

Municipal Government Act (MGA), Part 17, Planning and Development

Policies Pursuant to Section 638.2

Red Deer County policies that may be considered in making decisions under Part 17 of the MGA.

1. [Policy No. 2.029, Municipal Addressing](#)
2. [Policy No. 4.001, Development Agreement Provisions – Letters of Credit Associated with Construction of Subdivision Infrastructure](#)
3. [Policy No. 4.005, Landowner Referrals](#)
4. [Policy No. 4.006, Subdivision Approval Condition – Road Widening](#)
5. [Policy No. 4.010, Endeavor to Assist](#)
6. [Policy No. 7.005, Dust Suppression \(Control\)](#)
7. [Policy No. 7.007, Road Construction Specifications](#)
8. [Policy No. 7.008, Approaches / Accesses on County Roads](#)
9. [Engineering Design Guidelines and General Construction Specifications](#)
10. [Advertisement Bylaw No. 2018/23](#)

Municipal Development Plan (MDP), Section 2.6, addresses requirements for Referral of Applications for subdivision and development applications received.

Municipal Development Plan (MDP), Section 2.7, addresses Developer Responsibility in relation to subdivision and development approvals.

Land Use Bylaw (LUB), Section 15, addresses Subdivision Authority and Subdivision of Land, which includes conditions that may be applied to subdivision approvals.

Land Use Bylaw (LUB), Section 26, addresses Development Permit Referrals, with the referral process also being addressed in Advertising Bylaw No. 2018/23.

Land Use Bylaw (LUB), Section 27, addresses Development Permit Conditions that may be applied to development approvals.

Policies No. 2.029, 4.001, 4.006, 4.010, 7.005, 7.007, and 7.008 address the developer's responsibilities in relation to the costs of infrastructure required to service development.

The Engineering Design Guidelines and General Construction Specifications establish the County's standards for the construction of infrastructure.

Advertisement Bylaw No. 2018/23 and Policy No. 4.005 address the notification process used by Red Deer County for referrals of applications received.

1. [Policy No. 2.029, Municipal Addressing](#) – a policy that establishes consistent standards for municipal (civic) addressing of Red Deer County properties and sets responsibility for compliance with the policy.

This policy relates to Section 2.7 of the MDP and Sections 15 and 27 of the LUB.

2. [Policy No. 4.001, Development Agreement Provisions – Letters of Credit Associated with Construction of Subdivision Infrastructure](#) – a policy that establishes standard requirements in the County's Development Agreements with respect to letters of credit associated with the construction of multi-lot subdivision infrastructure.

This policy relates to Section 2.7 of the MDP, Section 15 of the LUB, Policies No. 7.007 and 7.008 and the Engineering Design Guidelines and General Construction Specifications.

3. Policy No. 4.005, Landowner Referrals – establishes specific details relative to when and who planning and development-related notices are referred to either by direct mail or by e-mail or other electronic means.

This policy relates to Section 2.6 of the MDP, Section 26 of the LUB and the Advertisement Bylaw.

4. Policy No. 4.006, Subdivision Approval Condition – Road Widening – this policy establishes a method of securing land during the subdivision application process for future road upgrading (widening) in conjunction with the County's program of upgrading its road infrastructure to County Road Construction Specifications.

This policy relates to Section 2.7 of the MDP, Section 15 of the LUB, Policy No. 7.007 and the Engineering Design Guidelines and General Construction Specifications.

5. Policy No. 4.010, Endeavor to Assist – this policy establishes a process for agreements to be entered into whereby future developers may be required to contribute to the costs incurred by another party for infrastructure that benefits their property.

This policy relates to Section 2.7 of the MDP and Sections 15 and 27 of the LUB.

6. Policy No. 7.005, Dust Suppression (Control) – this policy establishes the County's program for dust control on County roads and any subsidies that may be provided for this service

This policy relates to Section 2.7 of the MDP and Section 27 of the LUB.

7. Policy No. 7.007, Road Construction Specifications – this policy establishes the standards / specifications and guidelines for existing and future local gravel road construction and road development associated with multi-lot residential subdivisions located within the County.

This policy relates to Section 2.7 of the MDP, Sections 15 and 27 of the LUB, Policy No. 4.006 and the Engineering Design Guidelines and General Construction Specifications.

8. Policy No. 7.008, Approaches / Accesses on County Roads – this policy establishes the standards and guidelines for construction of approaches onto County roads.

This policy relates to Section 2.7 of the MDP, Sections 15 and 27 of the LUB and the Engineering Design Guidelines and General Construction Specifications.