

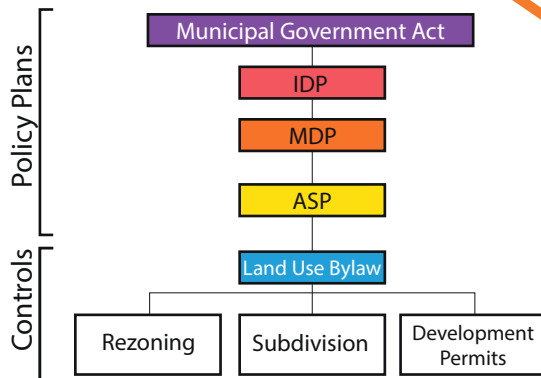
Municipal Government Act

The authority for Yellowhead County's land use planning is set out in the Municipal Government Act (MGA).

It regulates the preparation and adoption of plans, subdivision and development approval, and the tools through which municipalities can achieve objectives.

The MGA establishes plans beginning at the intermunicipal level and proceeding through a plan for the municipality as a whole (Municipal Development Plan) and plans at the community level (Area Structure Plan).

Hierarchy of Plans in Alberta



Policy Plans guide development at various scales by creating goals. The Land Use Bylaw acts as a tool to achieve those goals.

Intermunicipal Development Plan

Regulates how Yellowhead County will develop on land bordering Edson, Hinton and neighbouring county's.

Municipal Development Plan

Yellowhead County's MDP coordinates land uses, future growth areas, transportation systems and services within the County.

Area Structure Plans

Where the MDP covers all the lands of Yellowhead County, ASP's exist to provide more detailed planning in smaller communities. These describe the sequence of future development, proposed uses of land (commercial, residential, industrial), proposed population and the location of transportation routes and utilities.

Each level of plan must comply with the plan above it.

Creating plans requires extensive demographic research, site analysis and public feedback. IDP, MDP and ASPs become official when adopted by County Council and to change them requires Council to pass an amendment bylaw.

Visit the Yellowhead County website at:

yellowheadcounty.ab.ca

Land Use Bylaw

All municipalities in Alberta are required to prepare a land use bylaw.

The Land Use Bylaw designates parcels of land in Yellowhead County with specific Land Use Districts. This is also known as zoning. Each district has its own list of permitted and discretionary uses.

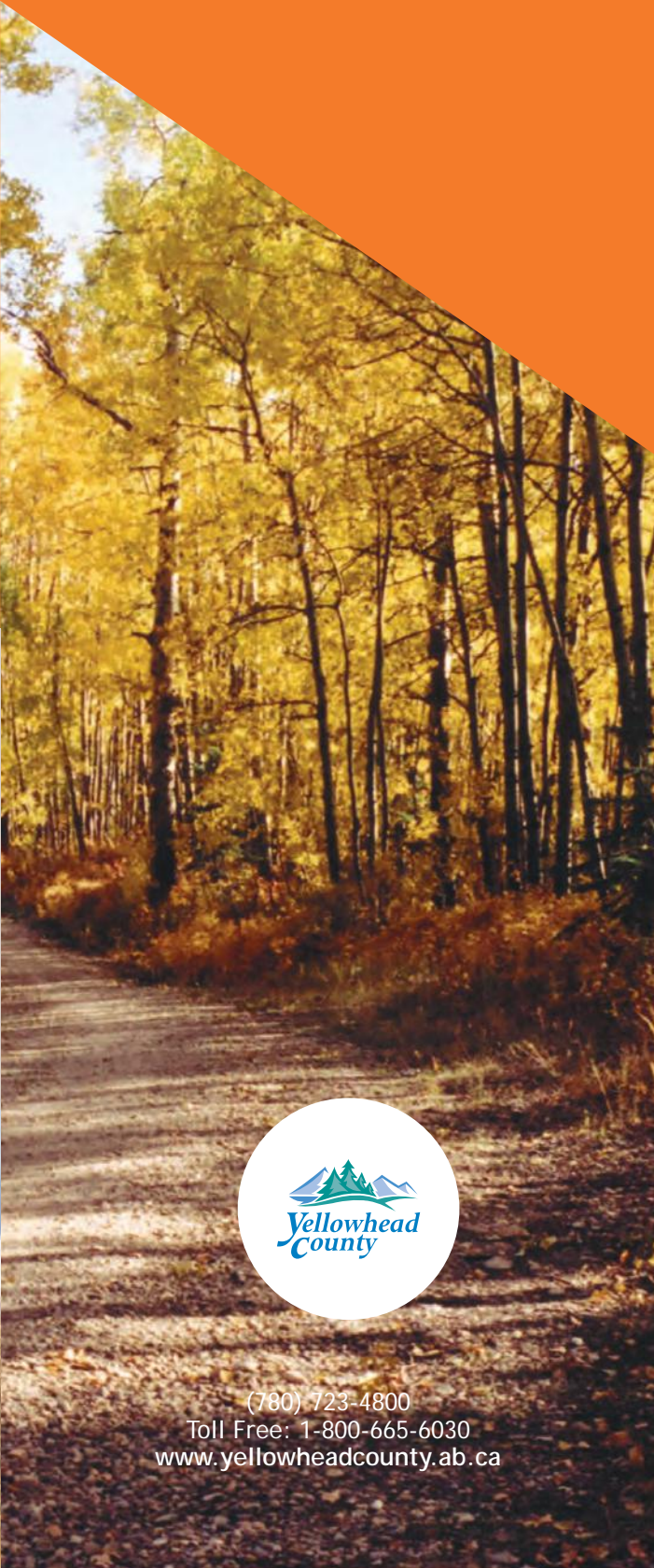
Permitted uses are those for which if the complete application meets all the provisions of the land use bylaw, a development permit must be issued.

Applications for discretionary uses can be accepted, accepted with condition, or refused.



Rural and urban planning in Alberta is composed of multiple plans which define future goals. Development control measures are the tools municipalities use to achieve those goals.

This fact sheet has no legal status and cannot be used as an official interpretation of the various regulations currently in effect. Users are advised to contact the Planning and Development department for more information. Yellowhead County accepts no responsibility for persons relying solely on this information.



Planning in Alberta

DEVELOPMENT GUIDE

(780) 723-4800
Toll Free: 1-800-665-6030
www.yellowheadcounty.ab.ca

