

Berland Sub-regional Plan

Regulatory Details

A Regulatory Detail is a clear rule that helps put a sub-regional plan into action. A sub-regional plan sets the goals for how land should be used. Regulatory Details turn some of these goals into specific legal rules about what can and cannot happen on the land.

Regulatory Details

- set rules for land use and development (for example, energy, forestry, or access)
- define where activities can happen
- explain how activities must be done
- help government and regulators make consistent decisions

For example, a Regulatory Detail may outline:

- the density of how many roads can be built
- how much land can be cleared
- what activities are allowed in a certain area

Once Regulatory Details are added to a regional plan, they are legally enforceable. Regional plans are considered regulations and are binding for government, companies, and individuals.

This means people and organizations must follow Regulatory Details while using land or applying for approvals.

Sub-regional plans and Regulatory Details

Sub-regional plans provide direction and management actions, while Regulatory Details provide the exact requirements needed to carry them out.

Sub-regional plan	Regulatory Detail
sets the vision and goals for an area	sets specific rules to follow
looks at the long term (50–100 years)	focuses on day-to-day decisions
explains what we want to achieve	explains how we will do it
not always legally binding on its own	becomes legally binding rules

Importance of Regulatory Details

Regulatory Details are important because they:

- provide certainty – they help people, communities, decision makers and companies know what is allowed and what rules people must follow
- protect land and wildlife – they can limit activities to protect important areas, like caribou habitat
- support balanced land use – they help manage competing activities like resource development, tourism and recreation while sustaining conservation efforts

Impact of Regulatory Details

People who make land use decisions (like regulators or municipalities) must:

- follow the Regulatory Details when approving projects
- make sure approvals (like permits) match the rules in the plan

Decision making bodies, like the Alberta Energy Regulator or the Natural Resources Conservation Board, are required to review and update their own rules to align with the regional plan.

Organizations (like regulators or municipalities) must show they are following the rules by:

- reviewing their bylaws, policies, and permits
- submitting a “compliance declaration” saying they meet the plan requirements

This helps ensure the rules are applied consistently across Alberta.

Following the Regulatory Details

The Government of Alberta checks compliance through:

- the Stewardship Commissioner, who can investigate complaints
- the Land Use Secretariat, which supports implementation and interpretation

If Regulatory Details are not followed, projects can be stopped or changed, approvals may be taken away, and courts or government authorities may step in to fix the problem.