



RED DEER DESIGN GUIDELINES

Designs must meet the Red Deer County Design Guidelines and General Construction Specifications (2019) and any applicable provincial standards, unless otherwise noted.

HOW CAN TECHNICAL STUDIES BE SUBMITTED?

- Electronic copies formally signed using "Notarius"; or
- Two original paper documents with correct signature and seals from engineer

WHO CAN COMPLETE TECHNICAL STUDIES?

- Professional Engineer accredited by APEGA
- Professional Biologist accredited by the Alberta Professional Biologists (ASPB)
- Other accredited professionals



WHY ARE TECHNICAL STUDIES NECESSARY?

Depending on the scope and intensity of the proposed redesignation, subdivision or development application, supportive studies may be required to identify potential environmental or land use impacts and how they can be mitigated.

TYPES OF STUDIES / PLANS

Supplementary information and/or studies may be required to consider redesignation, subdivision or development proposals. Below are a list of studies that could be required:



Biophysical Assessment



Groundwater Supply Evaluation



Concept Plan



Hazards Assessment & Management Plan



Engineering Plans and Specs / Construction Drawings



Private Sewage System Suitability Analysis



Environmental Management Plan



Reclamation Report



Fire Protection Plan



Servicing Study



Flood Risk Assessment



Stormwater Management Plan



Geotechnical Report



Traffic Impact Assessment

Please refer to the Land Use Bylaw for more information about technical studies.



DEVELOPMENT AGREEMENTS

Infrastructure Development Agreement details the following:

- **Improvements and Utilities:** Developers are responsible to provide services to new lots and must address access to each lot, internal subdivision roads, traffic signage, drainage, and must also provide power, gas and electric utilities.
- **Security:** In the form of a letter of credit, a security at 125% of the estimated costs to build the subdivision, based on the certified costs of the improvements required.
- **Insurance:** If proposal is seeking to transfer responsibility of specific infrastructure (i.e., roads, storm pond, etc.), liability insurance for \$2,000,000.00 with the County named as an “additionally insured” is required.

Caveat Development Agreement details the following:

- Outlines specific development restrictions on a parcel of land
- Registered on the Land Title
- Informs future landowners about what may or may not be considered on a property
- Informed by supportive reports and engineering plans and specifications
- May outline certain restrictions, including:
 - Location of future buildings
 - Drainage restrictions and/or requirements
 - Type and size of buildings
 - Architectural treatment
 - Water Supply parameters and sewage treatment provisions

WHAT IS A DEVELOPMENT AGREEMENT (DA)?

- Legal agreement between the developer and the County
- Outlines responsibilities and obligations of the developer to subdivide and construct a subdivision

WHEN ARE DAs REQUIRED?

- May become part of a:
- Condition of Subdivision
 - Condition of Development

HOW DO I KNOW IF MY PROPERTY HAS A DA?

- DAs are registered on the property land title
- Retrieve the document from the Land Titles Office, or online through Spin2

WE'RE HERE TO HELP!

If you have any questions about the requirements for the studies or Development Agreements, the staff at Mountain View County are available to assist. Contact us today!

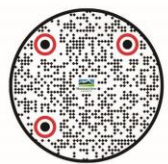
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Visit our website or scan the QR Code below:

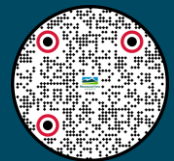


10 - 1408 - Twp Rd 320
Postal Bag 100
Didsbury, AB T0M 0W0

Main: 403-335-3311
Fax: 403-335-9207
Toll Free: 1-877-264-9754
www.mountainviewcounty.com

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Mountain View
COUNTY