BROOKSWOOD/FERNRIDGE PHASE 1

NEIGHBOURHOOD CONTROL PLAN

Adopted by Council Resolution
July 6, 1992

BROOKSWOOD/FERNRIDGE PHASE 1

NEIGHBOURHOOD CONTROL PLAN

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SECTION 1

Introduction

The Brookswood/Fernridge Phase 1 area consists of approximately 50.5 hectares (125 acres) abutting the south-east boundary of the City of Langley. The area is bounded on the west by 208th Street, on the south by 43rd Avenue, on the north by the Langley City boundary and Maysfield Crescent and on the east by the topographic break adjacent to Murray Creek. The Phase 1 area is shown on Map 1.

Existing property owners have expressed considerable interest in redeveloping the existing suburban lots to an urban size in order to permit the area to be economically serviced. Subdivision proposals have been made on four of the largest properties. These applications have been deferred pending adoption of the Brookswood/Fernridge Phase 1 Neighbourhood Control Plan.

The purposes of the Neighbourhood Control Plan are to:

1. Economically provide for full municipal services;
2. Equitably distribute limited servicing capacity;
3. Prepare a plan in consultation with all interested property owners; and
4. Ensure that redevelopment occurs with the least possible impact on existing dwellings and the natural environment.

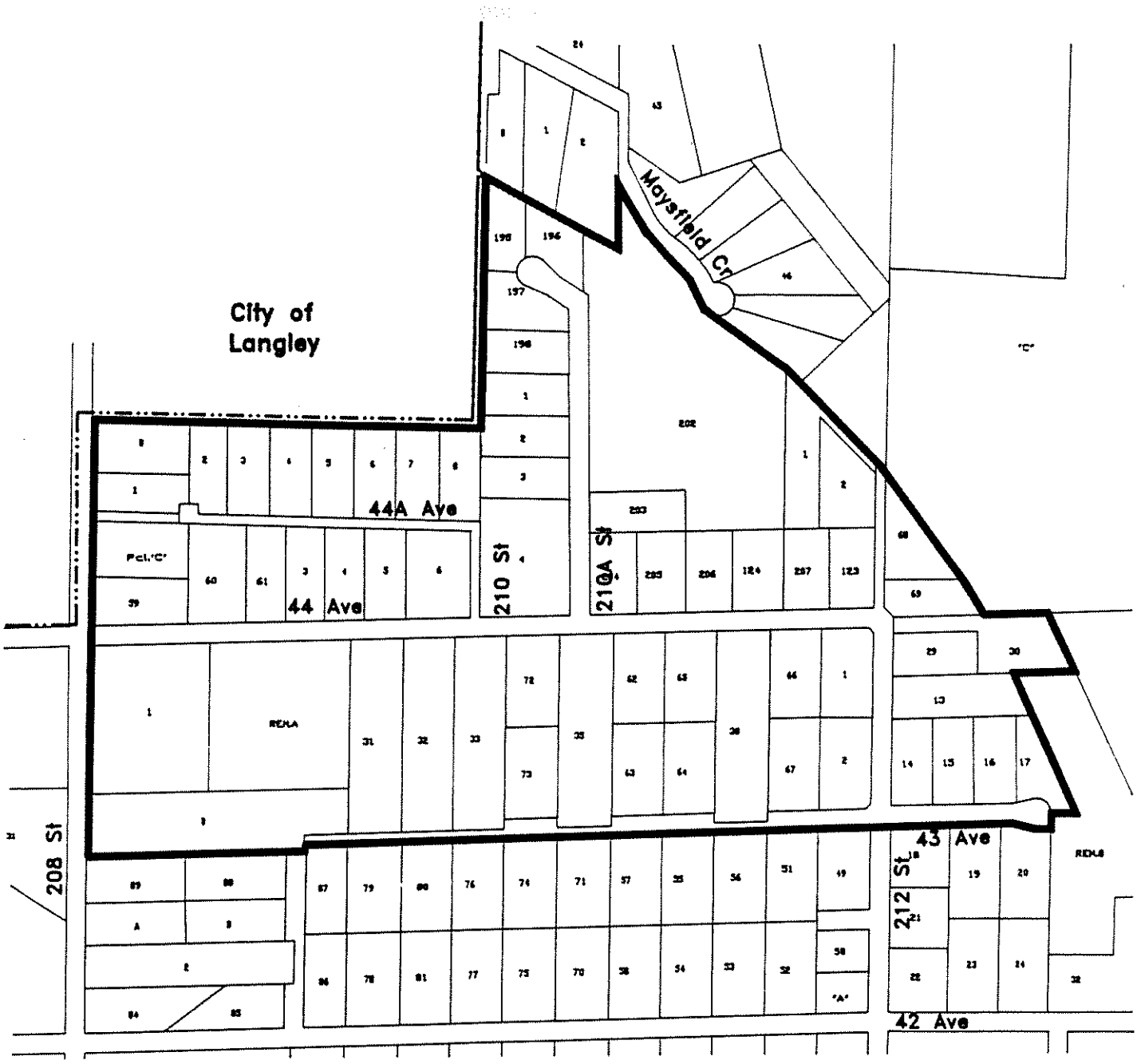
SECTION 2

Brookswood/Fernridge Community Plan

On August 31, 1987, the Langley Official Community Plan was amended to include the Brookswood/Fernridge Community Plan. This plan details the Township's policies for the Brookswood/Fernridge area. The land use plan for the Brookswood/Fernridge community is included as Map 2.

The ultimate population forecast for the Brookswood/Fernridge area is approximately 35,000 people consisting of 30,000 living in single family residences, 3,000 living in townhouses or mobile homes and 2,000 living in apartments.

This land use concept provides for a range of housing types at relatively low densities, a commercial core to support the needs of the proposed population, limited service commercial lands, institutional, recreational and conservation areas. The neighbourhood areas are centered on elementary school/park areas and will encourage interrelation of conservation areas, walkways and road design to provide safe, attractive and identifiable neighbourhoods.



Legend

City/Township Boundary

Phase 1 Boundary

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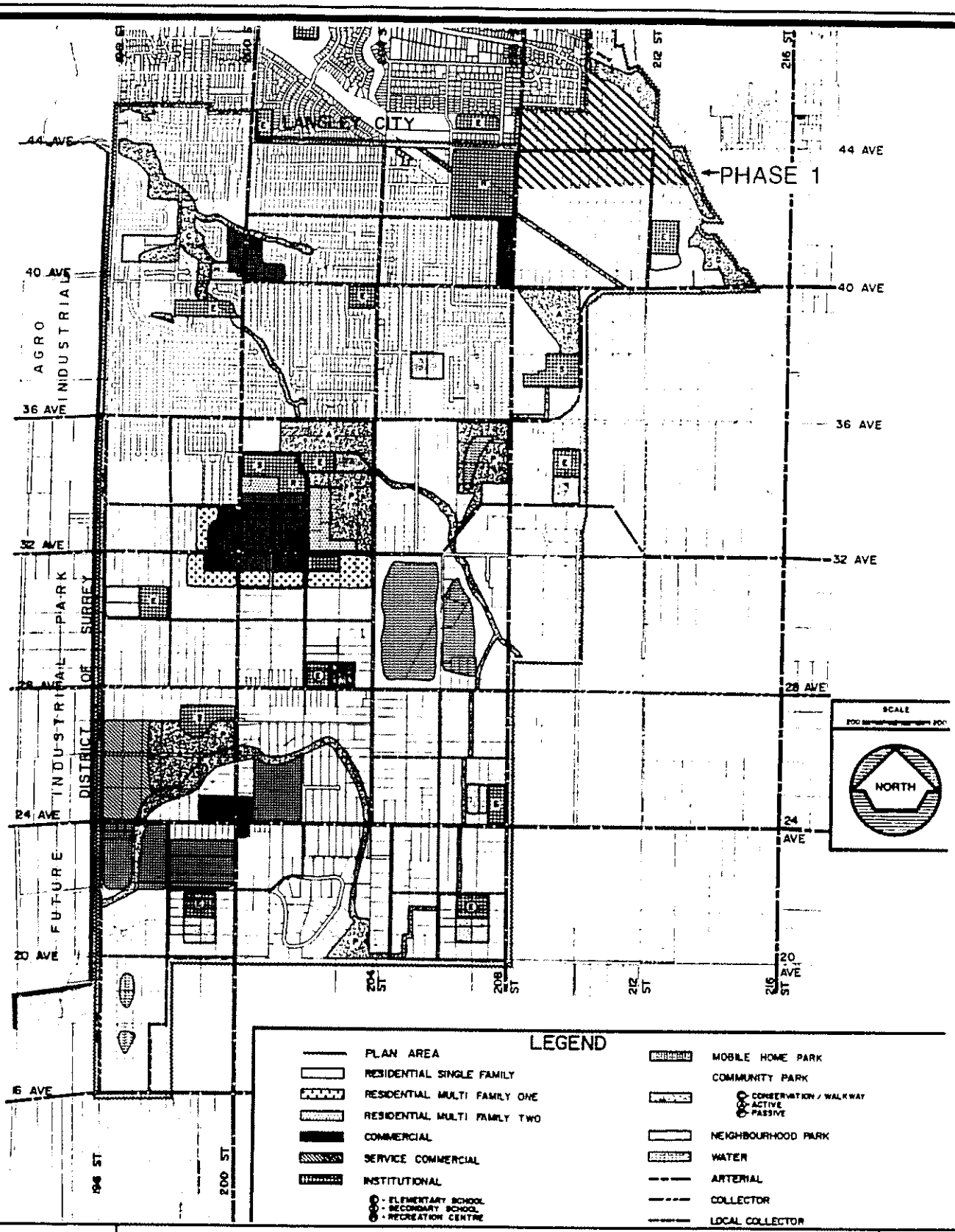
Brookswood/Fernridge
Phase 1 Neighbourhood Control Plan

Map 1 Boundaries



Brookswood/Fernridge
Phase 1 Neighbourhood Control Plan

Map 2 Brookswood/Fernridge Community Plan

Virtually all of the Phase 1 Brookswood/Fernridge area is designated Residential Single Family on the Plan Map. The plan calls for all single family areas to be developed to full urban services as specified in the Subdivision and Development Control Bylaw. Required services include sidewalks, curb and gutter, community storm drainage, street lighting and underground wiring. The minimum specified lot size shall be $650m^2$ (7,000 sq. ft.).

The north-easterly part of the Phase 1 area from the topographic break to Murray Creek is designated Conservation/Walkway. The Plan states that creek and river areas are undevelopable for urban purposes and will be protected to serve as drainage courses, open spaces and fish and wildlife habitats. Vegetation removal should be restricted to prevent erosion along the watercourses and development within the flood plain areas shall be restricted. Urban development will be required to be set back far enough so that the development is protected and the ecological value of the area is not reduced. The conservation areas defined on the Plan Map are designated as Development Permit areas under Section 945 (4) (a) and (b) of the Municipal Act for the protection of the natural environment and protection of development from hazardous conditions.

The Brookswood/Fernridge Community Plan also includes a phasing strategy, shown on Map 3, to provide direction for servicing and development of the community. Due to sanitary sewer servicing constraints, the Phase 1 area is reduced in area from that shown on Map 3.

SECTION 3

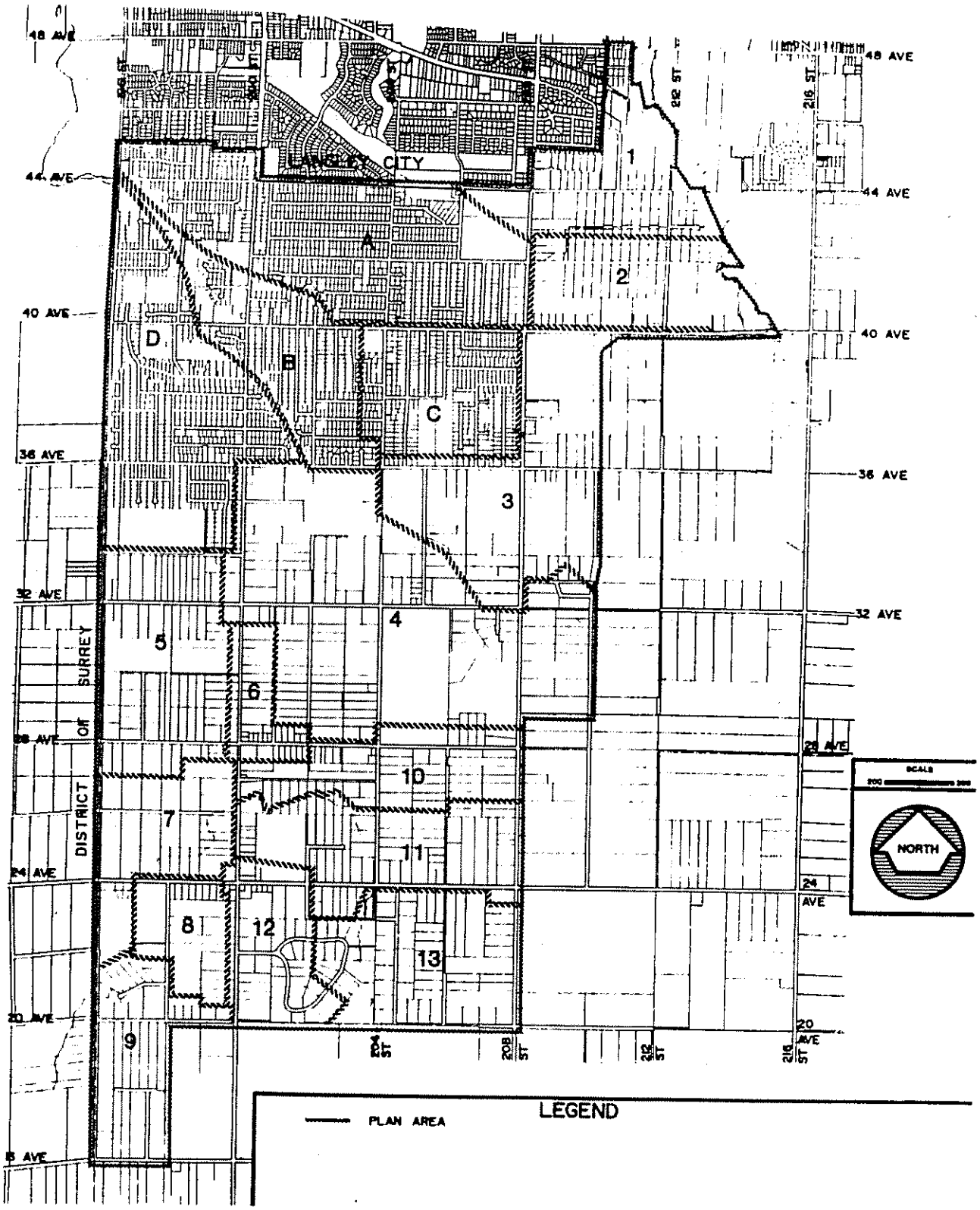
Physical Analysis

3.1 Location

The Brookswood/Fernridge Phase 1 neighbourhood is located to the south-east of the Langley City boundary. The neighbourhood has an area of approximately 50.5 hectares (125 acres). It is bounded on the west by 208th Street, on the south by 43rd Avenue and its westerly extension to 208th Street, on the east and north-east by topographic break adjacent to Murray Creek and on the north by the Langley City boundary.

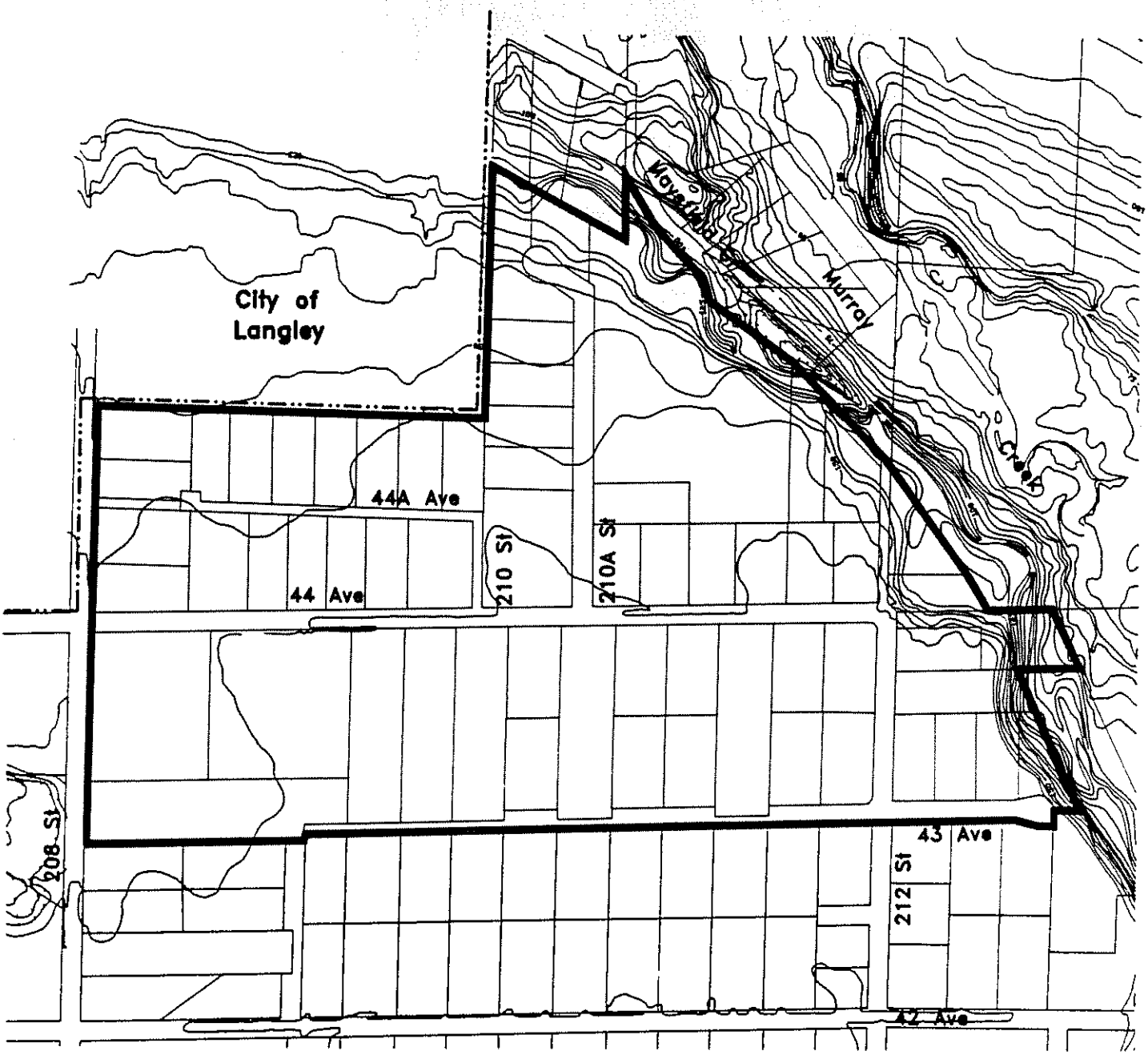
3.2 Topography

Most of the Phase 1 area is very flat although the general drainage pattern flows to the north east down to Murray Creek. Map 4 shows the topography of the area. The rise in elevation from 208th Street to 212th



Brookswood/Fernridge
Phase 1 Neighbourhood Control Plan

Map 3 Brookswood/Fernridge Phasing Map



Legend

- City/Township Boundary
- Phase 1 Boundary
- Contour Intervals are 2 meters

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Revised: Apr 2/92

Brookswood/Fernridge
Phase 1 Neighbourhood Control Plan

Map 4 Topography

Street is less than 2 metres (6 feet). The grade north of 44th Avenue is more pronounced but still averages less than 5%. However, there is a sharp drop off of 30 metres (100 feet) from the top of the slope leading down to Murray Creek. It is this area which is designated a Development Permit Area.

3.3 Soils and Agriculture

The Phase 1 area is not within the Agricultural Land Reserve. This in not due to its agricultural capability which is high but the fact that the basic road systems and subdivision pattern were established prior to the formation of the Agricultural Land Reserve. The Canada Land Inventory capability rating for agriculture is 70% Class 3 and 30% Class 5. Soil constraints are a moisture deficiency due to rapid drainage and undesirable soil structure.

The Lynden soil name in the Brookswood area is classified as an Orthic Humo-Ferric Podzol. This soil consists of coarse textured glacial outwash deposits. The Lynden soils range from well to rapidly drained. Stoniness ranges from O (ie. non-stony) to 1 which is slightly stony land.

Many of the existing residents have large flower or vegetable gardens. There are also several properties containing horses or llamas.

3.4 Vegetation

The Phase 1 area contains a rich growth of conifers, primarily Douglas Fir. Along the Murray Creek area, Western Red Cedar is the dominant species. Many of the lots are heavily treed with only a clearing where the buildings are located. This rich forest growth is an important feature of the area and it is important that it not be completely destroyed as the area is redeveloped.

SECTION 4

Land Status

4.1 Land Ownership

There is a total of 62 properties within the Phase 1 area. All 62 properties are separately owned. A large majority of properties are owner occupied. One property is owned by the Presbyterian Church and one is owned by a company.

Parcels range in size from 4000m^2 (0.4 hectare or one acre) to 4.72 hectares (11.7 acres). Most are just over 4000m^2 in area.

4.2 Zoning

With one exception, all of the properties are zoned SR-1. This suburban residential zone has a minimum lot area for subdivision purposes of $3716m^2$ (40,000 sq. ft.). The one lot owned by the Presbyterian Church as well as a portion of an adjacent lot used for church parking purposes is zoned P-1. The existing zoning of the area is shown on Map 5.

4.3 Existing Land Uses

Only 2 of the 62 properties are currently vacant. Many of the properties contain recently constructed residences. There is an obvious pride in ownership and the distinctive character of the neighbourhood has clearly attracted new residents. Over two-thirds of all properties contain assessed values of improvements or newly issued building permits valued at over $100,000.00.

Map 6 shows the distribution of 1991 assessed values of improvements. In some cases the concentration and style of new homes suggests that the potential and motivation for subdivision will be limited. However, on at least two streets, new houses have been sited to allow for their future subdivision.

The only non-residential use is a Presbyterian Church on 44th Avenue near 208th Street.

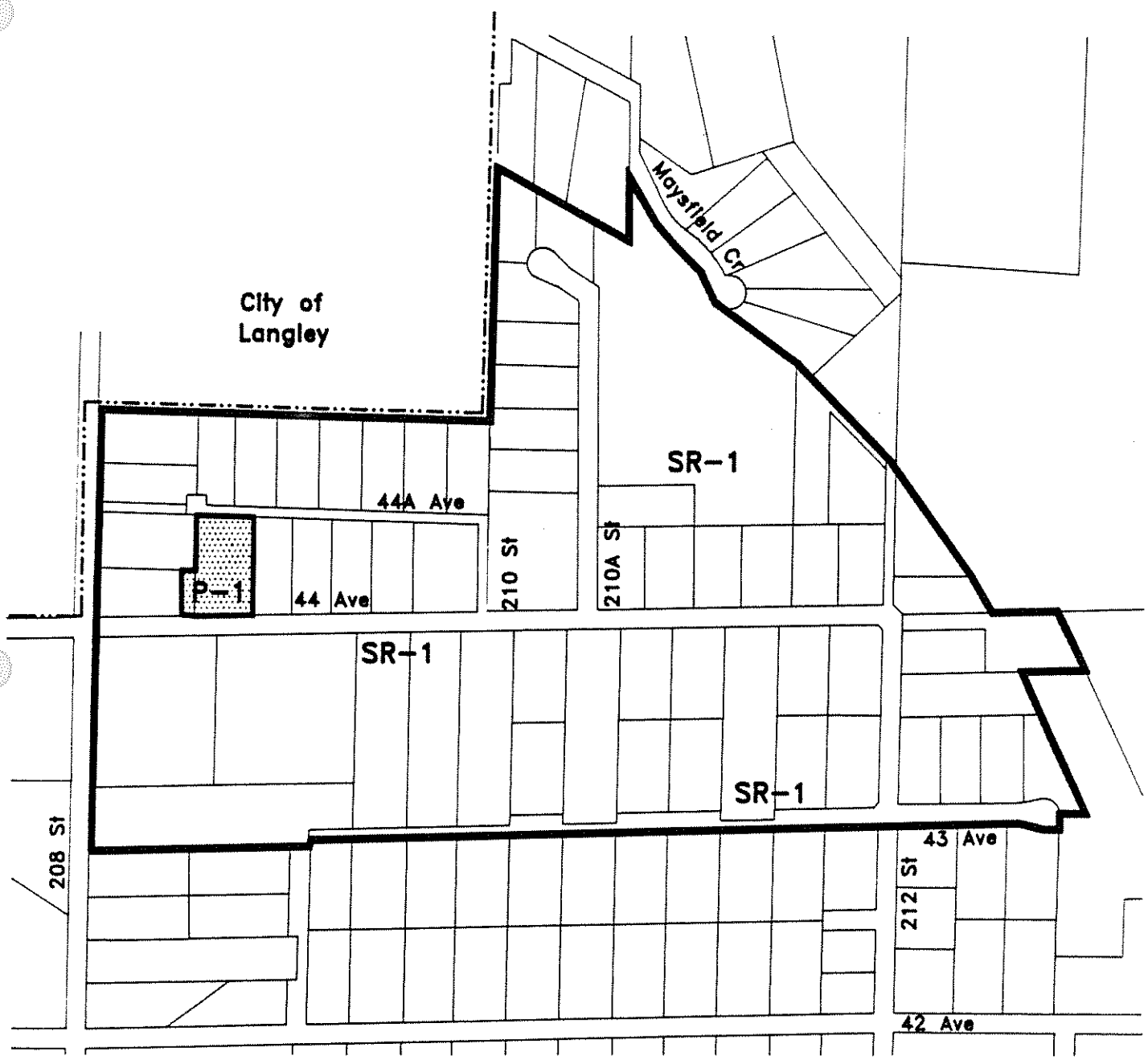
Large animals (llamas and horses) are kept on several properties. Others are almost entirely wooded.

As a result of the great diversity of land values and life styles, interest in redevelopment and resubdivision may vary considerably from one part of the Phase 1 area to another.

4.4 Surrounding Land Uses

The surrounding land uses are, with few exceptions, single family residential. To the south are single family dwellings at suburban densities. To the east is Murray Creek which provides a rural character while to the north-east, a suburban residential development is under construction. To the north and north-west is the City of Langley. Single family dwellings at urban densities predominate. To the west (south of the City boundary) is the Langley Lawn Cemetary.

These land uses have been carefully considered in the development of this Neighbourhood Control Plan.



Legend

City/Township Boundary

Phase 1 Boundary

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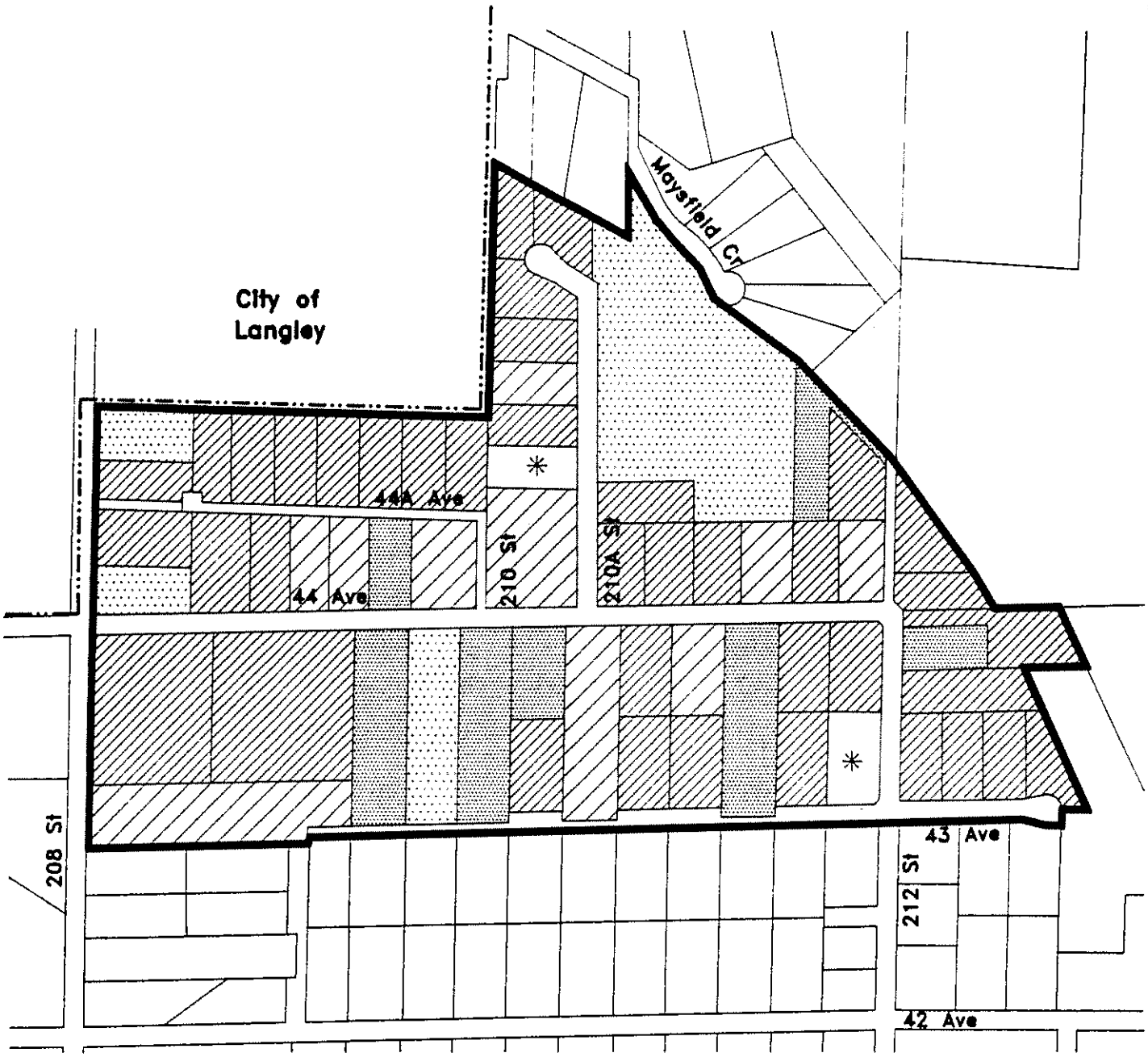
Date: Mar/92
Revised: Apr 2/92

Brookswood/Fernridge
Phase 1 Neighbourhood Control Plan

Map 5 Existing Zoning



Legend

City/Township Boundary

Phase 1 Boundary

Over $100,000

$50,000 to $100,000

$25,000 to $49,900

Under $25,000

Not Yet Assessed

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Brookswood/Fernridge
Phase 1 Neighbourhood Control Plan

Map 6 Assessed Value of Buildings

SECTION 5

Infrastructure

5.1 Existing Municipal Services

The Phase 1 area has very limited services at present. Most properties have municipal water service. With the exception of 43rd Avenue and 209th Street, 150mm (6") local water mains have been constructed within the Phase I area.

There is no storm drainage system and no sanitary sewerage system except along 208th Street.

There are no sidewalks, curbs or gutters. All distribution and service connections (electrical, telephone and cablevision) are overhead.

5.2 Servicing Constraints

Full municipal services are not available to the area and need to be provided in accordance with the Township's Subdivision and Development Control Bylaw. The major factor impeding development in this area has been the lack of a sanitary sewer system. The Phase 1 area in the Brookswood/Fernridge Community Plan included land immediately south of 43rd Avenue based on the availability of sufficient surplus in the City's sewer system to serve about 1,200 people. More detailed analysis determined that there were several sections of downstream sewers that were operating at or near maximum capacity. Township engineers and consultants for the City identified a diversion that would involve relatively minor construction and enable servicing of approximately 1,000 people. The Phase 1 area was reduced to reflect the servicing constraints by moving the southern boundary of the area northward to 43rd Avenue.

The Township reached an agreement with the City of Langley in the fall of 1991 regarding the utilization of excess capacity within the City sewer system to serve part of the Phase 1 area of Brookswood. Based on a population equivalent of 1,000 persons in the Phase 1 area and an estimated 3.2 persons/single family dwelling (the average in the Brookswood area in the 1986 census), this will allow the servicing of 313 single family dwelling units in the Phase I area. As there are 62 existing lots in the area, the total number of new lots will be about 250.

No storm sewage system exists at present. In order to handle stormwater flows for the Phase 1 area, a detention pond will be required. The proposed location is in a natural depression between 210A Street and 212 Street south west of Murray Creek.

SECTION 6

Proposed Redevelopment Concept

6.1 Basic Assumptions

The Neighbourhood Control Plan is designed to enable full municipal services to be introduced to the area. As virtually all properties contain buildings, it is important that the redevelopment plan recognize and respect the as-built environment.

The redevelopment concept assumes no change in the Residential Single Family designation of the Phase 1 area on the Brookswood/Fernridge Official Community Plan.

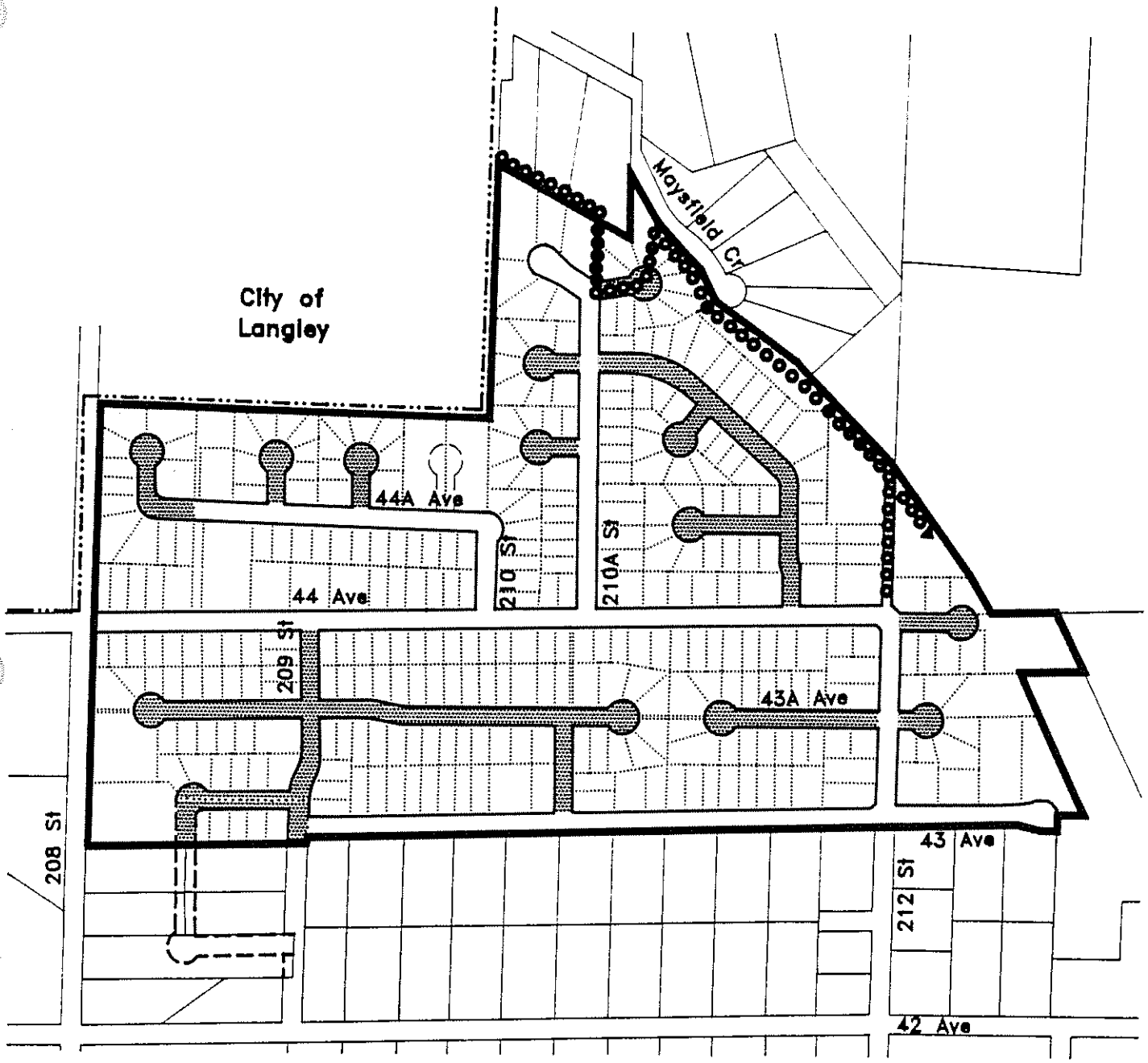
There are three major factors affecting the Phase 1 development potential. First, the minimum lot size will be 650 m^2 (7,000 sq. ft.) as per the R-1D zone. The R-1D zone permits no more than one single family dwelling on any one lot and establishes a maximum lot coverage of 35% for all buildings and structures..Second, the servicing potential of the Phase 1 area will be limited to a population equivalent of 1,000 persons which equates to 313 single family dwellings..Third, the practical development potential is less than the theoretical maximum after the existing subdivision pattern, siting of houses, neighbourhood character and owners' wishes are taken into consideration.

The redevelopment of the Brookswood/Fernridge Phase 1 area is shown on Map 7. The plan allows for development slightly over the 313 lot maximum. It is assumed that not all development opportunities will be pursued. **NOTE:** Lot lines shown on Map 7 are illustrative only and are not intended to represent precise lot layout. Additional information will be required at the time of subdivision on lot dimensions and location of existing dwellings.

6.2 Proposed Zoning

It is proposed that the Phase 1 area now zoned Suburban Residential SR-1 be rezoned as a block to Residential R-1D. This would permit a reduction in the minimum lot size from 3716m^2 (40,000 sq. ft.) to 650m^2 (7,000 sq. ft.). Although the increase in density would be tempered by the factors noted above, the net effect over time would be a significant change in the character of the Brookswood/Fernridge Phase 1 area.

The block rezoning would both serve as an incentive to redevelopment and reduce the administration involved in processing individual rezoning applications. However, the rezoning should not receive final reading until the necessary Development Cost Charge services (i.e. storm water detention pond) are in place.



Legend

- City/Township Boundary
- Phase 1 Boundary
- Green Corridor
- New Roads

Note: Lot lines are illustrative only and are not intended to represent a precise lot layout

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Brookswood/Fernridge
Phase 1 Neighbourhood Control Plan

Map 7 Development Concept

In order to facilitate the redevelopment proposed in the Neighbourhood Control Plan, favourable consideration shall be given to lots with frontages not less than 5% below the 18.25 metres (60 feet) specified in the R-1D zone provided the resulting lot area exceeds 700 m^2 (7,535 sq. ft.). Due to the existing subdivision pattern and siting of houses on the north side of 44A Avenue, consideration shall be given to the creation of not more than one 'panhandle' lot at the following locations:

20861 - 44A Avenue
20971 - 44A Avenue
20983 - 44A Avenue

The only other zoning in the area is the Civic Institutional P-1 Zone for the existing Presbyterian Church. Should the Presbyterian Church not require all of its existing zoned area, consideration should be given to rezoning the northerly portion of its lot fronting onto 44A Avenue to Residential R-1D.

Map 8 shows the proposed zoning for the Brookswood/Fernridge Phase 1 area.

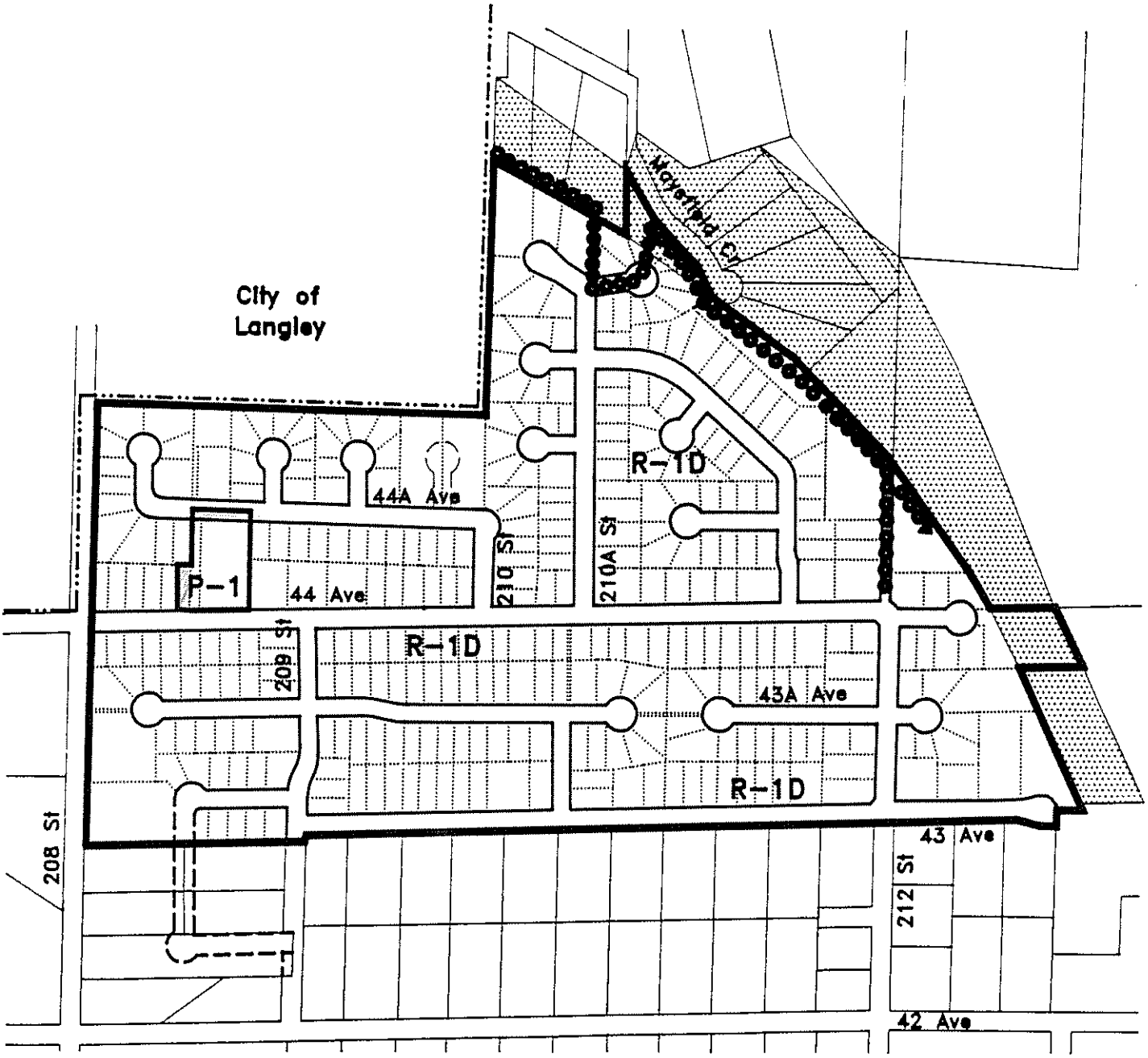
6.3 Road Requirements

The Phase 1 area is presently accessed from 42nd Avenue, 44th Avenue, 208th Street and 212th Street. East of 208th Street, there is no direct access to the north due to the existing subdivision pattern in the City of Langley. Access to the north-east and east is restricted by the existing subdivision pattern and presence of Murray Creek. For these reasons, no new access between 40th and 48th Avenues is proposed.

208th Street is classified as an arterial road and 212th Street and 44th Avenue are classified as collector roads. No new collector or arterial roads are needed. In order to protect the capacity of 208th Street, no new intersecting roads are proposed. The Neighbourhood Control Plan provides for the elimination of existing individual accesses from 208th Street as some properties are redeveloped and others receive new access driveways from cul-de-sacs to the east. A traffic signal will be installed at the intersection of 208th Street and 44th Avenue when warranted by traffic conditions.

In order to accommodate a future pavement widening program along 208th Street, an additional 3.0m (10 foot) will be required from abutting properties on the east side of the road.

Additional development along 44A Avenue will require the existing road allowance to be widened from 10m (33 feet) to 18m (59 feet). All of this additional road allowance must come from properties south of 44A Avenue due to the limited setbacks from existing houses on the north side of 44A Avenue.



Legend

- City/Township Boundary
- Phase 1 Boundary
- Green Corridor
- Development Permit Area

Note: Lot lines are illustrative only and are not intended to represent a precise lot layout

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Brookswood/Fernridge
Phase 1 Neighbourhood Control Plan

Map 8 Proposed Zoning

Since the length of the 44A Avenue cul-de-sac exceeds Bylaw standards a 10m (33 foot) access is proposed for emergency vehicle use and as a pedestrian walkway. This access linking 44th Avenue with 44A Avenue is proposed to replace the existing walkway to 208th Street.

Redevelopment between 43rd and 44th Avenues is based on the creation of several cul-de-sacs and looped roads. They are proposed in preference to a continuous east-west road for the following reasons:

- a well established grid system already exists
- a direct connection to 208th Street is not desirable
- a new east-west road will require the co-operation of all affected property owners whereas several cul-de-sacs and looped roads could proceed on a phased basis with a much smaller number of participating property owners.
- the proposed design will allow for more privacy and reduced road construction.

The plan calls for the northerly extension of 209th Street to 44th Avenue and its connection to 43rd Avenue.

As development proceeds, additional road dedication from several properties in order to achieve a width of 20m (66 feet) along 209th Street and 43rd Avenue will be required.

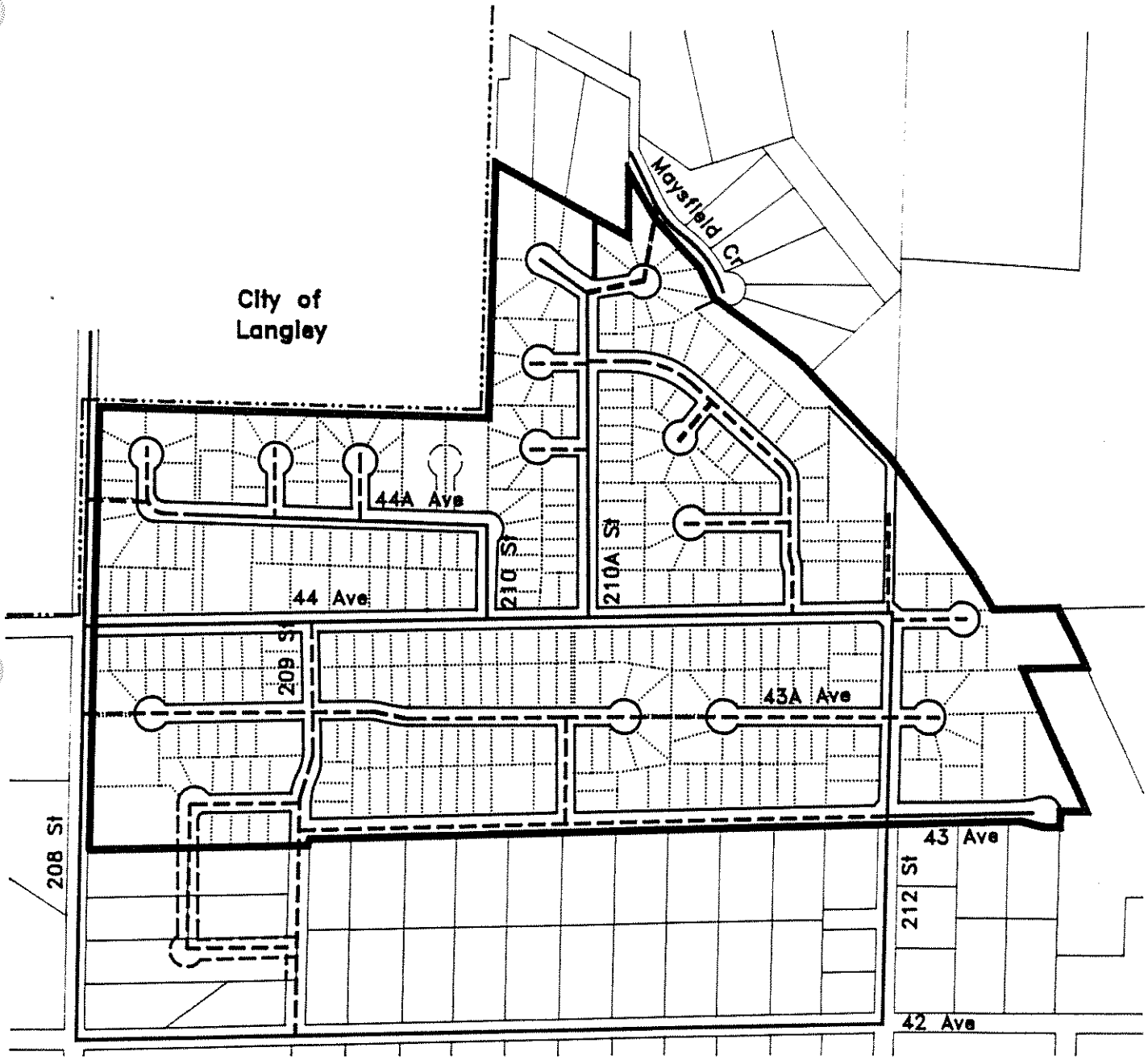
In order to allow for future development south of the Phase 1 area between 208th and 209th Streets, the reservation of a 20m (66 feet) road allowance is proposed. This will enable the creation of a future road looping back to 209th Street as shown on Map 7.

6.4 Municipal Services

The servicing requirements for the Neighbourhood Control Plan are shown on Maps 9, 10 and 11. These plans should be considered conceptual as precise servicing plans will require detailed engineering design as part of subdivision applications.

Very little extension of water mains will be required to serve existing sites. Properties not fronting onto water mains are located mainly on 209th Street and 43 Avenue west of 212th Street. The existing 150mm (6") water main system can accommodate the additional demand requirements. Map 9 shows the existing and proposed location of water mains.

There is no sanitary sewage service at present except along 208th Street. A new 200mm (8") sanitary sewage service will be required for the entire Phase 1 area as shown on Map 10. The area west of 210th Street will drain by gravity to the existing City main on 208th Street. The area east of



Legend

- City/Township Boundary
- Phase 1 Boundary
- Existing Watermain
- Proposed Watermain

Note: Lot lines are illustrative only and are not intended to represent a precise lot layout

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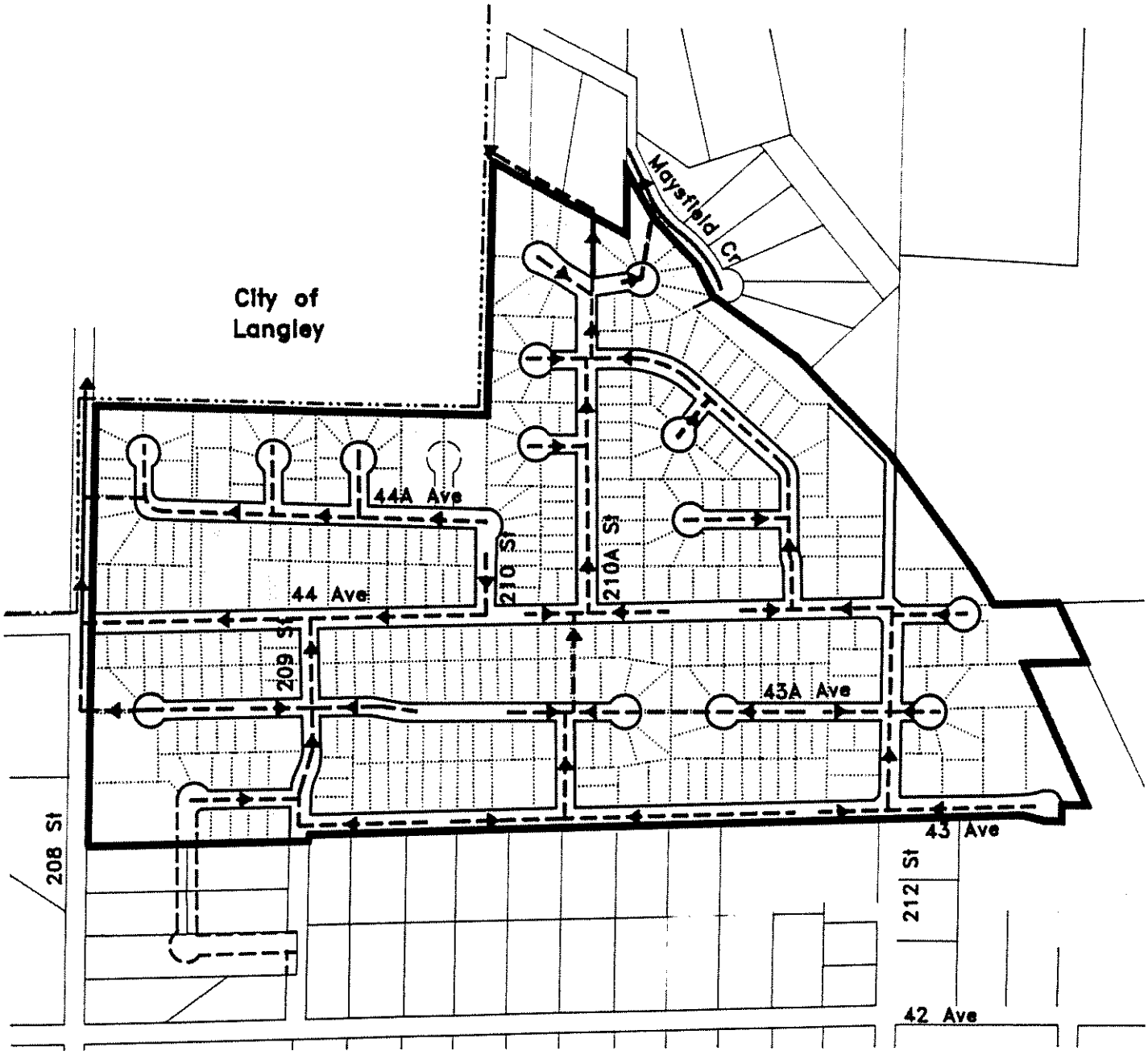
Brookswood/Fernridge
Phase 1 Neighbourhood Control Plan

Map 9 Municipal Service Requirements – Water



Legend

- City/Township Boundary
- Phase 1 Boundary
- Existing Sanitary Sewer
- Proposed Sanitary Sewer

Note: Lot lines are illustrative only and are not intended to represent a precise lot layout

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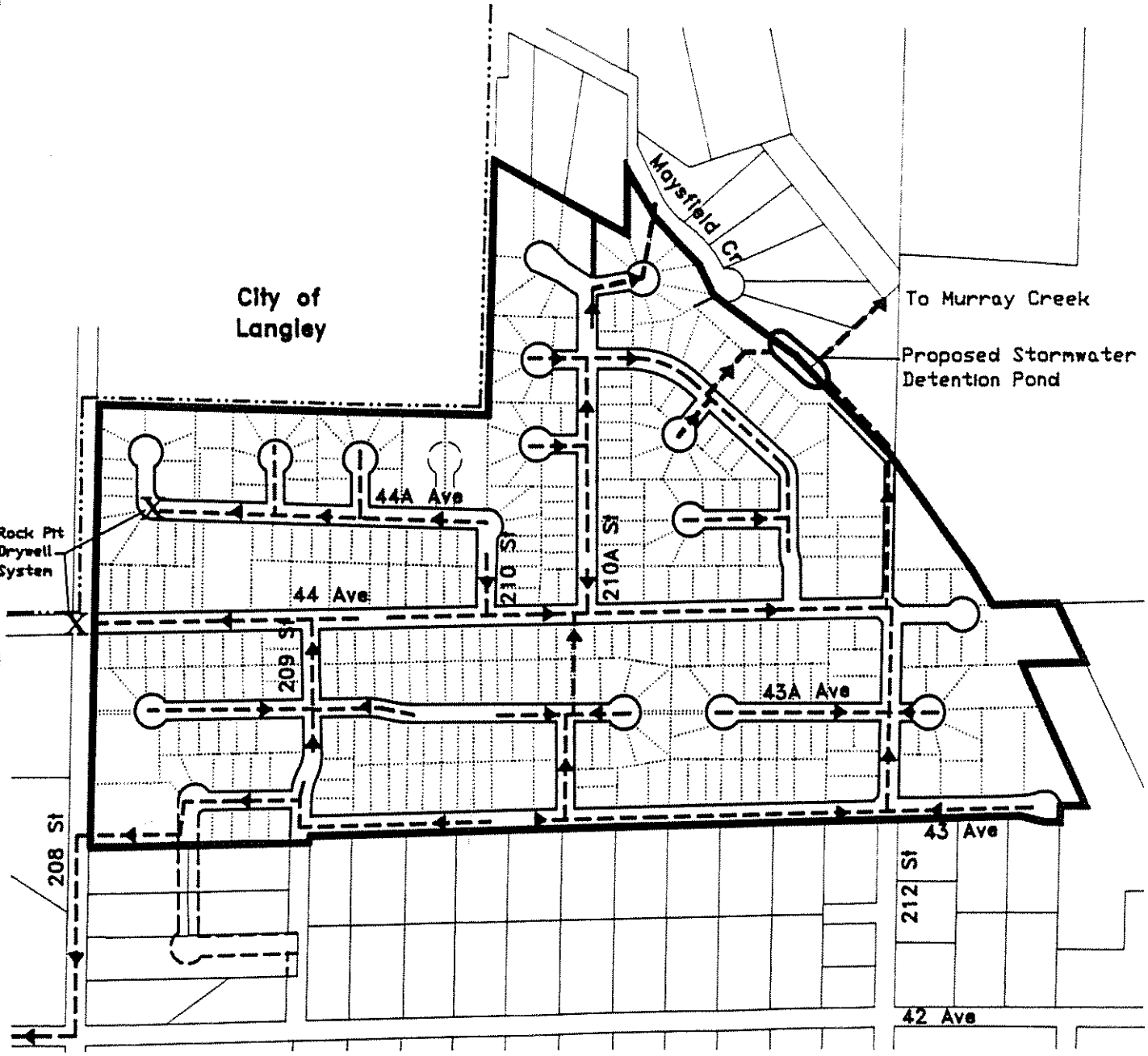
Brookswood/Fernridge
Phase 1 Neighbourhood Control Plan

Map 10 Municipal Service Requirements – Sanitary Sewer



Legend

- City/Township Boundary
- Phase 1 Boundary
- Proposed Storm Drainage

Note: All Storm Sewer should be perforated to provide ground exfiltration capacity

Note: Lot lines are illustrative only and are not intended to represent a precise lot layout

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Brookswood/Fernridge
Phase 1 Neighbourhood Control Plan

Map 11 Municipal Service Requirements – Drainage

210th Street will drain north along 210A Street. From there a right-of-way will be required to connect with an existing right-of-way from 209A Street in the City of Langley.

Storm drainage will also follow the area's topography but with somewhat different catchment boundaries. The area generally west of 209th Street will drain to the west. Properties fronting onto 210A Street will drain to the north through a new cul-de-sac into Murray Creek. The majority of the area's stormwater will flow east and then north into a "dry" stormwater detention pond west of Murray Creek. The stormwater detention pond will reduce peak volumes into Murray Creek and also allow a higher quality of discharge into the creek. Properties west of 210th Street will generally flow west taking advantage of the area's high natural exfiltration through rock pits, etc. or to future enclosed storm facilities proposed for 42nd Avenue. The proposed stormwater drainage pattern and detention pond are shown on Map 11.

6.5 Hydro, Telephone and Street Lighting

Extension of an existing overhead or underground electrical, telephone and cablevision distribution system shall be underground in accordance with the Township's Subdivision and Development Control Bylaw. Service to an existing or proposed lot fronting an overhead distribution system may be overhead except where the service connection has to cross a road, in which case the service shall be provided by means of an underground connection. Existing homes serviced by overhead connections across a road and located within a proposed subdivision shall be converted to an underground connection prior to approval of the subdivision.

6.6 Educational Considerations

The Phase 1 area is within the catchment boundaries of the Uplands Elementary School at 4471 - 207A Street. The school, which is slightly west of the Phase 1 area, has had a declining enrollment in recent years. The September 1991 enrollment was 295 students. School District No. 35 (Langley) will accommodate the elementary enrollment from the additional 250 homes at the Uplands school.

Secondary students will be accommodated at the H.D. Stafford school north west of the Phase I area at 20441 Grade Crescent. Both schools are within the Ministry of Education's walk limits which are 3.0 km. (1.9 miles) for elementary school students and 4.8 km. (3.0 miles) for secondary students.

6.7 Pedestrian Considerations

The Township's Subdivision and Development Control Bylaw requires the construction of sidewalks as new developments proceed. This will allow a more pedestrian friendly environment as the area becomes more urban.

Several additional pedestrian linkages are highly desirable. 210A Street is nearly 400m long and has no pedestrian connection either to 209A Street in the City of Langley or Maysfield Crescent. Both linkages are desirable. A right-of-way north of 210A Street will be required both for sanitary sewage purposes and as a pedestrian walkway. A pedestrian walkway to Maysfield Crescent should also be constructed along an existing right-of-way required for drainage, water and sanitary sewage purposes.

A pedestrian walkway from the northerly extension of 212th Street to Maysfield Crescent would provide an attractive amenity along Murray Creek. Although the route would skirt around the proposed stormwater detention pond, the two uses are not incompatible. In fact, a stormwater detention pond can be constructed to provide a park-like ambience. In that way the natural amenities of Murray Creek can be made more accessible to the public.

Finally, the pedestrian connection to the Uplands Elementary School will require a well signed and protected crossing. Although the existing crossing and staggered walkways north of 44th Avenue provide the most direct route for school children, consideration should be given to the relocation of the existing mid-block pedestrian crosswalk and crossing guard to the intersection of 44th Avenue and 208th Street when that intersection becomes signalized. The development concept provides for an alternative pedestrian walkway from 44A Avenue to 44th Avenue.

6.8 Public Transit

The Phase 1 area is served by two public transit routes operated by the Vancouver Regional Transit System. Route #501 from Langley South to the Scott Road Station uses 208th Street, the western boundary of the Phase I area. Route #502 also uses 208th Street to serve passengers from Fernridge to Scott Road Station. However, route #502 operates only during rush hours.

Using B.C. Transit's walking distance of 400 m to a bus stop, approximately 40% of the future residents of the Phase I area will be served by the existing bus routes. If warranted by demand, future consideration should be given to introducing bus service along 44th Avenue and 212th Street.

6.9 Environmental Concerns

As was noted earlier, the Phase 1 area has some very attractive tree cover. The Brookswood/Fernridge Phase 1 Neighbourhood Control Plan has been designed so that many of the attractive conifer stands can be preserved. It is important that developers not "clear" their property prior to the installation of services. Not only is this not necessary, but the economic and aesthetic value of the lots to be created will be decreased if all tree cover is removed.

Along the east side of 208th Street is a very attractive canopy of Douglas Fir and Western Red Cedar. A minimum buffer of 10m (33 feet) should be preserved on the east side of 208th Street both to retain the attractive streetscape and keep rear yards from intruding onto the collector road. In order to ensure such a buffer strip, the depth of any lot backing onto 208th Street shall be a minimum of 45 metres (150 feet) except north of 44A Avenue where the property configuration and siting of an existing house limits the depth to 40 metres (131 feet). The width of any lot flanking onto 208th Street shall be 24 metres (79 feet).

Any subdivision abutting 208th Street north of 44th Avenue shall make provision for treed buffer 10m (33 feet) in width. Buffers in other less prominent locations shall also be encouraged in order to preserve the amenity value of the area.

The natural area along Murray Creek should be retained with as little human disruption as possible. Although the stormwater detention pond and the extension of Maysfield Crescent will create significant impacts, some mitigation can occur. Remaining sloped and low lying areas should be left in the most natural state possible. Trees on the steeply sloped bank above Murray Creek should not be removed and no debris should be dumped over the bank.

Prior to the subdivision of any lot proposed to back onto the bank above Murray Creek, the following shall be provided:

a) the identification by a Landscape Architect of significant trees to be preserved on such lands;

b) the mapping of such trees by a B.C. Land Surveyor; and

c) the submission of a landscape plan identifying those trees to be preserved, indicating restorative work to be carried out following the construction of any municipal services below the bank, and means of tree protection during the construction phase of the development.

Prior to the subdivision of any lot proposed to back onto the bank above Murray Creek, the owner shall submit to the Approving Officer a report by a professional engineer with experience in geotechnical engineering stating any conditions required to ensure that the land may be safely used for single family purposes. Any lot proposed to back onto the bank above Murray Creek shall have a minimum distance from the front lot line to the top of bank as determined by a professional engineer in order to ensure an adequate building site where the natural grade does not exceed 20%.

Prior to the subdivision of any lot and road dedication east of the intersection of 44th Avenue and 212th Street, the owner shall submit to the Approving Officer a report by a geotechnical engineer stating any conditions required to ensure that the land may be safely used for road and single family dwelling purposes.

Finally the Neighbourhood Control Plan provides the opportunity for most lots to take advantage of southerly exposures. The predominantly east-west grid system makes this possible. Fully 75% of all dwellings can be sited to maximize passive solar gain unobstructed by adjacent development to the south.

SECTION 7

SUMMARY

Development of the Brookswood/Fernridge Phase 1 area shall conform to the guidelines of this neighbourhood control plan. Adjustments may be considered provided they conform to the intent of this plan.

Development may only proceed when all required services are available to the site proposed to be developed. Construction of a detention pond is included in the 1992 development cost charge program. Other services will be provided through the subdivision development process.

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