

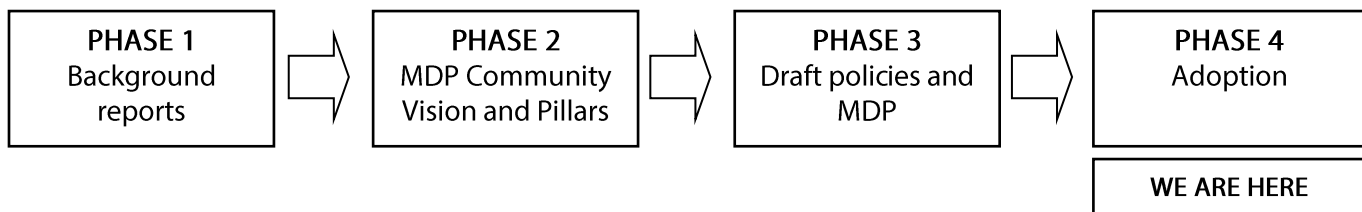
Topic: Bylaw 2017-14 Municipal Development Plan

Introduction:

This report provides Council with information on Bylaw 2017-14 Municipal Development Plan (MDP).

Facts (Background Information):

Administration began work on the new Municipal Development Plan (MDP) in January 2014. The new MDP was completed in 4 phases:



A summary of each phase includes:

Phase 1 - this phase involved the completion of the Environmental Conservation Master Plan, Community Scan & Analysis, Future of Agriculture Study, and Wetland Inventory and Historical Loss Assessment.

Phase 2 – this phase involved the development of the MDP Community Vision Statement and the MDP Community Pillars.

Phase 3- this phase involved completing extensive community engagements and the development of the Draft MDP.

Administration is in Phase 4 of the MDP. This phase requires approval of Bylaw 2017-14 Municipal Development Plan by Parkland County Council and the Capital Region Board.

Public Engagement

Administration undertook extensive public engagement in preparing the new MDP. The engagement process focused around four key areas:

Traditional engagement methods

Administration facilitated eighteen public workshops and open houses throughout the MDP process. Workshops and open house sessions were open to all members of the public and stakeholders.

Attendance at community events

As part of the MDP process, Administration attended local events held throughout the County to reach a wide range of residents who may not have attended a traditional open house. Administration was on hand at events including the Carvel Pierogi Dinner, the Garden Valley President's Dinner, and the Spring Trade Show promoting resident awareness of the MDP project.

Youth engagement

Administration created the "Parklandia" program to gather youth's feedback and perspectives on future growth and development in the County.

On-line engagement

Administration used multiple tools to gather resident and stakeholder feedback throughout the MDP process. This included the use of on-line surveys and interactive mapping tools.

Administration also maintained a public and stakeholder e-mail list to provide residents and stakeholders status updates on the MDP. E-mail lists kept residents and stakeholders informed throughout the MDP process.

Indigenous community communication

Throughout the MDP process, Administration communicated with representatives from several indigenous communities to discuss draft MDP policy directions. These included the Enoch Cree Nation, Paul Band Nation, Lac Ste Anne Métis Nation, Alexander First Nation and Alexis Nakota Sioux First Nation.

Committee engagement

On May 26, 2017, Administration facilitated a joint-public committees meeting to seek feedback on the draft MDP. Public Committee members from the Agricultural Services Board, Community Sustainability Committee, and Economic Diversification Committee attended the session and assisted Administration in identifying key planning considerations for the MDP.

Public Engagement findings for the MDP process are presented in the *MDP What We Heard* document which will be included in the Council agenda package for draft MDP Public Hearing.

Analysis:

A new Municipal Development Plan is being proposed for the County for the following reasons:

- the current MDP is 10 years old and does not reflect current population or demographic characteristics;
- growth in County employment areas (Acheson, Entwistle) are not reflective in the current MDP; and,
- the MDP needs to align to updated statutes and new plans including the Municipal Government Act, *Edmonton Metropolitan Growth Plan*, and the Parkland County Long-Term Strategic Plan.

MDP policies also need to be reflective of current economic and community realities which will have impacts on future growth in Parkland County.

Provincial and statutory plan considerations

Municipal Government Act (RSA 2000 as amended) and *Edmonton Metropolitan Region Growth Plan* Parkland County is required under section 632(1) of the *Municipal Government Act (RSA 2000 as amended)* to adopt a Municipal Development Plan. Section 632 also outlines specific requirements which must be addressed in these plans. Bylaw 2017-14 meets all requirements under Municipal Government Act Section 632.

As a member of the Capital Region Board (CRB), the County must also align the MDP with the policies of the *Edmonton Metropolitan Region Growth Plan* ("Growth Plan"). Bylaw 2017-14 Municipal Development Plan Section 1.4 – Regional Context Statement specifies how the proposed MDP aligns with the Growth Plan.

Parkland County Long-term Strategic Plan

Parkland County Council approved the *Parkland County Long Term Strategic Plan: 2040 and Beyond* in June 2017. The Plan outlines the Community Pillars, Guiding Principles and broad objectives that will guide corporate actions beyond 2040. The proposed MDP closely aligns to the Strategic Plan in key areas including: the development of complete communities, economic diversification, promoting respect for the environment, and providing responsible leadership.

Integrated Community Sustainability Plan

The proposed Municipal Development Plan was developed simultaneously to the update of the Integrated Community Sustainability Plan (ICSP). Administration ensured that both documents align closely in several key areas including:

- Community Vision Statement – the MDP Community Vision Statement and ICSP Vision Statement were created through multiple public engagement workshops and have the same vision statement for both plans;
- Community Pillars – the MDP and ICSP Community Pillars are the same pillars and were used to structure MDP policies and ICSP actions; and,
- Alignment of policies and actions: both plans closely align in overall policy directions.

MDP policy highlights

Policies in the proposed MDP improve on the County's current MDP policies in several specific areas.

Note – the section below highlights specific (new) MDP sections where improvements have been made.

MDP section highlights include:

1) Development Concept

The proposed MDP retains the majority of the County's land base for rural agricultural purposes. The Development Concept also identifies Growth Hamlets (Entwistle, Tomahawk and Duffield) and identifies remaining hamlets as rural hamlets. Central and east parts of the County are designated for County Residential uses. The Development Concept reinforces the prominence of Acheson and Fifth Meridian as major employment areas within the *Edmonton Growth Plan* Metropolitan area, and identifies several local employment areas throughout the County.

2) Agriculture

Proposed policies in this MDP section reinforce the importance of agriculture by protecting the

County's prime agricultural lands by minimizing non-agricultural uses and non-agricultural subdivisions, reinforcing "right to farm" legislation, and supporting value-added initiatives in rural agricultural areas to diversify agricultural activities. Proposed MDP policies also delineate specific agricultural areas (Figure 8) where new subdivision guidelines exist to support agriculture type uses. Policies in this section also support innovative housing types and complementary uses to support multi-generational family farming and rural living.

3) Economic Competitiveness and Employment

New MDP policies place a greater emphasis on economic diversification and local and hamlet economic development. Proposed policies also reinforce the importance of home-based business to the County, as well as encouraging local (commercial) services to locate in hamlet and community areas to serve the business needs of residents and communities. Proposed MDP policies also provide clarity around the County's expectation for responsible practices around natural resource extraction activities.

4) Hamlets

Proposed MDP policies place strong emphasis on hamlets as "complete communities". Policies in this section align with the *Edmonton Capital Region Growth Plan* by identifying growth hamlets (Entwistle, Tomahawk, and Duffield), and further emphasize Entwistle as a "Priority Growth Hamlet" where new housing, density, infrastructure investment and non-residential development may be prioritized. Proposed policies also place greater emphasis on "mixed use" developments, and the locating of institutional and recreational uses including seniors housing / care facilities, and trail and open spaces in the hamlets.

5) Rural Communities and Housing

The proposed MDP encourages residential development that meets varied housing and lifestyle needs through innovative communities and housing design. Policies in this section of the MDP also encourage responsible lakefront and resort development that respects and protects existing environmental features. Proposed MDP policies also direct Administration to update key area structure plans (ASP's) including the Glory Hills and Woodbend-Graminia ASP's. Proposed policies also guide new country residential development proposals to follow conservation by design principles to further respect the existing landscape and environmental features.

6) Recreation & Tourism Development

Policies in this section of the MDP further establishes the County as a regional destination for recreation and tourism by identifying three Prime Recreation and Tourism Areas; Wabamun/Pembina, Devon Dunes and Great Waters. Section policies further support agri-and eco-tourism opportunities. Section policies also support controlled lake access management, and provide guidelines for the development of recreation and tourism amenities. Section policies also support continued partnerships to provide recreation opportunities for residents.

7) Natural Environment

This section of the proposed MDP was informed by findings from the *Environmental Conservation Master Plan (2015)* and the *Wetland Inventory and Historical Loss Assessment (2016)*. Proposed MDP policies establish the County's "High Priority Landscapes" and further reinforces the location of Environmentally Significant Areas in the County. Draft MDP policies also clarify technical requirements for multi-parcel development proposals, and when a Desktop or Comprehensive

Biophysical Assessment may be required. Section policies also highlight the County's commitment to stewardship through education programs and integrated regional planning. This includes reaffirming participation in environmental groups, and involvement in the North Saskatchewan Regional Plan creation.

8) Intermunicipal Collaboration

The proposed MDP highlights collaboration with municipal neighbours, regional and indigenous partners, and other levels of government. This section also provides direction to further participate in the Capital Region Board. Draft MDP policies also direct the County to complete Intermunicipal Collaboration Frameworks, and Intermunicipal Development Plans. The section also outlines the need for continued transparent communication and engagement with residents.

9) Implementation

This section includes policies which help to achieve the MDP Community Vision and objectives of the Long Term Strategic Plan. Policies in this section highlight the need to complete / update several plans and studies once the MDP has been adopted, the completion of Hamlet Area Redevelopment Plans, and the need for further analysis in areas including communal servicing, country residential types, and a transfer of development credit program. This section also highlights the importance of community partnerships in supporting the implementation of the MDP.

Capital Region Board Approval and Next Steps

If Council grants First Reading of Bylaw 2017-14, Administration is requesting a Public Hearing be set for July 11, 2017 at 9:30 a.m. to hear public comment on the proposed bylaw. Once public hearing has been closed, and on successful Second Reading of the bylaw, Administration will submit the proposed MDP to the Capital Region Board (CRB) for review and approval. Once approval has been granted by the CRB, Administration will then bring Bylaw 2017-14 to Council for Third and final Reading in September 2017.

Alternatives:

1. Council could defeat Bylaw No. 2017-14 at First Reading.

Conclusion/Summary:

Parkland County Administration supports Municipal Development Plan Bylaw 2017-14 as proposed and recommends that Council give First Reading to the bylaw. Administration also requests that Council set a Public Hearing date for July 11, 2017, at 9:30 a.m. to hear public comment on the bylaw.

AUTHOR: Martin Frigo / Rachelle Trovato

DEPARTMENT: Planning & Development Services

DATE WRITTEN: June 8, 2017