



# OPEN SPACE RESIDENTIAL

## Features of Open Space Residential Area



Conservation of natural features

Minimum of 50% permanent retention of publicly accessible open land



Retention of rural character & scenic vistas for Springbank

Open Space buffers with existing subdivisions



Range of housing types and lot sizes

Reduced infrastructure costs by clustering development



Reduced development footprint

Increased opportunities in implementing low impact development to manage stormwater



Opportunity for regional servicing

Residential development envisioned at 1.5 units per net acre with minimum lot sizes of 0.5 acres



## Principles Guiding the Open Space Residential Area

- A County-led Conceptual Scheme shall be prepared and adopted by the County for these areas
- Thoughtful placement of passive recreation and open space areas adjacent to existing country residential housing
- Protection of viewsheds across the area
- Appropriate transition of residential lot sizes
- Strong active transportation routes through open space areas in alignment with the County's Active Transportation Plan
- Support for contemporary agriculture uses which offer broader products and services such as tourism, education, or recreation
- Strong protection of the Elbow River corridor as a floodway and wildlife corridor



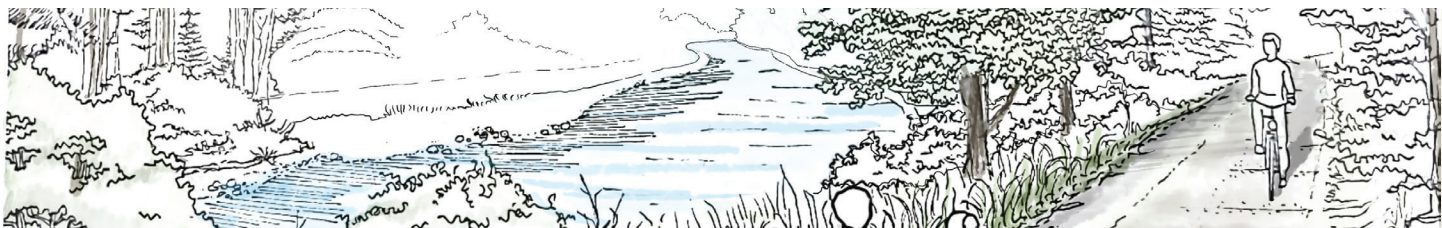
## What is Open Space Residential?

Open Space Residential design sensitively integrates housing with the natural features and topography of a site by grouping homes on smaller lots, while permanently preserving a significant amount of open space for conservation, recreation, or small-scale agricultural uses. Principles of Open Space development suggest half or more of the buildable land area is designated as permanent open space.

The draft Springbank ASP also requires that a significant portion of this open space is publicly accessible. The ASP employs Homeowner Associations, Community

Associations, or similar organizations to assume responsibility for common amenities and to enforce agreements including, but not limited to, registered architectural guidelines.

Although there are existing examples of clustered residential development in the County, the proposed Open Space Residential policy differs significantly by requiring larger minimum lot size, a strong architectural theme based around Springbank's character, and productive use of open spaces. Most importantly, the County will lead detailed planning of these areas to ensure that those living in and next to the development have greatest say on the final development form.



Land use redesignations will require the prior approval of a County-led local plan with inputs from local residents and landowners



Comprehensive subdivision design and road access will be determined at the County-led local plan stage



Servicing efficiencies will be achieved through connection to piped and/or regional servicing systems, and efficient access will be provided to County roads

