



APPENDIX:

Neighbourhood Planning and Design Standards

June 30, 2022



Table of Contents

1. Document Overview

Appendix A: Neighbourhood Area Structure Plan Standardized Format

Appendix B: Land Use Allocation, Housing Mix, and Density

Appendix C: Neighbourhood Area Structure Plan Process

Appendix D: Neighbourhood Area Structure Plan Template

Appendix E: NPDS Evaluation Scorecard

Appendix F: Fees and Amendments

Appendix G: Development Checklist

Appendix H: MR/PUL Guidelines

1. Document Overview



The following is an appendix to the Neighbourhood Planning and Design Standards.

The purpose of this appendix is to provide additional information and guidance for preparation and submission of a Neighbourhood Area Structure Plan.

Appendix A: Neighbourhood Area Structure Plan Standardized Format

1. Document created using Microsoft Word or Indesign
2. Colour Document
3. Portrait Page Layout
4. Double Sided Printing
5. Coil Binding on Left Side of Document
6. 8 ½ x 11 Page Size
7. 8 ½ x 11 or 11 x 17 Folded Maps
8. Photos no less than 200dpi
9. Clearly Differentiated Land Use Colours for Residential, Commercial, Industrial, Institutional, Parks and Recreation, etc.

Generally:

- Residential is yellow
- Commercial is red
- Industrial is purple
- Institutional is blue
- Parks and Recreation is green
- Future Urban Development is grey

Appendix B: Land Use Allocation, Housing Mix, and Density

Table 1 – Overall Land Use Allocation Table

	Area (ha)	Area (ac)	% of GPA
Gross Plan Area			100%
Out Parcels			
Highway Widening			
Country Residential			
Existing Development			
Residential			
Detached Dwelling Unit			
Semi-detached Dwelling Unit			
Multi-attached Building			
Multiple Family Building			
Etc...			
Commercial			
Industrial			
Open Space			
ER Environmental Reserve			
MR Municipal Reserve			
SR School Reserve			
PUL Public Utility Lot			
PUL Stormwater Management Facility			
Pre-existing Right of Way			
Transportation			
Expressway			
Arterial			
Collector			
Local			
Lane			
Other Uses			
Total			100%

Table 2 – Developable Plan Area for Density

	Area (ha)	Area (ac)	# of DU	% of Net
Gross Plan Area (minus)				
Environmental Reserve				
Major Roadways (arterial/expressway)				
Commercial Uses				
Industrial Uses				
Stormwater Management Facility				
High School and Sports Field				
Pre-existing Right of Way				
Net Developable Plan Area				100%
Residential Uses				
Detached Dwelling Unit				
Semi-detached Dwelling Unit				
Multi-attached Building				
Etc.				
Alternate Uses as Residential				
Density (du/ha)				

Table 3 – Net Developable Area for Municipal Reserve Dedication

	Area (ha)	Area (ac)	% of Net Dev.
Gross Plan Area (minus)			
Environmental Reserve			
Net Developable Area			100%
MR Municipal Reserve			
Non Contributing MR			
SR School Reserve			
Total			
Minimum MR Required			10%

Table 4 – Roads and Utilities

	Area (ha)	Area (ac)	% of Net Dev.
Gross Plan Area (minus)			
Environmental Reserve			
Net Developable Area			100%
Expressway			
Arterial			
Collector			
Local			
Lane			
Public Utility Lot (excluding SWMF)			
Total			
Maximum Roads and PUL Allowed			30%

Notes:

1. Gross plan area is the total area of the NASP.
2. Developable plan area is used for the density calculation. Developable plan area is the gross plan area, less land for environmental reserve; major roads (expressways and arterials); commercial sites; industrial uses; high schools and sports fields additional to municipal reserve land dedicated for these purposes; special land use sites; stormwater management facilities; highway widening; pre-existing right-of-ways, out parcels, and others as determined by The City.
3. Municipal reserve is a percentage of the gross plan area less all land required to be provided as conservation reserve or environmental reserve or made subject to an environmental reserve easement (MGA s666(2)).
4. Dedication of roads and public utilities is determined by the gross plan area less the land taken as environmental reserve or as an environmental reserve easement (MGA s662(2)).
5. Environmental reserve may consist of: (MGA s664(1))
 - a. a swamp, gully, ravine, coulee or natural drainage course,
 - b. land that is subject to flooding or is, in the opinion of the subdivision authority, unstable, or
 - c. a strip of land, not less than 6 metres in width, abutting the bed and shore of any lake, river, stream or other body of water for the purpose of
 - i. preventing pollution, or
 - ii. providing public access to and beside the bed and shore
6. Refer to the MR/PUL Guidelines for guidance on designating municipal reserves and public utility lots. A copy is included under Appendix H.
7. Density is measured in the number of dwelling units per developable plan area measured in hectares (du/ha).
8. Assumptions for dwelling unit density projections (intended as general guidelines):

- d. Lots for conventional detached dwellings and detached dwellings with secondary suites are assumed to be on average 464 square metres with frontages of 13.25 metres and lot depths of 35 metres.
- e. Secondary suites are assumed to encompass 15% of the detached housing stock. Refer to Section 4.7(9) in the Land Use Bylaw for Secondary Suite Use Provisions and Development Regulations.
- f. Carriage homes are assumed to encompass 33% of the R1C detached housing stock.
- g. Lots for narrow lot detached dwellings are assumed to be on average 381 square metres with frontages of 10.40 metres and lot depths of 36.6 metres.
- h. Lots for semi-detached dwellings are assumed to be on average 595 square metres with frontages of 16.0 to 19.0 metres (minimum of 7.6 metres per unit and lot depths of 35 metres).
- i. Low rise multi-family site density is assumed to be generally 35 dwelling units per hectare. The actual density is not prescribed in the LUB and is determined by the Development Authority at the time of development permit approval. Depending on the actual densities achieved on the multi-family sites the neighbourhood density may vary slightly from the calculated densities.
- j. Multi-family dwelling units' means three or more attached dwelling units.

Appendix C: Neighbourhood Area Structure Plan Process

Phase One – Pre NASP Submission

- An applicant will express an interest to submit a NASP application
- City administration will advise the applicant if the application is in line with the preferred sequence of development
- If the application coincides with the sequence of development, the process moves forward

Phase Two – Preliminary Concept

- The applicant will provide the application fee in full, pursuant to the Planning Department Fees, as amended
- The applicant will provide one or more preliminary Land Use Concept designs and describe how it meets the 9 Design Principles
- The applicant will present the preliminary concepts to City administration
- City administration will review the concepts and select a preferred design
- At this stage, City administration will also determine which Neighbourhood Planning Design and Standards apply to the NASP

Phase Three – NASP Submission

- The applicant will submit a formal NASP application using the NASP template outlined in the NPDS Appendix
- City administration will review the application for compliance to the Neighbourhood Planning and Design Standards
- City administration will engage the Naming Committee
- Internal administration and external agencies will review the application to identify any concerns with implementation of the plan
- Revisions to the NASP may be necessary

Phase Four – Public Dialogue

- Communications will determine a suitable method to engage and inform the public
- City administration and the applicant will play an active role in the communication plan
- The applicant will assist with the open house, if applicable
- Based on the outcome, revisions to the NASP may be necessary

Phase Five – Formal Approval by Council

- The applicant will submit a final version of the NASP
- City administration will undertake a final review of the NASP and provide a recommendation
- The NASP will be brought to Council for 1st reading, a public hearing, and consideration of 2nd and 3rd reading
- After NASP approval, an editable version of the document and all the drawings/figures must be submitted to City administration

The process noted above is a summarization of the NASP application process. For the full NASP application process, please contact the Planning Department by phone at 403-406-8700 or by email planning@reddeer.ca

*The complexity of the application may warrant variations to the process.

**The completion of a NASP does not mean that the land is development ready. Development readiness will be determined by the sequencing of services of the lands within the overall City servicing context and approval of capital expenditures by Council.

***It is recommended that the applicant submit the applicable Water Act applications to Alberta Environment and Parks after Phase Three. This is particularly important if the impacted ecological features are assessed with a high value.

Appendix D: Neighbourhood Area Structure Plan Template

About the NASP Template and How to Use It

The purpose of this document is to provide guidance on the content and level of detail required for the completion of a Neighbourhood Area Structure Plan (NASP).

It is the responsibility of the Developer and their team to ensure the planning and design of the neighbourhood conforms to City's policy framework and plans, in particular, the Neighbourhood Planning Principles and Neighbourhood Planning and Design Standards.

In turn, the City's review process will ensure the proposed development is designed and constructed in conformance with the City's Strategic Direction, Design Charter, Neighbourhood Planning Principles and Planning and Design Standards, such that upon acceptance of the proposed development by the City, the neighbourhood embodies the vision for future neighbourhood design and sustainability in Red Deer and the future public responsibilities for infrastructure and maintenance are cost efficient to residents.

At the initial NASP pre-submission meeting, the City will review (with the developer and team) the NASP checklist to identify any additional requirements or sections that may not be required for submission.

Use the Table of Contents as guidance for content and refer to each section for examples of the level of detail and graphics required. The Table of Contents provides an overall outline of what information should be included in the NASP submission.

The document does not attempt to set a rigid Table of Contents, but rather provides the Developer with a framework and example of what a complete submission should include and the level of detail and quality of graphics that is desired.

It is understood that each development site is unique and in some cases, unusual or complicated design situations will arise and therefore, additional sections will need to be added to the NASP, or additional studies will be required (such as summary of traffic impact assessment, geotechnical, phase 1 environmental site assessment, bio-impact assessment, etc.).

It should also be noted that the adoption by a Council of a statutory plan does not require the municipality to undertake any of the projects referred to in it (MGA s.637). A NASP should provide an aspirational/visionary framework for subdivision and development while balancing the need for detailed information.

Note: the visuals (plans, diagrams, sections, etc.) shown in this document are representative only.



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NEIGHBOURHOOD AREA STRUCTURE PLAN

Template for Submission

Bylaw # and Adoption Date

CONTENTS

1. INTRODUCTION
 - 1.1 Over view
 - 1.2 Planning Context
 - 1.3 Plan Area Conditions
 - 1.4 Environmental Site Assessments
 - 1.5 Plan Area Opportunities and Constraints

2. PLAN VISION
 - 2.1 Overview
 - 2.2 Illustrated Neighbourhood Concept Plan
 - 2.3 Neighbourhood Planning Principles

3. LAND USE AND HOUSING
 - 3.1 Overview
 - 3.2 Land Use Plan
 - 3.3 Land Use Area Calculations
 - 3.4 Housing Types and Density
 - 3.5 Housing Mix

4. GREEN NETWORK AND COMMUNITY FACILITIES
 - 4.1 Overview
 - 4.2 Greenspace Types and Amenities

5. MOBILITY AND CONNECTIVITY
 - 5.1 Overview
 - 5.2 Multi-Modal Transportation
 - 5.3 Traffic Calming Policy
 - 5.4 Street Types and Sections

6. NEIGHBOURHOOD DESIGN AND CHARACTER
 - 6.1 Overview
 - 6.2 Built Form and Public Realm

7. INFRASTRUCTURE AND SERVICING
 - 7.1 Overview
 - 7.2 Potable Water
 - 7.3 Sanitary Sewer Servicing
 - 7.4 Stormwater

7.5 Waste Collection

7.6 Utilities (Shallow Utilities, Power Distribution, etc.)

7.7 Snow Removal

7.8 Other (As Required)

8. DEVELOPMENT AND PHASING

8.1 Overview

8.2 Plan Interpretation

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1. INTRODUCTION

1. INTRODUCTION

Section Notes

Section 1.0 fulfills requirements for the NASP pre-submission meeting and all pre-requirements for NASP preparation.

1.1 Overview

Include the following:

Provide a short executive summary (1-2 pages) that includes:

- Purpose of the plan
- Available background information on the plan process
- Summary of the history of the proposed plan area

Plans, Graphics and Mapping:

- Location Plan
- Aerial Image of the Plan Area
- Legal Plan

1.2 Planning Context

Include the following:

Describe the relationship of the plan within the City's existing planning framework and any relevant aspects that the NASP needs to respond to.

- Relationship of the subject area with existing City plans (MASP, MDP, Multi-Neighbourhood Plans, etc.). For example: Has this area been identified as a major future growth area? Are there planned transportation exchanges, commercial sites, etc.? Is the area adjacent to major recreation corridors?
- Outline any specific areas or requirements for the NASP within current planning context.

Reference the section 632(2)(a) of the MGA as follows:

“The Municipal Government Act (MGA) outlines the purpose and powers of Alberta municipalities. One of the powers granted to municipalities through the MGA is to require that an Area Structure Plan (ASP) be prepared to provide a framework for

subdivision and development of an area of land. Section 632(2)(a) of the MGA states that an ASP must describe:

- (i) the sequence of development proposed for the area,
- (ii) the land uses proposed for the area, either generally or with respect to specific parts of the area,
- (iii) the density of population proposed for the area either generally or with respect to specific parts of the area, and
- (iv) the general location of major transportation routes and public utilities.

Municipalities may require that ASPs include additional information as section 632(2)(b) of the MGA provides that an ASP may contain any other matters, including matters relating to reserves, as council considers necessary.”

Plans, Graphics and Mapping:

- Show any relevant City planning maps in relation to the proposed plan area (MASP, Multi-Neighbourhood Plans, etc.)

1.3 Plan Area Conditions

Include the following:

Describe existing site conditions.

Plans, Graphics and Mapping:

- Plan area location and context (outline of subject area with some surrounding context)
- Review of existing and adjacent land use
- Environment, historical, cultural and landscape features (this can be summarized on one map or each on its own depending on content and applicability)
- Outline all oil and gas infrastructure, if applicable
 - Include the licensee information i.e. name and address of the current licensee of all oil or gas development located within the plan boundary and within 25 m of the boundary.
 - Include the status of all oil or gas wells and processing facilities, the sour level designation, the operating pressure, and the emergency planning zone (EPZ) if applicable.
 - Provide evidence of consultation with relevant licensees and confirmation that the proposed plan accommodates emergency response plans, the

continued operation of active or suspended oil or gas development, clustering of oil or gas development, and that the proposed plan reasonably minimizes impacts on licensees' surface development such as existing oil or gas development.

- Reclamation and/or a remediation certificates are required for contaminated sites. If a remediation certificate is not available, The City may accept the final remediation report providing it has been signed and stamped by an eligible professional, as defined by Alberta Environment and Parks, and the land is acceptable for the intended use.

1.4 Environmental Site Assessments

Include the following:

Appropriately cite the assessment.

Describe the findings and conclusions of the environmental site assessment(s) conducted for the plan area.

Plans, Graphics, and Mapping:

Include any applicable site plans showing the site location as well as important infrastructure and natural features on the site and adjacent sites.

1.5 Plan Area Opportunities and Constraints

Include the following:

Provide a summary of the opportunities and constraints for the subject lands. Primarily this section should be a series of maps with annotation. Text for this section should outline how the existing conditions could be used as an opportunity to build character and identity or other aspects of the neighbourhood. For example: an existing natural area may become a central park in the neighbourhood; a particularly flat topography with strong winds could inspire a road network designed to orient housing to protect and minimize climatic conditions; a historical or cultural use may inspire street names, amenity design themes or sub-areas within the neighbourhood.

Plans, Graphics, and Mapping:

- Development Opportunities Map
- Development Constraints Map

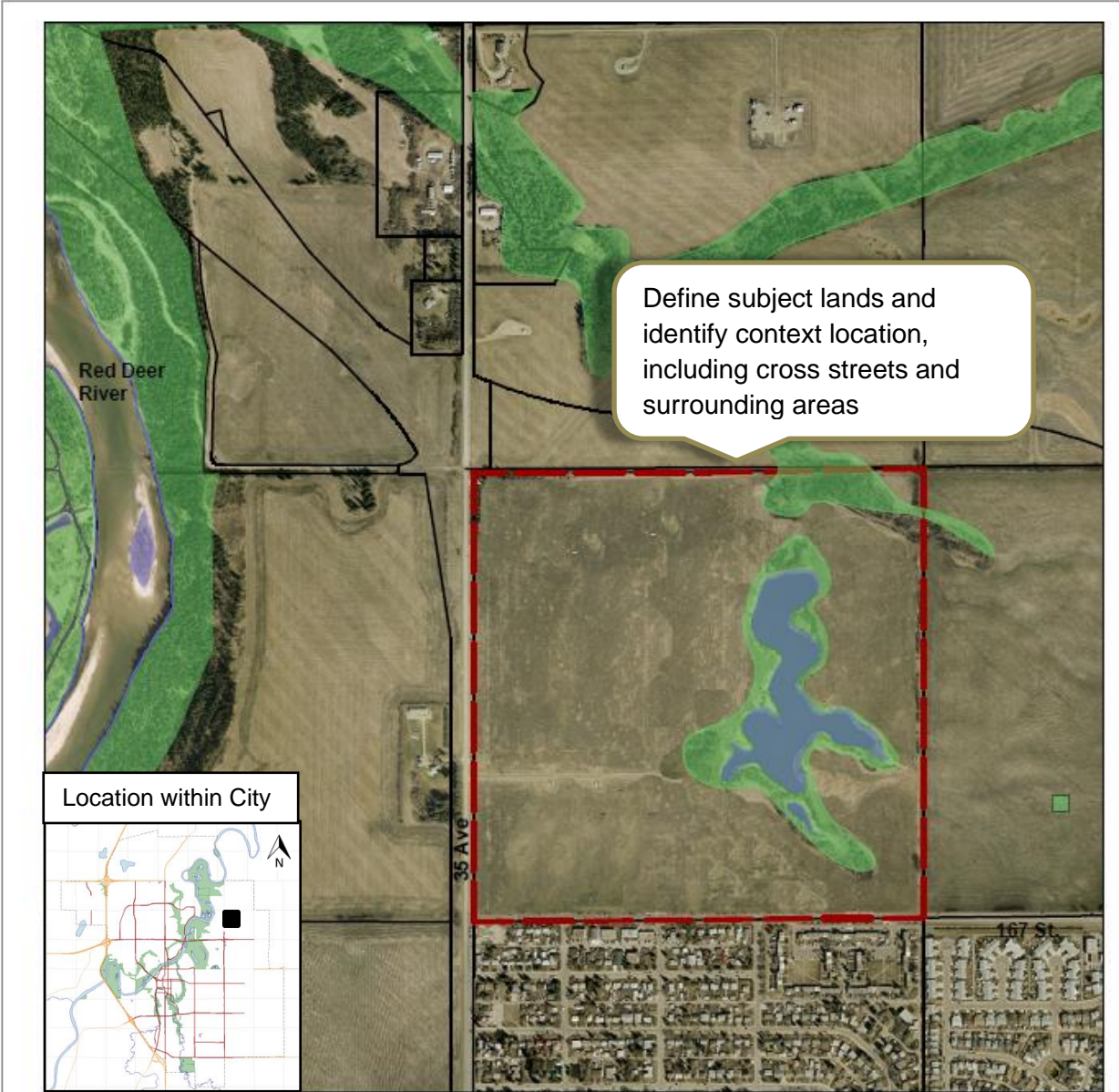
Notes: If applicable, include the following on the Development Opportunities Map:

- NASP Boundary
- 5 & 10 minute Walking Areas
- Potential School Site
- Regional Trail
- Main Arterial
- Proposed Commercial
- Existing Green Spaces
- Potential Green Spaces & Corridors
- Proposed Pedestrian Overpass
- Neighbourhood Node
- Access Points
- Viewpoints
- Watercourses
- Potential Area to Locate Stormwater Management Facility

Notes: If applicable, include the following on the Development Constraints Map:

- NASP Boundary
- Oil/Gas Pipeline Right of Way
- Active Oil/Gas Well (Setback 100m)
- Any environmental limitations on the site, including, but not limited to Contaminated Soil and/or Groundwater, as per the Alberta Tier 1 Soil and Groundwater Remediation Guidelines
- Gas Facility
- Abandoned Well (5m Setback)
- Road Widening Setback
- AltaLink High Voltage Line
- AltaLink Right of Way
- AltaLink Notification Zone
- AltaLink Electrical Transmission Line Tower
- Cellular Tower
- Contour Line
- Seasonally Wet Areas
- Top of/Toe of Slope and Setback Restrictions
- Landfill Setback
- Floodplain or Flood Fringe
- Significant Natural Areas
- Escarpment

Example of Relevant Context Maps:



PROPOSED NASP

SITE CONTEXT MAP

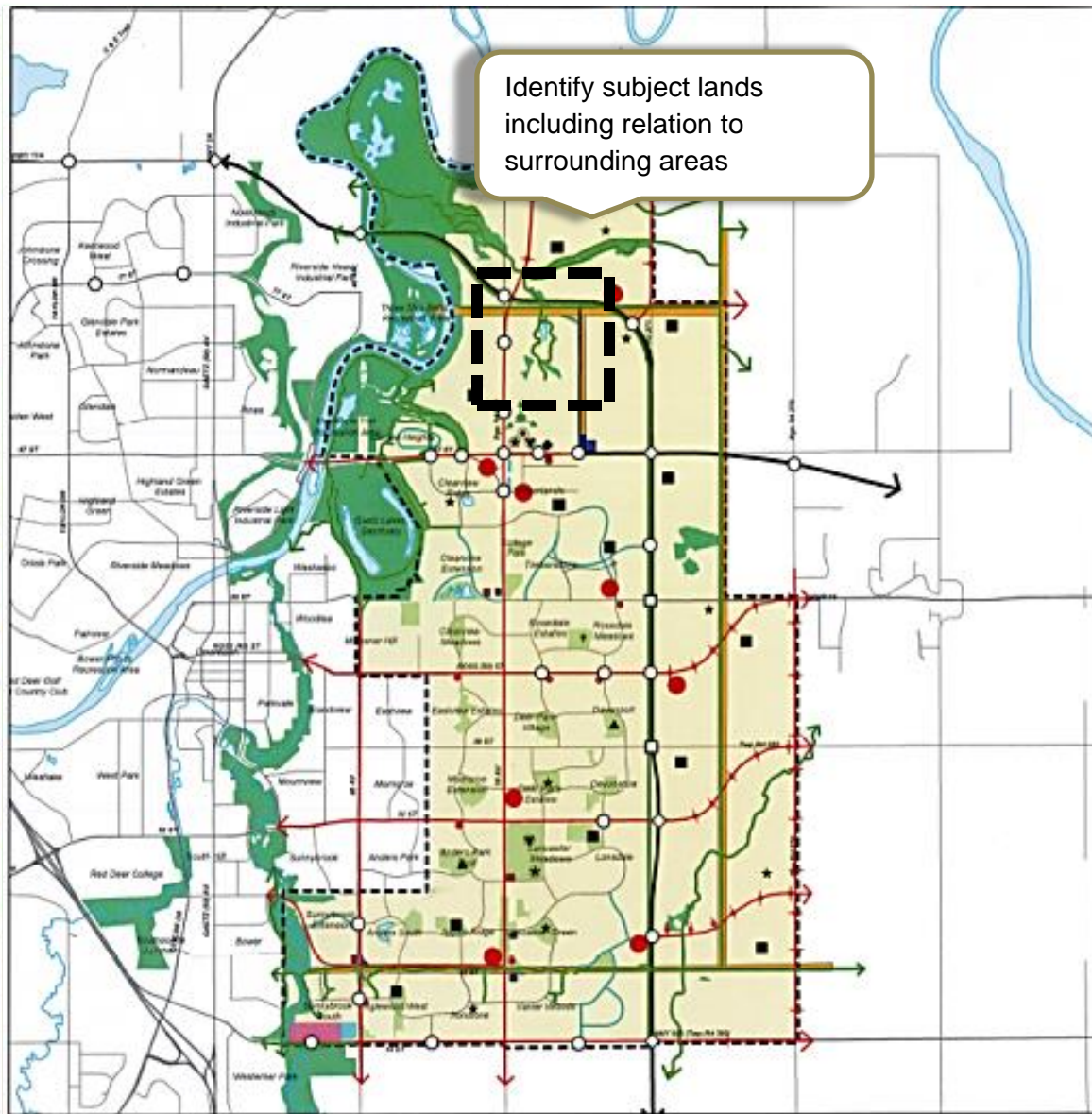
Submitted to: City of Red Deer
 Submitted by: Company Name
 Date: July 2013, Draft Submission



RECORD OF REVISIONS:
 July, 2013

SCALE 1: 10000

FIGURE 1.0



*Note: this is a duplication of the MASP Generalized Land Use Concept at the time the NASP was adopted. Refer to the City of Red Deer website for the most up to date version.

Include note on any duplicate concepts from MASP or MNP

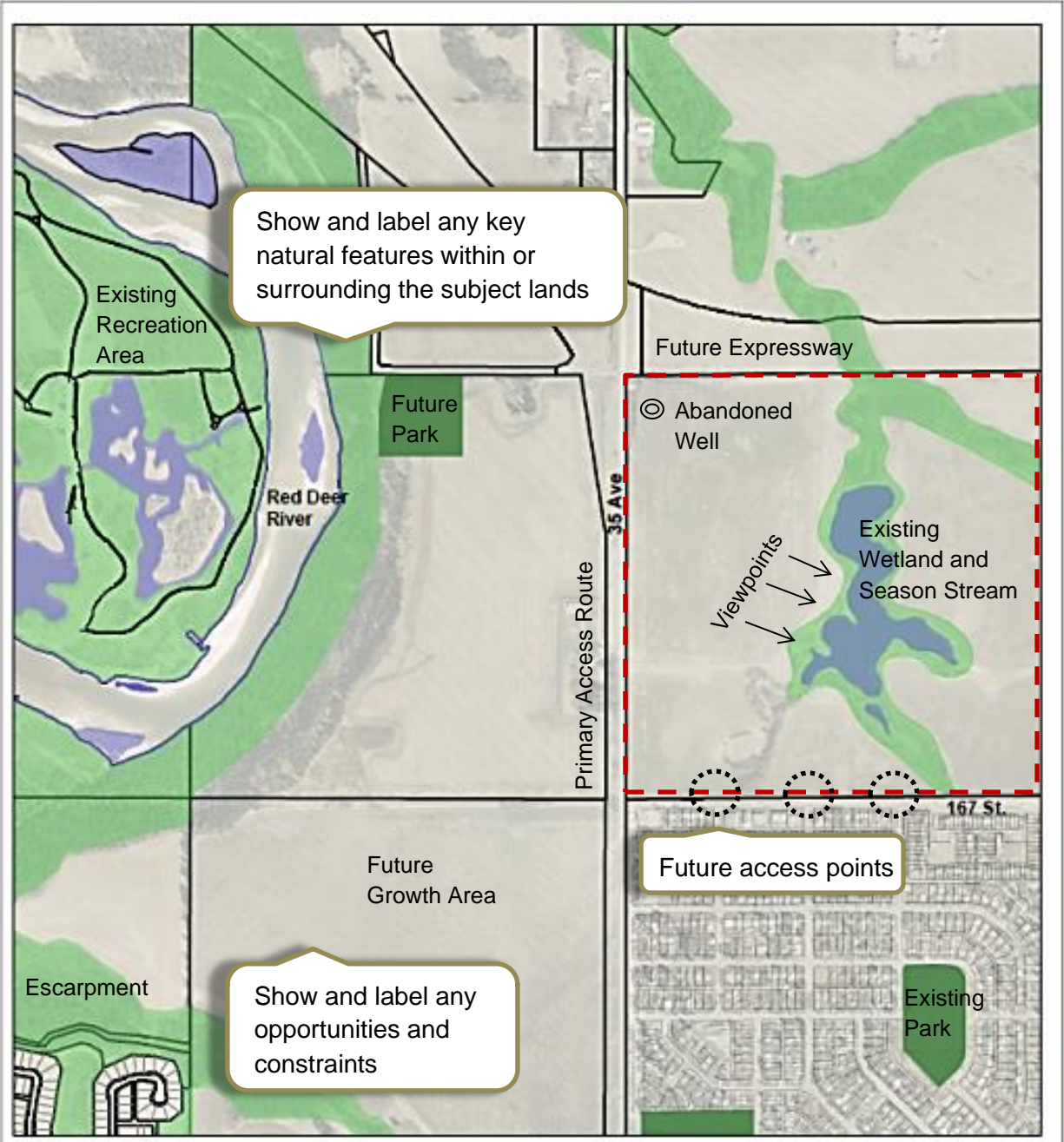
PROPOSED NASP

MASP GENERALIZED LAND USE CONCEPT EXCERPT

Submitted to: City of Red Deer
 Submitted by: Company Name
 Date: July 2013, Draft Submission



RECORD OF REVISIONS:	
July, 2013	SCALE 1: 10000
	FIGURE 1.0



PROPOSED NASP

OPPORTUNITIES & CONSTRAINTS

Submitted to: City of Red Deer
 Submitted by: Company Name
 Date: July 2013, Draft Submission



RECORD OF REVISIONS:

July, 2013	

SCALE 1: 10000

FIGURE 3.0



2. PLAN VISION

2. PLAN VISION

Section Notes

Section 2.0 is similar to an executive summary of the proposed plan and should highlight the proposed neighbourhoods primary and unique features.

2.1 Overview

Include the following:

Provide a short overview of the neighbourhood vision, including the total number of residents, land uses, key highlights, unique attributes, or over-arching themes.

- Vision statement (e.g. “The Plan envisions 5,000 residents and approximately 20,000m² of total commercial floor space over the 7-year time frame. The agricultural history of the site is reflected in proposed landscaping, park amenities, infrastructure features, and other urban design elements.”)
- Outline key highlights. For example:
 - a compact community with higher than average densities and mix of housing types
 - a neighbourhood commercial node including a mixed-use area with a focus on pedestrians, cyclists and transit
 - an interconnected street network to promote walkability within the neighbourhood
 - an integrated stormwater management system with on lot source controls
 - prominent natural open space and recreational feature
- Other features or expected outcomes (e.g. “It is anticipated that 25% of units will be compact lots and therefore cost 20-30% less than a standard lot. Secondary suites will provide a mortgage aid for homeowners while providing housing for lower income families.”)

Plans, Graphics & Mapping:

- Character images that describe the ‘look and feel’ of the neighbourhood (types of park amenities, housing types, street design, architectural elements, etc.)

2.2 Illustrated Neighbourhood Concept Plan

Include the following:

Provide a clear design statement referring to the full illustrated neighbourhood concept plan. A design statement presents the overall approach to the proposed neighbourhood design and typically includes intent and context. For example: “the proposed neighbourhood design focuses on facilitating active transportation connections both within and external to the neighbourhood.”

Plans, Graphics & Mapping:

- Illustrated Concept Plan

Key Highlights of the Proposed Development:

- A central neighbourhood commercial area is envisioned to meet the needs of the local neighbourhood while serving as a shopping destination and employment centre for the broader community surrounding the development;
- Medium-density residential uses surrounding the commercial core act as a buffer between the core and adjacent lower density residential areas;
- Single-family residential area is an important part of the housing mix, allowing select opportunities for secondary suites and homebased business, where appropriate.
- Balancing additional density with preservation of natural and existing recreational areas provides for a livable and unique neighbourhood character.
- Key collector and primary ‘green street’ offers multi-modal choice and highlights an integrated stormwater approach in the neighbourhood.



Annotate key highlights of the proposed plan, either directly on the illustrated plan or as a narrative. Include character sketches or images to show built form and the ‘look and feel’ of the neighbourhood.

2.3 Neighbourhood Planning Principles

Include the following:

Outline how the neighbourhood plan meets the intent of each neighbourhood planning principle.

- List each principle and how the proposed plan meets the intent of each
- Where possible, try to use specific examples. Do not repeat the principle intent.
For example:



Principle 1 - Natural Areas: The proposed neighbourhood preserves a large existing natural area and small watercourse.



Principle 2 - Mixed Land Uses: A north-south high street with retail frontage and mixed uses adjacent to the large natural area is to be the spine of the neighbourhood, anchored by a small neighbourhood village square and central public plaza and community park directly at the creek edge.



Principle 3 - Multi-Modal Choice & Connectivity: A clear hierarchy of movement in the neighbourhood emphasizes walking, cycling, transit and provides for vehicle access.



Principle 4 - Compact Urban Form & Density: The central neighbourhood is to include clustered mixed use buildings, transitioning to medium density with single family areas outside the neighbourhood commercial centre and village square.



Principle 5 - Integrated Parks & Connectivity: A diverse and connected open space network is to include urban plazas, large civic parks, active playing fields, ecological spaces, greenways, and neighbourhood greens. A continuous public park and greenway along the length of the natural area provides a variety of experiences from active urban areas along the creek to tranquil wildlife habitat.

Principle 6 - Housing Opportunity & Choice: A mix of single family housing (compact to large lot) and ground oriented multi-family options offers good diversity and choice.

Use example images to demonstrate the components which contribute to the look and feel of the proposed neighbourhood with respect to the planning principles.



Principle 7 - Resilient & Low Impact Neighbourhoods: An integrated stormwater management system with on lot source controls is planned as part of the neighbourhood infrastructure. Housing is build according to current energy efficient standards.



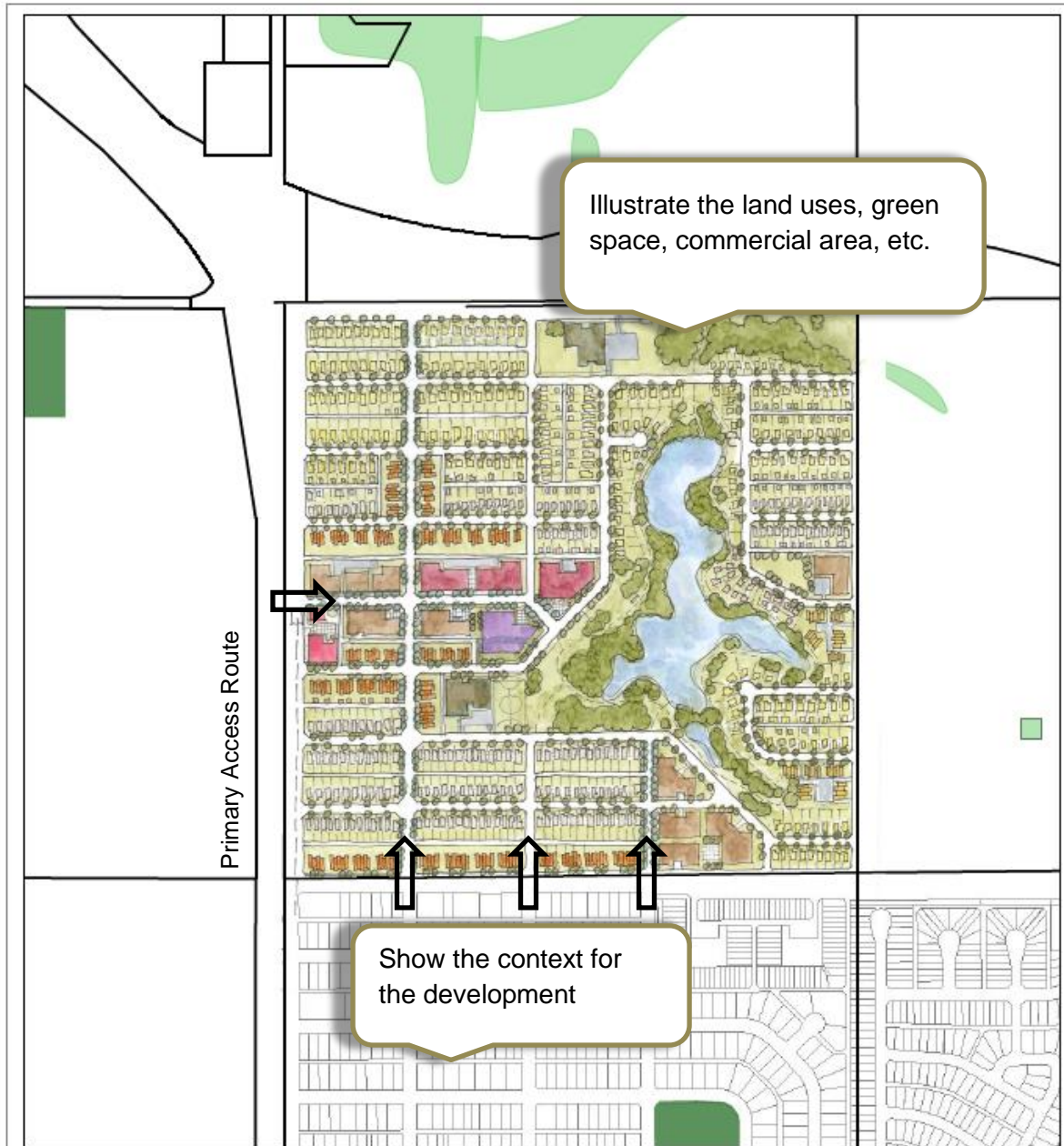
Principle 8 - Safe Neighbourhood: The neighbourhood design encourages use of public spaces and interaction through promotion of walkable design and a high quality park spaces and recreational opportunities. There are a range of central and smaller public gathering areas throughout the neighbourhood. CPTED principles have been considered in the design of spaces and traffic calming within local neighbourhood spaces and streets.



Principle 9 - Unique Neighbourhood Identify: The neighbourhood is to consist of three distinct sub-areas defined by greenspace. The neighbourhood will also include custom theme amenities (light posts, entrance signage, banners), a wayfinding system for recreational trails and places for public art.

Use specific examples from the proposed neighbourhood to illustrate how you've met the intent and desired outcome of each planning principle.

Example of a Neighbourhood Illustrated Concept:



PROPOSED NASP

ILLUSTRATED CONCEPT PLAN

Submitted to: City of Red Deer
 Submitted by: Company Name
 Date: July 2013, Draft Submission

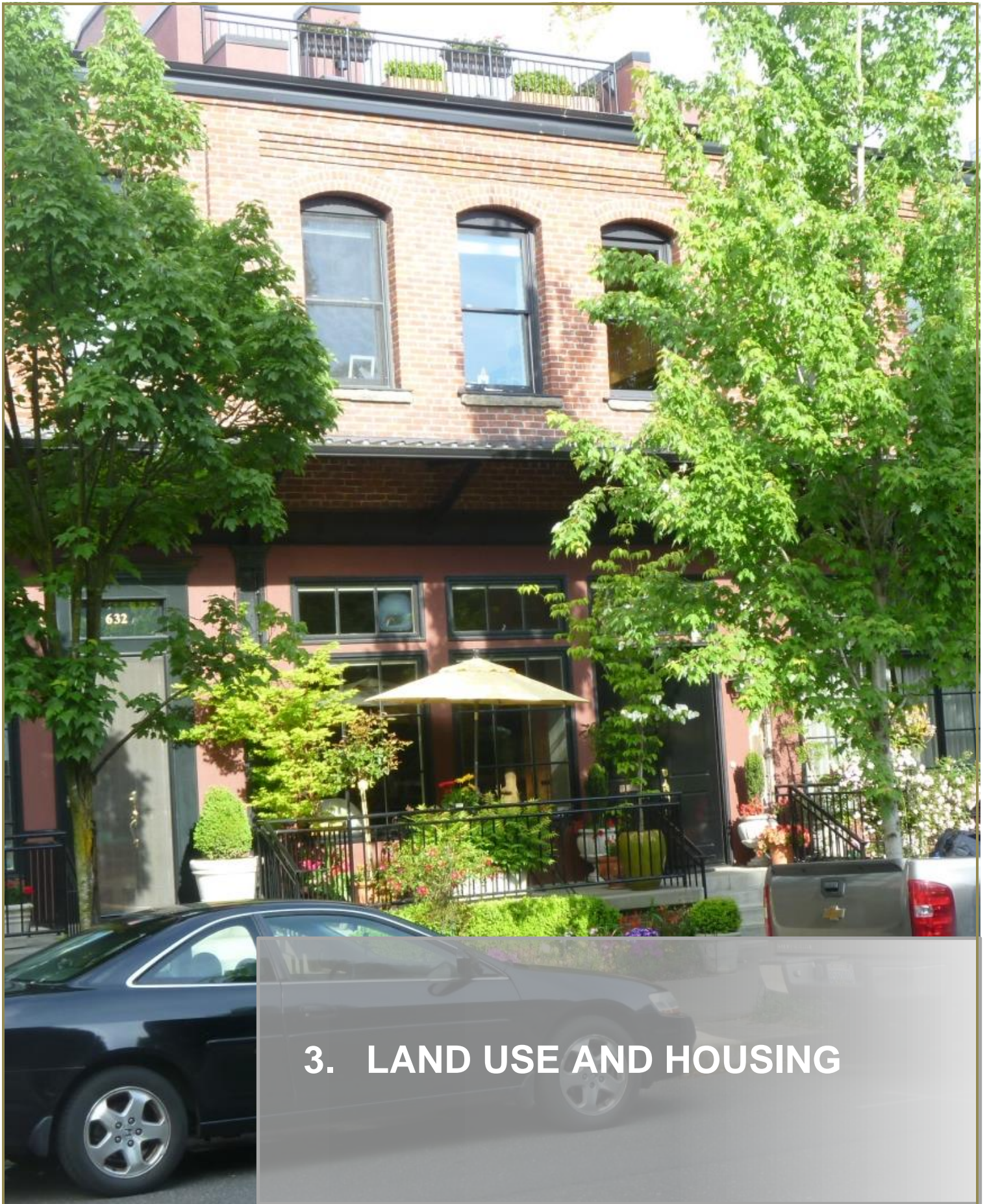


RECORD OF REVISIONS:

July, 2013

SCALE 1: 10000

FIGURE 2.0



3. LAND USE AND HOUSING

3. LAND USE AND HOUSING



3.1 Overview

Include the following:

Provide a brief summary of land use and objectives.

- Include summary statement of the land use in the proposed neighbourhood, for example:
 - “Land use is primarily residential with a small neighbourhood village node adjacent to a large natural area and an identified City wide transportation exchange node”.
- Outline any key objectives. Be specific with the intent, for example:
 - “Commercial and higher density land uses were organized and located adjacent to the transportation node and existing natural area to encourage and facilitate increased active transportation options.”

Plans, Graphics & Mapping:

- Relevant images that outline land uses or objectives
- Any relevant diagrams to explain objectives and overall organization of land uses

3.2 Land Use Plan

Include the following:

Outline each land use for the proposed neighbourhood.

- Define each land use as it relates to the plan
- Provide a description and rationale (as it relates to the concept) for each land use. For example:
 - Residential, Commercial, Institutional, Neighbourhood Node, Parks and Recreation, etc.

E.g. Commercial

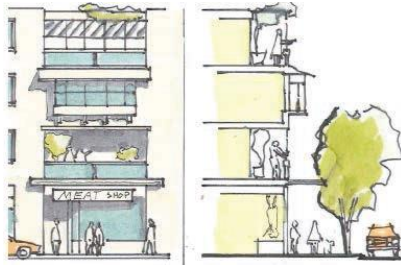


Description:

The Commercial area is centrally located with a mix of uses, adjacent to the main greenspace, collector and newly proposed light rail transit hub for the northeast. This area focuses higher

density residential uses, including apartments, to support planned commercial and other uses.

For each land use description, include a precedent image and/or illustrated character sketch to illustrate the intent.



Illustrated character sketch of neighbourhood commercial demonstrating the intent for mixed use buildings with commercial services at street level.

Rationale:

The intent of the Commercial land use area is to provide a highly walkable, vibrant high-density mixed-use area. The neighbourhood village centre will be characterized by a strong pedestrian-orientation commercial area integrated with the park. This area will provide for the daily needs of neighbourhood residents, serve as a recreational destination, and be the primary transit hub into the downtown core for the neighbourhood and adjacent neighbourhoods.

Plans, Graphics & Mapping:

- Proposed Land Use Plan Superimposed Over Aerial Photo
- Proposed Land Use Plan

Notes: If applicable, include the following on the land use plan superimposed over an aerial photo:

- Each Residential land use (Use Standard Color Chart)
- Each Commercial land use (Use Standard Color Chart)
- Institutional (Use Standard Color Chart)
- Homes Facing Park or PUL
- Oil/Gas Pipeline Right of Way (PUL)
- Active Oil/Gas Well (Setback 100m)
- Abandoned Oil/Gas (Setback 5m)
- Compressor Station
- AltaLink High Voltage Line and Electrical Transmission Towers
- AltaLink Right of Way

- Cellular Tower
- Municipal Reserve Lands (P1)
- Stormwater Management Facility (PUL)
- Other (PUL)
- NASP Boundary
- Potential Transit Stop
- Approximate Estimated Hydrocarbon or other Compound Impacted Soil Area
- Escarpment
- Landfill Setback

If applicable, include the following on the land use plan:

- Land Use
 - Each Residential land use (Use Standard Color Chart)
 - Each Commercial land use (Use Standard Color Chart)
 - Institutional (Use Standard Color Chart)
 - Homes Facing Park or PUL
- Open Space
 - Municipal Reserve Lands (P1)
 - Pipeline Right of Way (PUL)
 - AltaLink Right of Way (PUL)
 - Stormwater Management Facility (PUL)
 - Other PUL
- Utilities and Infrastructure
 - Active Oil/Gas Well (Setback 5m once Abandoned)
 - Abandoned Oil/Gas Well (Setback 5m)
 - Active Gas Compressor Station showing 5m Setback Once Abandoned
 - AltaLink High Voltage Line and Electrical Transmission Towers
 - AltaLink Notification Zone
 - Cellular Tower
 - Potential Road Connections
- Property Boundaries/Other
 - Site Boundary
 - Potential Future Development
 - Pedestrian Overpass (Proposed)
 - Potential Transit Stop

3.3 Land Use Area Calculations

Include the following:

Provide land use area calculations, population capacity, and the number of unit projections for the proposed neighbourhood.

- Estimated land area dedicated to each land use
- Estimated number of units
- Estimated population capacity
- Estimated density
- Average household size
- Outline any potential for additional units, such as secondary suites, carriage homes, etc. that would be allowed
- Estimated dedication for municipal reserve
- Estimated dedication of roads and public utility lots

Plans, Graphics & Mapping:

- Table of Land Use Area Calculations
- Refer to tables and notes outlined in Appendix B

3.4 Housing Types and Density

Include the following:

Outline each proposed housing type and estimated densities achieved.

- Describe each housing type proposed (detached dwelling, semi-detached, multi-attached, or multiple family).
- Identify the intent of the proposed housing types.
- Highlight any unique qualities of that particular residential land use such as park fronting, requires a front attached garage, accommodates secondary suites or carriage homes, etc.

For example:

The neighbourhood consists of a variety of housing types to facilitate the creation of an inclusive neighbourhood which supports the needs and preferences of a variety of household types and income levels.

E.g. Detached Dwelling Units

Intent: To provide a housing option which accommodates market preferences for detached single family homes. The neighbourhood proposes:

- Detached Dwelling Units on standard lots
- Detached Dwelling Units on narrow lots
 - Unique Quality: mandatory front attached garages in some areas
 - Unique Quality: no front driveways or front yard garages in some areas
- Carriage Homes
 - Unique Quality: opportunity for one additional self-contained dwelling unit on a residential lot in the form of a Carriage Home located above a detached garage with lane access
- Semi-detached Dwellings
- Multi-attached Buildings
- Multiple Family Buildings

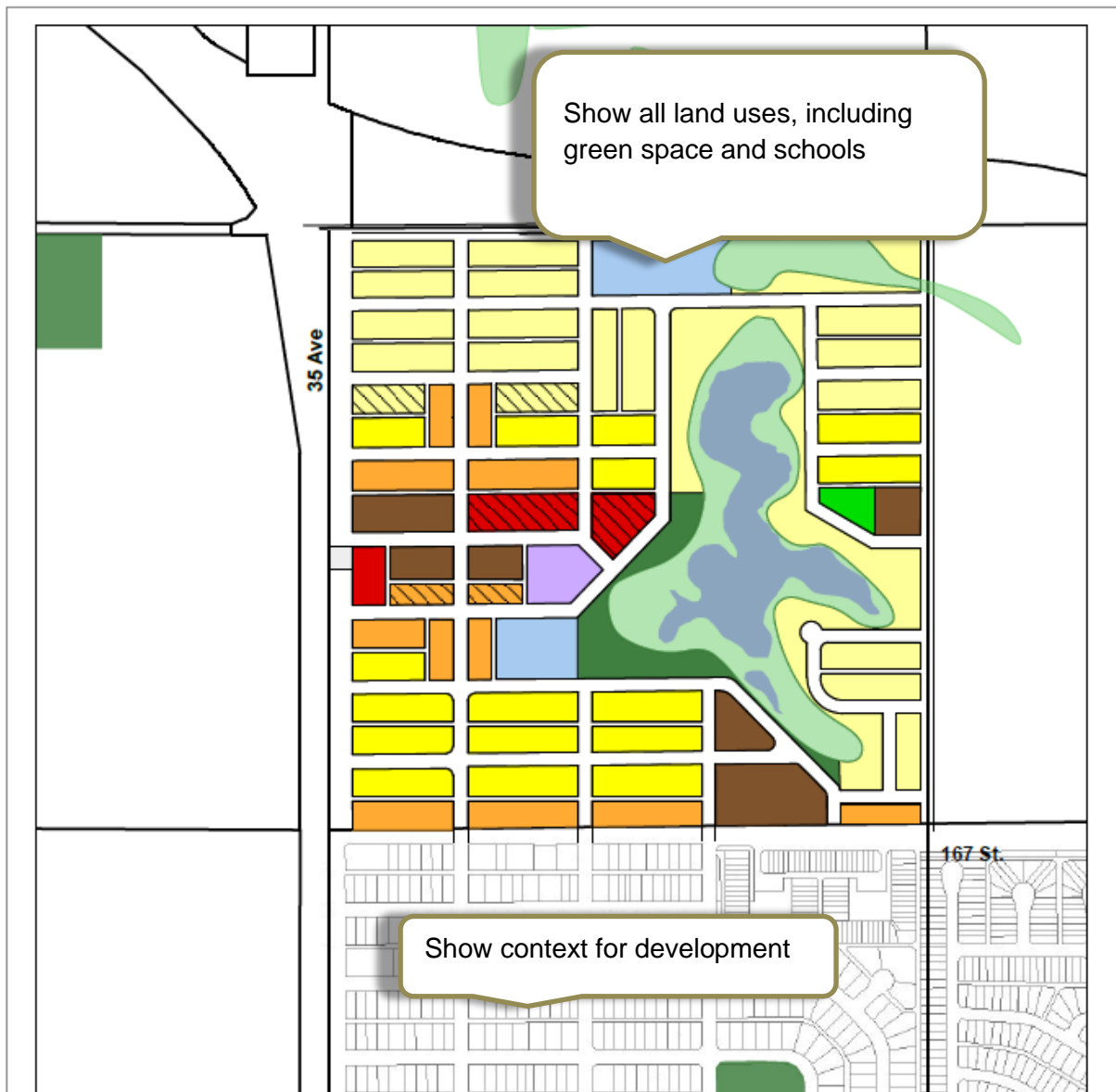


Plans, Graphics & Mapping:

- Images of each housing type/residential land use
- Typical lot layout diagrams



Example of a Land Use Concept Plan:



- | | | | | |
|---------------------------|-----------------------|-------------------|--------------------|------------------------|
| Standard Single Family | Townhouse | Commercial | School/Park | Natural Area/ Riparian |
| Compact Single Family | Townhouse - live/work | Mixed Use | Community Park | |
| Single Family w/ Carriage | Apartment | Community Amenity | Neighbourhood Park | |

PROPOSED NASP

PROPOSED LAND USE

Submitted to: City of Red Deer
 Submitted by: Company Name
 Date: July 2013, Draft Submission



RECORD OF REVISIONS:

July, 2013

SCALE 1: 10000

FIGURE 3.0

3.5 Housing Mix

Include the following:

Outline the number and type of housing units projected to be accommodated at full build out. Include details on the anticipated density of the neighbourhood.

Plans, Graphics & Mapping:

- Table of Housing Mix and Estimated Population
- Refer notes outlined in Appendix B

Table 5 Housing Mix

Residential Land Uses	Area (ha)	Assumed Lot Size	# of Dwellings	% of Housing Stock	Estimated Population
Detached Dwelling Unit – standard lot		*Refer to Appendix B Notes for assumed lot sizes; unless using a scaled concept with proposed lot dimensions			
Detached Dwelling Unit – narrow lot					
Carriage Home					
Semi-detached Dwelling Unit					
Multi-attached Building					
Multiple Family Building					

Anticipated Density	Total # of Dwelling Units	Net Developable Area (ha)	Density (du/net dev ha)

*Refer to Table 2 on page 6 for Net Dev Area calculation



4. GREEN NETWORK AND COMMUNITY FACILITIES

4. GREEN NETWORK AND COMMUNITY FACILITIES



4.1 Overview

Include the following:

Provide a summary statement of the proposed parks and open space network.

- Highlight the existing natural areas with ecological features (ex. ephemeral water body, tree stand, wetlands, etc.).
- Explain how the existing natural areas have shaped the green network.
- If some areas are not to be preserved, include text stating the rationale as to why. The intent is to be transparent and explicit.
- Indicate the total area dedicated to green space.
- Outline the different types of greenspace proposed within the neighbourhood (for example, urban park, pocket parks, linear parks, community parks, natural areas).
- Specify what level of landscaping is proposed for the neighbourhood.
- Include a statement indicating that The Developer will initiate and conclude negotiations with The City on responsibilities for the construction of parks within the NASP before submitting the first Development Agreement.

4.2 Greenspace Types and Amenities

Include the following:

Describe each type of greenspace and provide an overview of the types of amenities and programming proposed for each.

- Indicate the total area dedicated to green space (see table below).
- Outline the intent of the park / greenspace, size and number being proposed.

Plans, Graphics & Mapping:

- Table, as shown below.
- Proposed Green Network Plan
- Map showing what portions of ecological features are being preserved and what are being removed
- Precedent or representative images of each type of greenspace
- Sections, concept plans and/or other relevant diagrams to describe proposed amenities or park spaces
- Proposed School and Park Site Conceptual Layout

Notes: If applicable, include the following on the Green Network Plan:

- Neighbourhood Park
- Linear Parks & Pedestrian Linkages
- Other Public Utility Lands
- Stormwater Management Facility
- School Site
- Potential Playground
- Potential Future Development
- NASP Boundary



E.g. Park Type: Neighbourhood Park

Definition:

The intent of the neighbourhood park is to provide active and passive recreation space for residents to use. These areas are within an easy and short walking distance to residents. These areas are especially important in higher density areas.

Proposed Amenities:

Neighbourhood park spaces will accommodate dog walking, sitting, children’s playspaces, picnic sites, gardening, and informal play.

Size: 1-2 acres

Location:

There are four neighbourhood parks designated within the proposed neighbourhood.

Table 6 Green Space Amenities

Greenspace	Total # of Parcels	Area (Ha)
Manicured Parks & Linkages		
Natural Areas		
School Site		
Total		

Table 7 Total Open Space

	Area (ha)	Area (ac)	% of Net. Dev.
Gross Plan Area (minus)			
Out Parcels			
Net Developable Area			100%
ER Environmental Reserve			
MR Municipal Reserve			
SR School Reserve			
PUL Public Utility Lot			
PUL Stormwater Management Facility			
Total Open Space			

Example of Green Network Plans:





PROPOSED NASP

PROPOSED DEVELOPMENT AREA - EXISTING NATURAL AREAS & GREENSPACE

Submitted to: City of Red Deer
 Submitted by: Company Name
 Date: July 2013, Draft Submission



RECORD OF REVISIONS:
 July, 2013

SCALE 1: 10000

FIGURE 2.0

A photograph of a well-maintained walking path. The path is paved with dark asphalt and has a decorative border of red bricks. On the left side, there are two wooden benches and a trash can. The path is lined with lush green trees, some with dark foliage. In the background, a road with several cars is visible, and a few people are walking on the path. The overall scene is bright and sunny, suggesting a pleasant outdoor environment.

5. MOBILITY AND CONNECTIVITY

5. MOBILITY AND CONNECTIVITY



5.1 Overview

Include the following:

Summarize the approach to circulation in the proposed neighbourhood.

- Provide a summary statement that describes the approach to circulation within the proposed neighbourhood.
- Provide an overview of all modes of transport provided for in the proposed neighbourhood.
- Outline how the system is integrated with larger systems.
- Describe destinations and gathering spaces.

Plans, Graphics & Mapping:

- Proposed Multi-modal Transportation Plan

Notes: If applicable, include the following on the Multi-modal Transportation Plan:

- 5-10 Minute Walking Distance (400m Radius)
- Open Space
- Vehicular Network
- Potential Transit Network
- Potential Transit Stop
- Off Street Trail Network
- Multi-Use Trail
- Sidewalks
- Proposed Pedestrian Overpass
- Mid-Block Crossing
- NASP Boundary



5.2 Multi-Modal Transportation

Include the following:

Indicate how the proposed neighbourhood supports the various modes of transportation (pedestrian, transit, bicycle) and outline supportive amenities and facilities provided for each mode.

Plans, Graphics & Mapping:

- Precedent/example images of the various modes of transportation

E.g. Pedestrians

The neighbourhood has been designed to facilitate and encourage walking throughout. A welcoming pedestrian environment has been created using separated sidewalks, off street trails, pedestrian nodes and rest stops, and pedestrian short-cutting to increase convenience and reduce distances between destinations. Connections from the internal pedestrian network to external trails will be provided at the periphery of the neighbourhood.

5.3 Traffic Calming Policy

Include the following:

Provide an overview of the approach to traffic calming within the proposed neighbourhood.

- Describe the general approach to traffic calming. For example:
 - A grid layout and short blocks with frequent intersections provide traffic calming in local residential areas. Where there are long, straight streets, speed may be a concern and could have a significant impact on pedestrian safety and comfort. These areas warrant attention to traffic calming techniques.

Traffic Calming Measures include:

- Slowing traffic to 50 km per hour, with posted speed limits, and roundabouts at main intersections (to be determined in detailed design).
- Ensure that traffic calming strategies are not diverting traffic onto other streets.
- Markings and/or pedestrian crossing control devices should be considered where a midblock intersects and crosses a street.
- Specifically describe parking for specific areas (for example, in neighbourhood commercial areas, local residential areas, etc.)



Plans, Graphics & Mapping:

- Precedent/example images of parking or traffic calming amenities.

5.4 Street Types and Sections

Include the following:

Identify each street type and the access points into the neighbourhood.

- Define each street type with corresponding section. Indicate intent and features.
- Define vehicle access to/from the neighbourhood, indicating how these connect with routes and destinations outside the neighbourhood.

E.g. Street Types

The street network includes one main arterial, two primary collector streets, and local streets with predominantly short blocks and rear lanes. Together, the street network provides multiple route choices. All street types accommodate pedestrians with sidewalks and include landscaped boulevards including street trees to support the green character of the neighbourhood.

Each type is shown in section below.

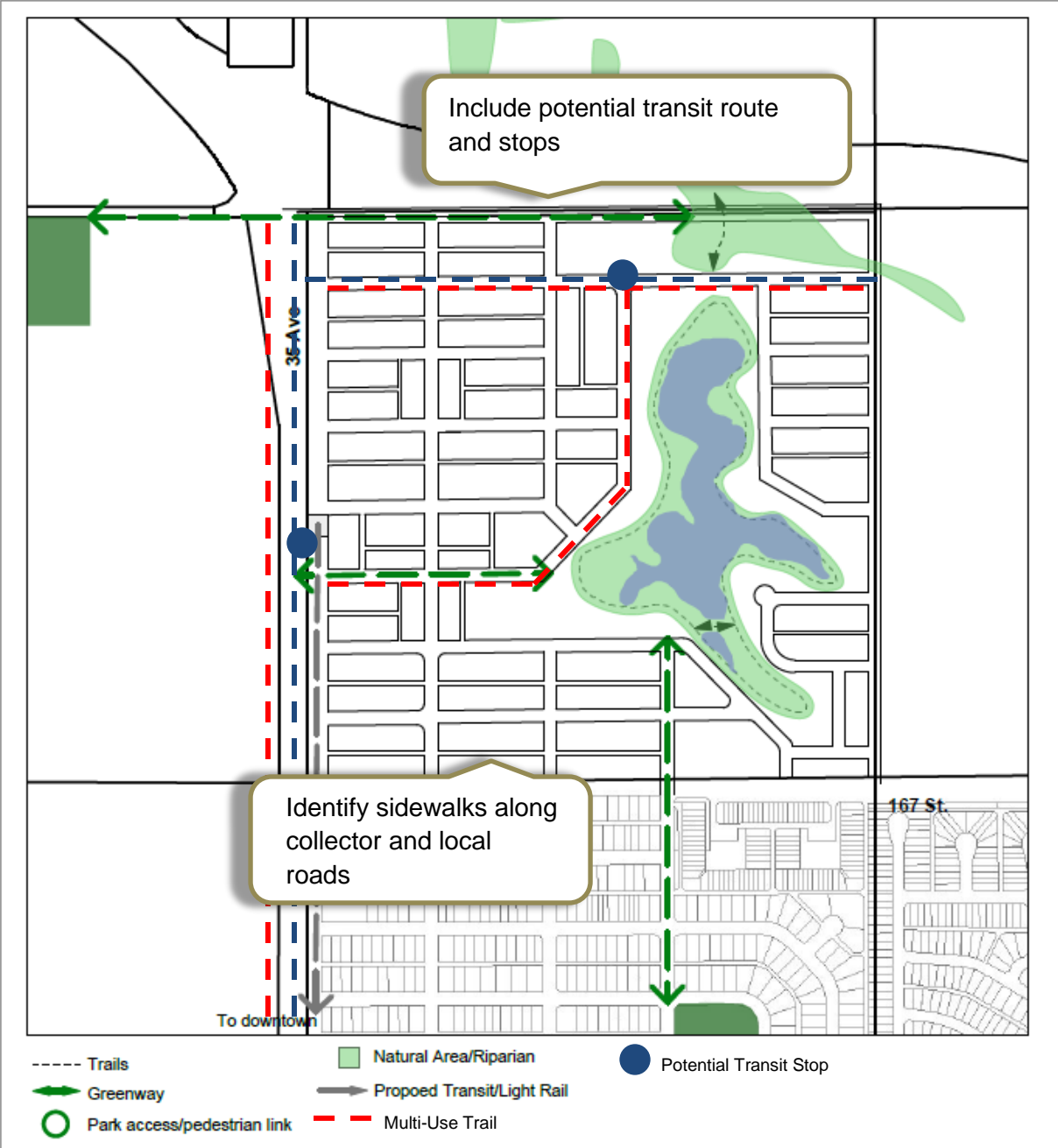
Plans, Graphics & Mapping:

- Precedent/example images of street types and amenities.
- Proposed Street Hierarchy Plan
- Arterial Road Cross-Section
- Typical Collector Road Cross-Section
- Typical Local Road Cross-Section
- Typical Lane Cross-Section
- Other Cross-Section as applicable

Notes: If applicable, include the following on the Street Hierarchy Plan:

- Engineering Design Standard expressway, arterial, collector, local, lane, primary access lanes cross sections
- Open Space
- Potential Future Development
- NASP Boundary

Example of Mobility and Connectivity Plans:



PROPOSED NASP

MULTI-MODAL TRANSPORTATION PLAN

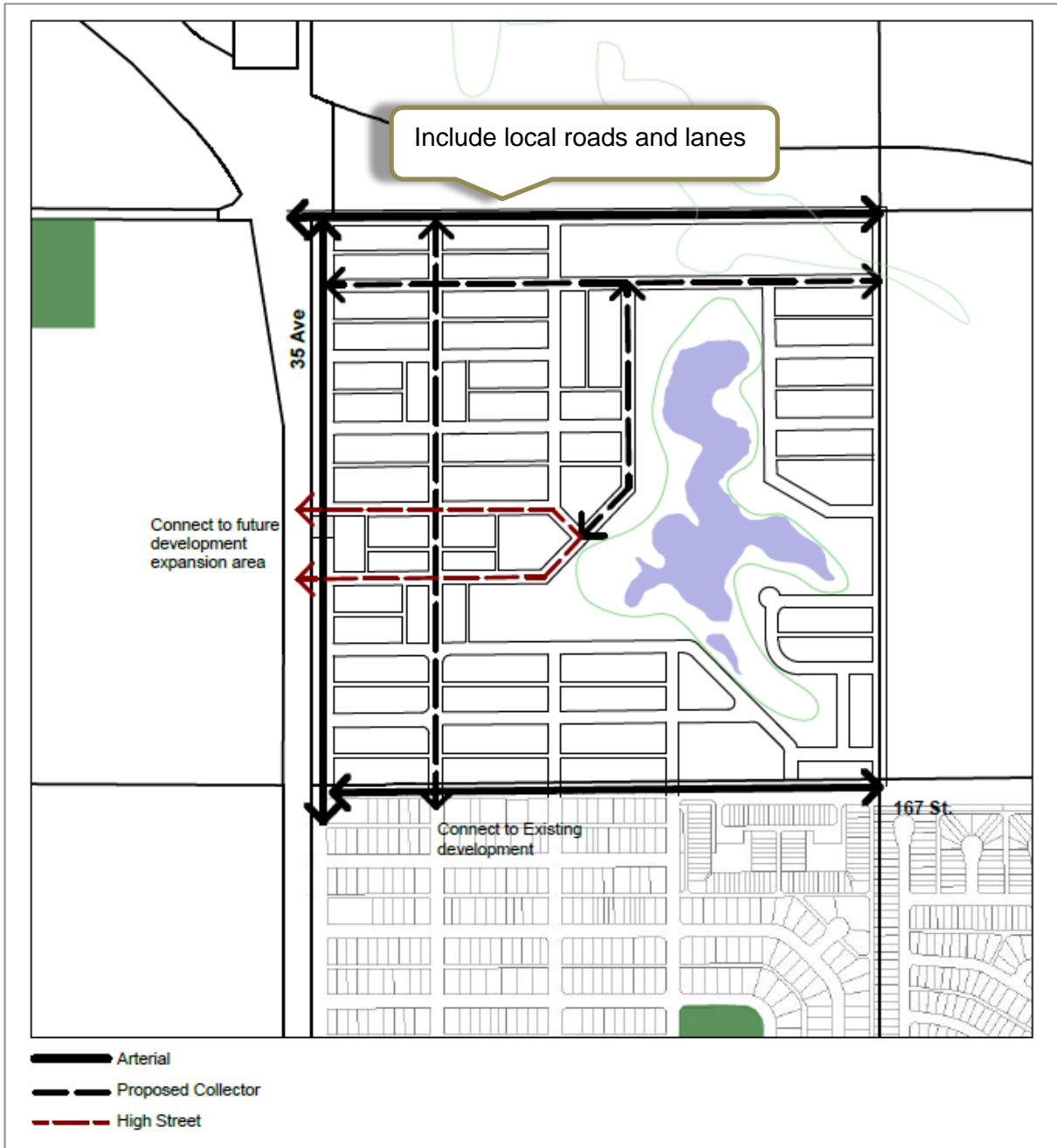
Submitted to: City of Red Deer
 Submitted by: Company Name
 Date: July 2013, Draft Submission



RECORD OF REVISIONS:
 July, 2013

SCALE 1: 10000

FIGURE 7.0



PROPOSED NASP

STREET HIERARCHY PLAN

Submitted to: City of Red Deer
 Submitted by: Company Name
 Date: July 2013, Draft Submission



RECORD OF REVISIONS:

July, 2013

SCALE 1: 10000

FIGURE 6.0



6. NEIGHBOURHOOD DESIGN AND CHARACTER

6. NEIGHBOURHOOD DESIGN AND CHARACTER



6.1 Overview

Include the following:

Provide an overview of the intent for neighbourhood design and built form.

- Include a statement to describe the general approach to neighbourhood design and structure. For example:
 - “The large existing natural area and adjacent mixed use, medium to high density commercial centre serves as the heart of the neighbourhood surrounded by smaller residential sub-areas.”
- Indicate overall themes or characteristics (such as, gateway features, etc.)

Plans, Graphics & Mapping:

- Conceptual diagram(s)
- Precedent/example images

6.2 Built Form and Public Realm

Include the following:

Describe the built form for any key areas of the neighbourhood i.e. public realm quality and amenities proposed.

- Describe the built form. For example:
 - “Neighbourhood Commercial: The central neighbourhood is to be the most urban in scale, form, and public realm treatment, including the creek edge and trail adjacent to the commercial centre. A typical block for residential areas within the commercial centre may contain four storey apartment buildings along the street, with more intimately scaled two and three storey townhouses lining planned pedestrian mews.”
- Outline siting and massing
- Indicate building relationship to the street (in particular, in commercial areas)
- Outline any proposed architectural controls
- Describe gateways, viewpoints, primary destinations and gathering points, etc.

Plans, Graphics & Mapping:

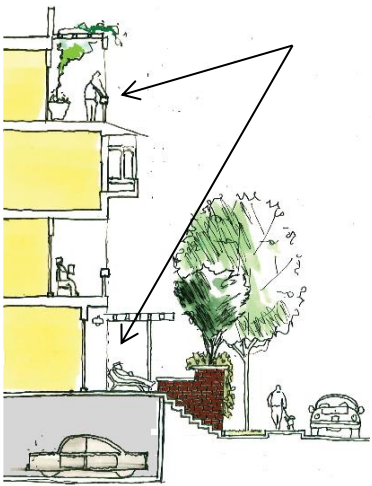
- Relevant character sketches, diagrams, sections, axonometric drawings
- Precedent/example images



Capstone at Riverlands

Example of Diagrams and Illustrations for Public Realm

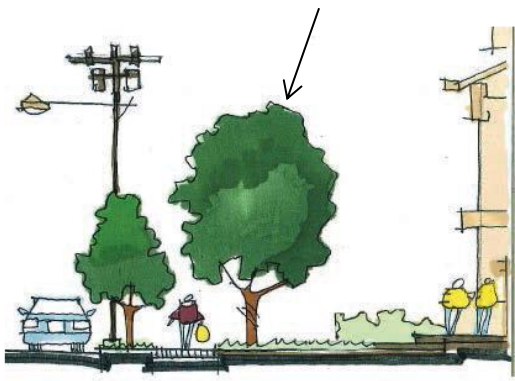
Semi private patio and balconies create useable outdoor amenity spaces overlooking the public sidewalk



Entrances to ground floor units that are accessible and visible from the fronting street as shown in these examples enhances street vitality and social interaction amongst neighbours and increases safety for residents.

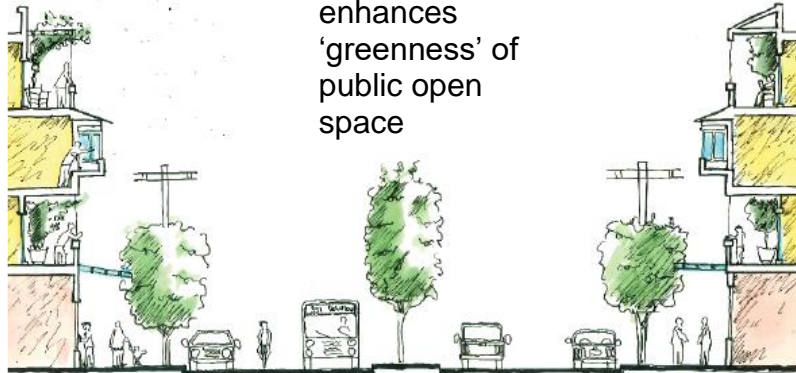


Street tree plantings occurring on private property adjacent to public sidewalk.



Steps and a small porch or narrow boulevard provide a good transition from public to private space.

Building design to enhance safety through increased “eyes on the street”



Boulevard treatment enhances ‘greenness’ of public open space

Balconies and roofs: opportunities for green open space



Extending the width of sidewalks in retail areas allow for more activity to ‘spill out’ onto the street.



A continuous planting of street trees is a key strategy for expanding the provision of green open space

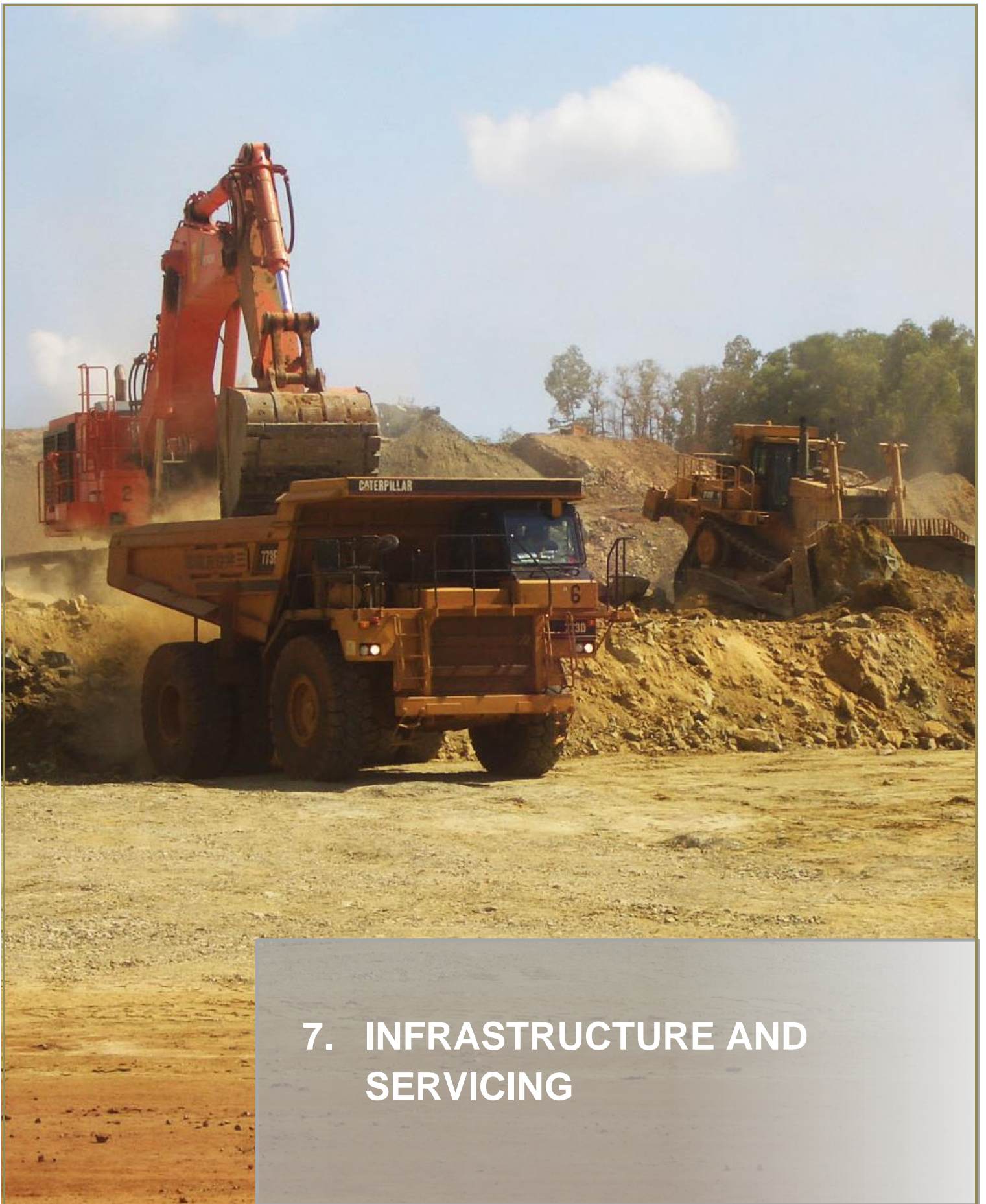


Shared boulevards - boost street life and character of an area.



Include images/precedents for public spaces and amenities.

Page left blank intentionally



7. INFRASTRUCTURE AND SERVICING

7. INFRASTRUCTURE AND SERVICING



7.1 Overview

Include the following:

The focus of this section is to ensure the area is serviceable. Details can be determined through the detailed servicing study. Provide an overview of the proposed infrastructure and servicing approach for the neighbourhood.

- Include a statement to describe the general approach to neighbourhood infrastructure and servicing. For example:
 - “Expansion of the City’s water, sewer and service infrastructure will be required to accommodate the proposed increase in population of this area in the City over the 7-year time frame of this plan. The planning of new infrastructure will also take into account impacts on the environment particularly from a stormwater management perspective.”

Plans, Graphics & Mapping:

- Precedent/example images

7.2 Potable Water

Include the following:

Provide an overview of the proposed overall water distribution system for the neighbourhood.

- Describe the water distribution system.

Plans, Graphics & Mapping:

- Proposed Water Servicing Plan

Notes: If applicable, include the following on the Water Servicing Plan:

- Water Pipe Network
- Future Water trunk
- NASP Boundary
- Stormwater Management Facility
- All Regional Water Mains if applicable

7.3 Sanitary Sewer Servicing

Include the following:

Provide an overview of the proposed sanitary sewer system for the neighbourhood.

- Outline sanitary sewer system, connection points, etc.

Plans, Graphics & Mapping:

- Proposed Sanitary Sewer Servicing Plan

Notes: If applicable, include the following on the Sanitary Sewer Servicing Plan:

- Sanitary Manhole with Flow Arrow
- Sanitary Pipe Network
- Future Sanitary Trunk
- All Regional Wastewater Mains if applicable
- NASP Boundary
- Stormwater Management Facility

7.4 Stormwater

Include the following:

Provide an overview of the proposed stormwater system for the neighbourhood.

- Describe stormwater approach and all related components.

Plans, Graphics & Mapping:

- Proposed Stormwater and Drainage Plan

Notes: If applicable, include the following on the Stormwater and Drainage Plan:

- Storm Manhole with Flow Arrow
- Storm Outfall
- Storm Pipe Network
- Future Storm Trunk
- NASP Boundary
- Storm Water Management Facility

7.5 Waste Collection

Include the following:

Provide an overview of proposed waste collection for the neighbourhood.

- Describe waste collection and related components.
- Consider the street layout and lot access.
- Consider right side automated pick up, one pick up location per lot, and the service location for pick up being at the primary access to the lot (e.g. rear lane or front driveway).
- Properties developed with carriage homes, front to back duplexes, or secondary suites need to be developed so all occupants can access the single waste collection location.
- Multi-family developments with more than 3 attached units will use centralized collection, with the potential exception of townhouse developments. Depending on the specific layout of a townhouse development, they may be able to be serviced by automated carts, or they may require centralized collection.
- Submit a Waste Collection Servicing Plan which outlines the routing to be used for collecting waste from all residential properties as well as non-residential properties.
- Refer to Environmental Services Waste Collection Location Policy

Plans, Graphics & Mapping:

- Proposed Waste Collection Plan

7.6 Utilities (Shallow Utilities, Power Distribution, etc.)

Include the following:

Provide an overview of proposed utilities and utility providers for the neighbourhood.

- Describe utilities and indicate utility providers.

Plans, Graphics & Mapping:

- Precedent/example images

7.7 Snow Removal

Include the following:

Provide an overview of proposed snow clearing and removal for the neighbourhood.

- Describe snow clearing and removal
- If proposing nonstandard road cross sections, address how snow and ice control and storage will be managed

Plans, Graphics & Mapping:

- Precedent/example images

7.8 Removal of Oil and Gas Infrastructure

Include the following:

Provide an overview of how oil and gas infrastructure will be accommodated and removed during development of the neighbourhood.

- Describe removal of oil and gas infrastructure. Will it be done using a phased approach? Who will be responsible for the removal? What will trigger the removal? Is cleanup of contaminated soil required? What are the required setbacks? What are the emergency response requirements if the oil and gas infrastructure is to remain part of the neighbourhood? Are there ongoing monitoring requirements related to the oil and gas infrastructure or related contamination? Who will be responsible for the ongoing monitoring?

Plans, Graphics & Mapping:

- Precedent/example images

7.9 Green Building and Landscaping Practices

Include the following:

Provide an overview of any green building or landscaping practices that will be encouraged within the neighbourhood.

Plans, Graphics & Mapping:

- Precedent/example images

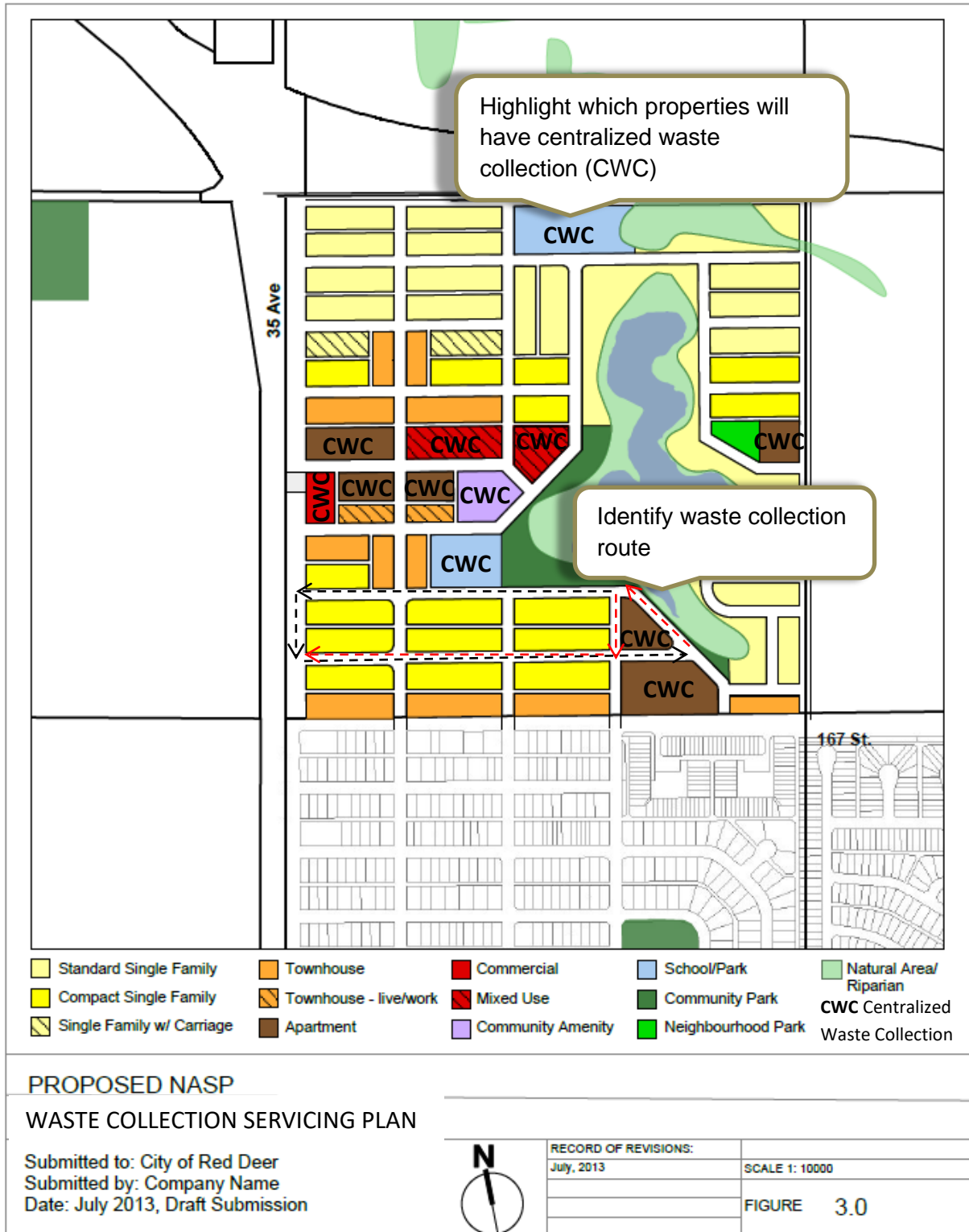
7.10 Others as Required

Include the following:

Include any other key servicing information relevant to the neighbourhood and/or required in the pre-submission meeting by the City.

- Provide any additional information as required or identified by the City or developer and team. This may include ground water levels or hazardous areas such as escarpments, geotechnical and flood protection, fire, etc.
- Provide information regarding emergency service access and response times.

Example of Waste Collection Servicing Plan:





8. DEVELOPMENT AND PHASING

8. DEVELOPMENT AND PHASING

8.1 Overview

Include the following:

Provide an overview of the proposed phasing for the neighbourhood.

- Describe development phasing.

Plans, Graphics & Mapping:

- Proposed Development Phasing Plan

8.2 Rezoning and Subdivision

Include the following:

Provide an overview of the proposed rezoning and subdivision of the neighbourhood.

- Describe development phasing as it relates to rezoning and subdivision.

Plans, Graphics & Mapping:

None

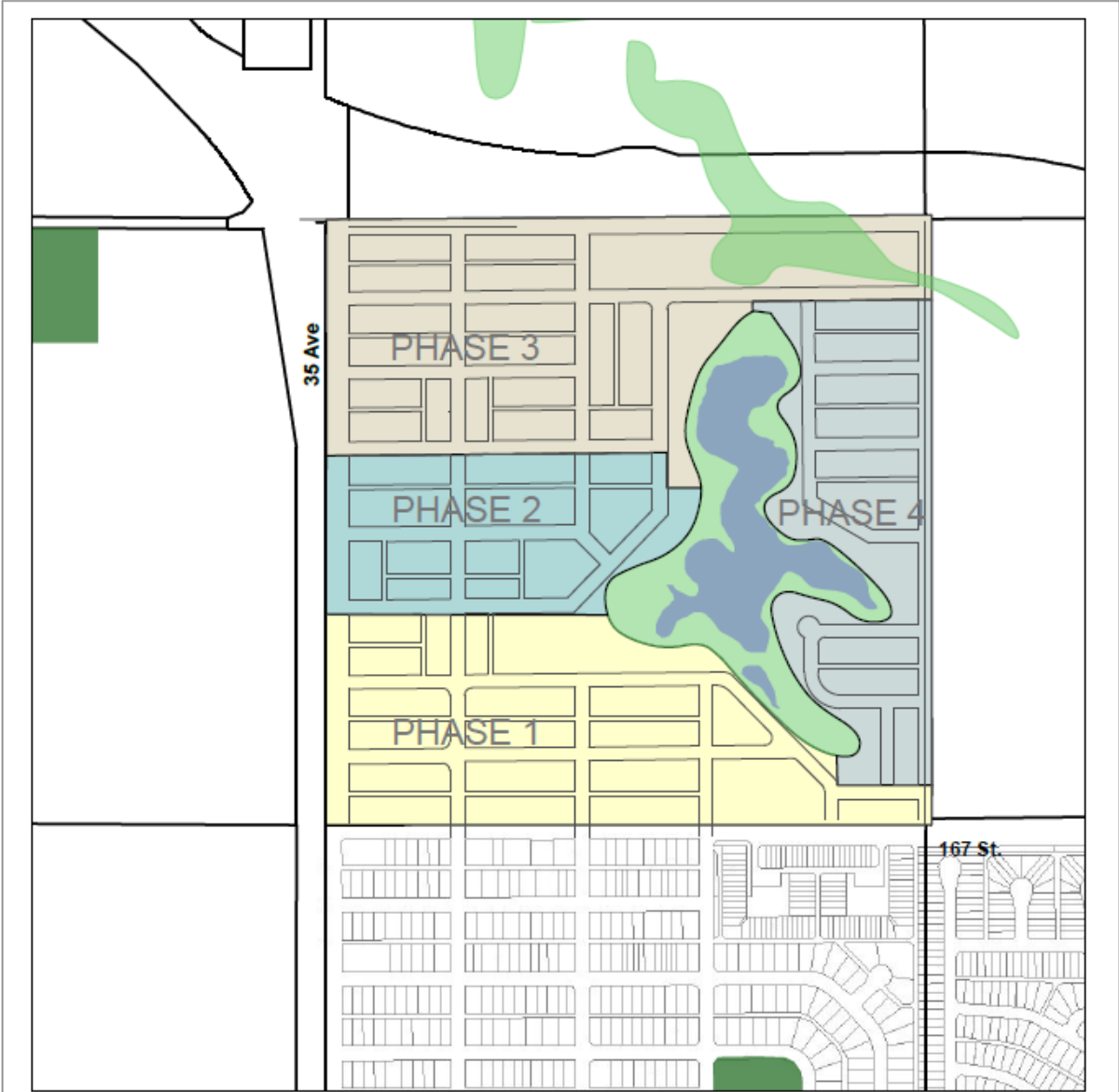
8.3 Plan Interpretation


Include the following:

Outline plan interpretation.

- Describe how the plan is used and when an amendment is required. Refer to Appendix F for major and minor NASP amendments.
- Describe how the hierarchy of municipal planning documents should be consistent with one another i.e. the MDP and the MASP have informed the ASP while the ASP informs rezoning and subdivision.
- Describe the solution if there is an inconsistency between the various planning documents.

Example of a Phasing Plan



PROPOSED NASP		
PROPOSED PHASING		
Submitted to: City of Red Deer Submitted by: Company Name Date: July 2013, Draft Submission		RECORD OF REVISIONS:
		July, 2013
		SCALE 1: 10000
		FIGURE 8.0

Appendix E: NPDS Evaluation Scorecard

An excerpt:

Principle 1: Natural Areas			
Standards	Applicable: Y/N	Applicant (Self Rating Submission)	Staff Review
		Score - Explanation/Comments	Score - Comments
Site Planning			
1.1 Preserve significant environmental and ecological resources and natural areas within the plan boundary as part of the Municipal, Environmental, or Conservation Reserve designation. These include: (see NPDS doc)			
1.2 Design street layout to avoid unnecessary disturbance of major natural areas or significant landscape features.			
1.3 As per the Environmental Master Plan, sensitively integrate existing natural areas such as significant tree stands and wetlands with public green spaces, trails, and stormwater management facilities.			
1.4 Design for safe public access to natural areas when safety permits.			
1.5 Connect natural areas in a proposed plan area with larger, city wide ecological networks to allow for wildlife movement, increase biodiversity, and improve ecosystem services, including air and water quality.			
1.6 Encourage stormwater management areas as wet ponds/constructed wetlands with naturalize edges to create a community amenity and wildlife habitat. Re-create natural riparian habitat and treatment conditions for surface water run-off and storm sewer treatment.			
1.7 Treat the stormwater management network as recreation and parks amenities where safe to do so. Allow public access. For example, loop trails around ponds, establish viewpoints, seating areas, incorporate hard infrastructure (decks, boardwalks) adjacent to stormwater management areas.			
1.8 Locate amenities (trails, seating, lighting, etc.) in appropriate locations in natural areas to minimize disturbance to sensitive ecological areas and wildlife habitat.			

Appendix F: Fees and Amendments

Planning Fees

The following fees are effective January 2023. Fees must be paid prior to commencement of application processing.

Subdivision Applications

Application fee for one or two lots is \$1210.00 with each additional lot \$307.00. A Separation of Title application is \$550.00, regardless of the number of lots involved.

Endorsement of a Subdivision

The endorsement fee is \$147.00 for each lot being created in a subdivision plan. Reserve lots, public utility lots, and common property within a bare land condominium are excluded from any endorsement fees.

Notes:

- Any remainder portion within the subject land is considered a lot.
- No refunds will be made once an application has been accepted for processing.

New Neighbourhood Area Structure Plans (NASP) and Industrial Area Structure Plans (IASP)

Application fee is \$6400.00 for each quarter section or part thereof.

Amendments to Neighbourhood Area Structure Plans (NASP), Industrial Area Structure Plans (IASP) or Area Redevelopment Plans (ARP)

Major Amendment: Application fee is \$4800.00

- Amendments are considered major when proposing to change a land use, reconfigure the roads or other similar types of changes.

Minor Amendment: Application fee is \$2400.00

- Amendments are considered minor when proposing to add or delete a lane or public utility lot, adding walk outs, changes to conform to a MDP or MASP, or other similar types of changes.

Amendments to a Major Area Structure Plan (MASP)

Major Amendment: Application fee is \$5120.00

Minor Amendment: Application fee is \$1920.00

Amendments to the Municipal Development Plan (MDP)

Application fee is \$5120.00

Amendments to the Intermunicipal Development Plan (IDP) Amendment

Application fee is \$5120.00

Amendments to the Neighbourhood Planning and Design Standards or Industrial Area Planning Guidelines & Standards

Application fee is \$2,000.00

Amendments to the Land Use Bylaw (LUB)

Major Amendment: Application fee is \$3328.00

- Amendments are considered major when no ARP, NASP, or IASP is in place or when the amendment does not conform to the existing ARP, NASP or IASP.

Minor Land Use Bylaw Amendment: Application fee is \$832.00

- Amendments are considered minor when they conform to the existing ARP, NASP, or IASP.

Telecommunications Applications

Application fee is \$2662.00

Notes regarding all fees:

- The applicant is required to reimburse The City for any advertising for a public open house or public hearing.
- The applicant is required to reimburse The City for any expenses related to the rental of a space for a public meeting or open house.
- The fees include the costs of any public meeting or public hearing normal mail out. The costs of exceptionally large mail-outs shall be recovered from the applicant.

Planning Amendments

The NASP is a forward-looking and general policy document that explains how development will likely occur. Bylaw amendments may be required, if the developer proposes to develop the land in a manner that is inconsistent with the plan, i.e. in a different configuration or for different uses. Bylaw amendments will not likely be necessary, if the changes to the plan are small or inconsequential changes that will still result in development that is consistent with the overall direction of the plan but result from a refinement of the development concept.

An amendment is considered a major amendment when:

- A change in land use is proposed
 - E.g. Residential to non-residential or vice versa, narrow lot housing to standard single-family housing or vice-versa, etc.
- A reconfiguration to a public road is proposed
 - E.g. A public road is added, deleted, or adjusted/shifted in a way which impacts adjacent land uses
- A change to the classification of public road is proposed

- E.g. A local road is converted to a collector road or vice versa.

An amendment is considered a minor amendment when:

- A change to a public utility lot is proposed
 - E.g. Addition or deletion of a public utility lot
- A change to a public lane is proposed
 - E.g. Addition or deletion of a public lane
- A change to a school designation is proposed
 - E.g. Catholic to Public or high school to middle school or vice versa
- A change is necessary to conform to the Municipal Development Plan or a major area structure plan or to reflect amendments to those documents

An amendment may not be required when:

- A change is proposed to the development servicing or development phasing which does not impact land use
- A minor adjustment is proposed to a land use boundary or road alignment
- A change is proposed to the road cross sections
- An area structure plan explicitly states an amendment is not be required

For proposed amendments that do not fall within the above defined criteria, the Manager of Planning will determine if the proposal constitutes a major or minor amendment.

Appendix G: Development Checklist

The purpose of the Development Checklist is to highlight conditions associated with the future stages of development. The checklist is an internal administrative tool created by City administration to assist staff when reviewing various applications within the Plan Area.

The checklist does not form part of the bylaw for the approved Neighbourhood Area Structure Plan.

Categories:

- Servicing Study and Detailed Design
- Top Soil Stripping and Grading
- Redistricting
- Subdivision
- Development
- Plan Amendments

Appendix H: MR/PUL Guidelines

Summary

The intent of the guidelines is to clarify how The City determines appropriate designation of green space between municipal reserve and public utility lots. The proposed guidelines follow unwritten precedence developed over the last 10 years in NASP planning. A summary is outlined below:

- The City will discourage utilities placed in park space where possible.
- Where utilities have been placed in green space, acceptance of municipal reserve is will be generally based on how well the space will function as unimpeded public park space.
- For cases where criteria is not met, The City can consider whether PUL or “non-contributing MR” is most appropriate. “Non-contributing MR” can be designated as municipal reserve, and the compatible land use zoning, but will not be included in the calculation towards the 10% municipal reserve requirement.

Utilities in Green Space

The City of Red Deer discourages utilities through park space as this arrangement can raise problems in design and ongoing maintenance. It is recognized that utilities in park space can be considered in cases where alternative options are unacceptable. Utilities should be located to minimize the impact to the above-ground park design. A utility will not be permitted under any large permanent structure (ex. playgrounds and gazebos), trees or specially-manicured green spaces such as sport fields. Depending on the utility, a required setback will be determined during the Development Agreement Stage or later depending on circumstance.

PUL or Non-Contributing MR

As per the MGA, municipal reserve should be accepted for land that is used as:

- Public park
- School board purposes
- To separate lands of different purposes (e.g. buffer)

In cases where these uses are not satisfactorily met or are impeded by proposed utility alignments, The City may determine these lands suitable as PUL or “non-contributing MR”. The latter would be accepted as municipal reserve but not credited towards the

10% requirement. This distinction would be identified in the land area calculation tables of a NASP as “Non-Contributing MR”. It can be shown as municipal reserve in corresponding land use maps. The area should be calculated by the estimated space required to install and maintain the utility.

The following should be considered PUL:

- Existing active and abandoned utilities such as oil and gas pipelines and transmission ROWs
- Lands whose primary function is to accommodate a utility

The following should be considered either PUL or non-contributing MR:

- Where utilities in a park will undermine its use as a public amenity
- Where utilities will negatively impact The City’s objectives for preservation

Site Specific Situations

1. Linear Green Strips

- Should be designated as municipal reserve if all of the following is met:
 - It is equal to or greater than 7m in width
 - It has been intentionally planned for recreational value by including a trail that is connected to active transportation infrastructure on both ends
- Should be designated as PUL or non-contributing MR if either of the following is true:
 - It is less than 7m in width, or
 - It has not been intentionally planned for recreation (ex. no trail or other park amenity)

2. Space allocated for a trail adjacent and running parallel to a road right-of-way.

- Should be considered part of the roadway, particularly if future expansion or an upgrade to the road may absorb the trail area.

3. Green Space Above High Water Level of Storm Water Management Facility

- Should be designated as municipal reserve if the area is appropriate for public use and recreation and has been deliberately planned to meet these uses through amenities such as trails and seating as well as appropriate grading to accommodate these uses.
- Should be designated as PUL if any of the following are true:
 - The area is not planned for recreation

- The only green space outside of the high water level are corners or disjointed parcels
 - More than half of the area above the high water level will be devoted to a utility easements or utilities and their required setbacks
4. Green Space Below High Water Level of Storm Water Management Facility
- Should be designated as PUL regardless of its design