



Town of Bruderheim

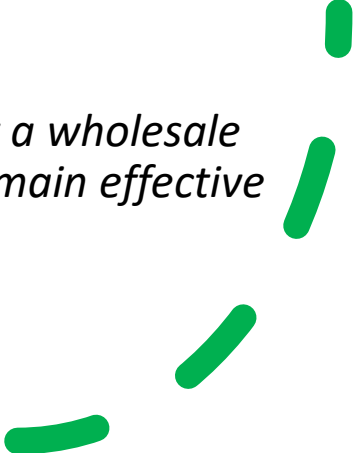
Municipal Development Plan & Land Use Bylaw Update
Council Update – Current Status & Key Changes

May 7, 2026

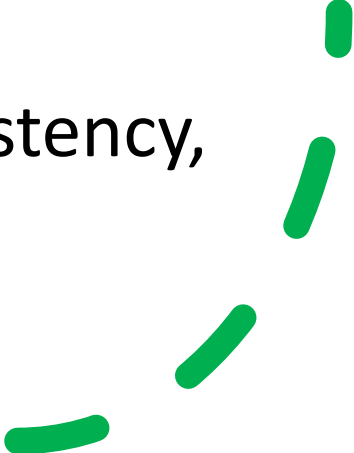
Purpose of Today's Presentation

- Provide Council with an overview of the MDP and LUB update
- Explain why these documents are required
- Clarify what each document does
- Summarize the draft MDP and draft LUB
- Describe the review and update process

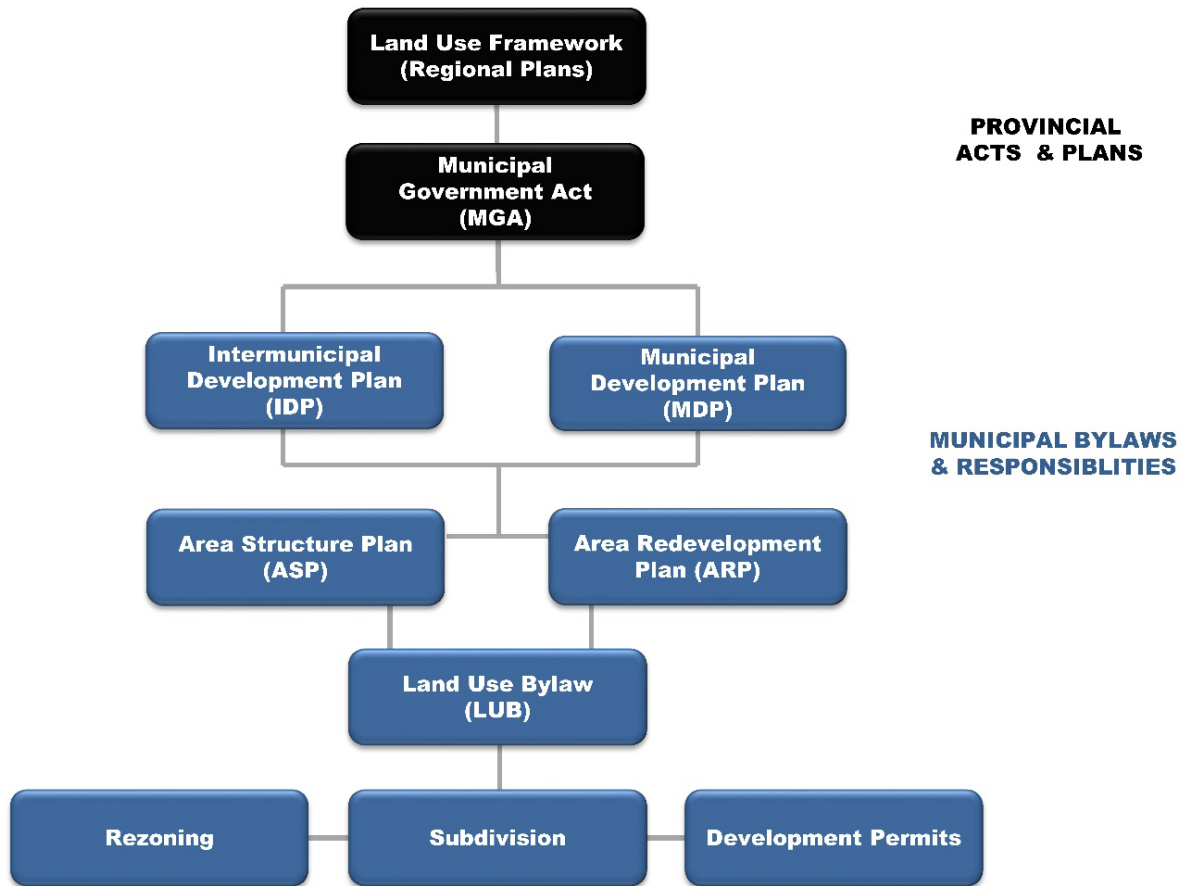
*This project is a **review and update**, not a wholesale rewrite. Policies and regulations that remain effective were intentionally retained.*



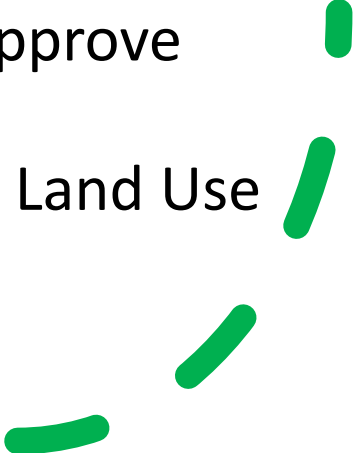
Why the MDP and LUB Updates Were Needed

- Existing planning documents are aging
 - Municipal Government Act requirements have evolved
 - Provincial policies and regulations have changed
 - Numerous amendments reduced clarity and usability
 - Need to realign policy (MDP) and regulation (LUB)
 - Improve clarity, consistency, and defensibility
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Hierarchy of Planning Documents



What is a Municipal Development Plan (MDP)?

- Long-range statutory plan under the Municipal Government Act
 - Sets the Town's vision and policy direction for growth
 - Guides Council decisions on land use and infrastructure
 - Establishes future land use patterns and development principles
 - Balances growth with servicing and environmental considerations
 - Does not rezone land or approve development
 - Implemented through the Land Use Bylaw and other plans
- 

Draft MDP - Sections 1-3: Community Context & Growth Strategy

Section 1: Introduction

- purpose, legislative authority, and policy framework
- guiding principles, and goals

Section 2: Community Profile

- community characteristics, environment, and municipal services

Section 3: Future Land Use

- overall growth strategy,
- land use components
 - (e.g., residential, commercial, industrial, recreation/open space, and public utility)
- future land use map
 - Provides the long-term direction for growth
 - Not zoning and does not approve development

Draft MDP - Section 4: Specific Land Use Policy Areas

Section 4: Specific Land Use Policy Areas

- Residential Use Area (4.1)
 - Housing variety and affordability
 - Density where services are available
 - Phased, well-serviced development
- Commercial Use Area (4.2)
 - Defined commercial types and locations
 - Downtown and neighbourhood services
 - Mixed-use development support
- Industrial Use Area (4.3)
 - Planned industrial growth
 - Servicing and access considerations
 - Minimizing land use conflicts
- Institutional, Recreation & Utilities (4.4–4.6)
 - Schools and community facilities
 - Parks, open space, and natural areas
 - Public utility and servicing lands

Draft MDP - Sections 5–7: Town-Wide Policies & Implementation

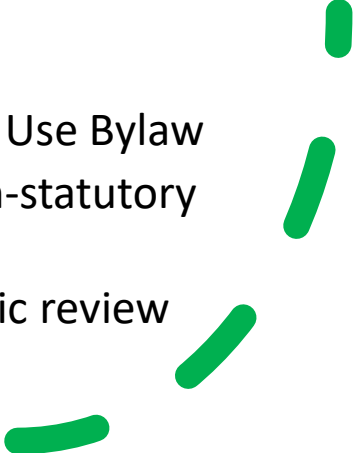
Section 5: General Policies

- Environment and natural areas
- Transportation and connectivity
- Municipal services and utilities
- Recreation, culture, and tourism
- Agricultural land preservation
 - Retain agricultural use until logical urban expansion

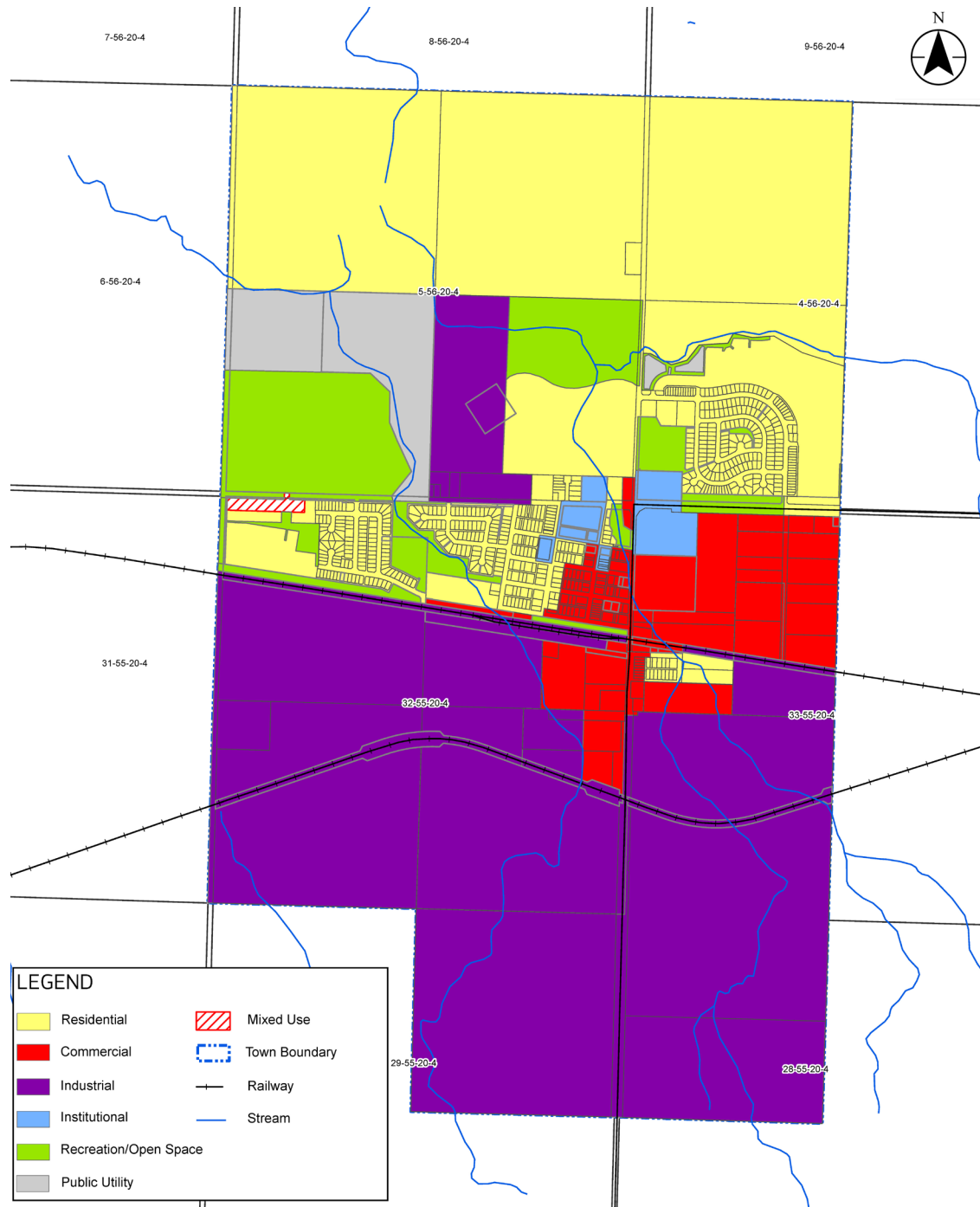
Section 6: Intermunicipal Planning

- Coordination with Lamont County and Strathcona County
- Alignment with Intermunicipal Development Plans

Section 7: Review and Implementation

- Implemented through the Land Use Bylaw
 - Supported by statutory and non-statutory plans
 - Ongoing monitoring and periodic review
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Draft MDP – Future Land Use Map



What is a Land Use Bylaw (LUB)?

- Statutory bylaw regulating development throughout the Town
- Applies to every property in the Town
- Divides land into land use districts
- Establishes:
 - Permitted and discretionary uses
 - Development standards (setbacks, height, parking, site design)
- Implements the Municipal Development Plan
- Used to evaluate development permit applications

Draft LUB - Structure & What Has Changed: Sections 1-3

Section 1: General Administrative Procedures

- Purpose, authority, application, interpretation, and definitions framework
- What's changed:
 - Improved clarity and organization
 - No change in regulatory intent or outcomes

Section 2: Approving Authorities

- Roles of Council, Development Authority, MPC, SDAB, and Administration
- What's changed:
 - Municipal Planning Commission formally established (to be discussed with Council)
 - Clearer assignment of decision-making authority

Section 3: Development Permits, Rules, And Procedures

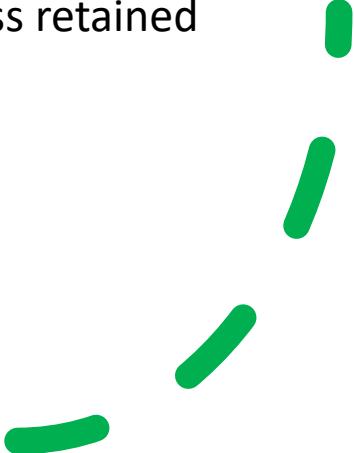
- Permit requirements, applications, timelines, variances, conditions, and decisions
- What's changed:
 - Clear distinction between complete and incomplete applications
 - Defined application review timelines
 - Simplified and clarified referral and decision-making processes
 - Clearer variance authority and deemed refusal rules

Draft LUB - Structure & What Has Changed: Sections 4-5

Section 4: Appeals

- Appeal rights and procedures under the MGA
- What's changed:
 - Clarified appeal procedures and notification requirements
 - No change to appeal rights themselves

Section 5: Amendment To The Land Use Bylaw

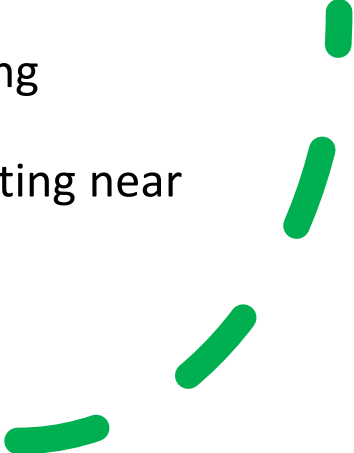
- Process for amending the LUB
 - What's changed:
 - No substantive changes
 - Existing amendment process retained
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Draft LUB - Structure & What Has Changed: Sections 6-7

Section 6: Enforcement, Penalties, And Fines

- Compliance tools, stop orders, and enforcement authority
- What's changed:
 - Clearer enforcement language
 - No expansion of enforcement powers

Section 7: General Provisions

- Town-wide development standards
 - What's changed:
 - Greater flexibility for accessory buildings in commercial and industrial districts
 - Clearer requirements for development near provincial highways
 - Improved clarity for existing substandard lots
 - New guidance for site lighting near residential areas
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Draft LUB - Structure & What Has Changed: Section 8

Section 8: Special Provisions

- Additional rules that apply only when a specific use is proposed.
- What this section does:
 - Provides use-specific regulations, not blanket rules
 - Does not change zoning on its own

What's Changed (by topic)

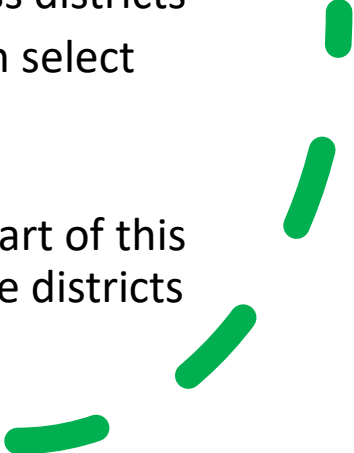
- Commercial-Related Uses
 - New, clearly scoped regulations for:
 - Alcohol Retail Sales
 - Campgrounds
 - Updated permitted size of neighbourhood commercial developments
- Residential Suites
 - Separate, clear rules for: Garage suites, Garden suites, In-law suites, and Secondary suites
 - One suite per lot permitted
 - Suites must remain part of the primary parcel

Draft LUB - Structure & What Has Changed: Sections 9-10

Section 9: Signs

- Sign types, placement, and approvals
- What's changed:
 - Clearer sign permit requirements
 - New provisions for billboard signs in limited locations
 - Improved clarity between permitted and discretionary signs

Section 10: Land Use Districts


- District purposes, permitted and discretionary uses, and development regulations
 - What's changed:
 - Improved consistency across districts
 - Targeted height increases in select districts
 - Outdated terms removed
 - No wholesale rezoning as part of this update and no new land use districts created
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Draft LUB - Structure & What Has Changed

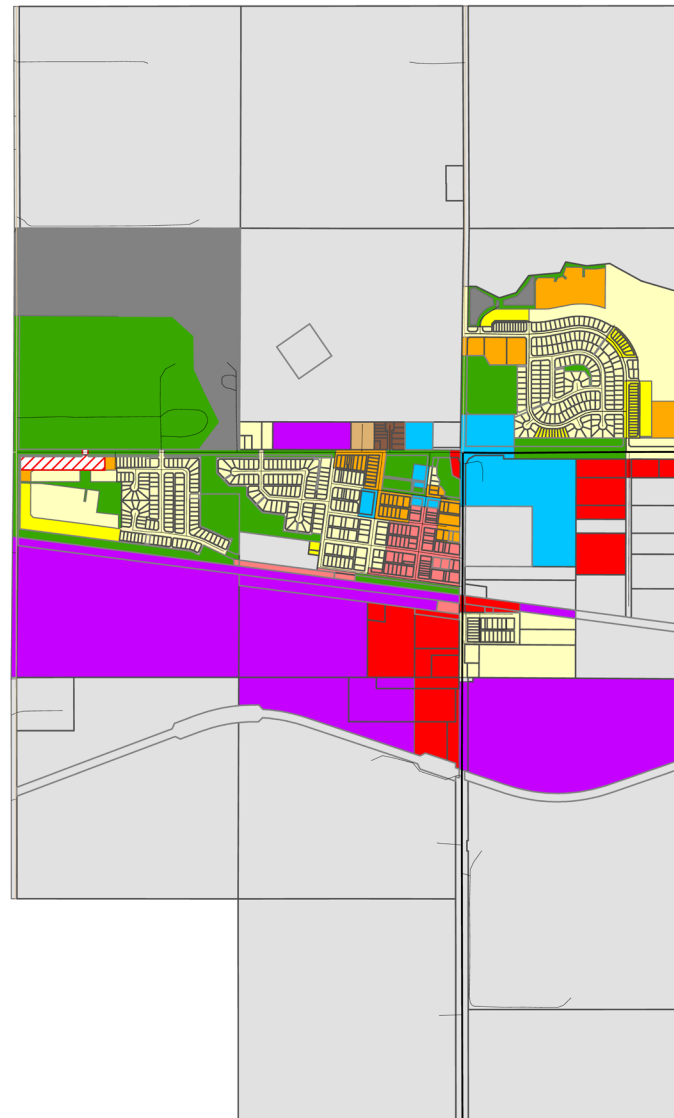
Section 11: Definitions

- Terms used throughout the bylaw
- What's changed:
 - Added, revised, and removed definitions for clarity and consistency

Section 12: LAND USE DISTRICT MAP

- Official zoning map
 - What's changed:
 - Updated to reflect previous LUB amendments
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Draft LUB Map



LEGEND

 R1 Low Density Residential	 C3 Mixed Use District
 R2 Medium Density Residential	 BST Business Service Transition
 R3 High Density Residential	 MI Industrial
 MHP Manufactured Home Park	 P Parks and Recreation
 MHS Manufactured Home	 IPS Institutional and Public Service
 C1 Downtown Commercial	 U Utilities
 C2 General Commercial	 UR Urban Reserve
	 DC Direct Control

Datum / System: NAD84 UTMz12N || Geoid: CGG2013



Digital Geographic Information: Canada National Topological Survey Geobase and Geogratis & Altalis



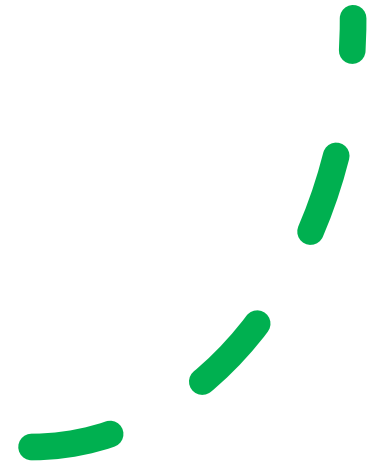
What This
Means for
Council,
Administration
and the
Community

- Supports consistent MGA-compliant decision-making
- Clear, modern planning framework
- Easier to understand and administer
- Supports growth and investment certainty



What's Next

- Public consultation
- Review of feedback
- Refinements as needed
- Public Hearing and Council decision



Council Discussion: Municipal Planning Commission (MPC)

What is a Municipal Planning Commission (MPC)?

- An MPC is a decision-making body established by Council under the Municipal Government Act
- An MPC may be given authority over:
 - Development permit applications
 - Subdivision applications (if Council assigns this role)
- Members are appointed by Council and may include:
 - Members of Council
 - Public members
- The MPC operates within:
 - The Municipal Development Plan
 - The Land Use Bylaw
 - Provincial legislation
- Does Council wish to establish an MPC?

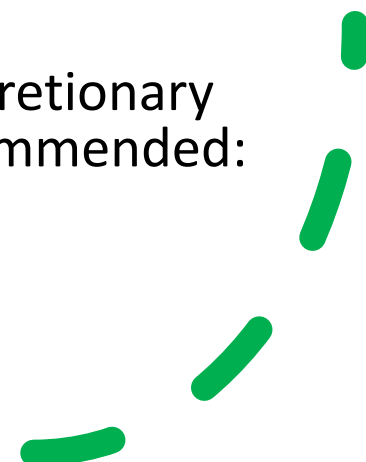


Council
Discussion:
Adult
Entertainment
Use

**Adult Entertainment Use – Council
Direction Required**

- Adult Entertainment Use is a legacy term from the previous Land Use Bylaw
- A definition is included in the draft LUB
- The use is not listed as permitted or discretionary in any district
- Council direction is required on intent

Options for Council:

- Confirm Adult Entertainment Use is not permitted in the Town
 - Allow consideration as a discretionary use in a limited district (recommended: Industrial)
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Questions & Discussion

- Council discussion and feedback

