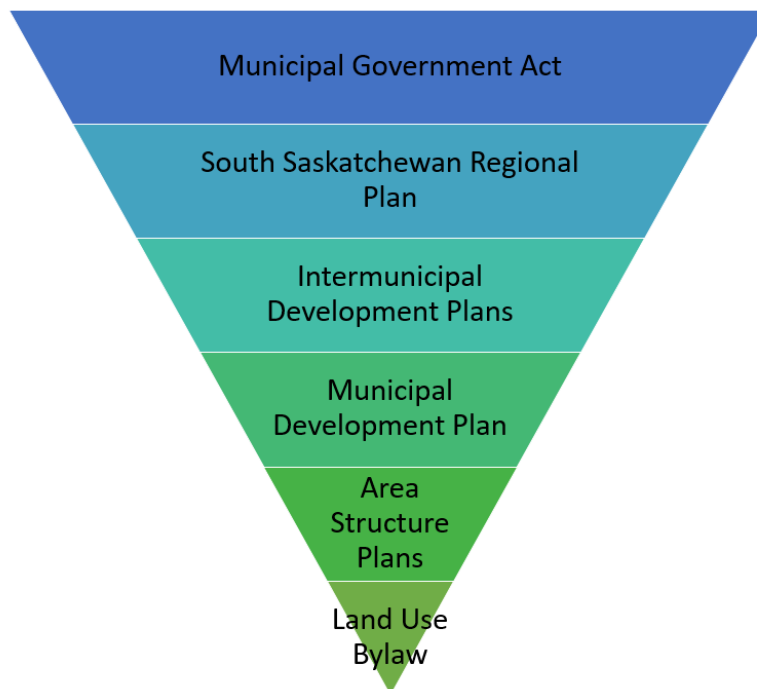


Planning and development process

Planning Legislation exists in a hierarchy of statutory documents that looks like this:



The **Municipal Government Act (MGA)** and the **Subdivision and Development Regulation** legislates a framework for the planning and land development procedures in Alberta.

LINK: <https://open.alberta.ca/publications/m26>

1. Regional plans and policies

These high-level plans contain policies and/or guidelines which apply to an entire region of the province, and may cover a wide range of topics.

Why is this important?

Prior to developing land in Medicine Hat, the first step is to ensure that such development will comply with the framework within high-level plans. These plans must include:

- South Saskatchewan Regional Plan (SSRP)
- Tri-Area Intermunicipal Development Plan (IDP)

How land is developed

This page offers a simplified description of the land development process in Village of Champion.

Municipal development plan

A requirement of the Municipal Government Act of Alberta, it is the highest level of plan which applies to a single city, town or county. A municipal development plan (MDP) serves as a long-range vision for an entire municipality.

Village of Champion's Land Use Bylaw provides for the regulation of the use of lands, buildings, and structures within its boundaries, but it is guided and further informed by additional, higher ranking statutory documents

Why is this important?

Prior to developing land in Village of Champion, the second step is to ensure that such development will comply with the policies of the current municipal development plan.

Land use amendment

There are a number of circumstances through which you may need to request a land use bylaw amendment. The most common is requesting a new land use designation, or rezoning, and the other is a textual amendment, where a provision, parameter, definition, standard or use is changed or added to the Land Use Bylaw. The process involves submitting a form describing the desired change in zone or text to administration, with a fee. Administration then presents the application to council as a proposed Bylaw to amend the current Land Use Bylaw. Therefore the Bylaw process is followed through first reading, a public hearing process, where affected parties will be notified and invited to comment on the proposed change, and finally, if there are no major issues arising from the Public Hearing, on to second and third reading. Once the Bylaw receives third reading it comes into effect. Depending on the matter being applied for, the entire process usually takes about 6 to 8 weeks to complete

Why is this important?

The Land Use Bylaw (Village of Champion) outlines the rules and regulations for the development of land in Village of Champion for each district as well as the process of making decisions for development permit applications. After approvals of an area structure plan and outline plan, the developer must apply to amend the Land Use Bylaw in order to rezone the affected parcels of land prior to subdivision and development.

Subdivision and servicing installation

Subdivision is the process of dividing land parcels into smaller parcels which meet servicing and other regulatory requirements, including new legal descriptions. Servicing refers to services such as water, sewer and electrical provisions.

Why is this important?

Subdivision of the affected land parcels is the next step in land development. Subdivision is the process of dividing land into smaller parcels and legal creation of new land titles. Subdivided lots are registered with the Province of Alberta and become part of Alberta's legal survey fabric. Servicing agreements are generally established on a timeframe which overlaps with subdivision. A servicing agreement details the contractual relationship between the developer and the Village. It is a condition of subdivision approval to ensure that developments are built to Village standards.

Development and construction approvals

Before construction, the next step of land development involves development and construction approvals. Applications for development permits, building permits, as well as electrical, plumbing, gas and mechanical permits are reviewed by village staff. Applications are reviewed for specifics like suitability of location and compliance with all relevant building codes.

