

Purpose:

This policy establishes the executive limitations for the City Manager as s/he develops guidelines, standards and procedures for land use planning and development in Red Deer. The executive limitations include:

Policy Statement(s):

1. The City Manager will create, maintain and review planning guidelines, standards and procedures for various types of land use development under the planning requirements of the Municipal Government Act and the Land Use Bylaw, including but not limited to neighbourhood area outline plans, industrial area outline plans, land use district designation conversions, location criteria for telecommunication facilities, and neighbourhood recreation amenities.
2. Planning guidelines and standards will set out the required procedures for various types of land use planning and development in Red Deer.
3. Planning guidelines and standards will be reviewed on an annual basis and revised if necessary in accordance with best practices in land use planning and development.
4. The executive limitations include:
 - a. The promotion of the social, economic, and environmental benefits of orderly land use development through the use of sound planning principles and standards.
 - b. The promotion of the development of healthy, inclusive land use districts with accessible transportation systems and services, and leisure and recreation facilities and amenities.
 - c. The promotion of land use development that takes into account the preservation of significant cultural heritage resources and the conservation of the natural environment.
 - d. The practice of safe and innovative design in land use development.
 - e. The necessity of public engagement in land use planning and development.

Scope/Application:

This policy applies to land use planning and development within Red Deer.

Authority/Responsibility to Implement:

- Authority to implement this policy is delegated to the City Manager.
- The City Manager is to ensure that the policy requirements are met and updated as required.

References/Links:

- Municipal Government Act
- Subdivision and Development Regulation AR 43/2002
- Land Use Bylaw
- Corporate Administrative Policy 6305-CA Planning and Development
- 6305- Planning Guideline and Standards: <\\chfile\data\Transfer Files\LAS\Policy-Procedure Toolkit\links\DMPROD-#775182-v1-3405-Neighbourhood Planning Guideline & Standards.PDF>

Inquiries/Contact Person:

Director of Planning Services

Document History:

Approved: February 27, 2006

Administrative Revisions:

Date:	Revision:
June 29, 2010	<ul style="list-style-type: none">- Renumbered from 3405 (under Community Services)- Contact changed from LAS Manager to Director of Planning Services