

**Bylaw 2024-22 Parkland County Municipal Development Plan****Recommendation:**

1. THAT Bylaw 2024-22 receive first reading.
2. THAT a Public Hearing be scheduled for November 26<sup>th</sup>, 2024 at 2:00 p.m. in Council Chambers to hear public comment on Bylaw 2024-22.

**Background**

The Municipal Development Plan (MDP) Project was completed over two (2) phases. Phase 1 of the MDP Project included the completion of a Technical Growth Study (TGS) to reflect the current economic and market state of the County. As part of this analysis a high-level Highway Corridor Study was completed to identify opportunities and patterns for future highway corridor growth in the County.

Phase 2 of the project, the MDP amendment, focused on reviewing and updating policies to better support the County and its residents. Phase 2 of the project was informed through public engagement, including the outcomes provided in the technical work completed during Phase 1, and previous study work carried out by Parkland County (ex. Storm Water Master Plan, Trails Strategy Plan, Wabamun Area Vision, future Natural Assets Framework).

**MDP Changes**

Updates made to the MDP reflect the quantitative outcomes of the TGS, internal collaboration with administration, external agencies, industry, community associations, interest groups and the public. The changes to the MDP support readability, policy to better streamline development and regional policy alignment. A high-level breakdown of the changes can be found in **Attachment 2- MDP Changes**.

**Engagement**

Engagement for the MDP project was completed in three (3) stages.

- **Stage 1:** Growth Scenarios (Fall 2023) – engage on growth priorities and scenarios.
- **Stage 2:** Policies (Winter 2024) – engage on policy options.
- **Stage 3:** Draft MDP (Spring/Summer 2024) – engage on the draft updated MDP document.

To support internal stakeholder support, the project team created the MDP Internal Committee which included members of departments directly affected by MDP policy.

The MDP Project generated many opportunities for engagement and interface through its phases. In total the MDP Project conducted:

- 16 Open Houses
- 1 Cross County Roadshow (accounted for in Open House Total)
- 3 Community Workshops
- 3 Industry Workshops
- 3 Survey Rounds
- 18 Internal MDP Committee Meetings
- 5 MDP Internal Committee Formal Document Reviews
- 3 rounds of 1:1 meeting(s) with affected departments

As part of the engagement process, the draft MDP was provided to the public, adjacent municipalities, industry, agencies and internally to undergo a pre-circulation review which included a legal review. Feedback provided throughout the engagement process, including pre-circulation and legal review of the draft MDP have been addressed and are reflected in the Bylaw. As part of the Bylaw, stages 1-3 What We Heard Reports (WWHR) can be found in the appendices along with the Phase 1 Technical Growth Study.

#### County Initiatives Collaboration

To support policy efficiency, the MDP Project Team worked closely with other departments to align policy to County initiatives and project work. Collaboration with the Land Use Bylaw Redesign (LUB) and Natural Assets project and Framework was particularly emphasized due to the level of impact on the County. A review of existing initiatives was conducted to confirm the updated MDP policies captures necessary outcomes. As part of MDP implementation, continued collaboration will occur with all completed and active projects to measure where MDP policy is working and where future amendments may need to occur.

#### **Analysis:**

The Municipal Development Plan is Parkland County's long-term plan for growth and development. It provides direction on land use, infrastructure servicing locations and growth. Municipalities in Alberta must have an MDP as per the regulations within the Municipal Government Act (MGA). The MDP is statutory, functioning as the highest tool for directing policy to support regulation. A municipality's MDP requires compliance with current Provincial and regional statutory documents.

To support good planning practices MDP's should be frequently reviewed and updated to respond to changing conditions to continue meeting the evolving needs of municipalities and their residents.

The last substantive Municipal Development Plan update in Parkland County was completed in 2017. A minor update was also completed in 2022 to reflect the City of Spruce Grove annexation and the County's absorption of the Hamlet of Wabamun. A broader update was required to respond to several regional and economic changes, including:

- The phase out of coal: With the phase out of coal as a primary industry in the region, Parkland County reviewed policy to foster and diversify growth opportunities within the County.
- Integration of Wabamun: The former Village of Wabamun became a hamlet within Parkland County in 2021. The County completed a minor amendment to the MDP in 2022, but a broader amendment was necessary to align with work being done in Parkland County, such as the Wabamun Area Vision.
- Alignment with the Regional Agricultural Master Plan: The Edmonton Metropolitan Region Board (EMRB) approved the Regional Agricultural Master Plan (RAMP) in 2021. As part of the EMRB, the County's MDP must be amended to align with the RAMP and other shared regional priorities.

#### **Policy Framework Review**

The policy frameworks relevant to the consideration of the proposed Municipal Development Plan are as follows:

1. Edmonton Metropolitan Region Growth Plan (EMRGP): Statutory plans such as Municipal Development Plans are required to be referred under the Regional Evaluation Framework. Bylaw 2024-22 is required to be submitted to the EMRB as per the REF process.
2. Parkland County Strategic Plan 2022-2025: The following policy statements within the current Parkland County Strategic Plan support the proposed amendment:

#### Pillar A: Complete Communities

- A2 - To create a sense of belonging and well-being by enriching our communities with relevant amenities.

#### Pillar B: Economic Diversification

- B1 - To explore strategies that encourage new businesses to locate in Parkland County, with strategic emphasis on Acheson and the Wabamun area.
- B2- To add emphasis to recreation and rural tourism to diversify the County's economic opportunities.
- B4 - To support existing and new businesses in Parkland County with a focus on micro and small businesses.

#### Pillar C: Respect Environment and Agriculture

- C3 - To support our agricultural community.

#### Pillar D: Responsible Leadership

- D1 - To ensure that County Council is supported by a robust and current framework of bylaws, policies, and plans.
- D2 - To strive for organizational excellence in delivering County services and programs to residents, businesses, and community groups.

### **Alternatives**

1. Council may defeat Bylaw 2024-22 at first reading.

### **Next Steps / Conclusion**

Following first reading to Bylaw 2024-22, administration will circulate the MDP externally for formal comment which will be presented to Council on November 26, 2024, during public hearing.

Following second reading, the Parkland County MDP will be required to be submitted to the Edmonton Metropolitan Region Board (EMRB) Regional Evaluation Framework (REF). Once the County has received approval from the EMRB through the REF process, administration will return to Council in early January for the final reading of Bylaw 2024-22.

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