

Municipal Development Plan FACTS!

WHAT IS THE MUNICIPAL GOVERNMENT ACT (MGA)?

The *Municipal Government Act* (MGA) is the foundational Provincial legislation in the Province of Alberta that defines the powers, responsibilities and operations of Alberta municipalities. The MGA essentially sets the regulations for how local governments function, including their authority over land use planning and development.

WHAT IS A MUNICIPAL DEVELOPMENT PLAN?

The County of Vermilion River's Municipal Development Plan (MDP) (Bylaw 19-03) guides and directs future growth and development within the County. The MDP ensures that growth is orderly, economical and beneficial, while maintaining balance for the environmental, social and economical needs and desires of the County. The MDP reflects the kind of community that residents wish to see in the future and identifies ways in which to achieve the vision.

WHAT IS A LAND USE BYLAW?

The County of Vermilion River's Land Use Bylaw (LUB) is a tool used to divide the County into different Land Use Districts (or Zones) to separate uses that are incompatible (e.g., heavy industrial uses near residential areas), and to direct certain types of uses to areas where they are most suitable (i.e., where servicing exists, highway access is available, etc.). A LUB establishes certain rules and regulations for how land can be developed, what types of developments are allowed or prohibited in specified Land Use Districts and describes the decision-making process for both subdivision and development permit applications.

The County's current Land Use Bylaw (Bylaw 19-02) was adopted by Council in 2019, and there have been 12 amendments, approved by Council, since then.

The MGA requires all municipalities in Alberta to adopt a Land Use Bylaw. Section 640 of the MGA stipulates that a Land Use Bylaw 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 development of buildings; and providing protection of agricultural lands.

For more information, please contact Planning & Community Services:

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Land Use Bylaw &



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WHY UPDATE THE MDP and LUB?

The Alberta *Municipal Government Act* (MGA) provides municipalities in Alberta with the authority to periodically amend their Municipal Development Plan (MDP) and Land Use Bylaws (LUB). The MDP and LUB are living documents; dissolution (i.e., Village of Dewberry to Hamlet status), annexation, evolving development trends, and alignment with Provincial Acts and Regulations necessitate the comprehensive review and rewrite of the County of Vermilion River bylaws.

Typically municipalities initiate a review (i.e., a focused review and update to address one or two issues to align with Provincial Acts and Regulations, or a full, comprehensive review of the entire document) of their Municipal Development Plan and Land Use Bylaw documents every 5 to 10 years.

The County of Vermilion River values its rural community; by reviewing and updating its current Municipal Development Plan (Bylaw 19-03) and Land Use Bylaw (Bylaw 19-02), the County can respond to and accommodate shifting economic drivers and conditions, encourage economic development and growth in Hamlets, and support and provide opportunities to diversify farming practices in the area that support new and young farm families.

WHAT HAPPENS IF THE PROPOSED BYLAWS ARE NOT PASSED?

The County of Vermilion River currently has an **approved** Municipal Development Plan (Bylaw 19-03) and Land Use Bylaw (Bylaw 19-02) in place to regulate and ensure sustainable growth and development within the County. In the event that the draft Municipal Development Plan (Bylaw 25-06) and Land Use Bylaw (Bylaw 25-05) are not passed with Third and Final Reading by Council, the **CURRENT** bylaws (Bylaw 19-02 and 19-03) **will remain in effect**. This means that the current regulations for land use and development will remain as they are.

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