PLANNING POLICIES

LIST OF AND SUMMARY THEREOF

The purpose of planning regulations and bylaws is to provide means whereby plans and related matters may be prepared and adopted to achieve the orderly, economical and beneficial development, use of land, and patterns of human settlement, and to maintain and improve the quality of the physical environment within which patters of human settlement are situated in Alberta, without infringing on the rights of individuals for any public interest except to the extent that is necessary for the overall greater public interest.

Besides the Municipal Development Plan (MDP), and the Land Use Bylaw (LUB), the Town of Two Hills does not have any other policies related to planning. The Town of Two Hills plans on passing an Intermunicipal Development Plan (IDP) in early 2019.

The MDP and LUB are bylaws. These bylaws are found online under the **Local Government** tab on the Town of Two Hills website: 2018-979 Municipal Development Plan Bylaw, and 2018-980 Land Use Bylaw.

The **IDP** is a mandatory statutory document for municipalities that have a common boundary with another municipality. The IDP addresses future land use, the manner of and the proposals for future development, the provision of transportation systems, the co-ordination of intermunicipal programs or any other matter relating to the physical, social and economic development that councils consider necessary, and environmental matters.

The **MDP** is another mandatory statutory document. The MDP addresses the future land use, the manner of and the proposals for future development, the co-ordination of land use, future growth patterns and other infrastructure with adjacent municipalities if there is no intermunicipal development plan with respect to those matters in those municipalities, the provision of the required transportation systems either generally or specifically within the municipality and in relation to adjacent municipalities, and the provision of municipal services and facilities either generally or specifically. The MDP may also address proposals for the financing and programming of municipal infrastructure, the co-ordination of municipal programs or any other matter relating to the physical, social and economic development of the municipality, environmental matters, the financial resources of the municipality, and the economic development of the municipality. The MDP may also contain statements regarding the municipality's development constraints, and may contain policies respecting the provision of conservation reserves. The MDP must contain policies compatible with the subdivision and development regulations to provide guidance on the type and location of land uses adjacent to sour gas facilities, must contain policies respecting the provision of municipal, school or municipal and school reserves, and must contain policies respecting the protection of agricultural operations.

In the event of a conflict or inconsistency between an IDP and a MDP, in respect of the development of the land to which the IDP and the MDP, the IDP prevails to the extent of the conflict or inconsistency.

PLANNING POLICIES

LIST OF AND SUMMARY THEREOF

The **LUB** may prohibit or regulate and control the use and development of land and buildings in a municipality. The LUB must divide up the municipality into districts, must (unless the district is designated as a direct control district) prescribe to each district the one or more uses of land or buildings that are permitted with or without conditions, and/or the one or more uses of land or buildings that may be permitted in the district at the discretion of the development authority with or without conditions. Among other regulations, the LUB must establish a method of making decisions on applications for development permits and issuing development permits for any development, must provide for how and to whom notice of the issuance of a development permit is to be given, and must establish the number of dwelling units permitted on a parcel of land.

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