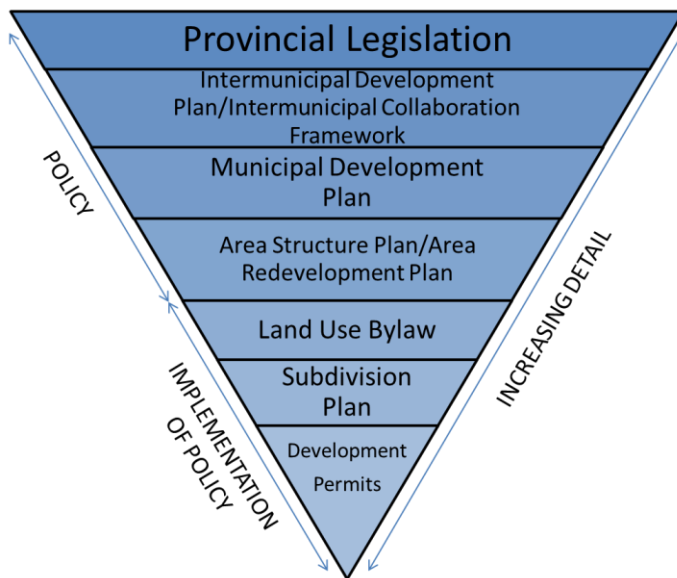




# THE ALBERTA PLANNING SYSTEM

## What Is the Alberta Planning System?

The Alberta planning system is the combination of all the planning policies and documents that affect planning and development decisions throughout Alberta. The image below shows the breakdown of the planning system within Alberta and the order in which planning decisions flow. It starts with higher level policies at the top and eventually reaches detailed decisions such as development permits at the bottom. Each policy and document provides direction for those below it and must be consistent with those above it. If there are any inconsistency between planning documents, provincial or municipal, the higher document will prevail.



## Plans Within the Hierarchy

### Provincial Legislation

The main provincial legislation comes in the form of the Municipal Government Act. The Act empowers municipalities to shape their communities. The Act regulates how municipalities govern, plan, operate and pay for services.

### Intermunicipal Development Plan

An Intermunicipal Development Plan (IDP) is a statutory plan prepared by two or more municipalities that share a common border. IDP's help to reduce the possibility of future land use conflicts between municipalities by directing future land use around the shared boundary. An IDP also includes procedures for municipalities to administer the plan.

### Municipal Development Plan

A Municipal Development Plan (MDP) is a key plan that communicates the long term desired land use for a community. It is a high level blueprint that shows how a community is expected to change over time and the shape it will take in the future. The MDP provides general regulations for the lands located in and around the boundaries of a municipality.

### Area Structure Plan/Outline Plan

An Area Structure Plan (ASP) provides detailed information specifically relating to a defined area within a municipality. An ASP guides and directs subdivision and development decisions within the plan area. This includes making decisions on land uses, transportation systems, population, intensity, the sequence of development and the provision of services.

## Land Use Bylaw

The Land Use Bylaw (LUB) is the guiding plan that regulates the use and development of land within a municipality. The LUB sets out various land use districts, which are used to manage the development which is acceptable on private and public land. Each district will have specific regulations and requirements that are to be met in addition to other general requirements that can be found throughout the LUB.

## Subdivision Plan

Subdivision is the process of altering legal property boundaries. It usually involves the dividing of a property into smaller lots. It can also include the realignment of existing property lines or the consolidation of two or more lots into a single lot.

## Development Permits

A development permit is the written approval by a municipality to build or use land. A development permit ensures that development complies with the Land Use Bylaw.

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## More Questions?

Further information may be obtained by contacting the Development Services Department through the contact information below.

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Please note: This information sheet has no legal status and cannot be used as an official interpretation of the various bylaws, codes and regulations currently in effect. The Town of Ponoka accepts no responsibility for persons relying solely on this information.