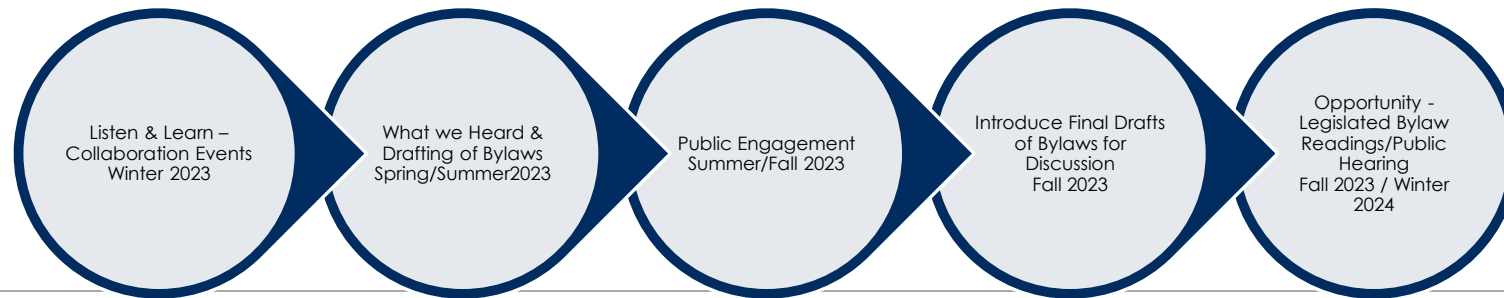


The Municipal Development Plan and Land Use Bylaw are undergoing a comprehensive review and rewrite to ensure the bylaws meet the land use and development need of the County of Vermilion River.

The *Municipal Government Act (MGA)* requires every municipality to pass a Municipal Development Plan and Land Use Bylaw and gives authority to prohibit or regulate and control the use and development of land and buildings within its jurisdiction.

The Municipal Development Plan – or MDP – Is a long-range plan that establishes a vision for land management and development through high-level policy statements and mapping.

The Land Use Bylaw – or LUB – Essentially controls and regulates what can and cannot occur on a parcel of land and how buildings can be placed and constructed on that parcel.



MUNICIPAL DEVELOPMENT PLAN & LAND USE BYLAW REVIEW

(INFORMATION IS UPDATED FROM TIME TO TIME ON THE COUNTY WEBSITE – WWW.VERMILION-RIVER.COM)



KEY GOALS OF THIS REVIEW

- ⇒ **Align with existing County policies and provincial regulations**
Alignment with Corporate and provincial documents/policy
- ⇒ **Improve readability**
Plain Language – Preference for plain language over planning/legal terms where possible. Language should be simple, direct, and easy to understand by the majority of end-users.
- ⇒ **Modernize regulations to reflect current development trends**
- ⇒ **Reduce red tape for residents and stakeholders**

What is a Land Use Plan?

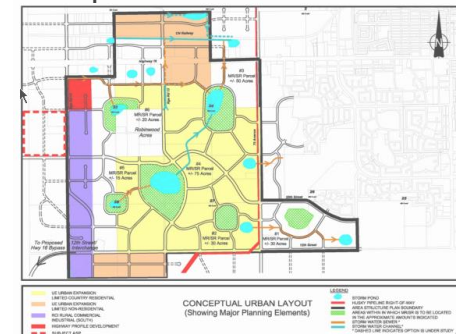
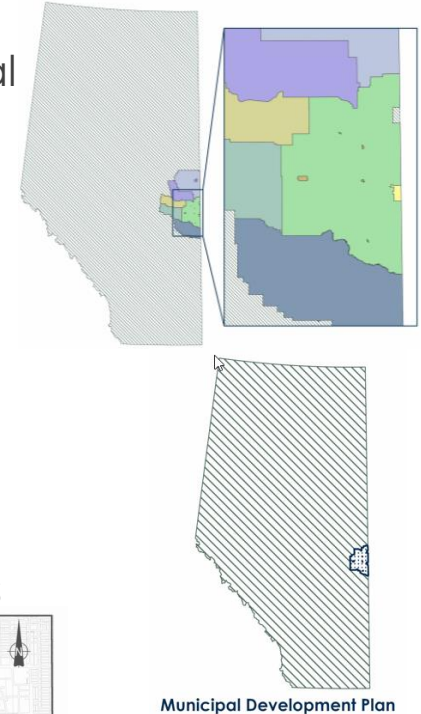
Most municipalities organize building elements by making land use plans to guide long-term development. This helps make sure our Agriculture, Residential, Commercial and Industrial development and uses are organized in a sustainable manner to achieve orderly, economical and beneficial development, and use of land.

A land use plan is a vision for how we want our County to grow and change. Plans can vary in scale – some land use plans apply to the whole County of Vermilion River, while others are focused on a small part of the County.

All land use plans consider the physical or built environments and how it interacts with the natural environment. Land use plans also help to guide the types of future activities or uses that can take place in different parts of the County.

Scale of land use plans

- ⇒ Regional – Covering multiple municipalities
- ⇒ County-wide level
- ⇒ Community level, including the location of homes, commercial, schools, parks and roads



What Kinds of Land Use Plans Are There?

The *Alberta Municipal Government Act (MGA)* defines and describes the types of land use plans the County of Vermilion River uses to manage growth and change. There are two main types of plans described in the MGA: statutory and non-statutory plans.

Statutory Plans

A statutory plan is a document that has been adopted by County Council as a Bylaw, which requires three readings at a regular Council meeting and must include a Public Hearing prior to second reading of a bylaw. The MGA lists the types of possible plans

Non-Statutory Plans

County Council may adopt other policy documents that guide decision making. These are sometimes referred to as non-statutory plans. These documents can provide sound guidance for decision making.

Policy plans can include design guidelines, planning strategies, implementation plans and other planning documents.

We Have a Plan..... Now What?

A vision for the future described in a land use plan is a long-term process that can take many years or decades to achieve. Success depends on collaboration between homeowners, citizens, stakeholders, industry and the County of Vermilion. This collaboration is important because of the many factors that affect county growth that the County cannot control, including:



What the landowner wants to do. They want to keep their property as it is, redevelop it themselves or sell it to someone else.

Are the parcels of land the right size?

Does the real estate market impact financing?

The cost of new or upgraded infrastructure impact where development occurs.

What is the difference between a Plan and Land Use Bylaw?

Land use plans set out the big picture vision of an area. The Land Use Bylaw – or Zoning Bylaw – is the main tool the County uses to implement the goals and objectives in land use plans.

Zoning is the legal tool that describes how buildings are situated on an individual site, as well as building size and the type of activities that can take place inside them. It ensures buildings support the vision in the land use plan. The Land Use bylaw establishes development standards within each district – or Zone – and provides a system for issuing development permits.

Why Do We Have a Land Use Bylaw?

The Land Use Bylaw is one of the main tools that municipalities use to implement the objectives and goals of our Municipal Development Plan. The rules and requirements in the Land Use Bylaw are legally enforceable.

The Land Use Bylaw sets out a set of rules everyone has to follow and protects citizens from conflicting land uses in their community.

For example, if you own property in an area designated for residential use, you cannot build an oil refinery..... but neither can your neighbours, nor anyone else within the same district.

The Land Use bylaw helps balance rural and urban growth. This takes into consideration access to roads, parks, schools, residential, commercial and industrial uses that make our County a great place to live and work.

Who makes decisions under the Land Use Bylaw?

Municipalities are allowed to place lands into districts for different uses because of the Municipal Government Act (MGA), which is Alberta legislation that tells local government how they can operate. The MGA outlines a number of things when it comes to control and development of land and buildings in a municipality.



What Types of Districts are there?



Agriculture

Agriculture district is to conserve agricultural and rural uses.

Preserve and support agricultural practices

Residential

Residential districts tell you where people can live.

There are many kinds of homes that are allowed under different types of residential districts, including single family houses, secondary suites, row housing and multi-Family Dwellings. Some districts allow different types of home-based businesses, like hairdressers.

Commercial

Commercial districts allow people to run businesses, offices, and shops.

These can businesses through which products, services or entertainment are available to consumers whether it be the public or other commercial establishments.

Industrial

Industrial districts help keep smells and noise separate from where we live and shop.

Industrial uses include manufacturing, processing, assembly, distribution and service and repair.



What happens when buildings don't conform with the Land Use Bylaw?

There are three ways a building may not conform with the Land use Bylaw – or LUB.

⇒ The building complied with a previous Land Use Bylaw or Land Use regulation.

Sometimes the County makes changes to the Land Use Bylaw that cause buildings that already exist to no longer comply with their district. A 'non-conforming' building is allowed to remain in place, but it may not be altered or enlarged unless it is done to bring the building in-line with current rules.

⇒ Variances

Some properties are harder to build on than others. That is why, under the Land Use Bylaw, a Development Officer can allow variances to the LUB if the proposed development would not, in their opinion, interfere too much with the amenities in a neighborhood or significantly impact the use, enjoyment or value of neighboring properties.

⇒ A building, business or activity ignores the rules

The County of Vermilion can take action if someone builds a building or runs a business that either accidentally or purposefully ignores the Land Use Bylaw. This process is complaint driven. Once a complaint is made the County, a Development Officer or Development Compliance Officer investigates the complaint and, where appropriate, issues a formal notice for the offence. If the offence is not remedied by the deadline in the notice, a fine must be paid.



“An epigram is a half truth so stated as to irritate the person who believes the other half.”

Shailer Mathews

A SUSTAINABLE AND DIVERSIFIED
COMMUNITY WITH OPPORTUNITY



