



## Municipal Development Plan and Land Use Bylaw Amendments

Cypress County



### THE MUNICIPAL DEVELOPMENT PLAN AND LAND USE BYLAW AMENDMENT PROJECT

Cypress County is beginning the process of reviewing and amending the Municipal Development Plan (Bylaw 2015/26 as amended) and the Land Use Bylaw (Bylaw 2018/04 as amended) to make both documents consistent, clearer, and easier to use.

The project includes a public engagement component where stakeholders — those who live and work in the County — will have the opportunity to provide input and help shape the changes.

### You're invited

Want to take an active role in the Municipal Development Plan and Land Use Bylaw amendments project? The County is inviting community members — residents and business owners/operators — to participate in the project. You will have the opportunity to describe what is working with the current Municipal Development Plan and Land Use Bylaw and what is not, and help shape the changes. Interested in participating? Please contact Kaylene Simpson at the County or visit:

[www.cypress.ab.ca](http://www.cypress.ab.ca)

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# Municipal Development Plan and Land Use Bylaw Amendments

The amendments to the Municipal Development Plan and to the Land Use Bylaw is one of the many ways the County is working hard to make the Cypress region an even greater place to live, work and play.

## PROJECT GOALS & PURPOSE



### Clarity & Consistency

Undertaking a thoughtful and thorough review of these documents is required to make both the Municipal Development Plan and Land Use Bylaw clear and concise, and achieve consistency between the two. By making documents as straightforward as possible allows for easier interpretation, implementation, monitoring and enforcement.



### Engaged & Informed

Throughout the project, the voices of the community, land owners, and business owners is important to be heard by the County. A comprehensive engagement plan for the project will enable stakeholders and the public to have a voice in telling the County what is working and what isn't.



### User Friendly

The amendments to the Municipal Development Plan and Land Use Bylaw will be made to improve interpretations and remove or consolidate redundant, repetitive and/or contradictory policy and regulations. This will help to improve how users navigate the plans and makes it easier to get to the information they really need.



### Updated & Current

Updates to policy and regulations will enable alignment with other statutory planning documents. Changes at the Land Use Bylaw level need to be in alignment with higher planning documents like the Municipal Development Plan. Both plans will also be updated in the County's current branding for consistency and familiarity.

### WHAT IS A MUNICIPAL DEVELOPMENT PLAN?

The Municipal Development Plan (MDP) is a municipal planning tool used by the County which sets the long-term framework for growth and development. The MDP is required by Provincial legislation to be adopted by bylaw by every municipality and communicates the long term desired land use for a community, serving as a high-level blueprint showing how a community is expected to change over time and the shape it will take in the future.

Ultimately, the MDP is the “big picture” document that is a long range plan for the future. The MDP serves as a guiding policy document for future decisions regarding the use of publicly owned and privately owned land, and the infrastructure and services that are needed to support the intended uses.

### WHAT IS A LAND USE BYLAW?

The Land Use Bylaw (LUB) is a municipal planning tool used by the County to regulate all land uses and buildings within the municipality. It is one of the County’s tools to implement the goals, objectives and policies of other statutory documents, such as the Municipal Development Plan. The LUB works by dividing the county into land use districts to direct where residential, commercial, industrial and institutional uses may be located as well as the standards associated with their development.

Ultimately, the LUB is the “rule book” for managing the potential impacts created by land uses and development, providing certainty to those who live, work and enjoy the County, and the types and forms of developments that can occur in the future.

### WE ALREADY HAVE A MDP AND A LUB — WHY IS THE COUNTY AMENDING THEM?

Cypress County is looking to update its Municipal Development Plan (MDP) and Land Use Bylaw (LUB) based on major amendments that have occurred along with improving interpretations and removing or consolidating redundancies within the documents, and ultimately, making both documents clearer, more concise and consistent with one another. The County is evolving, and some of the regulations in the existing MDP and LUB don’t align with current ideals and aren’t flexible/malleable enough to embrace future change. The purpose of the the amendments the County is seeking to achieve is a MDP and LUB that are user friendly in their use and function, that reflects and considers community consultation, capitalizes on the County’s unique opportunities, and that aligns with the Municipal Government Act and other statutory documents adopted by Council.

#### BENEFITS OF A MUNICIPAL DEVELOPMENT PLAN

- Establishes the long term (20+ years vision for the County.
- Provides guiding short, medium and long term policy directions for Council on topics related to land uses, future growth, transportation networks, municipal services, and community services to name a few.
- Proactively identifies areas for investment opportunities that may economically and socially benefit the entire community
- Manages change in the community’s landscape through appropriate allocation of resources for the maintenance, upgrading and replacement of infrastructure.

#### BENEFITS OF A LAND USE BYLAW

- Provides certainty to the County of what type of uses and development is expected to occur, and where, allowing the County to appropriately plan and budget.
- Provides certainty to landowners/developers on the types of uses and developments both them and their neighbours can and can not have.
- Provides protections for environmental features and wildlife, by way of regulations such as setbacks from streams, rivers, and lakes.
- Reduces ad hoc development that can strain municipal resources, have a negative impact on the environment, and be unsightly.

visit [cypress.ab.ca](http://cypress.ab.ca) to learn more

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# Project Process

Below is the project process and anticipated timelines. However, the dates noted are subject to change due to uncontrollable circumstances, such as gathering restrictions due to COVID-19.



## 01 | Baseline Research and Analysis

**MAY 2021 – JUNE 2021**

This phase involves carrying out background research and analysis of the existing MDP and LUB and other municipal planning documents to help determine what is working and what is not.



## 02 | Public/Stakeholder Engagement

**JUNE 2021**

This phase is all about hearing from you, the stakeholders. We want to make changes to the MDP and LUB that reflects the needs of residents and businesses within the County.



## 03 | Develop the Draft Amendments to the MDP and LUB

**JUNE - JULY 2021**

This phase combines the information gathered in step 1 and step 2 to develop the draft amendments.



## 04 | Public/Stakeholder Feedback

**JULY - AUGUST 2021**

This phase provides stakeholders the opportunity to review the draft amendments to the MDP and LUB and offer feedback before its finalization. This is an important phase — it lets us know if we've captured your input correctly.



## 05 | Finalize the Amendments to the MDP and LUB

**AUGUST 2021**

This phase is where we take stakeholder feedback and make the necessary changes to the MDP and LUB, as required.



## 06 | Formal Adoption

**SEPTEMBER 2021**

This is the formal adoption process where the County's Council will proceed with the first, second, and third readings of the amendments to the MDP and LUB. Stakeholders will have the opportunity to present to Council in support or opposition to these amendments at a formal hearing following the first reading.



**HAVE  
QUESTIONS?**

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**INFORMATION  
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PREPARED BY:**

