

CRITICAL ISSUES:

IT IS IMPORTANT TO IDENTIFY ISSUES WHICH MAY HAVE AN IMPACT ON THE IMPLEMENTATION OF THE 'FAIRWAYS AT DELACOUR CONCEPT PLAN:

1. THE ALBERTA TRANSPORTATION FUNCTIONAL STUDY TO UPGRADE AND/OR REALIGN THE INTERSECTION OF SECONDARY HWY 564 & SECONDARY HWY 791.
2. PROTECTION OF THE SENSITIVE ECOSYSTEM WHICH SURROUNDS THE WESTERN IRRIGATION DISTRICT CANAL AND SERVICEBERRY CREEK.
3. PROMOTE THE DIVERSIFICATION AND EXPANSION OF THE LOCAL ECONOMY BY EXAMINING NEW ECONOMIC OPPORTUNITIES AND ECONOMIC VIABILITY.
4. IDENTIFY SUITABLE SOURCES OF POTABLE WATER TO SUSTAIN THE DEVELOPMENT.
5. IDENTIFY SUITABLE METHODS OF WASTE WATER DISPOSAL SYSTEMS TO SUSTAIN THE DEVELOPMENT.
6. PROVIDE A COMPREHENSIVE MIX OF HOUSING, RECREATIONAL AND COMMERCIAL OPPORTUNITIES, TYPES, DENSITIES AND LOT SIZING TO MEET THE NEEDS OF AN INCLUSIVE COMMUNITY WHILE MAINTAINING THE RURAL CHARACTER AND WHERE POSSIBLE REDUCING THE DEVELOPMENT FOOT PRINT BY MINIMIZING SITE DISTURBANCE THROUGH PRACTICES SUCH AS CLUSTER DEVELOPMENT.
7. PROMOTE THE INCLUSION OF VARIOUS ENERGY EFFICIENCIES IN THE DESIGN OF THE COMMUNITY THROUGH THE INCORPORATION OF LEEDS PRINCIPLES SUCH AS ORIENTATING STREETS TO MAXIMIZE SOLAR GAIN AND REDUCE NORTHERN EXPOSURES AND EXAMINATION OF SUCH PRACTICES AS GEOTHERMAL HEATING.
8. EXAMINE STORM WATER MANAGEMENT OPTIONS THAT WILL ACHIEVE THE GOALS AND OBJECTIVES OF THE WESTERN IRRIGATION DISTRICT WITH RESPECT PROTECTION OF THEIR INFRASTRUCTURE.
9. ESTABLISH A PERMANENT AND UNINTERRUPTED SOURCE OF NON-POTABLE WATER TO SUSTAIN THE CONTINUED IRRIGATION REQUIREMENTS OF THE 'CANAL AT DELACOUR GOLF COURSE'.
10. PROMOTE CRIME DETERRENCE THROUGH SAFE NEIGHBOURHOOD DESIGN BY INCORPORATING INTO THE DESIGN VISIBLE PUBLIC SPACES, CLEAR BOUNDARIES BETWEEN PUBLIC AND PRIVATE SPACES AND IDENTIFIABLE POINTS
11. IDENTIFY THE RECREATIONAL/INSTITUTIONAL NEEDS OF THE COMMUNITY AND EXAMINE POTENTIAL ECONOMIC MODELS TO SUSTAIN ANY PROPOSED RECREATIONAL/INSTITUTIONAL/COMMERCIAL NEEDS.
12. A ROAD/PATHWAY SYSTEM WHICH WILL CONNECT BOTH SIDES OF THE WESTERN IRRIGATION CANAL SYSTEM .