

Table of Contents

Division 1 – Preliminary	15-1	Division 6 – Rural/Constrained (T2) Zone: Assessment Criteria and Assessment Tables	15-75
15.1 Ripley Valley Provisions.....	15-1	15.6.1 Rural/Constrained (T2) Zone.....	15-75
Division 2 – General Provisions for Assessment Tables	15-2	15.6.2 Overall Outcomes for Rural/Constrained (T2) Zone.....	15-75
15.2.1 Assessment Categories for Zones.....	15-2	15.6.3 Effects of Development – General.....	15-75
15.2.2 Relevant Assessment Criteria for Self Assessable Development and Assessable Development in Each Zone.....	15-2	15.6.4 Effects of Development within Sub Areas... ..	15-77
15.2.3 Uses Consistent or Inconsistent with the Outcomes Sought for a Zone.....	15-2	15.6.5 Consistent and Inconsistent Uses, Use Classes and Other Development.....	15-79
Division 3 – Overall and Specific Outcomes for the Ripley Valley Master Planned Area Structure Plan, as a whole	15-3	Division 7 – Sub-Urban(T3) Zone: Assessment Criteria and Assessment Tables	15-88
15.3.1 Compliance with the Ripley Valley Master Planned Area Structure Plan Code... ..	15-3	15.7.1 Sub-Urban (T3) Zone.....	15-88
15.3.2 Overall Outcomes for the Ripley Valley Master Planned Area Structure Plan as a Whole.....	15-3	15.7.2 Overall Outcomes for Sub-Urban (T3) Zone.....	15-88
15.3.3 Specific Outcomes for the Ripley Valley Master Planned Area Structure Plan as a Whole.....	15-4	15.7.3 Effects of Development – General.....	15-89
15.3.4 Key Strategies for Achieving Development Intent.....	15-16	15.7.4 Consistent and Inconsistent Uses, Use Classes and Other Development.....	15-91
15.3.5 Infrastructure and Services.....	15-35	Division 8 – General Urban (T4) Zone: Assessment Criteria and Assessment Tables	15-99
15.3.6 Development Sequencing.....	15-36	15.8.1 General Urban (T4) Zone.....	15-99
15.3.7 Sustainability.....	15-36	15.8.2 Overall Outcomes for General Urban (T4) Zone.....	15-99
Division 4 – Future Urban Zone: Assessment Criteria and Assessment Tables	15-38	15.8.3 Effects of Development – General.....	15-100
15.4.1 Future Urban Zone.....	15-38	15.8.4 Consistent and Inconsistent Uses, Use Classes and Other Development.....	15-102
15.4.2 Overall Outcomes for the Future Urban Zone.....	15-38	Division 9 – Urban Centre (T5) Zone: Assessment Criteria and Assessment Tables	15-111
15.4.3 Effects of Development – General.....	15-40	15.9.1 Urban Centre (T5) Zone.....	15-111
15.4.4 Consistent and Inconsistent Uses, Use Classes and Other Development.....	15-52	15.9.2 Overall Outcomes for Urban Centre (T5) Zone.....	15-111
Division 5 – Conservation (T1) Zone: Assessment Criteria and Assessment Tables	15-64	15.9.3 Effects of Development – General.....	15-112
15.5.1 Conservation (T1) Zone.....	15-64	15.9.4 Effects of Development within Sub Areas.....	15-115
15.5.2 Overall Outcomes for Conservation (T1) Zone.....	15-64	15.9.5 Consistent and Inconsistent Uses, Use Classes and Other Development.....	15-116
15.5.3 Effects of Development – General.....	15-65	Division 10 – Urban Core (T6) Zone: Assessment Criteria and Assessment Tables	15-128
15.5.4 Consistent and Inconsistent Uses, Use Classes and Other Development.....	15-67	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 15.9: Thoroughfare Types	15-26
Figure 15.2: Neighbourhood Structure.....	15-11	Figure 15.10: Thoroughfare Hierarchy Plan	15-27
Figure 15.3: Open Space.....	15-14	Figure 15.11: The Transect	15-29
Figure 15.4: Residential Densities	15-17	Figure 15.12: Centres and Employment	15-30
Figure 15.5: Community and Facilities Schools.....	15-18	Figure 15.13: Sub Regional Stormwater Detention	15-32
Figure 15.6: Transit Plan Catchments	15-22	Figure 15.14: Development Sequencing	15-37
Figure 15.7: Transit Plan.....	15-23	Figure 15.15: Neighbourhood Unit Plan	15-43
Figure 15.8: Strategic Walk and Cycle Plan	15-25		

Tables

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

