

General Urban Land Development Process

Future Growth Study	<ul style="list-style-type: none"> • Undertaken by City • Population threshold determined by City • Approved by City Council
Boundary Alteration	<ul style="list-style-type: none"> • Undertaken by City • Based on Future Growth Study • Timing and compensation negotiated with Rural Municipality of Corman Park
OCP and Zoning Amendments (to bring into City land use controls)	<ul style="list-style-type: none"> • Undertaken by City • Typically, blanket Urban Holding Area Land Use Designation and Future Urban Development Zoning District • Adopted at Public Hearing of City Council
Sector Plan (legislated Concept Plan for 8 to 10 neighbourhoods)	<ul style="list-style-type: none"> • Undertaken by City • Based on policies in OCP • Adopted by resolution of City Council
Neighbourhood Concept Plan (for one neighbourhood)	<ul style="list-style-type: none"> • Undertaken by developer or lead developer (for multiple land owners) • Based on policies in OCP • Adopted by resolution of City Council
OCP Phasing Amendment	<ul style="list-style-type: none"> • Application by developer • Land suitable for development • Based mainly on servicing considerations • Adopted by resolution of City Council
OCP and Zoning Amendments	<ul style="list-style-type: none"> • Application by developer • Based on Neighbourhood Concept Plan • Adopted at Public Hearing of City Council
Subdivision Application and Approval	<ul style="list-style-type: none"> • Application by developer • Based on Zoning and Subdivision Bylaws • Approved by City Administration
Site Registration with Information Services Corporation	<ul style="list-style-type: none"> • Undertaken by developer • Sites may be sold to builders
Building and Development Permit	<ul style="list-style-type: none"> • Undertaken by builder • Approved by City Administration