

WHY LAND USE PLANNING?

Population growth and economic activity create pressures on the land and infrastructure systems. Communities need land use planning policies that support sustainable growth or manage change. Almost all aspects of our daily lives are impacted by how our communities are planned and developed, it influences decisions such as where we choose to live, how we get to work, and where we play.



WHAT IS LAND USE PLANNING?

Land use planning is the process by which a community separates activity into areas which are compatible with one another. A Land Use Plan is a strategy to minimize conflicts, manage costs and encourage growth which is efficient and sustainable.



LAND USE PLANNING FRAMEWORK IN ALBERTA

The Municipal Government Act (MGA) provides the legislative framework for land use planning in Alberta that sets out how the land use planning system works, who makes decisions, ways to resolve disputes and obtain public input. The framework outlined in the MGA organizes planning documents in a legislative hierarchy, with each subject to the one above it, to guide decisions on future growth and development in the Province. All provinces in Canada have planning legislation to help communities plan for growth and change.



WHAT IS AN INTERMUNICIPAL DEVELOPMENT PLAN?

An Intermunicipal Development Plan (IDP) is completed and approved by two or more municipalities that border each other to address a range of joint issues including; opportunities and constraints, servicing strategies and collaborative governance agreements towards common goals and joint growth strategies.



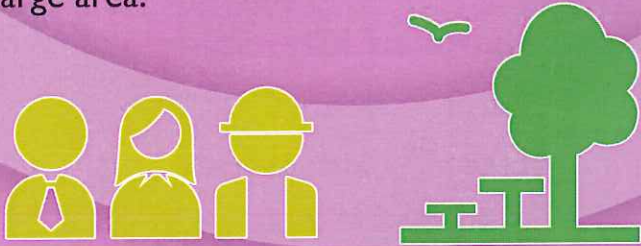
WHAT IS A MUNICIPAL DEVELOPMENT PLAN?

A Municipal Development Plan (MDP) is a statutory policy document. It is intended to implement a community's vision. It sets the policy direction for long range planning, land use, transportation and other key municipal services.



WHAT IS AN AREA STRUCTURE PLAN?

Area structure plans provide a development framework to implement the policies in the MDP. These are not subdivisions, but show the basic layout of land uses, infrastructure and phasing for a large area.



WHAT IS A LAND USE BYLAW?

A Land Use Bylaw (LUB) is a regulatory document. It takes the Vision and Guiding Policies and Principles from the MDP and regulates and controls the use of lands and buildings in order to achieve orderly and efficient development.



WHAT WE ARE DOING?

The three villages are collaborating in carrying out a number of land use planning studies to assist in meeting new legislative requirements that will support each village in moving towards intermunicipal collaboration with the County of Vermilion. Intermunicipal collaboration will be a requirement under the amended legislation that will be leading to the development of an intermunicipal development plan. The following are the specific projects being carried out by each village:

Village of Kitscoty

- Preparing Municipal Development Plan
- Infrastructure Capacity Review

Village of Marwayne

- Landfill Investigation (Phase II)
- Investigation on the development of the Village lands to assist with the eventual development of a Area Structure Plan

Village of Dewberry

- Prepare Municipal Development Plan and Land Use Bylaw
- Infrastructure capacity analysis and concept plans for future development.





DO WE NEED ALL THESE PLANS?

The short answer is YES! the new provisions being introduced to the MGA will require all municipalities to prepare and update their plans. It is important to understand that the planning process is multi-layered and one document cannot simply be used to address all planning goals and visions. Most of the Planning 'tools' described here are required by the MGA as appropriate for each local circumstance. The Planning process requires tools which are both high level and strategic, and tools which are detailed and prescriptive. None stand on their own. Each relates to the other."



YOUR INVITATION TO GET INVOLVED

If you want to participate, or simply follow your village's progress on its land use planning studies please visit <http://landuseplanning.civicy.io> This website will contain updates and enable you to provide input and follow the discussion around the development of the planning documents.



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