

## **Applicant's Submission**

June 19, 2018

Our land is surrounded on the north & east sides with existing development. The revised Springbank Hill area structure Plan was approved in June 13 2017 by City Council. Our area is shown as Standard Suburban residential with an Environmental Open Space Study Area. Our Application includes a BIA Study completed by Amec. Foster wheeler Environment & Infrastructure.

Standard Suburban permits a density of 7 to 17 units per gross developable hectare to accommodate single detached and semi-detached housing. We are proposing 9.72 upha. The existing development to the north and west of us was developed at 6.9 upha. The 5 lots on our east property front on to existing Mystic Ridge Way S.W. which contains existing sanitary storm and water mains to service our eastern lots. The lots on the west side must wait for services to be extended up from the south thru Timber Line Way. For subdivision to occur, our first phase of development will include the lots on Mystic Ridge Way and the ER and MR.