

SUBDIVISION PROPOSALS

A quick update from last year regarding subdivision proposals.

At this time, any proposals remain on hold due to the capacity limitations of our existing water system.

Council is also doing further research into appropriate setbacks along the valley edge. We want to make sure that any future development in these areas are carefully considered and does not create adverse effects for the property, surrounding areas or the Village's infrastructure.

As part of this work, the Village will be engaging an engineer to provide professional guidance and help determine what appropriate setbacks should look like based on the specific conditions of the area.

The goal is not to prevent development, but to ensure that when development does move forward, it is done responsibly, safely and with proper planning.

These are important decisions that need to be based on good information and professional advice. We want to make sure we understand the potential impacts before moving ahead, rather than creating problems that may be difficult or costly to address later.

The biggest misconception about growth is treating it as a single event. It isn't. Municipal growth unfolds over time, and the costs and revenues associated with it often arrive around very different points in the process. Think of it in three connected stages: infrastructure growth, community growth and service growth."

1. Infrastructure Growth: roads, water, sewer, storm systems, parks are installed to make development possible.
2. Community Growth: homes and businesses are constructed, residents & employers arrive and assessment and utility revenues begin to build.
3. Service Growth: more infrastructure, residents and businesses increase operating demand and eventually trigger new staff, equipment, facilities and major capital projects.