

	<p>Planning & Design</p> <p>POLICIES</p>	<p>Policy Number</p> <p>2025-04</p>
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CIRCULATION FOR PARCELS ADJACENT TO RIVER VALLEY: PROCEDURE

Summary

Title of Document:	Circulation for Parcels adjacent to River Valley: Procedure
Title of Designated Responsible Manager:	General Manager, Planning & Design
Original Date Approved:	Sep 11, 2025
Approved By:	General Manager, Planning & Design
Last Revision:	Sep 11, 2025
Next Review Date:	Not defined

Purpose

This procedure will ensure that applications for subdivision, rezonings, or development on Parcels adjacent to the River Valley include circulation to the City Staff responsible for overseeing the Safe Development Setback line.

Background

See background description for the 'Adjustment to Safe Setback Line Policy (Policy # 2025-03)

Policy Statement

Whenever a development, subdivision or rezoning application is received for any Parcels located adjacent to the River Valley (that existed prior to 2004):

- The applicant will be made aware that a new Geotechnical investigation must be conducted by a 3rd party engineering firm (RVARP S. 3.2-2, 3.2-5), and a letter from an engineer must be included with the application.
- The application will be circulated to the Waste & Environment Department in addition to any other circulation requirements.
- When the new geotechnical report and engineering letter are received by Planning & Design staff:

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- **A copy of the report & letter will be saved in the appropriate address file in Tempest, and sent to the Waste & Environment Department (or the City staff who is responsible for overseeing the Safe development setback line in the future)**
 - **Any feedback received from them must be reflected in the development, subdivision or rezoning decision.**

Related Documents

- Alberta Municipal Government Act (MGA)
- River Valley Area Redevelopment Plan (RVARP)
- Land Use Bylaw 6300

Responsibility for Policy Development & Implementation

- Planning Manager, Planning & Design
- General Manager, Planning & Design

Key Functional Stakeholders

- Planning & Design Department

Policy Status

Current Status

In effect

Date Effective

Sep 11, 2025

Approval Details

General Manager, Planning & Design

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Endorsement Details

General Manager, Planning & Design

Next Review Date

N/A

Policy Author

Community Planner 2

Authored date

Sep 9, 2025

Contacts

General Manager, Planning & Design