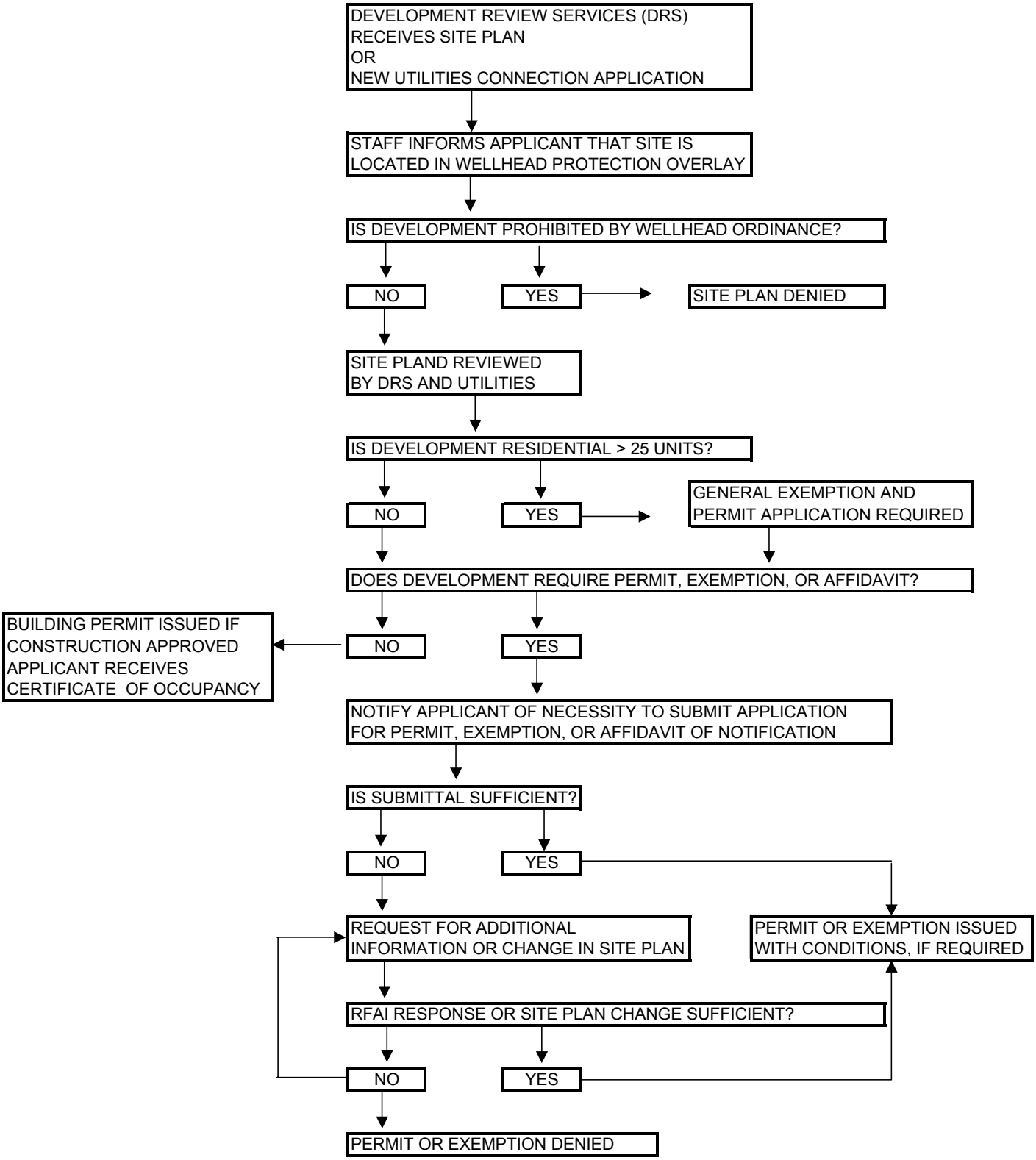WHEN A NEW DEVELOPMENT OR RESIDENTIAL SITE IS PROPOSED: