood ASP project team held a virtual open house on December 8th 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.

VIRTUAL OPEN HOUSE Q&A SUMMARY

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 Inc.

VIRTUAL OPEN HOUSE Q&A SUMMARY

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.

VIRTUAL OPEN HOUSE Q&A SUMMARY

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.

Ouestion:

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:

Policies within our 2017 MDP dictated that the minimum parcel size for a residential parcel be ½ an acre. However in the end, the parcel size for subdivision is dependent on several factors such as suitability of land for building, PSDS system setbacks etc.

CONCLUSION

The Robinwood ASP project team has engaged and collaborated with a variety of stakeholders throughout the development of the draft plan.

The project team will continue to share information with stakeholders as the process continues to evolve. If you have any questions, please reach out to the project engagement specialist:

Blaise Fontaine,
Director of Engagement
ProACTIVE Planning Inc
blaise@proactive-planning.ca

APPENDIX I: VERBATIM COMMENTS

FEEDBACK FROM LANDOWNER

Summary of PTN NW 33-49 concerns and queries,

- who is responsible for, and what best practices are applied should adverse impacts to surface stormwater and groundwater occur to adjacent landowners property and how will current area hydrology profiles be impacted by this ASP if approved and developed over the next number of years?
- What night time illumination standards will apply to the subject ASP and it's adjacent property owners? Will the standard bias be towards less density and lower illumination levels for residents to view nighttime stars etc.? Business Commercial zones are in close proximity: how are different night time lighting standards applied to zoning transition? How is illumination transition managed? Example: how is applied night time lighting that adversely impacts residential zoning dealt with?

The first time development of this draft ASP by the County in my opinion has merit in the case of multi-developers in smaller property sizes where coordination and alignment to over arching County and Municipal Development Plans should be managed for the longer term view. This first process is not stated as an option by the County of Vermilion No.27 (to my understanding). If this is the case, and if the process is planned to be used, go forward: it's use may increase the likelihood of single developers asking the County or other Counties to do the same to which there may be beneficial synergies. Without understanding how a defined process for County ASP development on behalf of multi-landowners works: adjacent landowners and land owners in general will wonder and ask: who is paying for the multi owners ASP development and or how does the go forward use of this practice affect landowner, developer, and County relations. How are fair and equitable principles applied to landowners, developers and the County in its use?

Thanks to Blue Rock Planning and the County for the presentation and the ability to provide input into the draft Robinwood ASP. The communication processes used work well with a good range of connectivity.

Robinwood Area Structure Plan



Online Open House December 8th 2021



Project Team



Planning Consultant: Bluerock Planning Inc. Jonathan Schmidt, MEDes, RPP, MCIP



Engineering by: McElhanney Ltd. Civil Project Lead: Daniel Fowler, P.Eng.



Nida Hassan, County of Vermilion River 780-846-2244 NHassan@county24.com



With Support From:

ProACTIVE Planning (Engagement)

Project Location

The Plan area is located approximately 0.7 kilometres south of Highway 16 and approximately 1.6 kilometres west of the City of Lloydminster, on the west side of Range Road 13. The Plan area is about 160 acres (quarter section) in size.

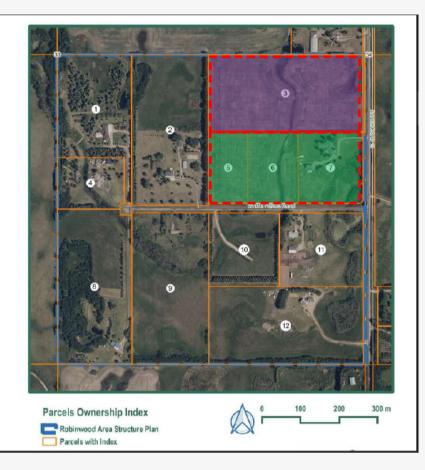




Current Legal Parcels

Table 1: Legal Parcel:

Map Index#	Title #	Legal Description	Owner	Area (Acres)	Area (Hectares)
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 - Bylaw 11-33)	Private Corporation	6.05	2.4
7	0035587931	3-2-1320731 (Lot 2 Robinwood Acres ASP - Bylaw 11-33)	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 / Non-titled land (Existing White Fence Road ROW)			3.8	1.53	
Total Plan Area				158.7	64.2





Development Concept

The Development Concept Plan includes the whole quarter section, including 20 acres (8.1 ha) of the existing Robinwood Estates ASP area.

The Robinwood Area Structure Plan envisions a high-quality country residential community that blends together existing and future properties.

Development Concept Plan includes:

- Accommodation for future country residential development (total 35 potential lots inclusive of 7 existing)
- · Lot sizes from 1.6 to 6.1 acres
- Rationale road network that builds on the rural grid framework by minimizing dead-ends and provides convenient connections to surrounding areas in the future, as required;



Development Concept



Total Site Area





Proposed Dwellings

Existing Dwellings

Existing and Major Potential Roads

Natural Open Space



Development

Concept



Total Site Area



Proposed Country Residential Lots existing dwellings)



Existing Robinwood Estates ASP



Proposed Dwellings



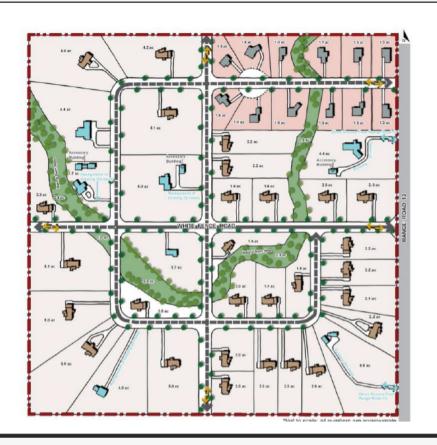
Existing Dwellings



Existing and Major Potential Roads



Natural Open Space



Development

Concept



Total Site Area



Proposed Country Residential Lots existing dwellings)



Existing Robinwood Estates ASP



Proposed Dwellings



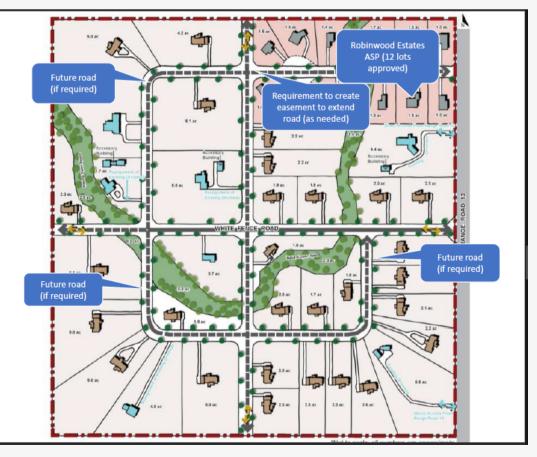
Existing Dwellings



Existing and Major Potential Roads



Natural Open Space



Transportation

Robinwood ASP transportation network is based on a road grid network that integrates smoothly with the existing rural road network in the County (see Map 12: Future Road Network).

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 on an asneeded basis as subdivision occurs within the Plan area.

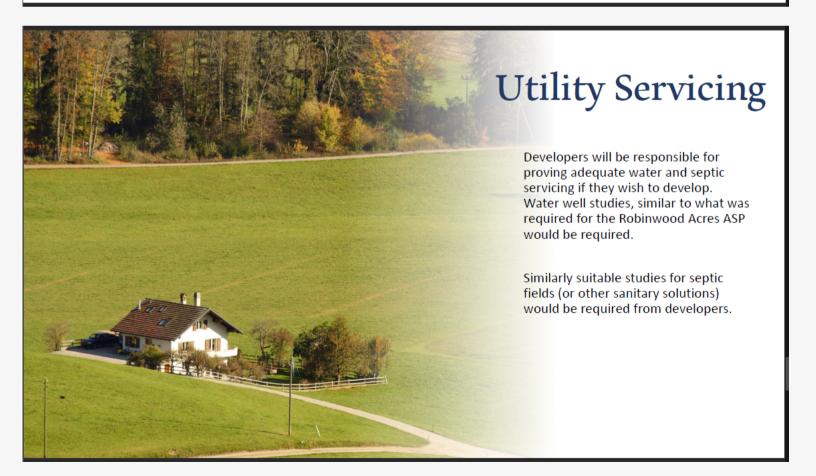


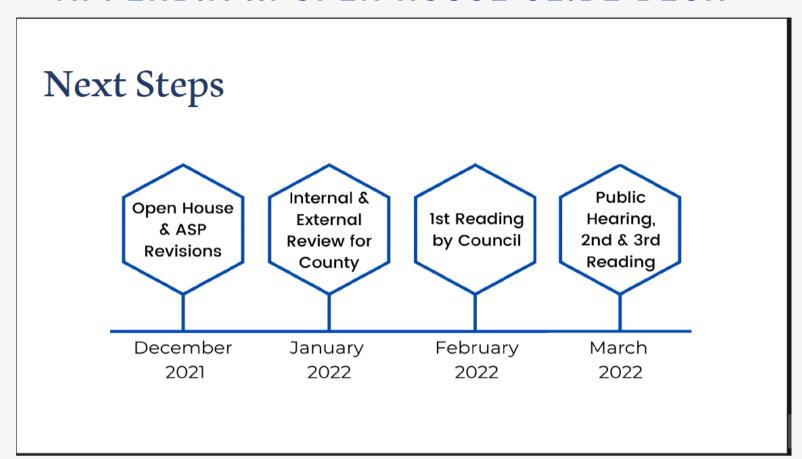




Phasing

- Phasing based on whether landowners within the Plan area choose to subdivide and develop their land.
- The existing zoning is Country Residential Multi-Lot 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.
- Developers are 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.





Thank You!

A survey will be sent to you tomorrow seeking your feedback about the Robinwood ASP – please help us make this policy document reflective of your vision for the County!

If you have any questions or further comments, please do not hesitate to get in touch with us:

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