



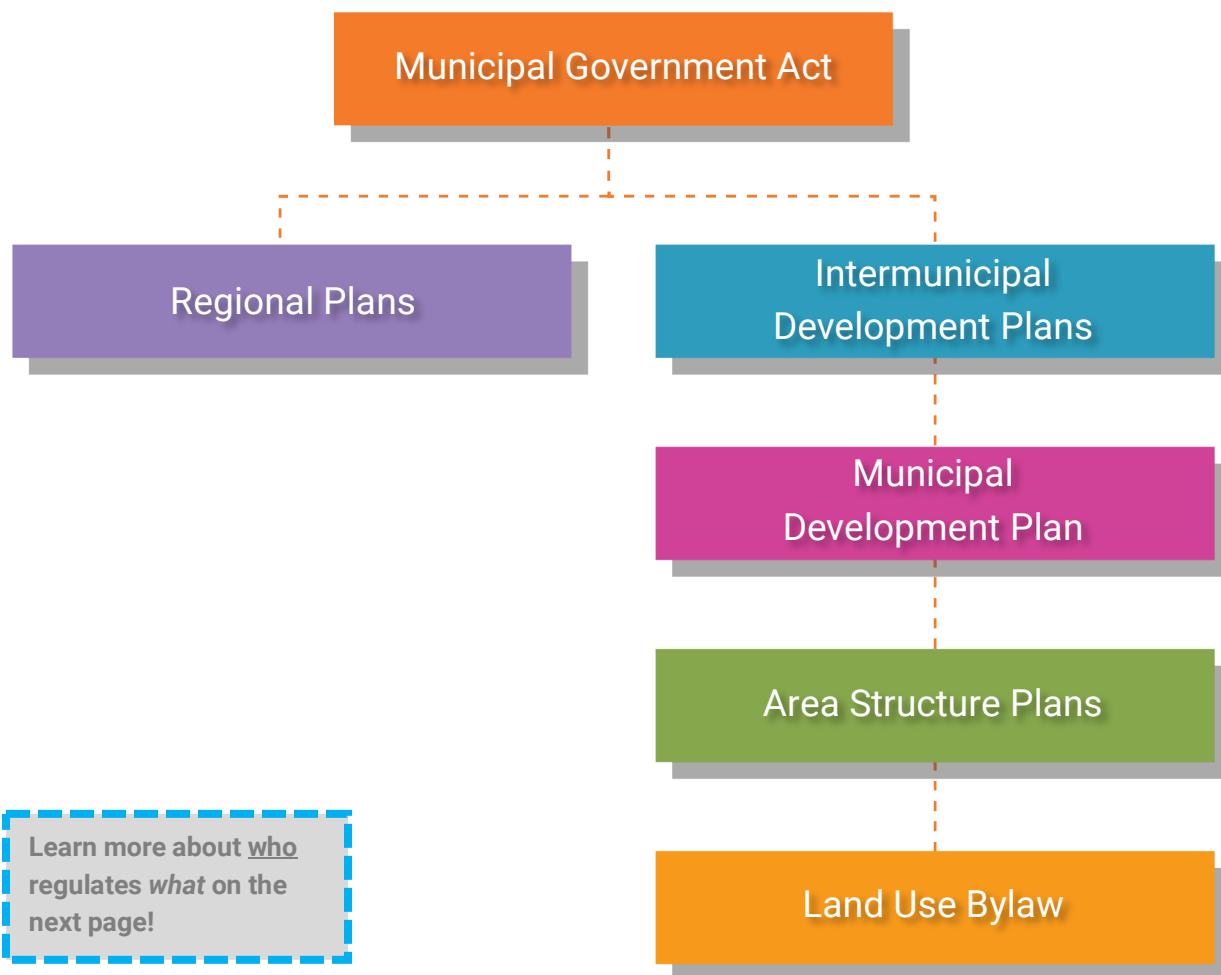
# MUNICIPAL DEVELOPMENT PLAN AND LAND USE BYLAW UPDATE

## Understanding the Planning Structure

Alberta's Municipal Government Act (MGA) is the guide to how municipalities operate, and is one of the most significant and far-reaching statutes in Alberta. The MGA affects everyone in Alberta, the private sector and every ministry in the Government of Alberta.

Adopted in 2020, the Municipal Government Act enables municipalities to shape their communities. It regulates how municipalities are funded and how as local governments they should govern and plan for growth.

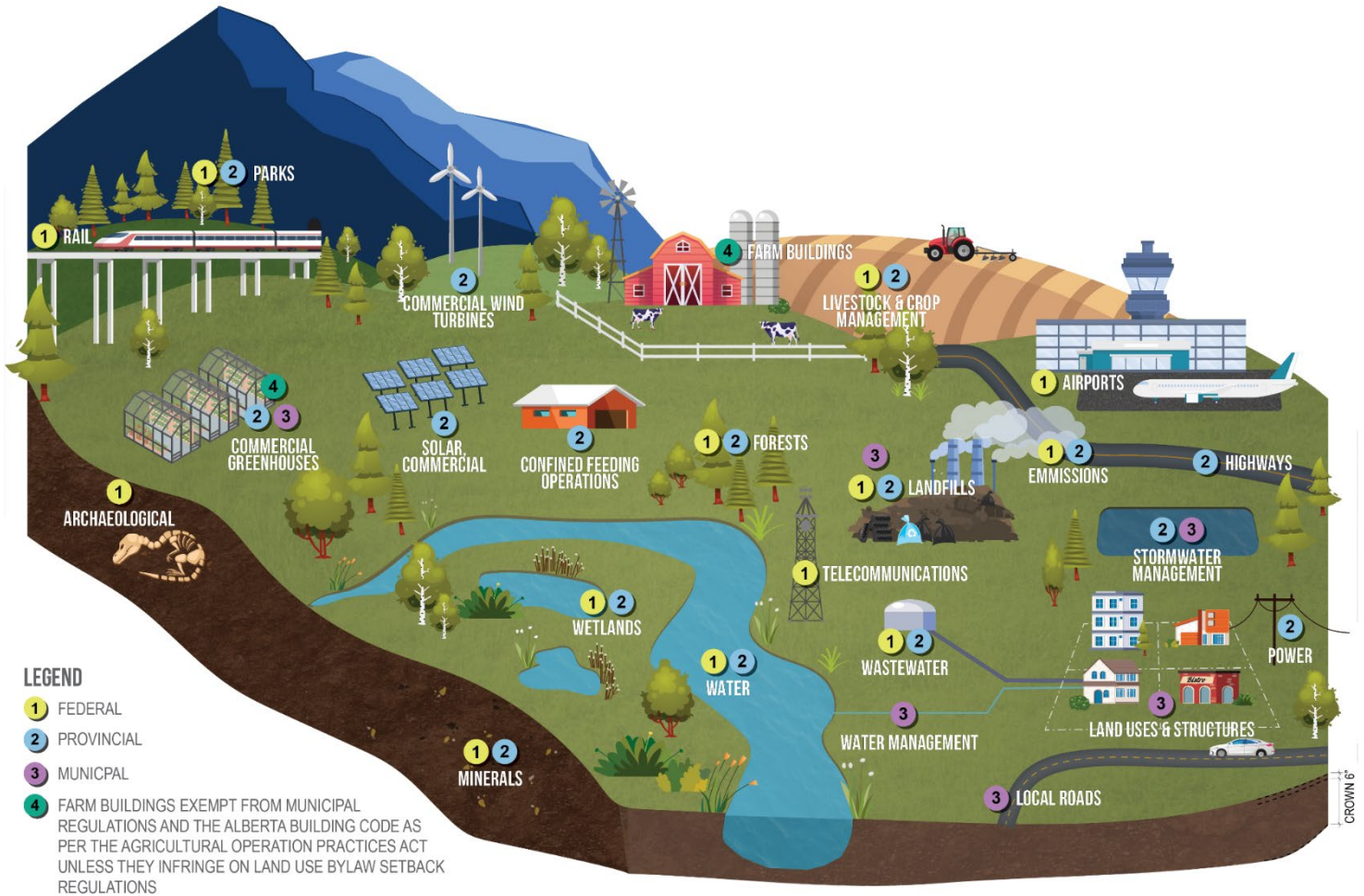
The following diagram outlines the hierarchy of planning documents (known as statutory documents) based on the Municipal Government Act's requirements. See the planning documents below to find out more information about the purpose of the document and when and where it applies.



Learn more about who regulates *what* on the next page!

# Land Use – Who regulates what?

Land use is regulated through a variety of different bodies, including the Federal, Provincial, and Municipal Governments. The diagram below provides a high-level snapshot of which governing body regulates what land use.



Note: The County provides recommendations to the various agencies and can provide further policy direction in our municipal development plan and regulations in the Land Use Bylaw that influences decisions made by the government agencies indicated on the legend.

# Planning Documents

## Regional Plans

The purpose of Regional Plans is to create Provincial policy direction on how **resources – such as water and land – should be managed**. These documents are developed by the Province, **not the municipality**.

There are seven (7) regional plans required in the Province of Alberta. These include the:

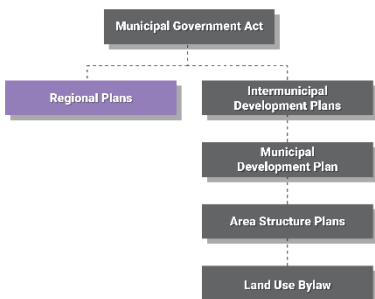
1. Lower Athabasca Region;
2. Lower Peace Region;
3. North Saskatchewan Region;
4. Red Deer Region;
5. Upper Athabasca Region;
6. South Saskatchewan Region; and
7. Upper Peace Region.

Beaver County (indicated on the map with a star) sits within the North Saskatchewan Regional Plan which **has not been adopted** yet and therefore, Regional Plans have no application at this time. When the Regional Plan is adopted, the various municipal planning documents would need to be updated to be consistent with the Regional Plan.

The map to the right outlines the boundaries of the Regional Plans as well as their status.



Source: Land-use Framework Map, 2008, Government of Alberta





## Intermunicipal Development Plans

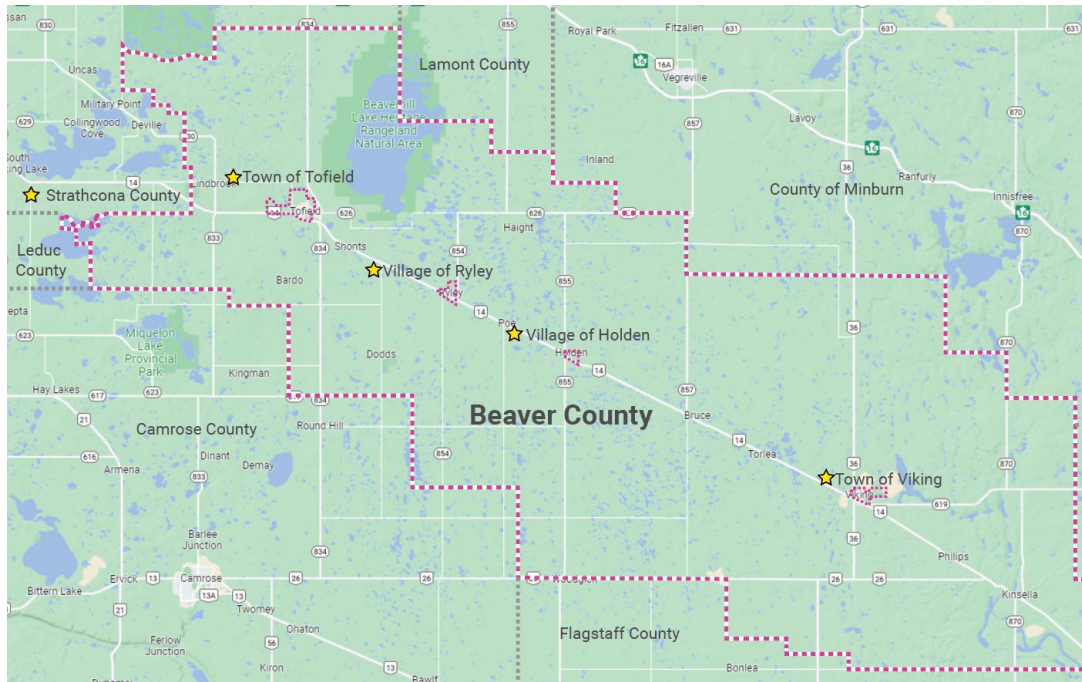
The purpose of an Intermunicipal Development Plan (IDP) is to manage land uses across municipal boundaries and identify opportunities to collaborate to find efficiencies in the costs and delivery of services.

The Municipal Government Act, under Section 631, requires adjoining municipalities to develop an Intermunicipal Development Plan. The exception to this requirement is when both municipalities agree that they do not need an Intermunicipal Development Plan.

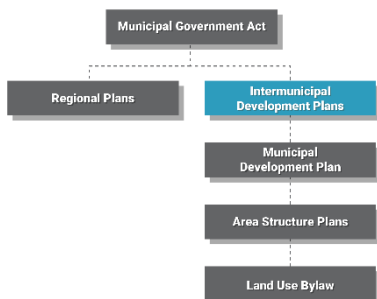
Beaver County currently has five (5) Intermunicipal Development Plans:

1. Tofield/Beaver IDP
2. Holden/Beaver IDP
3. Ryley/Beaver IDP and amending Bylaw 18-1061
4. Viking/Beaver IDP
5. Strathcona/Beaver IDP

The map below shows the municipal boundaries that Beaver County shares, starting the ones that have an Intermunicipal Development Plan with Beaver County. Copies of these documents can be found on the County's website or at the County's office.



★ Intermunicipal Development Plans with Beaver County



## Municipal Development Plan

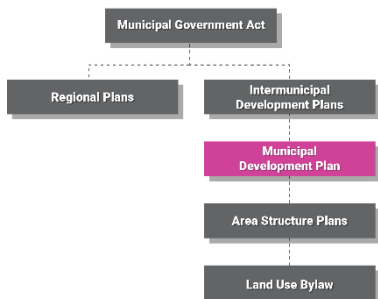
The purpose of a Municipal Development Plan (MDP) is to provide **policy direction around land uses, transportation, environment, parks, and other services provided by the municipality.** The Municipal Development Plan must be consistent with the Intermunicipal Development Plan and Regional Plans.

The Municipal Government Act, under Section 632, requires that all municipalities have a Municipal Development Plan that must include:

- the future land use within the municipality;
- the manner of and the proposals for future development in the municipality;
- the co-ordination of land use, future growth patterns and other infrastructure with adjacent municipalities if there is no intermunicipal development plan with respect to those matters in those municipalities;
- the provision of the required transportation systems within the municipality in relation to adjacent municipalities; and
- the provision of municipal services and facilities either generally or specifically,

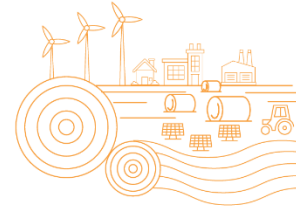
Beaver County’s current Municipal Development Plan can be found on the County’s website or at the County’s office.

The image to the right shows an example of some main principles that can be included in a Municipal Development Plan.



### GROWTH & LAND USE

PRINCIPLE 1



### ECONOMY AND EMPLOYMENT

PRINCIPLE 2



### NATURAL ENVIRONMENT

PRINCIPLE 3



### COMMUNITY DEVELOPMENT

PRINCIPLE 4



### GOVERNANCE

PRINCIPLE 5





## Area Structure Plans

The purpose of an Area Structure Plan (ASP) is for municipalities to plan larger scale developments to create appropriate infrastructure to service development and manage land uses within the Area Structure Plan boundaries. An Area Structure Plan must be consistent with the Municipal Development Plan, Intermunicipal Development Plans, and Regional Plans.

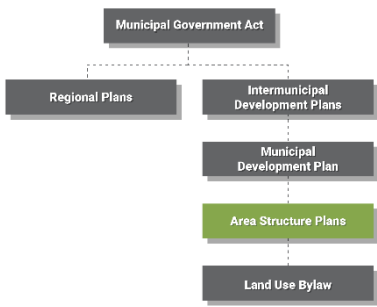
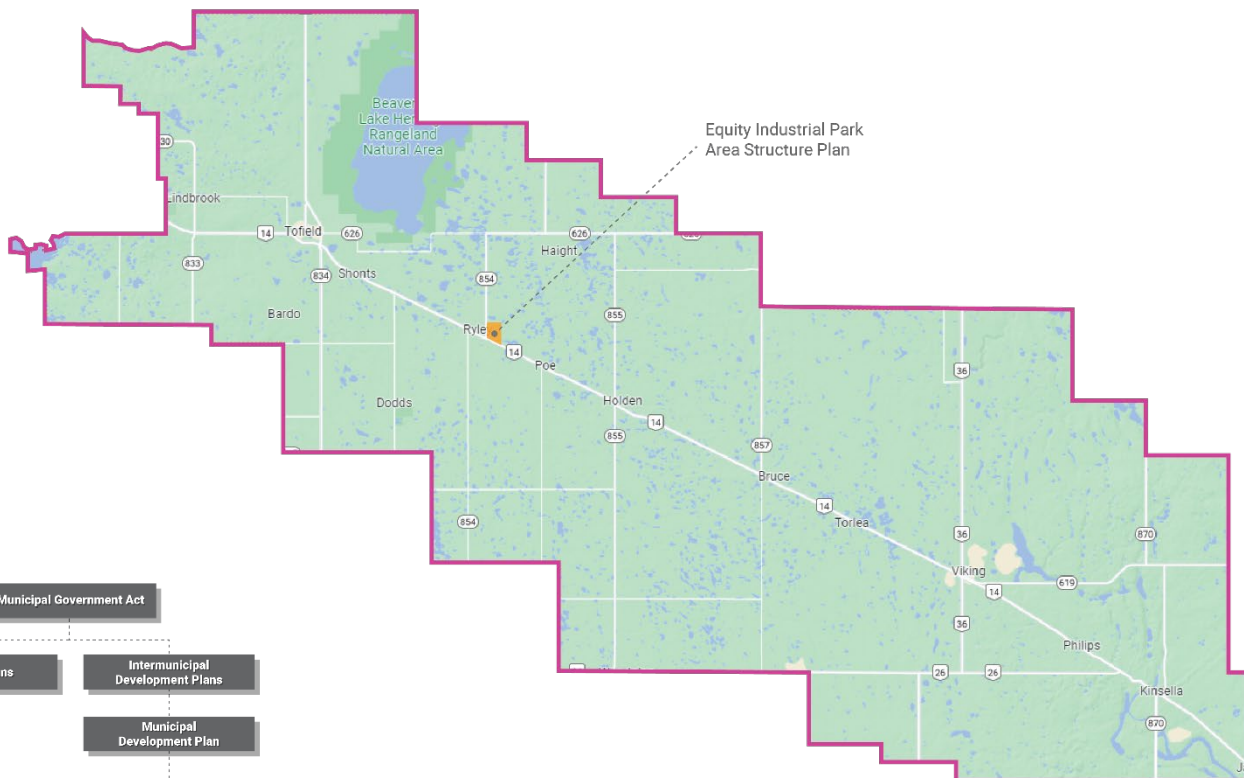
The Municipal Government Act, under Section 633, requires that an Area Structure Plan must meet the following requirements, at minimum:

- the sequence of development proposed for the area;
- the land uses proposed for the area, either generally or with respect to specific parts of the area;
- the density of population proposed for the area either generally or with respect to specific parts of the area; and
- the general location of major transportation routes and public utilities.

Beaver County currently has one (1) Area Structure Plan:

1. Equity Industrial Park Area Structure Plan

The map below shows the location of the Area Structure Plan within Beaver County. A copy of the ASP can be found on the County's website or at the County's office





## Land Use Bylaw

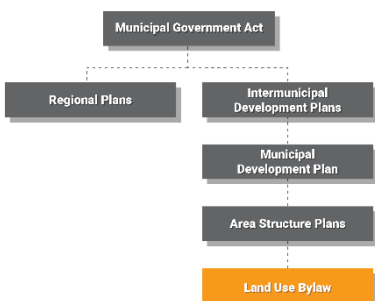
The purpose of a Land Use Bylaw (LUB) is to manage the land uses within a municipality to avoid impacts on the community, neighbours, and the environment. Land Use Bylaws outline the regulations that govern the built form, subdivision of land, and the uses that can or could occur on lands.

The Municipal Government Act, under Section 640, requires that all municipalities in Alberta develop a Land Use Bylaw, and may prohibit or regulate and control the use and development of land and buildings in a municipality, including, without limitation, by:

- imposing design standards;
- determining population density;
- regulating the development of buildings;
- providing for the protection of agricultural land; and
- providing for any other matter council considers necessary to regulate land use within the municipality.

Beaver County's current Land Use Bylaw can be found on the County's website or at the County's office.

The image to the right shows a sample cross section of what can be included in a Land Use Bylaw.





## The Task at Hand - Updates

Beaver County's Council and Administration have identified key elements within the Municipal Development Plan and the Land Use Bylaw that need updating. Part of this process includes improving the visual interface to make it easier to navigate and understand for the community.

Recommendations will be made with a focus on reflecting change to the community, keeping up with changing development demands, modernizing regulations, and minimizing red tape for residents and stakeholders. In order to make amendments to Beaver County's Municipal Development Plan and Land Use Bylaw to enable this, there are different roles played by different parties.

Please note: This is **not** a complete rewrite of the existing Municipal Development Plan and Land Use Bylaw. Council is focusing on key elements to help enable development on people's properties.

### Council

Council has directed Administration to engage a professional planning firm (the Consultant) to carry out a review and update of particular sections of the Municipal Development Plan and Land Use Bylaw. Examples of elements the County has sought input on include:

- Red tape reduction;
- Support and promote industrial parks;
- Address the organization and layout of the Land Use Bylaw;
- Address lighting impacts on adjacent properties (e.g., security lighting);
- Enhance opportunities for agri-tourism and value-added agriculture; and
- Enable campgrounds while managing their interface with other uses.



It will be these items that the County will also seek input from the community and stakeholders on.

Council will be involved in being presented with updates, and attend the public open house. Council will also be the authority to **approve** any recommended changes and amendments arising from the review and public engagement.

### Administration

County Administration will **manage the project** and provide input to the Consultant on the current challenges with particular elements of the Municipal Development Plan and Land Use Bylaw as noted above. They will also attend the open house and public hearing related to any proposed amendments.



### Consultant

The Consultant will engage with Administration and Council relating to the specific elements in the Municipal Development Plan and Land Use Bylaw as noted above. They will carry out research and make **recommendations** to Administration and Council on potential changes. They will also assist with the engagement process and public hearing.





## Stakeholders

Any amendments made to statutory documents such as the Municipal Development Plan and the Land Use Bylaw require referrals to specific agencies to obtain input and feedback. These will include:

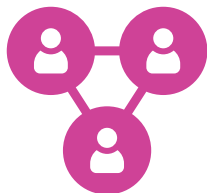


- Adjoining municipalities;
- Alberta Transportation;
- Alberta Environment and Parks;
- School Boards; and
- Other stakeholders that may be identified through the process.

Comments received from stakeholders may influence changes or adjustments to proposed amendments.

## Public / Community

The public will be able to access information and can register to be kept informed of the process and information updates. Once the County has developed recommended amendments that meet their objectives, they will post the proposed changes on their website, provide copies at the County Office, and send out the draft changes to those who have registered.



A public open house will also be held where people from the community can attend to learn more about the proposed amendments and **provide their input**. Notice of the open house will be provided to the public in the local paper and on the County website. All comments received at the open house will be recorded anonymously in a “What We Heard” report, where every comment will be responded to. Following a review of the input received, changes and adjustments may be made to the proposed amendments. Notice to the public will be provided in the local paper and on the County website.

Council will then hold a public hearing where anyone can attend to provide their support or opposition of the recommended finalized amendments. Council will be the ultimate authority to decide to approve the proposed changes, reject the proposed changes, or defer the hearing to seek additional information.

## What's Next

Information on the changes Council is seeking to amend within the existing Municipal Development Plan and Land Use Bylaw will be available soon. **Stay informed by registering on the County's website, [here](#).**

