

Summer Village of BONDISS



Municipal Development Plan & Land Use Bylaw Project Newsletter #1 | June 2022

HELLO!

The Summer Village of Bondiss has recently began a project to update the **Land Use Bylaw (LUB)** and prepare a **Municipal Development Plan (MDP)**. The purpose of this **Newsletter** is to provide residents with background information about the project and outline the opportunities for community members to get involved.

WHAT IS A MUNICIPAL DEVELOPMENT PLAN?

A **MDP** is a statutory plan required for all municipalities in Alberta that identifies the future land uses within the municipality and guides future development. It provides direction regarding how development is expected to occur and how development decisions are made. The Summer Village does not currently have an **MDP**. Undertaking this project will bring the Summer Village into compliance with the Municipal Government Action (MGA).

The **MDP** is also a comprehensive strategic document that provides municipalities with direction and guidelines on matters of social, economic and environmental importance.

The land uses identified in the **MDP** are general indications of future forms of development; they are not a re-designation of land use districts prescribed in the Land Use Bylaw.

An MDP must address:



Future Use
Of land



Intermunicipal
Communication
& Infrastructure
Coordination



Municipal
& School
Reserves



Municipal
Services



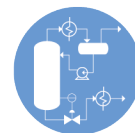
Development
Proposals



Transportation
systems



Protection of
Agricultural
Operations



Land uses
Adjacent to Sour
Gas facilities

WHAT IS A LAND USE BYLAW?

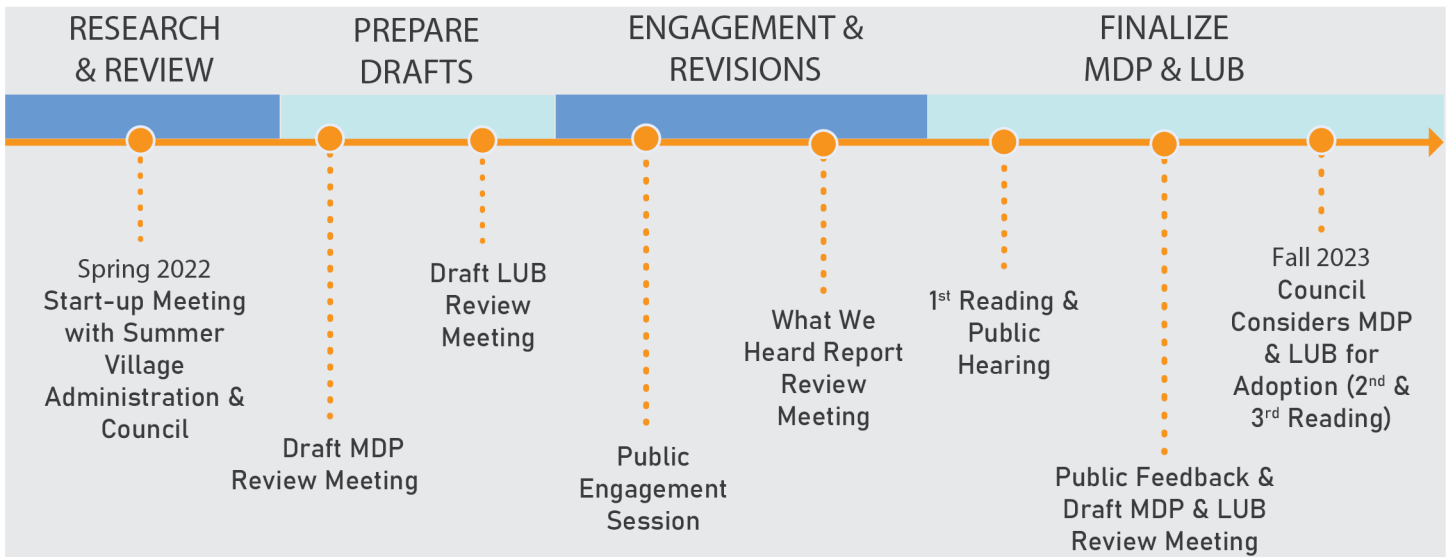
A **LUB** is one document among a number of different planning “tools” available to municipalities in Alberta to regulate land use and development. The MGA gives municipalities the authority to adopt plans and bylaws to guide future and current land use and development. Every municipality in Alberta is required to have a **LUB**.

The **LUB** establishes regulations to control the way land is used and developed. It divides a municipality into different ‘districts’ (or ‘zones’) and identifies uses that are permitted or discretionary within each district.

The **LUB** also includes procedures for submitting, processing, and deciding upon subdivision and development applications. For some specific land use activities, additional land use regulations are also included to provide clarity regarding how these activities may be developed in the municipality.

The purpose of a **LUB** is also to separate uses and developments that might conflict with each other, and to protect property owners and residents from uses and developments that may negatively impact the use and enjoyment of their property.

PROJECT TIMELINE



HOW CAN YOU GET INVOLVED?

We want to hear from you! You will have multiple opportunities to contribute your feedback during the project.

Online Open House

An **Online Open House** will provide community members the opportunity to learn about the draft **MDP and LUB** and provide feedback to the project team. Details regarding the format and scheduling of the **Online Open House** will follow later this summer.

What We Heard Report

MPS will compile and summarize all feedback received from the Open House into a **What We Heard Report**. The Report will be posted on the Summer Village's website for community members to review and shared with the Summer Village Council.

Please stay tuned to the Summer Village's website for more information about this project!

<https://bondiss.com/com>

Online Survey


Please help us better understand your community and what you envision for the future by completing the **Online Survey by July 25, 2022** using the link or QR code below.


[HTTPS://WWW.SURVEYMONKEY.COM/R/CSZZDFH](https://www.surveymonkey.com/r/CSZZDFH)


CONTACT THE PROJECT TEAM

If you have any additional questions or comments please do not hesitate to contact Rose Paonessa at MPS.

Rose Paonessa, Planner

 r.paonessa@munplan.ab.ca

 780.486.1991

 #206, 17511 107 Ave NW | Edmonton, AB | T5E 1S5

