

Written Submissions for Public Hearing

(received prior to 4:00 p.m. on August 30, 2022)

Agency / Intermunicipal Comments:

- Attachment 1 – Alberta Transportation
- Attachment 2 – City of Spruce Grove
- Attachment 3 – Town of Stony Plain

Adjacent Landowner Comments:

- None received

Attachment 1 – Alberta Transportation

From: [Robert Lindsay](#)
To: [Rachelle Trovato](#)
Subject: RE: AT Response - RPath
Date: August 22, 2022 11:54:10 AM
Attachments: [image001.jpg](#)

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Hi Rachelle,

These two have not reached the top of my pile for processing, so I had not looked at them until I read your email. A quick review finds that these are in regards to the future development of the lands in the NW quadrant of the intersection of Century Road with Highway 16. The redevelopment of these lands for commercial use was considered in detail when we looked at the subdivision proposal in 2020. The proposed changes do not cause AT significant concerns. Our concerns with traffic generation and development setback can be addressed at the development permit stage.

Robert Lindsay
Development and Planning Technologist
Alberta Transportation
Construction And Maintenance Division
NorthCentral Region

Tel 780-968-4228
robert.lindsay@gov.ab.ca

Room 223, Provincial Building
4709 44 Avenue
Stony Plain, Alberta T7Z 1N4

Please note the following procedural changes:

In order to better track, review and respond to all development related applications, referrals and inquiries, the department has launched the the Roadside Planning and Application Tracking Hub (RPATH). This is a new web application that will coordinate review of roadside planning activities such as subdivision referrals, permits for developments, highway access, utilities, or events, and all related applications or inquiries.

RPATH was launched on May 25, 2022 and can be viewed at <https://roadsideplanning.alberta.ca/>

Please submit all referrals, applications and development inquiries through the link above.

A MyAlberta ID (MADI), or My Alberta ID for Business (MADI-B) account is required for access to RPATH and to and make your application or submit your municipal planning referral. For more information about MyAlberta Digital ID, please visit <https://account.alberta.ca/>

511 Alberta - Alberta's Official Road Reports
Go to 511.alberta.ca and follow [@511Alberta](https://twitter.com/511Alberta)



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Classification: Protected A

From: Rachelle Trovato <Rachelle.Trovato@parklandcounty.com>

Sent: Monday, August 22, 2022 9:51 AM

To: Robert Lindsay <Robert.Lindsay@gov.ab.ca>

Subject: AT Response - RPath

CAUTION: This email has been sent from an external source. Treat hyperlinks and attachments in this email with care.

Hi Robert,

Parkland County sent two referrals via the new roadside planning online submission portal. The deadline for comments was August 19, 2022. Since neither file has comments from AT, **are we to assume that the province has no concerns?** For reference, the two reference numbers are RPATH0004471 (July 29) and RPATH0004462 (July 28).

Rachelle Trovato, RPP MCIP MPlan | Senior Planner, Development Planning | Parkland County | 53109A HWY 779, Parkland County, Alberta T7Z 1R1

Office: 780-968-8888 ext

8321 | rachelle.trovato@parklandcounty.com | www.parklandcounty.com

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Attachment 2 – City of Spruce Grove



August 18, 2022

Sent via e-mail

Rachelle Trovato, Senior Planner, and
Natasha De Sandi, Senior Long-Range Planner
Planning and Development Services
Parkland County, AB

Dear Ms. Trovato and Ms. De Sandi,

RE: Proposed Land Use Bylaw Amendment 2022-14 and proposed Atim Creek North Area Structure Plan Amendment 2022-12.

Thank you for providing the City of Spruce Grove the opportunity to review the proposed Land Use Bylaw Amendment 2022-14 and the proposed Atim Creek North Area Structure Plan Amendment 2022-12. The intention of these two amendments is to support the development of a Recreational Vehicle Storage operation just north of the City of Spruce Grove. The City does not support these two proposed amendments because they do not conform to several Regional and County plans and policies.

Regionally, the amendments are contrary to the Edmonton Metropolitan Region Growth Plan (EMRGP) and the Tri-Municipal Region Plan. The EMRGP does not identify the subject lands as a Local Employment Area nor as a Planned Employment Area within Schedule 3B – Planned and Local Employment Areas. Should these two amendments be approved, the County will be creating a new Local Employment Area that is not shown on Schedule 3B. Any amendment to an existing statutory plan must be consistent with the EMRGP.

The proposed amendments are not consistent with the Tri-Municipal Region Plan's Preferred Land Use Concept where the subject lands are identified as "Agricultural Areas" as agreed to by the three municipalities. Therefore, the two amendments are not in keeping with the agricultural land use intentions set out in the Tri-Municipal Region Plan.

With respect to Parkland County's plans and policies, the City of Spruce Grove maintains that the proposed amendments do not comply with the County's Municipal Development Plan (MDP) nor the Atim Creek North Area Structure Plan (ASP). The MDP has identified the subject lands a Rural Agricultural Area both on Figure 7 – Development Concept and on Figure 9 – Prime Agricultural Areas. The County's MDP also supports growth in agriculture and policies direct that the conversion of high capability agricultural lands to non-agricultural uses should be minimized to support continued agricultural production instead of prematurely converting the land to a non-agricultural use.

The MDP policies direct that Local Employment Areas shall be located as shown in Figure 7 – Development Concept. This Figure does not indicate that the subject lands are a Local Employment Area. The proposed development has not been planned in a comprehensive manner and represents two parcels of non-contiguous development which is generally discouraged by the MDP policies.

Furthermore, the County has not followed its own processes outlined in the Atim Creek North ASP where Section 7.9.1 directs that an ASP be adopted by the County in accordance with the provisions of the Atim Creek North ASP to allocate some or all of the Fringe Area land to non-agricultural uses. This section of the Atim Creek North ASP is applicable and should have resulted in the preparation of an ASP.

The Fringe Area is of intermunicipal importance for both the County and the City. Proposed Bylaw 2022-12 changes the land use designation from Fringe Area to Highway Commercial Cluster Area which is contradictory to Section 7.3 where the ASP directs commercial land uses to other commercial cluster sites provided for in ASPs adopted by the County, such as the lands identified in the Fifth Meridian and Acheson ASPs, thus achieving the goal of preventing scattered industrial and commercial development.

The Atim Creek North ASP does permit the County to approve a commercial land use if the proposed commercial use is compatible with land uses in the vicinity. The City would contend that this Highway Commercial Cluster Area use is not compatible with existing agricultural and residential land uses in the vicinity of the subject lands. A clear land use strategy has not been provided in support of these two proposed amendments. Additionally, there is no pressure to convert the lands due to urban growth from a neighbouring municipality. Based on all of the policies within the Atim Creek North ASP the proposal should be considered an incompatible land use within the Fringe Area.

Proposed Bylaw 2022-14 anticipates changing the district of the land from AGR – Agricultural Restricted to HC – Highway Commercial. There are two quarter sections of Highway Commercial land to the east of the subject lands that remain undeveloped and there are lands within the Fifth Meridian and Acheson ASPs that would be suitable for this type of use. Priority should be given to strategically direct development to these areas to avoid the ad hoc and premature development of agricultural/Fringe Area land. This approach would conserve agricultural land, reduce servicing costs, and bolster development in areas of similar land uses.

Plans and designated land uses are put in place to guide development into appropriate areas within the County's municipal boundary. Adjacent municipalities rely on the consistency of these plans to form their own long-range plans so that both municipality's land uses and plans can be complimentary. These two proposed amendments suggest a broadening and expansion of Highway Commercial land uses outside of the already designated areas resulting in non-compliance with the County's existing local plans, processes, and policies, and therefore is detrimental to the City of Spruce Grove. Given the reasons expressed in this letter, the City of Spruce Grove cannot support proposed Land Use Bylaw Amendment 2022-14 and proposed Atim Creek North Area Structure Plan Amendment 2022-12.

Should you have any questions about these comments, please feel free to contact Christina Kortmeyer, Senior Long Range Planner, at ckortmeyer@sprucegrove.org or 780-962-7634 ext. 278.

Sincerely,



Christina Kortmeyer, BPL, MPA, RPP, MCIP
Senior Long Range Planner
Planning and Development Department

Please note that proposed Bylaw 2022-12 Section 4 includes the description for the entire quarter section. We are unclear if the intent of this bylaw is to redesignate the entire quarter section or the two parcels in the southeast corner of the quarter section.

Attachment 3 – Town of Stony Plain

From: [Miles Dibble](#)
To: [Rachelle Trovato](#)
Subject: Re: Notice of Public Hearings: Bylaw 2022-12 AND Bylaw 2022-14
Date: July 29, 2022 8:55:19 AM

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Good morning Rachelle,

The Town has no concerns with these bylaws.

Take care.

Cheers,

Miles Dibble RPP, MCIP, MPhil | Manager Planning and Development

TOWN OF STONY PLAIN

4905 – 51 AVENUE | STONY PLAIN, AB | T7Z 1Y1

stonyplain.com

From: Rachelle Trovato <Rachelle.Trovato@parklandcounty.com>
Sent: July 29, 2022 8:49 AM
Subject: Notice of Public Hearings: Bylaw 2022-12 AND Bylaw 2022-14

Good afternoon,

Please see attached for the following:

- **Bylaw 2022-12 NOTICE OF PUBLIC HEARING**
 - Proposes to amend portions of land within the Atim Creek North Area Structure Plan from Fringe Area to Highway Commercial Cluster Area and proposes amendments for alternative servicing options.

- **Bylaw 2022-14 NOTICE OF PUBLIC HEARING**
 - Proposes to redistrict portions of land from AGR-Agricultural Restricted to HC-Highway Commercial.

Thank you,

Rachelle Trovato, RPP MCIP MPlan | Senior Planner, Development Planning | Parkland County | 53109A HWY 779, Parkland County, Alberta T7Z 1R1
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8321 | rachelle.trovato@parklandcounty.com | www.parklandcounty.com

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