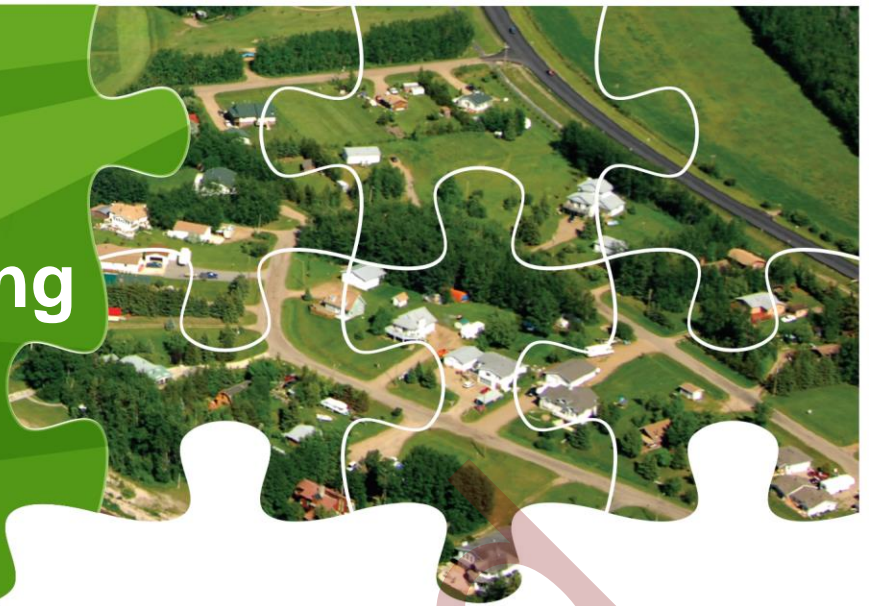


Provincial and Municipal Planning



Provincial Planning Framework

The *Municipal Government Act* and its regulations, along with other provincial legislation, affect planning decisions.

MUNICIPAL GOVERNMENT ACT (MGA)

The *MGA* regulates the subdivision and development of land in Alberta. It provides guidance on land use planning in Alberta.

The Subdivision and Development Regulation outlines the information required for subdivision applications, referral agencies, relevant considerations for approvals of subdivision applications, and the time limits for issuing a decision on a subdivision application.

The Subdivision and Development Appeal Board Regulation outlines the training and reporting requirements for SDAB Clerks and Members.

ALBERTA LAND STEWARDSHIP ACT (ALSA)

The *ALSA* incorporates the Land Use Framework, setting out seven “land-use regions” for the province. The *MGA* requires subdivision and development authorities and SDAB’s actions to be consistent with the applicable *ALSA* regional plan (s. 630.2 of the *MGA*).

PROVINCIAL LAND USE POLICIES

Section 622 of the *MGA* provides for the establishment of provincial land use policies that identify common issues to be considered in municipal planning.

Section 622(1) of the *MGA* requires that every statutory plan, land use bylaw and action undertaken pursuant to

Part 17 of the *MGA* must be consistent with the existing land use policies.

The existing land use policies do not apply in any planning for which a regional plan has been adopted pursuant to the *ALSA* (s. 622(4) of the *MGA*).

Municipal Planning Framework

The *MGA* establishes the authority of municipalities to develop, adopt, implement, and review plans and bylaws that integrate the legislation, planning principles, and community views.

GROWTH MANAGEMENT BOARDS

Growth management boards, established under Part 17.1 of the *MGA*, prepare growth plans for approval by the Minister of Municipal Affairs. Growth plans take precedence in the event of an inconsistency between a growth plan and a statutory plan or land use bylaw of a participating municipality.

STATUTORY PLANS

Intermunicipal Development Plans, Municipal Development Plans, Area Structure Plans and Area Redevelopment Plans are adopted by municipalities in accordance with the *MGA* to ensure effective long-term growth strategies for a municipality.

LAND USE BYLAWS

A land use bylaw defines the land use districts, the land uses within each district and the development standards. It provides the details to evaluate applications for development or subdivision and acts as the implementation document for the statutory plans.