

# Webinar 6 – Creating a Planning Framework for Success

Understanding Municipal Planning

Community Planning Association | V3 Companies of Canada



# Webinar Series to date – Why?

1. Introduction to Planning Documents

2. Intermunicipal Development Plans (IDP) and  
Municipal Development Plans (MDP)

3. Area Structure Plans (ASP), Area  
Redevelopment Plans (ARP) and Outline Plans  
(OP)

4. Land Use Bylaws

5. Those Other planning Documents



# Objective of Presentation Today

To understand the steps/cycle towards using your planning documents within an economic context the link to social, environmental and governance aspirations.



# Step 1: Economic Analysis

1. Understanding your districts strengths, weaknesses, and opportunities.
2. What are the realistic business opportunities?
3. What can you do to facilitate economic activity?
4. What attracts those businesses where the opportunities exist?
5. What can we capitalize on?
6. Understand what the impacts are on the community.
7. Understanding growth projections.



# Step 2: Land Use Analysis

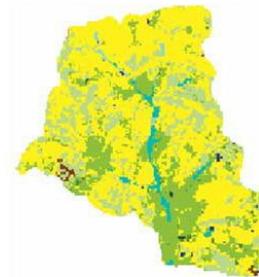
## MCDA Analysis

- Reach out to industries that your district has identified as potential growth opportunities.
- Interview your industries to find out what attracts them to a land area to invest.
- Establish data verifying and run model to identify preferred lands.
- Keep model updated.

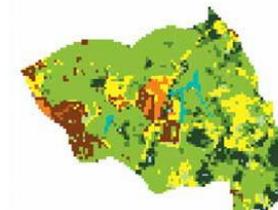
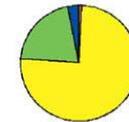
Catchment Land Use Examples



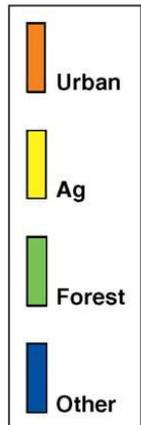
Urban



Agriculture



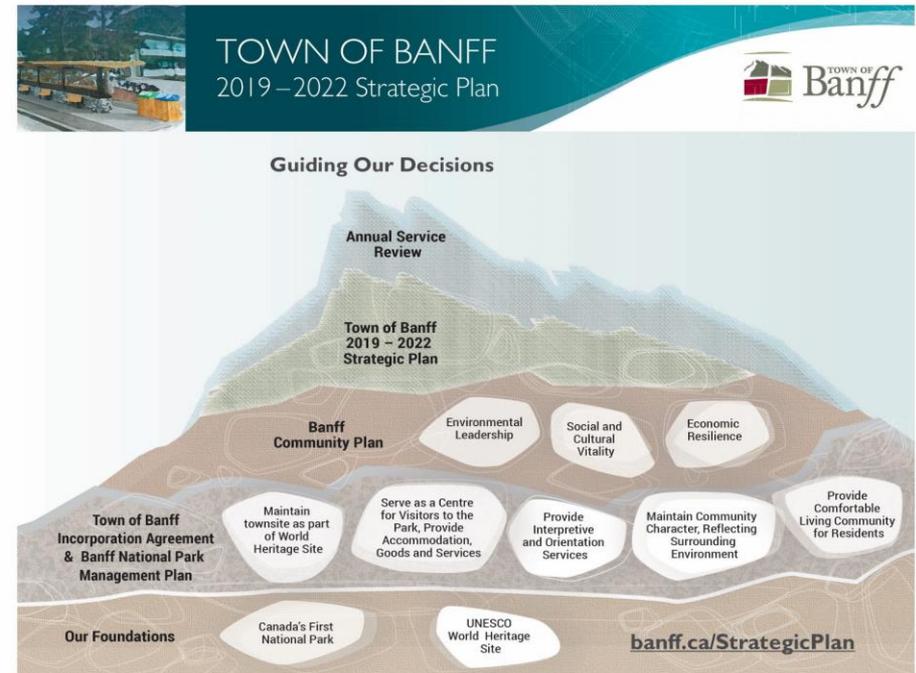
Forest



# Step 3: Corporate Strategic Plan

## Update Strategic Plan

- This plan must reflect identified economic opportunities and a strategy towards attracting investment.



# Step 4: Municipal Development Plan (MDP) and Intermunicipal Development Plan (IDP)

## Update MDP and IDP

- The policies of this plan must be guided by the Strategic Plan, Economic Analysis and outcomes of MCDA Analysis.
- Designate land parcels appropriately based on the outcome of the economic analysis.
- Partner with neighbouring municipality.



Intermunicipal Development Plans (IDP)

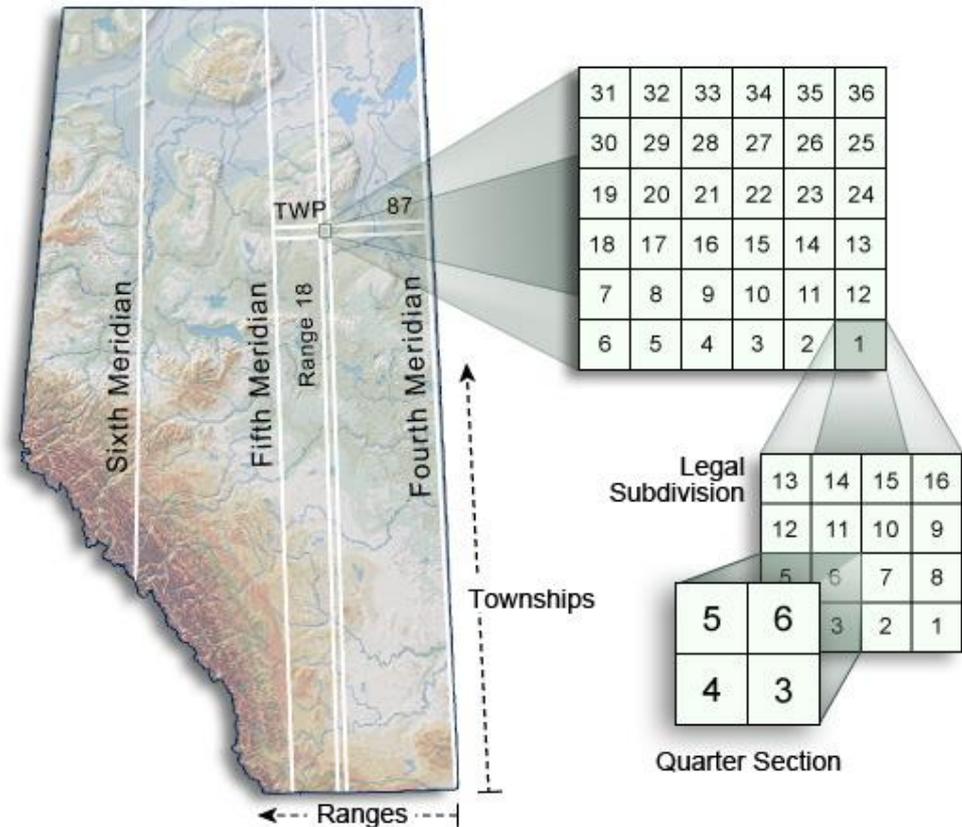
Municipal Development Plans (MDP)



# Step 5: Area Structure Plans (ASP)

## Consider ASPs

- In general, land parcels of one (1) quarter section or more should establish an ASP.
- The municipality may want to create these plans to help attract investment.
- Tools to attract investment.



# Step 6: Land Use Bylaws

## Update zoning

- Carry out rezoning of lands designated for development.
- Adopt a balanced, flexible approach.
- Ensure the zone is appropriate for attracting intended uses.
- Development levies may also need to be established for capital projects.

Zoning By-law

UPDATE

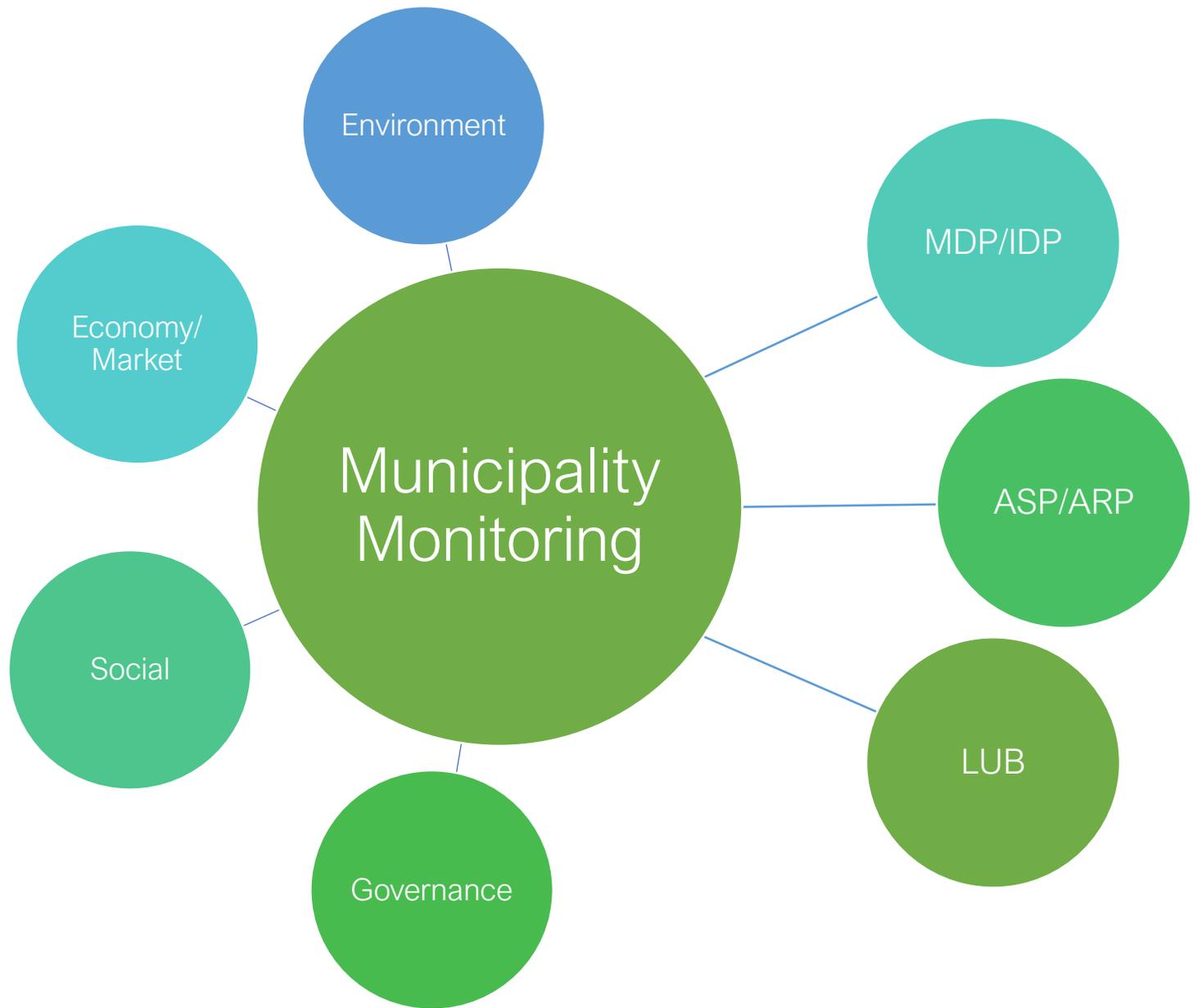


# Step 7: Monitoring

## Keep Your Eyes Open

- Market changes, environmental changes, social shifts, and governance.
- Planning documents should be living documents that are responsive to shifts and changes.
- It is important to monitor the performance of a plan to be informed about changes.





# Step 8: Updates/Amendments

## Stay up-to-date

- Remember to keep plans updated.
- Why did you miss that opportunity?
- But do not rush – unnecessary liability



## Step 9: Implementation

1. Customer Services

2. Responsiveness

3. Knowledge

4. Skill Sets

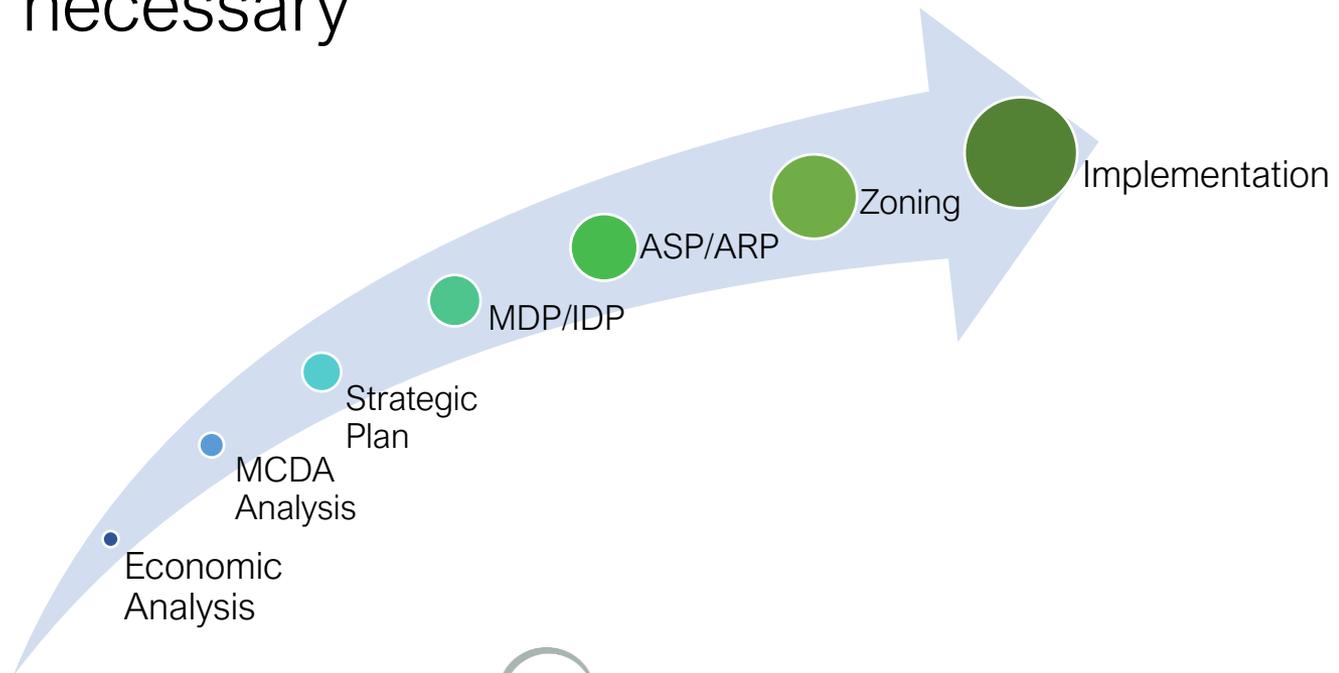
5. Communication



# Step 10: Start Again

## Review!

- Every five years your district must review and update plans where necessary



# What are the challenges?

Funding

Time

Skills and  
Knowledge

Resources

Expertise

Implementing

Tax payers

Political cycle



QA

