

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. 4.001, Development Agreement Provisions – Letters of Credit Associated with Construction of Subdivision Infrastructure
2. Policy No. 4.005, Landowner Referrals
3. Policy No. 4.006, Subdivision Approval Condition – Road Widening
4. Policy No. 4.010, Endeavor to Assist
5. Policy No. 4.011, Municipal Addressing
6. Policy No. 7.005, Dust Suppression (Control)
7. Policy No. 7.007, Design Guidelines and Contract Specifications
8. Policy No. 7.008, Approaches / Accesses on County Roads
9. Policy No. 7.011, Road Use Agreements / Permits
10. Design Guidelines and Contract Specifications
11. 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. 4.001, 4.006, 4.010, 4.011, 7.005, 7.007, and 7.008 and 7.011 address the developer's responsibilities in relation to the costs of infrastructure required to service development.

The Design Guidelines and Contract 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. 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 Design Guidelines and Contract Specifications.

2. 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.

3. 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) and road intersection improvements to ensure sufficient land is available for construction of County infrastructure when construction is required.

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

4. 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.

5. Policy No. 4.011. 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.

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. Design Guideline and Contract Specifications – this policy provides for the standards, specifications, guidelines and responsibilities related to the construction of servicing infrastructure, including roads, that is required for development located within Red Deer County.

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

9. Policy No. 7.011. Road Use Agreements / Permits – this policy establishes a standard for the protection of County road infrastructure by requiring development permit applicants to enter into agreements relative to road use that will occur during the development process.

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