

Land Use Bylaw &



Municipal Development Plan FACTS!

PUBLIC ENGAGEMENT OPPORTUNITIES:

The public was engaged a total of **54** times over **eight (8)** different platforms over the past **two and a half (2.5) years**. A summary of the public engagement opportunities was included in the Planner's Report to Council which can be found on the agenda for the April 22, 2025 Regular Meeting of Council here: [April 22, 2025 Regular Council Meeting Agenda](#)

Public Engagement Responses:

Online Survey October 2022: 160 responses

Online Survey February 2023: 52 responses

Workshop January 26, 2023: 25 attendees

Open House February 6, 2025: 79 attendees

County of Vermilion River Open House March 6, 2025: <30 attendees

WHERE CAN I FIND APPROVED AND PROPOSED CHANGES TO THE BYLAWS?

Any changes made to the proposed bylaws were made available to the public at the April 22, 2025 Public Hearings. All Council motions and agendas regarding the draft Land Use Bylaw and Municipal Development Plan can be accessed on the County of Vermilion River website here: [Meeting Agendas & Minutes](#)

WHEN DOES THE COUNTY HOLD PUBLIC HEARINGS?

Section 216.4(2)(b) of the Province of Alberta's *Municipal Government Act* stipulates that Council must conduct public hearings during a regular or special council meeting. Regular Meetings, Policy & Priorities Committee Meetings and Special Meetings of Council are held on the second and fourth Tuesdays of the month at 9:00 AM in Council Chambers, however this may vary from time to time. Please refer to the County of Vermilion River website for the current Council schedule here: [Council Meetings](#). The Public is able to attend these meetings either in-person or virtually, and may make presentation to Council by making an appointment with the Executive Assistant here: [Request for Appointment](#)

HOW DOES THE COUNTY ADVERTISE ITS BYLAWS?

The County uses newsprint (i.e., Meridian Source & Vermilion Voice) and the County website in addition to other media outlets (e.g., Facebook, X (formerly Twitter)) for notifications as per the Province of Alberta *Municipal Government Act* s.606(1) and s.606.1(1). The MDP and LUB were advertised as per the Planner's Report posted on the [April 22, 2025 Council Agenda](#).

For more information, please contact Planning & Community Services:

Website: www.vermilion-river.com

Email: planning@county24.com

Phone: 780.846.2244

Municipal Development Plan **FACTS!**

HOW LONG HAS MUNICIPAL PLANNING SERVICES (2009) LTD. (MPS) WORKED WITH THE COUNTY OF VERMILION RIVER? HOW MUCH KNOWLEDGE DO THEY HAVE OF RURAL ALBERTA MUNICIPALITIES?

Municipal Planning Services (Alberta) Ltd. was formed in Edmonton in 1996 to provide subdivision and development services to small urban and rural municipalities that were previously part of regional planning commissions. In 2009, the company was purchased from the founder and restructured to allow for expansion of the planning services provided. The County of Vermilion River has worked with MPS for over 20 years during which time, MPS provided guidance to Council for land subdivision and development trends. MPS has completed more than 50 Municipal Development Plans and Land Use Bylaws over the last five (5) years with rural municipalities as well as numerous small towns, villages and summer villages across Alberta.

LANGUAGE, CLARITY & PURPOSE:

Land Use Bylaws are regulatory documents that all Alberta municipalities are required to adopt and must identify processes and requirements for subdivision, development, enforcement and appeals as required by the Province of Alberta's *Municipal Government Act* (MGA). The Land Use Bylaw (LUB) is a quasi-legal document that must be written in such a way to provide specific guidance for prospective development proponents and approving authorities. Where possible, the LUB has been written in plain language for readability and clarity.

DISCRETION OF THE DEVELOPMENT AUTHORITY:

The Land Use Bylaw (LUB) cannot anticipate every possible development scenario within the County. The Development Authority must use their discretion to best facilitate fair and equitable decisions by considering varying site conditions on different parcels of land and impacts to municipal infrastructure and adjacent landowners.

GUIDE TO USING THE LAND USE BYLAW:

The guide is similar to the approved Land Use Bylaw and is intended to encourage prospective developers to contact the County of Vermilion River Planning & Community Services Department to discuss the application process and requirements to mitigate the chances of project delays or added costs.

For more information, please contact Planning & Community Services: