

July 9, 2014

The City of Spruce Grove

315 Jespersen Avenue

Spruce Grove, Alberta

T7X 3E8

Attention: Lindsey Butterfield – Senior Planner

Re: Proposed Bylaw C-869-14, Bylaw C-868-14, and C-887-14

Thank you for the Public Hearing notification on the above mentioned proposed bylaws. Parkland County notes that the proposed bylaws are:

- Proposed Bylaw C-869-14 – proposed amendments to Municipal Development Plan
- Proposed Bylaw C-868-14 – Shiloh Area Structure Plan; and,
- Proposed Bylaw C-887-14 – Land Use Bylaw Text Amendment and Redistricting

Memorandum of Understanding – Major Roads in Shiloh ASP area, and Shiloh stormwater management

Parkland County met with City of Spruce Grove and Town of Stony Plain representatives on September 13, 2013 to discuss the potential (long term) extension of the collector road network from the Shiloh ASP area into privately held lands in NE 29-52-27-W4M which fall under the County's jurisdiction. From this meeting, it was agreed that a draft Memorandum of Understanding (MOU) would be developed and circulated to all three jurisdictions for review and signing.

Parkland County has not to date, received any recent information on the status of this memorandum, and information on whether the memorandum has been signed and formalized. The County's concern primarily revolves around the capital construction of the proposed collector road network – as well as ongoing operation and maintenance of the road network. The County also notes that in Proposed Bylaw C-868-14 – Shiloh Area Structure Plan – no mention is made as to which jurisdiction would be constructing the major road network, as well as which jurisdiction would be responsible for ongoing maintenance of the road network. The County is under the opinion that, since the proposed road network would primarily benefit City of Spruce Grove and Town of Stony Plain residents, capital costs and ongoing maintenance costs should primarily be the responsibility of these two municipalities. The County recommends that under Section 6.0- Transportation, mention should also be made in regards to which jurisdiction(s) would be responsible for capital construction costs and ongoing maintenance.

The County also notes that, under Section 7.3 – Stormwater Management, that a partial component of the stormwater management scheme falls within the privately held lands in NE 29-52-27-W4M. While this was discussed in our initial meeting with The City of Spruce Grove and Town of Stony Plain on September 13, 2013, Parkland County Planning & Development Services has not had any

follow-up discussion with both jurisdictions in regards to the proposed long-term stormwater management plan for the Shiloh area, and how the existing natural wetland would be impacted.

Parkland County also has had no correspondence with the City of Spruce Grove or Town of Stony Plain in regards to whether the private landowner(s) on NE 29-52-27-W4M have been consulted in regards to these potential developments as noted above.

Referral period – proposed Bylaws

Parkland County received the Notice of Public Hearings for the proposed bylaws on approximately June 25, 2014. Prior to this date, Parkland County did not receive a formal referral from the City to comment on the proposed Bylaws going before Council. While the County did receive a notice to attend a Public Open House on the proposed changes in late May, the County believes that this does not constitute a formal referral or consultation on the ASP – specifically for an adjacent municipality impacted the proposed bylaws.

The County typically receives referrals from the City of Spruce Grove well before the Public Hearing dates for review and comment. In addition, the County's Planning & Development Department has not received any formal request by the developers, consultants and the City of Spruce Grove and Town of Stony Plain to discuss these proposed amendments prior to submission to Spruce Grove City Council for approval.

Until such time that a formal agreement (MOU) is in place between all three municipalities, Parkland County requests that the Public Hearing for Bylaw C-869-14, Bylaw C-868-14, and C-887-14 **be deferred to a later date.** A deferral in the public hearing date(s) will also afford the County adequate time to review all three bylaws, and time for the City of Spruce Grove and Town of Stony Plain to consult with the County ensure our concerns with the proposed transportation network and stomwater management scheme have been addressed.

Yours Truly,



Paul Hanlan
Manager, Planner & Development Department

Cc: Peter P. Vana, General Manager, Development Services
Martin Frigo, Senior Planner – Long Range
Jessica Karpo, Planning Intern