Table of Contents

Division 1 – Preliminary.................................................. 15-1
  15.1 Ripley Valley Provisions........................................ 15-1

Division 2 – General Provisions for Assessment
Tables ........................................................................... 15-2
  15.2.1 Assessment Categories for Zones ......................... 15-2
  15.2.2 Relevant Assessment Criteria for Self-Assessable
Development and Assessable Development in Each Zone......... 15-2
  15.2.3 Uses Consistent or Inconsistent with
the Outcomes Sought for a Zone ........................................ 15-2

Division 3 – Overall and Specific Outcomes for
the Ripley Valley Master Planned Area Structure
Plan, as a whole.......................................................... 15-3
  15.3.1 Compliance with the Ripley Valley
Master Planned Area Structure Plan Code.......................... 15-3
  15.3.2 Overall Outcomes for the Ripley Valley
Master Planned Area Structure Plan as
a Whole ........................................................................ 15-3
  15.3.3 Specific Outcomes for the Ripley Valley
Master Planned Area Structure Plan as
a Whole ........................................................................ 15-3
  15.3.4 Key Strategies for Achieving Development
Intent ........................................................................... 15-4
  15.3.5 Infrastructure and Services...................................... 15-35
  15.3.6 Development Sequencing..................................... 15-36
  15.3.7 Sustainability ..................................................... 15-36

Division 4 – Future Urban Zone: Assessment
Criteria and Assessment Tables .................................... 15-38
  15.4.1 Future Urban Zone.................................................. 15-38
  15.4.2 Overall Outcomes for the Future Urban
Zone ............................................................................. 15-38
  15.4.3 Effects of Development – General ......................... 15-40
  15.4.4 Consistent and Inconsistent Uses, Use
Classes and Other Development ........................................ 15-52

Division 5 – Conservation (T1) Zone:
Assessment Criteria and Assessment Tables ...... 15-64
  15.5.1 Conservation (T1) Zone ........................................... 15-64
  15.5.2 Overall Outcomes for Conservation (T1)
Zone ............................................................................ 15-64
  15.5.3 Effects of Development – General ......................... 15-65
  15.5.4 Consistent and Inconsistent Uses, Use
Classes and Other Development ........................................ 15-67

Division 6 – Rural/Constrained (T2) Zone:
Assessment Criteria and Assessment Tables ...... 15-75
  15.6.1 Rural/Constrained (T2) Zone ................................. 15-75
  15.6.2 Overall Outcomes for Rural/Constrained
(T2) Zone .................................................................. 15-75
  15.6.3 Effects of Development – General ......................... 15-75
  15.6.4 Effects of Development within Sub Areas... 15-77
  15.6.5 Consistent and Inconsistent Uses, Use
Classes and Other Development ........................................ 15-79

Division 7 – Sub-Urban (T3) Zone: Assessment
Criteria and Assessment Tables ................................. 15-88
  15.7.1 Sub-Urban (T3) Zone ............................................. 15-88
  15.7.2 Overall Outcomes for Sub-Urban (T3)
Zone ............................................................................ 15-88
  15.7.3 Effects of Development – General ......................... 15-89
  15.7.4 Consistent and Inconsistent Uses, Use
Classes and Other Development ........................................ 15-91

Division 8 – General Urban (T4) Zone:
Assessment Criteria and Assessment Tables ...... 15-99
  15.8.1 General Urban (T4) Zone ....................................... 15-99
  15.8.2 Overall Outcomes for General Urban (T4)
Zone ............................................................................ 15-99
  15.8.3 Effects of Development – General ......................... 15-99
  15.8.4 Consistent and Inconsistent Uses, Use
Classes and Other Development ........................................ 15-100

Division 9 – Urban Centre (T5) Zone:
Assessment Criteria and Assessment Tables .... 15-111
  15.9.1 Urban Centre (T5) Zone ........................................... 15-111
  15.9.2 Overall Outcomes for Urban Centre (T5)
Zone ............................................................................ 15-111
  15.9.3 Effects of Development – General ......................... 15-112
  15.9.4 Effects of Development within Sub
Areas ........................................................................... 15-115
  15.9.5 Consistent and Inconsistent Uses, Use
Classes and Other Development ........................................ 15-116

Division 10 – Urban Core (T6) Zone:
Assessment Criteria and Assessment Tables .... 15-128
  15.10.1 Urban Core (T6) Zone ............................................. 15-128
  15.10.2 Overall Outcomes for Urban (T6) Zone .... 15-128
  15.10.3 Effects of Development – General ......................... 15-129
  15.10.4 Consistent and Inconsistent Uses, Use
Classes and Other Development ........................................ 15-131
Division 11 – Special District Zone:  
Assessment Criteria and Assessment Tables .... 15-140
15.11.1 Special District Zone .................. 15-140
15.11.2 Overall Outcomes for Special District Zone .................................................. 15-140
15.11.3 Effects of Development – General .......... 15-141
15.11.4 Consistent and Inconsistent Uses, Use Classes and Other Development .......... 15-144

Division 12 – Recreation Zone: Assessment Criteria and Assessment Tables ...................... 15-152
15.12.1 Recreation Zone ..................... 15-152
15.12.2 Overall Outcomes for Recreation Zone .... 15-152
15.12.3 Effects of Development – General ........ 15-153
15.12.4 Effects of Development within Sub Areas .................................................. 15-155
15.12.5 Consistent and Inconsistent Uses, Use Classes and Other Development .............. 15-156

Division 13 – Special Uses Zone: Assessment Criteria and Assessment Tables .................. 15-165
15.13.1 Special Uses Zone ..................... 15-165
15.13.2 Overall Outcomes for Special Uses Zone .................................................. 15-165
15.13.3 Effects of Development – General ........ 15-165
15.13.4 Effects of Development within Sub Areas .................................................. 15-167
15.13.5 Consistent and Inconsistent Uses, Use Classes and Other Development .......... 15-167
Figures

Figure 15.1: Ripley Valley Master Planned Area .................. 15-5
Figure 15.2: Neighbourhood Structure .............................. 15-11
Figure 15.3: Open Space ............................................... 15-14
Figure 15.4: Residential Densities .................................. 15-17
Figure 15.5: Community and Facilities Schools ................. 15-18
Figure 15.6: Transit Plan Catchments .............................. 15-22
Figure 15.7: Transit Plan ................................................ 15-23
Figure 15.8: Strategic Walk and Cycle Plan ....................... 15-25
Figure 15.9: Thoroughfare Types ................................. 15-26
Figure 15.10: Thoroughfare Hierarchy Plan ....................... 15-27
Figure 15.11: The Transit .............................................. 15-29
Figure 15.12: Centres and Employment ............................ 15-30
Figure 15.13: Sub Regional Stormwater Detention .......... 15-32
Figure 15.14: Development Sequencing ............................ 15-37
Figure 15.15: Neighbourhood Unit Plan ........................... 15-43

Tables

Table 1: Referral Agency Jurisdiction – Coordinating
Agency ................................................................. 15-48
Table 2: Referral Agency Jurisdiction – Participating
Agency .................................................................... 15-49
Table 15.4.1: Assessment Categories and Relevant
Assessment Criteria for Future Urban Zone –
Making a Material Change of Use ............................ 15-55
Table 15.4.2: Assessment Categories and Relevant
Assessment Criteria for Future Urban Zone –
Other Development ............................................ 15-62
Table 15.5.1: Assessment Categories and Relevant
Assessment Criteria for Conservation (T1)
Zone – Making a Material Change of Use .............. 15-69
Table 15.5.2: Assessment Categories and Relevant
Assessment Criteria for Conservation (T1)
Zone – Other Development ................................ 15-73
Table 15.6.1: Assessment Categories and Relevant
Assessment Criteria for Rural/ Constrained
(T2) Zone– Making a Material Change of Use ... 15-81
Table 15.6.2: Assessment Categories and Relevant
Assessment Criteria for Rural/ Constrained
(T2) Zone– Other Development ........................... 15-86
Table 15.7.1: Assessment Categories and Relevant
Assessment Criteria for Sub-Urban (T3) Zone–
Making a Material Change of Use .................... 15-93
Table 15.7.2: Assessment Categories and Relevant
Assessment Criteria for Sub-Urban (T3) Zone–
Other Development ........................................... 15-97
Table 15.8.1: Assessment Categories and Relevant
Assessment Criteria for General Urban (T4)
Zone – Making a Material Change of Use ....... 15-105
Table 15.8.2: Assessment Categories and Relevant
Assessment Criteria for General Urban (T4)
Zone – Other Development ................................ 15-110
Table 15.9.1: Assessment Categories and Relevant
Assessment Criteria for Urban Centre (T5)
Zone – Making a Material Change of Use ....... 15-120
Table 15.9.2: Assessment Categories and Relevant
Assessment Criteria for Urban Centre (T5)
Zone – Other Development ................................ 15-127
Table 15.10.1: Assessment Categories and Relevant
Assessment Criteria for Urban Core (T6)
Zone– Making a Material Change of Use ...... 15-134
Table 15.10.2: Assessment Categories and Relevant
Assessment Criteria for Urban Core (T6)
Zone– Other Development ................................ 15-139
Table 15.11.1: Assessment Categories and Relevant
Assessment Criteria for Special District
Zone – Making a Material Change of Use ....... 15-146
Table 15.11.2: Assessment Categories and Relevant
Assessment Criteria for Special District
Zone – Other Development ................................ 15-151
Table 15.12.1: Assessment Categories and Relevant
Assessment Criteria for Recreation Zone –
Making a Material Change of Use .................... 15-158
Table 15.12.2: Assessment Categories and Relevant
Assessment Criteria for Recreation Zone –
Other Development .......................................... 15-163
Table 15.13.1: Special Uses Zone – Existing
Approved Uses for Sub Areas ............................ 15-167
Table 15.13.2: Assessment Categories and Relevant
Assessment Criteria for Special Uses Zone –
Making a Material Change of Use ........................ 15-169
Table 15.13.3: Assessment Categories and Relevant
Assessment Criteria for Special Uses Zone –
Other Development .......................................... 15-170