



Municipal Development Plan



The Town of **Stettler**



Bylaw 2041-13

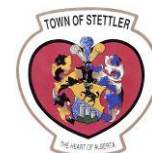


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Part One: Background and Purpose

Section 1: Background

- 1.1 The Municipal Government Act, Statutes of Alberta, 1994 (as amended) requires all municipalities with a population of 3,500 or more to prepare and adopt a municipal development plan (MDP). The Act states that an MDP must address such issues as future land use and development in the municipality, the provision of municipal services and facilities, and inter-municipal issues such as future growth areas and the co-ordination of transportation systems and infrastructure.
- 1.2 The overall purpose of the Stettler Municipal Development Plan (MDP) is to guide future growth and development to ensure that it is sustainable, orderly, appropriate, complementary, efficient, and that it enhances the quality of life for the citizens of Stettler.
- 1.3 The MDP is primarily a policy document that can be utilized as a framework within which both public and private sector decision making can occur. As a policy document it is, for the most part, general in nature and long range in its outlook. The MDP provides the means whereby Council can evaluate immediate situations or proposals in the context of a long range plan for Stettler.

Section 2: Goals and Policies

- 2.1 The goals and policies of the MDP apply to land within the Town boundary, and are intended to:
 - 2.1.1 Protect and enhance past physical characteristics and traditions;
 - 2.1.2 Guide the orderly and systematic physical growth of the community;
 - 2.1.3 Establish the desirable qualitative and quantitative direction for future community development;
 - 2.1.4 Identify major current and potential constraints, issues and opportunities such as the need for jobs, variety in housing types and densities, and infrastructure expansion, amongst others;
 - 2.1.5 Define strategies for achieving the Town's aspirations and set priorities for the near and long term future.
 - 2.1.6 Establish policies and recommendations that will delineate how the Town can move towards achieving its goals; and
 - 2.1.7 Be consistent with Provincial Land Use Policy.



Part Two: Physical Environment

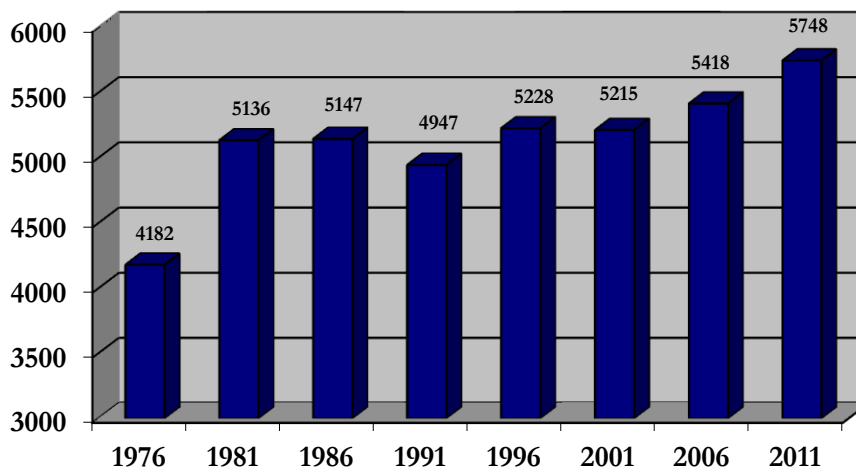
Section 3: Maps

- 3.1 Map 1 identifies all subdivided parcels as well as all statutory and non-statutory plans that exist in the Town.
- 3.2 Map 2 identifies future land uses as envisioned by the MDP.
- 3.3 Map 3 identifies existing Transportation features including Truck Routes and Dangerous Goods Routes.

Section 4: Population

- 4.1 Figure 1 illustrates the population for the Town of Stettler since 1976. The graph shows that over the past 35 years, the Town experienced one sharp upturn in population in the late 1970's, followed by a period of population decline, recovery, and modest growth upward.

Figure 1 - Historical Population 1976 to 2011



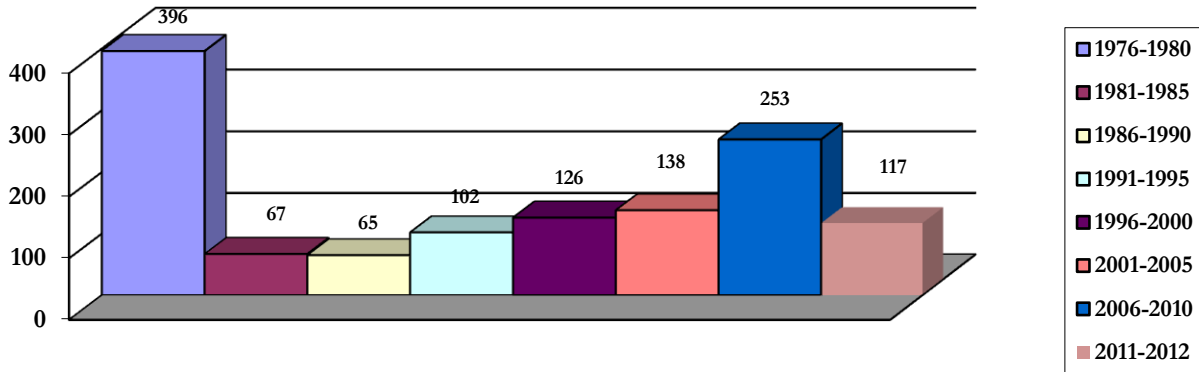
Through this period, building permit activity has remained consistent, with the variables reducing population including lower rates of persons per occupied dwelling, and fluctuations in the rental vacancies. Rentals consist of approximately 25% of all Stettler dwellings (650); therefore vacancy rates can greatly affect population totals in any given year. For instance the 2011 population was lower than identified in the 2008 municipal census, in part due to 186 dwellings not being occupied in 2011.



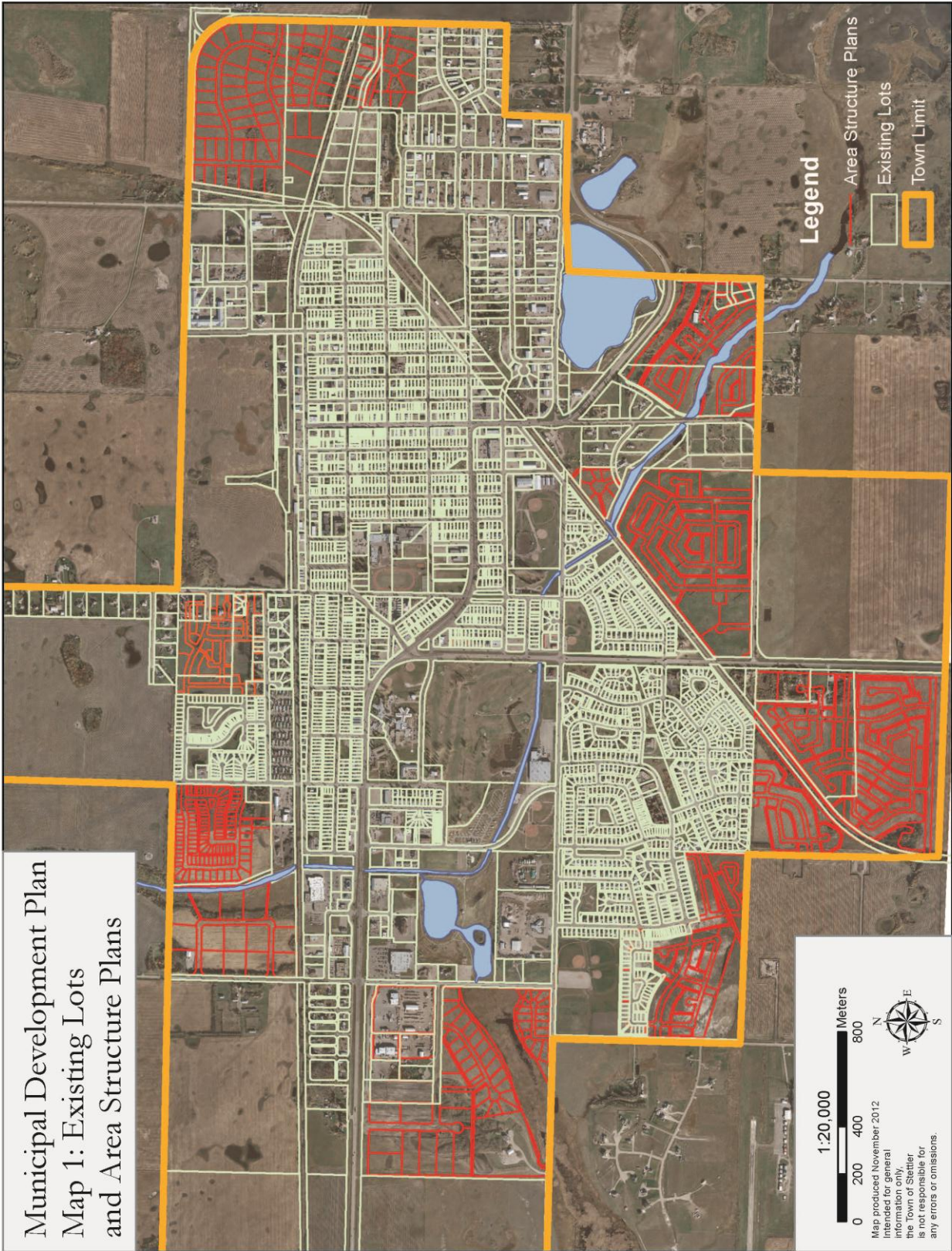
Section 5: Growth

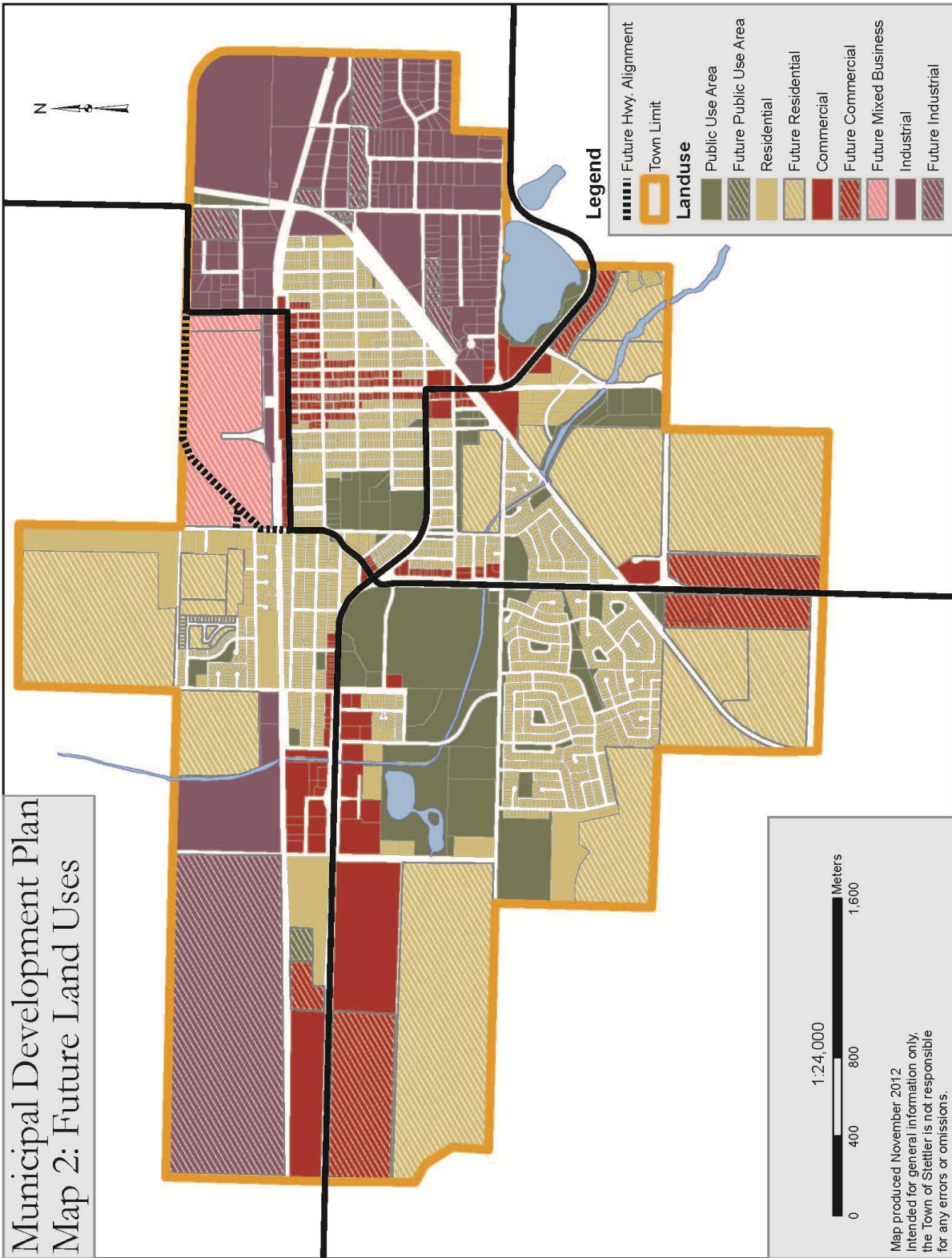
5.1 Historical growth in Stettler has been moderate:

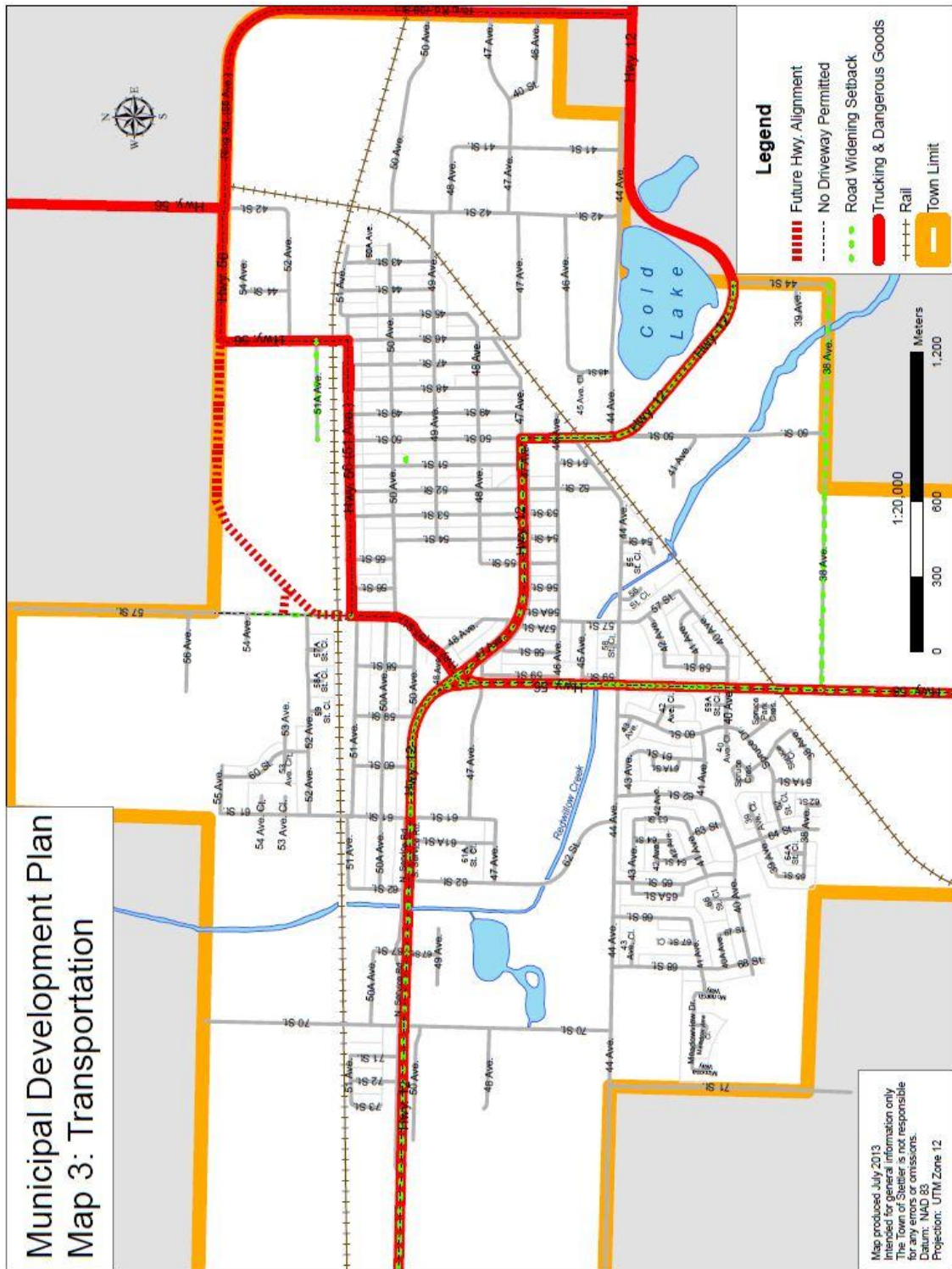
Figure 2 - Dwelling Unit Construction Activity – 1976 to 2012



- 5.2 In reviewing the thirty-five year period 1976 to 2011, the Town of Stettler experienced residential growth of 33 units per year. However, much of the population growth was in two five year periods; 1976 to 1981; and 2006 to 2011. In between 1981 and 2005, the Town averaged 20 units per year constructed.
- 5.3 In between 2006 and 2010, Stettler witnessed a significant increase in dwelling unit construction activity, with 253 dwelling units being built. In 2011 and to date in 2012, the number of units added is 117, much of it being attributed to a large assisted living facility.
- 5.4 The population of Stettler has not increased significantly since 1981. In the 30 years between the 1981 and 2011 Census, the population increased by 613 persons, even though during that period 751 dwellings were constructed (4 persons added for every 5 dwellings being built. This low population increase was caused by smaller family units, which trended downward from 3.0 persons per unit in 1981 to 2.3 persons per unit in 2011.
- 5.5 In projecting the amount of growth Stettler will have in the future, it is estimated that 2.0 persons will be added for every new unit constructed. In the near term (5-10 years), however, it is estimated that this may be 1.5 persons per unit, given that the Town must absorb a 104 unit assisted living facility currently being constructed.









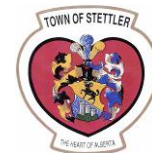
Part Three: Setting the Stage for Growth

Section 6: Goals

- 6.1 To ensure the orderly, complementary, contiguous, and efficient development of the physical environment within Stettler.
- 6.2 To encourage the orderly and complementary use and development of the physical environment in the urban fringe identified in the Inter-municipal Development Plan.
- 6.3 To identify future growth needs and directions for Stettler and endeavour to ensure an adequate supply of developable land.

Section 7: Policies

- 7.1 All development and subdivision of land shall, whenever possible, adhere to the goals and policies of this plan and follow the land use concepts as shown on Map 2.
- 7.2 Development and subdivision proposals that do not comply with the goals and policies of this plan will be evaluated on their merits. The Town may consider amending this plan to accommodate proposals it deems acceptable.
- 7.3 A high level of quality and aesthetic appeal will be encouraged in all development and redevelopment.
- 7.4 The Town shall require the preparation of an area structure plan (ASP) or other non-statutory plan, acceptable to Council, before subdivision and/or development of any parcel which will be subdivided into three or more lots and consist of greater than 2.0 hectares of land is permitted to proceed.
- 7.5 The Town shall require the preparation of an area redevelopment plan (ARP) or other non-statutory plan, acceptable to Council, before the subdivision and/or redevelopment of any parcel which will be subdivided into three or more lots and consist of greater than 2.0 hectares of land is permitted to proceed.
- 7.6 All adopted statutory plans shall adhere to this plan.
- 7.7 The Land Use Bylaw and all non-statutory plans and policies adopted by Council should be consistent with this plan.



- 7.8 The Town should give consideration to the following matters when reviewing proposed developments and/or amendments to the Land Use Bylaw.
- 7.8.1 The goals and policies of this and other applicable statutory and non-statutory plans and/or policies adopted by Council;
 - 7.8.2 The views of the public;
 - 7.8.3 The physical characteristics of the subject and adjacent land;
 - 7.8.4 The use of other land in the vicinity;
 - 7.8.5 The availability of and possible impact on public and private utilities;
 - 7.8.6 Access to and possible impact on transportation systems;
 - 7.8.7 The overall design; and
 - 7.8.8 Any other matters which, in the opinion of Council, are relevant.
- 7.9 In compliance with the *Subdivision and Development Regulation*, pursuant to the *Municipal Government Act*, no applications for subdivisions and/or development of schools, hospitals, food establishments, or residences will be approved within 300 metres of the working areas of the disposal area of the solid waste transfer station (Plan 7920932 Block 1 Lot 1) without the written consent of the Deputy Minister of the Department of Environmental Protection.
- 7.10 Pursuant to the *Municipal Government Act*, the Town shall require that development and subdivision applications in close proximity to sour gas facilities meet the standards of the *Subdivision and Development Regulation* and *Energy Resources Conservation Board* guidelines, with respect to minimum separation distances, between sour gas facilities and other uses.
- 7.11 Higher utilization of existing infrastructure is encouraged through the appropriate infill development.
- 7.12 The Town may assume a role in land development, including acquisition, servicing and subdivision, in order to ensure an adequate supply of land.
- 7.13 Upon the subdivision of land, the Town will require the provision of reserves; in the form of land, money, or a combination thereof; to the maximum amount provided for in the *Municipal Government Act*.
- 7.14 The Town shall require new development and re-development to pay sanitary off-site levies to pay their fair share of expanding existing or creating new public facilities and services.
- 7.15 The Town may require that new development and re-development be required to pay its fair share of expanding existing or creating new public facilities and services for water stormwater, roads and other community facilities) through off-site levies.
- 7.16 The Town shall allow farming as a permitted use on lands zoned Urban Reserve District in the Land Use Bylaw. Farming means the raising or production of crops, or animals, and includes a single residence for the farmer, but does not include a “Confined Feeding Operation as defined by the Natural Resources Conservation Board.



Part Four: Residential Development

Section 8: Goals

- 8.1 A mixture of residential densities and tenure will be encouraged in all neighbourhoods so that a variety of housing is available.
- 8.2 High quality housing design, layout, site amenities and development will be promoted for all new residential housing projects.
- 8.3 Encourage high density residential development in the transitional area adjacent to downtown.
- 8.4 Provide for separation and buffering of residential neighbourhoods from incompatible land uses.

Section 9: Policies

- 9.1 Map 2 identifies existing and future residential areas.
- 9.2 In residential areas, upon subdivision, the Town will require the provision of reserves be in the form of land in order to provide adequate buffering, open spaces, trail development and school sites.
- 9.3 Although detached housing will be the dominant housing type, the Town supports the provision of a wide range of housing types (secondary suites, mobile/manufactured homes, duplexes, triplexes, fourplexes, rowhouses and apartments) in order to meet all of its housing needs.
- 9.4 Higher density housing is encouraged to develop small clusters with good access to major roads. Consideration should also be given to proximity to schools, open spaces, shopping districts and community facilities.
- 9.5 Innovative residential designs are encouraged. The external design and finish of all residential buildings should be of high quality and reflect or complement existing development in the vicinity.



Part Five: Commercial Development

Section 10: Goals

- 10.1 To promote and encourage the provision of a full range of goods and services for the citizens of Stettler.
- 10.2 To minimize potential conflicts between commercial and non-commercial land uses.
- 10.3 To encourage aesthetically pleasing commercial development.

Section 11: Policies

- 11.1 Map 2 identifies existing and future commercial areas.
- 11.2 The Town supports the concept of small convenience type commercial development, serving the needs of the immediate neighbourhood, in residential areas.
- 11.3 The external design and finish of all commercial development should be of high quality and reflect or complement existing development in the vicinity. The Town will ensure that development adjacent to highways within Stettler meet prescribed exterior design requirements for commercial and industrial buildings, through its Land Use Bylaw and as prescribed within the Town/County Inter-municipal Development Plan.
- 11.4 The Town has adopted and will strive to implement the recommendations of an overall downtown streetscape plan to ensure the downtown commercial area is pedestrian friendly while providing adequate vehicular access and parking.
- 11.5 Home based businesses will be allowed as discretionary uses in residential districts provided they are secondary to the residential use and do not detract from the amenities of the surrounding residential neighbourhood. Specific standards and requirements will be governed by the Land Use Bylaw.
- 11.6 In commercial areas, upon subdivision, the Town will require that the provision of reserves be in the form of money, except in cases where the site borders on a non-commercial use in which case the Town may consider the dedication of land to provide adequate buffering.



Part Six: Industrial Development

Section 12: Goals

- 12.1 To accommodate a broad range of industrial development.
- 12.2 To minimize potential conflicts between industrial and non-industrial land uses.

Section 13: Policies

- 13.1 Map 2 identifies existing and future industrial areas.
- 13.2 The Town will ensure that development adjacent to highways within Stettler meet prescribed exterior design requirements for commercial and industrial buildings, through its Land Use Bylaw and as prescribed within the Town/County Inter-municipal Development Plan.
- 13.3 The Town will seek to minimize potential negative externalities associated with industrial developments.
- 13.4 Where negative externalities associated with an industrial use cannot be reduced to an acceptable level, the Town will strive to assist in the relocation of the industrial use to a more suitable location.
- 13.5 In industrial areas, upon subdivision, the Town will require that the provision of reserves be in the form of money, except in cases where the site borders on a non-industrial use in which case land may be dedicated to provide adequate buffering.
- 13.6 The Town may require an independent environmental impact assessment (EIA) to be completed before permitting an industrial use that may potentially cause environmental or health problems.



Part Seven: Transportation

Section 14: Goals

- 14.1 To identify short and long term transportation needs of both the Town and the surrounding region and strive to ensure that these needs are adequately met in a manner that is compatible with existing and future development.

Section 15: Policies

- 15.1 Map 3 identifies the Town's transportation network.
- 15.2 The Town will endeavour to protect Highways 12 and 56 from uses and development that may be detrimental to the flow and safety of traffic.
- 15.3 The Town may establish bylaws concerning off-site levies in accordance with the provisions of the *Municipal Government Act* to finance the provision of off-site road upgrades.
- 15.4 The Town will endeavour to establish suitable truck routes.
- 15.5 The Town will endeavour to establish suitable dangerous goods routes.
- 15.6 All roads servicing new development shall be developed in accordance with the Town's approved servicing standards.
- 15.7 The Town supports the recommendations of the 2011 Highway 56 Transportation Study.
- 15.8 The Town may work with the private sector to secure the provision of adequate parking in the central business area.
- 15.9 The Town may require that developers subdividing lands adjacent to highways and collector roads provide lands for future road widening. Additional development setbacks and dedications for future roads may be established in the Land Use Bylaw.
- 15.10 The Town may restrict driveway access to developments along major transportation routes in accordance with the Land Use Bylaw



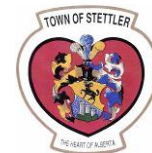
Part Eight: Municipal Utilities, Servicing and Improvements

Section 16: Goals

- 16.1 To support the adequate, safe, and efficient provision of municipal and private utilities.
- 16.2 To ensure municipal services are provided in a timely and efficient manner.

Section 17: Policies

- 17.1 Development in new areas must be preceded by the provision of utilities and services, or satisfactory arrangements made for their provision.
- 17.2 The Town may establish bylaws concerning off-site levies in accordance with the provisions of the *Municipal Government Act* to finance the provision of adequate municipal water, sanitary sewer, and storm sewer utilities.
- 17.3 The Town may require that developers install certain municipal improvements in excess of the requirement for their particular development; if such a requirement is needed the Town will endeavour to collect monies from the owners of benefiting lands with respect to new construction which will utilize the municipal improvements.
- 17.4 The Town supports, whenever possible, the protection of regionally and locally significant utilities from incompatible development.
- 17.5 The Town supports the development, whenever possible, of partnerships with the County of Stettler No. 6 and neighbouring villages for the provision of municipal services.
- 17.6 All new developments shall be serviced in accordance with the Town's approved servicing standards (Schedule 1).
- 17.7 The citizens of Stettler should, whenever possible, be provided with adequate, timely, and efficient common services. This includes but is not limited to infrastructure development and maintenance, snow removal, and garbage removal.



Part Nine: Environment

Section 18: Goals

- 18.1 To protect and preserve, whenever possible, existing natural areas.
- 18.2 To ensure that development does not unduly impact the natural environment.
- 18.3 To ensure that the natural environment does not jeopardize the health, safety, and quality of life of the citizens of Stettler.

Section 19: Policies

- 19.1 The Town supports the use of the Environmental Open Space District within the Land Use Bylaw. This district serves to protect environmentally sensitive and significant areas in their natural state, more or less. Development may be limited to such things as public trails, public signs, public parking facilities, and any development necessary to ensure public safety.
- 19.2 The Town may require an environmental assessment/audit to be carried out on a site that is the subject of a development proposal.
- 19.3 The Town will work with developers to ensure that developments do not have a significant negative environmental impact on the Town.
- 19.4 The Town will not permit development in areas prone to flooding. Permanent structures will not be allowed in the 1:100 year flood plain of the Red Willow Creek. Permanent structures will be allowed within the flood fringe of Red Willow Creek, subject to appropriate flood proofing certified by a professional engineer.
- 19.5 The Town will utilize environmental reserve and environmental conservation easements as mechanisms to protect environmentally significant areas.
- 19.6 Through the subdivision process, the Town shall require that lands considered unsuitable for development area dedicated as environmental reserve with the provisions of the MGA.
- 19.7 When lands adjacent to water bodies or water courses are subdivided, a strip of land shall be dedicated as environmental reserve to provide a buffer and provide public access. The width of the required dedication shall be established by the Subdivision Authority.
- 19.8 Lands dedicated as environmental reserve shall remain in their natural state and/or be used as part of the public trail system where necessary to ensure a continuous integrated trail system.



Part Ten: Community Development

Section 20: Goals

- 20.1 To strive to provide community facilities that will enhance the provision of community services associated with the social, cultural, educational, and recreational needs of the citizens of Stettler to protect and preserve, whenever possible, existing natural areas.

Section 21: Policies

- 21.1 The Town supports the provision of linear green spaces which may be developed as walkways to act as linkages between residential areas, schools, open spaces and community facilities.
- 21.2 Local playgrounds and tot-lots should be provided in residential developments as part of the municipal reserve dedication resulting from subdivision. Whenever possible tot-lots should be centrally located within each residential area and linked via walkways.
- 21.3 The Town supports the recommendations of the *Town of Stettler Parks and Open Space Master Plan (2006)*.
- 21.4 The Town supports the preservation of natural areas and natural vegetation within open spaces whenever possible.
- 21.5 Public and quasi-public uses, such as nursing homes, churches, and community centres, will be permitted in residential areas provided they are located at or near neighbourhood entry points and adequate buffering or separation is provided.
- 21.6 The Town encourages cooperation between the Town, the County of Stettler, Clearview Public Schools, East Central Alberta Catholic Regional Division and other community groups on the sharing of facilities and resources.
- 21.7 The Town will endeavour to work with Alberta Health to ensure the adequate provision of health and medical care services and facilities.



Part Eleven: Economic Development

Section 22: Goals

- 22.1 To further the economic vitality and sustainability of the local and area economy.
- 22.2 To develop a strong tourism sector in the local and area economy.

Section 23: Policies

- 23.1 The Town supports, in principle, private economic development initiatives.
- 23.2 The Town may support economic development initiatives, whether on its own or in partnership with the private sector.
- 23.3 The Town supports, whenever possible, joint economic development initiatives with the County of Stettler No. 6 and other municipalities in the region.
- 23.4 The Town encourages the development of the tourism industry in and around Stettler. Such development should not have adverse social, economic, or environmental impacts.
- 23.5 Tourism oriented development should benefit the citizens of Stettler and area by providing greater economic, recreational, and cultural opportunities.
- 23.6 The Town should consider the development of a tourism marketing plan to coordinate marketing efforts, both public and private, and to attract more tourists and increase the length of their stay.
- 23.7 The Town and/or related agency should develop and maintain a registry of local businesses and services in order to identify and then actively seek to fill gaps.



Part Twelve: Education

Section 24: Goals

- 24.1 To encourage the provision of the broadest and fullest range of educational opportunities for the citizens of Stettler.

Section 25: Policies

- 25.1 The Town will endeavour to cooperate with Clearview Public Schools and the East Central Alberta Catholic Regional School Division concerning the provision of educational resources and opportunities to the citizens of Stettler.
- 25.2 The Town will strive to achieve an agreement with Clearview Public Schools and the East Central Alberta Catholic Regional Division concerning the need for and subsequent allocation of school reserve lands resulting from subdivisions.
- 25.3 The Town supports entering into joint use agreements with Clearview Public Schools and the East Central Alberta Catholic Regional Division respecting sharing of recreational facilities.



Part Thirteen: Inter-municipal Cooperation

Section 26: Goals

- 26.1 To undertake cooperative planning with the County of Stettler No. 6.
- 26.2 To coordinate land use policies for the fringe areas which are mutually beneficial to both the Town and the County.
- 26.3 To coordinate the provision of roads, facilities, and other services that serve residents of both municipalities.

Section 27: Policies

- 27.1 The Town will continue to support the Town/County Inter-municipal Development Plan to address issues of mutual concern and to ensure that development in either municipality complements the existing and future land uses of the other municipality.
- 27.2 The Town will ensure that development adjacent to highways within Stettler meet prescribed exterior design requirements for commercial and industrial buildings, through its Land Use Bylaw and as prescribed within the Town/County Inter-municipal Development Plan.
- 27.3 The Town will discourage, whenever possible, development or uses that may have a negative impact on adjacent uses in the County of Stettler No. 6.
- 27.4 The Town will endeavour and collaborate with the County to Stettler to establish suitable “agriculture equipment” routes.
- 27.5 The Town will endeavour and collaborate with the County to Stettler to minimize conflicts between development in the Town and development and agricultural operations in the County along the municipal boundary.



Part Fourteen: Administrative Matters

Section 28: Interpretation

- 28.1 The MDP is, for the most part, general in nature and long range in its outlook. The MDP provides the means whereby Council and Town staff can evaluate immediate situations or proposals in the context of a long range plan for Stettler. In this regard, the boundaries between the land uses shown on Map 2 – “Future Land Use Concept” are not to be rigidly interpreted and the specific boundaries shall be determined through the designation of the Land Use Bylaw Districts.
- 28.2 Subject to Council’s approval, minor variations from the policies of the MDP will not require an amendment to the MDP. More substantive changes will require an amendment to the MDP and any other affected plan.
- 28.3 The MDP contains “shall”, “should”, and “may” policies which are interpreted as follows:
- 28.3.1 “Shall” policies must be complied with,
 - 28.3.2 “Should” policies mean compliance in principle, but is subject to the discretion of the applicable authority on a case by case basis, and
 - 28.3.3 “May” policies indicate that the applicable authority determines the level of compliance that is required.

Section 29: Implementation

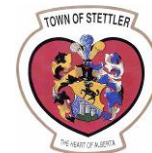
- 29.1 The goals and policies of the MDP will be further refined and implemented through the development, adoption, and day to day application of the Town/County Inter-municipal Development Plan, statutory plans (area structure plans and area redevelopment plans), non statutory plans (outline plans, design schemes, etc.) and the Land Use Bylaw.

Section 30: Amendment

- 30.1 Amendment of the MDP must follow the appropriate procedures as outlined in the *Municipal Government Act*.
- 30.2 All statutory and non-statutory plans shall be consistent with the MDP and may require amendment to ensure their compliance with the MDP.

Section 31: Review

- 31.1 In order to ensure that the MDP is current, the entire plan should be reviewed approximately every four years.



Schedule 1: Town of Stettler Servicing Standards

Currently, the Town of Stettler utilizes the Services Standards developed and utilized by the City of Red Deer. The Developer shall employ a Professional Engineer, who is a member in good standing of The Association of Professional Engineers, Geologists and Geophysicists of Alberta, to design and supervise all work carried out in the Development. The Engineer is deemed to be an agent of the Developer and is empowered to ensure all materials used and work performed complies with the Town's designs and specifications or as otherwise approved by the Town in writing. The responsibilities of Developer's Engineer include but are not limited to:

1. Certifying that all materials supplied and all work performed conforms to the Town's Specification and Details, or as approved by the Town in writing.
2. Laying out the work and/or ensuring that the work is laid out in accordance with the design.
3. Carrying out full time inspections during construction unless otherwise agreed to by the Town in writing.
4. Preparing, submitting and certifying Construction Completion Certificates and Final Acceptance Certificates.
5. Certifying the correction of all defects and deficiencies noted.
6. Providing such other certification or documentation that may be required in accordance with the Development Agreement or Town Specifications.
7. The preparation, review, certification and submission of plans, specification and schedules which the Developer is required to supply.

The standards outlined by the City of Red Deer are intended to be minimum standards. Higher standards shall be applied when warranted by good engineering and construction practices. The Town may consider relaxation of these standards if supported by sound engineering analysis. The Developer shall be responsible for developing the subdivision in accordance with standards acceptable to the Town and conforming to good engineering and construction practices. The Developer is responsible for the costs to construct all roadways and utilities, both on-site and on-site, that are in the opinion of the Town required to service the development. All roadways and services must be extended to the boundaries of the development. The Developer shall notify the Town in writing forty-eight (48) hours in advance of starting construction. Written notice shall also be provided forty-eight (48) hours in advance of street closures or utility shutdowns. The Town shall also be notified when streets are reopened and utilities back in service. The Developer shall ensure that all services are designed to meet Alberta Environment requirements and is responsible to obtain any required permits prior to construction. When a conflict exists between these specifications and Alberta Environment requirements, the Developer shall advise the Town to obtain a ruling on how to proceed.