



Proposed Amendments to Municipal Development Plan | Open House

What We Heard Report

One Parkland: Powerfully Connected.

Planning & Development Services

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Introduction

This “What We Heard” Report has been prepared by Parkland County in support of Bylaw 2019-15 to amend the County’s Municipal Development Plan.

The report describes the public engagement process, outlines the stakeholders involved, and summarizes stakeholder feedback.

Public Engagement Objectives

1. Identify proposed amendments to Parkland County’s Municipal Development Plan.
2. Seek resident and stakeholder feedback on proposed amendments.
3. Answer resident questions.
4. Provide information on next steps.

Identified Stakeholders

EXTERNAL STAKEHOLDER ENGAGEMENT

- ❖ Residents
- ❖ Development Industry
 - Local developers
 - Consultants
- ❖ Agencies
- ❖ Community Organizations

INTERNAL STAKEHOLDER ENGAGEMENT

- ❖ Parkland County
 - Development Services staff were provided regular project updates via group meetings
 - Mayor & Council

Methods of Engagement

Parkland County focused on traditional engagement methods to engage the public and stakeholders.

- ❖ Newspaper Advertisements
 - Advertisements for the open house were printed in the following publications for two (2) consecutive weeks in advance of the open house:

- Spruce Grove Examiner
 - Stony Plain Reporter
 - Devon Dispatch
- Advertisements for the open house were printed in the following publications for one (1) week in advance of the open house:
 - Community Voice
- A copy of the newspaper advertisements can be found in Appendix A.
- ❖ Social Media
 - The open house advertisement was posted to the following Parkland County social media accounts for two (2) consecutive weeks in advance of the open house event:
 - Parkland County Facebook page
 - Parkland County Twitter page
- ❖ Website
 - The open house advertisement was posted to the Parkland County website from August 14, 2019 to August 28, 2019.
- ❖ Digital Board
 - The open house advertisement was posted to the digital board at Parkland County Centre from August 14, 2019 to August 28, 2019.
- ❖ Radio Advertising (88.1 FM)
 - The open house advertisement was broadcast 3 times daily from August 22 to August 28 (15 times in total).
- ❖ Open House Notification Letters
 - The open house notification letters were sent by email on August 6, 2019. Copies of the letters can be found in Appendix B.
- ❖ Public Open House
 - August 28, 2019 from 5:00 pm – 7:30 pm at Parkland County Centre, 53109A Hwy 779, Parkland County, AB.

What We Heard

The questions/comments in the table below were received during the open house. As these were received verbally and in-person, administration's response to the questions/comments have been paraphrased while maintaining as much accuracy as possible.

OPEN HOUSE QUESTIONS/COMMENTS

Resident Question/Comment	County Response
<ul style="list-style-type: none"> Residents asked if proposed amendments would affect their current land use designation. 	<ul style="list-style-type: none"> The proposed amendments to the MDP will not affect existing land use designations.
<ul style="list-style-type: none"> Resident requested information regarding subdivision of their property into residential parcels. 	<ul style="list-style-type: none"> The residents were referred to Current Planning for information.
<ul style="list-style-type: none"> Comment received that the current Agriculture districts are permissive in nature with potential impacts on lakes in the County. 	<ul style="list-style-type: none"> Agriculture land use is outside the scope of the proposed MDP amendments however, the comment was noted and the individual was referred to Development Planning.
<ul style="list-style-type: none"> Comment that the County should consider recreational uses for some of the reclaimed Highvale Mine area instead of returning it to agriculture. 	<ul style="list-style-type: none"> This is outside the scope of the proposed MDP amendments however, the comment was acknowledged and noted.

OPEN HOUSE EXIT SURVEY QUESTIONS/COMMENTS

Resident Question/Comment	County Response
<ul style="list-style-type: none"> "More on the possible wording of the amendment." 	<ul style="list-style-type: none"> Proposed text changes to the MDP were not presented at the open house. Final wording of proposed text amendments would be informed by public feedback and posted on the Parkland County website prior to the Public Hearing.

Engagement Summary

The purpose of the open house was to identify proposed amendments to Parkland County's MDP and seek resident and stakeholder feedback on the proposed amendments.

- ❖ The open house was held August 28, 2019 from 5:00 pm – 7:30 pm at Parkland County Centre, 53109A Hwy 779, Parkland County, AB

- ❖ Seven (7) citizens attended:
 - Three (3) residents from Country Residential areas in Parkland County
 - One (1) resident from Lakefront Residential areas in Parkland County
 - Three (3) stakeholders/property owners from non-residential parts of Parkland County
- ❖ The majority of residents indicated they were notified of the Open House via the emailed notification letter (4) followed by “word of mouth” (2), and newspaper ads (1).



Figure 1: Photo taken at the August 28 open house.



Figure 2: Open House layout (August 28 event).

Appendix A: Open House Newspaper Advertisements





**Do you live in the County?
We want to
hear from you!**

We're looking at making changes to our Municipal Development Plan.

The proposed changes will support the development of complete communities in the County's residential areas!

The proposed amendments in Bylaw 2019-15 are applicable "County wide" and are not site specific.

Bylaw 2019-15 proposes amendments to Section 7.0 – Rural Communities & Housing and Section 8.0 – Recreation & Tourism Development of the Municipal Development Plan.

Drop in at our open house to learn more about the project and have your say!

WHEN:
AUGUST 28, 2019 from 5:00 p.m. - 7:30 p.m.

WHERE:
Council Chambers, Parkland County Centre

WHAT:
Proposed amendments encourage a greater mix of land uses and encourage the potential for recreation type development and uses in the County's designated residential areas.

For more information: visit the website below, call 780-968-8888 or email martin.frigo@parklandcounty.com.

 **parkland**
county

www.parklandcounty.com/MDPopenhouse

Appendix B: Open House Notification Letter

Page 1

OPEN HOUSE



August 6th, 2019

YOU ARE INVITED

WHAT: OPEN HOUSE FOR PROPOSED AMENDMENTS TO
PARKLAND COUNTY'S MUNICIPAL DEVELOPMENT
PLAN

WHEN: AUGUST 28, 2019
5:00P.M. TO 7:30 P.M. (DROP IN)

WHERE: COUNCIL CHAMBERS, PARKLAND COUNTY CENTRE
53109A HWY 779
PARKLAND COUNTY, AB

Parkland County is hosting an open house for proposed amendments to the Municipal Development Plan. Bylaw 2019-15 proposes amendments to Section 7.0 - "Rural Communities & Housing" and Section 8.0 - "Recreation & Tourism" to encourage:

- A greater mix of land uses in the County's designated residential areas
- Potential for recreation type development and uses in County designated residential areas

The proposed amendments in Bylaw 2019-15 are applicable "County wide" and are **not site specific**.

Please drop in to learn more about the project and provide your comments.

YOUR INPUT AND FEEDBACK ARE IMPORTANT TO US!

For more information please contact:

Martin Frigo, Manager, Long Range Planning, Parkland County
Phone (780) 968-8888 **Email** martin.frigo@parklandcounty.com

Trina Lamanes, Long Range Planner, Parkland County
Phone (780) 968-8888 **Email** trina.lamanes@parklandcounty.com



MUNICIPAL DEVELOPMENT PLAN UPDATES

FREQUENTLY ASKED QUESTIONS

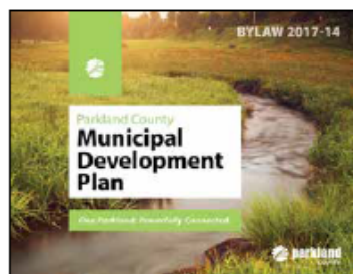
WHAT IS A MUNICIPAL DEVELOPMENT PLAN (MDP)?

The Municipal Development Plan (MDP) is the County's "planning blueprint" for future growth. The MDP provides guidance for future land uses in the County and how areas will be developed in a responsible manner.

Municipal Development Plan Bylaw 2017-14 - One Parkland: Powerfully Connected is the County's MDP.

WHAT IS AN AMENDMENT & WHY DOES THE MDP NEED ONE?

The MDP is a living document and needs to be updated from time-to-time to ensure policies best meet the needs of the community. Keeping the MDP relevant helps maintain a strong quality of life and ensures the County's goals are being met. Amendments to the MDP are adopted by Council Bylaw and become part of the MDP.



WHAT IS THE PURPOSE OF THE PROPOSED AMENDMENTS?

The proposed amendments are intended to encourage a greater range and access to community amenities and land uses for residents.

HOW WILL THIS BE ACHIEVED?

The proposed amendments encourage a greater mix of land uses and the potential for recreation type developments in the County's designated residential areas. All future developments would need to adhere to existing MDP policies. This would ensure that future uses compliment and do not conflict with existing residential land uses.

WILL THESE MDP AMENDMENTS REZONE MY LAND?

No. The County is not amending Land Use Bylaw 2017-18. Proposed amendments to the MDP will better align MDP policies to the current Land Use Bylaw district regulations.



MUNICIPAL DEVELOPMENT PLAN UPDATES

Appendix C: Open House Display Boards

Appendix C represents information shared with the public at the open house on August 28, 2019.

Welcome

Proposed Amendments to Municipal Development Plan | *Open House*

**August 28, 2019
5:00 pm - 7:30 pm**

Purpose of today's open house is to:

-  **Identify proposed amendments to Parkland County's
Municipal Development Plan (MDP)**
-  **Seek resident & stakeholder feedback on proposed
amendments**
-  **Answer your questions**
-  **Provide information on next steps**

What is the Municipal Development Plan?

The Municipal Development Plan (MDP) is a “long term **growth plan**” for the community.



MDPs are **required** by provincial legislation for **every municipality** in Alberta.

MDPs can be **amended** to meet changing community **needs**, County **requirements**, and address **policy gaps**.



PROPOSED MDP AMENDMENTS



Why is Parkland County Amending its MDP?

1

To encourage “**complete communities**” that contain a mix of land uses with greater **access** to community amenities for residents.

2

To provide the potential for greater **recreation** and **tourism** opportunities in residential areas that better support **community growth, quality of life** and economic **diversification**.

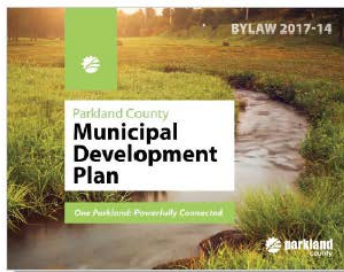
3

To better **align** the MDP and Parkland County’s **Land Use Bylaw** (LUB).

PROPOSED MDP AMENDMENTS



What are the changes?



**Municipal Development Plan
Bylaw 2017-14**
One Parkland: Powerfully Connected

No **map changes.**

**Proposed policy amendments
are **not** site-specific.**

MDP SECTION 7.0 - RURAL COMMUNITIES & HOUSING

Proposed amendments in this section will support a mix of land uses in all Country Residential and Lakefront Residential areas and promote the creation of complete rural communities.

MDP SECTION 8.0 - RECREATION & TOURISM DEVELOPMENT

Under the proposed amendments in this section recreation and tourism development may be considered in all Country Residential and Lakefront Residential areas if they:

- i) are compatible with existing and future land uses;
- ii) adequately address site servicing and transportation;
- iii) provide local and regional benefit; and
- iv) meet all applicable MDP policies and County, provincial, and federal policies and regulations.

PROPOSED MDP AMENDMENTS



How will the changes affect me?

Increased opportunities to **live, work** and **play** in your rural neighbourhood.

LIVE

1

Encourage convenient access to services that can improve quality of life.

WORK

2

Potentially create employment opportunities closer to home.

PLAY

3

Encourage local recreation and tourism opportunities.

Please provide
your feedback
here



PROPOSED MDP AMENDMENTS



COMPLETE COMMUNITIES

A “complete community” is one where you can live, work and play in the same neighbourhood.

Complete communities are supported by Parkland County's Strategic Plan and Integrated Community Sustainability Plan.

- ☒ **LIVE**
- ☒ **WORK**
- ☒ **PLAY**

MIXED LAND USE

A key element in creating complete communities includes encouraging a mix of land uses that facilitate better access to services and amenities for residents of all ages and ability levels.

A mix of land uses supports a diverse local economy while respecting the residential nature of an area.



PROPOSED MDP AMENDMENTS



NEXT STEPS

WE
ARE
HERE

Open House

August 28, 2019

SEPT
2019

**Administration reviews public
comments and make changes as
needed**

OCT
2019

Public Hearing

October 22, 2019, 10:00 am

QUESTIONS OR COMMENTS?

PLEASE CONTACT:

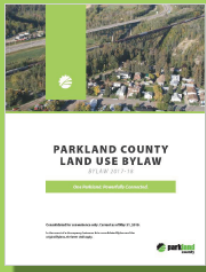
Martin Frigo, Manager, Long Range Policy Planning
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PROPOSED MDP AMENDMENTS



What is the Land Use Bylaw?



1

The Land Use Bylaw (LUB) contains the day-to-day development **regulations** for all land use districts in Parkland County.



2

It identifies **permitted** and **discretionary** uses for each district.



3

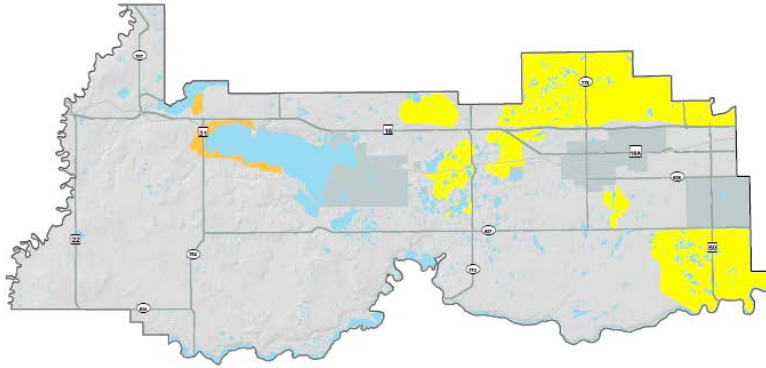
The LUB will **not be changed** as part of the proposed MDP amendments



PROPOSED MDP AMENDMENTS



MDP | DEVELOPMENT CONCEPT MAP



Proposed changes to the MDP are "County wide" and applicable to all residential areas (shaded orange and yellow).

MAP LEGEND

- COUNTRY RESIDENTIAL
- LAKEFRONT RESIDENTIAL

PROPOSED MDP AMENDMENTS



FREQUENTLY ASKED QUESTIONS

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**Municipal Development Plan
Bylaw 2017-14**
One Parkland: Powerfully Connected

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WILL THESE MDP AMENDMENTS REZONE MY LAND?

No. The County is not amending Land Use Bylaw 2017-18. Proposed amendments to the MDP will better align MDP policies to the current Land Use Bylaw district regulations.

PROPOSED MDP AMENDMENTS



Appendix D: Open House Exit Surveys



Exit Survey

Thank you for sharing your time and knowledge! Please let us know how we did.

1. I am a resident of:
 - ☒ Parkland County
 - ☐ Other: _____
2. I am a (check all that apply):
 - ☒ Resident
 - ☒ Landowner
 - ☐ Business owner
 - ☐ Farmer/rancher
 - ☐ Developer
 - ☐ None of the above
3. How did you hear about this open house?
 - ☐ Tony Plain Reporter/Spruce Grove Examiner
 - ☒ Community Voice
 - ☐ Devon Dispatch
 - ☐ Parkland County website
 - ☐ Radio ad
 - ☐ Facebook
 - ☐ Twitter
 - ☐ Word of mouth
 - ☐ Other: _____
4. Was the location and time convenient?
 - ☒ Yes
 - ☐ No

If "No", please provide feedback here.

5. How would you like to engage with us for future amendments to County plans like the MDP?
 - ☒ Open house
 - ☐ Formal presentation
 - ☐ Online Survey
 - ☐ Other: _____

6. What would make this type of event better? Please provide any feedback here.

Any questions? Please contact:

Martin Frigo
 Manager, Long Range Policy Planning
 Phone: 780 968 8888 ext. 8393
 Email: martin.frigo@parklandcounty.com

Trina Lamanes
 Planner, Long Range Policy Planning
 Phone: 780 968 8888 ext. 8795
 trina.lamanes@parklandcounty.com

Exit Survey

Thank you for sharing your time and knowledge! Please let us know how we did.

1. I am a resident of:
☐ Parkland County
☒ Other: Edmonton
2. I am a (check all that apply):
☐ Resident
☐ Landowner
☐ Business owner
☐ Farmer/rancher
☐ Developer
☒ None of the above
3. How did you hear about this open house?
☐ Stony Plain Reporter/Spruce Grove Examiner
☐ Community Voice
☐ Devon Dispatch
☐ Parkland County website
☐ Radio ad
☐ Facebook
☐ Twitter
☐ Word of mouth
☒ Other: email
4. Was the location and time convenient?
☒ Yes
☐ No
If "No", please provide feedback here.

5. How would you like to engage with us for future amendments to County plans like the MDP?
☒ Open house
☒ Formal presentation
☒ Online Survey
☐ Other: _____
6. What would make this type of event better? Please provide any feedback here.
Possibly more on the possible wording of the
amendment.

Any questions? Please contact:

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Exit Survey

Thank you for sharing your time and knowledge! Please let us know how we did.

1. I am a resident of:
 - ☐ Parkland County
 - ☒ Other: Stony Plain RESIDENT
WYBARKIN
 2. I am a (check all that apply):
 - ☐ Resident
 - ☒ Landowner
 - ☐ Business owner
 - ☐ Farmer/rancher
 - ☐ Developer
 - ☐ None of the above
 3. How did you hear about this open house?
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 - ☐ Word of mouth
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 4. Was the location and time convenient?
 - ☒ Yes
 - ☐ No

If "No", please provide feedback here.

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 - ☐ Other: _____
 6. What would make this type of event better? Please provide any feedback here.
- _____
- _____
- _____

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