



PLANNING CONSIDERATIONS

What Are Planning Considerations?

Planning considerations refers to topics that are relevant to the Town's decision regarding planning matters such as subdivision and development permit applications. These considerations must relate to the development and use of land. The intention is to ensure that decisions made are rational ones, based on assessment rather than personal opinion or bias.

Below includes a non-exhaustive list of what is considered when making a decision:

- Relevant policies
- Compatibility with surrounding development
- Shadows and loss of light
- Overlooking or loss of privacy
- Scale and size of development
- Design, appearance, materials and layout
- Traffic impacts
- Noise or smells
- Environmental concerns
- Drainage issues
- Landscaping and soil
- Access to water, sewage disposal and other services

Some considerations that shall not be taken into account include:

- Perceived morals or future intentions of developers
- Demographic of applicant/user
- Competition between companies
- Matters covered by other legislation and government bodies

How Does This Impact Me?

When submitting a development permit or subdivision application, it is useful to know what will and won't be taken into account when a decision is to be made. If an identified problem can be dealt with by means of a suitable condition then the Town may consider approval with conditions rather than refusal. If a subdivision or development permit application is refused the Town must provide a valid reason why.

How Are Planning Considerations Weighed?

The weight attached to each consideration in making a decision is a matter of judgement. Generally, greater weight is attached to issues raised which are supported by evidence rather than solely by assertion.

More Questions?

Further information may be obtained by contacting the Development Services Department through the contact information below. For all requirements, restrictions and exemptions, please consult the Land Use Bylaw which may be downloaded from the Town of Ponoka website: <https://www.ponoka.ca>

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.
