

# PLANNING CUE CARDS



FEDERATION OF  
CALGARY COMMUNITIES

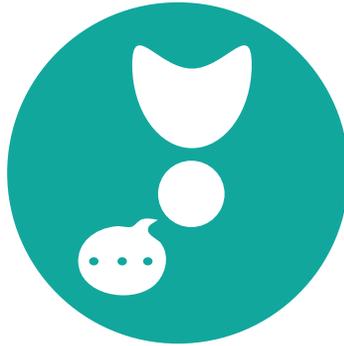


Welcome to the Federation of Calgary Communities Urban Planning cue cards! This is your absolute beginners guide to understanding the planning system in Calgary. The cue cards cover the basics of what you need to know to participate in planning.

These cue cards were created from “The Community Guide to the Planning Process”. Visit this resource or attend our “Orientation to the Planning Process and Issues” workshop for more information. Details at:

[calgarycommunities.com](http://calgarycommunities.com)

# PLANNING ACRONYMS



Policies	<p><b>MGA</b>  <b>MDP</b>  <b>CTP</b>  <b>LUB</b>  <b>LAP</b>  <b>ASP</b>  <b>ARP</b></p>	<p>Municipal Government Act  Municipal Development Plan  Calgary Transportation Plan  Land Use Bylaw  Local Area Plan  Area Structure Plan  Area Redevelopment Plan</p>
Policy Decision makers	<p><b>DA</b>  <b>CPC</b>  <b>CPAG*</b></p>	<p>Development Authority (City of Calgary)  Calgary Planning Commission  Calgary Planning Applications Group</p> <p><small>*CPAG is an interdepartmental group from Parks, Planning, Transportation and Development Engineering. They review and provide comments on planning applications.</small></p>

# HIERARCHY OF PLANNING POLICIES



## Who?

Province of Alberta

Municipal Government Act (MGA)

Planning in Alberta is governed by the MGA. The MGA provides the legal framework for making planning decisions at the municipal level. **The MGA enables the City of Calgary to create statutory plans and a Land Use Bylaw.**

Alberta Land Use Framework (ALUF)

ALUF describes the province's plan to manage public and private lands and natural resources. There are 7 regional land use plans based on the major river watersheds that flow through the province. Calgary falls within the South Saskatchewan Regional Plan.

South Saskatchewan Regional Plan

Calgary Regional Partnership (CRP)

Calgary Metropolitan Plan (CMP)

The CMP addresses regional, environmental and landscape protection, growth corridors and nodes, density thresholds for urban development and regional transit networks.

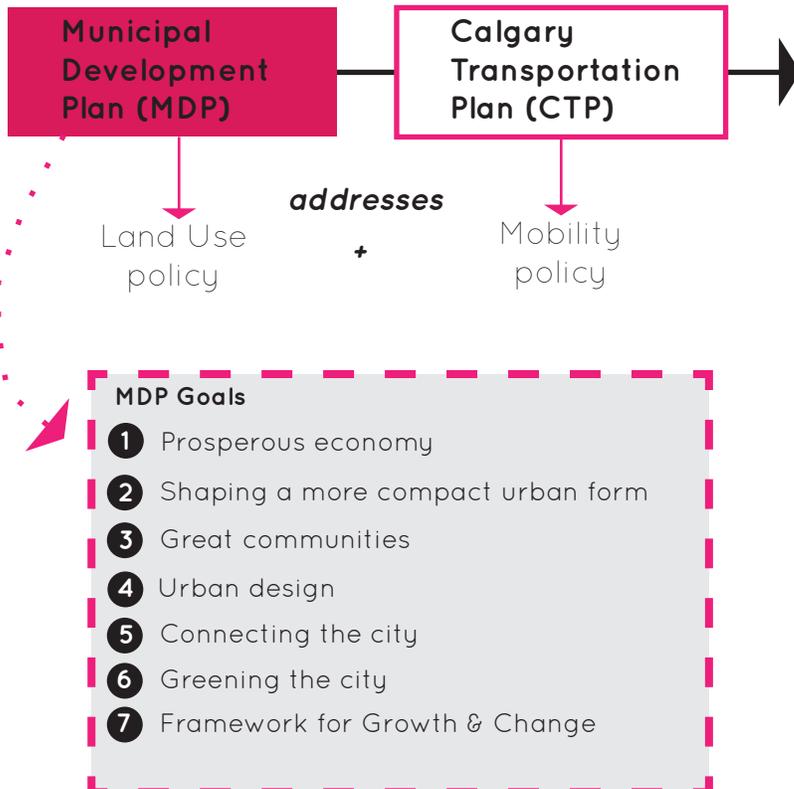
City of Calgary

Municipal Development Plan (MDP)

Local Area Plans (LAP)

Land Use Bylaw 1P2007 (LUB)

# MUNICIPAL DEVELOPMENT PLAN



The CTP & MDP were created together by the Plan It Calgary Process. These plans describe the vision and polices for how Calgary will grow and develop over the next 30-60 years.

- **MDP & CTP Vision**  
To create a more compact, vital & quality urban form over the next 30 years.
- **Key themes**  
Integration of social, economic, & environmental objectives in decision making.
- **MDP & CTP Purpose**
  - Establishes broad policies to guide long-term growth and change in the city.
  - Provides the direction for future policy planning documents and bylaws. i.e. LAPs, design briefs, and planning studies etc.

# LOCAL AREA PLANS



## Local Area Plans (LAP)

The City has policy plans for each local geographic area, community and neighbourhood. These are known as Local Area Plans (LAP)s.

**LAPs are medium to long range planning policies that provide more detail and apply to a specific area.** Under the City's hierarchy of policy plans, LAPs must align with the MDP's citywide guidance on land use, urban form, and transportation.



Together the MDP and LAP guide planning implementation.

## Statutory

Statutory plans align with the MGA and are consistent with the MDP. They are prepared at the community scale and are legally binding (passed by bylaw).

### Area Structure Plan (ASP)

ASPs address the general planning framework for turning undeveloped areas into new suburbs. At a minimum, they address:

- Transportation
- Servicing networks
- Location of schools
- Parks
- Commercial sites
- Density
- Community & Recreation sites

### Area Redevelopment Plan (ARP)

ARPs direct the redevelopment, preservation or rehabilitation of existing lands and buildings—generally within developed communities. ARPs address:

- Land use designations
- Transportation issues
- Open space & Recreation
- Social issues

## Non-Statutory

Non-statutory documents are not legally binding.

- Regional Context Studies
- Community Studies, Plans or Design briefs
- Station area plans for TOD
- Corridor land use studies
- Open Space and Park Plans

# LAND USE BYLAW

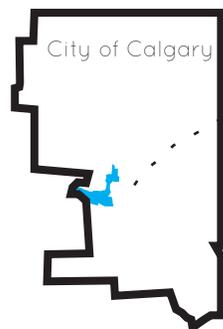


## Land Use Bylaw IP2007 (LUB)

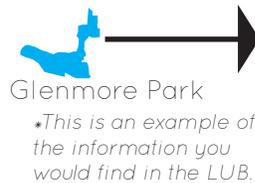
The LUB acts as the City's "planning rule book". It regulates the use and development of all buildings and land within the City of Calgary. It also defines the range of uses that are considered appropriate for a site and sets out basic rules for site and building design.

**The LUB implements the MDP, ASP, CPs, ARPs, and Policy studies.**

Every parcel of land in the City of Calgary has a land use designation or zoning. The land use designation is the legal control on the use and intensity of development on each parcel of land.



Within each land use district are **permitted and discretionary uses**.



**Permitted Uses:** Uses considered by the City of Calgary staff as appropriate. If a proposed development for a permitted use meets the rules of the LUB, the DP will be approved and a permit issued.

**Discretionary Uses:** Uses that may be appropriate in the land use district, depending on site-context or merit of the application. The DA will look at the compatibility of a discretionary use and its impacts on the surrounding community and neighbours to decide if it will or will not be approved.

**\*Land Use:** S-R Special Purpose-Recreation

**Purpose 1041** (1) The Special Purpose District is intended to :  
 (a) accommodate a range of indoor and outdoor recreation uses;...

**Permitted uses:**  
 Natural Area  
 Park  
 Park Maintenance  
 Sign-Class A  
 Utilities

**Discretionary uses:**  
 Community Entrance Feature  
 Food Kiosk  
 Library  
 Indoor Recreation Facility  
 Performing Arts Centre  
 Service Organization  
 Utility Building  
 Etc...

**DISTRICT RULES**  
**Use Area 1045** (1) unless otherwise referenced in subsection (2), there is no use area requirement in the Special Purpose-Recreation District  
 (2) The maximum cumulative use area for all:  
 (a) Medical Clinics is 1000.0 square metres;

# IMPLEMENTATION TOOLS



Land Use  
Bylaw IP2007

Implementation tools =

## A. LAND USE REDESIGNATION

**What?** A redesignation is to change a land use district on a parcel of land to a different land use district.  
*I.e. I-O to I-C*

I-O

**Why?** If a proposed use is not listed as a permitted or discretionary use in a certain land use district.



*I.e.* Offices are not permitted on I-O but are allowed on I-C. This would require a redesignation.

**Who?** A landowner or their authorized agent can apply to have the land redesigned.

**DA?** City Council is the decision making authority.

## B. SUBDIVISION

**What?** Process of dividing land into smaller parcels.



### 2 Types

#### a. Tentative Plan

A tentative plan is prepared for **large undeveloped areas**. It conforms to an Outline Plan.

#### b. Subdivision by Instrument

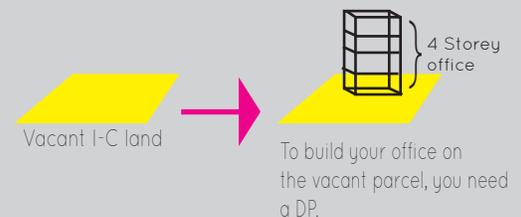
Subdivision by instrument occurs on lots of previously subdivided land in **developed areas of the city**. It is the process of taking one lot in the inner city and splitting it into smaller lots.

**Who?** A landowner or their authorized agent can apply to have the land subdivided.

**DA?** CPC is the decision making authority.

## C. DEVELOPMENT PERMIT

**What?** A development permit (DP) is needed for new buildings, additions to existing buildings, change of use or land or building, a change of use in intensity of land or building, and excavation. If you want to build, you likely need a DP!



**Why?** DPs ensure the proposed development is allowed in the area.

**Who?** An owner of the site or their authorized agent can submit a development permit.

**DA?** CPC is the decision making authority for complex applications.  
CPAG is the decision making authority for standard applications.

# LET'S REVIEW



## PLANNING POLICY HIERARCHY

