

The background of the slide is a photograph of a town. In the foreground, there's a blue building with a mural. In the middle ground, there's a road with a yellow diamond-shaped warning sign. In the background, there's a large, densely forested hill under a clear blue sky.

# **Municipal Development Plan and Land Use Bylaw Update**

## **Public Hearing Presentation**

*Bylaws 009-2025 and 010-2025*

September 2, 2025 – Town of Athabasca



- Project Overview
- Summary of Public Consultation and Proposed Changes
- Next Steps

# Presentation Overview





A **Municipal Development Plan (MDP)** is a long-range planning document that serves as a roadmap to guide community growth, development, and infrastructure needs. It identifies goals, objectives, and policies to link the physical and social development of the community, and contains general policies about future land use, development, sustainability, transportation, utilities, and municipal facilities.



A **Land Use Bylaw (LUB)** is a current planning document that organizes the town into land use districts and identifies how land and buildings within each district may be used. It sets standards for lot size, setbacks and building heights, outlines requirements for parking, signage, and landscaping, and establishes decision-making processes for land development applications.



# Project Overview

## *Purpose*

- The Town's current MDP and LUB were adopted in 2010
- It is important to consider regular updates to:
  - Address community needs
  - Reflect changes in the community
  - Accommodate development trends
  - Align with changes to provincial legislation



# Project Overview

## *Legislative Requirements*

### **MDP**

- Provincial legislation in Alberta called the Municipal Government Act (MGA) requires all municipalities to adopt a municipal development plan by bylaw

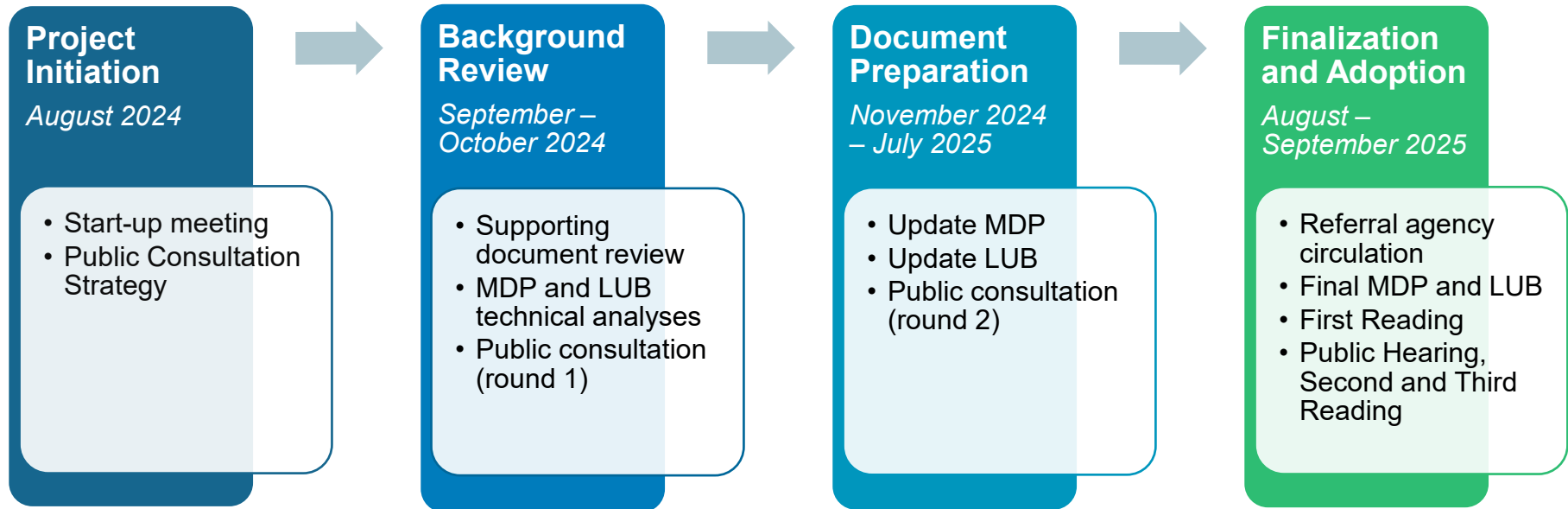
### **LUB**

- The MGA also requires all municipalities in Alberta to pass a LUB to prohibit or regulate and control the use and development of land and buildings within a municipality

The MGA regulates the topics and objectives that must or may be addressed within MDPs and LUBs

# Project Overview

## *Process and Timeline*



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We are here

# Public Consultation Summary

*Round 1: September 26 – October 15, 2024*

## Purpose:

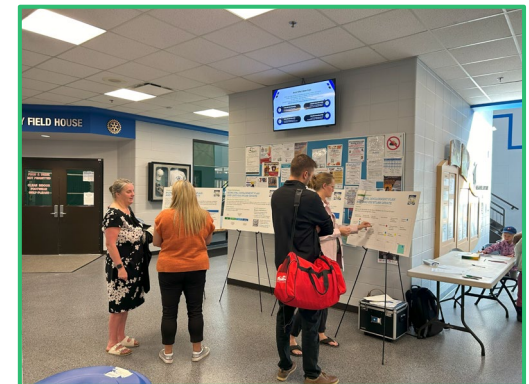
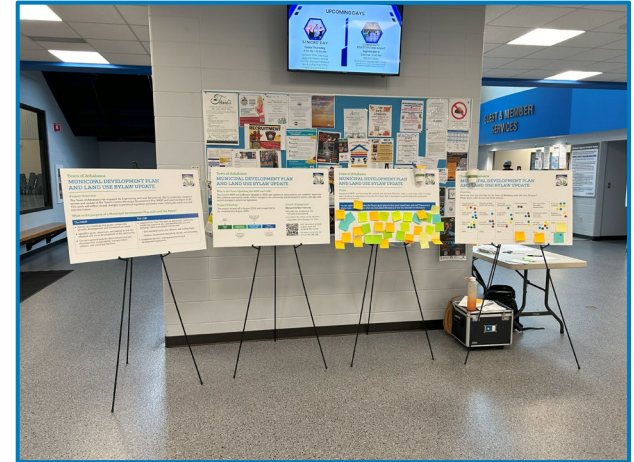
To learn what residents love about the community and explore issues and opportunities related to future growth and development

## Opportunities:

- Council Workshop
- Public Survey – 44 responses
- Youth Drawing Contest – 0 submissions
- Community Pop-Up – 25 participants

## Project Impact:

- Informed the draft vision statement and guiding principles of the MDP
- Confirmed focus areas for land use regulations





# Proposed MDP Changes – First Draft

## *Summary*

### **General**

- Introduced a vision statement
- Made minor text edits to increase readability and understanding of policies and objectives
- Restructured policy areas to reduce the overall number of categories and subcategories
- Reordered objectives and policies to align with restructured policy areas
- Consolidated policies and objectives to improve clarity and remove redundancies
- Created a new document template

### **Technical**

- Captured data and statistics from the most recent Federal Census (2021)
- Introduced new policies to align with legislative requirements and Town requests

# Proposed LUB Changes – First Draft

## *Summary*

### **General**

- Created a new document template and reorganized content for easy navigation

### **Technical**

- Introduced regulations for relevant topic areas (ex. tented structures, sea can/shipping containers, solar panels, etc.)
- Reduced the overall number of land uses and definitions, while introducing new ones to address new topic areas (ex. multiplex dwelling, short term rental, lodging, care facility, campground, solar collector)
- Consolidated land use districts to remove duplication and enhance interpretation
- Confirmed alignment with legislative requirements
- Updated the Zoning Map to align with land use district consolidations

# Public Consultation Summary

*Round 2: June 30 – July 25, 2025*

## Purpose:

To gather feedback on the proposed changes and first full drafts of the updated MDP and LUB

## Opportunities:

- Council Workshop
- External Stakeholder Referral
- Public Survey – 73 responses
- Community Pop-Up – 20 participants

## Project Impact:

- Informed revisions to the vision statement and policies of the MDP
- Informed refinements to land uses and land use districts in the LUB





# Proposed MDP & LUB Changes – Final Drafts

*Resulting from Round 2 Consultation feedback*

## MDP

### Revised Vision Statement

- Remove “unique”
- Reference the town’s connection to the north, natural setting, and education opportunities
- Simplify terminology

### Introduced Objectives and Policy Statements

- Climate readiness and resilience
- Emergency preparedness
- Internet access
- Strengthening the community’s social and cultural wellbeing and identity

## LUB

### Land Use District Changes

- Removed ‘Eating and Drinking Establishment’ from the Traditional Neighbourhood District
- Added ‘Multi-Unit Dwelling’ as a discretionary use in the Traditional Neighbourhood District
- Added ‘Community Garden’ as a permitted or discretionary use in appropriate districts

### Text Changes

- Revised Sections 3.7 - *Referral of Applications* and 7.16 - *Nuisances*
- Updated Alberta Transportation to ATEC
- Confirmed consistency of defined terms

# Next Steps

## Fall 2025

- Revisions (if applicable)
- Third Reading
- Bylaw signing and publication

## Future

- Implementation and monitoring of new MDP and LUB



# Thank you!

Questions or comments?



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