



POLICY PD-033

Outline Plans

Policy Number:	PD-033	Date Approved:	March 9, 2010
Title of Policy:	Outline Plans	Council Res. Number:	86-10
Prepared By:	Planning & Development Services	Effective Date:	March 1, 2010
References:	<i>Municipal Government Act</i> <i>Subdivision & Development Reg.</i> <i>Municipal Development Plan</i> <i>Area Structure Plans</i> <i>Land Use Bylaw</i>	Previous Revision Date:	New
		Procedures:	PD-033-P

POLICY STATEMENT

In order to demonstrate good planning practice and Parkland County's commitment to sustainable development, an Outline Plan shall be required in accordance with and conform to Parkland County's Municipal Development Plan, Area Structure Plans, Land Use Bylaw, and this policy.

PURPOSE

The Purpose of this policy is to indicate the County's rationale for the preparation an Outline Plan when required pursuant to the Municipal Development Plan, Area Structure Plans, Land Use Bylaw, or this policy. The detailed requirements of an Outline Plan are shown in Procedure PD-033-P1:

OBJECTIVES

An Outline Plan is similar to an Area Structure Plan in structure and content, but provides a non-statutory framework, pursuant to the *Municipal Government Act* (MGA) and the *Subdivision and Development Regulations*, to enable Parkland County to obtain a comprehensive and progressive viewpoint concerning the future development of a particular area of land, and avoid issues resulting from poor planning. An Outline Plan – per the detailed requirements provided in Procedure PD-033-P1 should:

- a. Establish a potential plan of future subdivision or development that is consistent with the capabilities of the site and surrounding resources that applies to a specific parcel(s) of land;
- b. Assess cumulative impacts and provides assurances that a re-districting application or proposed subdivision or proposed development will not restrict remnant or adjacent parcels from further re-districting or subdividing or developing in the future also to their capabilities; and
- c. Ensure that sensitive environmental features, including environmentally significant areas as defined in the County's MDP, will be provided adequate protection and that future road networks and lot servicing will be efficient, practical, and provide adequate linkages to adjacent properties.

RESPONSIBILITIES

The Manager of Planning and Development Services shall evaluate any Outline Plan, or Outline Plan amendment, submitted to the County in support of a planning application as required under this policy and determine its compliance with this policy further to Outline Plan Procedures PD-033-P1 as adopted by Administration before accepting and processing a subsequent planning application.

The Manager of Planning and Development Services is responsible for the development, implementation, monitoring, and evaluation of this policy.

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