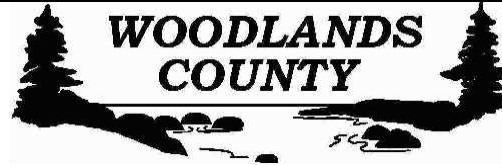


**Title: Subdivision Applications –  
Conceptual Schemes, Outline Plans  
and Area Structure Plans**



**Policy No: 6111**

**Approval: County Council**

**Effective Date: January 1, 1994**

**Revised ate: September 18, 2007**

**Supersedes Policy No:**

**Policy Statement:** To ensure compatibility of staged development in considering internal roads and accesses, environment (topography, soils, water courses, etc.), lot line patterns and municipal servicing at time of subdivision application.

1. In dealing with subdivision applications, conceptual schemes, outline plans or area structure plans may be requested on entire parcels and adjacent lands in the following instances:
  - a) Where the proposed density is less than the maximum density allowed in the Land Use Bylaw and Municipal Development Plan (approved or being developed); and/or
  - b) The Municipal Planning Commission or Development Officer is of the opinion that future subdivision is likely.
2. The exception to the foregoing shall be in the instance where the application is for the purpose of farmstead separation.
3. An Area Structure Plan shall be prepared in accordance with Section 633 of the Municipal Government Act and Section 4.5 as outlined in Woodlands County Municipal Development Plan 2007 Bylaw 245/07 and may be required prior to consideration of any subdivision application where the overall density is greater than 5 parcels per quarter-section and when the quarter-section is to be subdivided in more than a single phase.
4. An Outline Plan shall be prepared in accordance with Section 633 of the Municipal Government Act and may include, but not necessarily be limited to;
  - a) Any or all components contained within an area structure plan as described in Section 4.5 of the Woodlands County Municipal Development Plan 2007 Bylaw 245/07.
  - b) An outline plan shall be approved through Council resolution after a public process that meets the requirements of a land use bylaw amendment for public review and hearing.
5. A Conceptual Scheme may be prepared by a Developer to provide a concept that relates the subdivision application to future subdivision and development of adjacent areas and may include.
  - a) A proposal on how the subject land could be subdivided in the future,
  - b) An identification of key planning issues and recommendations on methods to address those issues.