

PART 4: DEVELOPMENT GUIDELINES

4.0 LAND CONSOLIDATION GUIDELINES

Land consolidation areas have been identified to advise future developers of consolidation requirements and to ensure feasible development areas which achieve an equitable distribution of road dedication, land development, and construction costs. Land consolidation may be required for:

- small acreage parcels;
- irregular shaped lots;
- encumbered properties with little development potential;
- cluster designation areas;
- sharing road construction costs;

Within the plan area there are a number of smaller acreage parcels and irregular shaped lots including several areas where lot consolidation is required in order to develop. These land consolidation opportunities can often be determined on a case-by-case basis at development application stage. In some cases, however, pre-determined consolidation requirements are identified in the Land Use Plan in order to avoid creating remnant pieces that could not develop on their own. These particular properties should be developed together through consolidation and land assemblies or through coordinated development.

Land consolidation areas also allow for a more equitable distribution of road dedication and construction costs amongst properties.

If land consolidation is not possible during the development process, the developer must:

- Demonstrate that the development potential of the excluded property is not compromised; and
- Share road construction costs amongst properties shown in the land consolidation area.

Consolidation areas are identified in **Table 4.0**, and shown in **Figure 4.0**; but not shown for Large Format retail areas which will also require lot consolidation on a site specific basis.



TABLE 4.0 - ANNIEDALE-TYNEHEAD NCP – LAND CONSOLIDATION AREAS

Parcel Information			Consolidation Objective(s)							Specific Site Considerations	
*Consolidation (Figure 4.0) Area	# of Parcels	Total Area (Ha)	Small Acreage Parcel(s)	Irregular Shaped Lots	Encumbered Property	Cluster Housing	Sharing Road Costs	Limited Road Access	Park		Works & Services Sharing
1	12	4.28	Y				Y			Y	Works and Services for Construction of 97 Avenue. Small lots Consolidated for Equitable Road Construction Costs.
2	5	2.23								Y	
3	3	1.94								Y	
4	3	1.38								Y	
5	3	1.55								Y	
6	5	1.82						Y		Y	
7	3	1.62	Y		Y				Y	Y	Maximize Density.
8	2	1.03								Y	
9	2	1.50						Y		Y	
10	2	1.53								Y	
11	2	1.62					Y	Y		Y	Arterial and Collector
12	3	2.86						Y		Y	Access from 180 Street
13	3	1.94								Y	Access from 182 Street
14	2	1.50		Y	Y					Y	
15	2	0.84			Y				Y		Multiuse Pathway in Hydro Corridor
16	3	1.25			Y		Y		Y		Road widening, and Small Lots
17	2	0.85								Y	
18	3	1.65			Y		Y	Y		Y	
19	2	2.15								Y	Statutory Right of Way, Works
20	2	6.00				Y					Tree and natural area preservation
21	2	4.49			Y	Y					Natural and Riparian Area Preservation
22	5	2.66	Y			Y	Y			Y	Tree and natural area preservation. Road construction and Access
23	2	1.62					Y			Y	Three road Frontages
24	6	2.81					Y			Y	Paired Lots, Double Frontage
25	4	1.85					Y			Y	
26	2	4.06				Y	Y			Y	Tree and natural area preservation.
27	2	4.06				Y	Y			Y	Tree and natural area preservation.
28	3	3.59					Y				
29	2	0.96					Y				Collector Road. Industrial Service Road
30	3	3.72			Y	Y					Riparian / Flood Plain Protection
31	2	4.75			Y	Y					Riparian / Flood Plain Protection
32	2	4.12				Y					Riparian / Flood Plain Protection
33	2	2.05				Y				Y	Riparian / Flood Plain Protection
34	3	1.62					Y				Construction of Road Frontage along 172 Street
35	2	1.87			Y	Y					Riparian Protection
36	4	3.83				Y	Y		Y	Y	Tree and natural area protection, and collector Road construction.
37	4	2.05					Y	Y			

Parcel Information			Consolidation Objective(s)								Specific Site Considerations
*Consolidation (Figure 4.0) Area	# of Parcels	Total Area (Ha)	Small Acreage Parcel(s)	Irregular Shaped Lots	Encumbered Property	Cluster Housing	Sharing Road Costs	Limited Road Access	Park	Works & Services Sharing	
38	2	2.02				Y	Y			Y	Ag Buffer / Density Transfer / 92 Ave
39	3	1.62			Y	Y	Y			Y	Ag Buffer / Density Transfer / 92 Ave / Riparian Protection
40	3	1.84				Y	Y			Y	Ag Buffer / Density Transfer / 92 Ave
41	2	2.02			Y	Y	Y			Y	Ag Buffer / Density Transfer / 92 Ave / Riparian Protection
42	4	3.43					Y			Y	Ag Buffer / School Site / Shared Road Costs
43	2	1.73				Y	Y				Ag Buffer / Tree Protection / Road Access
44	3	3.18				Y	Y			Y	Ag Buffer / Tree Protection / Road Cost
45	4	1.37						Y			
46	3	1.23					Y	Y			
47	4	1.64					Y	Y			
48	3	1.22					Y	Y			
49	2	1.98	Y				Y				
50	3	5.73	Y		Y	Y	Y				Tree Protection / Riparian Areas / Soils
51	3	3.68	Y				Y				
52	4	1.80					Y				Arterial and Collector Roads
53	3	1.53					Y	Y			
54	5	2.00					Y	Y		Y	Industrial Service Road (Collector)
55	5	6.07				Y	Y	Y		Y	Density Transfer for Ag Buffer / Tree Protection / Steep Slopes / Access
56	3	6.29				Y	Y	Y		Y	Density Transfer for Ag Buffer / Tree Protection / Steep Slopes / Access
57	2	5.95				Y	Y	Y		Y	Density Transfer for Ag Buffer / Tree Protection / Steep Slopes / Riparian
58	2	6.04				Y	Y	Y		Y	Density Transfer for Ag Buffer / Tree Protection / Steep Slopes / Riparian
59	2	4.99				Y	Y	Y		Y	Density Transfer for Ag Buffer / Tree Protection / Steep Slopes
60	2	4.44				Y	Y	Y		Y	Density Transfer for Ag Buffer / Tree Protection / Steep Slopes
61	3	6.06				Y	Y	Y		Y	Density Transfer for Ag Buffer / Tree Protection / Steep Slopes / Riparian
62	2	0.86			Y	Y	Y				Riparian Area / Tree Protection / Access
63	2	1.29			Y	Y	Y				Special Road / Riparian Area / Tree Protection
64	3	1.62					Y				
65	2	4.05					Y	Y		Y	School Site Access
66	3	2.00	Y				Y			Y	
67	2	4.04				Y	Y				Road Costs
68	2	0.81					Y			Y	
69	2	0.81					Y			Y	
70	3	1.66					Y			Y	



Legend

-  AnnedaleTyneheadStudyArea
-  Land Consolidation Areas

Annedale-Tynehead NCP

Lot Consolidation
Strategy

The accuracy and completeness of information shown on this drawing is not guaranteed. It will be the responsibility of the user of the information shown on this drawing to locate and establish the precise location of all existing information, whether shown or not.

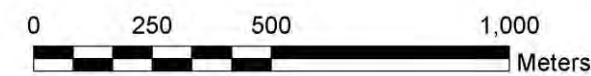


Figure 4.0