

## **About Planning and Development**

Planning and Development is a central role in the change and development of our Village by establishing and administering the Village of Holden Land and Use framework. Planning and Development targets to ensure consistent, economical and beneficial development, and to maintain and improve the quality of the Village's physical environment through the application of tools and services under the land use planning framework. The scope of Planning and Development services include:

### **Land Use and Sustainability Planning**

Land Use and Sustainability Planning involves the creation and administration of long-term, community vision plans, such as statutory plans (e.g., Municipal Development Plan, Intermunicipal Development Plans and Area Structure Plans), and the Land Use Bylaw 3-2013, which together provide consistent direction and the regulatory mechanism for implementing the desired change.

### **Development Permitting and Subdivision Planning**

This includes processing and issuing decisions on development permit and subdivision applications, based on approved plans, the Land Use Bylaw, and other applicable municipal and provincial legislation.

### **Development Control**

Development Control involves the use of tools such as Development Agreements, inspections and Land Use Bylaw enforcement mechanisms to achieve desirable development outcomes.

### **Special Projects**

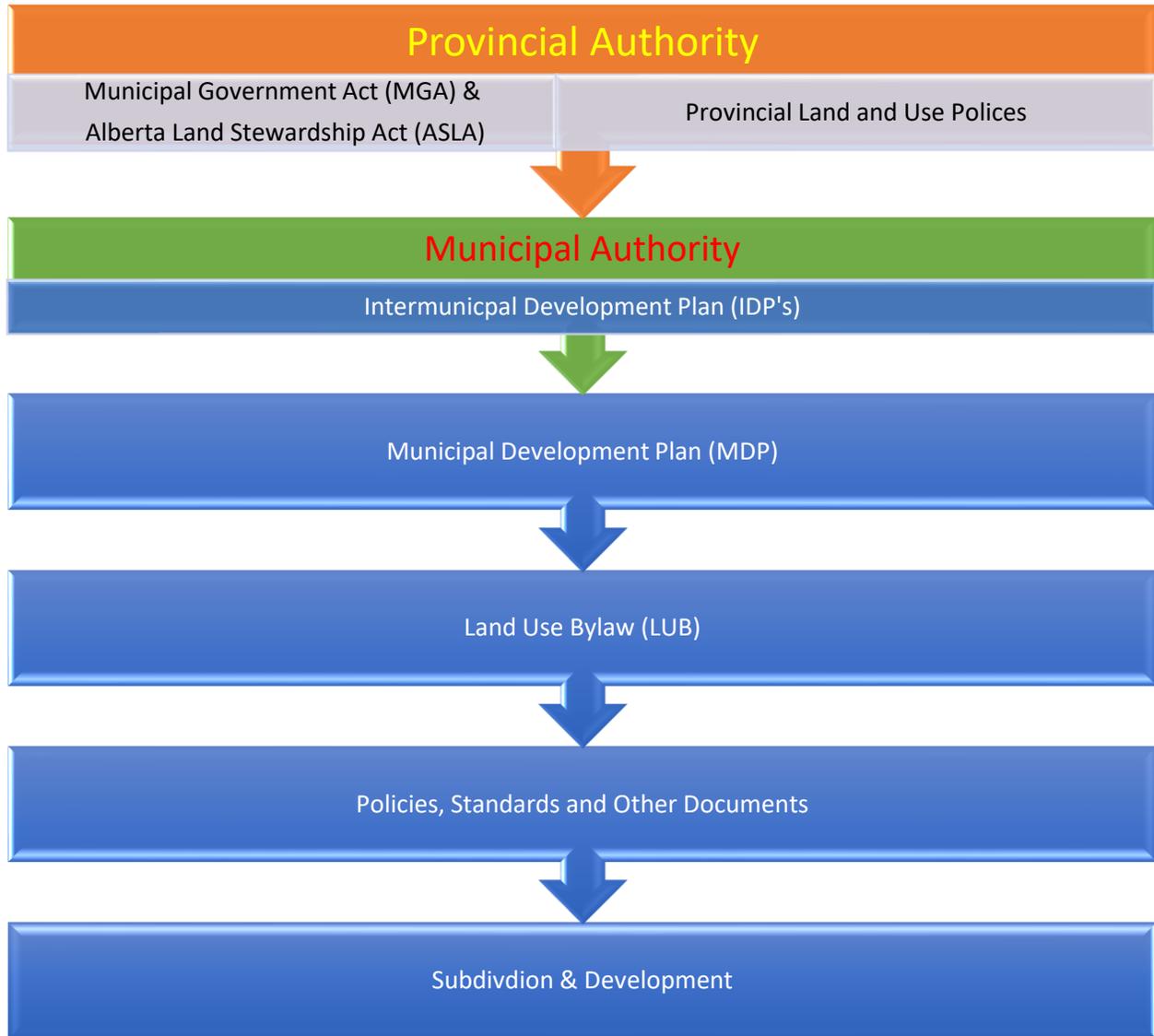
Examples of special projects undertaken through Planning and Development would include beautification and special studies.

### **Other services**

These are services provided to the public for a fee outside the core Planning and Development services (e.g., Compliance Report or Certificate).

## Land Use Planning Framework

The Village of Holden derives its authority to make decisions on land use planning matters from the Government of Alberta through provincial legislation and regulations, including the *Municipal Government Act* (MGA), the *Alberta Land Stewardship Act* (ALSA) and the Subdivision and Development Regulation, that delegate certain powers and authority to municipalities. The Village of Holden's land use planning framework can be illustrated as follows:



## Relationship Between Planning Documents

The hierarchy of documents within the Village of Holden's land use planning framework is established by the MGA. The MGA requires that each level is consistent with the level above and below it, and that the policies or regulations within planning document(s) at each level may be implemented by those below them in the decision-making process. The MGA provides the legislative authority for municipal land use planning and decision-making, while the ALSA regional plan (or Land Use Policies in their absence)

provides broad-based policy directions and principles for municipal land use planning, which are effected through statutory plans and bylaws. The statutory plans provide future direction for the development and use of lands at the fringe areas of the Village's boundaries (IDPs) or within the whole municipality (MDP). The LUB regulates the use and development of land based on the policy directions of statutory plans, while the Subdivision and Development Regulation regulates subdivision planning in conjunction with the MGA, applicable statutory plans, and the Land Use Bylaw. The policies, studies, guidelines and other documents contain additional information or specific requirements outside statutory plans and the LUB documents that are considered for certain types of development permit and subdivision applications. Where there is a conflict or inconsistency between a higher-level planning document and a lower-level planning document, the higher-level planning document prevails to the extent of the conflict or inconsistency.

### **Municipal Government Act**

The *Municipal Government Act* is the key provincial legislation from which the Village of Holden derives its authority to undertake planning and development. The MGA establishes the powers and responsibilities of Council and administration in creating policies, plans and bylaws to regulate land use and development within their municipality, to ensure orderly physical, environmental and economical beneficial development. Specifically, the MGA allows a municipality to create four (4) types of statutory plans—namely, Municipal Development Plan (MDP), Intermunicipal Development Plan (IDP), Area Structure Plan (ASP) and Area Redevelopment Plan (ARP)—and the Land Use Bylaw. These provide a framework for coordinated land use planning and decision-making. The MGA also provides municipalities with enforcement mechanisms to ensure conformity between development and approved plans and bylaws.

### **Alberta Land Stewardship Act**

The *Alberta Land Stewardship Act (ALSA)* is a 2009 provincial legislation that establishes a regional approach to land use planning through the implementation of the Alberta Land-use Framework (LUF). It aims to achieve Alberta's long-term economic, social and environmental goals through the efficient management of public and private lands and natural resources. The ALSA divides up the province into seven "land-use regions", based on the LUF, which correspond to Alberta's major watersheds, and contemplates a regional plan for each region.

### **Provincial Land Use Policies**

The province's Land Use Policies were created in 1996 under the MGA to guide municipalities in harmonizing provincial and municipal policy initiatives at the local land use planning level. The policies establish high-level principles, such as a collaborative approach to addressing planning issues, for better land use planning. The Provincial Land Use Policies will be replaced by regional plans once in effect.

### **Subdivision and Development Regulation**

Enacted in 1995 and amended in 2011, the Subdivision and Development Regulation outlines a number of requirements, procedures and guidelines for the referral and decision-making process on subdivision applications in Alberta, in addition to the requirements of the MGA.

### **Intermunicipal Development Plan (IDP)**

An Intermunicipal Development Plan (IDP) is a statutory plan prepared collaboratively between two (or more) municipalities to provide direction for the future development of the lands of mutual importance.

An IDP serves as a cooperative framework for efficient land use planning and development decision-making at the interface between municipal boundaries. IDPs are adopted by the municipalities party to them through marching municipal bylaws, and contain policies that address land use, environmental matters, transportation, economic development, and intermunicipal infrastructure, services and programs, as well as procedures for administering and amending the plan. All IDPs will have to be consistent with the ALSA Regional Plans of the Provincial Land Use Framework, once those are completed.

The Village of Holden shares boundaries with Beaver County and in May 2008 both municipalities entered into an IDP together, which is Bylaw No.1-2008 in the Village of Holden.

### **Municipal Development Plan (MDP)**

The Municipal Development Plan (MDP) was amended in 2013 (replacing the pervious Bylaw No. 3-1998) by Council to provide a cohesive framework to guide local decision making that is necessary to achieve the Village of Holden's long-term vision. The MDP guides future land use, infrastructure, environmental, social and economic policy decisions in a manner that reflects the municipality's vision. The MDP was also developed to protect the Village's land base, and unique natural features, while promoting its tourism and development potential.

The MDP is also aimed at promoting residential, commercial and industrial growth through sustainable and efficient development practices and standards. The guiding principle of the MDP is that all future growth in the municipality will occur in an orderly, efficient and economically sound manner. This will be accomplished by efficient land use patterns, protection of agricultural land and natural environment, and provision of municipal infrastructure.

### **Land Use Bylaw No. 3-2013**

The Land Use Bylaw can be described as the "rule book" for development within the Village of Holden. It regulates the development of land and buildings on a site-specific basis, based on the policy directions set by the MDP and IDPs. The LUB defines what constitutes development (or land use); divides up the municipality into land use districts and lists the land uses allowed in each district. It also separates all the land uses enabled in each district into permitted and discretionary uses; and sets the development standards (e.g., size of land and buildings, building heights, setbacks and site coverage) for each land use district. The LUB also outlines the requirements for a development permit application and timelines for decision; the process for appealing a development permit decision; and the process for amending the Land Use Bylaw.