

Bylaw 2017-14: Written Submissions

(received prior to June 30, 2017)

1. Alberta Capital Region Wastewater Commission (received June 21, 2017):

From: [REDACTED]

Sent: Wednesday, June 21, 2017 1:38PM

To: Rachelle Trovato <rtrovato@parklandcounty.com>

Subject: comment to Municipal Development Plan Bylaw No. 2017-14

Hi Rachelle,

The Commission has the following comment regarding the Parkland County Municipal Development Plan (May 2017):

For wastewater, the County should also consider localized/decentralized wastewater treatment facilities for remote communities (middle and west of the County), given the location of the Commission's sewer system.

Regards,

[REDACTED]

Engineering Planning Manager

Alberta Capital Region Wastewater Commission

[REDACTED]

2. Winfield Power Company (Received June 22, 2017)

From: [REDACTED]

Sent: Thursday, June 22, 2017 11:39AM

To: Rachele Trovato <rtrovato@parklandcounty.com>

Subject: RE: EXTERNAL REFERRAL: Municipal Development Plan Bylaw No. 2017-14

Windfield Power Company

As a resident of Parkland County, it was a pleasure to hear the positive approach and vision of protection & sustainability of my community. With the development of new opportunities for growth and employment within our community. We as a company and stake holder are also encouraged by the positive approach the county is taking towards enhancing and growing our natural attractions. We are also encouraged with the opportunity to enhance the county for all to enjoy, and at the same time finish with a development that will become a land Stuart for decades to come. I look forward to implementing the new MDP and ultimately completing the Gateway to the West project and enhancing our community for its residence and those of surrounding community's.

[REDACTED]

[REDACTED]

Windfield Power Company.

River Park Estates tm.

3. The City of Spruce Grove (Received June 22, 2017)

From: [REDACTED]

Sent: Thursday, June 22, 2017 3:00PM

To: Rachelle Trovato <rtrovato@parklandcounty.com>

Subject: RE: EXTERNAL REFERRAL: Municipal Development Plan Bylaw No. 2017-14



June 21, 2017

Mayor Shaigec and Members of Parkland County Council
53109A Hwy 779
Parkland County, AB
T7Z 1R1

Dear Mayor Shaigec and Members of Parkland County Council,

RE: PARKLAND COUNTY PROPOSED MUNICIPAL DEVELOPMENT PLAN BYLAW NO. 2017-14

Thank you for the opportunity to comment on the County's proposed Municipal Development Plan (MDP), Bylaw No. 2017-14. We recognize the significant effort and resources that have gone into this document and commend Parkland County's Council and administration on a thoughtful and comprehensive plan that will provide for the future direction of growth within the County.

As the County is aware, the City of Spruce Grove has recently completed a growth study that determined its future land needs in order to meet the future growth needs of the City for the next fifty years. A portion of the land identified for the City's future growth lies south of the City's current municipal boundary and is shown as Agricultural Small Holdings on Figure 8 of the draft MDP. Although the associated policy framework does not support fragmentation for residential subdivision within this area, it does support a total of four to six parcels per quarter section for specialty agricultural operations and horticultural uses. The City does not support the potential for further fragmentation with the City's proposed expansion area and requests that the County consider reducing the number of potential parcels that may be subdivided within the proposed expansion area.

Thank you for your consideration of our concern.

Yours truly,

[REDACTED]

Debra Irving
Director of Planning and Development

c.c. Corey Levasseur, General Manager of Planning and Infrastructure
Sue Armstrong, Senior Planner

4. Wagner Natural Area Society (Received June 23, 2017)
From: [REDACTED]
Sent: Friday, June 23, 2017 1:59PM
To: Rachelle Trovato <rtrovato@parklandcounty.com>
Subject: MDP comments from Wagner Natural Area Society

June 23, 2017

Martin Frigo, MDP Project Manager,
Supervisor, Long Range Planning,
Planning and Development Services,
Parkland County,
53109A Highway 779, Parkland County, AB
T7Z 1R1

Dear Mr. Frigo,

Re: Parkland County draft Municipal Development Plan, May 2017

The Wagner Natural Area Society was pleased to have the opportunity to review the County's draft Municipal Development Plan and has a number of comments and concerns to bring to your attention.

We see elements of this draft plan that would be an existential threat to the survival of Wagner Natural Area. Some grand statements in the MDP that suggest support for protection of sensitive environmental areas are not consistent with the details that allow for incompatible land uses and transportation infrastructure.

We do want to commend the County for presenting this document through a wide-ranging public engagement process. We were pleased to see the acknowledgement of the significance of the Wagner Natural Area (WNA) to the county's Natural Environment (Chapter 10 of the MDP). Highlighting WNA in a document that is central to the County's long-ranging planning and as guidance for land use is welcome recognition, and we are enthusiastic about citizens of the county becoming aware that our special area is considered a gem.

However, we are concerned that some of the following MDP statements are not supported by the plans and land uses that are being contemplated for the Wagner Natural Area, its immediate surroundings, and our groundwater recharge area.

- A central best planning practice found in both the Growth Plan and the Parkland County MDP is the preservation of agriculture and natural environmental living systems through focused development that is efficient, clustered and contiguous. P.7
- ...best planning practices such as fully considering the effects of development on natural systems P.7
- Parkland County...naturally connected through its diverse natural areas cherished by its residents. P.11
- Parkland County will steward our natural environment... P.12
- Protecting environmental landscapes is the foundation of rural sustainability. Without a functioning environmental system, the ecological goods and services that support all aspects of our lives cannot be provided. P.13
- Agri-tourism and responsible eco-tourism is supported throughout the County as a way of...preserving natural areas... P.73
- 9.2.3 Avoiding Sensitive Areas a. Developments may be required to design road networks as far away as possible **from environmentally sensitive areas, wildlife corridors or habitats**, and prime agricultural lands while maintaining high standards for safety. P.84
- Water, wastewater and stormwater servicing must be managed effectively to safeguard public health and prevent pollution and contamination of water, both surface and **groundwater** resources. P.90

- 10.1.2 High Priority Landscapes ...are environmentally sensitive areas that require a careful approach to development...and should address...:
 - i. Integration with large natural ecosystem complexes and critical wildlife corridor linkages....Development proposals that may impact these systems should consider and integrate these landscape features as part of development projects
 - ii. Preservation of surface and ground water interactions and connectivity... P.104
- 10.2.2 Integrated Regional Planning a. The County will partner with...non-government organizations and the public to ensure the protection of environmental features within and connected to Parkland County. P.106
- Maintaining the quality and quantity of groundwater resources in Parkland County is critical to the health and well-being of ecosystems and communities in Parkland County. P.108
- 10.4.3 Surface and Groundwater Resources...County...Requiring...studies...to ensure any proposed planning and development processes will not negatively impact groundwater or surface water resources in the area; P.109

Water is the lifeblood of Wagner Natural Area. The quality, quantity, distribution, and flow rate of surface water and especially groundwater all have a consequence upon the unique conditions of the natural area...its vegetation, marl ponds, and a host of biological and hydrogeological features.

Our experience with developments near Wagner Natural Area, which are supposed to be guided by overarching documents like the MDP, is that the developers never adequately grasp the interconnectedness of surface water and groundwater. This interconnectedness is of utmost importance to the persistence of Wagner Natural Area. Parkland County needs to raise the bar on this aspect of its planning documents such as the MDP. **The County needs to strongly express in the MDP just how significant groundwater recharge areas can be and insist on either avoidance of recharge areas or adoption of appropriate technology that will prevent impacts on groundwater recharge.**

Furthermore, groundwater and recharge areas need to be recognized as an integral component of Healthy Ecosystems, but is currently treated as simply an engineering “problem.” How is the County going to address the issue of expertise to assess impacts, both technical and biological, potentially resulting from developments proposed in groundwater-sensitive areas? What qualifications are going to be put in place for consultants working on such developments and for county regulators reviewing consultants’ reports?

Requirements for comprehensive biophysical assessments (P.155-156) should include impacts on groundwater discharge. Also, details about soil and other conditions are also needed as they have a bearing on the context of the assessments being done. If they are not included in the MDP, where are they addressed?

Under 2.2 Shallow Water Table/Percolation Testing, it’s not clear what is meant by “a water table that is 2.13m or greater”. Do you mean “shallower than,” “deeper,” are you excluding areas with a water table shallower than 2.2m from development? Under 2.3 Domestic Groundwater Assessment, a consultant’s report conclusion should also include (see bold) “(ii) whether the diversion of 1250 cubic metres of water per year for household purposes under section 21 of the *Water Act* for each of the households within the subdivision will interfere with any household users, licensees, **Environmentally Significant Areas**, or traditional agriculture users who exist when the subdivision is approved”. Who decides whether the consultant is correct? Finally, on groundwater, we could not find mention of the recharge area outline south of Wagner Natural Area, nor mention of the special requirements for development inside that area. Where do you plan to incorporate those requirements?

In general, the MDP recognizes Environmentally Significant Areas (ESAs) and refers to regulations for developments “in or adjacent to” ESAs. There is no definition of “adjacent”...nor is there recognition of the fact that preserving natural systems under sections 1.4 (preservation of natural systems) and 2.2 (allowing living things to live well now and into the future) does mean protecting things that might not be adjacent in the sense of

touching an ESA. For example, this concept of adjacent needs to factor in such realities as the recharge area to Wagner Natural Area that extends far south of the actual ESA.

Connectedness of surface habitat is also important. While we appreciate the recognition of Wagner Natural Area as part of the High Priority Landscape that connects with the Big Lake ecosystem (Figure 13, P.102), we don't see land use design nor transportation and utility infrastructure that would be compatible with enabling such connectedness. Actively planning to further isolate environmentally sensitive areas does not seem to reflect the grand statements made in the MDP.

One potential barrier near Wagner Natural Area is clearly shown in the transportation infrastructure figure (Figure 11, P.82). A proposed arterial collector, a major roadway addition, is shown extending from Spruce Grove right through the heart of the Wagner groundwater recharge area and along the south side of the natural area's boundary. This type of planning seriously contradicts the MDP's claim to only plan road systems to be as far as possible from sensitive areas (9.2.3). This type of a barrier may seriously impact our groundwater recharge, will further isolate the natural area from regional wildlife, and impact the wilderness characteristics of the natural area.

Upon what basis does the County establish proposed arterial roads? We feel that such a road, in addition to directly impacting the natural area, would actively promote significant development on the lands south of the natural area that overlay most of our groundwater recharge area.

We ask you to give our concerns serious consideration in the crafting of the final MDP.

Sincerely,

Ben Rostron
President, Wagner Natural Area Society

[REDACTED]

Dave Ealey
Treasurer, Wagner Natural Area Society

[REDACTED]

Irl Miller
Past-President, Wagner Natural Area Society

[REDACTED]

Pat Clayton
Director, Wagner Natural Area Society

[REDACTED]

5. Brazeau County (Received June 23, 2017)

From: [REDACTED]

Sent: Friday, June 23, 2017 2:23PM

To: Rachelle Trovato <rtrovato@parklandcounty.com>

Subject: RE: EXTERNAL REFERRAL: Municipal Development Plan Bylaw No. 2017-14



Brazeau County

7401 Township Road 494, P.O. Box 77, Drayton Valley, Alberta T7A-1R1

PHONE: (780) 542-7777 - FAX: (780) 542-7770

www.brazeau.ab.ca

June 22, 2017

Rachelle Trovato, Planner
Parkland County
53109A Hwy 779
Parkland County, AB T7Z 1R1

Dear Rachelle Trovato:

**RE: Notice of Public Hearing of Proposed Municipal Development Plan Bylaw
No. 2017-14**

Thank-you for referring Parkland County's proposed Municipal Development Plan to Brazeau County for review and comment. As indicated in Figure 8: Prime Agriculture Areas, "Agricultural Area West" borders Brazeau County. This area aims to preserve large tracts of land for larger farming operations. A total of 4 parcels per quarter section is supported within this area. Also adjacent to Brazeau County is the Prime Recreation & Tourism Area – Great Waters. This recreation and tourism area is intended to promote a quiet waterfront lifestyle with uses such as campgrounds, pedestrian trails, equestrian facilities and other recreation and tourism supportive uses. Brazeau County has no concerns with these dedicated areas and their subsequent policies.

Figure 11: Transportation Infrastructure indicates Range Road 71 extending south towards Brazeau County as a future minor collector road. Brazeau County does not reflect the same road classification for Range Road 71 and instead designates it as a local road. Any future upgrade of this road to a higher classification would require approval from Council and the County's Public Works & Infrastructure Department.

If you have any questions or concerns, please contact the Planning and Development Department at 780-542-2667.

Yours truly,

[REDACTED]

Jessica Karpo
Municipal Planning Intern

cc: Benjamin Misener, Manager of Land and Environment
Martino Verhaeghe, Director of Planning and Development
Winston Rossouw, Director of Public Works & Infrastructure

6. Town of Stony Plain (Received June 23, 2017)

From: [REDACTED]

Sent: Friday, June 23, 2017 2:58PM

To: Rachele Trovato <rtrovato@parklandcounty.com>

Subject: RE: EXTERNAL REFERRAL: Municipal Development Plan Bylaw No. 2017-14



June 23, 2017

53109A Hwy 779
Parkland County, AB T7Z 1R1

Dear Ms. Trovato:

Thank you for the opportunity to comment on the draft Parkland County Municipal Development Plan.

The attached review summary has been compiled by Administration to highlight portions of the plan that either specifically or broadly involve the Town and which include the Town's comments.

The plan is well laid out and very comprehensive. The Town values the regional and intermunicipal collaborative emphasis found throughout the document and appreciates the continued practice of providing application referrals for development adjacent to the Town. The Town notes a few future proposed roadways near its boundary and wishes to be informed and participant during the planning of these roads. The Town would welcome additional wording regarding the protection of the highways (60, 627 and 779) between the town of Stony Plain and the southern portion of the city of Edmonton and the town of Devon to ensure access to these areas and the areas south and east of them including the Edmonton International Airport. The Town looks forward to continuing to work with the County on regional planning initiatives and supports the concept of Small Agricultural Holdings as presented in the Plan, as well as ensuring land surrounding the Town is municipally serviced.

The Town of Stony Plain appreciates the opportunity to comment on the proposed Municipal Development Plan. Please feel free to contact me if you have any further questions or concerns.

Sincerely,

[REDACTED]

Miles Dibble
Sustainability Planner

7. City of Edmonton (Received June 23, 2017)

From: [REDACTED]

Sent: Friday, June 23, 2017 3:47PM

To: Martin Frigo <mfrigo@parklandcounty.com>

Subject: RE: EXTERNAL REFERRAL: Municipal Development Plan Bylaw No. 2017-14

Good Afternoon,

We reviewed the revised draft of your Municipal Development Plan that was posted on your website this week. We appreciate the revisions that were made following our June 14 discussion. As a result, the City of Edmonton has no concerns with the document.

Sincerely,

Brian



Brian McCosh M.Pl., MCIP
PRINCIPAL PLANNER
REGIONAL PLANNING
SUSTAINABLE DEVELOPMENT | CITY PLANNING

8. Leduc County (Received June 23, 2017)

From: [REDACTED]

Sent: Friday, June 23, 2017 3:55PM

To: Rachelle Trovato <rtrovato@parklandcounty.com>

Subject: RE: EXTERNAL REFERRAL: Municipal Development Plan Bylaw No. 2017-14



Planning and Development Department

File: 0870-P01

Sent by Email to: rtrovato@parklandcounty.com

June 23, 2017

Parkland County: Planning and Development Services

53109A Hwy 779

Parkland County, Alberta T7Z 1R1

Dear Ms. Trovato:

RE: Municipal Development Plan Bylaw 2017-14

Thank you for referring the proposed municipal development plan to Leduc County for review.

We have reviewed the information package pertinent to the above mentioned file, and have no concerns regarding the proposal.

If you have any questions or concerns, please contact the undersigned.

Sincerely,

[REDACTED]

Benjamin Ansaldo

Planner I, Long Range Planning

cc. Laurie Johnson, Senior Planner in Long Range Planning

D'Anne O'Keefe, Manager of Current Planning

9. **Alberta Environment and Parks (Received June 26, 2017)**

From: [REDACTED]
Sent: Monday, June 26, 2017 10:14AM
To: Rachelle Trovato <rtrovato@parklandcounty.com>
Subject: Parkland County Draft MDP review and feedback

Hi Rachelle,

Thank you for the opportunity to review and comment on Parkland County's Draft Municipal Development Plan. Overall we think it is a well-researched, thoughtful and practical overarching policy document that provides clarity about how the County anticipates the ways growth and development will impact the natural environment.

In terms of general feedback, Alberta Parks has recently been engaging with Parkland County staff on the Draft Management Plan for Lois Hole Centennial Provincial Park, formerly Big Lake Natural Area. A major concern regarding the management of the park is the impact of adjacent land uses and activities on the ecological health within and around the park including water quality and quantity and habitat for rare and sensitive species. A conservation values and threats assessment was completed as part of the management planning process and revealed that the park represents an area of significantly low disturbance within a highly disturbed landscape which is unsurprising considering it is situated within a rapidly growing urban region. Adjacent residential development was identified as one of the biggest threats, with issues related to light pollution, stormwater runoff, and habitat fragmentation. A major focus of the park's draft management plan is on collaborative management and developing strong relationships with adjacent municipal neighbours to ensure the long-term health of the park and, considering the breadth of environmental policies and programs offered by the County, we hope to partner with the County to achieve common goals related to biodiversity protection, environmental stewardship and community health and well-being.

The draft MDP identifies the lands surrounding the Lois Hole Centennial Provincial Park as zoned Country Residential with provisions to ensure that development proposals in areas designated as High Priority Landscapes and Environmentally Significant Areas consider natural environment features and may require, and in some cases must submit, a BIA. Additionally, Section 10 discusses the special consideration that will be given to the potential for cumulative impacts of development, particularly in High Priority Landscapes. While the County has clearly been developing a strategic approach to avoid the impacts from cumulative effects, many of the processes in place that initiate site-specific planning are triggered through development and subdivision application processes. As the Lois Hole Provincial Park planning team has been contemplating management objectives and actions, we've been thinking beyond the boundaries of the park and would be grateful to be involved in the short and long term planning, development, research and monitoring of adjacent lands. Many existing County policies, such as the Dark Sky, Biodiversity and Environmental policies, support the management direction in the Lois Hole Draft Management Plan and we believe that collaboration will spark innovative approaches to land use management for the benefit of all land users.

Specific feedback:

- Sections 7.1.4 and 10.1 refer to "Environmentally **Sensitive** Areas" but uses "Environmentally **Significant** Areas" in other parts of the document. The proper term for the designation is the latter.
- Section 10.1.3 – would like clarity about how ERs and EREs are managed to achieve biodiversity/environmental conservation goals.

Thanks again for the opportunity to contribute. We appreciate the incredible responsibility municipalities are tasked with and the direct role that they play in managing large and diverse areas of land while balancing the social, economic and environmental needs of their community. This draft plan, along with additional policies, reports, processes and regulations, will be a great resource to support land use decisions.

Sincerely,

Kate Churchill



Kate Churchill, B.A., MPlan | Senior Parks Planner
Parks Division | Environment and Parks



10. TransAlta Generation Partnership (Received June 29, 2017)

From: [REDACTED]

Sent: Thursday, June 29, 2017 3:55PM

To: Martin Frigo <mfrigo@parklandcounty.com>

Subject: FW: 2017 Municipal Development Plan Bylaw 2017-14

[REDACTED]

I engaged internally with employees in our Business Development; Mining; Reclamation, Land and Commercial teams and no one voiced any concerns.

I want to commend you and the whole team on an excellent document. Thank you for your great work in engaging with stakeholders and including TransAlta throughout the process.

My best wishes to you for a wonderful long weekend.

Take care,

Cheryl McNeil | Senior Advisor Stakeholder Relations

TRANSALTA GENERATION PARTNERSHIP

[REDACTED]

1. **Alberta Health Services (Received June 29, 2017)**

From: [REDACTED]
Sent: Thursday, June 29, 2017 4:20PM
To: Rachelle Trovato <rtrovato@parklandcounty.com>
Subject: MDP Bylaw No. 2017-14



June 29, 2017

Parkland County
Attn: Rachelle Trovato, Planner
53109A Highway 779
Parkland County, AB
T7Z 1R1

E-mail: rtrovato@parklandcounty.com

Dear Ms. Trovato:

RE: Municipal Development Plan Bylaw No. 2017-14

The Municipal Development Plan for Parkland County was reviewed by Alberta Health Services using a public health lens that includes considerations for the design of healthy communities. Parkland County faces challenges in building compact neighbourhoods with services in close proximity to neighbourhoods due to its rural nature. However, there are components of Healthy Communities by Design incorporated into the Municipal Development Plan where feasible.

General Land Use

- Diverse housing options with variable affordability are to be promoted.
- Residential areas, such as hamlets may include institutions, recreation facilities, parks, trails and open spaces.
- Buffering between residential land use and agriculture, industrial and commercial uses will be considered to minimize the impacts.

Healthy Neighbourhood Design

- Multi-use roadways will be considered in rural roadways.
- Community assets and gathering places will be considered for creating sustainable rural living.

Healthy Housing

- Diverse housing options with different levels of affordability will be promoted within Parkland County. Incorporating healthy housing principles into land use planning encourages social inclusion and sense of community belonging.

Healthy Natural Environments

- Healthy ecosystems and natural areas will be maintained and promoted within Parkland County.

Environmental Public Health

[REDACTED]

- New parks, open spaces and recreation facilities will be maintained or developed within hamlets with a focus on making available to people of all abilities. Planning for these areas will increase social inclusion and active lifestyles.

Healthy Transportation Networks

- Active transportation will be supported through trails, pathways and possibly through multi-use roadways in rural areas.
- Transit systems are supported especially for major employment areas such as Acheson.

Alberta Health Services supports these strategies for municipal development as it helps residents to make healthy choices. Active travel through trails and pathways allows residents to increase physical activity that in turn can decrease the rates of chronic health diseases in the community and help decrease costs of social programs and supports. Parks and open spaces provide both active and passive recreation opportunities for all ages which have both physical and mental benefits for users. Promoting transit, a variety of housing options and active transportation creates social connections, reduces vehicular air pollution and decreases cost of road maintenance.

Thank you for the opportunity to comment.

Sincerely,



Koreen Anderson, B.Sc., CPHI(C)
Environmental Health Officer / Executive Officer