PARKLAND COUNTY
PROVINCE OF ALBERTA

BYLAW 2024-22

BEING A BYLAW FOR THE PURPOSE OF ADOPTING PARKLAND COUNTY MUNICIPAL DEVELOPMENT PLAN

WHEREAS the Municipal Government Act, RSA 2000, c.M-26 authorizes council to pass bylaws for municipal purposes with respect to rescinding and adopting municipal development plans; and

WHEREAS Council of Parkland County wishes to pass a bylaw for the purpose of adopting the Parkland County Municipal Development Plan to direct and guide uses;

NOW THEREFORE the Council of Parkland County, duly assembled and under the authority of the Municipal Government Act, as amended, hereby enacts the following:

TITLE

1. This Bylaw shall be known as the "Parkland County Municipal Development Plan Bylaw".

INTERPRETATION

2. The headings in this Bylaw are for reference purposes only.

ENACTMENT

3. That the "Parkland County Municipal Development Plan", attached hereto and forming part of this Bylaw, is hereby adopted.

4. That Bylaw 2017-14, being the existing "Municipal Development Plan" and its amending Bylaws 2019-15 and 2022-17 are hereby repealed.

5. This Bylaw shall come into force and take effect on the day of third reading and signing thereof.

READ A FIRST TIME this _____ day of _____, 2024.

READ A SECOND TIME this _____ day of _____, 202_.

READ A THIRD TIME and finally passed this _____ day of _____, 202_.

SIGNED AND PASSED this _____ day of _____, 202_.

PROPOSED

_____
Mayor

_____
Chief Administrative Officer

Parkland County

Municipal Development Plan

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Submitted for First Reading
October 2024

We acknowledge that we are located on the lands of Treaty 6 which is the traditional home of the Cree, Dene, Saulteaux, Blackfoot, Nakota Sioux nations, members of the Métis Nation of Alberta, Inuit, and all First Nations sharing this land for generations. We recognize the long history and contributions of Indigenous peoples who have cared for this land from time immemorial to the present. We acknowledge that we are all treaty people bound to one another by the spirit and intent of treaty as long as the sun shines, the grass grows, and the river flows.

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1 Vision and Goals

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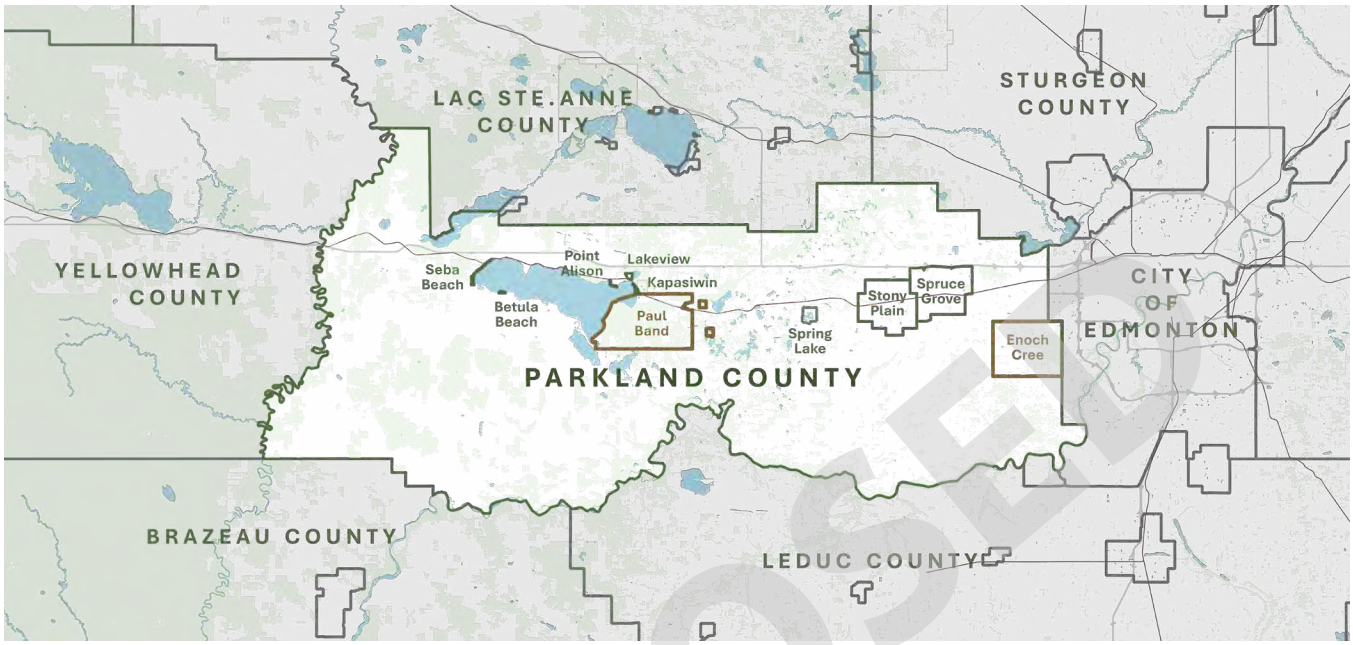

Figure 1. Parkland County Regional Map

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1 Vision & Goals

1.1 Parkland County's Municipal Development Plan

Purpose

The Parkland County Municipal Development Plan (MDP) is a 30-year growth and development vision for Parkland County. The MDP sets out a plan for the county's natural systems, agricultural land, employment areas, residential development, and recreation spaces. It is a shared road map that helps the community navigate important decisions, ensuring that the natural areas conserved, houses constructed, and money invested in Parkland County builds on the County's strengths.

Our County

Parkland County is a large rural county located in central Alberta. It is bordered to the south by Leduc and Brazeau Counties, to the west by Yellowhead County, to the north by Lac Ste. Anne County and Sturgeon County, and to the east by

the City of Edmonton. Parkland County surrounds the Town of Stony Plain and the City of Spruce Grove, and is neighbours with the Paul and Enoch Cree First Nations Reserves. Parkland County also encloses the Village of Spring Lake and five Summer Villages: Betula Beach, Kapasiwin, Lakeview, Point Alison, and Seba Beach. Parkland County is a member of the Edmonton Metropolitan Regional Board (EMRB), which enables responsible growth in the region.

Parkland County contains diverse natural landscapes, including forests, lakes, wetlands, and riparian areas. These natural features play critical roles supporting healthy water systems, habitat, and wildlife movement for the region.

The County is bisected by inter-provincial highways, railways, and pipelines. It is also home to several regional power generation facilities. Former coal mines that fuelled these facilities were closed in 2020 as part of the Canada-wide coal phase-out, leaving large post-industrial reclamation landscapes.

Parkland County is home to a wide range of development types, including rural agriculture, recreational properties, country residential, hamlets, industrial, and urban fringe. Development intensity is concentrated on the east side of the County, near Edmonton. This growth pressure fades westward through the county, revealing high quality agricultural soils to the south; unique natural landscapes, lakes, and wetland complexes; and wilder grazing lands. Hamlets provide service to rural areas throughout the County.

Parkland County residents enjoy a high quality of life driven by the area's natural and agricultural riches and strong sense of rural community.

1.2 How This Plan is Organized

The Parkland County Municipal Development Plan is organized into four chapters.

Chapter 1: Vision & Goals

Chapter 1 sets out the MDP's 30-year vision, describing a desired future. It presents shared responsibilities that are the basis for policies throughout the rest of the document.

Chapter 2: Development Concept

Parkland County contains diverse landscapes and development conditions. Chapter 2 presents the Development Concept Map, which divides the County into **Plan Areas** and identifies map categories referenced throughout the Plan.

Chapter 3: Development Policies

Chapter 3 contains policies that apply to all development. It sets out requirements to ensure that growth in Parkland County is safe, sustainable, and well-organized.

Chapter 4: County Initiatives

Chapter 4 contains policies addressed to County Council and administration, outlining key actions, programs, and commitments that the County government will undertake to enable good development.

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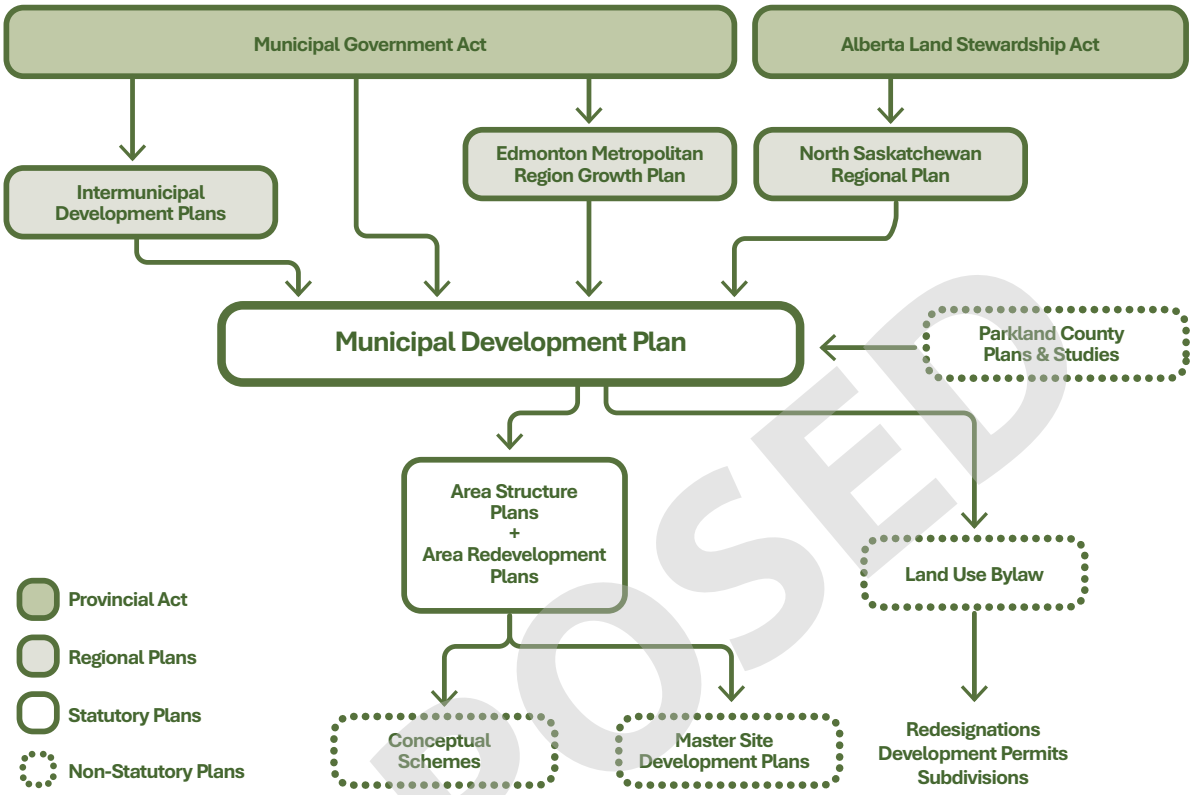

Figure 2. Plan Hierarchy

1.3 Powers of the Municipal Development Plan

The Municipal Government Act (MGA) requires that every Alberta municipality adopt a Municipal Development Plan as its highest-level planning document. The MDP must align with higher level legislation, including the MGA and Alberta Land Stewardship Act, and regional plans, including Intermunicipal Development Plans (IDPs), the Edmonton Metropolitan Region Growth Plan (EMRGP), and the North Saskatchewan Regional Plan (NSRP).

All other plans and regulations in Parkland County must align with the adopted MDP's direction:

- Statutory Plans: **Area Structure Plans** (ASPs) and **Area Redevelopment Plans** (ARPs) which provide additional planning detail for a specific area;
- Non-Statutory **Local Plans**: **Conceptual Schemes** and **Master Site Development Plans** which provide detail for a smaller planning area than an ASP or ARP; and
- The **Land Use Bylaw** (LUB): a regulatory document that sets out the most specific regulations for development.

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1.4 Vision and Values

The MDP is guided by a vision and values. The policies and initiatives presented in this Plan are all in service of this vision.

Vision

Parkland County is a thriving rural community known for its rich natural landscapes and productive farmland.

Values

Thriving

Parkland County values:

- A business-friendly environment.
- Local wealth creation.
- Preparedness and proactive response in the face of economic and natural changes.

Rural Community

Parkland County values:

- Agriculture as the heart of economy and identity.
- Infrastructure and servicing that is modest and affordable.
- A sense of community based in local relationships, organizations, and businesses.
- Communities connected through arts, culture, and recreation.

Rich Natural Landscapes and Productive Farmland

Parkland County values:

- Natural systems that are protected from being degraded, destroyed, or fragmented.
- Clean air and water for people, nature, and recreation.
- Farmland that is protected and a sustainable and viable agricultural industry.

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1.5 Shared Responsibilities

The remainder of this Plan describes how Parkland County can achieve the vision described on the previous page. It is organized according to six shared responsibilities. These responsibilities are shared by everyone participating in development in Parkland County. The Development Policies outlined in Chapter 3 and the County Initiatives outlined in Chapter 4 are both organized into these six categories:

Build Safe and Resilient Places

Enable development that is well-located and safe for residents.

Protect Natural Functions

Protect important natural systems and features that provide water, food, habitat, and other important functions.

Conserve Agriculture

Conserve agricultural landscapes and activities that support food quality and security.

Manage Growth

Manage growth strategically to respond to local conditions and balance priorities for long-term sustainability.

Deliver Efficient Infrastructure and Services

Ensure infrastructure is well planned, sensibly scaled, and aligned to growth and change.

Support Tourism & Recreation

Share the experience of Parkland County's natural beauty, economy, and amenity with residents and visitors.

1.5.1 Build Safe and Resilient Places

Parkland County has a responsibility to make sure all development is safe and resilient. This means identifying and avoiding development near hazards, mitigating risks from hazards to people and the environment, and proactively planning for response and recovery from major disasters or other emergencies.

Outcomes

- Development is located away from highest risk areas and hazards.
- Risks from hazards are reduced for people and the environment.
- Development is adaptive to changing conditions or disruptions—including increased drought, flooding, and wildfires.
- The County has effective emergency services and response plans.

1.5.2 Protect Natural Functions

Parkland County has a responsibility to protect important natural systems that provide food, habitat, water, clean air, and other important functions. Conserving and connecting natural areas supports the health and wellbeing of today's residents and will preserve the use and enjoyment of these landscapes for future generations.

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Outcomes

- Parkland County's natural systems are healthy, connected, and functional.
- Parkland County's surface and groundwater quality and quantity is protected and improved.
- All new development is **Nature Positive**, minimizing impacts on natural function.
- Cumulative effects of development on natural functions are monitored and used to evaluate new development.
- Parkland County's biodiversity flourishes and species-at-risk are protected.
- Landscapes disturbed by historical industrial activity are restored.

1.5.3 Conserve Agriculture

Parkland County has a responsibility to conserve farmland, prevent fragmentation, and retain agricultural operations. Agriculture contributes to food security, anchors the local economy, and sits at the heart of the region's rural experience. In the context of growth, it is critical to set clear rules for protecting agricultural land and its many benefits.

Outcomes

- The County's highest quality farmland is not broken up into small pieces or converted to other uses.
- The County's protection of farmland supports viable, sustainable, and multi-generational agricultural operations.
- Parkland County's soils are healthy and produce high quality food and agricultural products.
- **Country Residential Development** supports a rural experience and contributes to the area's agricultural and agritourism economy.
- The value-added agri-food sector grows, adding new employment and economic diversity for current and future generations.

1.5.4 Manage Growth

Parkland County has a responsibility to coordinate growth across the county in alignment with the other shared responsibilities. The County must balance growth with protecting the things that make Parkland County a great place to live, play, and do business – including natural areas, agricultural lands, and infrastructure. Focusing growth where it is best aligned to local conditions and opportunities is strategic, ensuring efficient use of land that provides the most benefit to Parkland County in the long term.

Outcomes

- Development in Parkland County contributes to the sustainable growth of the region.
- The county has diverse and affordable housing to support the needs of current and future residents.
- **Country Residential Development** makes efficient use of land and reduces new fragmentation of natural and agricultural lands.

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- Commercial investment is attracted to the County, supporting a diverse and growing employment base.
- Industrial growth is clustered and leverages existing investments and infrastructure.
- The development process is streamlined.

1.5.5 Deliver Efficient Infrastructure & Services

Parkland County has a responsibility to ensure that infrastructure and servicing is well planned, sensibly scaled, and aligned to growth and change. The County has a strong base of infrastructure—it is close to the City of Edmonton and Edmonton International Airport; it is bisected by the Canadian National (CN) railway mainline, national highways and pipelines; and it is home to large-scale power generation and distribution networks. Coordinating with these assets will ensure that growth and development is efficient, sustainable, and affordable and infrastructure is viable long-term.

Outcomes

- Parkland County's roads and rail lines are safe and well-connected.
- Utility investments support expected growth.
- New growth leverages existing infrastructure investments and capacity and considers impacts on municipal operations and service delivery.
- Long-term planning ensures infrastructure servicing is efficiently integrated with land use.
- Effective community services are enabled across the county.

1.5.6 Support Recreation and Tourism

Parkland County has a responsibility and opportunity to share its remarkable natural, recreational, and cultural qualities with residents and visitors. The County has premier amenities for all-season recreation and is home to treasures of arts and culture. Building on this strong base with purposeful policy and investment can unlock a meaningful and thriving network of experiences that supports exploration and connects the community across land and water. By developing key areas for recreation and tourism, Parkland County can focus its investments and encourage community activity.

Outcomes

- Parkland County offers high quality recreational and cultural experiences for its residents and visitors.
- Nature-based activities connect residents and visitors to Parkland County's natural landscapes in all seasons.
- Amenities are linked by pathways and trails.
- Former industrial landscapes are leveraged to create new opportunities for energy, recreation, and tourism.
- Opportunities for arts and culture are fostered, enabling broader participation and sharing.

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1.6 Development Decision-Making Framework

The decision-making framework provides a high-level path to evaluate how well development aligns with the vision of the MDP. The framework is organized into the vision's six shared responsibilities (Chapter 1) and is applied to development based on its location and role (Chapter 2). A "YES" at any stage of the framework means a development achieves the shared responsibility and its associated policies, and a "YES IF" means the development achieves the shared responsibility with the support of additional criteria or requirements (Chapter 3). The MDP also describes County Initiatives, which are activities the municipal government can undertake to achieve the MDP's vision and make it easier for development to align with the MDP (Chapter 4).

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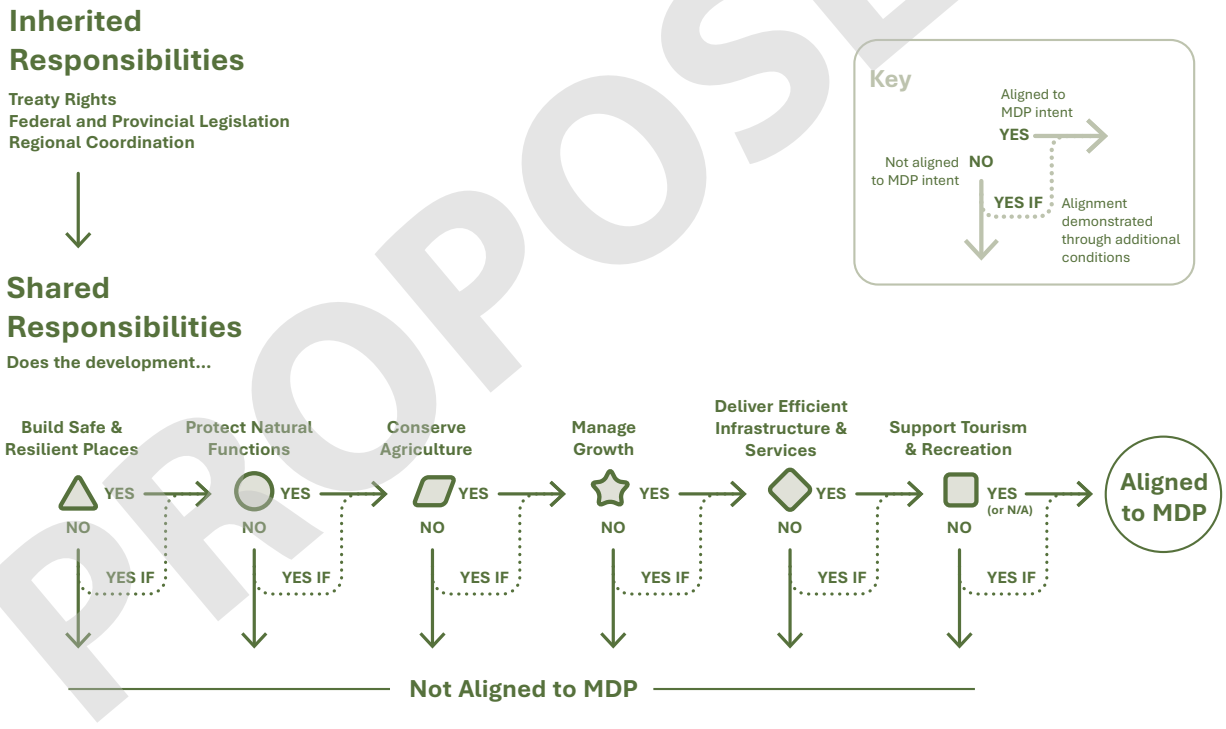

Figure 3. MDP Decision Making Framework

2 Development Concept

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2 Development Concept

The Development Concept Map describes how Parkland County will manage and direct future growth and development. The layers on the map identify important features within the county that are referenced in policies throughout the MDP.

2.1 Map Layers

The following section categorizes components of the Development Concept Map (Figure 4). These categories are referenced throughout the policies and initiatives in the Plan.

The Development Concept Map is driven by the 2024 Technical Growth Study.

2.1.1 Area Categories

a. **Environmentally Significant Areas** (ESAs) and **High Priority Landscapes** are identified on Figure 4 - Development Concept Map.

b. **Rural Agricultural Areas** and **Prime Agricultural Areas** are identified in Figure 4 - Development Concept Map.

c. Parkland County's **Major Employment Areas** are:
   i. Acheson Industrial Area; and
   ii. Fifth Meridian Business Park.

d. Parkland County's **Local Employment Areas** are:
   i. All hamlets; and
   ii. Keephills and Sundance generation stations.

e. Parkland County's **Growth Hamlet** is Wabamun Hamlet.

f. Parkland County's **Rural Hamlets** are the hamlets of Entwistle, Tomahawk, Duffield, Gainford, Fallis, Keephills, and Carvel.

g. **Country Residential Areas** are shown on Figure 4 - Development Concept Map.

2.2 Plan Areas

On top of these layers, the Development Concept Map sets out nine "**Plan Areas**", each of which plays a unique role in the Development Concept:

2.2.1 Wabamun Hamlet – Growth Hamlet

Wabamun Hamlet is envisioned as a hub for housing, employment, and recreation—a base camp for adventure in Wabamun Country. It presents some of the best opportunities for housing diversity, including more affordable and seniors housing options. Wabamun Hamlet's waterfront has the potential to become a magnet for investment, growth, and visitors, providing high quality public access to Wabamun Lake.

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2.2.2 Acheson Industrial Area

The Acheson Industrial Area will continue to support ongoing development in the rural industrial and commercial sectors. The focus of the area is industrial growth coordinated with existing residential uses and sensitive natural areas.

The Acheson Industrial Area is subject to an **Area Structure Plan** *that outlines specific planning direction for the area.*

2.2.3 West Parkland

The focus of West Parkland is to support ongoing agricultural activity and rural experience. The area will continue to balance agriculture with well-connected natural systems. Small residential and industrial growth in this area should be primarily concentrated within hamlets.

2.2.4 Agricultural Heartland

The Agricultural Heartland is home to most of the County's **Prime Agricultural Areas**. Agricultural activities should continue to be balanced with the preservation of natural spaces, including lakes and wetlands. The area can support limited residential growth, while maintaining its agricultural focus.

2.2.5 Lake Country

The focus of Lake Country is to accommodate country residential growth in balance with agricultural activity and the health of natural spaces, including the unique Carvel Pitted Delta. The area will enable opportunities for recreation and enhanced access to natural areas.

2.2.6 River's Edge

Located south of the Enoch Cree First Nation and abutting the City of Edmonton, the focus of River's Edge is to accommodate country residential growth while balancing important natural systems and wetlands. The area will enable recreation opportunities and enhanced access to natural spaces.

2.2.7 Wabamun Country

The focus of Wabamun Country is to leverage its proximity to Wabamun Lake and post-industrial landscapes to unlock unique development opportunities in recreation, residential, and employment. The area is positioned to provide year-round experiences that attract new audiences to Parkland County. The area's success hinges on balancing the health of the Wabamun Lake Watershed with new development.

2.2.8 North Saskatchewan River

The focus of the North Saskatchewan River area is to protect watershed health and the riparian environments of the North Saskatchewan River, while enabling local and regional recreation opportunities.

2.2.9 Pembina River

The Pembina River area focuses on protecting its riparian environments while enabling recreation opportunities.

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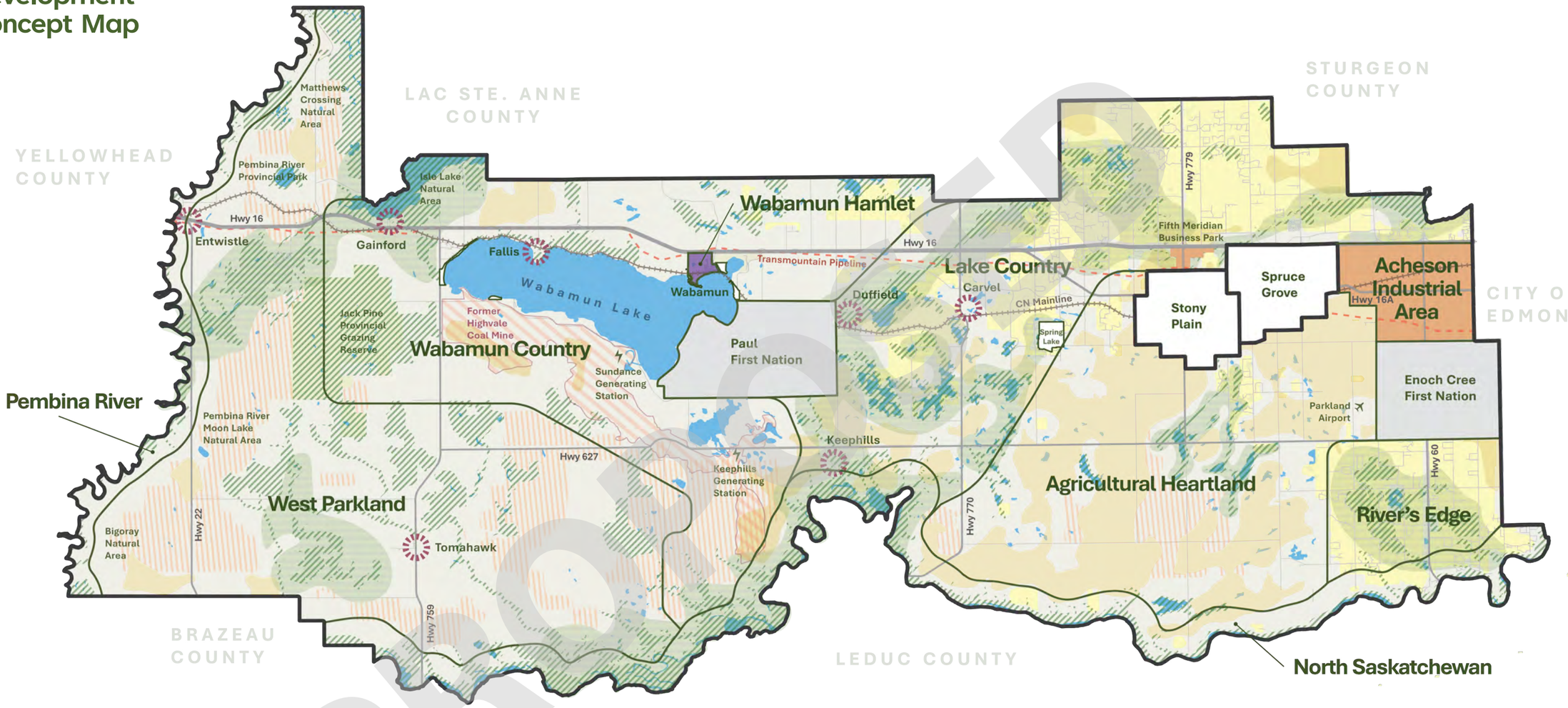
2.3 Development Concept Map



Legend

- Municipal Boundaries
- Special Area Boundaries
- First Nation Reserves
- Villages & Summer Villages
- Hamlets
- Highway and Major Road Corridors
- Interregional Pipeline Corridors
- Interregional Rail Corridors
- Former Mine Areas
- Water
- Rural Agricultural Areas
- Prime Agricultural Areas
- Major Employment Areas
- Priority Growth Hamlets
- Country Residential Areas
- High Priority Landscapes
- Environmentally Significant Areas
- Confined Feeding Operation Compatible Areas

0 5 10 20
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Figure 4. Development Concept Map

3 Development Policies

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3 Development Policies

Chapter 3 of the Municipal Development Plan presents policies to manage growth and development. These policies provide direction for the location and configuration of different development types and describe requirements for plans and studies. Chapter 3 is organized according to the six shared responsibilities outlined in the Decision-making Framework introduced in Chapter 1.

Development policies in Chapter 3 use one of three terms to indicate the strength of requirement:

Must / Will: The actions outlined are mandatory and apply to all situations.

Should: A preferred course of action that must be applied unless it is not feasible or an alternative solution meets the policy intent.

May: The County can choose to apply the policy when and where it is appropriate.

3.1 General Development Policies and Plan Requirements

3.1.1 General Standards

a. Development must adhere to federal and provincial acts, standards and regulations.

b. All engineering requirements must be completed by a qualified engineer with Association of Professional Engineers and Geoscientists of Alberta (APEGA), licensed to practice in the Province of Alberta.

c. All environmental study requirements must be completed by a qualified environmental professional who has a minimum of three years relevant experience to the subject matter and is licensed to practice in the Province of Alberta.

d. All technical reports and studies must be completed by a qualified professional.

e. All infrastructure and utilities must be developed to County standards.

3.1.2 Plan Requirements

Area Structure Plans (ASP), **Area Redevelopment Plans** (ARP), **Conceptual Schemes** (CS), and **Master Site Development Plans** (MSDP) are planning tools that help Parkland County make informed decisions about future development.

Area Structure Plans and **Area Redevelopment Plans** are statutory planning documents that are adopted by bylaw at Council after three readings and a mandatory Public Hearing. The plans describe land uses, densities, the location

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of major infrastructure, and development phasing. **Area Structure Plans** are typically used for new development and **Area Redevelopment Plans** are typically County led plans for redevelopment of existing developed areas.

Conceptual Schemes and **Master Site Development Plans** are non-statutory planning documents. The County determines what needs to be included in the plans and which studies are required to support them. Typically, these plans provide: (a) additional detailed planning for a smaller area within an existing ASP, or (b) replace the function of an ASP for smaller scale areas. A **Conceptual Scheme** is used for planning multi-lot development and a **Master Site Development Plan** is typically used for planning a single larger site or a few adjacent sites.

a. Development must occur within an **Area Structure Plan** or **Area Redevelopment Plan** if one or more of the following conditions apply:
   i. it is in a **Major Employment Area**; or
   ii. it is in a **Growth Hamlet**; or
   iii. it is located outside of **Country Residential Areas** and includes 17 or more lots or units.

b. Development must occur within a **Conceptual Scheme** if it includes 5 or more lots or units and any part of the development is:
   i. within 800 m of a Crown-claimable **Water Body**; or
   ii. within or adjacent to an **Environmentally Significant Area**; or
   iii. within a **Prime Agricultural Area**.

c. Development should occur within a **Conceptual Scheme** if it includes 5 or more lots or units.

d. **Infill** development typically does not require a **Conceptual Scheme**. A **Conceptual Scheme** may be required when **Infill** development:
   i. increases density beyond the capacity of existing or planned infrastructure; or
   ii. proposes to change the intent of an approved statutory plan.

e. Development should occur within a **Master Site Development Plan** if it is on 4 or less parcels and meets any of the following criteria:
   i. is a multi-building development; or
   ii. is a phased development; or
   iii. involves shared or phased utilities.

f. **Area Structure Plans**, **Area Redevelopment Plans**, **Conceptual Schemes**, and **Master Site Development Plans** should be prepared in close consultation with landowners, impacted communities, municipal service providers, and interested parties.

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3.2 Development Policies to Build Safe & Resilient Places

Parkland County has a responsibility to ensure that development is safe and resilient. This means locating development away from known hazards such as flood areas, steep slopes, or contaminated sites. It also includes ensuring development is designed to reduce risks and impacts to human and environmental health, quality of life, property, and business continuity.

3.2.1 Flooding

a. Development must be located outside of the **Floodway**.

b. Development within a Provincially defined Flood Hazard Area, or within the 1:200 inundation area of a **Water Body**, must address flood risk through a Flood Hazard Study.

c. Development must address overland flooding risks and manage on-site drainage so that the rate and volume post development is the same as prior to development.

d. Development in known or suspected shallow water table areas must conduct shallow water table or percolation testing to determine appropriate water and sewer servicing.

3.2.2 Fire

a. Development should account for wildfire risk. Supporting studies may be required, including a Wildfire Hazard Study or a Wildfire Protection Plan.

b. Development must demonstrate it meets County standards for emergency fire servicing.

FireSmart Canada offers a free library of resources, including principles for site and building design that help reduce risk and increase wildfire resilience.

3.2.3 Steep Slopes

a. Development subject to unstable terrain or steep slopes (>15%) must address ground stability risks through a Geotechnical Assessment.

3.2.4 Contaminated Sites

a. Development subject to potential contamination must address these risks through Phase 1 or 2 Environmental Site Assessments.

b. Development activity must ensure no spread of contaminates off site or into the environment.

c. Development should not dedicate lands that contain contaminants over acceptable guidelines as reserve, public utility lot, or right-of-way.

3.2.5 Railways

a. Sensitive or incompatible land uses, including residential uses, should avoid siting near railway lines.

b. Development of residential or other sensitive uses near railway lines must address rail hazards. Supporting studies, including noise and vibration studies and risk assessments, may be required.

Federation of Canadian Municipalities and the Railway Association of Canada has published 'Guidelines for New Development in Proximity to Railway Operations' to guide development near railway lines.

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c. Development within 30m of railway main lines must ensure that safety measures such as setbacks, berms and security fencing are provided to the satisfaction of the County and in consultation with the railway operator.

3.2.6 Airports and Aerodromes

a. Development on airport and aerodrome lands must comply with all relevant federal, provincial, and municipal requirements.

b. Subdivision and development near private airports, airstrips and aerodromes must enable the safe operation of those facilities.

3.2.7 Energy & Pipelines

a. Sensitive or incompatible land uses, including residential uses, should be located away from major energy infrastructure and corridors.

b. Development in the vicinity of energy infrastructure and multi-use corridors should mitigate safety risks through setbacks, buffers, and landscaping.

Licences, permits, approvals or other authorizations granted by Natural Resources Canada (NRC), the Canada Energy Regulator (CER), the Alberta Energy Regulator (AER), or the Alberta Utilities Commission (AUC) prevails over any statutory plan, ***Land Use Bylaw****, subdivision decision or development decision by a municipality.*

3.2.8 Sour Gas

a. Development must meet or exceed the Alberta Energy Regulator (AER) setback for sour gas, pursuant to the Subdivision and Development Regulation, unless Parkland County receives written approval from AER for a reduced setback.

b. Developments that are appropriate near sour gas facilities include:
   i. Industrial uses;
   ii. Agricultural uses; and
   iii. Open spaces that do not involve high levels of human activity.

3.2.9 Confined Feeding Operations

a. Confined Feeding Operations should be located where there are minimal conflicts with non-complementary or sensitive land uses, as identified in Figure 4 - Development Concept Map.

b. Residential subdivisions may be restricted in the vicinity of Confined Feeding Operations.

Confined Feeding Operations are regulated by Alberta's Natural Resources Conservation Board (NRCB) under the Agricultural Operation Practices Act (AOPA).

3.3 Development Policies to Protect Natural Functions

Parkland County's natural systems have intrinsic value and provide functions that support the health and wellbeing of people and wildlife, like purifying water, pollinating crops, and providing habitat. The County has a responsibility to protect these functions so that they continue to support the region for generations to come. The County's **High Priority Landscapes**, **Environmentally Significant Areas**, and **High Value Natural Features** are the highest priority areas for protecting natural functions.

Development can support this shared responsibility by being nature-positive. Nature-positive means activities and developments that, on balance, protect, conserve, and/or enhance the beneficial functions of the natural features within

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the County more than they impair, degrade, or nullify them. The best way for development to be nature-positive is to avoid the significant disruption of natural functions in the first place. This is the best option because is it very difficult to replicate the function of established, intact natural areas. When avoidance is not viable, the next best approach is to mitigate or reduce the impacts of a development. As a final option, when disturbance is unavoidable and mitigation is not viable, impacts to natural functions can be offset. Offsetting natural functions generally includes replacing or restoring part of the removed functions.

3.3.1 Nature Positive Development

a. Development should protect and avoid impacts to natural features and functions. Where disturbance cannot be avoided, development must mitigate or offset impacts to natural features and functions by achieving nature-positive design.

b. Development must complete a Biophysical Impact Assessment when requested by the County.

c. When the potential for species-at-risk are identified through the Biophysical Impact Assessment, development must provide additional species studies and protection measures as requested by the County and according to all relevant Federal and Provincial requirements.

d. Where carrying capacities, measures of cumulative effects, or development limits are defined in an **Area Structure Plan**, **Conceptual Scheme**, or **Master Site Development Plan**, development must demonstrate that it is within defined limits.

Natural features are the key components of natural systems. They include things like forests and tree-stands, lakes, wetlands, drainage paths, and native vegetation.

Natural functions are the beneficial processes enabled by natural systems. They keep natural systems vital and provide goods and services that include provisioning services, regulating services, habitat services, and cultural and spiritual services.

3.3.2 Environmentally Significant Areas and High Priority Landscapes

a. Development must protect and enhance natural features and their functions in **High Priority Landscapes** and **Environmentally Significant Areas** through incorporation of nature-positive operations.

b. Development in or adjacent to **High Priority Landscapes** and **Environmentally Significant Areas** must complete a Biophysical Impact Assessment.

c. Development in **Environmentally Significant Areas** and **High Priority Landscapes** must maintain landscape connectivity and wildlife corridors as identified by Parkland County.

Parkland County's ESAs are recognized as the backbone of the ecological networks that span the County. As part of a green network approach, **High Priority Landscapes** *have also been identified that connect* **Environmentally Significant Areas**.

3.3.3 Reserves & Easements

a. Development must dedicate the following areas as **Environmental Reserve** as part of subdivision at the request of the County:

   i. a swamp, gully, ravine, coulee or natural drainage course;

   ii. land that is subject to flooding or is, unstable;

   iii. **High Value Wetlands**, wetlands hydrologically connected to **High Value Wetlands**, or wetlands that cross property boundaries; or

   iv. a strip of land, not less than 6 metres in width, abutting the bed and shore of any body of water.

Environmental Reserve, **Environmental Reserve Easement**, **Conservation Reserve**, *and* **Conservation Easements** *are all defined in the Municipal Government Act (MGA). Detailed requirements for MR and other reserve types are located in Parkland County Policy C-PD15 Dedication and Use of MR,* **Environmental Reserve** *(ER) and* **Environmental Reserve Easement** *(ERE).*

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b. At the time of subdivision, development must provide a minimum of 30 metres of shoreline buffer as **Environmental Reserve**, **Environmental Reserve Easements**, or **Conservation Easements** from Crown-claimable water bodies, unless the County provides site-specific setbacks for the area.

c. Development may, at the discretion of the County, provide an **Environmental Reserve Easement** instead of **Environmental Reserve** when:
   i. public access is not required; or
   ii. the area is not deemed **Hazardous** or undevelopable.

d. Development may be required to provide **Conservation Reserve** or a **Conservation Reserve Easement** as part of subdivision where:
   i. The land cannot be taken as **Environmental Reserve**;
   ii. The land has **Environmentally Significant Areas** or **High Value Natural Features**; and
   iii. The County identifies value in protecting and conserving the land.

e. Development should be setback from **Environmental Reserve**, **Environmental Reserve Easement**, **Conservation Reserve**, and **Conservation Easement** areas.

*Under the Municipal Government Act, **Environmental Reserves** may be taken by the County to preserve natural features, prevent pollution of land and water bodies, provide necessary public access to a water bodies, and mitigate risk of personal injury or property damage from undevelopable or **hazardous** lands.*

*The Parkland County Riparian Setback Matrix Model can be used to determine site-specific setbacks from Crown-claimable water bodies and watercourses, especially in grandfathered areas where there may be existing development without a current buffer along a **Water Body**.*

3.3.4 Water Bodies

a. Development along water bodies should implement:
   i. **Conservation by Design** principles;
   ii. **Low Impact Development** (LID) for storm water management;
   iii. appropriate naturalization and bioengineering for bank stability;
   iv. communal wastewater or self-contained tank and haul systems; and
   v. other measures that reduce nutrient discharge and sedimentation.

*LID measures have substantive positive impacts on the long-term health of the **Water Body**, often provide improved amenity, and may lower maintenance costs compared to non-naturalized approaches.*

3.3.5 Wetlands

a. In addition to Provincial requirements, development must avoid and retain **High Value Wetlands**, including areas necessary to support hydrological connections and recharge.

b. Development must avoid or mitigate impacts to **Moderate Value Wetlands**, including areas necessary to support hydrological connections and recharge.

c. Development should contribute to the net-gain of wetlands in Parkland County by:
   i. prioritizing wetland avoidance and retention over minimization or replacement;
   ii. replacing or enhancing wetlands within the watershed using permittee-responsible means rather than paying a replacement fee; and
   iii. designing stormwater management facilities as constructed wetlands where feasible.

The Alberta Wetland Policy recommends that the development strategy for wetlands should be, in order: avoidance, minimization, and replacement.

PROPOSED

3.3.6 Ground and Surface Water

a. Development must protect groundwater quality and quantity. Supporting studies may be required, including hydrology or hydro-geology studies, water balance studies, wetland assessment and impact report, and flow rate/discharge quantity and quality studies.

b. Development must protect surface water quality quantity, and the health of aquatic ecosystems. Supporting studies may be required, including hydrology or hydro-geology studies, water balance studies, wetland assessment and impact reports, and flow rate/discharge quantity and quality studies.

c. Development should maintain natural drainage patterns by:

   i. implementing naturalization, retention and enhancement of natural drainage patterns in the development process;

   ii. managing peak and overall stormwater volumes leaving the development area;

   iii. reducing impermeable surfaces within a development area; and

   iv. implementing **Low Impact Development** techniques for storm water management.

Alberta's Public Lands Act claims public ownership of the bed and shore of all wetlands deemed to be permanent or semi-permanent. Development activity within a Crown-owned **Water Body** *requires Provincial approval.*

High Value Wetlands *means wetlands scoring "Good", "Very Good", and/or "Excellent", as identified in the Parkland County Wetland Inventory & Historical Loss Assessment.*

Permittee-responsible replacement is defined under the Alberta Wetland Policy by the Province as restorative replacement in accordance with the criteria and guidance of the Province.

3.4 Development Policies to Conserve Agriculture

Agricultural lands are one of Parkland County's most important resources, contributing to the region's economy, food security, and culture. The County has a responsibility to conserve agricultural lands and the viability of agricultural operations for future generations. This means balancing the needs of farmers and their families while limiting the fragmentation of farmland caused by subdivisions for non-agricultural purposes.

The MDP defines two types of agricultural land, shown on the Development Concept Map (Figure 4):

- **Rural Agricultural Areas**; and
- **Prime Agricultural Areas**.

Rural Agricultural Areas make up most of the county's agricultural lands—in these areas, agricultural uses take priority over other types of development. **Prime Agricultural Areas** are areas with the highest quality soils—in these areas, conservation of agricultural land and operations is the highest priority.

3.4.1 Rural Agricultural Areas

Rural Agricultural Areas are the base district across most of the county. These areas prioritize a range of agricultural and agriculture-supporting uses. Subdivision is limited to protect agricultural lands from fragmentation while allowing flexibility and multi-generational farm-living.

a. In **Rural Agricultural Areas**, agricultural operations and uses will have precedence over other land uses.

b. Development and subdivision in **Rural Agricultural Areas** should avoid breaking up large, continuous stretches of farmland into smaller, disconnected pieces.

PROPOSED

c. Development in **Rural Agricultural Areas** should minimize impacts to agricultural operations.

d. A quarter section in a **Rural Agricultural Area** may be subdivided into a maximum of four total parcels.

e. Development should cluster **Agriculture-Related Uses**, **Value-added Agricultural Uses**, and non-agricultural uses to minimize impact on agricultural lands.

f. Major energy development within the **Rural Agricultural Areas** should provide an Agricultural Impact Assessment to address co-location of agriculture with energy facilities.

3.4.2 Prime Agricultural Areas

Prime Agricultural Areas are the highest value agricultural lands in the county that are a priority for conservation. These areas have additional subdivision limitations and study requirements to limit fragmentation and retain existing agricultural uses.

a. **Prime Agricultural Areas** should be conserved for agricultural uses.

b. Development of the following uses is allowed in **Prime Agricultural Areas**, where they can mitigate impacts to agricultural land and operations:

   i. **Agriculture-related Uses**;

   ii. **Value-added Agricultural Uses**; and

   iii. **On-farm Diversified Uses**.

c. Development of a use not related to agriculture in **Prime Agricultural Areas** must provide an Agricultural Impact Assessment.

d. A quarter section in a **Prime Agricultural Area** may be subdivided into a maximum of three total parcels.

3.5 Development Policies to Manage Growth

Parkland County is expected to grow from 33,000 to 40,000 residents between 2023 and 2051. This growth, when managed effectively, will help the County expand opportunities and grow its tax base.

Responsible and coordinated growth involves prioritizing and concentrating higher intensity development in strategic locations, including employment areas and hamlets. Focused hamlet growth supports effective service provision, unlocks new types of housing, and builds employment momentum while supporting rural areas. Concentrating commercial and industrial growth in employment areas leverages servicing and builds economic diversity and capacity.

3.5.1 General Growth and Land Use

a. All growth and development in the County must align with the Edmonton Metropolitan Region Growth Plan policies, including density targets.

b. Secondary and garden suites will be allowed throughout the County.

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c. Home-based businesses will be allowed throughout the County where they are well-suited to their context and do not significantly impact neighbouring properties.

d. Development of multi-parcel residential subdivisions adjacent to existing non-residential uses should incorporate buffering and landscaping elements to minimize impacts.

e. Compatible land uses may be mixed within buildings or on individual sites.

3.5.2 Hamlet Development

Hamlets provide housing, services, and local employment that serves both the hamlet community and the surrounding rural area. The MDP defines two types of hamlets, shown on the Development Concept Map (Figure 4):

- **Rural Hamlets**; and,
- **Growth Hamlets**.

The following policies apply to both **Rural Hamlets** and **Growth Hamlets**.

a. Hamlets will allow a full range and mixing of land uses, including but not limited to:
   i. residential uses;
   ii. local commercial retail uses;
   iii. employment uses;
   iv. institutional and community uses such as schools, community halls, and religious assemblies;
   v. recreational and cultural uses; and
   vi. light industrial uses where they are compatible with neighbouring land uses.

b. Hamlets will allow for a diverse range of housing forms, including but not limited to:
   i. single detached dwellings;
   ii. duplexes, tri-plexes, and four-plexes;
   iii. manufactured homes;
   iv. low rise apartments; and
   v. seniors' housing and continuing care facilities.

c. Development in hamlets should:
   i. incorporate a range of housing types and densities;
   ii. provide or connect to adequate servicing;
   iii. be well-connected to the existing hamlet road and pathway networks;
   iv. provide amenities or additional non-residential uses that will benefit the hamlet and contribute to a complete community;
   v. use native vegetation and low-impact stormwater techniques; and
   vi. incorporate public open spaces and support low impact recreational activities, such as community playgrounds, interpretive trails and facilities, parks and community gardens.

d. New residential subdivision within hamlets should be adjacent to existing development.

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3.5.3 Growth Hamlets

Growth Hamlets are selected as priority locations for growth in housing, employment, servicing, and amenities. Their location and infrastructural capacity supports growth, and they take on a larger regional role compared to **Rural Hamlets**. **Growth Hamlets** are opportunities for tight-knit, walkable communities where residents can access most needs without a vehicle.

a. Development in **Growth Hamlets** must be connected to municipal servicing.

b. Regional-scale commercial and institutional uses will be allowed in **Growth Hamlets**.

c. New residential subdivisions in **Growth Hamlets** must provide a minimum density of 20 dwelling units per net residential hectare.

d. Development in **Growth Hamlets** should connect to surrounding areas with trails, open spaces and recreational uses.

Wabamun Hamlet is Parkland County's **Growth Hamlet**. *It has an active* **Area Redevelopment Plan** *called the Wabamun Hamlet Area Redevelopment Plan (WHARP).*

3.5.4 Employment Areas

Employment areas are concentrated areas of commercial, institutional, and industrial uses that provide diverse economic opportunities and employment for residents. The MDP defines two types of employment areas, shown on the Development Concept Map (Figure 4):

- **Major Employment Areas**; and,
- **Local Employment Areas**.

a. All Employment Areas will allow **Urban Agricultural** uses.

b. **Major Employment Areas** will allow large and regional-scale commercial, industrial, and institutional uses.

c. Development in **Major Employment Areas** must be connected to municipal servicing.

d. **Local Employment Areas** will allow commercial, retail, light industrial, and service uses that provide everyday needs and employment.

Parkland County's **Major Employment Areas** *are Acheson Industrial Area and Fifth Meridian Business Park.*

Parkland County's **Local Employment Areas** *include all hamlets and the Keephills and Sundance generation stations, shown on the Development Concept Map.*

3.5.5 Country Residential Areas

Country Residential Development is the subdivision of rural lands to create multiple unserviced residential lots in which households are responsible to provide their own on-site water and private sewage system. In the MDP, **Country Residential Areas** refer to parcels that have Country Residential land use designation, as shown in the Development Concept Map (Figure 4).

a. All **Country Residential Development** must occur in **Country Residential Areas** or in areas already designated as Country Residential in the **Land Use Bylaw** at the time of adoption of this Plan.

b. Existing agricultural uses will retain the right to farm.

c. **Country Residential Development** must not exceed 50 lots per quarter section.

d. **Country Residential Development** should minimize fragmentation and impacts to natural and agricultural lands by implementing:

   i. compact and clustered development patterns;

   ii. **Conservation by Design** principles; and

   iii. shared systems or servicing.

The limit of 50 lots per quarter section is set out by the Edmonton Metropolitan Region Board Growth Plan.

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e. **Country Residential Development** should include multi-purpose trails that:
   i. are located in **Municipal Reserve** parcels or along subdivision road rights-of-way; and
   ii. support connectivity to other trail segments, parks, public amenities, hamlets, and subdivisions.

3.5.6 Lakefront Residential

a. **Lakefront Residential** development must be located in areas already designated as **Lakefront Residential** in the **Land Use Bylaw** at the time of this Plan or in areas determined by an **Area Structure Plan**.

3.5.7 Municipal Reserve

Municipal Reserve (MR) lands are County-owned parcels used for community uses such as schools, recreation facilities, or utilities. A portion of development lands or their value as a payment are typically transferred to the County through the subdivision process.

a. Development must identify **Municipal Reserve** at the **Area Structure Plan**, **Conceptual Scheme**, and Subdivision stages.

b. Development must dedicate **Municipal Reserve** (MR) per County policy. At the time of subdivision, development must:
   i. dedicate lands as **Municipal Reserve** where there is immediate benefit for public use; or
   ii. defer the **Municipal Reserve** by caveat when the Reserve land is not needed at present but may be provided through future subdivision; or
   iii. provide payment of cash-in-lieu in place of reserve land when the Reserve land is not required at present or in the future; or
   iv. provide a combination of land and cash-in-lieu.

c. **Municipal Reserve** parcels should be located adjacent to **Environmental Reserve** areas, other **Municipal Reserve** parcels, or near water bodies and watercourses to promote responsible access, use, and enjoyment.

Detailed requirements for MR and other reserve types are located in Parkland County Policy C-PD15 Dedication and Use of **Municipal Reserve** *(MR),* **Environmental Reserve** *(ER) and* **Environmental Reserve Easement** *(ERE).*

3.5.8 Development in Highway Corridors

a. Development oriented to highways and major roads should be located with consideration for access and services.

b. Industrial development fronting a major highway or corridor may incorporate design elements like fencing and landscaping to reduce negative visual impacts on the corridor.

3.5.9 Natural Resource Development

Natural resource development is an important part of Parkland County's economy. These operations are regulated by provincial and federal bodies, which determine requirements for siting, impacts, and remediation. Parkland County works with operators and regulating bodies to ensure natural resources are developed in a way that aligns with the County's growth strategy.

a. All natural resource extraction operations must comply with provincial and federal regulations and permitting.

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b. Development of new or expanded natural resource operations must conduct public consultation in accordance with County policy.

c. Development of new or expanded natural resource extraction operations must demonstrate how proposed activities:
   i. respond to the existing land use context and environmental characteristics;
   ii. mitigate off-site impacts; and
   iii. implement best practices for resource extraction.

d. Uses developed adjacent to existing and known future aggregate extraction areas must be compatible with aggregate resource extraction and its impacts.

3.5.10 Energy Development

Energy Development has a long history in Parkland County and remains a significant economic driver. Similar to resource extraction, large scale energy development is regulated by other orders of government. The County works with energy providers and government bodies to ensure energy developments are located in places where they are compatible with surrounding and planned development.

a. Development of energy projects must align with federal and/or provincial authorities and permitting processes.

b. Development of **Renewable Energy Microgeneration** will be allowed in all areas of the County.

c. Major energy development will not be allowed in **Environmentally Significant Areas**, **High Priority Landscapes**, and **Prime Agricultural Areas**.

d. Major energy development should be prioritized in disturbed or brownfield sites.

Microgeneration refers to the small-scale generation of electricity or heat by individuals, small businesses, or small communities focused on meeting their own energy needs. Microgeneration is typically smaller in scale and owned by individuals. It does not operate commercially or provide energy to the region. Its output is typically measured in kilowatts (kW) of energy. Major energy development refers to large-scale facilities that produce substantial amounts of energy, usually for distribution to a broader region. Its output is typically measured in megawatts (MW) of energy.

3.5.11 Heavy Industrial Development

a. Development proposing heavy industrial uses must work with the County to determine site suitability. To be considered, heavy industrial must demonstrate mitigation of negative impacts on:
   i. natural functions;
   ii. agriculture land and operations;
   iii. sensitive uses, including existing and planned residential development; and
   iv. tourism and recreation areas and activities.

b. Development that includes heavy industrial uses must be sited away from:
   i. **Environmentally Significant Areas** or **High Priority Landscapes**;
   ii. **Prime Agricultural Areas**; and
   iii. hamlets, villages, or other residential settlements and subdivisions.

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3.6 Development Policies to Deliver Efficient Infrastructure & Services

The County has a responsibility to leverage existing and planned infrastructure in a fiscally and environmentally sustainable way. County infrastructure includes roads, power utilities, stormwater management facilities, and water and wastewater servicing. Development must be planned and serviced in support of the long-term viability of infrastructure.

3.6.1 Roads

a. Development of new roads should be coordinated with other modes of transportation, including the rail network, transit systems, airports and aerodromes.

Parkland County's Transportation Master Plan sets out many more detailed policies about the current and future transportation system.

b. Development of new roads should limit the disturbance and fragmentation of **Environmentally Significant Areas**.

c. Development must provide legal and physical access for any subdivision or development.

d. All external and internal roads serving a residential subdivision or major development must:

   i. be developed to the County's current engineering standards; and

   ii. complete any buffering, fencing or landscaping requested by the County to enhance public safety and mitigate noise.

e. Development should incorporate road networks that ensure direct access to all properties from public routes, avoiding the use of 'panhandle' access roads.

A panhandle is a narrow, elongated parcel of land extending from a main body of a property to an adjacent public roadway, providing private access to the property. These road types can impact access and land use efficiency.

f. Where the County has identified road widening rights-of-way, development must account for these rights-of-way for all parcels adjacent to municipal roads at the time of subdivision.

3.6.2 Servicing Costs

a. Development must pay all levy fees as a condition of subdivision and/or development, where fees have been established by the County.

b. Development must front-end the costs of on-site and off-site infrastructure systems to support their development, and bear the costs of the extension of municipal services.

c. Development may be required to oversize infrastructure to support future growth. In cases where infrastructure oversizing is required to support future growth, the County will work with developers to explore cost sharing and recovery models.

Development levies are detailed in County Policy C-PD05 – Offsite Infrastructure Levies.

3.6.3 Utility Corridors

a. Energy and utility infrastructure, including high-pressure pipelines, sour gas facilities and major power transmission lines, should be located within existing utility corridors wherever possible.

3.6.4 Water and Wastewater Utility

a. Development in **Major Employment Areas** must connect to piped municipal water and wastewater systems where existing services are available.

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b. Multi-parcel subdivisions with access to high-pressure water systems must connect to those systems.

c. Multi-parcel subdivisions with access to low-pressure water systems should connect to those systems.

d. Multi-parcel subdivisions with access to wastewater systems should connect to those systems.

High-pressure water systems supply water at a pressure level that is higher than typical residential systems.

Low-pressure water systems supply water at lower pressure, typically relying on pressure-boosting equipment at the point of distribution. The West Inter Lake District (WILD) Water System is an example of a low-pressure water system.

3.6.5 Private Communal Utility Systems

a. Private on-site water and wastewater systems must comply with:
   i. all relevant provincial legislation and regulations (e.g. Alberta Health Act, Private Septic Regulations, Alberta Environment);
   ii. all relevant Alberta Building Code regulations; and
   iii. all applicable County standards, bylaws, procedures, policies including this Municipal Development Plan and the County **Land Use Bylaw**.

b. Development should provide full or partial **Private Communal Utility Systems** to service multi-parcel subdivisions in:
   i. areas near built-up areas, including hamlets;
   ii. areas with an identified high susceptibility of groundwater contamination or a high water table;
   iii. areas within 100 metres of a Crown-claimable **Water Body**;
   iv. intensive multi-parcel developments where municipal water and wastewater systems are not available; and
   v. areas deemed unsafe or not suitable for on-site water or sanitary systems for reasons of safety, natural systems health, or other considerations.

Areas susceptible to groundwater contamination are identified in the Environmental Conservation Master Plan.

c. Infrastructure associated with communal systems must be located on commonly held property.

d. Development of communal systems must submit for County review a plan for capital replacements, major rehabilitation, maintenance, and construction. It must also complete a fiscal impact assessment that considers life-cycle costs of maintaining the infrastructure required to service the subdivision or development.

3.6.6 Stormwater Management

a. Development must account for stormwater impacts to the parcel and surrounding area. The County may require supporting evidence that these impacts have been addressed, including a stormwater management plan.

b. When stormwater infrastructure is required, development should design naturalized stormwater management facilities that add amenity, natural functions, and that compliment existing natural spaces.

c. Development may incorporate **Low Impact Development** techniques to maintain surface water quality and manage surface water quantity, including the use of rain gardens, swales, planters, trenches, cisterns, and permeable pavement or other techniques.

d. Development of stormwater management facilities may make use of existing natural features where permitted. Stormwater management facilities may not be constructed in **Crown-claimable water bodies**.

County Policy C-ES04 – Storm Water Management Facility Naturalization provides more detailed requirements applicable to subdivisions.

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3.7 Development Policies to Support Recreation & Tourism

Parkland County is home to significant recreation and tourism opportunities, drawing on the area's beautiful natural landscapes, rural experience, and proximity to Edmonton. The County has a responsibility to support recreation and tourism development, growing and diversifying the region's economy and sustaining the qualities that draw people to live in and visit the county. Recreation in particular provides positive social, health, economic, and environmental benefits to the community.

Development of recreation and tourism facilities should be sensitive to their environmental and agricultural context and promote enjoyment of the County's natural assets. Amenities should be designed to support all ages and abilities.

3.7.1 Recreation and Tourism Development

a. Development of recreation and tourism developments, including local service commercial, hospitality, or institutional uses, should:
   i. have appropriate transportation and utility infrastructure;
   ii. integrate with surrounding land uses; and
   iii. mitigate any off-site impacts.

b. Development of small-scale **agri-tourism** and **eco-tourism** amenities should be allowed throughout the County.

c. Large-scale recreation, tourism, and resort development should be located in Wabamun Country, North Saskatchewan River, and Pembina River **Plan Areas**.

d. Major recreation, tourism, and resort developments may be allowed in Lake Country and River's Edge **Plan Areas** where the following conditions are met:
   i. Proposed developments are compatible with existing land uses and do not limit the long-term residential development of the area; and
   ii. Site servicing and transportation access can be adequately addressed.

e. Campgrounds, cabins, equestrian facilities and other recreation and tourism supportive uses should locate in Wabamun Country, Lake Country, and River's Edge **Plan Areas**.

f. Development along Crown-claimable water bodies and water courses should identify opportunities to enhance public access for water-based recreation.

3.7.2 Parks & Trails

a. Development may be required to dedicate rights-of-way at the time of subdivision to create strategic links for the County's wider parks, recreation, and open space network.

b. Development of trails in **Environmentally Significant Areas** and **High Priority Landscapes** will be restricted to non-motorized uses.

c. Development of motorized recreation trails and facilities must be located to minimize disruption to residents and **Environmentally Significant Areas**, **High Priority Landscapes**, and **Prime Agricultural Areas**. Supporting studies may be required.

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d. Development of new parks, open spaces, and recreation facilities should:
   i. be planned for multi-use areas;
   ii. ensure activities are available to people of all ability levels; and
   iii. locate to leverage adjacent complimentary uses.

e. Multi-parcel residential development should include public gathering places such as parks, open spaces and community facilities that are safe, accessible, and linked to existing pathways and open spaces.

f. Development of public facilities, including recreation centres, campgrounds, and playgrounds, should address safety through site design, lighting, and other Crime Prevention Through Environmental Design (CPTED) measures.

Parkland County's Parks, Recreation and Culture Master Plan contains additional detail and direction on parks and open space development requirements.

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4 County Initiatives

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4 County Initiatives

Chapter 4 of the Municipal Development Plan directs the planning initiatives of the Parkland County municipal government. It describes actions that enable good development, meet the obligations of higher-level policies, and help fulfill the MDP's six shared responsibilities. Chapter 4 is organized into the same high-level sections as Chapter 3, and it adds a final section focused on implementation.

Policies in this chapter are worded to instruct the Parkland County government. They indicate a preferred course of action that must be applied unless it is not feasible or an alternative solution meets the intent of the initiative.

The County Initiatives listed in this MDP will not be all be immediately undertaken by the County. Each initiative is subject to budget process and Council direction.

4.1 County Initiatives to Build Safe & Resilient Places

4.1.1 Hazards

a. Educate residents and developers about legislated requirements related to development near natural and built hazards.

b. Collaborate with the Provincial Government to keep flood hazard mapping and regulations up to date.

c. Collaborate with regional watershed groups to fill knowledge gaps around groundwater hazards.

d. Consider adjacent land uses when providing recommendations to the National Resource Conservation Board (NRCB) on applications for expansion of confined feeding operations.

e. Ensure County land holdings comply with the Alberta Tier 1 and Tier 2 Soil and Groundwater Remediation Guidelines.

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4.2 County Initiatives to Protect Natural Functions

4.2.1 Natural Policy Framework

a. Develop and maintain a Nature Policy Framework to guide conservation-based activities, decision-making and investment in the County, and provide options to achieve nature-positive development that maintains the functions of natural features.

b. Update the Conservation Master Plan to include guidance on County-led conservation and restoration initiatives, as well as partnerships, education, and outreach.

c. Maintain a Wetland Replacement Program working in partnership with county landowners, the Government of Alberta, and non-government organizations.

d. Update **Environmentally Significant Area** boundaries and natural asset inventories every 5 years and use **Environmentally Significant Areas** to prioritize areas for conservation, restoration and ecological enhancement.

e. Establish **Area Structure Plans** with defined outcomes, development limits, and carrying capacities to manage the cumulative impacts of development and uses on **Environmentally Significant Areas**, **High Priority Landscapes**, and **High Value Natural Features**.

4.2.2 Protecting Natural Landscapes

a. Implement tools to protect, mitigate, and offset impacts to natural features and their functions.

b. Where County projects may impact natural landscapes, offset the impact to achieve nature-positive outcomes.

c. Explore the potential for ecosystem service credits on County-owned natural assets.

d. Conserve natural features using tools in the following order of priority:
   i. **Environmental Reserve** or **Environmental Reserve Easement**
   ii. **Conservation Easement**; then
   iii. **Conservation Reserve**.

e. Acquire **Environmental Reserve** strategically to:
   i. preserve natural features;
   ii. prevent pollution of land and water bodies;
   iii. provide necessary public access to a water bodies; and
   iv. mitigate risk of personal injury or property damage from undevelopable or hazard lands.

f. Consider **Environmental Reserves**, **Environmental Reserve Easements**, **Conservation Reserves**, and perpetual **Conservation Easements** as protected natural areas.

g. Establish a Local Conservation Fund and natural asset investment plan to:
   i. acquire **Environmentally Significant Areas** and land within **High Priority Landscapes** through **Conservation Reserve**;

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ii. incentivize **Conservation Easements** with Land Trust partners as part of the development process; and

iii. conserve and restore **High Value Natural Features** acquired by the County.

h. Use education and enforcement to conserve the natural state of **Environmental Reserve** lands and easements.

4.2.3 Water Bodies and Wetlands

a. Protect, enhance and restore the water quality, water quantity, and aquatic ecosystems in the region by:

i. retaining buffers in their natural state along water bodies;

ii. incorporating best practices to minimize soil erosion, protect and enhance riparian zones, conserve and enhance areas that contain habitat for federally or provincially listed plant or wildlife species; and

iii. conserving wetlands and establishing riparian setbacks around wetlands.

The New National Urban Park Proposal provides guidance on the opportunities in this area.

b. Encourage net gain of wetlands in the county through a wetland replacement program and tools to proactively conserve **high value wetlands**.

c. Review opportunities to protect **Environmentally Significant Areas** along the North Saskatchewan River.

4.2.4 Climate Mitigation & Adaptation

a. Develop and implement a Climate Change Adaptation Plan that addresses climate risks and vulnerabilities and prioritizes nature-based solutions.

b. Measure and reduce Parkland County operational greenhouse gas emissions to achieve net-zero by 2050.

c. Collaborate with organizations working toward outcomes aligned with the County's climate change initiatives.

d. Support the growth, development and implementation of sustainable infrastructure or development projects including, but not limited to:

i. **Low Impact Development**;

ii. energy efficient and climate resilient buildings;

iii. LEED ND neighbourhood certification;

iv. **Alternative Fuel Vehicle** charging; and

v. eco-industrial parks, compact community design, or other innovative development models that reduce the overall environmental footprint of a development.

LEED ND is the Canada Green Building Council's certification for neighbourhood development.

e. Provide incentives for **Renewable Energy Microgeneration** in all areas of the county, including the use of agricultural buildings or infrastructure for small scale production of renewable energy.

f. Incentivize the development of sustainable infrastructure and renewable energy.

g. Investigate the carbon sink capacity of Parkland County's natural assets and their potential to offset urban emissions in the broader region.

h. Monitor new protocols to develop and trade carbon credits in the metropolitan region.

PROPOSED

4.2.5 Education & Incentives

a. Incentivize private land stewardship through education, grants, and by enabling third-party **Conservation Easements**.

b. Promote the use of educational and community engagement programs to inform and educate residents on initiatives to conserve, enhance or restore the function of natural assets.

4.2.6 Collaboration

a. Partner with the Government of Alberta, Indigenous communities, neighbouring municipalities, industry, non-government organizations and the public to ensure the protection of regional natural features and functions.

b. Work within the Alternative Land Use Services (ALUS) program toward conservation and restoration objectives.

c. Support regional air quality monitoring.

d. Participate in regional environmental planning initiatives.

e. Participate in regional watershed groups and support regional watershed planning initiatives.

f. Collaborate with lake management groups to monitor and manage lake health and encourage lake stewardship.

External partners and the tools they implement are actively engaged in conserving priority areas such as **Environmentally Significant Areas**, **High Priority Landscapes,** *and* **High Value Natural Features**.

4.3 County Initiatives to Conserve Agriculture

4.3.1 Preserving Agricultural Land

a. Explore Transfer of Development Credits (TDC) systems that incentivize development:
   i. away from **Prime Agricultural Areas**; and
   ii. away from **High Priority Landscapes** and **Environmentally Significant Areas**.

b. Consider the use of **Conservation Reserve** to protect **Prime Agricultural Areas** that also support natural assets and functions.

4.3.2 Encouraging Agricultural Activity

a. Use flexible subdivision and development practices to accommodate emerging agricultural sectors.

b. Prepare an **Urban Agricultural** plan for the County's **Growth Hamlets** and **Major Employment Areas**.

c. Enable multi-generational housing and supportive uses on agricultural land.

PROPOSED

4.3.3 Education

a. Increase public awareness, support, and understanding of agricultural operations and businesses, emphasizing their importance to:
   i. food security;
   ii. employment and the economy;
   iii. the environment; and
   iv. rural quality of life.

4.4 County Initiatives to Manage Growth

4.4.1 Growth and Transition

a. Support healthy, affordable, innovative, and diverse housing forms throughout Parkland County.

b. Collaborate with housing developers and non-profit organizations to help deliver affordable housing and housing for seniors.

4.4.2 Hamlets

a. Provide incentives for **Infill** and redevelopment of vacant, brownfield, and underutilized lots in hamlets.

b. Consider acquiring vacant or underused lots to provide additional amenity space in hamlets when a need is identified.

c. Sustain existing infrastructure in **Rural Hamlets**.

4.4.3 Growth Hamlets

a. Encourage growth and development in the County's **Growth Hamlets**.

b. Maintain a Hamlet **Area Redevelopment Plan** for all growth hamlets.

c. Prioritize growth and development of the following uses in **Growth Hamlets**, where appropriate levels of servicing are available:
   i. Local and regional employment, commercial, and residential growth,
   ii. New social, institutional, and community services, and
   iii. New protective services infrastructure.

d. Consider the expansion of **Growth Hamlet** boundaries when:
   i. proposed or existing developments are located adjacent to the hamlet boundary;
   ii. insufficient **Infill** capacity exists to meet market demands;
   iii. employment or economic growth requires additional lands;
   iv. orderly and sequential development is supported; and
   v. there are viable infrastructure and servicing solutions for the additional lands.

Wabamun is designated as a **Growth Hamlet**.

Hamlet **Area Redevelopment Plans** *should identify inter-departmental projects that support implementation of the County's Hamlet Reinvestment Strategy at the County level that will revitalize and support hamlets for long-term vitality.*

PROPOSED

4.4.4 Country Residential Growth

a. Create and maintain an inventory of **country residential development** and permissions in Parkland County that enables more detailed analysis of growth, vacant lots, distribution, type, and cumulative impact.

b. Investigate density bonusing incentives to encourage **country residential development** to conserve more natural functions on site.

4.4.5 Municipal Reserve

a. Acquire, defer and dispose of reserve land and use cash-in-lieu in adherence with County Policy, agreements with local school boards, and the requirements of the Municipal Government Act.

b. Update the **Municipal Reserve** policy to establish an approach that considers **High Priority Landscapes** and natural features during **Municipal Reserve** allocation.

c. Partner with community groups to adapt underused **Municipal Reserve** land to benefit the local community.

4.4.6 Employment Growth & Diversification

a. Collaborate with community organizations to grow economic development initiatives.

b. Support commercial and employment growth in **Major Employment Areas** and **Local Employment Areas**.

c. Maintain an **Area Structure Plan** or **Area Redevelopment Plan** for all **Major Employment Areas**.

4.4.7 Energy Development

a. Develop a long-term strategy to grow and diversify Parkland County's energy tax base. This strategy may include:
   i. a marketing strategy that promotes the advantages of locating large-scale energy projects in the county;
   ii. proposed tax incentives for energy development;
   iii. recommendations for supporting infrastructure; and
   iv. development guidance.

b. Promote the adaptive reuse of existing energy infrastructure, including previously disturbed lands and transmission networks.

c. Explore incentives for **Renewable Energy Microgeneration** in all areas of the county, including the use of agricultural buildings and infrastructure for small scale production of renewable energy.

4.4.8 Industrial Growth

a. Support complementary industrial growth that enables the transfer or reuse of materials and energy and unlocks the potential for shared systems and services.

b. Establish development standards for key industrial and commercial growth corridors.

c. Complete an Aggregate Resource Management Plan to guide the extraction of aggregate resources throughout the county.

PROPOSED

d. Support the continued operation and adaptive reuse of power generation facilities within Parkland County as an important source of local employment.

e. Support the development of alternative and renewable energy industry as an economic generator and partnerships with industry and education institutions to establish energy pilot projects in Parkland County.

4.4.9 Collaboration

a. Build and maintain relationships with industry that:
   i. promote economic opportunities within Parkland County;
   ii. identify gaps where municipal support would unlock new opportunities; and
   iii. share relevant data and development plans.

b. Foster relationships with Provincial departments to attract development opportunities that are aligned with Government of Alberta priorities and action plans.

c. Collaborate with neighbouring municipalities on initiatives that address regional barriers to attracting new development.

d. Develop post-secondary partnerships to increase opportunities for residents, businesses and agricultural producers.

e. Partner with stakeholders to sponsor workforce initiatives that attract and retain labour and talent in Parkland County.

4.5 County Initiatives to Deliver Efficient Infrastructure & Services

4.5.1 Community Services & Social Development

a. Consider cost-recovery mechanisms for providing community services, including off-site levies for new and expanded community facilities, as enabled by the Municipal Government Act.

b. Maintain the Parkland County Social Development Plan.

4.5.2 Schools

a. Collaborate with the Parkland School Division and the Evergreen Catholic Separate School Division to determine the locations, sizes and configuration of future school sites.

b. Encourage the shared use of existing County school sites for community and recreational programs, continuing and distance education, and training and entrepreneurship programs.

4.5.3 Childcare

a. Support childcare uses in all residential, commercial, and mixed-use areas of Parkland County through the **Land Use Bylaw**.

b. Advocate for the creation of childcare facilities providing supports for current and future childcare operators to identify needs, access funding, and navigate provincial licensure.

PROPOSED

4.5.4 Fire & Protective Services

a. Support and maintain mutual-aid agreements with adjacent municipalities and First Nations communities to ensure the provision of protective services, fire and medical service provision for all county residents.

b. Maintain a high standard of fire protection and protective services to support all parts of the county.

c. Collaborate with the Royal Canadian Mounted Police (RCMP) and community groups to promote community policing in all parts of the county.

d. Collaborate with Provincial health providers to ensure emergency and community health services are available to all parts of the county, and to assist in identifying the need for new or expanded community services or facilities.

4.5.5 Infrastructure Investment & Cost Recovery

a. Assist, where feasible, in the cost recovery of oversizing and extension of municipal utility infrastructure that will accommodate future development.

b. Recover infrastructure costs through off-site levies or other cost recovery mechanisms where possible.

c. Explore partnerships with Home Owners Associations (HOAs) to provide and maintain local amenities.

d. Explore alternative fuel options for the County fleet.

4.5.6 Transportation

a. Protect long-term transportation corridors to maintain a safe, coordinated, efficient and cost effective road network.

b. Consider the safe, efficient and cost-effective provision of transportation infrastructure services when making land use and development decisions.

c. Work with Alberta Transportation and Economic Corridors to facilitate network improvements where County roadways and provincial highways intersect.

d. Collaborate with Alberta Transportation and Economic Corridors to support the development of grade-separated crossings at strategic locations within the county.

e. Aim to upgrade collector and local roadways to provide sufficient shoulders for safe non-motorized use and **Active Transportation**.

f. Improve **Active Transportation** infrastructure in **Growth Hamlets**, including provision of sidewalks and pathways.

g. Consider **Alternative Fuel Vehicle** strategies in the next update to the Transportation Master Plan.

4.5.7 Transit

a. Create and implement a Regional Transit Plan.

b. Ensure that **Area Structure Plans** account for potential future transit service.

PROPOSED

c. Explore the provision of a safe, resilient and reliable transit service that provides connections between the County's **Growth Hamlets**, **Major Employment Areas**, and nearby municipalities.

d. Support community-led transit service programs, especially those for the elderly and people with accessibility needs.

e. Raise awareness of established transit service among county residents and visitors.

4.5.8 Rail

a. Collaborate with CN Railway and Transport Canada to optimize rail access in **Major Employment Areas**.

b. Consider purchasing abandoned railway rights-of-way for the creation of public pathways, parks or other public use.

4.5.9 Aviation

a. Support airport and aerodromes and compatible development adjacent to them.

b. Collaborate with Transport Canada to ensure any new private airports, airstrips and aerodromes are compatible with existing and future development and follow current design and consultation guidelines.

4.5.10 Utilities

a. Ensure the regular maintenance of County-owned and operated facilities and infrastructure.

b. Develop extensions to utility infrastructure when they:

   i. support and enhance capacity in growth areas such as **Major Employment Areas**, **Local Employment Areas**, **Growth Hamlets**, and populated multi-parcel subdivision areas;

   ii. are supported by the appropriate Commission or governing body and its members;

   iii. align with the overall direction outlined in this MDP and Council Strategic Plan; and

   iv. align with overall policy direction in the Edmonton Metropolitan Growth Plan.

c. Consider extending municipal water and wastewater servicing to the Entwistle Business Industrial Park and implementing an off-site levy bylaw or other cost recovery mechanisms.

d. Protect long-term energy, infrastructure and multi-use corridors in collaboration with federal and provincial regulators, regional partners and utility and energy providers.

e. Establish and maintain membership with regional water and wastewater infrastructure system organizations.

f. Ensure that the development of future municipal water and wastewater systems complies with the Edmonton Metropolitan Growth Plan.

PROPOSED

4.5.11 Digital Connectivity

a. Support the development of digital connectivity across the county through:
   i. Creation of a long-term digital connectivity strategy; and
   ii. Collaboration with regional, provincial, and federal governments, organizations, and operators.

4.5.12 Waste

a. Collaborate with adjacent municipalities to create and manage regional waste management, compost, and recycling systems.

b. Support sustainable waste services through e-waste diversion.

c. Expand awareness and education programs to encourage:
   i. home composting and residential recycling; and
   ii. commercial and industrial business recycling and by-product re-use.

d. Implement Extended Producer Responsibility in **Growth Hamlets**, in **Country Residential Areas**, and at transfer stations, where most applicable.

4.6 County Initiatives to Support Recreation & Tourism

4.6.1 Parks and Recreation

a. Develop a Parks Classification System to support the future development of park areas within the county.

b. Establish viable standards for recreation facilities and open spaces in hamlets.

c. Coordinate recreation infrastructure across jurisdictions to support:
   i. activities across boundaries;
   ii. land uses compatibility;
   iii. environmental areas protection;
   iv. preservation of viewpoints; and
   v. minimization of impacts from traffic, noise and other nuisances.

d. Support regional and intermunicipal partnerships and cost-sharing arrangements that provide recreational opportunities for county residents.

e. Consider public-private funding arrangements where recreation and tourism development provides opportunities for public use.

f. Collaborate with schools and other public space providers to provide multi-purpose recreation facilities.

g. Support age-friendly recreation initiatives.

Consider an Age-Friendly Community Assessment

h. Enable pilot projects to explore unstructured recreation as part of reclamation activities.

PROPOSED

4.6.2 Access to Natural Areas

a. Ensure public water access is managed through the design and management of subdivision and development adjacent to Crown-claimable water bodies and watercourses.

b. Coordinate and plan **Active Transportation** connections between hamlets and nearby provincial parks, protected areas and recreation areas.

c. Educate the public and visitors about safe and responsible use of natural areas.

4.6.3 Trails

a. Collaborate with regional stakeholders, neighbouring municipalities and adjacent provincially designated areas to develop integrated regional trail connections wherever possible.

b. Explore opportunities to connect multi-use trails along and around water bodies.

c. Develop more explicit guidance on the location, timing, and quality of **Municipal Reserve**, **Environmental Reserve**, and **Conservation Reserve** trails.

d. Support the development of trail systems on existing **Municipal Reserve** and **Environmental Reserve** parcels to enhance public access to natural and recreational areas.

e. Explore opportunities to connect trails between employment areas and residential areas.

f. Explore partnerships to identify waterway recreation and tourism opportunities and encourage **eco-tourism** and recreation opportunities along the North Saskatchewan River and Pembina River.

g. Identify opportunities for trail development to enhance resilience and increase safety in the face of hazards like flooding, wildfires, and rail.

4.6.4 Off-Highway Vehicles

a. Maintain policies and regulations for off-highway vehicles that mitigate impacts to:
   i. sensitive natural features including **Environmentally Significant Areas** and water bodies;
   ii. **Prime Agricultural Areas**;
   iii. existing agricultural operations; and
   iv. existing or planned residential development.

b. Collaborate with off-highway vehicle groups to identify needs and potential locations for off-highway staging and recreation use.

c. Explore opportunities for off-highway vehicle recreation use in the former Highvale Coal Mine area.

4.6.5 Arts, Culture, & Heritage

a. Encourage growth of arts and culture throughout the county.

b. Complete a Municipal Heritage Plan to investigate ways to inventory, preserve and maintain historic sites and historic districts.

c. Collaborate with local arts and culture groups to support arts and culture across the county.

d. Explore ways to integrate art into planning and development, particularly on County-owned infrastructure.

PROPOSED

4.7 Implementation of County Initiatives

4.7.1 Plans & Studies

a. Maintain plans and reports as required, in alignment with the Edmonton Metropolitan Region Growth Plan and this Municipal Development Plan, including plans and master plans related to natural systems, land use, and infrastructure.

b. Review **Area Structure Plans** to determine their functional status and alignment with the Municipal Development Plan. Update or rescind **Area Structure Plans** as necessary.

c. Consider undertaking the following inventories and analysis to support future growth:
   i. feasibility analysis for communal servicing and locations;
   ii. groundwater analysis, including high water table and recharge/discharge areas; and
   iii. feasibility analysis for the location of potential transfer of development credit programs.

d. Ensure the **Land Use Bylaw** aligns with the Municipal Development Plan.

4.7.2 Fiscal Sustainability

a. Recover the capital cost of providing roads, sanitary sewer, water, storm water systems and other services to new developments through off-site levies which developers must pay as a condition of development.

b. Create an asset management plan to:
   i. determine the life-cycle costing of the County's built and natural assets;
   ii. assist with establishing infrastructure priorities; and
   iii. understand the impacts of climate change on built and natural infrastructure.

4.7.3 Regional Collaboration

a. Partner with neighbouring First Nations and Métis Nations on joint economic, community and planning projects that provide a mutual benefit to all residents.

b. Circulate statutory plans and amendments, subdivision applications, and applications for a discretionary use to adjacent municipalities or First Nations when the application affects lands:
   i. within 800 m of an adjacent municipality; or
   ii. within 1600 m of the City of Edmonton; or
   iii. in any case when the County identifies relevant off-site impacts; or
   iv. when circulation is a requirement of an active IDP.

c. Participate in the Edmonton Metropolitan Region Board and updates to the Edmonton Metropolitan Region Growth Plan.

d. Complete and maintain Intermunicipal Collaboration Frameworks (ICFs) and Intermunicipal Development Plans (IDPs) with adjacent municipalities that are non-members of the Edmonton Metropolitan Region Board as required by the Municipal Government Act.

e. Support intermunicipal partnerships that facilitate the provision of joint transportation, utility and community infrastructure, and environmental and recreational initiatives.

PROPOSED

f. Resolve intermunicipal or intergovernmental issues or disputes with an intent to achieve a resolution on the issue that is to the benefit of both parties.

g. Follow an escalating process of mediation to resolve an intermunicipal dispute or disagreement over a development application. Proceed to a formal mediation, when necessary, prior to proceeding to the Land and Property Rights Tribunal.

4.7.4 Engagement

a. Support open, responsible and transparent governance.

b. Conduct regular reviews of the County's Public Engagement Policy to ensure it is effectively addressing community needs.

c. Share information with residents and stakeholders on major planning and development initiatives and decisions and be transparent in communicating opportunities for feedback.

d. Partner with community committees, associations and other community organizations to support the implementation of the Municipal Development Plan at the local scale.

4.7.5 Monitoring

a. Monitor and review the MDP through an annual report prepared by the County Administration for Council review.

b. Complete a preliminary MDP review every four years to ensure the goals and policy directions denoted in the MDP reflect current growth forecasts, market trends and community values. Conduct a major update every eight years or when prompted by a preliminary review.

4.7.6 Alignment with the Municipal Development Plan

a. Reference the Municipal Development Plan and its goals and policies in strategic plans, budget presentations, and other administrative submissions to Council, as appropriate.

b. Update statutory plans approved before the adoption of this MDP to align with MDP direction.

c. In progress amendments to statutory plans and **Conceptual Schemes**, or to the **Land Use Bylaw** must be revised to align with this MDP if their date of approval is more than two years after the adoption of this MDP.

d. In progress applications for subdivision must be revised to align with this MDP if their date of approval is more than 6 months after the adoption of this MDP. Extensions to the one-year approval period for subdivision may not be granted under this clause.

PROPOSED

Glossary

PROPOSED

Term	Definition
Active Transportation	Human powered travel, including but not limited to: walking, cycling, inline skating and travel with the use of mobility aids, including motorized wheelchairs and other power assisted devices moving at a comparable speed.
Agriculture-related use	A use directly related to agriculture that primarily supports agriculture, benefits from being in close proximity to agriculture, and provide direct products and/or services to agriculture. In the MDP, this definition excludes high-impact uses, including seed cleaning, agricultural equipment sales, and uses that would be considered 'heavy industrial'.
Agri-tourism	Tourism facilities or activities in agricultural areas, where visitors engage in farm-based experiences including tours, harvesting, farm work, and agricultural education.
Alternative fuel vehicle	Vehicles that use non-conventional fuels, including electric vehicles and vehicles powered by other energy sources such as hydrogen fuel cells, biofuels, and compressed natural gas.
Area Redevelopment Plan	A statutory plan adopted by bylaw that provides a framework for the redevelopment of an area of land. When completed for a hamlet, it is referred to as a Hamlet Area Redevelopment Plan (HARP).
Area Structure Plan	A statutory plan adopted by bylaw at Council after three readings and a mandatory Public Hearing. At minimum, it describes land uses, densities, the location of major infrastructure, and development phasing.
Conceptual Scheme	A non-statutory planning document that is approved by Council resolution without a Public Hearing. It may contain a range of planning information at the County's discretion. It is typically used to: (a) add new information or detail to an area within an existing ASP, or (b) replace the function of an ASP. A Conceptual Scheme typically addresses smaller areas compared to an ASP.
Conservation by Design	An approach to land subdivision that incorporates consideration of economic, social, and environmental factors. It typically includes: (a) identification of conservation areas, (b) identification of development areas, (c) identification of building sites, and (d) design of roads, trails, and lot lines.
Conservation Easement	A Conservation Easement as defined and enabled by the Alberta Land Stewardship Act Sec 28, as amended.
Conservation Reserve	A Conservation Reserve as defined and enabled by the Municipal Government Act Sec 664.2(1), as amended.

PROPOSED

Term	Definition
Country Residential Area	Lands within Parkland County with zoning that allows for County Residential development.
Country Residential Development	The subdivision of rural lands to create multiple unserviced residential lots in which households are responsible to provide their own on-site water and private sewage systems.
County Initiative	A policy addressed to County Council and Administration, outlining key actions, programs, and commitments that the County government should bring to bear to enable good development.
Crown-claimable Water Body	As identified in the Public Lands Act, the Province of Alberta owns any permanent water bodies, including permanent wetlands. These are referred to as "Crown-claimable" water bodies.
Development	In the Municipal Government Act, development means: a) an excavation or stockpile and the creation of either of them; b) a building or an addition to or replacement or repair of a building and the construction or placing of any of them on, in, over or under land; c) a change of use of land or a building or an act done in relation to land or a building that results in or is likely to result in a change in the use of the land or building; or d) a change in the intensity of use of land or a building or an act done in relation to land or a building that results in or is likely to result in a change in the intensity of use of the land or building.
Development Concept Map	A high-level schematic map that outlines key development factors and regional development roles across Parkland County.
Development Policy	A policy that applies to development. It sets out requirements to ensure growth in Parkland County is safe, sustainable, and well-organized.
Eco-tourism	Tourism facilities or activities in natural areas, designed to minimize impact on natural systems while promoting conservation and education.
Environmental Reserve	Lands defined as Environmental Reserve in the Municipal Government Act.

PROPOSED

Term	Definition
Environmental Reserve Easement	An easement created for the purposes specified in the Municipal Government Act.
Environmentally Significant Area	An area with important or unique environmental characteristics, as identified in Parkland County's Environmental Conservation Master Plan.
Floodway	A flood hazard designation that represents the area of highest hazard, where design flood flows are deepest, fastest, and most destructive. New development in floodways is typically prohibited.
Growth Hamlet	A hamlet identified by the municipality as a location to accommodate growth, with servicing capacity or the ability to tie into servicing.
Hazardous	Presenting a significant risk of personal injury or property damage occurring during development or use of the land.
High Priority Landscape	An area characterized by overlapping features of ecological importance including Environmentally Significant Areas, wetland complexes, biodiversity hotspots, landscape connectivity, sensitive surface and groundwater features, and sensitive landforms.
High Value Natural Feature	A natural feature considered by Parkland County to have high conservation value.
High Value Wetland	A wetland scoring “Good”, “Very Good”, or “Excellent”, as identified in the Parkland County Wetland Inventory & Historical Loss Assessment.
Infill	Development on previously unused or underutilized land located within an existing developed area.
Land Use Bylaw	The Land Use Bylaw regulates development within Parkland County with a goal of ensuring that neighboring land uses are compatible. The LUB is an important tool to ensure that local development aligns with the County’s vision. Land use regulations can help preserve prime agricultural lands, protect environmentally sensitive areas, support diverse economic growth and help families age in place within their community.
Lakefront Residential	An area already designated as Lakefront Residential in the Land Use Bylaw at the time of this Plan or in areas determined by an Area Structure Plan.

PROPOSED

Term	Definition
Local Employment Area	An area with a concentration of industrial, commercial, and/or institutional uses that have locally significant business and economic activities and generate a small concentration of employment for the local area; or, rural areas with existing resource-based economic assets resulting in employment in agricultural, mining, or forestry.
Local Plan	A non-statutory plan that describes planning intent for a defined local area. It may supplement or replace of statutory secondary plans in the approval process. In Parkland County, Conceptual Schemes and Master Site Development Plans are examples of Local Plans.
Low Impact Development	A land planning and engineering design approach for managing stormwater runoff. LID emphasizes conservation and use of on-site natural features to protect water quality. This approach implements engineered small scale hydrologic controls to replicate the predevelopment hydrologic regime of watersheds through infiltrating, storing, evaporating, and detaining runoff close to its source.
Major Employment Area	An area with a concentration of industrial, commercial, and/or institutional land uses that have regionally significant business and economic activities and high levels of employment.
Master Site Development Plan	A design proposal for how a large property will look when development and construction is complete, or how a resource/aggregate extraction business will operate. <- these two conditions seem like very different things.
May	The County can choose to apply the policy when and where it is appropriate.
Moderate Value Wetland	A wetlands identified in the Parkland County Wetland Inventory & Historical Loss Assessmet as having moderate value.
Municipal Reserve	Lands defined as Municipal Reserve in the Municipal Government Act.
Must	The actions outlined are mandatory and apply to all situations.
Natural Features	Key components of natural systems. They include things like forests and tree-stands, lakes, wetlands, drainage paths, and native vegetation.
Natural Functions	The beneficial processes enabled by natural systems. They keep natural systems vital and provide goods and services that include provisioning services (like raw materials and fresh water), regulating services (like pollination, carbon capture, and microclimates), habitat services (supporting biodiversity) and cultural and spiritual services (enriching the human experience of landscape and place).

PROPOSED

Term	Definition
Nature Positive	Nature-positive means activities and developments that, on balance, protect, conserve, and/or enhance the beneficial functions of the natural features within the County more than they impair, degrade, or nullify them.
On-farm Diversified Use	A secondary use, limited in area to the principal agricultural use, and compatible with the principal agricultural use and agricultural uses in the adjacent area. On-farm diversified uses may include but are not limited to home occupations, **agri-tourism** uses, and uses that produce value-added agricultural products.
Prime Agricultural Areas	Lands that include Class 2 and 3 soils according to the Land Suitability Rating System (LSRS) used by the Government of Alberta.In the MDP, Prime Agricultural Areas account for Prime Agricultural Lands identified in the Edmonton Metropolitan Region Board's Regional Agriculture Master Plan.
Private Communal Utility System	A shared infrastructure for water or sewage treatment that is owned, operated, and maintained by a private entity rather than a public authority.
Renewable Energy Development	The planning, construction, and operation of faciltiies and infrastructure that generate energy from renewable resources such as solar, wind, biomass, and hydroelectric power. <- do we need to make this more of a 'utility' definition, to contrast microgeneration?
Renewable Energy Microgeneration	Refers to the small-scale generation of electricity or heat by individuals, small businesses, or small communities focused on meeting their own energy needs. Microgeneration is typically smaller in scale, is owned by individuals, and does not operate commercially or provide energy to the region.
Rural Agricultural Areas	Lands that host a wide range of agricultural operations, rural subdivisions, farmsteads, rural businesses, park, environmental areas, recreational amenities, and other uses. The primary land use is agriculture. Aligns with Policy Area 1 in the Regional Agriculture Master Plan.
Rural Hamlet	A hamlet not classified as a growth hamlet.
Should	A preferred course of action that must be applied unless it is not feasible or an alternative solution meets the policy intent.
Plan Area	A large area designated in the Parkland County MDP Development Concept that plays a unique role in the future of Parkland County.
Subdivision	The division of a parcel of land by an instrument, either a plan of subdivision or an instrument as defined in the Land Titles Act.

PROPOSED

Term	Definition
Urban Agriculture	Agricultural activities that occur in a built-up area. May include community and rooftop gardens, edible landscapes in public spaces, and indoor production. Opportunities for urban agriculture in the Acheson Plan Area reflect Policy Area 4 in the Regional Agriculture Master Plan.
Value-added Agricultural Use	A use that adds a process or a service to an agricultural raw material. It may include some form of processing, such as milling, drying, cleaning, sorting, slaughtering, distilling, refining, or direct marketing and distribution.
Water body	Any location where water flows or is present, whether or not the flow or the presence of water is continuous, intermittent or occurs only during a flood, and includes but is not limited to wetlands and aquifers but does not include certain irrigation features. See the Alberta Water Act for the precise definition.
Will	The actions outlined are mandatory and apply to all situations.

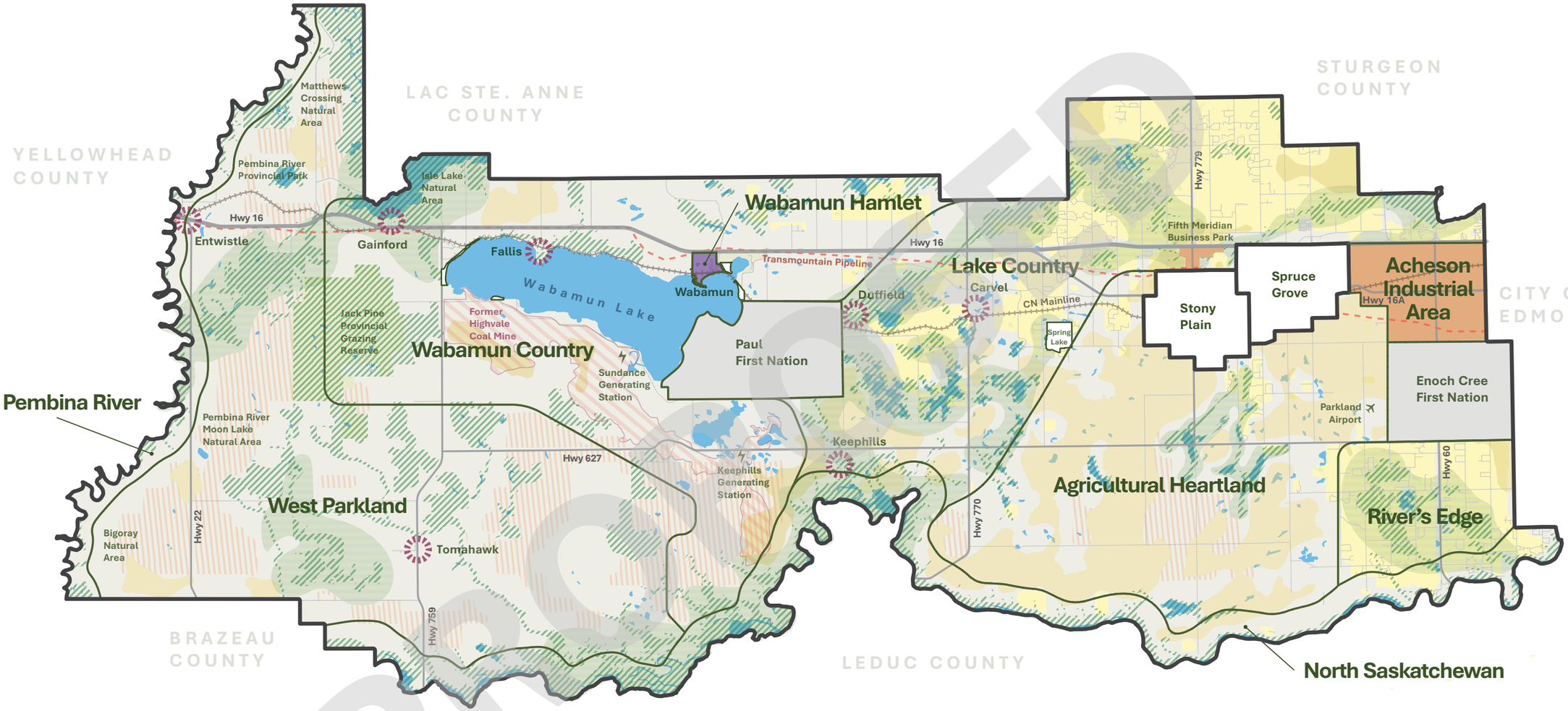
PROPOSED

5 Appendices

PROPOSED

Appendix A	Mapping Appendix
Appendix B	What We Heard Reports
Appendix C	Technical Growth Study

A. Development Concept



Legend

- Municipal Boundaries
- Special Area Boundaries
- First Nation Reserves
- Villages & Summer Villages
- Hamlets
- Highway and Major Road Corridors
- Interregional Pipeline Corridors
- Interregional Rail Corridors
- Former Mine Areas
- Water
- Rural Agricultural Areas
- Prime Agricultural Areas
- Major Employment Areas
- Priority Growth Hamlets
- Country Residential Areas
- High Priority Landscapes
- Environmentally Significant Areas
- Confined Feeding Operation Compatible Areas

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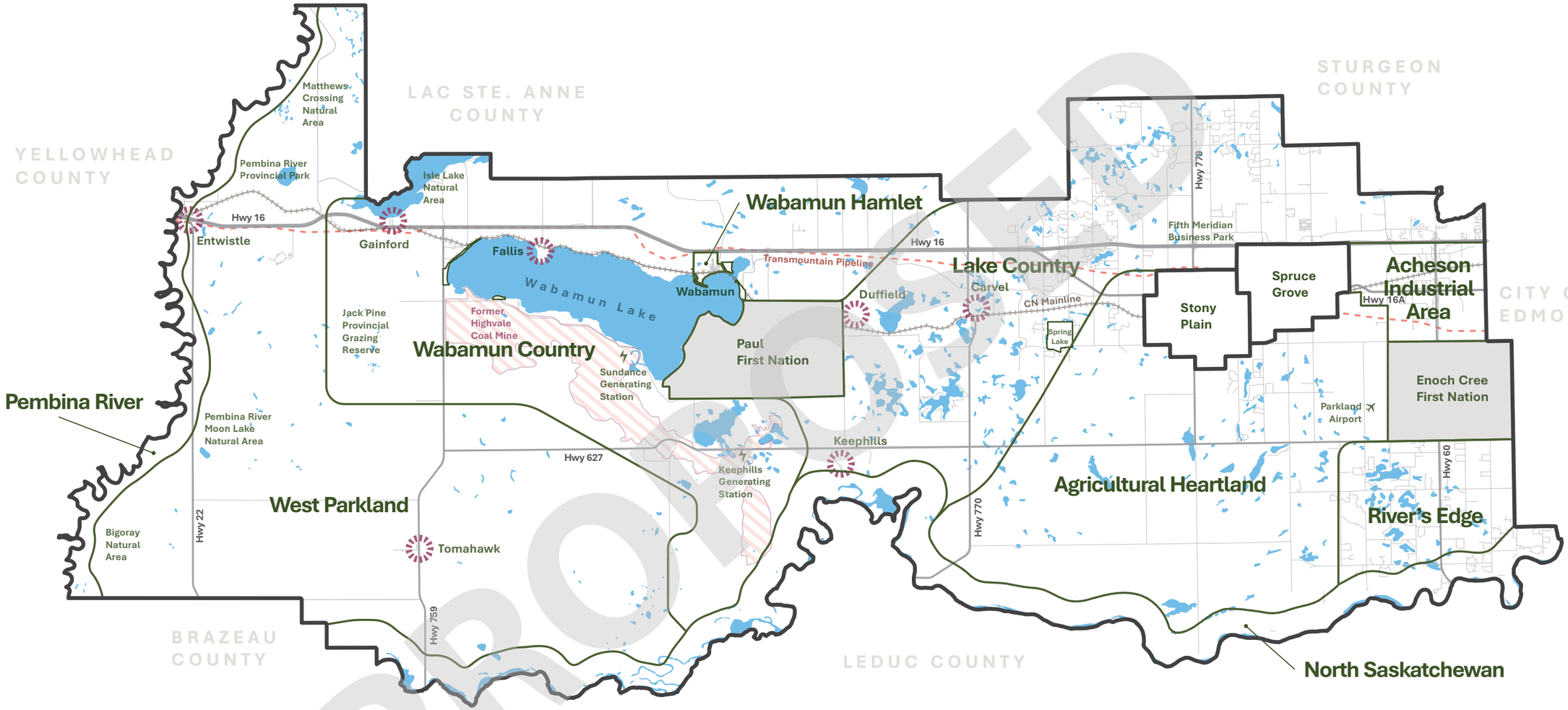
Kilometres

PROJECT

B. Major Infrastructure



Legend

- Municipal Boundaries
- Special Area Boundaries
- First Nation Reserves
- Villages & Summer Villages
- Hamlets
- Highway and Major Road Corridors
- Interregional Pipeline Corridors
- Interregional Rail Corridors
- Former Mine Areas
- Water

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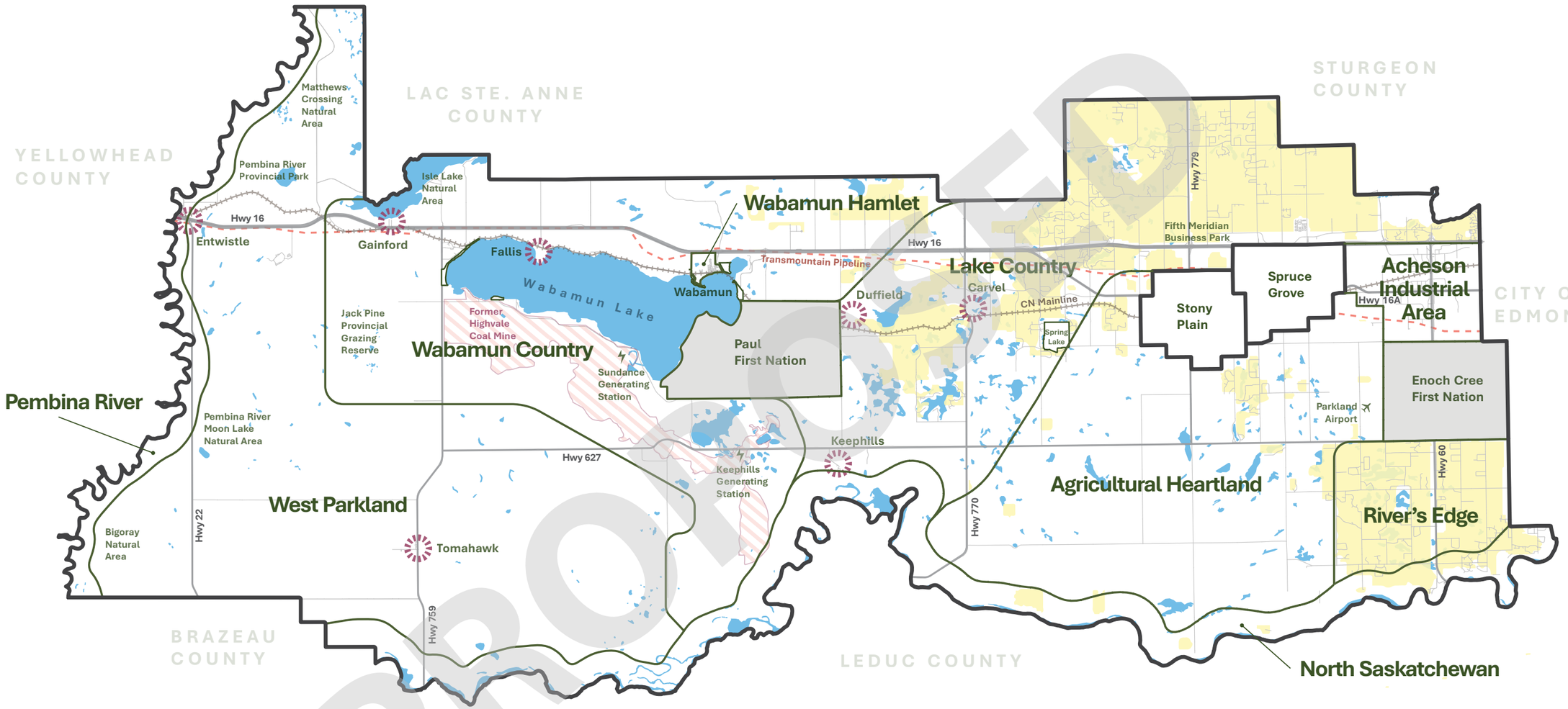
PROOF

C. Country Residential Areas



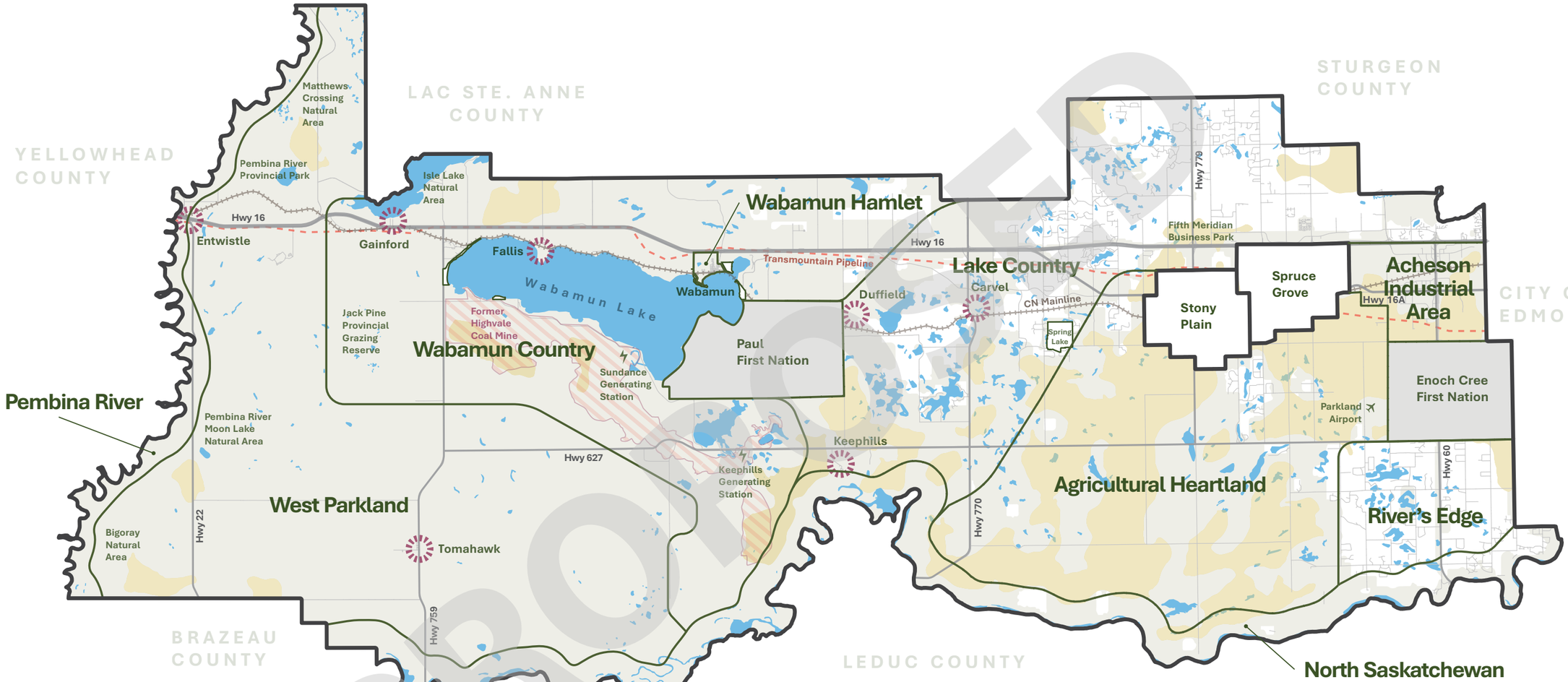
Legend

- Municipal Boundaries
- Special Area Boundaries
- First Nation Reserves
- Villages & Summer Villages
- Hamlets
- Highway and Major Road Corridors
- Interregional Pipeline Corridors
- Interregional Rail Corridors
- Former Mine Areas
- Water
- Country Residential Areas

0 5 10 20
Kilometres

PROOF

D. Rural Agricultural Areas & Prime Agricultural Areas



Legend

- Municipal Boundaries
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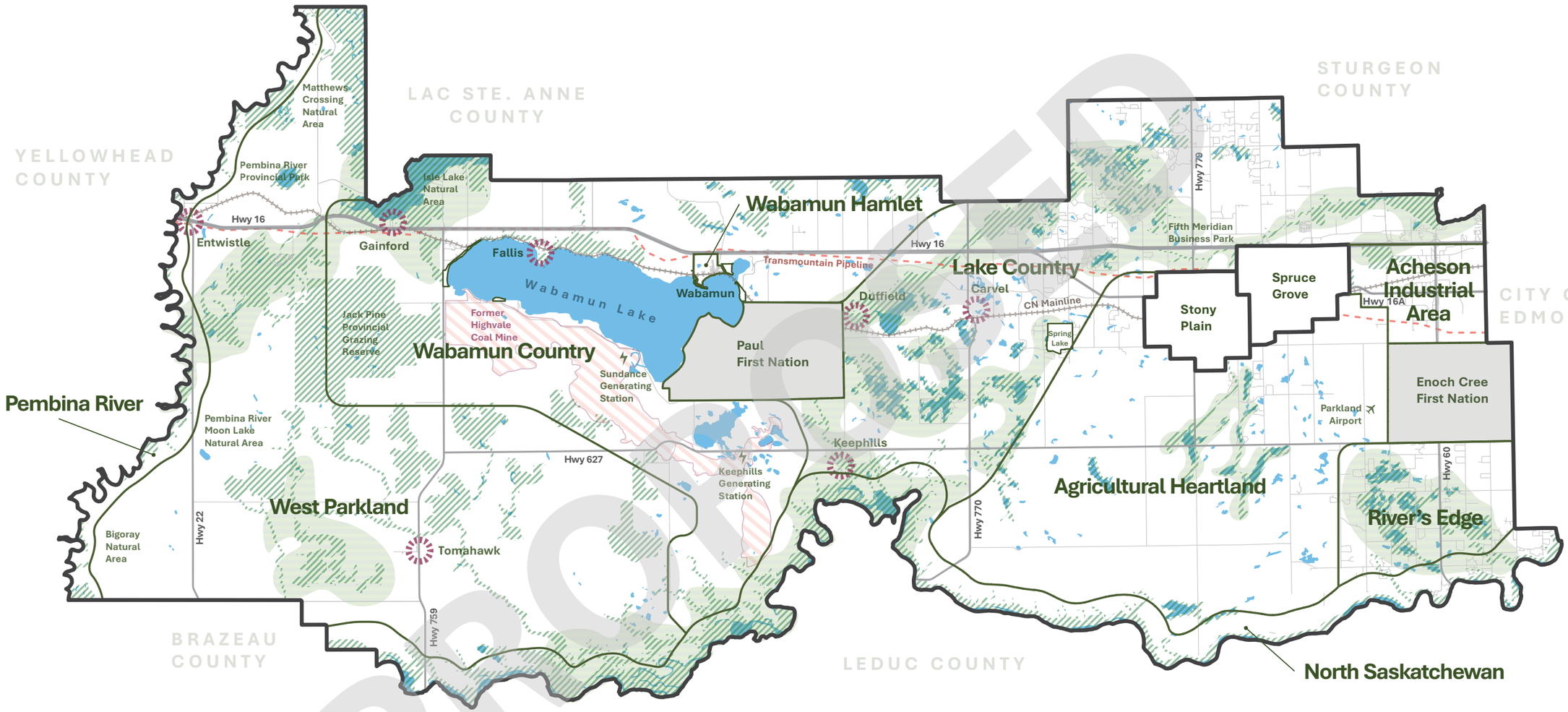
- Interregional Rail Corridors
- Former Mine Areas
- Water
- Rural Agricultural Areas
- Prime Agricultural Areas

0 5 10 20
Kilometres

PROOF

E. Environmentally Significant Areas & High Priority Landscapes



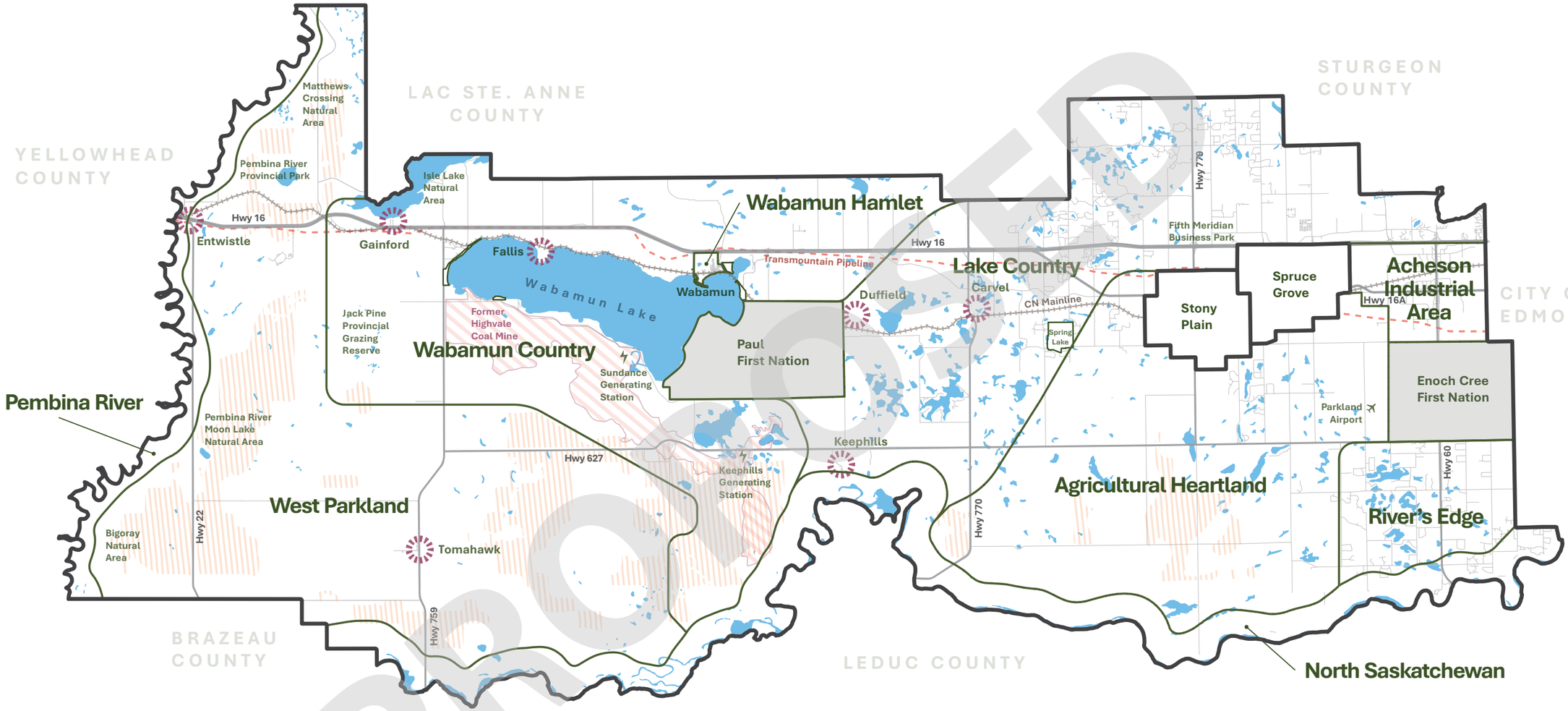
Legend

- Municipal Boundaries
- Special Area Boundaries
- First Nation Reserves
- Villages & Summer Villages
- Hamlets
- Highway and Major Road Corridors
- Interregional Pipeline Corridors
- Interregional Rail Corridors
- Former Mine Areas
- Water
- High Priority Landscapes
- Environmentally Significant Areas

0 5 10 20
Kilometres

PROOF

F. Confined Feeding Operation Compatible Areas



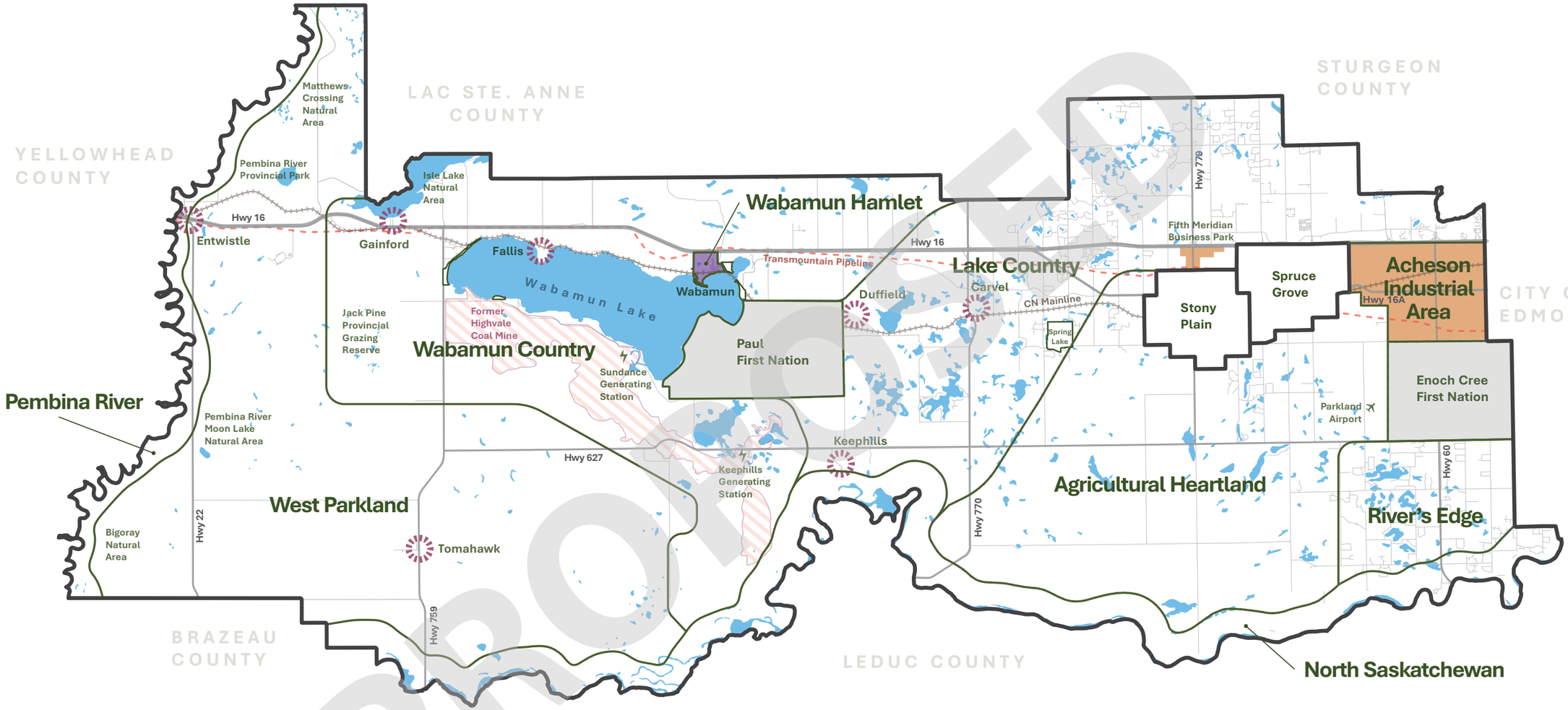
Legend

- Municipal Boundaries
- Special Area Boundaries
- First Nation Reserves
- Villages & Summer Villages
- Hamlets
- Highway and Major Road Corridors
- Interregional Pipeline Corridors
- Interregional Rail Corridors
- Former Mine Areas
- Water
- Confined Feeding Operation Compatible Areas

0 5 10 20
Kilometres

PROOF

G. Priority Growth Hamlets & Major Employment Areas



Legend

- Municipal Boundaries
- Special Area Boundaries
- First Nation Reserves
- Villages & Summer Villages
- Hamlets
- Highway and Major Road Corridors
- Interregional Pipeline Corridors
- Interregional Rail Corridors
- Former Mine Areas
- Water
- Major Employment Areas
- Priority Growth Hamlets

0 5 10 20
Kilometres

PROPOSED

Parkland County

Municipal Development Plan

Stage 1 Public Engagement Summary

January 2024

PROPOSED

parkland county

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Who We Engaged 2
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Next Steps 30

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Project Introduction

Parkland County is updating its Municipal Development Plan (MDP) to guide County growth and economic diversification. The MDP is a high-level plan that establishes a vision for the County's growth over the next 30 years and provides direction on how land is used, where services go, and how communities expand.

It sets this future direction by identifying where different types of growth and development will occur, including residential, employment, recreation, and community service development. In addition to future land use, the MDP sets out policies to guide infrastructure, transportation, and environmental protection.

The MDP update process started in Spring 2023 and will be completed in Spring of 2025. Understanding and learning from local knowledge and community feedback is critical for creating plans that will serve Parkland County residents effectively.

There are three main stages of engagement as part of the planning process.

Stage 1: | Fall 2023

The first stage of engagement, shared in this report, gathered community feedback to support the Technical Growth Study and updates to the MDP vision and priorities.

Stage 2: | Winter 2024

The second stage of engagement will gather community feedback on suggested policies based on the results of the previous stage and technical studies.

Phase 3: | Summer 2024

The third stage will involve showcasing the updated Municipal Development Plan draft and an opportunity for the community to provide final input.

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Engagement Approach

Why We Engaged

The purpose of Stage 1 engagement was to introduce the Municipal Development Plan (MDP) project and to learn about community values and priorities relating to growth in the County. This feedback will inform updates to the vision of the MDP and updates to the growth scenarios within the Technical Growth Study.

Who We Engaged

We engaged with the general public, including Parkland County residents, community organizations, and industry stakeholders.

A total of 143 people completed the online survey and 32 people attended one of the three in-person drop-in open houses / information sessions. Eight community organizations participated in the community workshop and two stakeholders participated in a virtual industry session.

What We Asked

In this first stage, we asked participants about:

Vision

- What they value the most about Parkland County today and would like to see protected or enhanced in the future
- What the greatest challenges facing Parkland County are that need to be addressed

Growth Priorities

For each of the following six topics, we asked about top priorities for each type of growth and where that growth should be prioritized.

- Housing & Community Services
- Water & Environment
- Transportation & Mobility
- Recreation & Parks
- Employment & Economic Development
- Agriculture & Food Security

How We Engaged

Stage 1 engagement involved both in-person events and online engagement from September 20 to November 22, 2023. All of these events, activities, and communication tactics are summarized on the following page.

143
ONLINE SURVEY RESPONSES

500+
UNIQUE VISITORS TO THE WEBSITE

32
PUBLIC SESSION ATTENDEES

11
COMMUNITY & INDUSTRY SESSION PARTICIPANTS

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RESOURCES	DESCRIPTION	STATS	AUDIENCE
Engagement Opportunities			
Public Survey	The survey ran from September 20 to October 29, 2023. Paper copies of the survey were also available by request at the County Centre and Entwistle Community Centre.	**143 survey respondents**	Public
In Person Drop-in Public Open House / Info Fairs	At the three in-person sessions, participants could stop by at anytime during the session to learn about the project and participate in three activity stations. These events were hosted on: • October 26, 2023 from 6-8 PM at Parkland County Centre • November 21, 2023 from 5-7 PM at Entwistle Community Centre • November 22, 2023 from 3-7 at Parkland County Centre	**32 participants**	Public
Virtual Industry Session	At the zoom session, participants received a presentation about the project and participated in a discussion. The event was hosted on November 2 from 12-1 PM.	**2 participants**	Industry Stakeholders
Community Stakeholder Workshop	The project team hosted a workshop with invited community stakeholders to share information about the project and collect feedback on values, challenges, and priorities in a discussion based format. The workshop was hosted on October 27 from 6-8 PM.	**8 participants**	Community Stakeholders
Discussion Guides	Discussion guides were distributed to invitees of the industry and community stakeholder sessions to provide feedback for groups that could not attend.	**1 participant**	Community & Industry Stakeholders
Communications Tactics			
Project Webpage	All project information was available on the project website at yourparkland.ca/mdp.	**522+ unique webpage visits**	Public
Social Media	Posts on Facebook and Twitter throughout September to October 2023 directed people to the public events and online survey.	**5 posts, 7 likes, 34 interactions, 11 shares, 5000+ views**	Public
Email Updates	7 email posts with the link to the website/survey and event reminders were sent to those subscribed to the Your Parkland MDP update list from September to November, 2023.	**68 subscribers**	Public
Newsletter	An ad was included in the County Newsletter on September 15th.	**21,307 recipients**	Public
Digital Signs	The Entwistle Community Recreation Centre and Parkland County Centre digital signs ran from September 20 to October 27.	**2 digital signs**	Public
Newspaper Ads	A newspaper ad ran on October 8 and November 14, 2023 in the Community Voice, in the Pembina Post on October 22 & November 13, 2023,and the Stony Plain Reporter / Spruce Grove Examiner on November 10 and 17.	**6 newspaper ads**	Public
Public Calendar	All scheduled public engagement events were posted on the County's event calendar.	**3 calendar events**	Public

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Engagement Findings

PROPOSED

Key Findings

Preserve natural areas for ecological health and connection to nature

Parkland County's natural landscapes are its most valued asset. These natural areas are valued for their beauty, ecological functions, and recreational role. Having access to nature and a wide range of land and water based recreational opportunities is seen as a primary draw for living in the County. When asked about priorities for growth, participants said they want to see natural areas protected and enhanced as the County grows. This includes protecting both land, water, and wildlife from degradation or loss due to development.

Protect agricultural lands and activities

Agriculture is seen as both a valued economic driver in the region and part of the rural experience of the County. Protection of agricultural lands from fragmentation and urban encroachment is a high priority for participants. Additionally, many want to see more diversity of agricultural uses allowed and encouraged, such as value-add tourism uses and community-based agricultural activities like community gardens.

Support a rural experience and flexibility

Maintaining the rural experience and experience of Parkland County is important. Many participants expressed how they value rural living and the ways that it is different from living in the city. These differences include having more greenspace, less light pollution, less noise, lower taxes, more housing choices, and more access to recreation and nature. Another value was the development flexibility that comes with living on larger rural lots and the lower level of government involvement. Another part of the rural experience is the sense of community. Participants want to see this rural experience maintained by ensuring there are still a variety of rural living options, open spaces, and the appropriate levels of rural servicing.

Focus industrial and commercial growth

Industrial and commercial growth are key drivers of Parkland County's economy and are valued for the jobs they provide and their tax revenue which keeps mill rates low and supports County services. At the same time, participants have concerns about the encroachment of major employment uses on rural residential areas, agricultural lands, and environmentally sensitive areas. In order to reduce encroachment, many participants wanted to see buildout of existing employment areas prioritized first over new areas. Attracting new industrial and commercial businesses was a priority, including making it easier to develop and do business in the County.

PROPOSED

Vision

Participants provided feedback on what they value most about the County and what the biggest challenges are that the County is facing. The results below contain responses from both the survey and in-person sections.

82
VALUES

80
CHALLENGES

Values

Through the survey and in person engagement, the team received 82 values comments.

Natural Landscapes and Recreation

The largest theme arising from the values responses was Parkland County's diverse natural areas and landscapes. These were valued both for their beauty and recreational benefits to residents and visitors.

Rural Experience and Flexibility

Many participants said they value the rural experience that Parkland County provides. Specifically, participants value quiet areas, friendly culture, low density living, dark skies, and more freedom to do what you want on your own property.

Agriculture

Agriculture is another key attribute that participants value in the County. There is a desire to see agriculture protected and enhanced, especially family-run farms.

Economic Opportunity

Many participants value the economic opportunities available in the County. Values include low mill rates, County progressiveness, and specific industrial opportunities in Acheson.

Other Values

- Well planned development
- County engagement with community
- Education & healthcare
- Water / sewer servicing
- Buffers between residential / employment uses

Challenges

The team received 80 comments about challenges facing the County.

Loss of Natural and Agricultural Areas

A main challenge noted in the comments was the loss and fragmentation of natural landscapes and agricultural lands from development. Participants cited increasing growth pressure from the City of Edmonton and concerns about both residential sprawl and commercial and industrial development. Related to this were overall concerns about filling in wetlands and water quality impacts.

Quality of County Services

Another main challenge is the quality of servicing, specifically road condition and internet access. A few comments also indicated a desire for upgraded water/sewer, power, and community facilities.

Crime and Security

Many participants felt that a growing challenge was increasing crime in the County. This included concerns about speeding, illegal dumping, illegal ATV use, drug-use, and theft/break-ins. Several participants wanted to see more enforcement and police presence in the County.

Maintaining Rural Experience

Several participants felt maintaining the rural nature of the County is a challenge. The loss of natural areas and agricultural areas, commercial/industrial encroachment on residential areas, and more urban subdivisions (denser / more services) impact the rural experience. Changing demographics and values were also mentioned as contributing factors. Some participants were also concerned about increasing regulation and controls on properties as well as influence by the City / Edmonton Metropolitan Region on County affairs.

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Expanding County Tax Base

Participants felt that the County is facing a challenge of balancing its tax base with costs. The comments indicated a desire to see an increased tax base through new employment and residential development as well as reduced government spending to keep taxes low. There was also a concern that the County could focus too much on expanding its tax base at the cost of the environment or established residential communities.

Other Challenges

- Homelessness
- Accessibility
- Affordability / Cost of living
- Education and healthcare
- Wildfire response
- Communications between County and residents
- Poor process for selecting engineering / construction consultants
- New online permit system
- High costs / fees to develop
- Lack of amenities for families
- RV and boat storage not currently allowed
- Chem trails
- Green energy transition
- Costly hamlets
- County having to take on Prov / Fed responsibilities

PROPOSED

Growth Priorities

Participants were asked to rank their priorities and priority areas for six types of growth:

- Housing and Community Services
- Water and Environment
- Transportation and Mobility
- Recreation & Trails
- Employment & Economic Development
- Agriculture & Food Security

The following sections combine the results from the survey and in-person events.

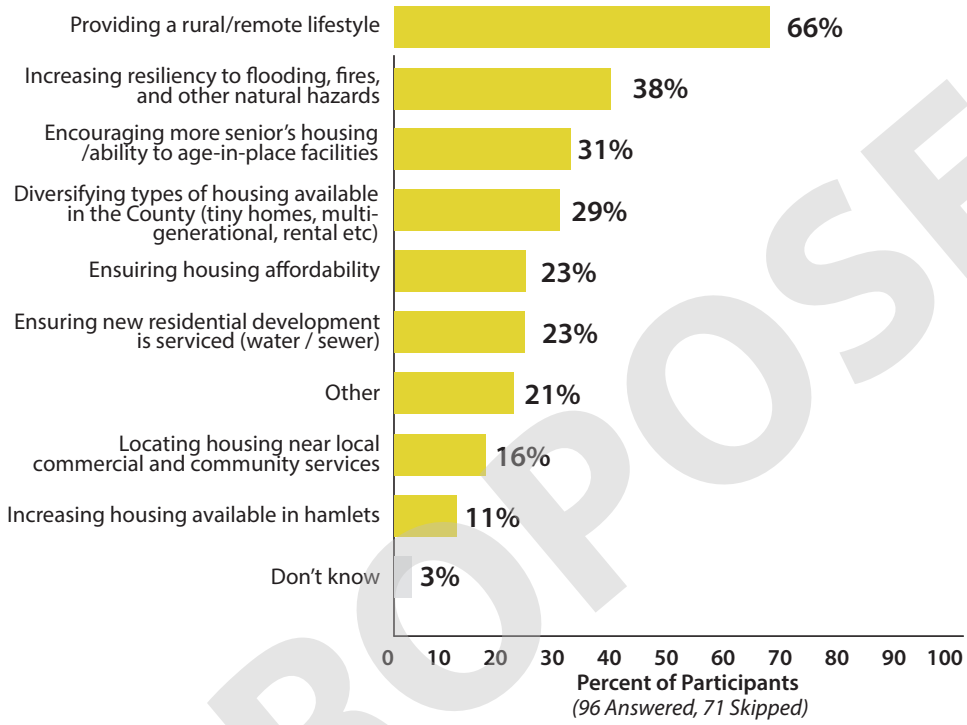
PROPOSED

Housing and Community Services

Growth Priorities

The most important priority under the Housing and Community Services topic was to provide a rural / remote experience (66%). This aligns with what was heard in the previous 'values' section. The lowest priority was increasing housing available in hamlets (11%). About a fifth of participants provided an 'other' response, which is summarized below.

Which of the following three Housing and Community Services priorities are the most important to you?



OTHER PRIORITIES

- Servicing existing residents with water and sewer
- Supporting farmers
- Upgrading internet service
- Preserving natural areas for wildlife and human enjoyment / protecting from encroachment
- Preventing new industry from establishing near residential areas
- Reducing red tape

PROPOSED

Priority Areas for Residential Growth

The top ranked areas for residential growth were those closest to the City of Edmonton on the east side of the County, with Big Lake the top selected option (39%). This was followed by the County's two priority growth hamlets, Wabamun (30%) and Entwistle (24%). The lowest ranked area was Tomahawk. A few 'other' locations were suggested, which are summarized to the right.

Reasons for Selecting Priority Residential Areas

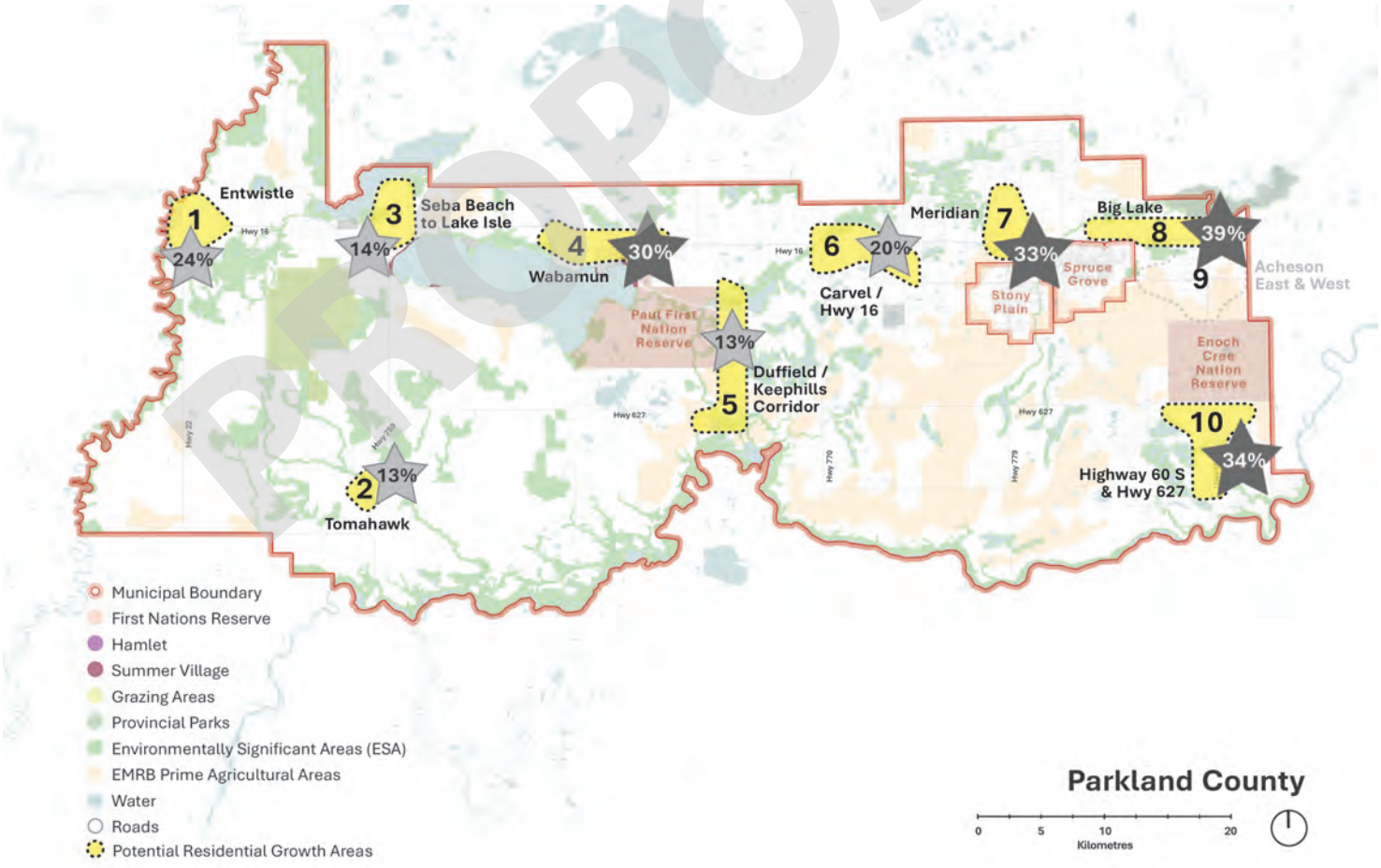
When asked why they selected priority areas, participants indicated that they wanted to see residential growth directed near existing residential areas and hamlets. This was for several reasons, including:

- proximity to existing services and amenities
- proximity to roads and municipal servicing
- shorter commutes to Edmonton
- protection of agricultural land and natural areas
- available and affordable land

OTHER PRIORITY AREAS

- South slopes Wabamun
- None / limit residential growth or prioritize employment growth first
- All areas along the Hwy 628 corridor
- Allow secondary suites

Which areas should the County prioritize for residential growth?



PROPOSED

Additional place-specific comments were provided for some of the growth locations, which are summarized below.

1 - Entwistle

- Distributed growth to take pressure off other areas

3 - Seba Beach to Lake Isle

- Business potential such as tourism and recreation to support residential growth
- Maintains growth in existing hamlets

4 - Wabamun

- Ideal location in relation to other municipalities
- Access to nature
- Business potential such as tourism and recreation to support residential growth (like Sylvan Lake or Pigeon Lake)
- Large parcels of land available to develop
- Ideal location for seniors

5 - Duffield / Keephills Corridor

- Located along a busy corridor
- Existing services, stores, and shops
- Residential growth could lead to investments and improvements in the area

6 - Carvel / Hwy 16

- Close to other municipalities / centres (Acheson, the Tri-Region and Edmonton)
- Ideal for people looking for rural living and proximity to city amenities

7 - Meridian

- Proximity to existing urban centres, Tri-Region and Edmonton and shorter commute times
- Ideal for rural living and open space access
- Close to schools, medical facilities and groceries
- Aligns with highway upgrade and improvement project
- Opportunity for Net Zero development

8 - Big Lake

- Proximity to Tri-Region and Edmonton
- Balanced rural living with access to amenities
- Ideal for recreation-oriented residential development

10 - Hwy 60 & Hwy 627

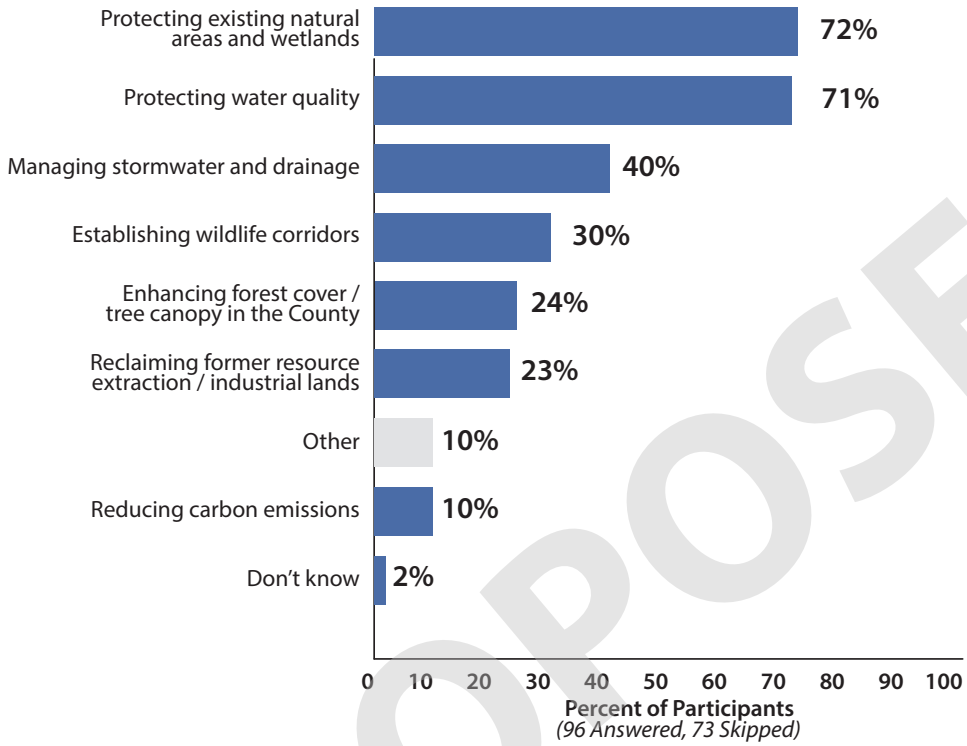
- Aligns with highway upgrades
- Proximity to amenities and jobs in Tri-Region and Edmonton while promoting rural living
- Potential to create a tourism industry

PROPOSED

Water & Environment

The highest ranked water and environment priorities were protecting existing natural areas and wetlands (72%) and protecting water quality (71%). The lowest ranked priority was reducing carbon emissions (10%). Other suggested priorities are summarized below.

Which of the following three Water and Environment priorities are the most important to you?



OTHER PRIORITIES

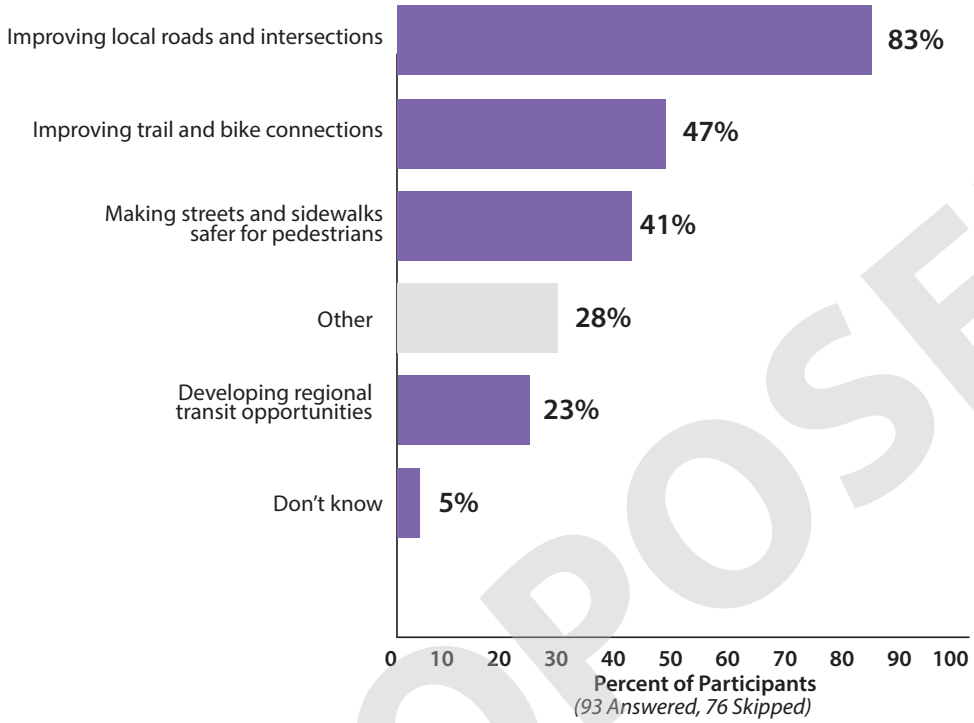
- Protecting municipal water supply
- Creating wildlife corridors and underpasses
- Implementing controlled burns
- Supporting regenerative farming practices
- Ensuring industry prioritizes water and environmental health
- Planting trees
- Do not waste resources on reducing carbon emissions

PROPOSED

Transportation & Mobility

The highest ranked transportation and mobility priority was improving local roads and intersections (83%) and the lowest was developing regional transit opportunities (23%).

Which of the following three Transportation and Mobility priorities are the most important to you?



OTHER PRIORITIES

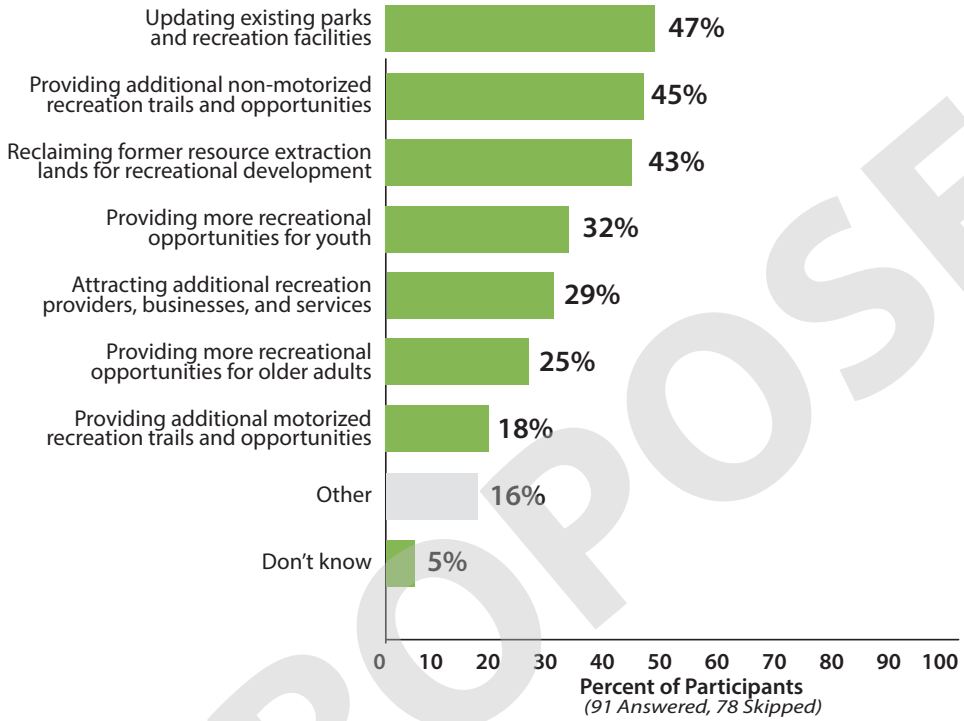
- Connecting local and rural roads to the rest of Parkland County
- Ensuring bridges are in good repair and properly maintained
- Widening roads to support large agriculture equipment
- Building wildlife crossings
- Providing railway crossings
- Improving the airport
- Allowing ATVs on trails
- Extending the Edmonton LRT to Spruce Grove or Stony Plain
- Returning unused Registered Road Dispositions to the former land owner
- Reducing traffic speeds and enforcing speed restrictions without camera surveillance
- Not investing in additional transit

PROPOSED

Recreation & Parks

The three top recreation and parks priorities were updating existing parks and recreation facilities (47%), providing additional non-motorized recreation trails and opportunities (45%), and reclaiming former resource extraction lands for recreational development (43%). The lowest ranked was providing additional motorized recreation trails and opportunities (18%).

Which of the following three Recreation & Parks priorities are the most important to you?

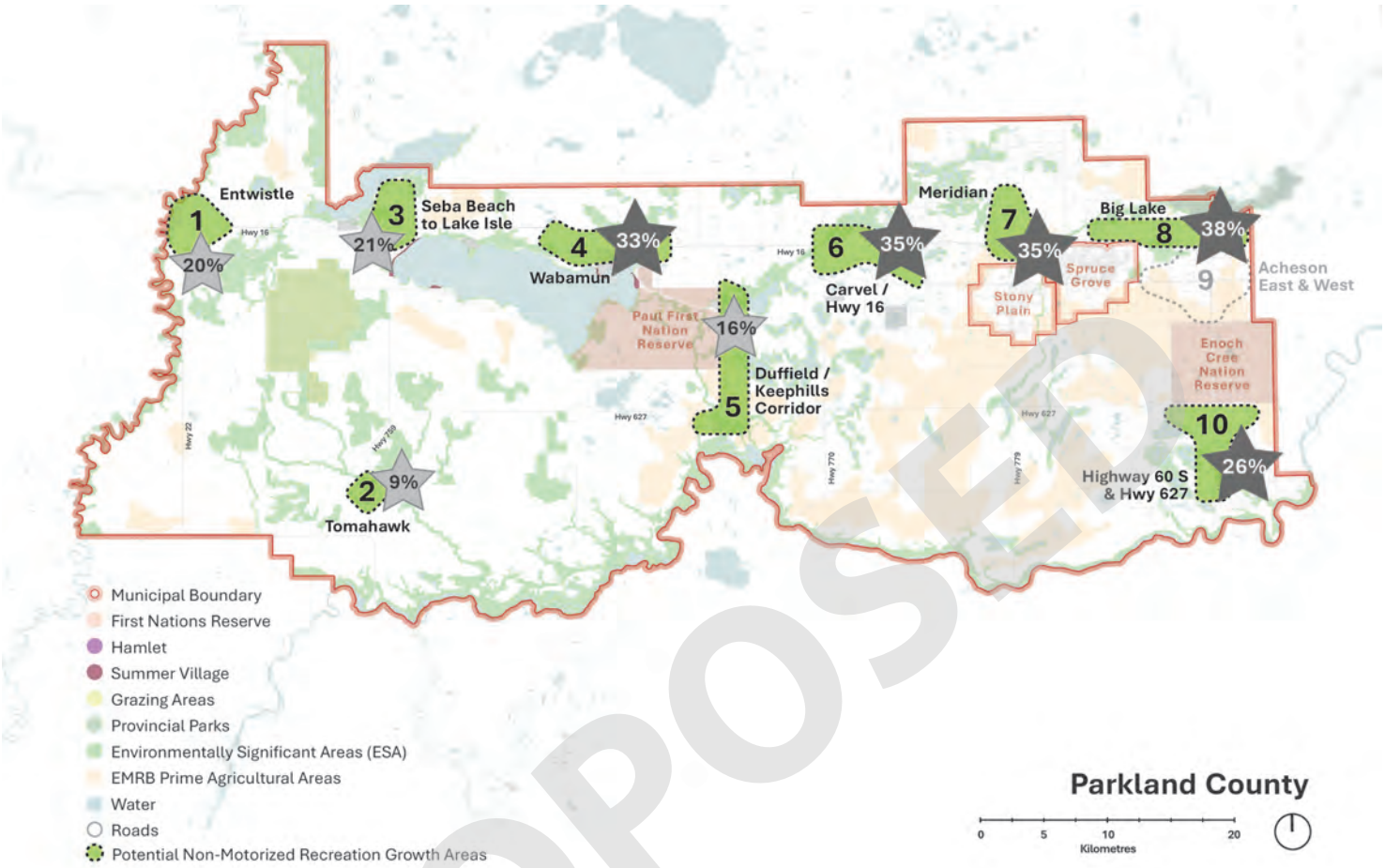


OTHER PRIORITIES

- Partnering with regional municipalities / conservation organizations for recreation and education
- Adding more parks
- Adding trails to keep pedestrians off highways, connect subdivisions, and use municipal reserve land
- Providing water access and water play opportunities (paddle boarding / kayaking)
- Getting private sector to provide recreation and park development
- Removing user restrictions and allowing horses on trails
- Limiting development to keep lands natural

PROPOSED

Which areas should the County prioritize for non-motorized recreation growth?



PROPOSED

Priority Areas for Non-Motorized Recreation

Participants were asked about priority areas for non-motorized recreation. The top ranked areas were Big Lake (38%), Carvel / Hwy 16 (35%), Meridian (35%), and Wabamun (33%).

Participants wanted to see non-motorized recreation areas located close to residents and visitors and developed in a way to reduce impacts on environmentally sensitive and agricultural lands. Although some residents felt non-motorized recreation investments should be in locations with existing recreation, others felt it should be prioritized in areas without existing options. Several comments mentioned leveraging non-motorized recreation opportunities to enhance tourism in the region.

Additional place-specific comments were provided for some of the growth locations, which are summarized on the following page.

OTHER PRIORITY AREAS

- Chickakoo
- Former Highvale and Whitewood mines
- All areas
- None / limit new parks and trails as they are expensive to build and maintain and negatively impact environment
- None / not a priority because many people use private land for recreation and enjoyment

1 - Entwistle

- Adventure sport opportunities
- Proximity to water

4 - Wabamun

- Avoids conflict with residents
- Partially established for non-motorized activity including recreation and tourism

5 - Duffield / Keephills Corridor

- Attracts visitors within Tri-Region
- Not overly developed and minimal conflict with residents
- Proximity to water

6 - Carvel / Hwy 16

- Attract visitors from Edmonton and Tri-Region and requires less travel from other centres
- Not overly developed
- Currently does not have many non-motorized recreation options
- Opportunities for horse riding trails

7 - Meridian

- Enhance with bike and walking trails that connect to a larger network
- Not overly developed
- Close to Tri-Region and existing Parkland County residents
- Chickakoo

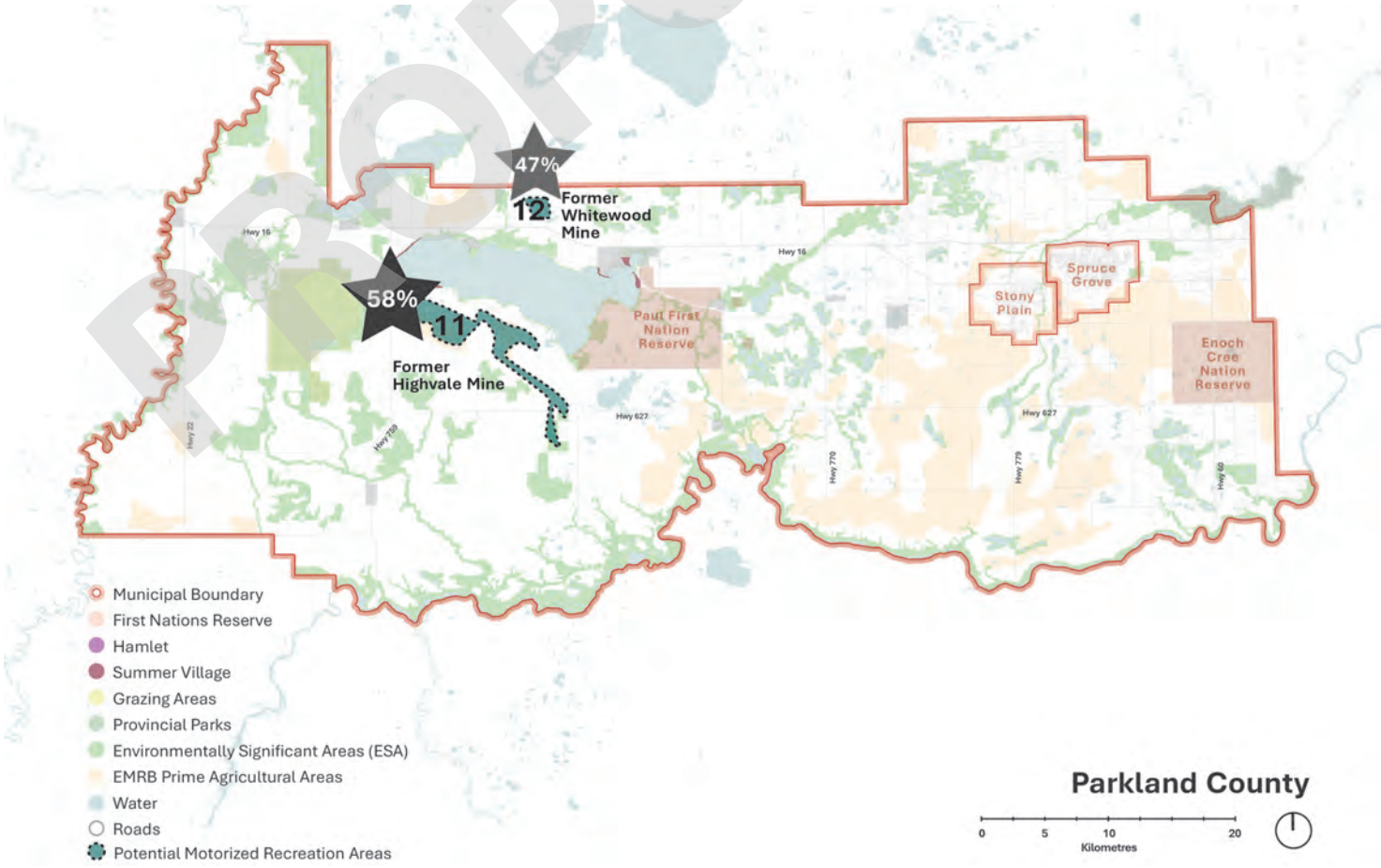
8 - Big Lake

- Near established residential or populated areas in Parkland County and Tri-Region
- Opportunity to improve existing natural trails for walking, jogging, mountain biking and hiking
- Connect to a larger recreation trail system or network (Lois Hole Park and St Albert)

10 - Hwy 60 & Hwy 627

- Near larger population
- More bike and walking tails to enhance natural areas
- Leverage University of Alberta Botanical Gardens
- Close to Edmonton and urban centres and provides visitors country feel and outdoor experience
- Doesn't have existing recreation

Which areas should the County prioritize for motorized recreation growth?



PROPOSED

Priority Areas for Motorized Recreation

Two former mine areas were presented as options for motorized recreation prioritization. The Highvale Mine was ranked as a priority by 58% of participants and Whitewood Mine was 47%.

Many respondents felt redeveloping or reclaiming former mines for motorized recreation was a great idea. At the same time, some respondents felt motorized recreation should not be prioritized anywhere because it is too destructive to the environment and a nuisance to residents. Other comments included:

- Prioritize mines for non-motorized activity, not just motorized
- Spread out motorized activity in both areas to minimize intensity and damage
- Restrict motorized recreation and prioritize these areas for other uses (agriculture / employment)
- Do not prioritize off-highway vehicles (unsustainable, a noise nuisance, fire hazards, disruptive)
- Feel recreation in these areas attracts tourists rather than residents

Additional place-specific comments were provided for the growth locations, which are summarized below.

11 - Former Highvale Mine

- Large enough area to support the activity
- Central to Parkland County and close to Wabamun Lake
- Opportunity for wildlife sightings

12 - Former Whitewood Mine

- Smaller in size and less chance of excessive destruction
- Far enough from the lake to minimize damage

OTHER PRIORITY AREAS

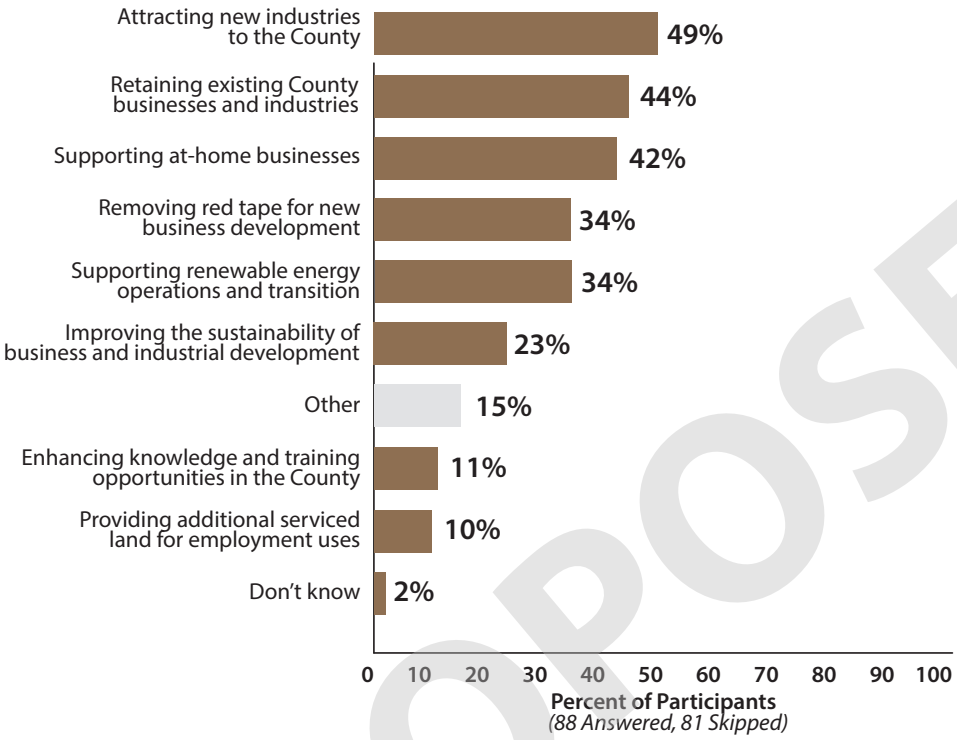
- Crown land
- None / restrict motorized recreation
- None / continue to allow motorized recreation in ditches rather than prioritizing former mines

PROPOSED

Employment & Economic Development

Just under half of participants chose attracting new industries to the County as a priority (49%). The lowest ranked priority was providing additional serviced land for employment uses (10%). Other suggested priorities are provided below.

Which of the following three Employment & Economic Development priorities are the most important to you?



OTHER PRIORITIES

- Develop existing industrial lands first
- Avoid Acheson annexation
- Streamline development, permitting and licensing
- Regulate home-based businesses (prevent nuisances / limit the number permitted on one property)
- Remove barriers to solar power and other renewable energy vs limit renewable energy (not reliable / harms wildlife)
- Support farming and agriculture
- Support and incentivize small and mid-sized businesses
- Establish Parkland County as part of Alberta's economic corridors
- Ensure industrial growth does not negatively impact water quality and ecological integrity is maintained

PROPOSED

Priority Areas for Industrial Growth

Acheson was the highest ranked priority area for industrial growth (80%). Most participants wanted to see industrial growth where industry is already established, there is infrastructure / transportation to support it, and it is away from residential, natural, and agricultural areas. Additional place-specific comments were provided for some of the growth locations, which are summarized below.

1 - Entwistle

- Ideal for light and medium industrial uses
- Avoids industrial development near water
- Strengthens and supports surrounding community
- Already invested for industrial and should be used as such

7 - Meridian

- Avoids industrial development near water
- Disperses industry throughout the County

8 - Big Lake

- Close to urban centres

9 - Acheson East & West

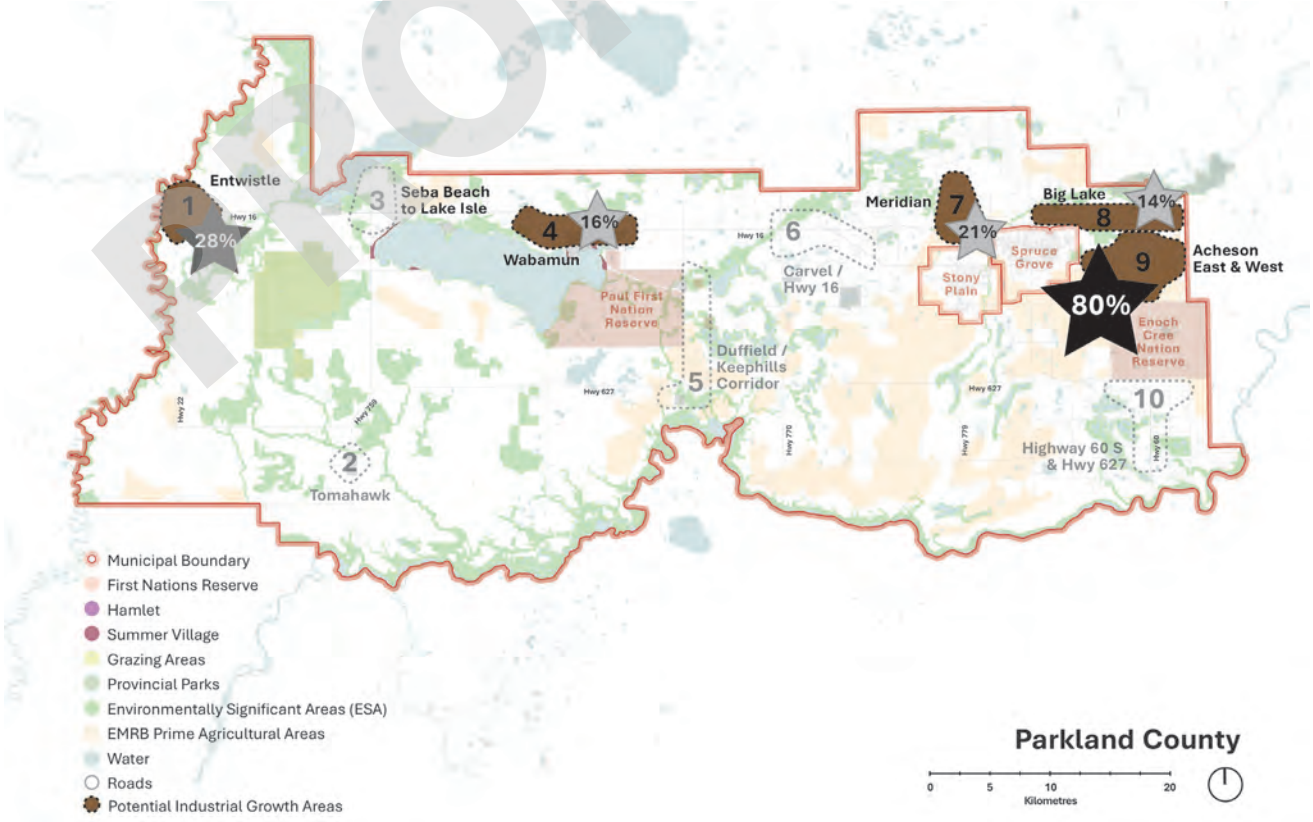
- Strategic location near Edmonton
- Keeps industrial clustered or concentrated rather than spread out

OTHER PRIORITY AREAS

- None / limit or stop industrial growth
- All / spread out for more opportunity
- Area 10 and Acheson East to Winterburn

PROPOSED

Which areas should the County prioritize for industrial growth?



Priority Areas for Commercial Growth

Acheson was the highest ranked priority area for commercial growth (57%). The County's two priority growth hamlets, Wabamun and Entwistle, were ranked as second and third priority (33% and 30%). Comments indicated a desire to see commercial growth aligned with residential growth and highways, where the population and servicing can support it. Additional place-specific comments were provided for some of the growth locations, which are summarized below.

1 - Entwistle

- Give more choices and convenience
- Strengthens surrounding community

2 - Tomahawk

- Opportunity for a tourism-based economy

3 - Seba Beach to Lake Isle

- Spread out commercial so there are more options for residents and less distance to travel

4 - Wabamun

- Central location
- Close to nearby residents
- Opportunity for tourism-based businesses

6 - Carvel / Hwy 16

- Not much existing and could benefit from commercial
- Well located, but requires a highway interchange to be successful

7 - Meridian

- Central location to catch commuters
- Would benefit from a variety of commercial uses (offices, medical, restaurants, retail, shopping, and hotels)

8 - Big Lake

- Would benefit from a variety of commercial (offices, medical services, day care restaurants, retail, shopping, hotels, and gyms)
- Has a population to support commercial
- Close to the city and access to industry and roads

9 - Acheson East & West

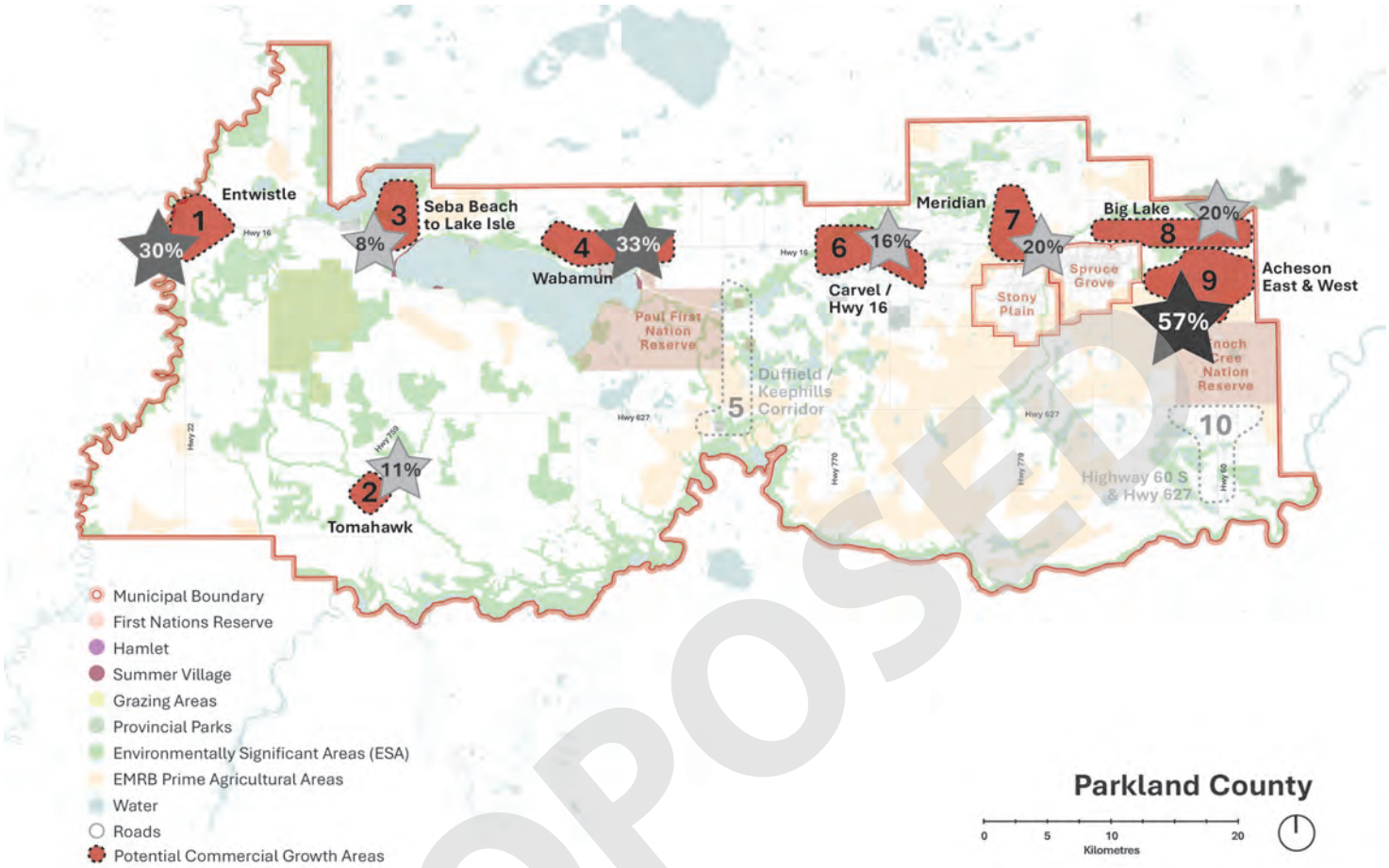
- Good location and in proximity to services, labour and other industries
- Minimal residential impact to maintain rural country living
- Main roads and transportation routes
- Would benefit from medical services
- Nearby population and commuter traffic to support it
- Avoids development in agricultural land and green space

OTHER PRIORITY AREAS

- All areas / Prioritize commercial growth everywhere
- Existing commercial areas / limit sprawl
- In proximity to larger centres in the region

PROPOSED

Which areas should the County prioritize for commercial growth?

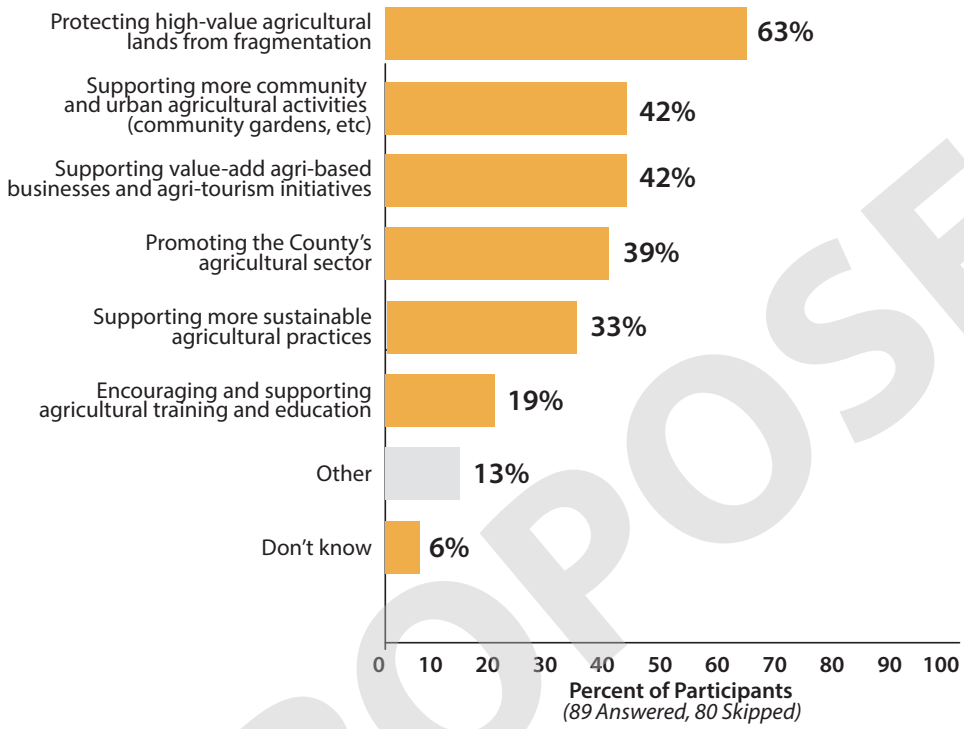


PROPOSED

Agriculture & Food Security

The top agricultural and food security priority was protecting high-value agricultural lands from fragmentation (63%). Encouraging and supporting agricultural training and education was the lowest priority (19%). Additional suggested priorities are summarized below.

Which of the following three Agriculture & Food Security priorities are the most important to you?



OTHER PRIORITIES

- Promote modern agricultural practices and technologies, regenerative agriculture, agrivoltaics farming
- Support and protect small scale farmers and family farmers
- Reduce regulations and government oversight and follow what farmers need
- Prevent encroachment
- Encourage succession

PROPOSED

Community Stakeholder Workshop & Discussion Guides

9
ORGANIZATIONS REPRESENTED

The Community Stakeholder Workshop focused on high level growth priorities and challenges that the County is facing. A Discussion Guide was sent to all invited groups to complete with the same questions as the workshop, for any organizations that could not attend the session.

The following groups were represented at the session or submitted a discussion guide:

- Brightbank Community Association
- Duffield Community Association
- Carvel Ukrainian Cultural Society
- Clymont Community Association
- Edmonton Area Land Trust (EALT)
- North Saskatchewan Watershed Alliance (NSWA)
- Parkland Big Lakes Area Community Association (PBLACA)
- Smithfield Community Association
- Wagner Natural Area Society

Housing & Community Services

ASSETS / OPPORTUNITIES	CHALLENGES	PRIORITIES
• Health and medical services • Recreation (parks, playing, fishing, birding) • Sense of community • Library network • Community hall events • Country experience compared to infill developments in the City of Edmonton • Opportunities for youth inclusion in community hall events • Opportunities for joint recreation with Indigenous and non-Indigenous youth	• Residential proximity to natural resource operations is a nuisance • Protecting farmland • Insufficient seniors' healthcare and supports • Concerns with safety/vandalism/ crime and lack of reporting theft • Lack of hall activity (Smithfield) • Concerns with development dollars overriding community input • Waste treatment • Indigenous relations	• Fiber optic access • Seniors care centre, aging in place • Consider what constitutes "improvement" and impact on assessment • Don't penalize verandas without assessment impact • Data centres as job opportunities • Don't over regulate agritourism • Building standards for housing renovations and new buildings • Offer municipal mail postage free • Tiny home subdivision • Restrict short-term rental uses

PROPOSED

Water & Environment

ASSETS / OPPORTUNITIES	CHALLENGES	PRIORITIES
• ALUS • Work with producers to reduce environmental impact • Carvel and Delta have a mix of pristine and higher productivity natural areas • Wetland inventory • Could have stronger teeth in Land Use Bylaw • Could have offsets from other areas • Lake and wetland health key to local identity • Wetland role for maintaining groundwater recharge • Municipal water line extension along Hwy 16 • Better water quality • Alternative energy developments • Power generation transition • Existing County support for maintenance of Bunchberry Meadows Conservation Area and Glory Hills Conservation Land, including snake relocation project. •	• Power generation transition • Air quality • Potential impacts on bed and shore • Water quantity to support development • Development and approval from Alberta Energy Regulator • Not enough groundwater data collection or evaluation • Flood and drought mitigation • Big motor boat speed and disruptions on pot-hole lakes • Enforcement on Municipal Reserve • Property taxes on land trust (charities) owned conservation lands can be high, but these provide a public benefit to Parkland County citizens.	• That residential developments need to respect wetlands • Third party environmental assessment • Exempt charitable/non-profit organizations from property taxes for conservation lands open to the public • Collaborate with land trusts on conserving natural spaces

Transportation & Mobility

ASSETS / OPPORTUNITIES	CHALLENGES	PRIORITIES
• Well positioned and served by highway infrastructure • Hwy 16 corridor and major connector • Hwy 628	• Vehicle and wildlife conflicts • Emergency services • Traffic volume with growth • Traffic gravel truck on roads	• Focus development along corridors • County must insist on better communications about transportation from Province • Paving Township Road 540 would prevent traffic on Hwy 16

PROPOSED

Recreation & Parks

ASSETS / OPPORTUNITIES	CHALLENGES	PRIORITIES
• Variety of space and areas • Proximity to provincial park • Connected trails	• Risk of shutdown if underused • Maintenance to avoid vandalism • Water diversion • How to make trail networks and amenities equitable across the County • Capacity of County to meet everyone's recreation needs	• River Valley Alliance's trail system as an economic development opportunity • Clustered trail development in built up areas • Do not surrender active recreation facilities / lands

Employment & Economic Development

ASSETS / OPPORTUNITIES	CHALLENGES	PRIORITIES
• Acheson is a big economic driver • Community-minded business • Corporate volunteerism in the community • Opportunity for solar to power the County • Take advantage of underutilized lands • Attract big businesses, then smaller service ones will come • Opportunity for diversified agriculture like hydroponics	• Hwy 60 rail crossing is a safety issue • Expansion of industrial areas • Protecting prime agricultural lands and wetlands • Agricultural lands being subdivided for residential use • Resistance to energy diversification and lack of incentives	• Clean energy improvement plan (CETP)

Agriculture & Food Security

ASSETS / OPPORTUNITIES	CHALLENGES	PRIORITIES
• Reduce fragmentation of prime agricultural land • Small-scale producers • Diversity in agricultural production • Opportunity to use stormwater for irrigation	• Loss of agricultural land to residential and urban growth • Nature areas lost to agricultural land • Increasing scale has impacted roads • Agri-business needs to allow farm and storefront • Engineering standards for access and ROW onto farms • Chemicals in agriculture spray and runoff • Excess nutrients in water • Competing water resources for irrigation and livestock watering	• Limit subdivision until thresholds are met in existing serviced areas • Key corridors for large improvements • New markets for agriculture • Why are we planning for growth? Why noy focus on quality of life

PROPOSED

Industry Session

Two industry stakeholders participated in a virtual discussion about values, challenges, and priorities. The following questions were asked:

- What are the greatest opportunities for growth in Parkland County?
- What makes developing in Parkland unique from other locations in the region?
- Are there any existing barriers to development that you would like to see addressed through the MDP update?
- What priorities do you want to see highlighted in the MDP?
- Are there particular areas where you'd like to see growth prioritized?

The two participants indicated that priorities were to:

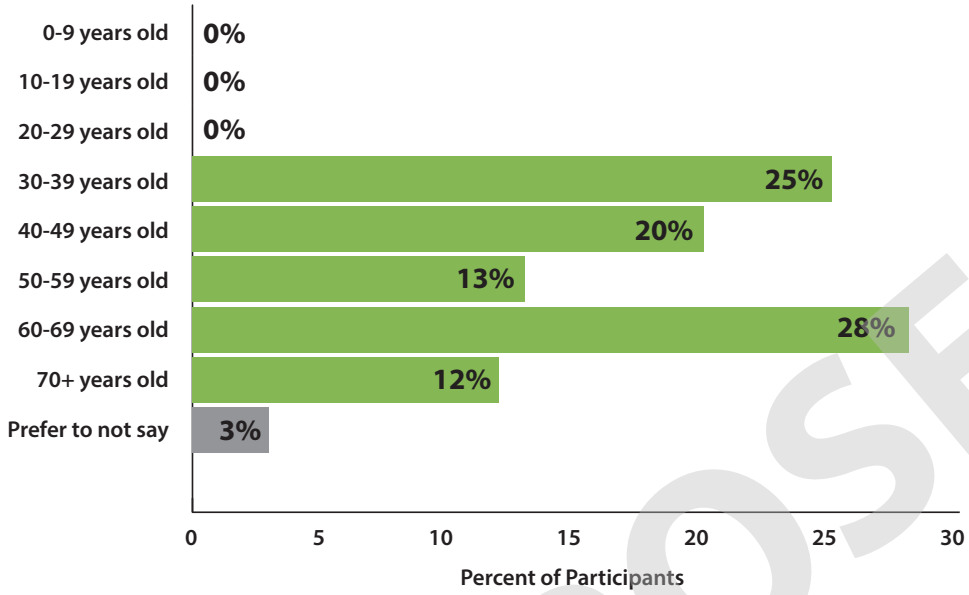
- Make it easier to develop and staying competitive by reducing red tape / providing clearer processes
- Clearly identify what is or isn't allowed on a property upfront to assist in decision-making and save costs / time
- Clearly identify which studies / assessments are required upfront in the development process
- Focus growth, buildout, and promotion of existing employment areas like Acheson
- Enable residential growth and balance the protection of wetlands with development needs

PROPOSED

Demographics

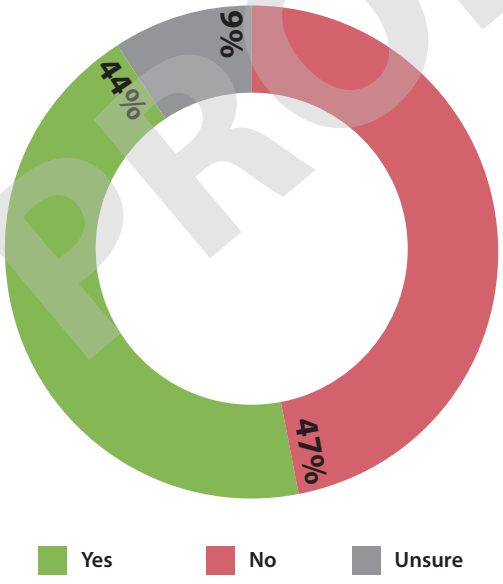
The following demographics questions were asked in the online survey to better understand who was participating.

What is your age?



The largest age group was 60-69 years old (28%). The next largest age group was 30-39 years old (25%). There was zero representation from anyone under the age of 30 in the online survey.

Have you ever read or used the Municipal Development Plan before?



Just under half of participants said they had not read or used the MDP before (47%). 44% said that they had and 9% were unsure.

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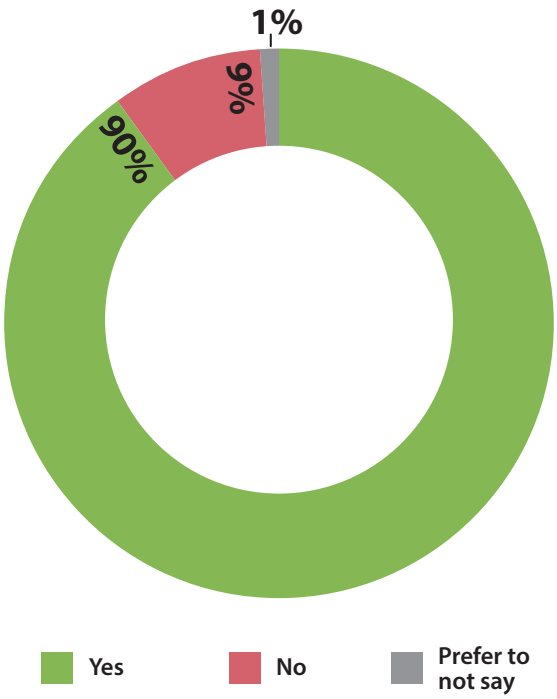
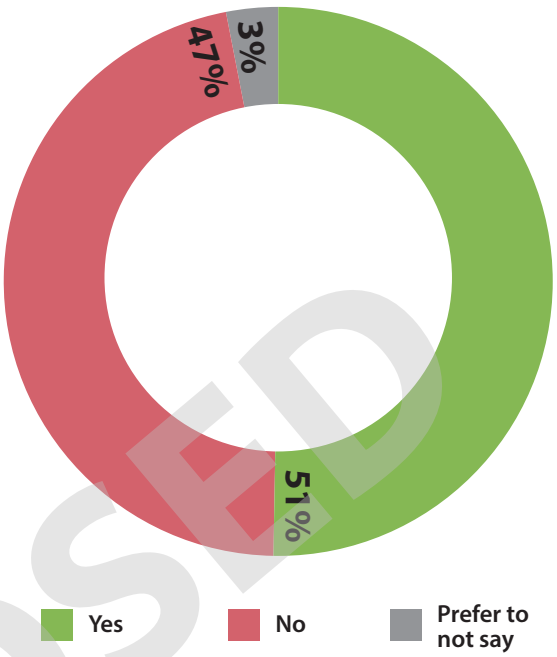
Do you live in Parkland County?



The majority of participants (90%) said that they live within Parkland County, indicating that most responses were residents. Nine percent said they did not live in the County.

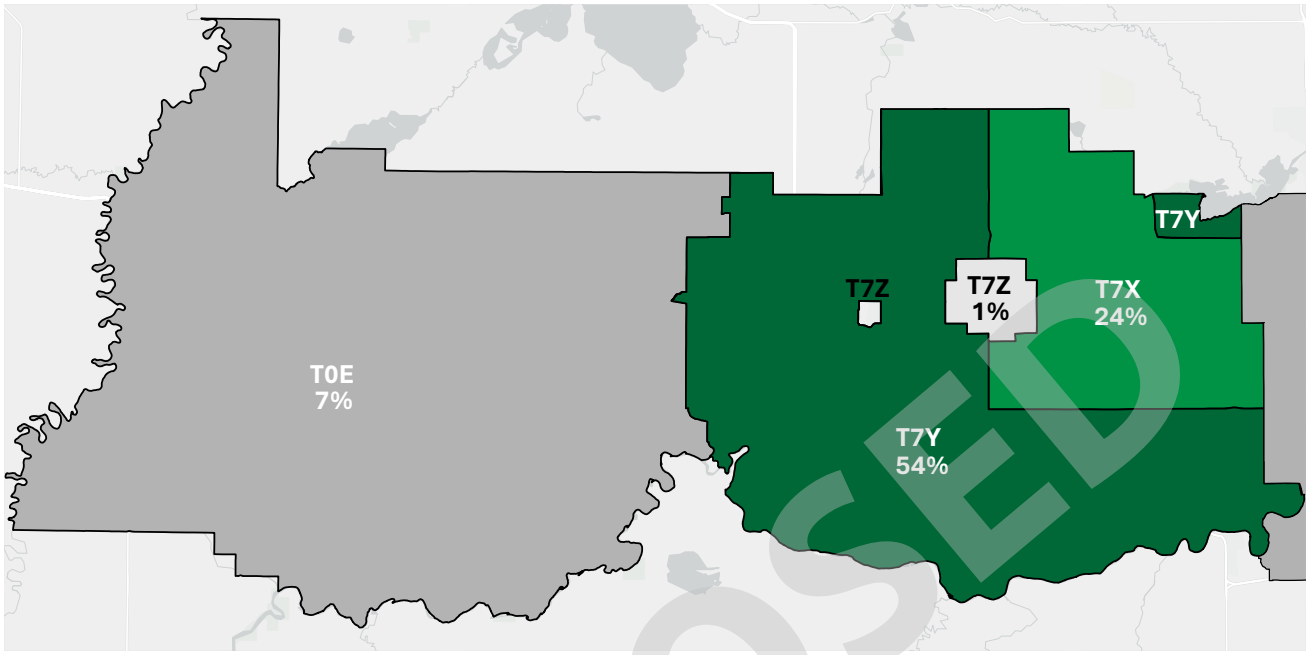
Do you work in Parkland County?



There was almost an equal split between participants who worked in the County (51%) and those who did not (47%).

PROPOSED

What are the first 3 digits of your postal code?



Most of the participants in the online survey were from the east half of the County in areas T7Y (57%) and T7X (24%). Another 7% were from the west half of the County. Outside of Parkland County, participants were from St. Albert (3%), Edmonton (3%), Hinton (1%), and Stony Plain / Spruce Grove (1%).

PROPOSED

Next Steps

Thank you to everyone who participated in Stage 1!

Your feedback will be used to inform the Technical Growth Study scenarios and updates to the vision and priorities in the Municipal Development Plan. Stay tuned to *yourparkland.ca/mdp* for updates and future engagement opportunities.

PROPOSED

Parkland County

Municipal Development Plan

Stage 2 Public Engagement Summary

May 2024

PROPOSED

parkland county

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PROPOSED

Project Introduction

Parkland County is updating its Municipal Development Plan (MDP) to guide County growth and economic diversification. The MDP is a high-level plan that establishes a vision for the County's growth over the next 30 years and provides direction on how land is used, where services go, and how communities expand.

It sets this future direction by identifying where different types of growth and development will occur, including residential, employment, recreation, and community service development. In addition to future land use, the MDP sets out policies to guide infrastructure, transportation, and environmental protection.

The MDP update process started in Spring 2023 and will be completed in Spring of 2025. Understanding and learning from local knowledge and community feedback is critical for creating plans that will serve Parkland County residents effectively.

There are three main stages of engagement as part of the planning process.

Stage 1: | Fall 2023

The first stage of engagement gathered community feedback to support the Technical Growth Study and updates to the MDP vision and priorities.

Stage 2: | Winter 2024

The second stage of engagement, summarized in this report, gathered community feedback on the draft vision and goals, Development Concept, Bold Moves, and policy directions for the MDP. Feedback from this stage will inform the draft MDP.

Stage 3: | Summer 2024

The third stage will involve showcasing the updated Municipal Development Plan draft and an opportunity for the community to provide final input.

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Engagement Approach

Why We Engaged

The purpose of Stage 2 engagement was to report back on what we heard in Stage 1 and present updated draft concepts for the Municipal Development Plan (MDP). This feedback will inform the draft MDP.

Who We Engaged

We engaged with the general public, including Parkland County residents, community organizations, and industry stakeholders.

A total of 101 people completed the online survey and 56 people attended the in-person drop-in open house. Eight community organizations participated in the community workshop, three community organizations completed a discussion guide, and four stakeholders participated in a virtual industry session.

What We Asked

The second stage of engagement focused on the following content.

Vision & Goals

The guiding vision statement and four goals for the plan. We asked about:

- How well the draft vision and goals align with their wishes for the future of the County
- Which of the four goals resonates the most
- Suggestions to improve the draft vision and goals

Development Concept

The draft Development Concept map divides the County into seven areas with proposed future roles and functions. We asked about:

- Level of agreement with the seven areas on the map and their primary roles
- Suggestions for improving the draft Development Concept

Bold Moves & Potential Policy Actions

Six Bold Moves were presented with a series of potential policy actions. We asked about:

- Level of support for each of the potential policy actions
- Any additional policy actions

101
SURVEY RESPONSES

56
OPEN HOUSE ATTENDEES

9
COMMUNITY ORGANIZATIONS

4
INDUSTRY PARTICIPANTS

PROPOSED

How We Engaged

Stage 2 engagement involved both in-person events and online engagement from March 20 to April 14, 2024. All of these events, activities, and communication tactics are summarized on the following page.

RESOURCES	DESCRIPTION	STATS	AUDIENCE
Engagement Opportunities			
Public Survey	The survey ran from March 20 to April 14, 2024. Paper copies of the survey were also available by request at the County Centre and Entwistle Community Centre.	**101 survey respondents**	Public
In Person Drop-in Public Open House	At the in-person open house on April 3 at the County Centre (5-8 PM), participants could stop by at anytime during the session to learn about the project and participate in the activity stations for both the MDP and the County's Land Use Bylaw Redesign projects.	**56 participants**	Public
Virtual Industry Session	At the zoom session, participants received a presentation about the project and participated in a discussion. The event was hosted on April 3 from 12-1 PM.	**13 invited** **4 participants**	Industry Stakeholders
Community Stakeholder Workshop	The project team hosted a workshop with invited community stakeholders to share information about the project and collect feedback in a discussion based format. The workshop was hosted on April 4 from 5-8 PM.	**50 invited** **8 participants**	Community Stakeholders
Discussion Guides	Discussion guides were distributed to invitees of the industry and community stakeholder sessions to provide feedback for groups that could not attend.	**3 participants**	Community & Industry Stakeholders
Communications Tactics			
Project Webpage	All project information was available on the project website at yourparkland.ca/mdp.	**608 unique webpage visits**	Public
Social Media	Posts on Facebook, X (Twitter), and LinkedIn throughout March to April 2024 directed people to the public events and online survey.	**4 posts, 59 likes, 128 interactions, 29 shares, 9000+ views**	Public
Email Updates	Six email posts with the link to the website/survey and event reminders were sent to those subscribed to the Your Parkland MDP update list from March to April 2024.	**141 subscribers**	Public
Newsletter	An ad was included in the County Newsletter the week of March 25.	**22,600 recipients**	Public
Digital Signs	The Entwistle Community Recreation Centre and Parkland County Centre digital signs ran from March to April 2024.	**2 digital signs**	Public
Newspaper Ads	A newspaper ad ran on March 27th and April 3rd , 2024 in the Community Voice, in the Pembina Post on March 25th 2024, and the Stony Plain Reporter / Spruce Grove Examiner on March 22nd and 29th, 2024.	**5 newspaper ads**	Public
Public Calendar	The open house event was posted on the County's event calendar.	**1 calendar event**	Public

PROPOSED

Key Findings

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Key Findings

The following themes were drawn from across all the engagement activities and audiences.

Protect natural and agricultural areas from cumulative impacts

A significant theme throughout all engagement was the need to protect natural and agricultural lands. Specifically, many comments spoke to the need to look at cumulative impacts of development, acknowledging that what happens on an individual property or across multiple properties over time can have many off-site impacts on water bodies, natural systems, species, soils, and agricultural viability. Recreation, including trails, also has impacts on these lands. Several participants noted the important relationships between agricultural lands and natural areas for water recharge and habitat. Protecting waterbodies and water recharge areas was a specific topic of concern raised, especially considerations for climate change and drought. A few participants also wanted to see inclusion of Indigenous Peoples in stewardship of natural areas. Both agricultural and natural lands are important to the quality of life and economy of the County, and therefore need to be considered a priority in decision-making.

Keep Parkland rural

'Rural" was the draft goal that resonated the most with most participants and was a re-occurring theme heard throughout the engagement activities. Natural areas and agricultural lands and activities were seen as a significant part of what makes Parkland rural, but many participants suggested that there is more to what makes the County rural. Rather than talking about rural being an experience, it is seen as a way of life. Sense of community and connection were considered important, as well as culture, diversity, and heritage. Economic development, including commercial and industrial development, was considered part of being rural. Rural was also tied to expectations around levels of service and keeping tax rates low and competitive. Quality of life, safety, self-sufficiency, and the ability to do many things with ones' land were also considered important, as was limiting government overreach and influence. Development encroachment on residential areas, loss of agricultural and natural lands, and urban levels of servicing, like street lights, were seen as threats to keeping the County rural.

PROPOSED

Concentrate residential development to prevent further fragmentation

Many participants spoke to their concerns around extent and location of development happening in the County. In particular, participants were concerned about the fragmentation and loss of agricultural and natural areas and impacts to existing residents from development, especially along the east side of the County. Many participants want to see more clustering of development and building out of existing subdivisions, prior to subdivision and development of additional land. There was also general agreement with concentrating residential density and employment uses in the Hamlet of Wabamun. There was a tension between public and industry perspectives around whether a more urban level of service and density should be allowed close to the borders with Edmonton and Spruce Grove. Generally, most participants were not supportive of major changes in density to existing built-out subdivisions, except for secondary dwelling units which were supported.

Balance clarity and flexibility in development rules

There were multiple perspectives on regulations for development, with some participants calling for more strict and clear rules and others wanting to see more flexibility to account for unique situations and entrepreneurial opportunities. Requests for stricter rules and enforcement were typically about protecting natural areas and natural drainage patterns. Asks for clearer rules and less discretion were often tied to the desire to eliminate the amount of studies required and reduce multiple interpretations . Scale was also a factor, with some participants wanting to see more rules and permit requirements for large subdivisions or developments but less permits and processes for single properties. For agricultural lands specifically, participants wanted to see rules to prevent fragmentation but did not want rules that restrict what farmers can do on their lands, especially the ability to subdivide for multi-generational farming and living.

Allowing for additional types of uses, from housing types to other business opportunities or agricultural uses, was generally supported. There were also several specific comments calling for the updating of Area Structure Plans to provide clearer rules and align with modern best practices for agricultural and environmental protection.

PROPOSED

Public

The following summaries include the results from the in-person open house and the public survey.

PROPOSED

Vision and Goals

49
COMMENTS

The draft MDP vision and goals were presented for feedback and refinement. These were informed by feedback from Stage 1 Engagement.

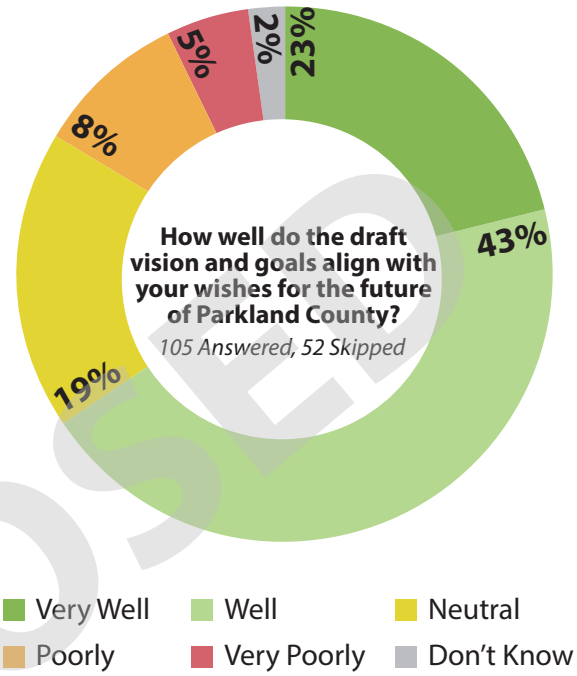
Draft Vision

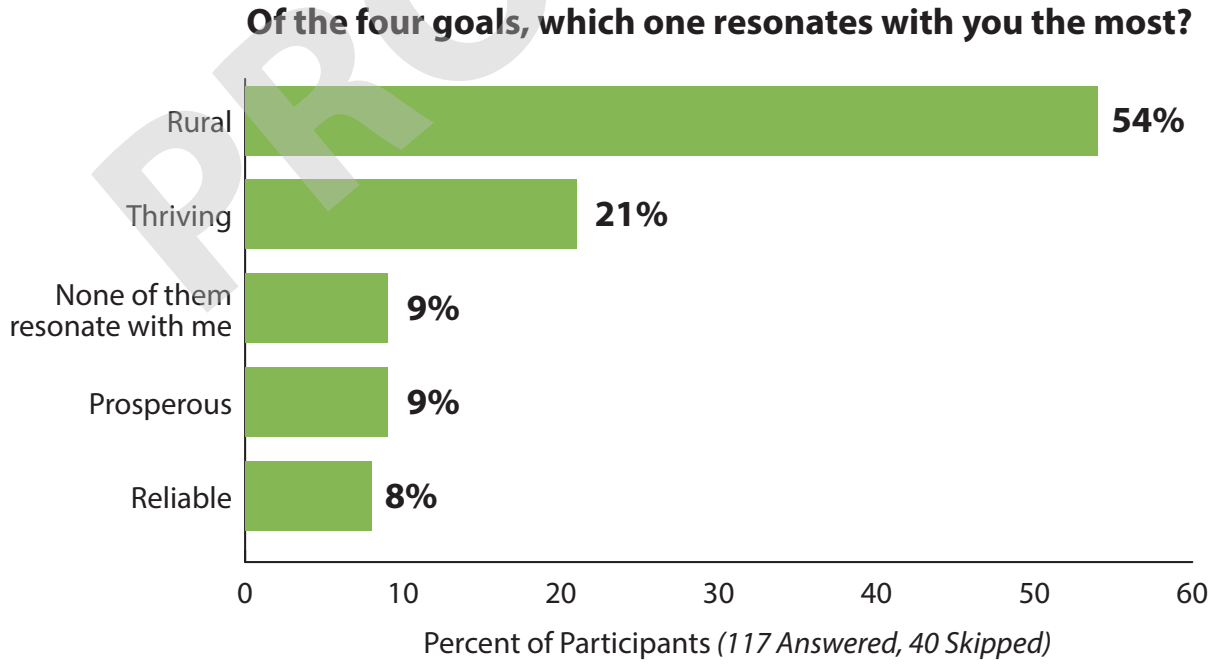
A thriving, rural community with reliable systems and prosperous economy.

Draft Goals

- Parkland is Thriving: Residents of all ages enjoy an excellent quality of life.
- Parkland is Rural: Agriculture and natural landscapes are the defining characteristics of the community.
- Parkland is Reliable: County systems recover quickly from and withstand difficulties.
- Parkland is Prosperous: The local economy cultivates a diverse and growing tax base.

There was a generally positive response to the draft vision and goals with 66% of participants saying that these align with their wishes for the future of Parkland County. Of the positive responses, 23% of participants selected that they align "very well".





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Fourteen percent of participants said that the vision and goals did not align with their wishes, with 5% selecting "very poorly".

For the goals, "Rural" resonated the most with participants and "Reliable" the least. Nine percent of participants said that none of the goals resonated with them.

There were 49 suggestions for improving the vision and goals. Many of the comments were about keeping Parkland County rural and what that means. Some specific wording changes were also suggested.

Keeping Parkland rural

- Natural areas are protected
- Agricultural areas, heritage, and operations are preserved for food security and the economy
- More than just rural and natural features that define the County
- Impacts from industrial and residential development are mitigated for residents
- There is a sense of community and people support each other
- Spending and taxes are low
- Government does not get in the way / reduced red tape, rules, and permits
- Residents have the ability to be self-sufficient
- Ability to live, work, and play in rural context
- Families and succession / multigenerational living is supported
- Gives land back to Indigenous farmers

Wording Choice

- Add protect and enhance land and waters
- Add broader environmental sustainability, which includes wildlife
- Add community spirit
- Add safe and secure
- Add connected
- Add resilient
- Add inclusive and diverse from a economic, business, social, environmental, and geographical perspective
- Focus on local agriculture
- Reliable is not proactive enough
- Rural experience is too subjective
- Connect agriculture to quality of life

General

- Natural areas should be first
- Answer seems pre-determined
- Not written as goals but as attributes / too operational / not measurable
- Seems too restrictive
- Don't understand the diagram / can't see the actual plan
- On the right track / resonates

PROPOSED

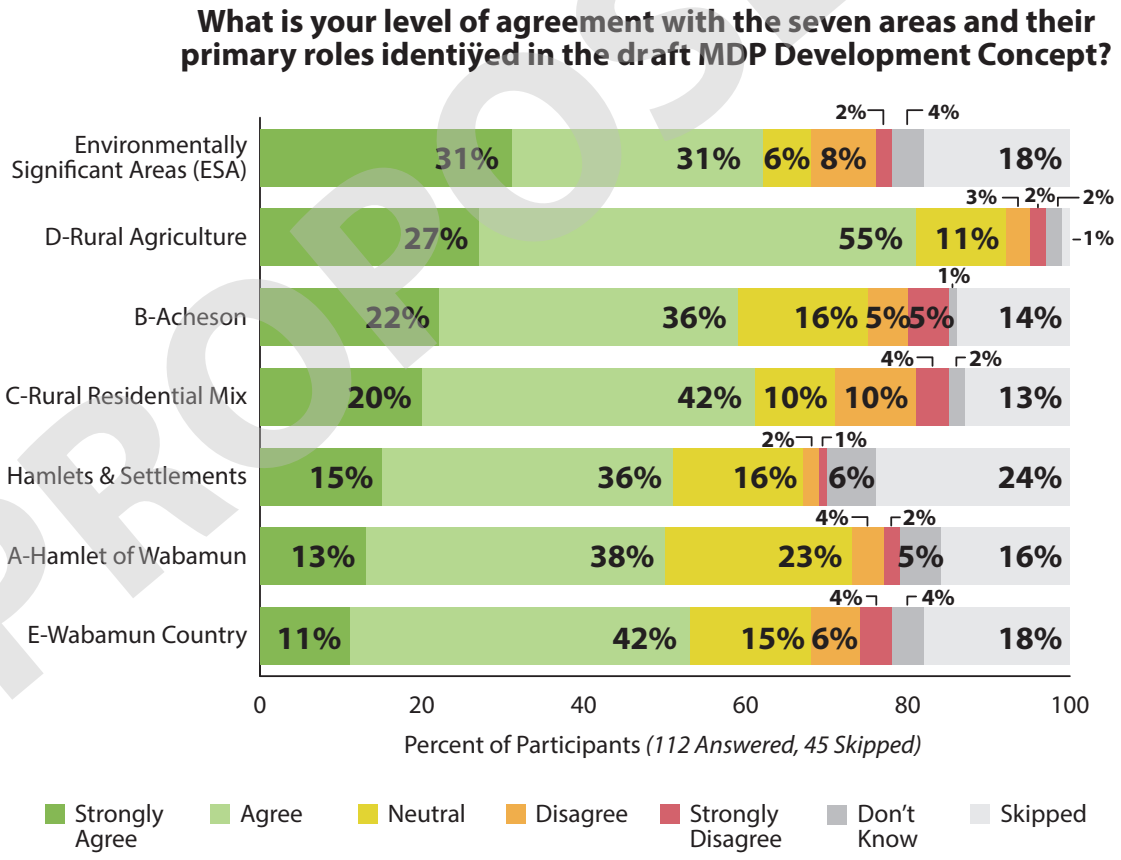
Draft MDP Development Concept

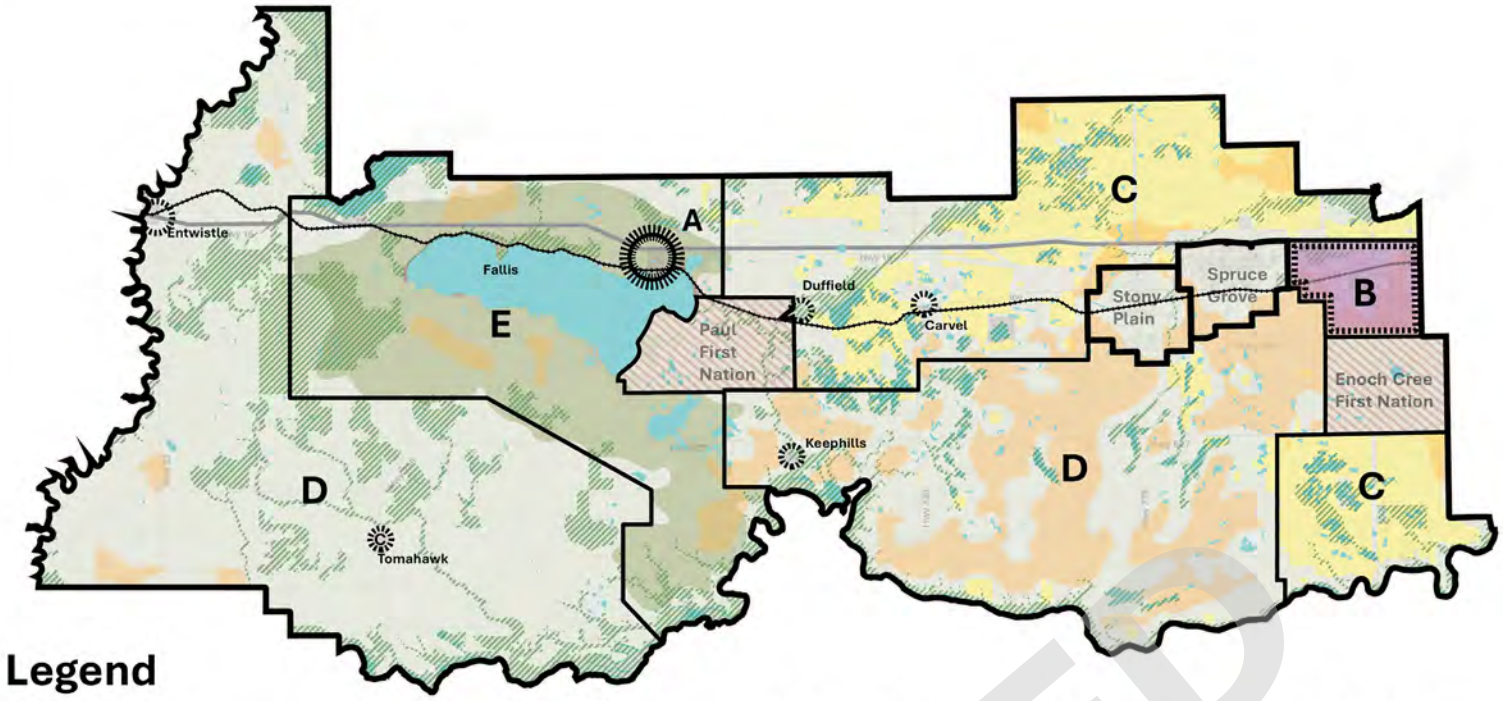
78
COMMENTS

There was an overall level of agreement with all seven areas and their primary roles in the draft MDP Development Concept. Environmentally Sensitive Areas (ESA) received the highest number of "strongly agree" responses, however, Rural Agriculture had the highest level of agreement overall at 81%. Rural Residential Mix, though 61% agreed with, had the highest level of disagreement at 14%. Wabamun Hamlet had the lowest level of agreement, but this was primarily due to having the highest number of "neutral" responses. Hamlets and Settlements was skipped by the most participants at 24%.

There were 78 suggestions for how to improve the draft Development Concept. These are organized by the different areas in the concept.

PROPOSED





Legend

- Municipal Boundary
- First Nations Reserve
- Regional Prime Agricultural Areas
- Areas Zoned for Country Residential
- Wabamun Area Vision Boundary
- Water

0 5 10 20
Kilometres

A Wabamun Hamlet
- Priority growth hamlet
- Diverse housing
- Base camp for recreation

B Acheson Industrial
- Major employment area
- Support continued rural industrial and commercial development

C Rural Residential Mix
- Support rural living
- Balanced growth that minimizes local impacts

D Rural Agriculture
- Protect ag lands
- Support economic activity & rural identity

E Wabamun Country
- Focus recreation development
- Leverage mine reclamation

Environmentally Significant Areas
- Protect priority natural areas
- Influence development

Hamlets & Settlements
- Accommodate limited growth
- Provide services to surrounding areas

PROPOSED

County-wide Comments

There were several comments related to development in the County as a whole:

- Too much development
- Concerns about gravel operation being extended
- Against spread of low density residential – should be focused in hamlets and towns
- Several comments spoke to the overall approach of the draft Development Concept:
  - Need to balance development, agricultural, and natural areas
  - Have overlays versus distinct areas, to be more flexible
  - 30 years is too long to plan for given rate of technological change
  - Plan needs to define 'protection' and 'impact' to help with consistent interpretation
  - Allow small homes
  - Should allow small industrial in other places too

Additional comments spoke to financial considerations for the County:

- Do not assume federal or provincial servicing costs
- Do not subsidize projects in other municipalities (rec centre)
- Do not subsidize development that is not revenue positive, consider fiscal impacts
- Get rid of permitting and fees
- Consider the impacts of climate change on operations and maintenance such as impacts on roads and water
- Concerns that County chooses gravel over ESAs because of profit

Three additional areas were suggested for identification in the Development Concept:

- Should be an area similar to Wabamun Country along the North Saskatchewan River and Pembina River
- Jackfish area should be its own area, expand ASP, allow some opportunities from C, D, and E
- Need to consider Parkland airport and the economic opportunities for tourism and industry

A - Hamlet of Wabamun

The Hamlet of Wabamun and its role, though supported by 50% of participants had the lowest level of agreement in the concept. This was primarily due to more "neutral" responses than any other area. The following comments were tied to the Hamlet of Wabamun:

- Need recreation and economic development to sustain business and diverse population
- Good to see County moving forward with 2011 plans for development
- Need recreation centre instead of a marina
- Do not cater to just Edmontonians recreating
- Focus on services for residents
- Need more industrial development

B – Acheson

Acheson had 58% agreement overall and 10% disagreement. The comments for Acheson indicated several tensions existing for the area and the aspirations for its future role in the County. On one hand, many participants wanted to see the expansion of industrial and commercial uses in the area to support Parkland County's tax base. On the other hand, there were comments calling for more recognition and mitigation of impacts to existing residential neighbourhoods, including Osborne Acres, in the future role of Acheson. Several comments also specifically mentioned the need for both protection of prime agricultural lands and natural areas, including Wagner bog and its re-charge areas.

- Mitigate impacts to existing residents
  - Existing residential here needs to be protected (Osborne Acres)
  - Wish that Acheson role was same as C & D (agriculture and residential)
  - Need to enforce dark sky policies
  - Enforce speed limits and no-thru traffic to protect residents of Osborne Acres
  - Concerns about intersection improvements at 16A and Spruce Valley Rd and future overpass of Highway 60, bringing more traffic to Osborne Acres
- Wagner Natural Area needs to be protected (no new trails), as well as its recharge areas
- Expand residential in Acheson and allow higher density transitional residential along 231 Street
- Allow heavy industrial and manufacturing in Acheson
- The land between RR 265 and Hwy 60, between 16A and 628 is already zoned industrial and should be included in the Acheson Area (B)
- Never give Acheson to Edmonton

C - Rural Residential Mix

Rural Residential mix had 61% agreement and 14% disagreement overall. There were many perspectives on the role of these areas, including wanting to see more clustered or limited development, wanting greater diversity of housing options, and supporting more small-scale agricultural activities.

Residential Rules

- Cluster residential development around existing development
- Make sure density doesn't get too high (keep rural)
- Too much development, shouldn't be allowing more
- Need to develop amenities on the east edge to attract Edmontonians
- Add diverse housing and services to promote aging in place and support people continuing to live in their community
- Allow more housing options (multi-generational, suites)
- Slope analysis should not be required for country residential
- Don't allow streetlights in residential areas
- More rules and enforcement about drainage, wetlands being filled, and ESAs

Agriculture

- Protect Agricultural lands from fragmentation
- Promote agricultural advantage
- Should still be agricultural role
- Help people who are trying to prioritize agricultural / natural lands / ESA functions through policy, grants, and reducing red tape for small scale agriculture, horticulture, agritourism

D - Rural Agriculture

Rural Agriculture was the most agreed upon area within the draft Development Concept at 81% agreement overall, indicating the importance of agriculture in the future of Parkland County to participants. Comments for this area included:

PROPOSED

- There is a lack of ESAs in this area
- Leave it as Agriculture
- Provide an off-road vehicle staging area (north)
- Encourage highway commercial
- Encourage agritourism
- Clearly define uses on agricultural lands
- Allow multigenerational housing on farms
- Recognize other non-high quality agricultural lands as well

E - Wabamun Country

Wabamun Country, though still 53% supported, received the second lowest level of agreement after Wabamun Hamlet. Like the hamlet, this was primarily because of its high number of neutral and skipped responses. There were different perspectives on the recreation focus for the area, with some comments indicating that they wanted to see more agricultural focus in the area instead. Comments for this area included:

- Limit recreation and focus on Agriculture
- Need recreation and economic development to sustain business and diverse population
- Protect the lake and its health
- Reclaim the TransAlta lands

Environmentally Significant Areas (ESA)

ESAs had the highest number of strongly agree responses, and the second highest level of agreement after rural agriculture, with 62% support. Comments for this area included:

- ESAs need to be the priority for protection over development
- Please explain ESA
- Make sure ESA don't become too invasive for adjacent properties
- ESAs should not influence mid-sized Agricultural development
- Federal ESAs impact residential and agricultural waterbodies
- Protect Wagner natural area and recharge areas

Hamlets and Settlements

Hamlets and Settlements received 51% support overall. This was the most skipped question of the seven areas. The comments for this area included:

- Make the hamlets less of an eyesore
- Demonstrate the costs and benefits of initiatives in hamlets
- Support aging infrastructure in hamlets

PROPOSED

Bold Moves

Potential policy directions were provided for feedback under six Bold Moves. Participants indicated their level of support for each of the proposed actions and had an opportunity to provide additional suggested actions.

Protect Agricultural Land & Activities

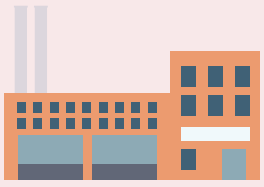
Conserve & Connect Natural Landscapes

Increase Housing Diversity

Cultivate a Rural Experience

Inspire Recreation

Drive Economic Momentum



PROPOSED

Protect Agricultural Land & Activities

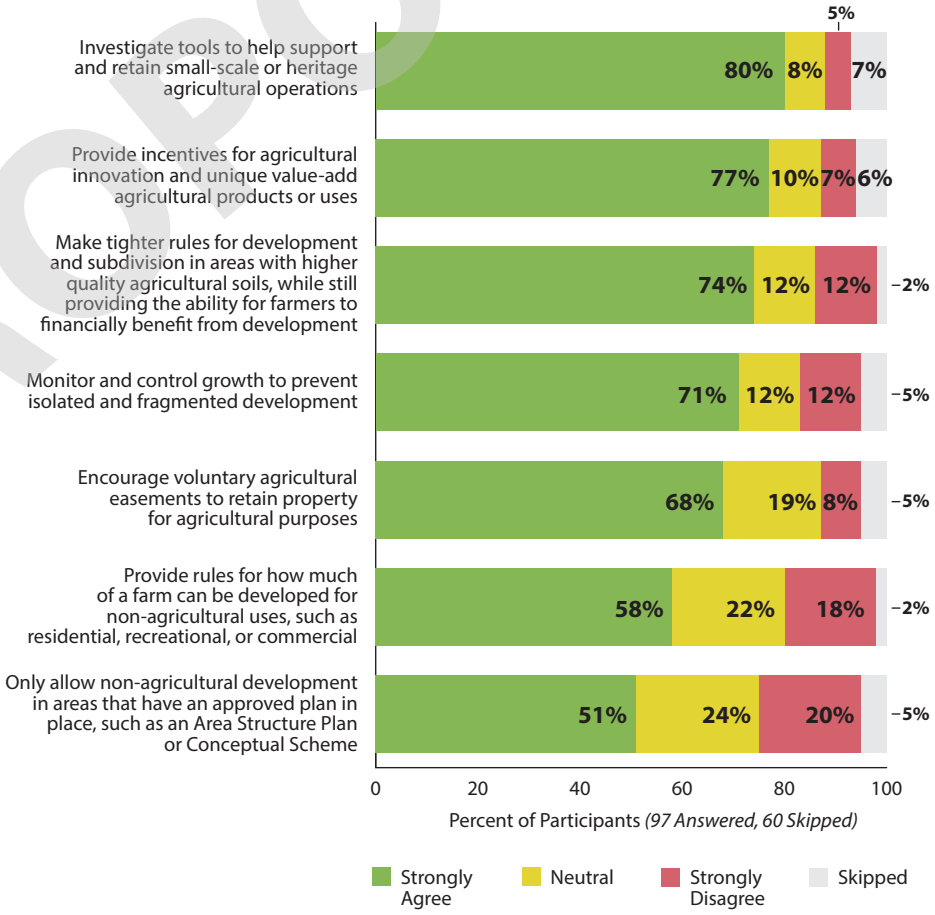
Participants were generally supportive of the actions proposed for this Bold Move. Investigating tools to help support and retain small scale or heritage agricultural operations was the most supported at 80%, followed by incentives for agricultural innovation and unique value-add agricultural products or uses at 77%. Though still supported by over half of participants, only allowing non-agricultural development in areas with an approved Area Structure Plan or Conceptual Scheme was the least supported of the actions, with 20% of participants not supporting.

There were 44 comments on the actions for this Bold Move, which are summarized by theme.

44
COMMENTS

PROPOSED

What is your level of support for the following actions to protect agricultural lands and activities?



Expanding / not limiting property rights

- Do not tell farmers what to do on their lands
- Allow for change to existing farm operations and for moderate development on farms for succession planning and family operation expansion
- Allow and encourage small scale agricultural activities in residential subdivisions, including live-stock, micro-farming, indoor farming
- Support modernized equestrian opportunities on large properties
- Provide tax incentives for farms and agritourism
- Offset the cost of farming with community growth
- Create the process for communal agriculture
- Remove barriers versus using incentives
- Don't eliminate opportunities for entrepreneurs
- Allow indoor recreation and agritourism on agricultural lands

Protecting natural areas

- Protect Wagner Bog
- Protect small waterbodies / ponds and reduce fill to preserve natural drainage patterns
- Recognize the importance of agricultural land for natural areas, wildlife, and water recharge zones for ecologically sensitive areas

Development requirements

- More evaluation of subdivisions
- Tax business development on agricultural lands at the commercial versus agricultural rates
- Limit number of development permits on agricultural lands
- Rules should encourage development while mitigating impacts on agriculture (preservation not protection)
- Landscape buffer between residential and agriculture to deter recreation use
- Small business should be allowed as of right

Concentrate development

- Where it already exists
- Along main roads / existing infrastructure
- In existing buildings (industrial)
- Away from top quality soils

Area Structure Plans

- Many ASPs will need to be updated to reflect new priorities / ways of planning
- Concerns that ASPs can be done by developers without consideration for agricultural lands

Land Use Bylaw

- Remove minimum house size rules to allow for tiny homes
- Provide clarity and ensure certainty in LUB by tightening up discretionary land uses so decisions are not being made by staff who have little/no knowledge and/or experience or ties to farms and farmers.
- Approach each case as unique and allow flexibility
- Allow solar panels on roofs without a permit

Other

- Don't sell land to foreigners
- Don't use pesticides
- All good proposals
- Consider social fabric
- Whitewood and Highvale should be converted to agriculture

PROPOSED

Conserve & Connect Natural Landscapes

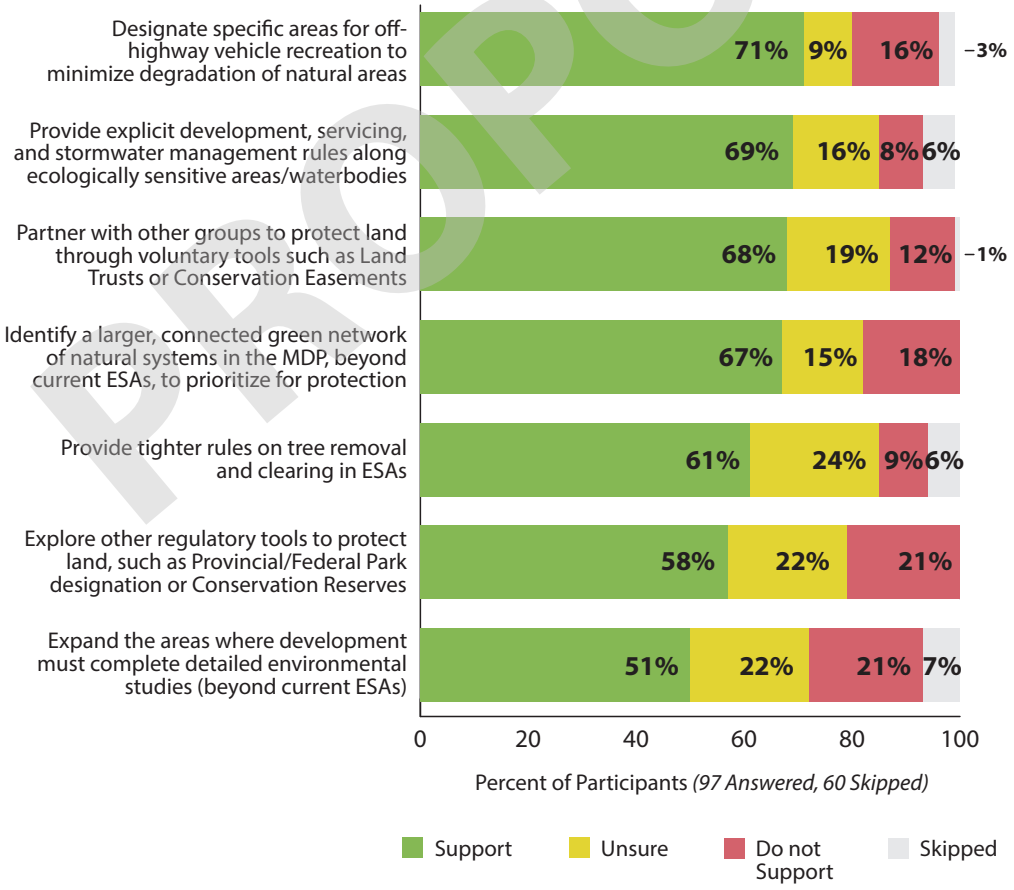
Overall, all of the potential actions within this Bold Move had 50% support or greater. Designating areas for off highway vehicles was the highest supported at 71%. The least supported action was expanding areas where development must complete detailed environmental studies at 51%.

There were 35 comments, which are summarized by theme.

35
COMMENTS

PROPOSED

What is your level of support for the following actions to conserve and connect natural landscapes?



Proposed actions

- Don't agree with connecting ESAs
- Minimize other government involvement
- Clarification that a Land Trust such as Edmonton and Area Land Trust can conserve land through conservation easements or through (fee simple) ownership of land.

Development rules and enforcement

- Should be about mitigation, not preventing development
- Need to balance environmental protection with support for agriculture and rural economic development
- Need more explicit but reasonable rules (yes / no) for development versus study after study
- Ensure flexibility for specific situations
- Environmental studies should be required for industrial and commercial development but not small-scale housing renovations
- Need more comprehensive studies, including drainage studies
- Need more enforcement of existing rules, like tree removal
- Do not allow filling of wetlands and ensure fill has no hazardous material
- Maximize opportunities in the Provincial Wetland Replacement Program
- Better enforcement and monitoring of encroachment on ESAs and water bodies, including removal of vegetation or use of lake water

Operations and maintenance

- Designate specific areas for ATV
- Ban all ATV use
- Provide signage for protected areas
- Proactive wildfire prevention on County lands

Other actions

- Protect Wagner Bog / Acheson forest
- Tax incentives to conserve
- Clean up the gravel pit at Range Road 33
- Clean up / restore mine sites
- Connect Wabamun Provincial Park to Hamlet via trails
- Build wildlife corridors over highways

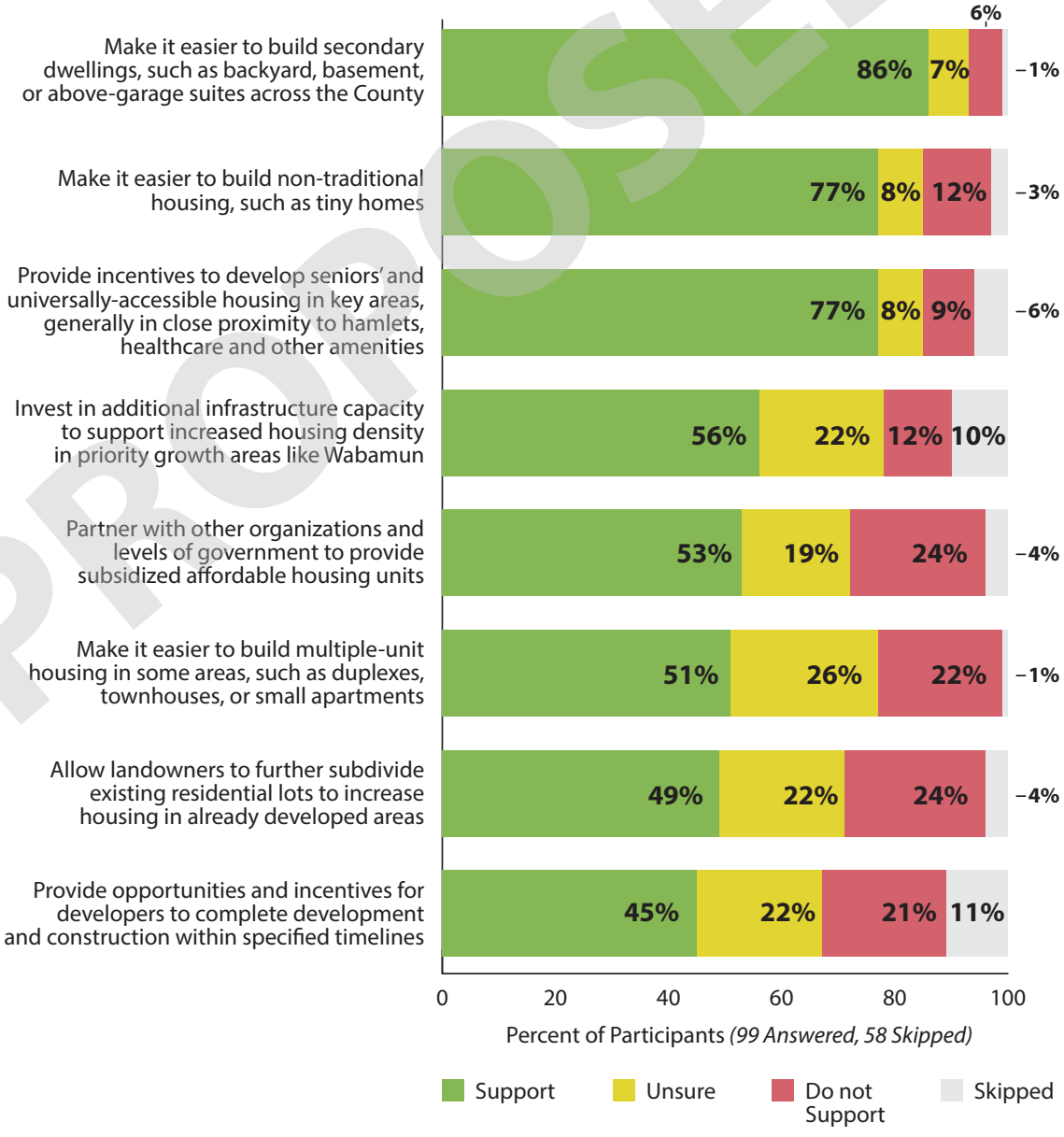
PROPOSED

Increase Housing Diversity

There was a wider range in support for the actions in this Bold Move, with two receiving less than 50% support from participants. Generally, participants were more supportive of actions that allowed for or incentivized more types of housing to be built on properties.

34
COMMENTS

What is your level of support for the following actions to increase housing diversity?



PROPOSED

The most supported actions were about making it easier to build secondary dwellings and non-traditional housing. There was also interest in providing incentives to develop seniors' and universally accessible housing. There was less support for allowing further subdivision of existing areas and providing incentives to developers to meet construction timelines.

There were 34 comments, which are summarized by theme.

Housing types

- Look at what other communities are doing
- Need a range of dwelling sizes for all ages / stages and succession
- More focus on multigenerational housing and age in place versus large senior complexes
- Allow temporary homes (tiny, trailer, mobile, etc) and enable these as secondary dwellings
- Make it easier and encourage for eco-friendly improvements like solar
- Do not increase housing diversity / too big of a problem for Parkland to solve
- County should not take on non-market housing
- Locating density

Clustering development and density

- Certain areas should not allow high density development (natural areas like Wagner)
- Only allow density in hamlets, including apartments and row housing
- Density belongs in cities
- Concerns about crime with additional density

Infill development

- Opposing views on whether to allow more density or subdivision of existing large lots and sub-divisions
- Allow farmers to subdivide
- Infrastructure
- Need to increase infrastructure capacity to support additional density in Big Lake
- Developers should pay for servicing

Development rules and enforcement

- Update Area Structure Plans based on new environmental practices
- Enforce / have penalties for bylaws and permits and timelines versus incentives
- Rushing developers does not ensure quality housing
- Suggest taxing the project at the finished tax rate by the deadline
- Housing needs to incorporate fire prevention / fire smart
- Buffer between residential and industrial uses
- Healthcare and natural healthcare availability

PROPOSED

Cultivate a Rural Experience

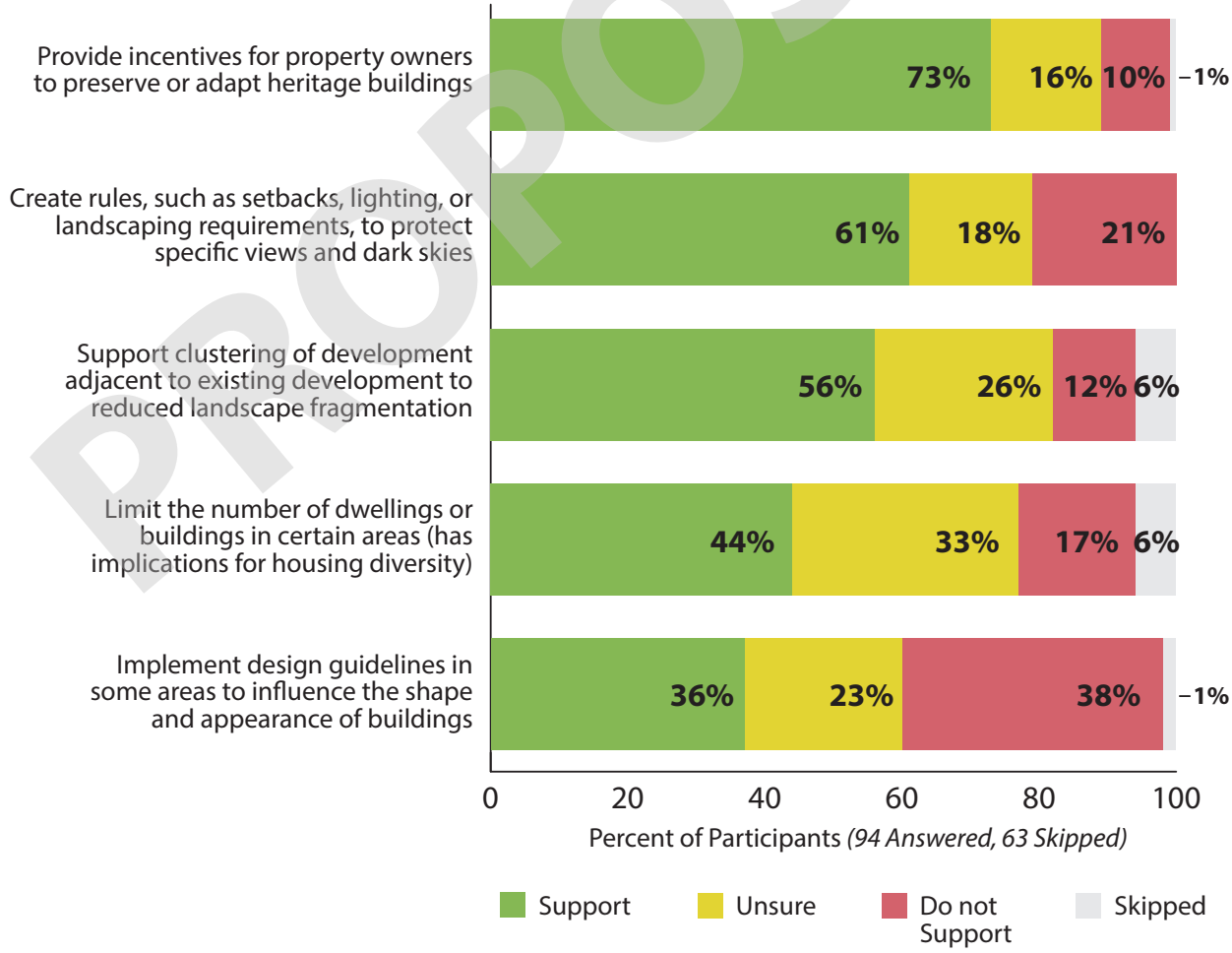
Three of the five actions in this old move were supported by over half of participants, with heritage preservation incentives being most supported. Implementing design guidelines was one of two actions across all the Bold Moves that had more opposed than supporting responses, with 38% opposed. However, creating specific rules for setbacks, lighting, and landscaping was supported by 61% of participants. A third of participants said they were unsure about limiting the number of dwelling units on a property.

There were 38 comments, many of them speaking to impacts of development on residential areas.

38
COMMENTS

PROPOSED

What is your level of support for the following actions to cultivate a rural experience?



Lighting and Impacts

- Protect residents from impacts of industry / resource extraction
- No streetlights in country residential areas
- Enforce dark sky policies along Highway 16
- Stricter lighting standards for industrial and commercial

Residential development

- Protect ESAs
- Cluster development
- Focus on existing housing and country residential
- Fill in country residential lots already subdivided and do not allow additional subdivision
- More eco-friendly and fire smart building and incentives

Supporting rural experience

- Not just about agriculture
- Support industrial and commercial
- Support agriculture as a way of life, not an experience
- About building community
- Rural version of live, work, play
- Celebrate culture and history
- Support and allow rural activities (horses, ATV, greenhouses)
- Build a demonstration farm

Development rules and enforcement

- Do not enforce unless more than one complaint
- Do not want landscaping requirements or design guidelines
- Do not interfere with landowner rights / choices
- Notify residents by mail of new subdivision proposals
- Concerns about the wealthy influence on Council decisions
- Concerns with heritage program incentives and think it could be abused

PROPOSED

Inspire Recreation

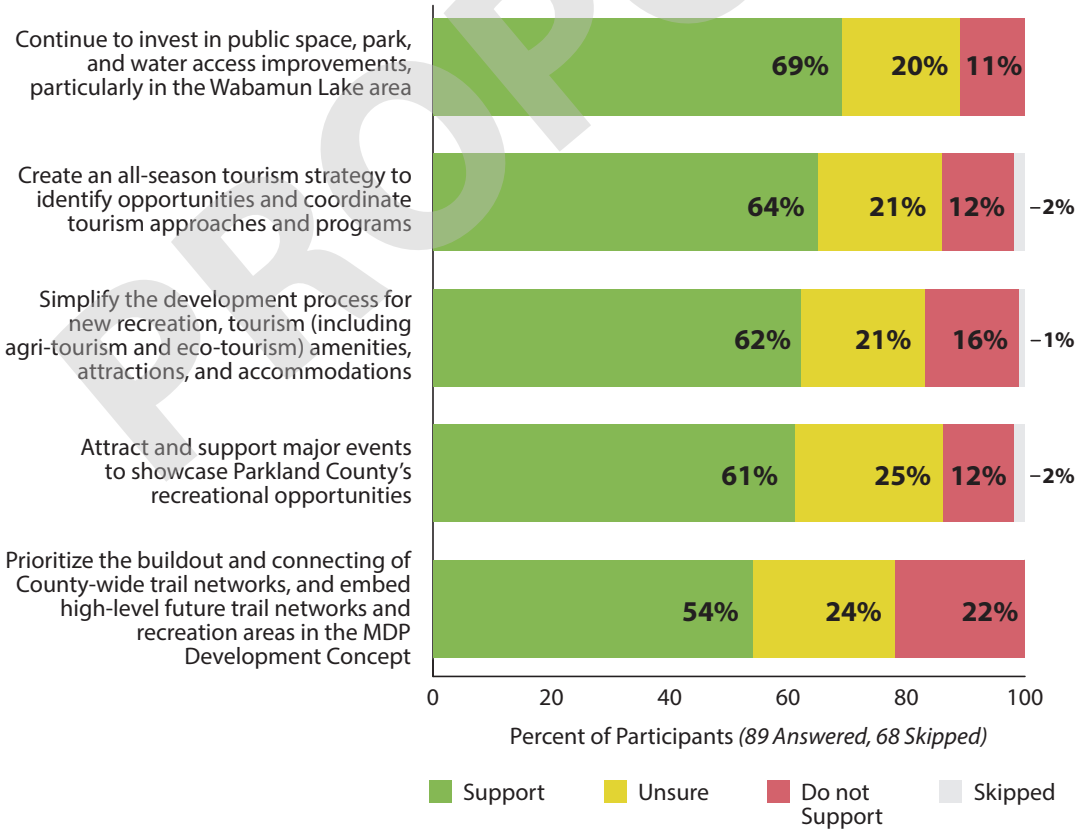
The actions proposed for this Bold Move were generally supported. The top supported action was continuing to invest in public space, park, and water access improvements, particularly in the Wabamun Lake area. Though supported by 54% of participants, connecting trail networks had the highest number of participants that selected do not support.

There were 41 comments about the actions. Many of these were about trails and the protection of natural areas.

41
COMMENTS

PROPOSED

What is your level of support for the following actions to inspire recreation in the county?



Trails

- Do not want more trails in natural areas due to negative impacts (fire, theft, etc)
- Concerns about trails through residential areas / private property and crime
- Need to maintain / enhance current trails and parks
- Tension between creating designated ATV trails and areas or not allowing ATVs at all
- Concerns about maintenance costs of trails and ability of County to support this
- Connect the whole County with trails and expand on types of trails (bike trails, cross country, horse, interpretive)
- Trails should be along highway or railway

Protecting natural and agricultural areas

- More enforcement for motorized recreation, trespassing, littering
- Make natural areas more accessible to public
- Simplify building process for agricultural buildings on large parcels

Tourism and recreation

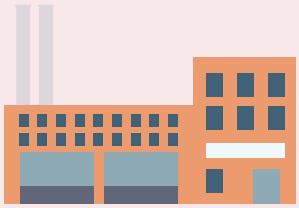
- Not a priority / No more money into recreation (focus on core services)
- Capitalize on the airport for tourism
- Do not subsidize tourism
- Provide more tourism opportunities and make it easier in the LUB
- Let industry create their own tourism strategies
- Need more camping areas to reduce illegal camping
- Don't hurt other communities to support Wabamun (farmer's market, Seba)

Location specific

- North Saskatchewan River and Pembina River should be recreation destinations
- Want to see river access in Black Hawk area
- Want to see more trail access to lakes (Big Lake, Hubble Lake)
- No more trails in Wagner
- Glad to see waterfront development in Wabamun progressing

PROPOSED

Drive Economic Momentum

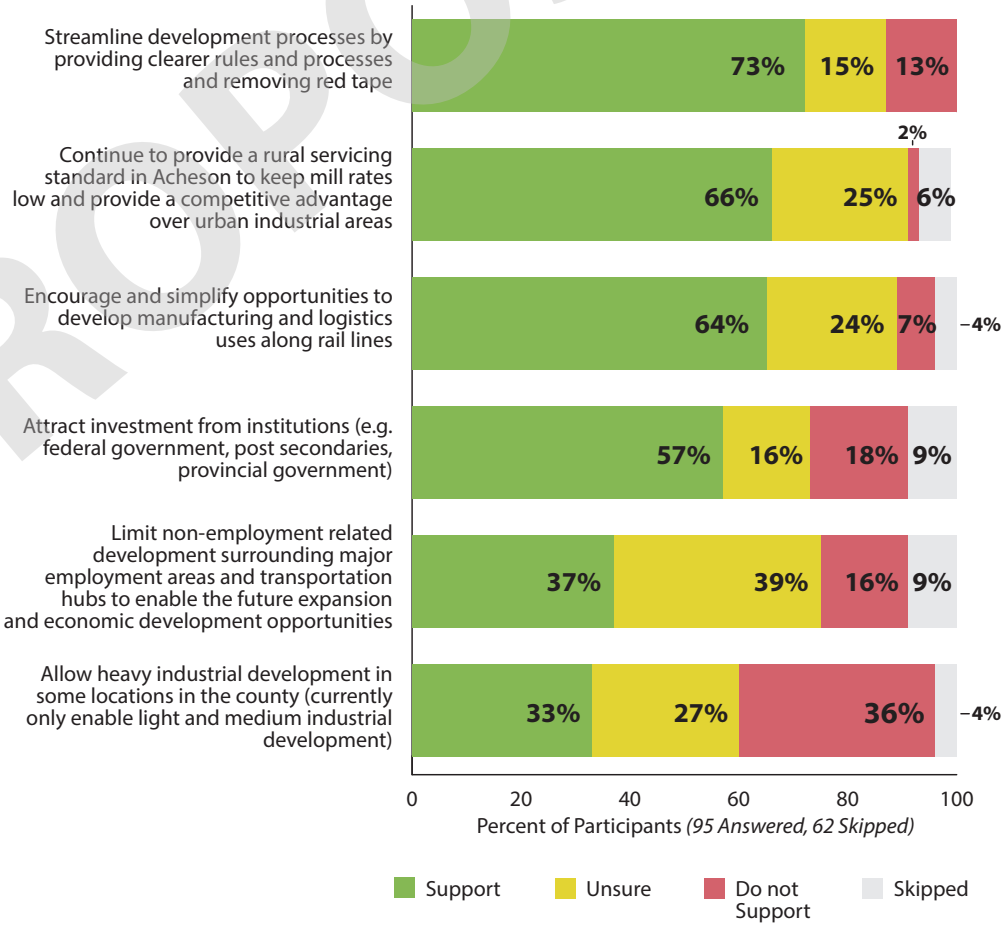


Four of the six actions under this Bold Move were supported. Streamlining development processes by providing clearer rules and processes and removing red tape was the most supported at 73%. Limiting non-employment related development surrounding major employment areas and hubs had the most 'unsure' selections, indicating that this action may have not been clearly understood. Allowing heavy industrial development had the most disagreement, with 36% participants not supporting. Attracting investment from institutions notably also had 18% of disagreement from participants.

31
COMMENTS

PROPOSED

What is your level of support for the following actions to drive economic momentum?



Development rules and enforcement

- Tighter rules for large businesses near residential to mitigate impacts like noise, yard maintenance, traffic speeds
- Less rules, fees, regulations, and taxes versus providing incentives
- Less red tape, but at the cost of the environment
- Standardized development application forms and staff approach, highlighting all supporting studies, reports etc to make this easier
- Religious institutions should pay taxes
- Support diversification of home-based businesses
- Too much commercial in residential areas
- Incentives to build in west end of County
- Want to see a few strip malls
- Need employment areas near residential areas
- Allow other places to have employment development (not just Acheson and Wabamun) if they can be properly serviced
- Provide job growth incentives for Wabamun area

Partnerships

- Partner regionally, but not at the cost to Parkland
- No federal involvement
- Alberta Transportation should honour commitment for highway 628 from city limits west
- Attract investment from businesses (not just government and institutions)

Priority economic areas

- Focus on growth markets: technology, aviation, health, alternative energy
- Agritourism and eco-tourism
- Encourage development of south Acheson off Highway 60
- More focus on business vs residential development (tax base)

Industrial

- Do not allow heavy industry near rural communities, consider existing residential
- Concentrate heavy industry into very specific locations
- Need more industrial areas Entwistle, Wabamun, Tomahawk (former mine lands)
- Push development to Wabamun area
- Only allow clean industrial
- Unclear what rural servicing standard means

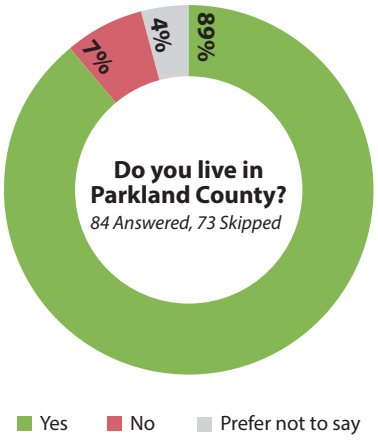
PROPOSED

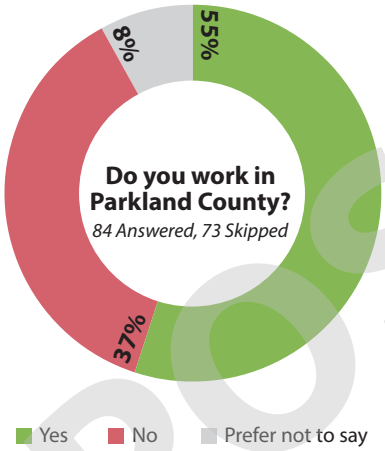
Demographics

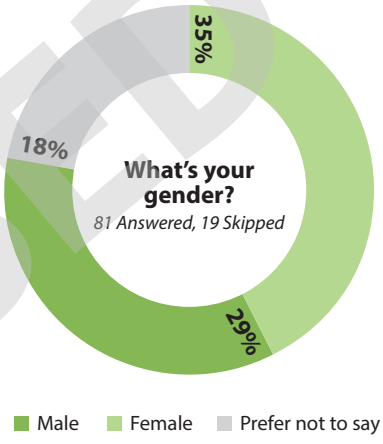
The following demographics questions were asked in the survey to better understand who was participating. These statistics do not include in-person participants.

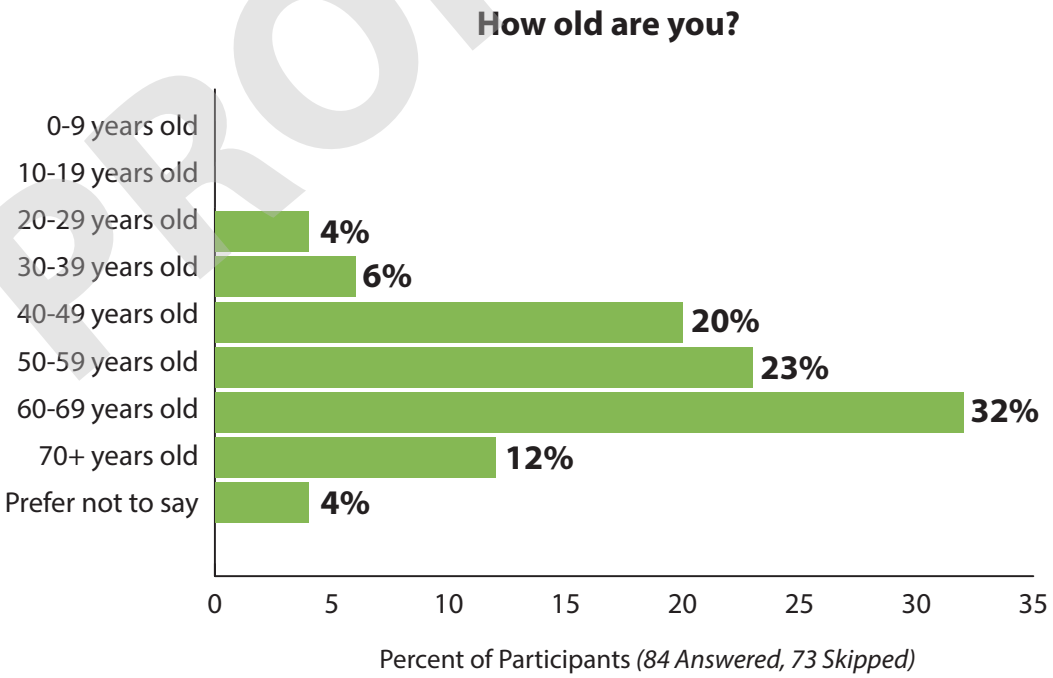
Most survey participants live in Parkland County.

There was no representation of 0-19 year olds in the survey results. The majority of respondents were above the age of 40, with the highest proportion being between 60 to 69 years old.









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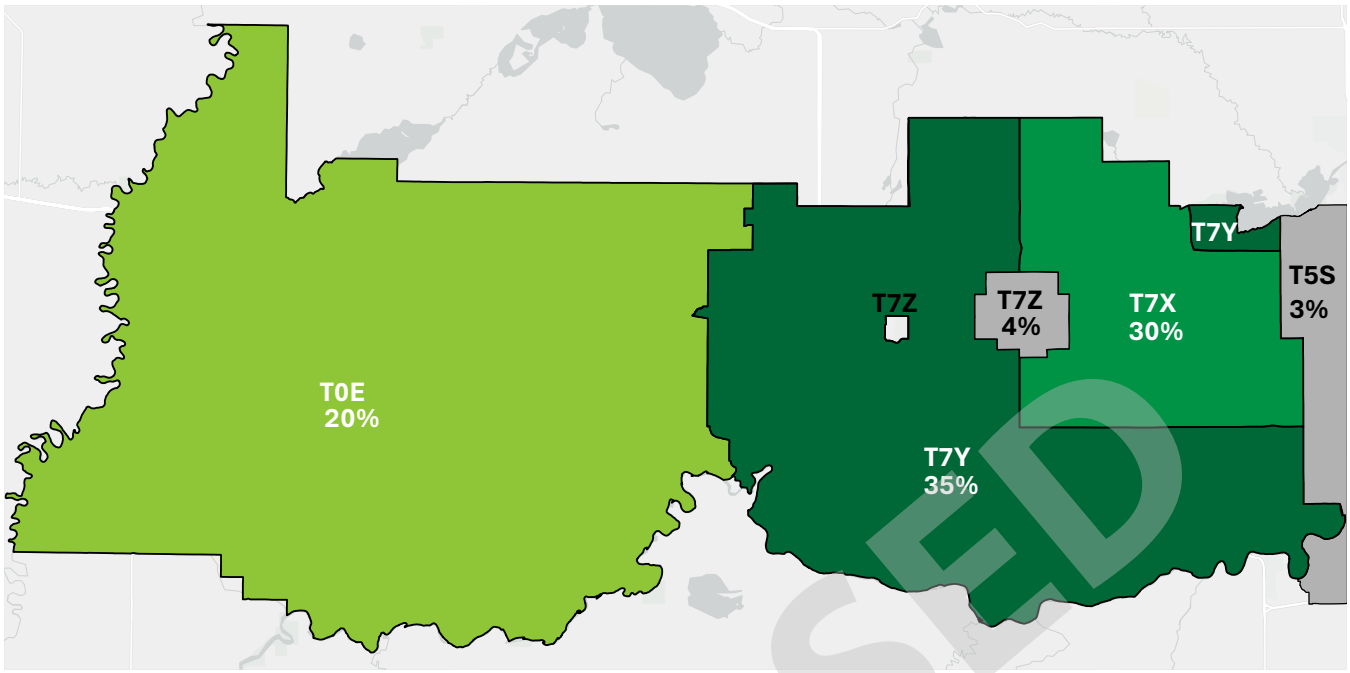

The postal codes with the greatest representation in the survey were T7Y(35%), T7X (30%), and T0E (20%), which are within the County. Edmonton made up 9% of the postal codes. There were also a few responses from Stony Plain, Spruce Grove, and south of Edmonton.

PROPOSED

Interested Parties

The following summaries are from the Community Workshop and Industry Session.

PROPOSED

Community Organization Engagement

In addition to the public engagement process, a workshop was hosted with invited community organizations. A brief presentation was provided, giving an update on the project, then participants were divided into two groups for two discussion based activities.

For organizations that could not attend, there was an option to provide feedback through a discussion guide, which had similar questions to the in-person session.

We heard from the following organizations:

- Carvel Hall Association
- Clifford E Lee Nature Sanctuary
- Committee on Keephills Environment
- Edmonton River Valley Conservation Coalition
- Farming Forward Association
- Jackfish Lake Management Association
- Mayatan Lake Management Association
- Nature Conservancy of Canada
- Wabamun Watershed Management Council
- Wagner Natural Area Society

Overview presentation and questions

The following feedback was received during the presentation:

- The MDP needs to set out clear direction and priorities for the next 30 years. Needs to guide decision making and help with discretionary interpretation in the Land Use Bylaw.
- Need to get it right at this level and ensure that ASPs get updated to reflect the MDP
- Need to consult with Indigenous peoples on new development
- Need to consider cumulative impacts (not just individual properties)
- Need accountability for requirements at the time of development
- Concerns that we are not asking the public the right questions (in reference to the What We Heard Report)
- What does priority growth area mean?
- Questions around the level of influence of the EMRB on the MDP and forthcoming updates to the regional growth plan.
- Countywide concerns about drought and crime

Vision & Goals

- Agree generally
- Should be 'resilient' vs 'reliable' / don't like reliable
- Should include diversity (geography, people, economy)
- 'Systems' needs to be defined better
- Emphasize environmental leadership and protection
- Don't agree with prosperous, as it conflicts with environmental protection
- Should recognize ecological goods and services

Development Concept

The groups were provided with a large printout of the draft MDP Development Concept. Groups were asked about their level of agreement with areas and roles identified in the concept and if they had any areas of concern about the concept. The feedback on the Development Concept is summarized below.

General Concept

- Direction looks fine overall, as long as there are clear policies to go along with the areas, clear implementation strategy, and enforcement of the plan
- Desire to see more recreation development along riverbanks
- Keep plan process manageable
- Want to see the linkages between the MDP and LUB

Acheson

- Concerns about area B-Acheson's role and impacts on Wagner Bog recharge areas and agricultural lands and desire to see buffer or transition areas around industrial development

ESAs

- Need to recognize and consider the role of agricultural land and soils in recharge for natural areas (importance of pervious landcover)
- Need to ensure holistic view of ESAs that is connected to the broader landscape. Different functions and needs for Grassland, wetland, riparian, forest.
- Need to consider species at risk and wildlife corridors, (migratory birds require eco islands, more species moving north due to climate change)

PROPOSED

- Recognize the Great Waters Area as an environmentally significant region to protect the Carvel Pitted Delta
- Add connected area linking between C and D that links significant Carvel Pitted Delta
- TransAlta plans may not align with suggested concept
- Need proper planning in Wabamun area to deal with rising levels of tourism and recreation pressure so the area is not loved to death

Bold Moves

Each group was given a worksheet and printouts of the proposed policy actions under each of the Bold Moves. Groups were asked to choose two of the Bold Moves to discuss, answering which actions should be a priority, which actions should be added or removed, and if there are any tensions between the Bold Move and other priorities for the County.

Protect agricultural lands and activities

- Desire to see incentives for small-scale agriculture
- Need to track and manage cumulative impacts (across many properties)
- Agree with all actions
- Disagreement with farmer's deserving to "cash in" on profits from subdivision of land
- Should require wildlife friendly agricultural practices

Conserve and connect natural landscapes

- Agree with identifying larger landscape areas to protect and connect ESAs
- Need to update existing ASPs to improve environmental protection
- Add "water" to conserve and connect natural landscapes Bold Move
- Suggest providing additional rules such as sensitive area setbacks, lighting requirements tied to wildlife impacts, addressing nutrient loading
- Add some enforcement and education actions and policies to Conserve & Connect Natural Landscapes
- Existing tree protection requirements need to be enforced
- Add working with Indigenous peoples on the stewardship of natural areas
- Add tighter rules for development in ESAs, specifically around water bodies
- Regulatory tools should be the priority for natural landscapes
- Issue that when an ESA is designated, it gets demolished
- Need to incentivize conservation such as a fund to conserve ESAs or a tax credit
- Work with other partners to align conservation goals (Ducks Unlimited, NCC)
- Increasing housing diversity puts pressure on using agriculture and ESA lands
- Concerns about regional / other municipalities having different regional conservation goals

Cultivate a rural experience

- Disagree with design guidelines
- Heritage should not be a priority

Inspire recreation

- Add "culture" to inspire recreation Bold Move to capture heritage and other elements of culture
- Suggest that the County support a cultural centre
- Take extreme care when "simplifying the development of new recreation, tourism"to ensure natural areas remain protected
- Be mindful of the impacts of large events

Drive economic momentum

- Need to clearly define heavy industrial development and what it means / what the impacts are. If there is pollution, noise, smell, there will be conflicts.
- Don't want to see heavy industrial
- Need to ensure that streamlining the development process doesn't come at the cost of protecting natural and agricultural areas
- Rail spreads invasive species

Increase housing diversity

- For housing, need to ensure that farmers can still have two parcels to enable multigenerational farming
- Need clearer rules for secondary units
- County can be too rigid with rules. Need to re-assess approaches more frequently.
- Disagree with incentivizing development to be completed on time. Should be a requirement.
- Agree with infill and clustering of development

PROPOSED

Industry Engagement

A workshop was hosted with invited industry organizations. A brief presentation was provided, giving an update on the project, then participants participated in a series of discussion questions about the Development Concept and two of the Bold Moves.

For organizations that could not attend, there was an option to provide feedback through a discussion guide, which had similar questions to the in-person session.

Streamlining Development

The main topic of discussion on this topic was the requirements for Conceptual Schemes (CS) for development. Participants noted that from their experience, the CS often duplicates content already provided in Area Structure Plans (ASP) and are time consuming. Additionally, the engagement requirements can be challenging, time consuming, and costly, as they require getting all property owners in a quarter section involved. The first developer doing the CS often ends up paying for the CS on their own to the benefit of other property owners in the plan area.

Some suggestions on how to improve the process were to:

- More clearly define different roles and requirements between the ASP and CS
- Require enough detail at the ASP level that a CS is not required
- Require a more detailed ASP and make CS only for areas smaller than a quarter section

Development Concept

Generally, participants were supportive of the draft Development Concept. The discussion mainly focused on Acheson (Area B) in the concept and ideas to have transition areas on the west side (with Spruce Grove) and the east side to 231 Street (with Edmonton). It was suggested that a future transition area could include:

- Urban residential development to provide live / work opportunities
- Some commercial development that supports the industrial areas
- Non-medium industrial uses to transition between industrial and residential

Bold Moves

Due to time constraints, the group was asked to select two out of the six Bold Moves to discuss. The two moves selected were increase housing diversity and drive economic momentum.

Increase Housing Diversity

The main themes of the discussion on housing diversity were:

- Wanting to see more urban types of housing allowed near the border with Edmonton along 231 Street, similar to development in Balzac in Rocky View County or Melcor's developments outside of Calgary. City has plans to upgrade the rest of 231 Street in the next 2-3 years.
- Agreement with focusing additional residential density in Wabamun but believe there is demand to support additional residential density in Special Study Area B in the Acheson ASP.
- Won't be community support for allowing lots in existing subdivisions to subdivide further or add additional units
- Challenges with current Rural Country Residential 2.13m water table requirements. There are engineered solutions to allow for areas with shallower water tables to be considered developable, such as septic tanks.

PROPOSED

Drive Economic Momentum

The main themes of the discussion on driving economic momentum were:

- Need to be careful of the impacts of allowing Heavy Industrial, given the setbacks required can interfere with other medium industrial development. Suggest that any heavy industrial development must purchase the setback areas at development potential rates.
- Have not had any issues with the medium industrial use and requirements
- Connecting to rail a challenge as CN won't do anything unless they know the user and the CN mainline is a highway, so moving smaller volumes on that line is too difficult and a spur line would be needed.
- The County has been really good at keeping all infrastructure plans up to date which has been good for guiding development. Please continue this.
- The economic advantage of Acheson is being eroded by levies. Starting to see others give precedence to other municipalities (such as Spruce Grove) due to difficulty of developing in Acheson.
- Need to get the Hwy 60 overpass built

PROPOSED

Next Steps

Thank you to everyone who participated in Stage 2!

This feedback will be used to inform updates to the Municipal Development Plan. In Stage 3, the project team will be sharing the draft Municipal Development Plan for feedback. Stay tuned to *yourparkland.ca/mdp* for updates and future engagement opportunities.

PROPOSED

Parkland County

Municipal Development Plan

Stage 3 Public Engagement Summary

August 2024

PROPOSED

parkland county

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PROPOSED

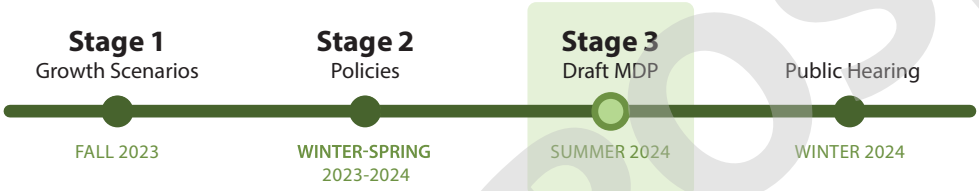
Project Introduction

Parkland County is updating its Municipal Development Plan (MDP) to guide county growth and economic diversification. The MDP is a high-level plan that establishes a vision for the county's growth over the next 30 years and provides direction on how land is used, where services go, and how communities expand.

It sets this future direction by identifying where different types of growth and development will occur, including residential, employment, recreation, and community service development. In addition to future land use, the MDP sets out policies to guide infrastructure, transportation, and environmental protection.

The MDP update process started in Spring 2023 and will be completed in Spring of 2025. Understanding and learning from local knowledge and community feedback is critical for creating plans that will serve Parkland County residents effectively.

There are three main stages of engagement as part of the planning process.



Stage 1: | Fall 2023

The first stage of engagement gathered community feedback to support the Technical Growth Study and updates to the MDP vision and priorities.

Stage 2: | Winter 2024

The second stage of engagement, gathered community feedback on the draft vision and goals, Development Concept, Bold Moves, and policy directions for the MDP. Feedback from this stage will inform the draft MDP.

Stage 3: | Summer 2024

The third involved providing an overview of the updated Municipal Development Plan draft and an opportunity for the community to provide final input.

Public Hearing | Winter 2024

As part of the MDP Council approval process, the County will host a public hearing. Members of the public may submit written feedback on the plan or sign up to speak to Council in person.

PROPOSED

Engagement Approach

Why We Engaged

The purpose of Stage 3 engagement was to share an updated draft Municipal Development Plan (MDP) for public and organizational input. This feedback will inform final revisions to the draft MDP.

Who We Engaged

We engaged with the general public, including Parkland County residents, community organizations, and industry stakeholders.

A total of 28 people completed the online survey and 11 people attended the in-person drop-in open house. Eight community organizations participated in the community workshop, three community organizations completed a discussion guide, and four stakeholders participated in a virtual industry session.

What We Asked

The third stage of engagement focused on the following content.

- Vision & Values (for information)
- Development Concept (for information)
- Decision-making framework
- Key changes to Development Policies and County Initiatives

How We Engaged

Stage 3 engagement involved both in-person events and online engagement from July 17 to August 14, 2024. All of these events, activities, and communication tactics are summarized on the following page.

28
SURVEY RESPONSES

11
OPEN HOUSE ATTENDEES

6
COMMUNITY ORGANIZATIONS

2
INDUSTRY PARTICIPANTS

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The tactics used to engage and communicate in Stage 3 Engagement are summarized below.

RESOURCES	DESCRIPTION	STATS	AUDIENCE
Engagement Opportunities			
Public Survey	The survey ran from July 17 to August 7, 2024. Paper copies of the survey were also available by request at the Parkland County Centre and Entwistle Community Centre.	**28 survey respondents**	Public
In Person Drop-in Public Open House	At the in-person open house on July 23 at the Parkland County Centre (5-8 PM), participants could stop by at any time during the session to learn about the project and participate in the MDP activity stations.	**11 participants**	Public
Virtual Industry Session	At the zoom session, participants received a presentation about the project and participated in a discussion. The event was hosted on July 24 from 12-1 PM.	**6 invited** **2 participants**	Industry Organizations
Community Organization Workshop	The project team hosted a workshop with invited community stakeholders to share information about the project and collect feedback in a discussion-based format. The workshop was hosted on July 24 from 5:30-8 PM at Carvel Hall.	**50 invited** **5 participants**	Community Stakeholders
Discussion Guides	Discussion guides were distributed to invitees of the industry and community organization sessions to provide feedback for groups that could not attend.	**2 participants**	Community & Industry Stakeholders
Chat with a Planner	The project team hosted a virtual session for residents to ask questions regarding the changes proposed in the Draft MDP. The LUB ReDesign team was present to support discussion on implementation and regulation for policy.	**3 participants**	Public
Communications Tactics			
Project Webpage	All project information was available on the project website at yourparkland.ca/mdp.	**816 unique webpage visits**	Public
Social Media	Posts on Facebook, X (Twitter), and LinkedIn throughout March to April 2024 directed people to the public events and online survey.	**16 posts, 225 interactions, 13,000+ views**	Public
Email Updates	Seven emails with the link to the website/survey and event reminders were sent to those subscribed to the Your Parkland MDP update list from July to August 2024.	**141 subscribers**	Public
Newsletter	The newsletter was mailed on June 13, 2024.	**22,567 copies mailed**	Public
Newspaper Ads	A newspaper ad ran on July 10 and 17, 2024 in the Community Voice, in the Pembina Post on July 22, 2024, and the Stony Plain Reporter / Spruce Grove Examiner on July 12 and 19, 2024.	**5 newspaper ads**	Public
Public Calendar	The open house event was posted on the County's event calendar.	**2 calendar events**	Public

PROPOSED

Key Findings

PROPOSED

Key Findings

The following themes were drawn from across all the engagement activities and audiences.

Strength of Development Requirements

One of the main themes identified in the Stage 3 feedback was how strict the County should or should not be with its development requirements, particularly in natural and agricultural areas. Some participants expressed a desire to see even stronger restrictions or prohibitions of development along waterbodies than those proposed in the draft MDP. Similarly, some participants wanted to see stronger limitations on how many times agricultural lands can be subdivided and more protection for agricultural areas that are not captured by the Prime Agricultural Lands definition.

At the same time, some participants felt that the requirements were already too restrictive for property owners. Some of these participants wanted to see less restrictive subdivision rules for agricultural lands to allow for more multi-generational farming and living. They also recommended having more area-specific requirements for agriculture so that agricultural areas like the West side of the county were not subject to the same level of restrictions. Some participants expressed that the conservation of natural areas should be incentivized rather than required. There were also some general concerns about requirements creating too much red tape for development, which could impact development interest and viability.

Clarity of Interpretation

There were some suggestions for improving the overall clarity and consistent interpretation of the document. One of the suggestions was completing a glossary of terms to ensure that definitions are consistently applied and understood. Some key terms that were asked to be defined better were "adequate mitigation" and "innovative measures", "floodplain", "lakefront", "arts and culture", and "hazard". The use of plain language was also recommended.

Additionally, some participants wanted to see more clarity around the requirements for development and the decision making framework. Some felt an accompanying guide would be helpful. Others wanted to see more explicit connections to the framework and the policies in the MDP. A few

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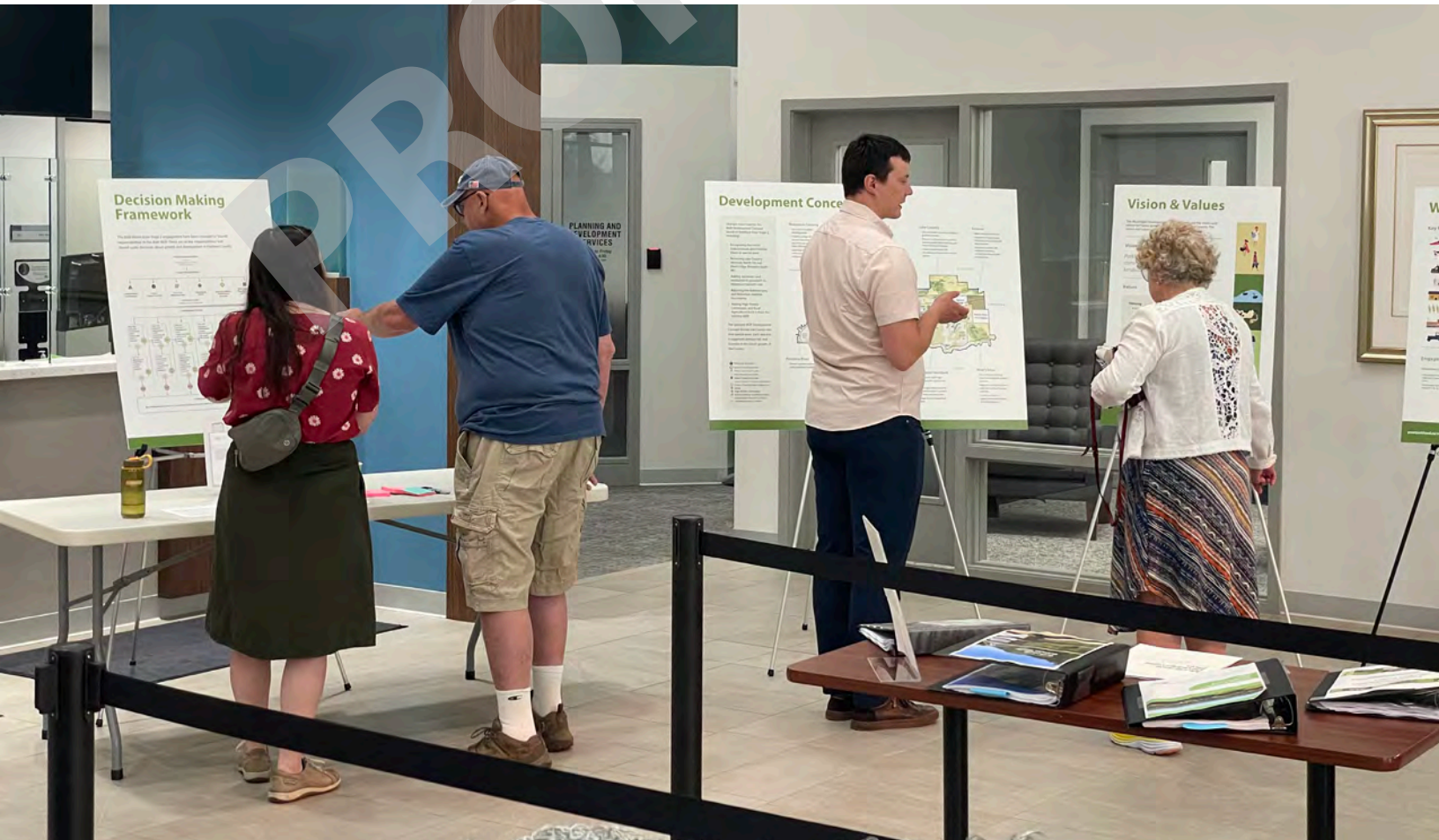


participants also wanted to see clearer policies around study or planning requirements. It was felt that if the policies use "may" there was a risk that they would always be required if left up to the County's discretion. Providing more certainty in the policies was seen as beneficial for both development and the community to know what to expect when a decision is made.

Implementation

Many participants expressed that they agreed with the statements and policies within the draft MDP, but that they were concerned about follow-through and implementation. Some participants suggested providing measurable outcomes in the MDP to track implementation and the success of the plan. Others wanted to see more enforcement and monitoring, especially when it comes to the protection of natural areas. To track success, some participants suggested that the County conduct some baseline studies to determine the cumulative impacts of development over time.

DRAFT

Public

The following summaries include the results from the in-person open house and the public survey together. Comments have been summarized by main themes.

PROPOSED

Draft MDP Decision Making Framework

21
COMMENTS

The draft MDP Decision Making Framework was presented for feedback and refinement. Just over half of participants, 55%, agreed with the decision making framework, while 24% disagreed. Another 21% of responses were neutral.

Most liked parts of the framework

The two main things that participants liked about the decision-making framework were the overall structure and what was prioritized.

Structure

- Clear, simple, and easy to follow.
- Uses questions in decision gates instead of rules.
- Good visuals.
- Ability to move from a "no" to a "yes".

Priorities

- Prioritizes conservation of natural and agricultural lands.
- Includes focus on recreation.
- Supports business growth in areas like Wabamun.
- Tied to impacts and viability of development.
- Includes sustainable resource management including infrastructure and public services.

Suggested changes to the framework

Participants had suggestions to improve the understanding and interpretation of the decision-making framework as well as feedback on what is prioritized in the framework. There was a difference of opinion within the comments between the desire to protect and restrict development on natural and agricultural lands and the desire to protect development rights.

PROPOSED

Communication and Clarity

- Include a glossary of terms.
- "Adequately mitigate" is too vague to interpret or enforce.
- Specify what "innovative measures" mean in the context of mitigating impacts to natural functions.
- Concerned there may be loopholes in how agriculture is defined. Need to protect not just prime agricultural lands/soils, but all agricultural lands.

Priorities

- Don't agree with the focus on agriculture.
- Don't agree with the focus on protecting natural areas.
- Should be clearer how high priority natural areas are a key mandate of the plan.
- Would like to see more innovative sustainable development encouraged.
- Need more focus on enhancing and growing more business.
- Reevaluate the focus on agriculture and natural areas; balance with other priorities.

Development Rights

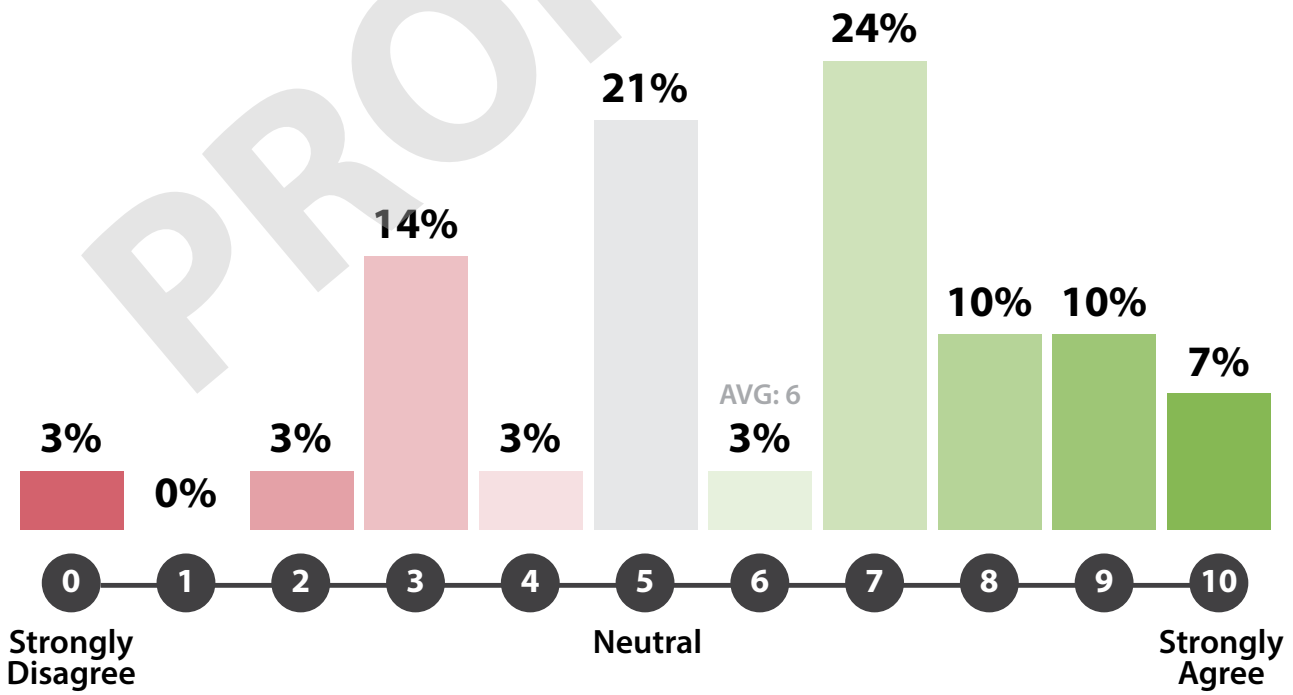
- Avoid excessive red tape.
- Ensure the framework protects landowner rights and avoids overly restrictive rules.
- Clarify how the framework affects specific areas.

Suggested changes to the Development Concept

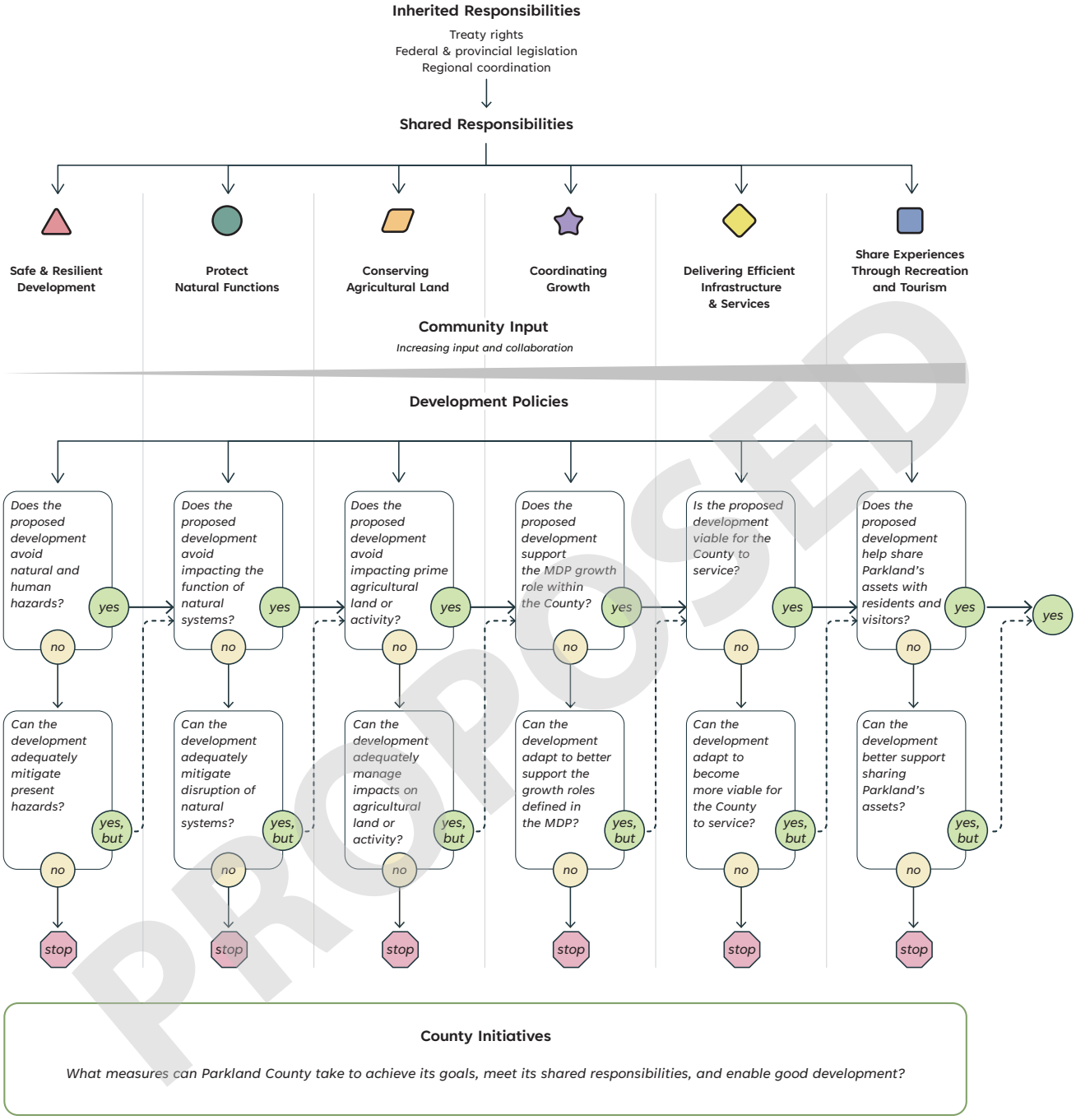
The Development Concept was provided for context in the survey, but there was not a specific question associated with it. Some participants provided feedback on the Development Concept within the Decision Framework section, which are summarized below:

- Like the designation of the North Saskatchewan River and Pembina River as special areas with protective buffer zones.
- Rural agriculture could be used to protect wetlands and lakes.

PROPOSED



Percentage of Respondents *(39 Respondents/10 Skipped)*


Inherited Responsibilities
Treaty rights
Federal & provincial legislation
Regional coordination
Shared Responsibilities
Safe & Resilient Development
Protect Natural Functions
Conserving Agricultural Land
Coordinating Growth
Delivering Efficient Infrastructure & Services
Share Experiences Through Recreation and Tourism
Community Input
Increasing input and collaboration
Development Policies
Does the proposed development avoid natural and human hazards?
Does the proposed development avoid impacting the function of natural systems?
Does the proposed development avoid impacting prime agricultural land or activity?
Does the proposed development support the MDP growth role within the County?
Is the proposed development viable for the County to service?
Does the proposed development help share Parkland's assets with residents and visitors?
yes
no
Can the development adequately mitigate present hazards?
Can the development adequately mitigate disruption of natural systems?
Can the development adequately manage impacts on agricultural land or activity?
Can the development adapt to better support the growth roles defined in the MDP?
Can the development adapt to become more viable for the County to service?
Can the development better support sharing Parkland's assets?
yes, but
stop
County Initiatives
What measures can Parkland County take to achieve its goals, meet its shared responsibilities, and enable good development?

PROPOSED

Safe & Resilient Development

Participants were asked what their level of agreement was with the updates and direction to policies within the "Safe and Resilient Development" Shared Responsibility. Over half, 65%, of survey participants agreed with most of the policy changes. An additional 29% were neutral and 7% were in disagreement with most of the changes.

8
COMMENTS

Do you have any additional feedback to help refine this direction?

The suggestions for the Safe & Resilient Development Section focused on studies and development requirements as well as education and awareness.

Studies & Requirements

- Make the floodway definition clearer.
- Ensure environmental studies are done by experts and at the right times, based on science and local conditions. Concerned that current provincial study best practices are not adequate.
- Avoid increasing development costs too much with new restrictions; balance protection with economic feasibility.
- Provide clear guidelines for residential development and avoid unsuitable concepts like the 15-minute city.
- Require commercial and industrial developments to use traditional infrastructure instead of relying on local groundwater wells.

Education & Awareness

- Like the idea of educating residents on preserving natural assets and think the County should offer incentives like tax breaks for those who do so.
- Suggest using "inform" or "share" instead of "educate" to make communication about natural asset preservation more collaborative.
- Highlight companies that protect natural assets on the County website for promotional benefits.

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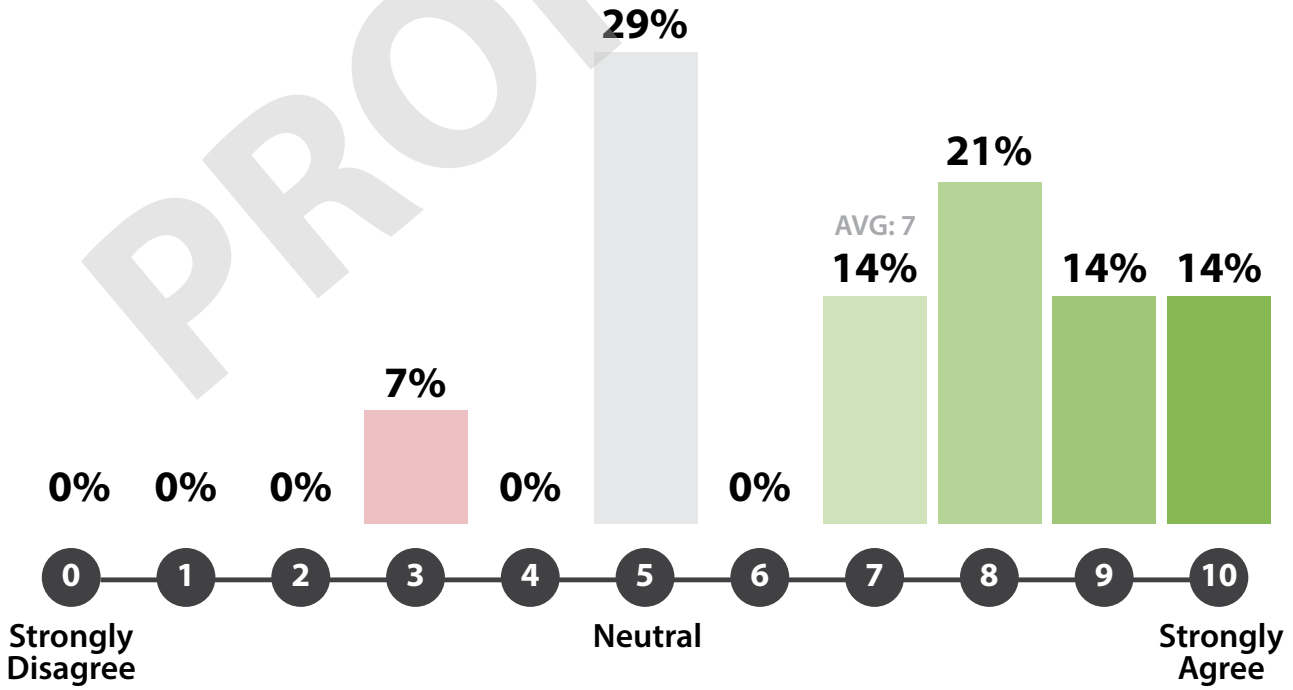

Percentage of Respondents *(39 Respondents/25 Skipped)*

Key Policy Changes

	Key Development Policies	Level of Change
Floodway	No development allowed in a floodway.	Same as current MDP.
Natural Hazards	Development is responsible for addressing risks from natural hazards, including flooding, shallow water table, fire, and steep slopes. The County may request supporting studies.	Strengthened language on addressing risks but provided flexibility on how they are addressed in a development and when studies are required.
Built Hazards	Development is restricted or has additional requirements near built hazards, including railways, airports, utilities, pipelines, sour gas facilities, confined feeding operations, and contaminated sites.	Strengthened language on addressing risks but provided flexibility on how they are addressed in a development and when studies are required.
	Key County Initiatives	**Level of Change**
Education	Educate residents and developers about legislative requirements for development near built and natural hazards.	New policy.
Flood Information	Collaborate with the Province to keep flood mapping and regulations updated.	New policy.
Collaboration	Collaborate with regional watershed groups to fill knowledge gaps around groundwater hazards.	New policy.

PROPOSED

Protecting Natural Functions

11
COMMENTS

The policies under the "Protection of Natural Functions" Shared Responsibility received the second highest level of agreement from participants, with 85% indicating agreement with many or most of the changes. An additional 8% of responses were neutral and 8% were in disagreement with the changes.

Do you have any additional feedback to help refine this direction?

Comments in this section were generally related to the level of studies and requirements, overall enforcement, and stormwater management.

One of the differences of opinions in the responses was around how strict the County should be about natural protection. Some responses indicated a desire for even stronger requirements or fully prohibiting development in sensitive areas, while others felt rules should be less restrictive and more focused incentives.

Studies & Requirements

- Ensure that environmental studies are appropriate and based on clear and updated guidelines. The Province's current guidelines are insufficient.
- Use natural asset data to incentivize property owners, not restrict their rights.
- Clearly prohibit development in Environmentally Sensitive Areas (ESAs) and High Priority Landscapes.
- Change the wording from "may" to "should" to offset the impacts on natural systems.

Development Near Water

- Define the required setback distance from riparian areas and water bodies and reduce development in buffer zones around water bodies.
- Prohibit natural resource development within ~1 km buffer of water bodies.
- Consider adding specific parameters for maintaining waterbody health.
- Add stipulations that cabins/houses near water bodies cannot have septic systems to reduce nutrient runoff and blue/green algae blooms (e.g., Pigeon Lake).

Enforcement & Monitoring

- Ensure that new changes are enforced effectively.
- Monitor areas like Chickakoo Lake to prevent negative impacts on watersheds and drainage patterns.
- Respect existing uses and investments in Municipal Reserve, Environmental Reserve, and Conservation Reserve lands. Consider the impact of changes on residents who use and invest in these areas.

Stormwater Management

- Recommend designing stormwater management facilities to mimic natural wetland functions, including specific slopes, reuse of live soils, and wetland vegetation, rather than just focusing on appearance.
- Allow development in most areas if stormwater management is properly engineered to handle water movements.

Other

- Implement stricter fines for littering.
- Establish a glass recycling plant.
- Focus on practical environmental solutions like solar panels in parking lots, rooftop gardens, increased green space, and native plants.

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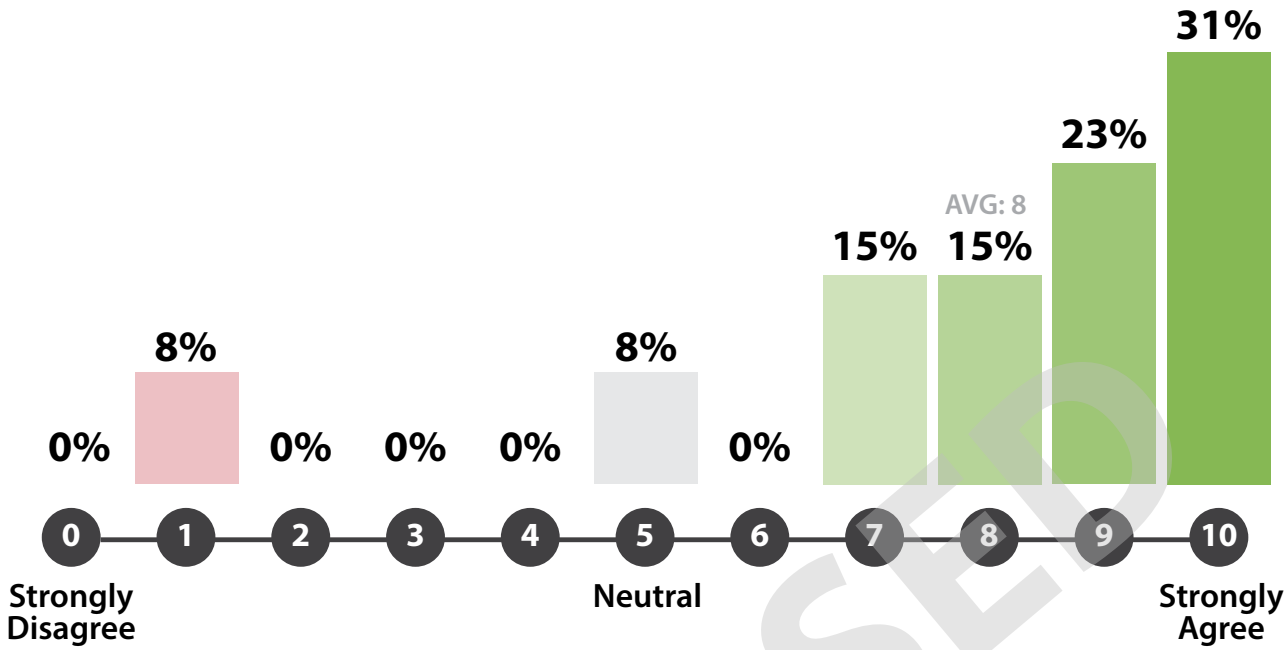


Percentage of Respondents *(39 Respondents/26 Skipped)*

PROPOSED

Key Policy Changes

	Key Development Policies	Level of Change
Natural Function	Development must protect natural systems and their functions. The County may request supporting studies.	Strengthened language on protection but provided flexibility on how it is addressed in a development and when studies are required.
Environmental Reserve / Easements	Development must dedicate as environmental reserve / easements for: setbacks from waterbodies, steep slopes and ravines, areas identified by the County for pollution prevention, and hazard areas.	Updated location criteria.
Environmentally Sensitive Areas & High Priority Landscapes	Development in ESA and High Priority Landscape must: achieve no net loss of natural features and functions, maintain natural systems connectivity and wildlife corridors, and provide conservation reserve or conservation easements as required. Should: avoid disturbance or alteration of natural systems and naturalize, retain, or enhance natural drainage patterns. May: offset impacts to natural systems if disturbance cannot be avoided.	Strengthened language for environmental requirements in ESAs and High Priority Landscapes.

	Key Development Policies	Level of Change
Water	Development must: • protect surface water and not increase nutrient runoff. • protect groundwater from contamination. • be buffered and setback from riparian areas using environmental reserve, environmental reserve easements, or conservation easements. • demonstrate enough waterbody carrying capacity to support the density of proposed development. Supporting studies may be required.	Strengthened language about development's responsibility to protect surface & ground water, while providing greater flexibility on when studies are required.
Wetlands	Development must avoid and retain high value wetlands, avoid or mitigate impacts to moderate value wetlands, and should contribute to net-gain of wetlands in the county.	Stronger language on development's responsibility to protect / mitigate impacts to wetlands, tied to the County's Wetland Inventory.
Natural Function	Implement tools to protect, mitigate, and offset natural features, their functions, and the services they provide.	Strengthened language for County protection.
Cumulative Impacts	Establish Area Structure Plans to manage cumulative impacts of development on Environmentally Sensitive Areas, High Priority Landscapes, and water bodies.	New policy.
Reserves & Easements	Acquire land to protect natural features in the following order of priority: Environmental reserve or environmental reserve easement; Conservation easement; then Conservation reserve. Establish a Conservation Reserve Fund and natural asset investment plan.	New policy.
Waterbodies & Wetlands	Protect, enhance and restore the water quality, water quantity, and aquatic ecosystems in the region by retaining buffers in their natural state, using best practices, and conserving wetlands. Encourage net gain of wetlands.	Minor language edits and additional policy on net-gain of wetlands.
Climate mitigation and Adaptation	Develop a Climate Change Adaptation Plan, support energy transition, collaborate on climate change initiatives, and support sustainable infrastructure.	New policies and strengthening of previous policies.
Education, Incentives, and Collaboration	Provide education and incentives for sustainable initiatives and land stewardship and partner with the Government of Alberta, Indigenous communities, neighbouring municipalities, industry, non-government organizations. Support regional air quality monitoring, regional watershed planning, and lake monitoring and management.	Minor language updates and new policy to support air quality monitoring.

PROPOSED

Conserving Farmland

There was an overall level of agreement with the "Conserving Farmland" Shared Responsibility, with 67% agreeing with many or most of the proposed changes. Neutral and disagree responses were equal to each other at 17% each.

Do you have any additional feedback to help refine this direction?

Two key themes were reflected in the comments: how Prime Agricultural Lands are defined in the MDP and subdivision requirements for agricultural areas.

A key difference in opinion in the responses was whether the County should be more or less strict about the subdivision of agricultural lands. Those wanting to see stricter rules felt it was important to protect the lands from fragmentation. Those wanting to see more flexible rules felt that it was important to allow more multi-generational housing and farming or have different rules for different parts of the county.

Definition of Prime Agricultural Lands

- Avoid using the term "Prime Agricultural Land" as it can be exploited by developers.

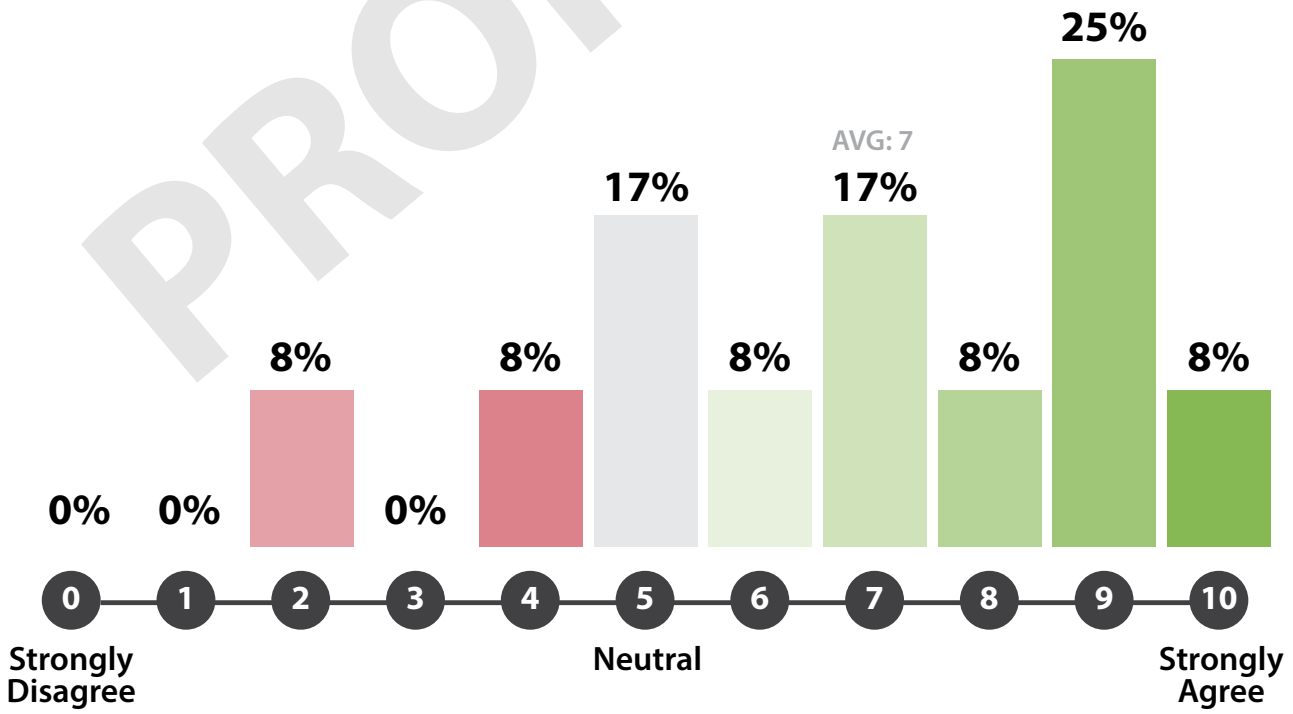
6
COMMENTS

- The County should protect all farmland and address inconsistencies in definitions with the Regional Agriculture Master Plan.
- Focus on protecting the most fertile agricultural land, which is located in the east end of the county, rather than imposing restrictions on land in the west end.

Subdivision of Agricultural Lands

- Allow flexible land use and subdivision on the west side of the county.
- Do not allow new subdivisions on prime agricultural lands. Direct development to less productive natural areas.
- Remove restrictions on the number of homes on family farms to accommodate multi-generational farming needs and diverse living arrangements.

PROPOSED



Percentage of Respondents *(40 Respondents/28 Skipped)*

Key Policy Changes

	Key Development Policies	Level of Change
Rural Agricultural Areas	In rural agricultural areas: • Agriculture is the primary land use and existing agricultural operations have priority over other land uses. • Agriculture-related, value-add, or diversified uses are supported, but should be clustered away from Prime Agricultural Lands. • Quarter sections can be subdivided into 4 parcels.	Removal of specific sizing requirements for different subdivisions. Language updated to align with Regional Agriculture Master Plan.
Prime Agricultural Areas	These are West Parkland and Agricultural Heartland. In these areas: • Prime Agricultural Lands must be protected and conserved for agricultural uses (demonstrated through Agricultural Impact Assessments). • Non-agricultural uses should be clustered in hamlets and employment areas. • Undivided quarter sections can be subdivided into 3 parcels.	Prime Agricultural Areas are the same, but "small holdings" distinction has been removed. Updated language and strengthened protection of Prime Agricultural Lands within Prime Agricultural Areas aligning with the Regional Agriculture Master Plan.
Agriculture in Country Residential Areas	In Country Residential areas: • Existing agricultural uses have the right to farm. • New subdivisions on Prime Agricultural Lands should be clustered and directed to the least agriculturally productive site on the quarter section.	Updated language to align with the Regional Agriculture Master Plan.
	Key County Initiatives	**Level of Change**
Conserving Agricultural Land	Enable transfer of development credits in new Area Structure Plans within Environmentally Significant Areas and High Priority Landscapes to conserve agricultural and natural lands. Use conservation reserve to conserve agricultural lands that support natural assets / their functions.	Strengthened policy on transfer of development credits and new policy for conservation reserve.
Encouraging Agricultural Activity	Accommodate emerging agricultural sectors. Prepare an urban agricultural plan for the County's Growth Hamlet and Employment Area. Enable multi-generational housing and supportive uses on agricultural land.	New policy for urban agriculture plan in alignment with the Regional Agriculture Master Plan.
Education	Increase public awareness, support, and understanding of agricultural operations and businesses	Minor language edits.

PROPOSED

Coordinating Growth

8
COMMENTS

For the "Coordinating Growth" Shared Responsibility, all responses indicated either agreement or neutrality with the changes: 75% agreed and 25% were neutral. No one selected that they disagreed with this section.

Do you have any additional feedback to help refine this direction?

Suggestions for "Coordinating Growth" were about how uses are defined and mixed, lakefront development, and comments on specific areas within the county.

Use Definition and Mixing

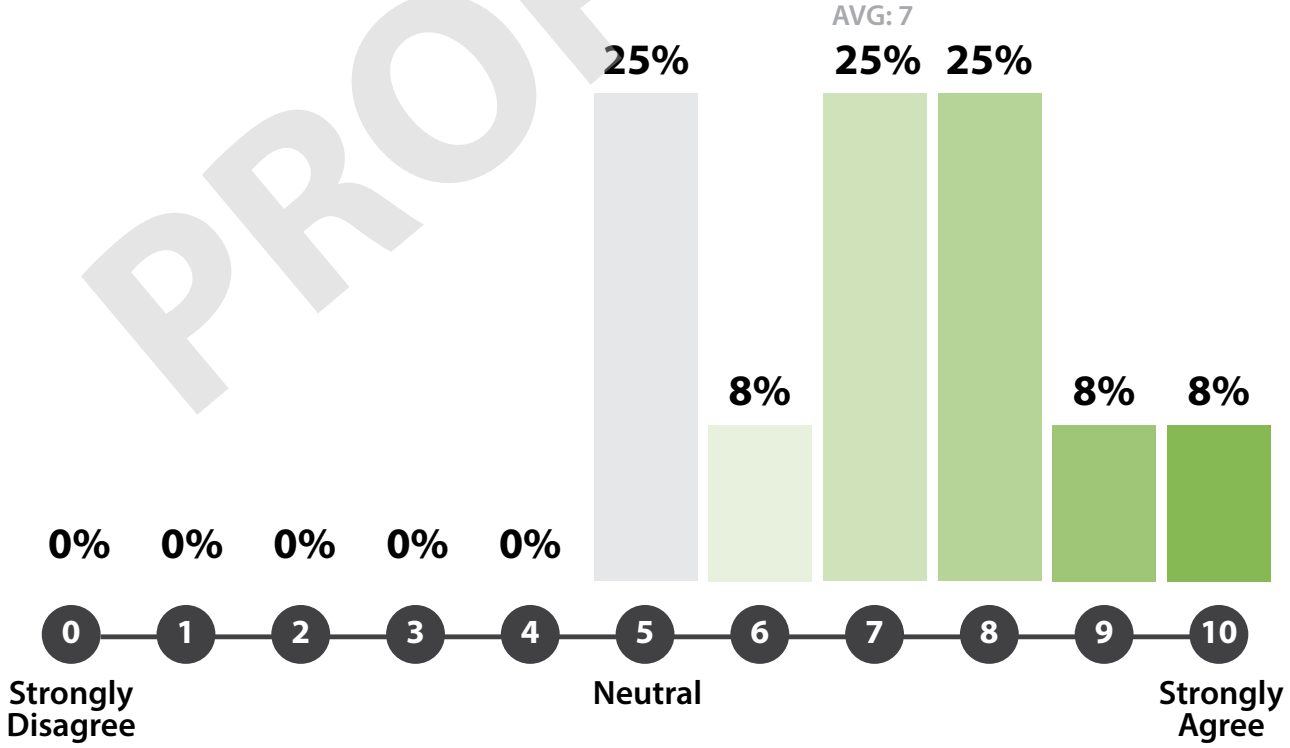
- Clarify the definition of prime agricultural land by breaking it down into categories (soils 1, 2, 3) and considering potential uses for soils 3, 4, and 5 with appropriate planning.
- Consider diversified uses for large Country Residential (CR) parcels and differentiate development potential based on size.
- Allow businesses to include employee housing on their land to support growth, attract quality employees, and reduce County costs for infrastructure.
- Support renewable energy.

Lakefront Development

- Prohibit lakefront development.
- Ensure water bodies are publicly accessible when possible.
- Enforce strict septic system guidelines to protect water quality near lakes.

Specific Areas

- Identify strengths, weaknesses, and areas for improvement in all hamlets.
- Address aging infrastructure in hamlets and future resource management.
- Clarify what changes will affect the Hubbles Lake subdivision and the implications of including it back in the plan.
- Development of Fifth Meridian Business Park is 20 years away and the cost is high. Should not be a priority.
- Do not require more lakefront development in Wabamun.



Percentage of Respondents *(39 Respondents/27 Skipped)*

PROPOSED

Key Policy Changes

	Key Development Policies	Level of Change
Employment Areas	Acheson and Fifth Meridian Business Park are the Major Employment Areas, which support intensive commercial, industrial, and institutional uses. Local Employment Areas are hamlets and Keephills and Sundance generation stations, which allow commercial and light industrial uses to support everyday needs and employment.	No change to Major Employment Areas. Light industrial uses allowed in Local Employment Areas.
Hamlets	Wabamun is the County's Growth Hamlet. All other hamlets are considered Rural Hamlets. All hamlets should support a range of residential uses and densities, open spaces, pathways, recreation.	Entwistle has been updated to a Rural Hamlet. Minor updates to hamlet policies.
Country Residential	Country residential development must be located within an approved Area Structure Plan or on lands already zoned for Country Residential. Infill Country Residential must be guided by an Area Structure Plan (ASP) or Local Plan.	New policy for infill development.
Lakefront Development	Lakefront development should be limited to Wabamun Country, as well as locations identified within existing Area Structure Plans.	Minor language updates.
Renewable Energy	Microgeneration supported everywhere. Energy development should be located on low quality, disturbed sites and not on Environmentally Sensitive Areas or Prime Agricultural Lands.	No change to microgeneration policy. New policies directing where large energy development is appropriate.
	Key County Initiatives	**Level of Change**
Hamlets	Support a full range of land uses within hamlets and maintain a Hamlet Area Redevelopment Plan for all Growth Hamlets.	Only Wabamun Hamlet subject to Hamlet Area Redevelopment Plan requirement.
Employment Areas	Maintain an Area Structure/Redevelopment Plan for all Major Employment areas.	Updated language.
Energy Development	Develop a long-term strategy to grow and diversify Parkland County's energy tax base and explore incentives for the microgeneration of renewable energy sources.	New policies.
Collaboration	Build and maintain relationships with industry, the Province, neighbouring municipalities, and post-secondary institutions to increase and promote economic opportunities within the county.	Updated language.

PROPOSED

Delivering Efficient Infrastructure and Services

10
COMMENTS

Changes to the "Delivering Efficient Infrastructure and Services" policies had 58% agreement and 17% disagreement, as well as 25% neutral responses.

Do you have any additional feedback to help refine this direction?

Roads & Servicing

- Require subdivisions in water body buffer zones to connect to municipal wastewater systems.
- Require new country residential subdivisions with over 6 lots to install a community waste collection system and explore community well systems.
- Align County road standards with provincial minimums, avoiding overbuilding for private single-dwelling projects.
- Focus on maintaining roads, providing waste management, and controlling weeds.

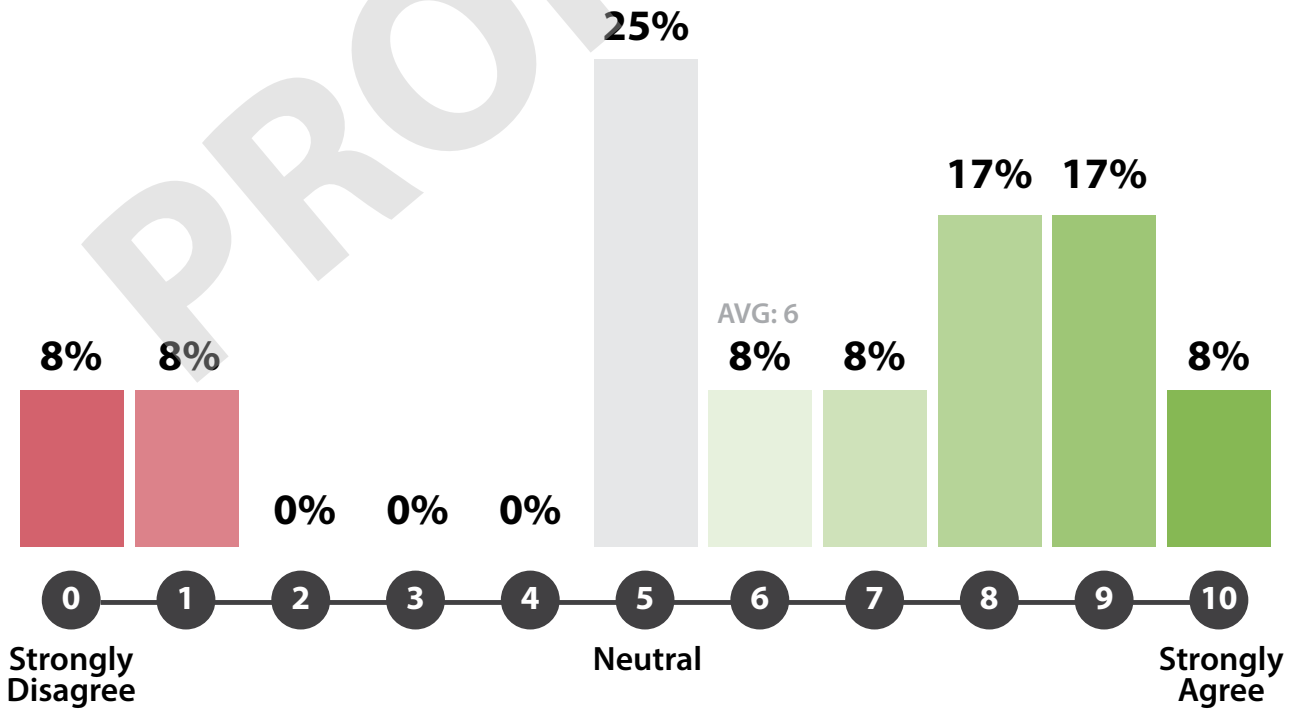
Community Services

- Allow and encourage childcare facilities in residential and general agricultural districts.
- Increase the availability and accessibility of mental health services in rural areas.

Digital Connectivity

- Prioritize 4G over 5G for rural areas.
- Improve rural internet services including Fallis, Seba Beach, Wabamun, Ascot Beach, Rizzie Beach, Whitewood Sands, and Keephills/Jackfish Lake areas.
- Explore better solutions with academic experts rather than industry representatives.
- Work with businesses to provide fiber optic infrastructure.

PROPOSED



Percentage of Respondents *(39 Respondents/27 Skipped)*

Alternative Transportation

- For County fleets, consider local context and feasibility of electric vehicles and consider self-generating power solutions instead, due to Alberta's unreliable energy production.
- Ensure transit projects are profitable and don't place an extra financial burden on taxpayers.

Other

- Focus on real estate growth to ensure investment values increase.

Key Policy Changes

	Key Development Policies	Level of Change
Roads	Development of new roads should limit the disturbance and fragmentation of Environmentally Significant Areas.	New policy.
Servicing Costs	Development is responsible to pay all servicing levies and front end the cost of connection to municipal servicing.	Simplifications and removal of redundant policies.
Water and Wastewater	Multi-parcel development must connect to high-pressure water systems where available and should connect where low-pressure water systems are available. Multi-parcel subdivisions should connect to wastewater systems where existing services are available.	Strengthened.
Stormwater Management	Development of stormwater management facilities may make use of existing natural features where permitted. Stormwater management facilities may not be constructed in crown-claimable wetlands.	Clarified.
	Key County Initiatives	**Level of Change**
Childcare	Support childcare uses in all residential, commercial, and mixed use areas of the county.	New policy.
Electric Vehicles	Explore electrification of the County fleet and EV strategy updates to the Transportation Master Plan.	New policy.
Transit	Ensure that Area Structure Plans account for potential future transit service and raise awareness of established transit services.	New policy.
Airports	Support airport and aerodromes and compatible development adjacent to them	Updated language.
Digital Connectivity	Support the development of digital connectivity across the county through the creation of a long-term digital connectivity strategy and collaboration with regional, provincial, and federal governments, organizations, and operators.	Modernized language.
Waste	Review possible requirements for Extended Producer Responsibility in growth hamlets, in country residential, and at transfer stations.	New Policy.

PROPOSED

Sharing Experiences Through Tourism and Recreation

7
COMMENTS

Changes to the "Sharing Experiences Through Tourism and Recreation" policies were all on the agreement side of the slider. There were no neutral or disagree responses.

Do you have any additional feedback to help refine this direction?

The main concerns include establishing designated areas for off-highway vehicles and recreational activities, ensuring environmentally responsible development for lakefront residential areas, and increasing public access to lakes with potential for public-private partnerships to enhance services and revenue. There is a need for clearer definitions of art and culture, alongside support for restricting motorized vehicles in environmental reserves and improving education on responsible use of natural areas.

Off-Highway Vehicle Areas

- Designate areas for off-highway vehicles, with potential for horseback riding and mountain biking.
- Review motorized trail planning in Keephills/Jackfish, considering similar treatment to Wabamun for resident recreation.

Lakefront Residential and Public Access

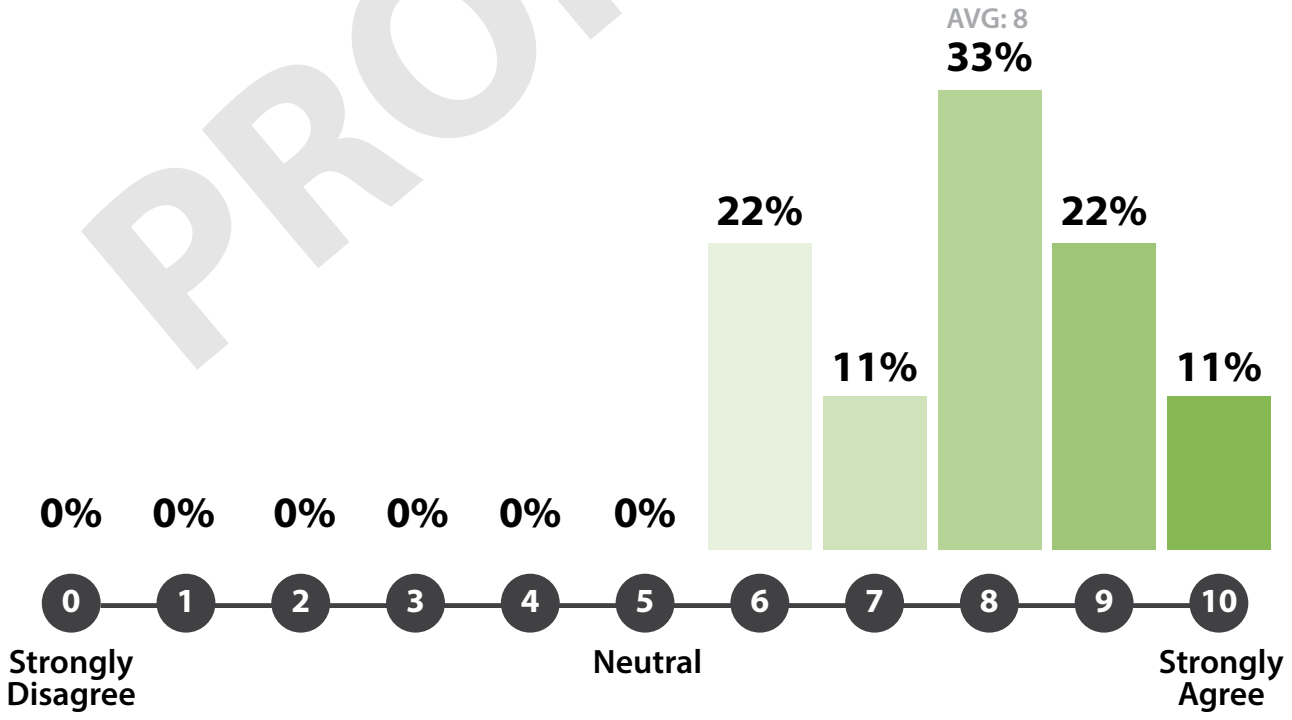
- Develop lakefront residential areas only if environmentally responsible and land is sufficient.
- Increase public access to lakes from areas like Hamlet of Wabamun or the new Sundance Boat Launch.
- Explore public-private partnerships (P3) for commercial services at the boat launch to benefit residents and generate revenue.

Arts and Culture

- Seek clarity on what qualifies as art and culture, addressing concerns that some local art is viewed as ideology rather than genuine art.

Environmental Protection and Education

- Support restrictions on motorized vehicles in environmental easements and reserves.
- Advocate for increased education and enforcement on safe and responsible use of natural areas.



Percentage of Respondents *(39 Respondents/27 Skipped)*

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Parks and Trails

- Require new residential subdivisions with over 10 lots to include usable recreational spaces, such as parks and trails, not just empty municipal reserves.

Key Policy Changes

	Key Development Policies	Level of Change
Prime Tourism Areas	Focus major tourism and recreation investment in the Prime Recreation and Tourism areas of Wabamun Country, North Saskatchewan River, and Pembina River.	Updates to the areas classified as Prime Recreation and Tourism Areas.
Agri and Eco-tourism	Development of agri-tourism and eco-tourism amenities is supported throughout the county.	No change.
Former Mine Lands	Reclaimed natural resource extraction areas should be considered for future recreational, tourism and resort purposes.	No change.
Water Access	Development of Lakefront Residential should enhance public access to the lake. Development of resort, tourism, and recreation facilities should be sensitive to their environmental context and promote the enjoyment of the county's environmental assets.	Minor language updates.
Motorized Access	Development of motorized recreation trails and facilities must be located to minimize disruption to residents and sensitive natural areas. Motorized trails are not allowed on Environmental or Conservation Reserves or Easements.	New policy.
	Key County Initiatives	**Level of Change**
Parks	Establish standards for recreation facilities and open spaces in hamlets.	No change.
Education	Educate the public and visitors about safe and responsible recreational use of natural areas.	No change.
Former Mine Lands	Explore opportunities for off-highway vehicle recreation use in the former Highvale Coal Mine area.	New policy.
Arts & Culture	Encourage growth of arts and culture throughout the county and collaborate with local arts and culture groups. Explore ways to integrate art into planning and development, particularly on County-owned infrastructure.	New policy.

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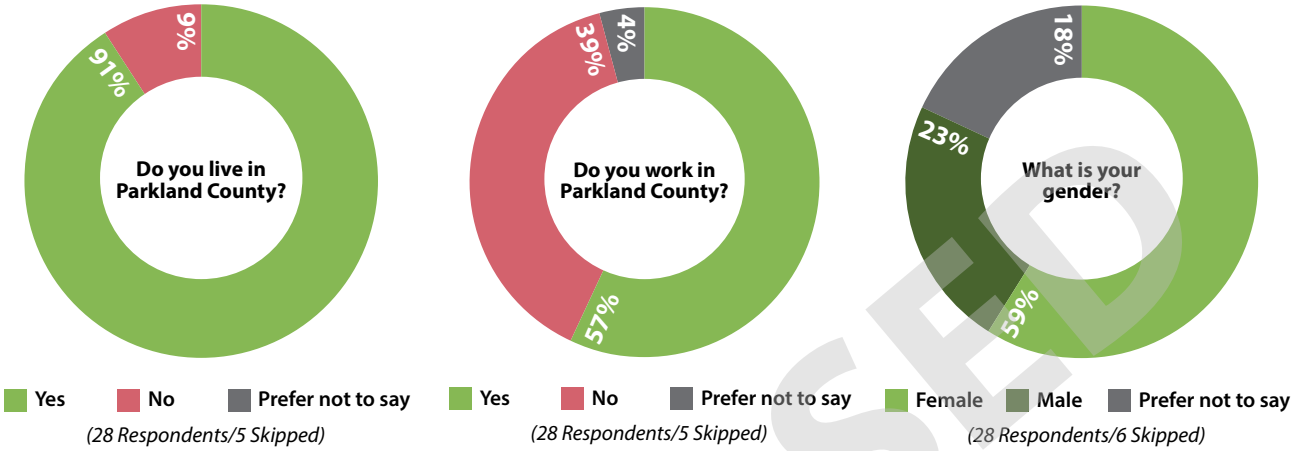
Demographics

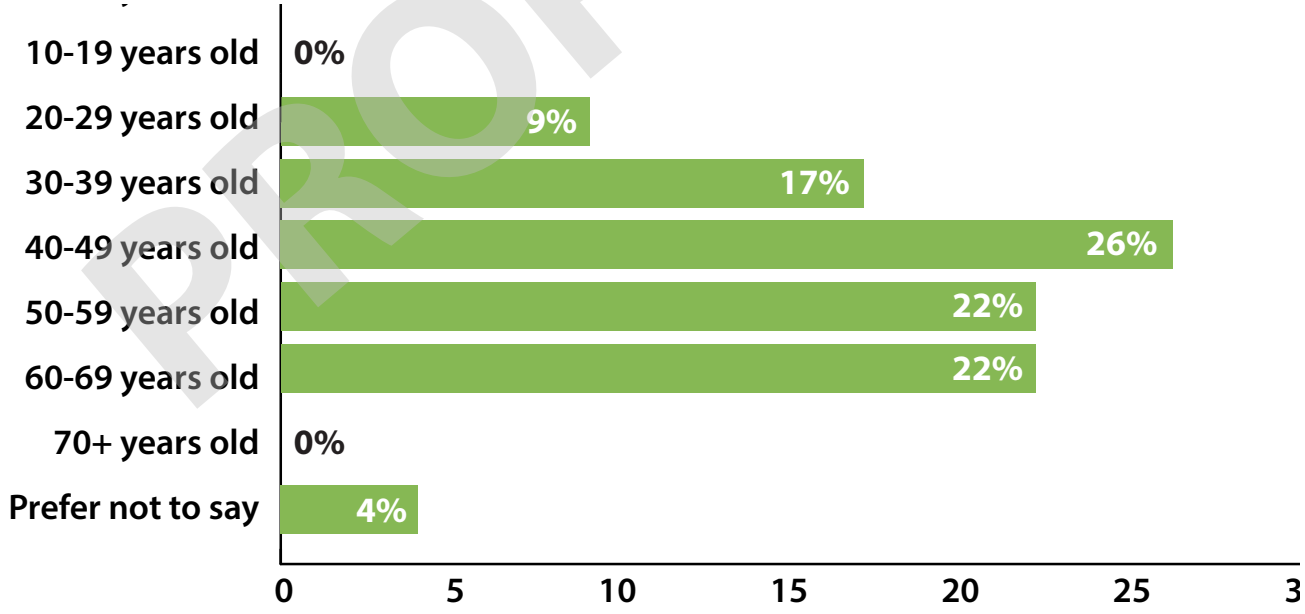
The following demographics questions were asked in the survey to better understand who was participating. These statistics do not include in-person participants.



90% of survey participants live in Parkland County.

56% of survey participants work in Parkland County while 40% of participants work outside Parkland County.

The majority of survey participants identified as female.



There was no representation of 0-19 year olds in the survey results. The majority of respondents were above the age of 40, with the highest proportion being between 40 to 49 years old.

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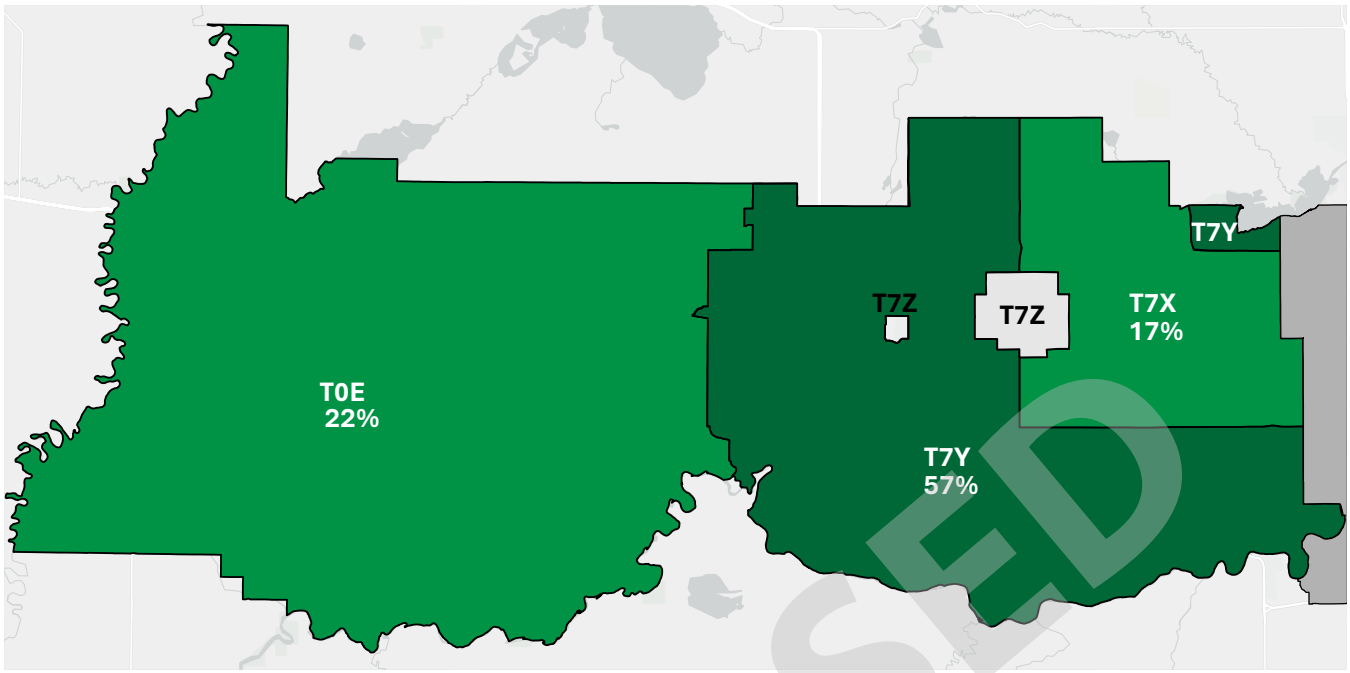

The postal codes with the greatest representation in the survey were T7Y(57%), T7X (17%), and T0E (22%), which are within the county.

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Interested Parties

The following summaries are from the Community Workshop and Industry Session and the accompanying discussion guides..

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Community Organization Engagement

6
ORGANIZATIONS

In addition to the public engagement process, a workshop was hosted with invited community organizations. A brief presentation was provided and then participants engaged in a discussion-based activity. For organizations that could not attend, there was an option to provide feedback through a discussion guide, which had similar questions to the in-person session.

We heard from the following organizations:

- Brightbank Community
- Carvel Pitted Delta
- Ducks Unlimited
- Mayatan Lake Management Association
- Wabamun Watershed Management Council
- Wagner Natural Area Society

The following sections summarize the themes from the feedback heard in both the in-person workshop and the discussion guides.

Development Concept

- The "Lake Country" boundary should be adjusted to align with natural contours and incorporate lakes that are currently bisected at the southern edge.
- Watersheds should be clearly defined for each waterbody.

Safe & Resilient Development

Like

- Strengthened language and education on natural hazard risks.

Suggestions

- Refine definition of "hazard" to consider impacts on habitat, not just human safety. The current definition undermines their role in ecosystem functions such as flood management and drought resilience.

Protecting Natural Functions

Likes

- Conservation of natural systems is prioritized early in the decision process, recognizing the importance of these systems for ecosystem sustainability and human use.
- The protection of Environmentally Sensitive Areas and aquatic systems.
- The focus on water features and information gathering for development decisions.
- Strengthened language on respecting natural features and integrating them into development planning.
- Language on prioritizing avoidance of wetlands, given their critical role and the ongoing loss of these ecosystems.

Suggestions

- Provide "Biodiversity Loss" as a metric or policy parameter to better address ecological impacts.
- Measure and define the cumulative impacts of different types of development on landscapes to manage long-term ecological effects.
- Build a database for all ecosystem types to be used as a development viability metric.
- Add definitions for key terms such as "Development Credit".
- Provide more explicit guidance to the Land Use Bylaw on the difference between 'lake lands' and 'non-lake lands".
- Limit certain types of recreation in certain types of natural areas.
- Add guidance on managing impacts to low-value wetlands and recommending avoidance or mitigation.
- Baseline studies should be provided by the County for each watershed and additional studies required from developers for comprehensive analysis.

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Conserving Agricultural Land

Likes

- Retention of agricultural lands, particularly prime agricultural lands.

Concerns

- Potential land speculation that could undermine agricultural land preservation.

Suggestions

- Encourage agriculture-related, value-added, and diversified land uses within relevant areas (vs county wide). Clustering activities away from their primary sources may reduce their value and effectiveness.
- Recognize that Prime Agricultural Land retains its value only if owners and operators are supported through diversification and allowable services in those areas.

Coordinating Growth

Suggestions

- Add questions to assess if the development provides economic benefits and aligns with the decision framework long-term.
- Continue developing open spaces, pathways, and recreation in all Hamlets (not just growth hamlets).

Delivering Efficient Infrastructure & Services

- While electrifying the County fleet is a forward-thinking initiative, addressing gaps in digital connectivity and aging-in-place support is more important.

Sharing Experiences Through Tourism & Recreation

Like

- Having specific motorized use areas.
- Sensitivity to natural landscapes in relation to recreation.

Suggestions

- Define how the impact of encouraging growth in arts and culture for all ages will be measured to effectively evaluate its success.

General

Likes

- Decision making framework guidance on applying and implementing the six shared responsibilities.
- Engagement opportunities and the improvements in the MDP update process.

Suggestions

- Assess the feasibility of responsibilities assigned in the development process to ensure practical and effective implementation.
- Provide criteria to evaluate how competing priorities will be assessed by the County.
- Unclear how "mitigate" will be interpreted or fulfilled.
- Clarify how to implement and measure community input and collaboration.
- Provide more policy to achieve net wetland gain through development. Use data collected by community organizations for further assistance and analysis.
- Use plain language, provide measurable outcomes, and remember that transparency involves more than just sharing information.
- A more comprehensive user guide for the Decision Making Framework is needed to enhance clarity.
- The Decision Making Framework should be aligned with policy subsections to better evaluate if developments align with intentions of the MDP.
- The current MDP version is lacking in clarity for developers.
- Issuing the document glossary as an addendum would be beneficial for clarity.

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Industry Engagement

2
ORGANIZATIONS

A workshop was hosted with invited industry organizations. A brief presentation was provided, giving an update on the Draft MDP, followed by two discussion questions.

- What is your feedback on the table of required plans?
- What is your feedback on the flexible approach to study requirements?

The discussion is captured thematically below.

Conceptual Scheme Requirements

- There is ambiguity about when a conceptual scheme (CS) is required in the draft MDP ("may" in most cases), which could result in it always being required. This impacts development timelines and could affect competitiveness.
- In areas like Acheson, where detailed Area Structure Plans (ASPs) and water network studies already exist, a Conceptual Scheme may be redundant, as the ASP already provides sufficient detail. ASPs vary in detail however, so some older ones may not support streamlined processes effectively.
- Suggest that conceptual schemes requirements are removed where detailed ASPs are already in place.
- Should reduce the scope and size of Conceptual Schemes to one property owner or quarter section.
- Consider adding conditions to subdivision approvals rather than requiring a full Conceptual Scheme, especially when only one condition is required.
- Pre-application meetings could be used to decide on a case-by-case basis whether a Conceptual Scheme is needed, although this approach may not be ideal for all applicants.

Comparisons and Perceptions

- The process in Parkland County is perceived as more cumbersome compared to neighboring areas like Stony Plain and Spruce Grove, where development processes seem less complicated.
- In Spruce Grove, detailed ASPs eliminate the need for additional conceptual schemes, allowing developers to proceed directly to subdivision and engineering phases.
- There is a perception that Parkland County is difficult to work with compared to other municipalities, impacting business satisfaction and timelines.

General Feedback and Suggestions:

- Developers need more certainty about when a Conceptual Scheme is or is not required to avoid planning for worst-case scenarios unnecessarily.
- Streamlining the process to provide clarity and reduce ambiguity would help address concerns about slow timelines and bureaucratic hurdles.
- Adopting successful practices from other municipalities, such as the streamlined approach in Spruce Grove, could improve the process in Parkland County.

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Next Steps

Thank you to everyone who participated in Stage 3!

This feedback will be used to inform updates to the Municipal Development Plan. Stay tuned to *yourparkland.ca/mdp* for updates and information about the Public Hearing.

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Parkland County

Technical Growth Study

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2024.03.11

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1. Introduction

1.1. Purpose

This growth study was undertaken in 2023 to help inform an update to Parkland County's Municipal Development Plan. Since the last County Growth Study was completed in 2017, Parkland County has experienced new growth rates, shifting priorities, and the absorption of Wabamun Hamlet. The County required an updated growth concept to address these major shifts in assumptions, ideas, and jurisdiction.

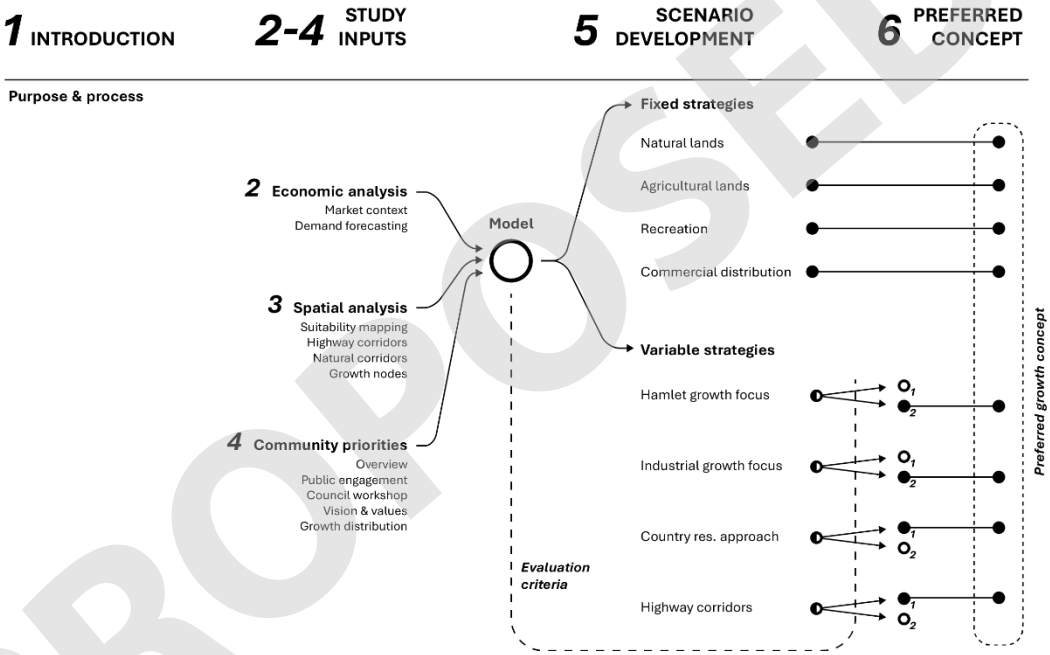
This study merges technical analysis with input from the public and County leadership. Together, these streams identify options, assess direction, and ultimately recommend a preferred growth scenario for Parkland County.

The recommendations in this study are not statutory. However, they do play an important role informing the Parkland County Municipal Development Plan (MDP). The MDP positions its spatial concept and policies toward achieving the study's preferred concept.

1.2. Process

This growth study process is summarized in the following diagram. The diagram is divided into sections that correspond to the chapters in the study.

Chapters 2-4 outline the inputs that inform the growth study. Chapter 2 presents the economic analysis, which includes projections of the type, intensity, and regions of growth. Chapter 3 undertakes a spatial suitability analysis. This is a modelled, information-driven approach that identifies expected growth potential for key uses, based on a range of measured factors. Chapter 4 summarizes the qualitative input received from workshops and surveys conducted with County Council, the project's administrative advisory committee, and the broader public of Parkland County.



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These inputs are compiled into a model that then outputs:

+ A set of 'fixed strategies' that present a clear preferred approach across scenarios.
+ A set of 'variable strategies' that capture decision points between directions.
+ Evaluation criteria comprised of technical recommendations and community priorities.

Chapter 5 uses these outputs to develop and evaluate the variable strategies. It reviews each variable strategy for performance against both technical parameters and alignment with community priorities. For each strategy, this evaluation identifies a preferred option. As a final step, Chapter 6 merges the preferred

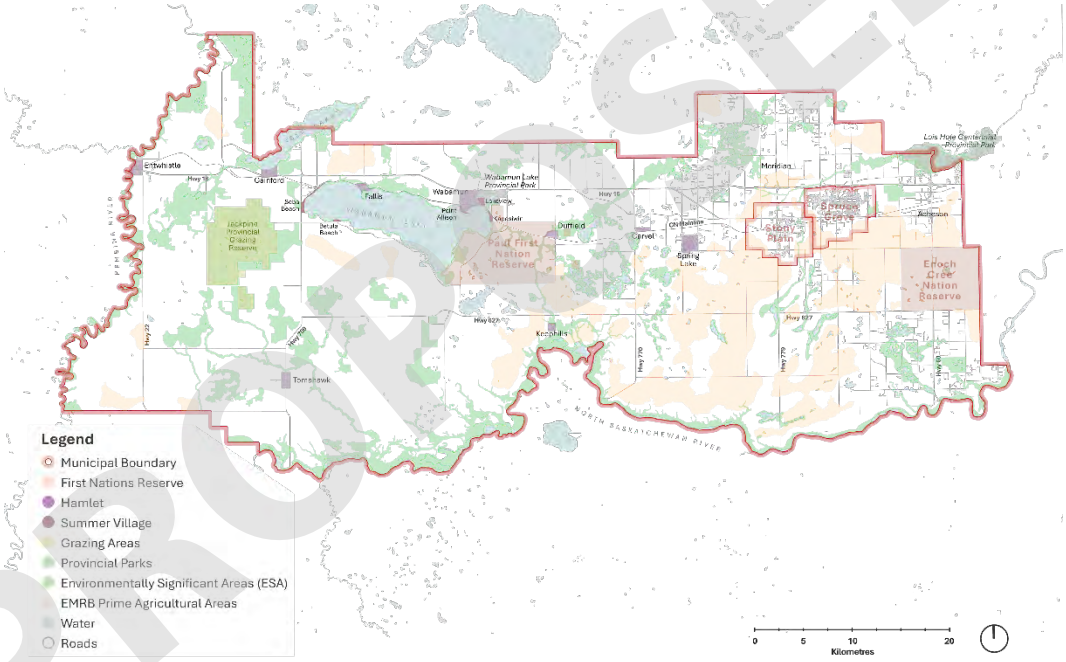
variable strategies with the fixed strategies to produce the preferred growth concept.

More detailed packages of work supporting the project inputs are collected in appendices at the end of the report.

1.3. Study Area

The growth study encompassed the entirety of Parkland County. The municipalities of Stony Plain and Spruce Grove were omitted from the total areas shown in the economic analysis, unless otherwise noted. Suitability mapping accounted for the presence of these municipalities, but the study does not make recommendations about growth within their jurisdiction.

Map 1. Study Area Map – Parkland County



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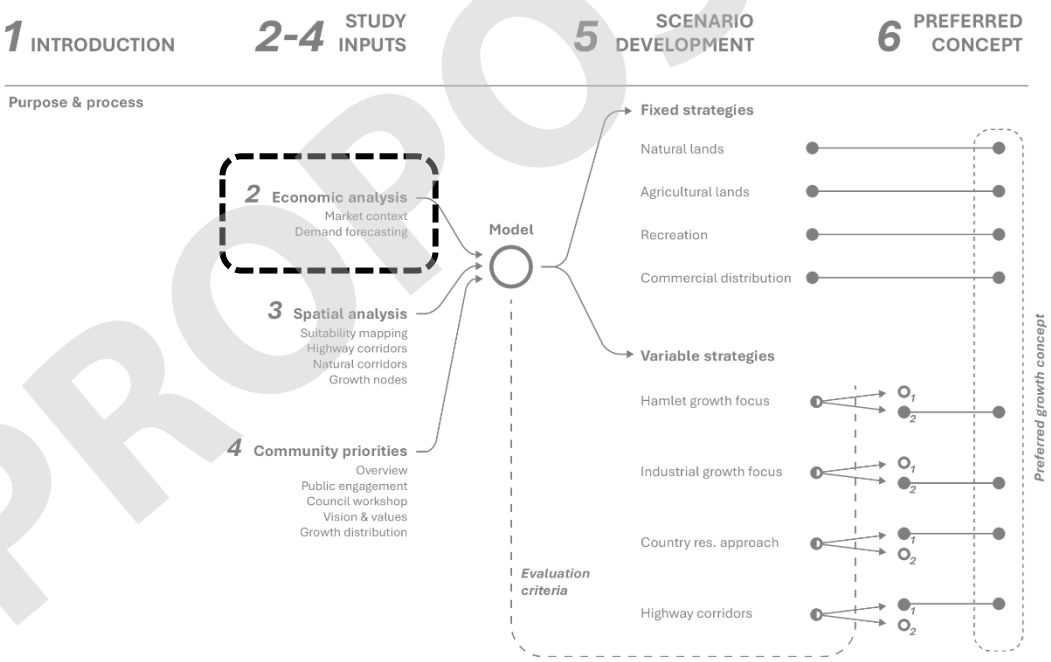
2. Economic Analysis



Overview

The first growth study input was an economic analysis. This analysis is comprised of two components: market context, which sets out the key parameters within which growth is occurring, and demand forecasting, which provides an overall assessment of the growth profile of various sectors. More specific spatial distributions emerging from this analysis are outlined in the growth nodes section of Chapter 3.

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2.1. Market Context

Methodology

The core economic analysis of this study was carried out from March 2023 through October 2023 with the delivery of a "Backgrounder" Summary Report in September 2023 and a "Demand & Allocation" Summary Report in January 2024. To support the analysis, the project team undertook detailed on-the-ground fieldwork, engagement with staff and Council, and desktop review of a variety of sources.

In assessing the future opportunities, demand, positioning, and allocation of land use, the study examined several background documents to establish a baseline of historical and current context for land use. These included:

+ EMRB Growth Plan (2017)
+ Tri-Municipal Regional Transit Plan (2018)
+ Tri-Municipal Regional Plan (2021)
+ Parkland County Technical Growth Study (2017)
+ Parkland County Sustainability Plan (2017)
+ Parkland County Municipal Development Plan (2017)
+ Edmonton Metropolitan Region Board (EMRB) Population Projections (2023)

Industrial and commercial market demand in Parkland County, and the projected future development of floorspace and corresponding land needs, was forecast up to the year 2051 based on three population growth scenarios (low, medium, and high).

Within those three growth scenarios, four different approaches were used to forecast the demand for additional commercial industrial space in Parkland County. These include an examination of:

+ Historic annual absorption
+ Employment forecasts by sector
+ Forecast of working age population
+ Application of current space per capita ratio against future population growth

All four of the methodologies were blended to produce a weighted average.

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2.1.1. Industrial Context

Acheson

Acheson currently contains 12,579,000 sf of industrial floorspace. This is broken down into three categories:

+ Specialized: 5.67 million sf
+ Logistics: 5.64 million sf
+ Flex 1.28 million sf

The area has a 0.5% vacancy (as of June 2023). This is lower than the historical average of 3.1% and the forecasted 2.4%. Based on historic data (CoStar June 2023), current 5-year forecasts for average annual net absorption and deliveries of industrial property in Parkland County are estimated to be in the range of 20,000 sf per year.

Parkland County (including Spruce Grove and Stony Plain)

Across the rest of Parkland County, there is 3,970,000 sf of industrial space. 70% of this is in Spruce Grove. The space is comprised of:

+ Specialized: 1.92 million sf
+ Logistics: 1.09 million sf
+ Flex: 954,100 sf

The area has a 0.8% vacancy (as of June 2023). This is lower than the historical average of 3.6% and in line with the forecasted 0.8%. Based on historic data (CoStar June 2023), current 5-year forecasts for average annual net absorption and deliveries of industrial property in Acheson are estimated to be in the range of 230,000 sf per year.

Spruce Grove has assigned 642 gross acres for industrial space in ASPs for future development.

2.1.2. Commercial Context

Outlying Edmonton Suburbs – Retail

+ Average vacancy: 2.7%
+ Historical average annual new space: ~440,000 sf

"Outlying" Edmonton Suburbs -Office

+ Average vacancy: 5.4%
+ Historical average annual new space: ~88,500 sf

Spruce Grove

+ Major regional shopping & service hub

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+ 3.16 million sf of retail floor space (8.5% vacancy)
+ 420,000 sf of office space (23.7% vacancy as of January 2022)
+ ~637,000 sf of future/imminent retail development

Stony Plain

+ Secondary shopping & service destination
+ ~ 1 million sf of retail floor space (<3% vacancy)
+ ~ 150,000 sf of office space (<5% vacancy)

2.2. Demand Forecasting

2.2.1. Method

The following demand forecasts combine multiple demand methodologies combined with EMRB 30-year low, medium, and high population forecasts. Market-driven demand draws on available data and historic trends as predictors for prospects. Economic development driven demand accounts for external factors and attraction strategies designed to alter the pace of growth. The following forecasts exclude Spruce Grove and Stony Plain. There will be strong ongoing demand for both industrial and commercial development in Parkland County in the period to 2051.

2.2.2. Industrial Demand Forecast

Forecasting industrial demand considers traditional factors such as overall labour supply, employment by industry as well current per capita space ratios. But in the case of Parkland County, historic and forecasted trends of net absorption and new deliveries has also been layered into demand estimates. There are however outliers to annual net absorption that are not likely to happen very often and therefore forecast must reflect certain market realities. For example, in the third quarter of 2022, the Acheson submarket welcomed one of Canada's four Amazon robotic picking/packing/shipping buildings. The Amazon Acheson building measures 2.9 million square feet over five floors and is the largest building in the submarket. This building will no doubt stimulate ancillary development, but the likelihood of another building of that scale is very low. That being said, Parkland County can quickly turn around development applications, and more logistic-style buildings are expected to be coming to the market. Large-scale retailers, like Home Depot and the Brick, are soon to complete new builds that amount to 1.1 million sf. Given Acheson's location in Parkland County, and Parkland's commitment to offering quick turnarounds in the planning process to compete with other jurisdictions, construction can follow announcements relatively quickly. More announcements will no doubt follow on new builds to the area. In combination with forecasted net absorption, the average site coverage (or Floor Area Ratio) of industrial buildings in Parkland County, and more specifically

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Acheson averages between 15% to 20%. All of these considerations have been incorporated into the demand forecasting specifically for industrial land and building uses in Parkland County (excluding Spruce Grove & Stony Plain).

Highlights – Industrial Demand Forecast

+ Gross land demand for approximately 202 to 327 hectares by 2051
+ New floorspace by 2051 between 3.3 million – 5.3 million sf
+ Average new floorspace per year between 110,000 – 176,000 sf

Low Scenario

Forecast Model	Projected Annual Growth 2021-2051	Projected Total Growth 2021-2051
Forecast avg net absorption & deliveries (sf)	250,000	7,500,000
Employment growth forecast (sf)	105,023	3,150,693
Labour force growth (sf)	49,598	1,487,937
Per capita population growth	17,685	530,550
Average (sf/yr) / Total	**108,524**	**3,255,720**
Average Industry Standard FAR		0.18
Gross Land Area Required (acres)		498.2
Gross Land Area Required (hectares)		201.6

Medium Scenario

Forecast Model	Projected Annual Growth 2021-2051	Projected Total Growth 2021-2051
Forecast avg net absorption & deliveries (sf)	250,000	7,500,000
Employment growth forecast (sf)	105,990	3,179,696
Labour force growth (sf)	92,536	2,776,068
Per capita population growth	35,925	1,077,750
Average (sf/yr) / Total	**78,150**	**2,344,505**
Average Industry Standard FAR		0.18
Gross Land Area Required (acres)		583.5
Gross Land Area Required (hectares)		236.2

High Scenario

Forecast Model	Projected Annual Growth 2021-2051	Projected Total Growth 2021-2051
Forecast avg net absorption & deliveries (sf)	250,000	7,500,000
Employment growth forecast (sf)	108,199	3,245,969
Labour force growth (sf)	205,812	6,174,360
Per capita population growth	84,045	2,521,350
Average (sf/yr) / Total	**132,685**	**132,6853,980,560**
Average Industry Standard FAR		0.18
Gross Land Area Required (acres)		808.1
Gross Land Area Required (hectares)		327.0

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2.2.3. Retail Demand Forecast

Highlights – Retail Demand Forecast

+ Gross land demand for approximately 10 to 11 hectares by 2051
+ New floorspace by 2051 between 260,000 – 302,000 sf
+ Average new floorspace per year between 8,600 – 10,100 sf

Low Scenario

Forecast Model	Projected Annual Growth 2021-2051	Projected Total Growth 2021-2051
Employment growth forecast (sf)	19,924	597,716
Labour force growth (sf)	576	17,272
Per capita population growth	5,432	162,958
Average (sf/yr) / Total	**8,644**	**259,315**
Average Industry Standard FAR		0.30
Gross Land Area Required (acres)		23.8
Gross Land Area Required (hectares)		9.6

Medium Scenario

Forecast Model	Projected Annual Growth 2021-2051	Projected Total Growth 2021-2051
Employment growth forecast (sf)	20,085	602,563
Labour force growth (sf)	1,391	41,716
Per capita population growth	5,797	173,904
Average (sf/yr) / Total	**9,091**	**272,728**
Average Industry Standard FAR		0.30
Gross Land Area Required (acres)		25.0
Gross Land Area Required (hectares)		10.1

High Scenario

Forecast Model	Projected Annual Growth 2021-2051	Projected Total Growth 2021-2051
Employment growth forecast (sf)	20,455	613,640
Labour force growth (sf)	3,540	106,202
Per capita population growth	6,186	185,586
Average (sf/yr) / Total	**10,060**	**301,809**
Average Industry Standard FAR		0.30
Gross Land Area Required (acres)		27.7
Gross Land Area Required (hectares)		11.2

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2.2.4. Office Demand Forecast

Highlights – Office Demand Forecast

+ Gross land demand for approximately 1.5 – 2.4 hectares by 2051
+ New floorspace by 2051 between 71,500 – 129,000 sf
+ Average new floorspace per year between 2,900 – 4,300 sf

Low Scenario

Forecast Model	Projected Annual Growth 2021-2051	Projected Total Growth 2021-2051
Employment growth forecast (sf)	5,476	164,285
Labour force growth (sf)	491	14,738
Per capita population growth	1,179	35,370
Average (sf/yr) / Total	**2,893**	**71,464**
Average Industry Standard FAR		0.50
Gross Land Area Required (acres)		3.3
Gross Land Area Required (hectares)		1.4

Medium Scenario

Forecast Model	Projected Annual Growth 2021-2051	Projected Total Growth 2021-2051
Employment growth forecast (sf)	5,507	165,223
Labour force growth (sf)	826	24,782
Per capita population growth	2,395	71,850
Average (sf/yr) / Total	**3,288**	**87,285**
Average Industry Standard FAR		0.50
Gross Land Area Required (acres)		4.1
Gross Land Area Required (hectares)		1.7

High Scenario

Forecast Model	Projected Annual Growth 2021-2051	Projected Total Growth 2021-2051
Employment growth forecast (sf)	5,579	167,368
Labour force growth (sf)	1,709	51,278
Per capita population growth	5,603	168,090
Average (sf/yr) / Total	**4,329**	**128,912**
Average Industry Standard FAR		0.50
Gross Land Area Required (acres)		6.0
Gross Land Area Required (hectares)		2.4

PROPOSED

2.2.5. Residential Demand Forecast

The residential market in Parkland County is dominated by single family housing and that will likely be the case for the long-term. However, a broader spectrum of demand will emerge as household sizes gradually decline, downsizing into multi-unit housing increases, and new efforts are made to attract residents from outside the county. These new typologies will likely range from duplex and compact lot to traditional and country residential formats.

Based on market-driven dynamics and population growth scenarios, the future demand for single family housing is expected to grow to between 2,651 units in a low growth scenario to over 8,000 dwelling units in a high growth scenario. The resulting land needs to accommodate this growth will be between 322 to 981 ha. Supply will need to focus on providing a mix of housing options, where density increases emerge subtly as natural extensions abutting the City of Edmonton boundaries in the north and south parts of Parkland County's east edge.

Single Family Housing Demand Forecast

	Low	Medium	High
Single Family Housing			
Total dwelling units	**2,651**	**4,139**	**8,079**
Total Gross land (ac)	795.2	1,241.7	2,423.6
Total Gross land (ha)	321.8	502.5	980.8
Density (units/ac)		3.3	
Density (units/ha)		8.2	
Large Lot			
Total dwelling units	795	1,242	2,424
Gross land (ac)	397.6	620.8	1,211.8
Gross land (ha)	160.9	251.2	490.4
Density (units/ac)		2.0	
Density (units/ha)		4.9	
Medium Lot			
Total dwelling units	1,325	2,069	4,039
Gross land (ac)	331.3	517.4	1,009.8
Gross land (ha)	134.1	209.4	408.7
Density (units/ac)		4.0	
Density (units/ha)		9.9	
Small Lot			
Total dwelling units	530	828	1,616
Gross land (ac)	66.3	103.5	202.0
Gross land (ha)	26.8	41.9	81.7
Density (units/ac)		8.0	
Density (units/ha)		19.8	

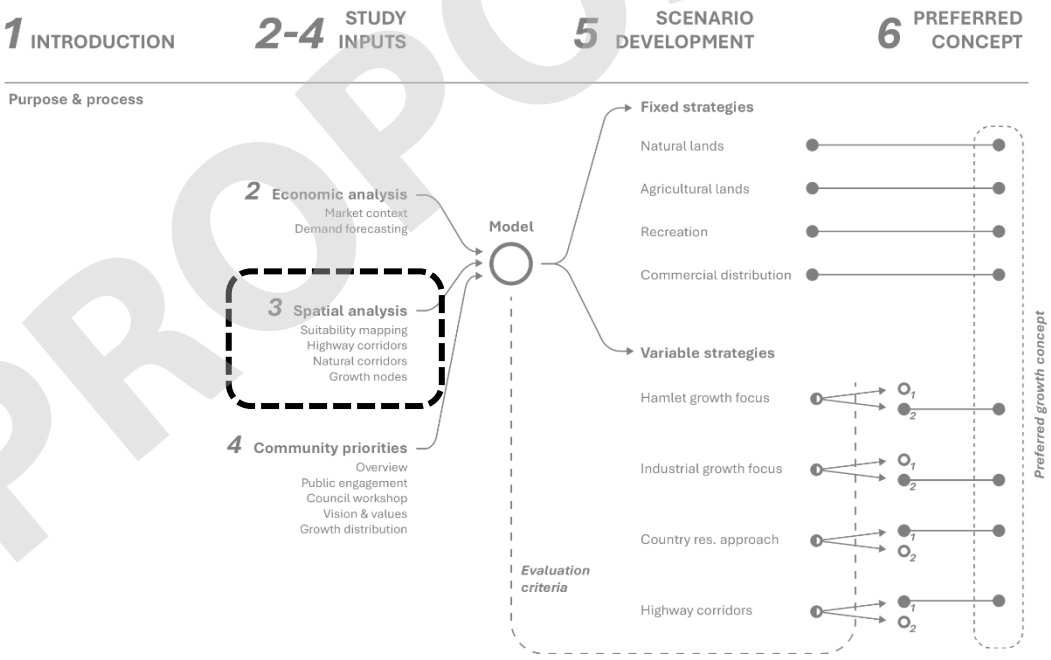
PROPOSED

Multi-Unit Residential Demand Forecast

	Low	Medium	High
Multi-Unit Housing			
Total dwelling units	**282**	**441**	**861**
Total Gross land (ac)	13.7	21.3	41.7
Total Gross land (ha)	5.5	8.6	16.9
Density (units/ac)		20.7	
Density (units/ha)		51.1	
Duplex/Triplex			
Total dwelling units	113	176	344
Gross land (ac)	7.5	11.8	23.0
Gross land (ha)	3.0	4.8	9.3
Density (units/ac)		15.0	
Density (units/ha)		37.1	
Row/Townhomes			
Total dwelling units	113	176	344
Gross land (ac)	4.5	7.1	13.8
Gross land (ha)	1.8	2.9	5.6
Density (units/ac)		25.0	
Density (units/ha)		61.8	
3 Storey Low Rise			
Total dwelling units	56	88	172
Gross land (ac)	1.6	2.5	4.9
Gross land (ha)	0.7	1.0	2.0
Density (units/ac)		35.0	
Density (units/ha)		86.5	

PROPOSED

3. Spatial Analysis



Overview

The spatial analysis component of the growth study is comprised of suitability mapping, a series of corridor reviews, and a more detailed look at growth nodes. These components work together to describe the expected intensity and distribution of use types across the county and speak to the various roles that nodes and corridors will have in Parkland's overall growth profile.

PROPOSED

3.1. Suitability Mapping

3.1.1. Method

Suitability mapping provides the growth study with a spatial understanding of the expected distribution of growth for different use types. Each use type is assigned a series of push and pull factors that shape its distribution. For example, commercial uses are pulled toward existing servicing and infrastructure, highways and highway intersections, existing commercial uses, and existing residential. They are pushed away from areas of environmental significance, historic resource value, and steep slopes.

Using a digital model, the push/pull factors for each use are weighted for relative importance, and then run through a multi-layered spatial model of the county. The result is a "heat map" for each use showing the suitability of that use across Parkland County. Agricultural suitability is not mapped in this way, as the project inherited strong suitability maps from the EMRB's Regional Agricultural Master Plan (RAMP). These maps are shown and discussed in Section 5.1.

Benefits

The suitability method provides several key benefits:

+ It provides a clear reading of expected growth distribution across the county that accounts for technical constraints and drivers, including servicing and infrastructure.
+ It accounts for key development constraints, including the protection of high potential agricultural land and environmentally sensitive areas, in alignment with key Council priorities.
+ It identifies areas of overlapping suitability where two or more uses are well-suited to the same location. This can present opportunities for productive combinations of uses and might also indicate areas of potential conflict. Both conditions can be passed forward to the Municipal Development Plan to help direct policy.

Limitations

Like all models, the suitability mapping approach is an imperfect representation of on-the-ground conditions. There are always cases where the utility of the model finds its limit. The process also tends to privilege current conditions over future conditions. For example, it assumes that growth will tend to happen nearer to existing infrastructure. While this trend usually plays out, there are also situations where unanticipated factors drive growth and infrastructure trails. Finally, some key factors (like small wetland complexes or other minor environmental characteristics not captured in the ESA layer) are too fine-grained to register at this scale of analysis. For these factors, which drive direction more at the Area Structure Plan and site scale, recommendations have been passed forward to the Municipal Development Plan process to ensure that these important site-scale influences remain a key consideration in development.

PROPOSED

This study manages the impact of these limitations in the way it characterizes the suitability outputs. The outputs are never presented as a pure guide or direct influence on an outcome. Instead, they form a well-informed and supportive scaffolding that interacts with other measures to identify and verify a preferred direction. This preferred direction accounts for both model limitations and desired future conditions not found in the current landscape.

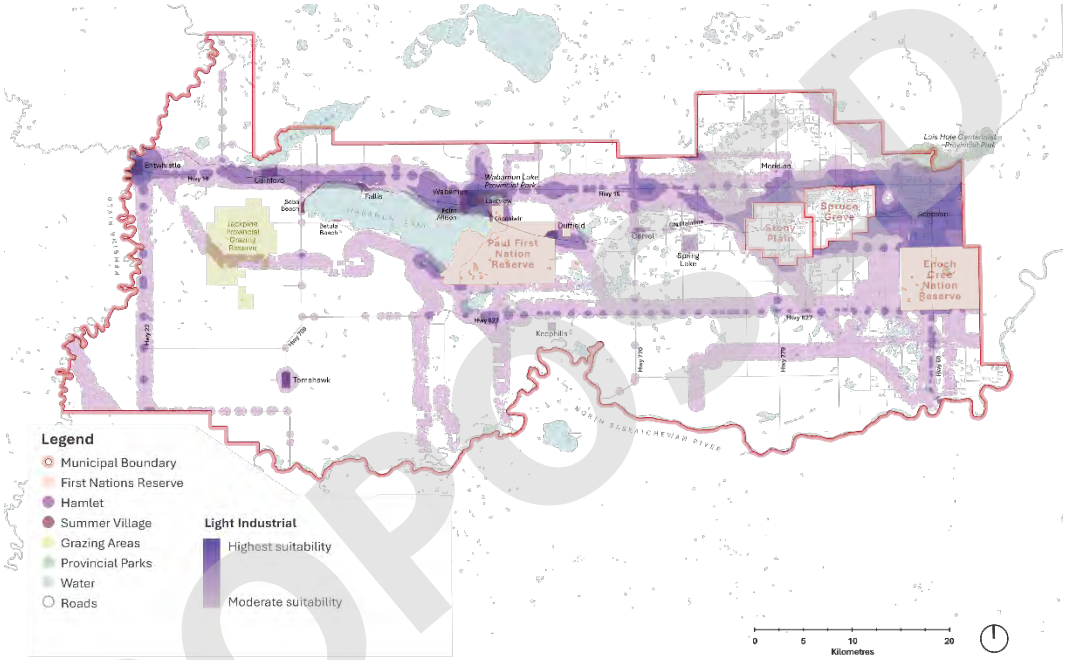
PROPOSED

3.1.2. Industrial Suitability – Light Industrial

Summary

Light industrial suitability was identified based on proximity to existing industrial uses and infrastructure and distance from significant natural areas and existing residential/commercial development. The result is a suitability map that shows a clear focus in Acheson, with ancillary spaces in Wabamun. The Highway 16 corridor stands out with several primary opportunities, while smaller nodes have the capacity to emerge along other secondary corridors.

Map 2. Suitability Mapping – Light Industrial



Pull Factors – Light Industrial

	Strength
Existing Industrial	1.00
Highway Intersections	1.00
Existing Potable Water Infrastructure	1.00
Existing Electrical Lines	1.00
Existing Wastewater Infrastructure	1.00
Existing Rail	0.75
Existing City Boundaries	0.75

Push Factors – Light Industrial

	Strength
ESA Score	-1.00
Historic Resource Value	-1.00
Steep Slopes	-1.00
Existing Commercial	-1.00
Existing Residential	-0.75

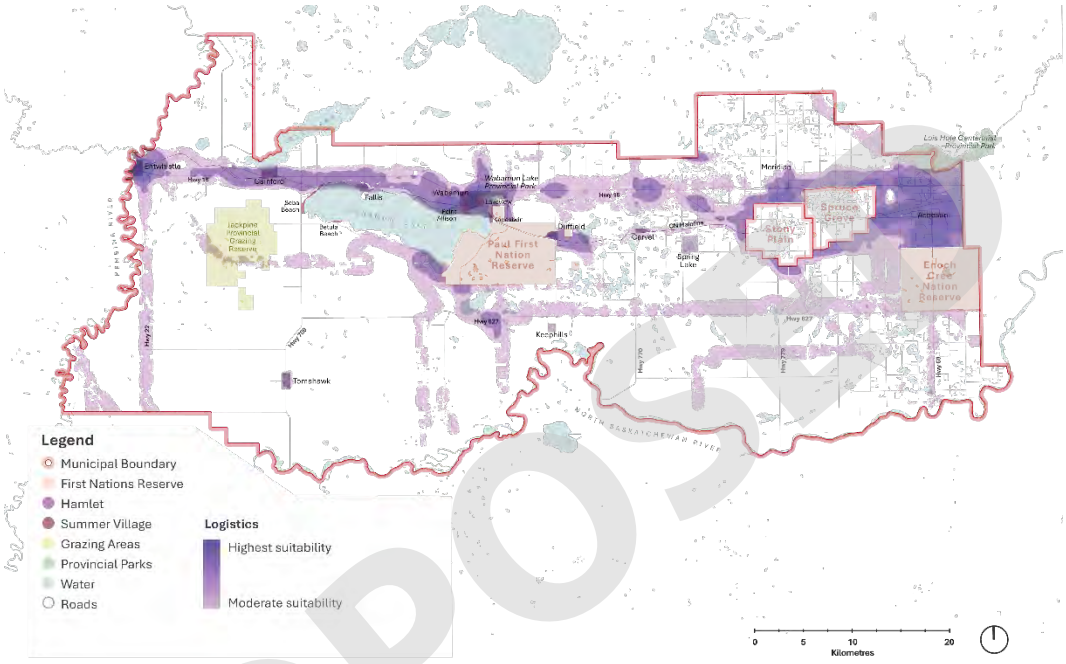
PROPOSED

3.1.3. Industrial Suitability – Logistics

Summary

The suitability of logistics uses was mapped using similar factors to light industrial. Here, however, there is a tighter accumulation of uses near the highway corridors, as well as in Acheson.

Map 3. Suitability Mapping – Logistics



Pull Factors – Logistics

	Strength
Existing Industrial	1.00
Existing Electrical Lines	1.00
Existing Rail	1.00
Existing City Boundaries	1.00
Existing Wastewater Infrastructure	1.00
Highway Intersections	0.50
Existing Potable Water Infrastructure	0.50

Push Factors – Logistics

	Strength
ESA Score	-1.00
Historic Resource Value	-1.00
Steep Slopes	-1.00
Existing Residential	-1.00
Existing Commercial	-0.75

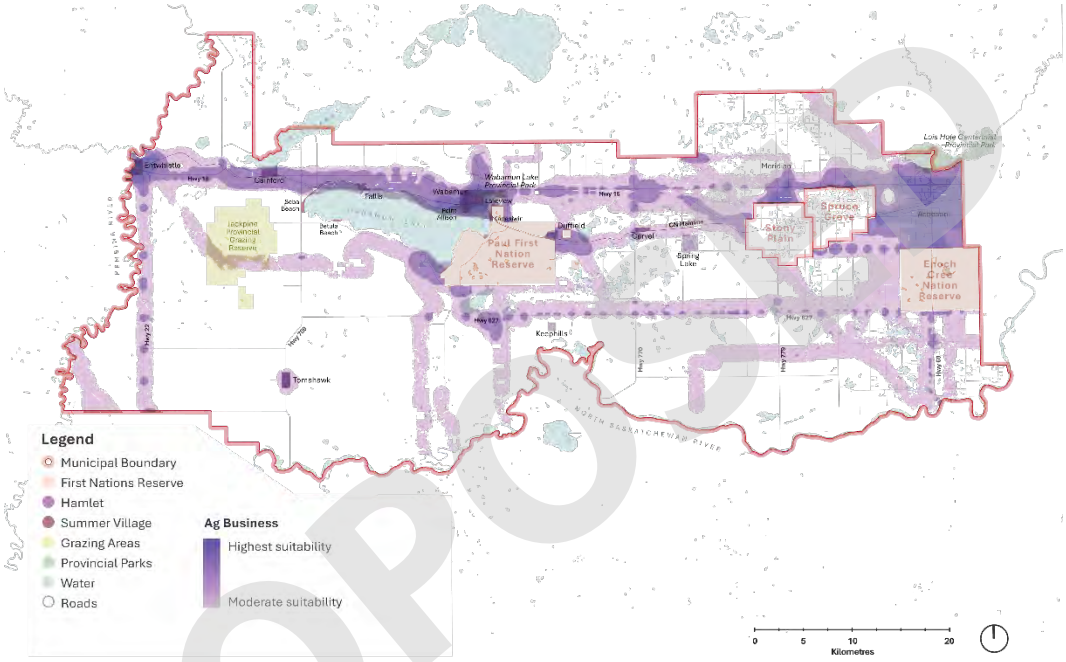
PROPOSED

3.1.4. Industrial Suitability – Agribusiness

Summary

Agribusiness was isolated in this study to account for reduced pull from existing industrial, and reduced push from existing commercial and residential uses. The distribution map reinforces development suitability along Highway 16, with more clustering in Entwistle, Wabamun, and Acheson. Nodes along corridor 627 reflect these opportunities through an area of high agricultural suitability.

Map 4. Suitability Mapping – Agribusiness



Pull Factors – Agribusiness

	Strength
Existing Electrical Lines	1.00
Existing Rail	1.00
Existing Potable Water Infrastructure	1.00
Existing Wastewater Infrastructure	0.75
Existing Industrial	0.75
Highway Intersections	0.50
Existing City Boundaries	0.25

Push Factors – Agribusiness

	Strength
ESA Score	-1.00
Historic Resource Value	-1.00
Steep Slopes	-1.00
Existing Residential	-0.75
Existing Commercial	-0.25

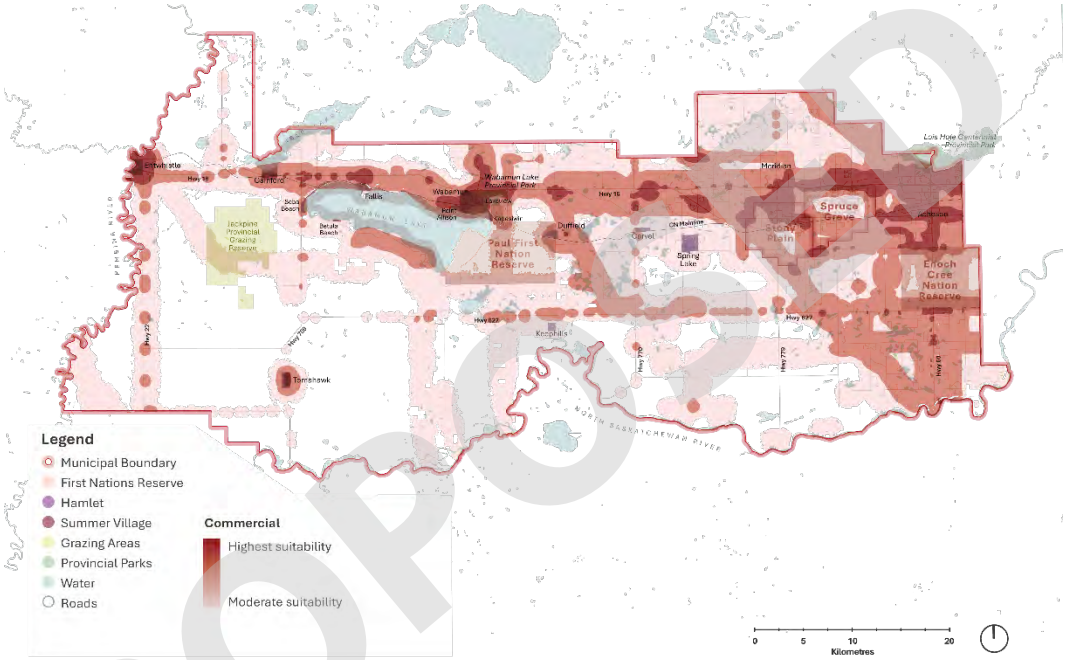
PROPOSED

3.1.5. Commercial Suitability

Summary

Commercial suitability was driven by a mix of parameters. It was drawn toward servicing infrastructure and existing supporting uses and pushed away from natural and significant areas. The result is a series of nodes largely clustered around Acheson, the perimeter of Stony Plain and Spruce Grove, development in the hamlets of Wabamun and Entwistle, and patches that emerge along the Highway 16 corridor.

Map 5. Suitability Mapping – Commercial



Pull Factors – Commercial

	Strength
Existing Potable Water Infrastructure	1.00
Existing Electrical Lines	1.00
Existing Wastewater Infrastructure	1.00
Existing Residential	0.75
Existing Commercial	0.75
Existing City Boundaries	0.75
Highway Intersections	0.50

Push Factors – Commercial

	Strength
ESA Score	-1.00
Historic Resource Value	-1.00
Steep Slopes	-1.00

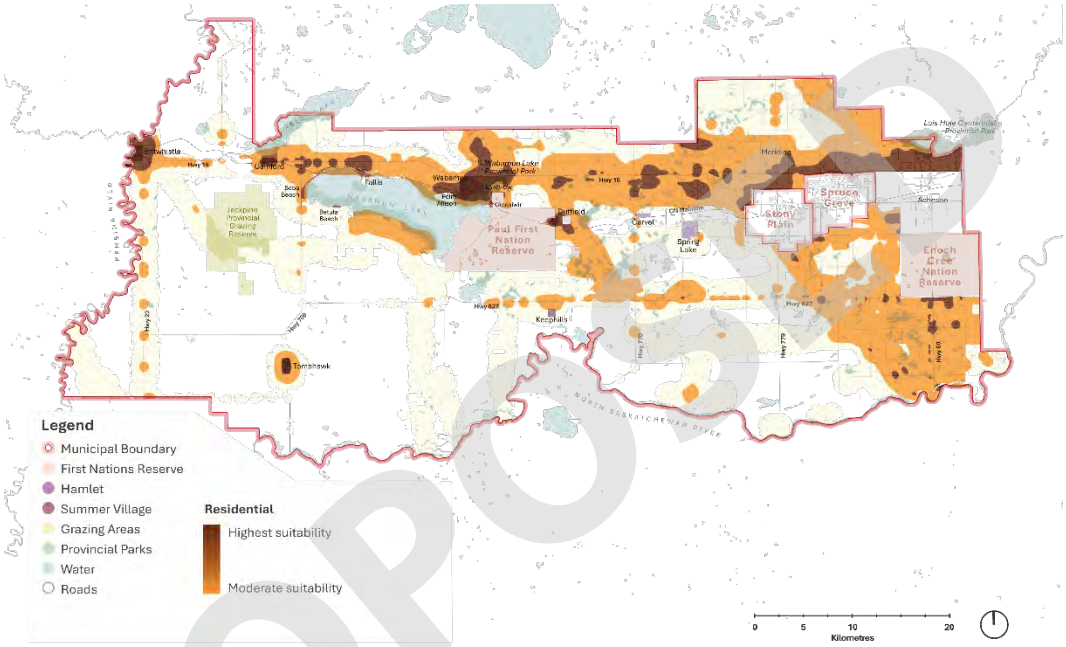
PROPOSED

3.1.6. Residential Suitability

Summary

Residential suitability was driven by infrastructure, access, and existing commercial. It pushed away from sensitive natural areas, industrial suitability, rail, and steep slopes. The resulting map indicates high growth potential in the Big Lake area north of Highway 16 and along the boundaries of Stony Plain and Spruce Grove, and in the hamlets of Wabamun and Entwistle. Secondary suitability highlights increasing development on the east side of the county.

Map 6. Suitability Mapping - Residential



Pull Factors – Residential

	Strength
Existing Residential	1.00
Existing Potable Water Infrastructure	1.00
Existing Electrical Lines	1.00
Existing Wastewater Infrastructure	1.00
Existing Commercial	0.75
Highway Intersections	0.25
Existing City Boundaries	0.25
Internet Towers	0.25

Push Factors – Residential

	Strength
ESA Score	-1.00
Historic Resource Value	-1.00
Steep Slopes	-1.00
Existing Industrial	-1.00
Rail	-1.00
Future Industrial	-0.75

PROPOSED

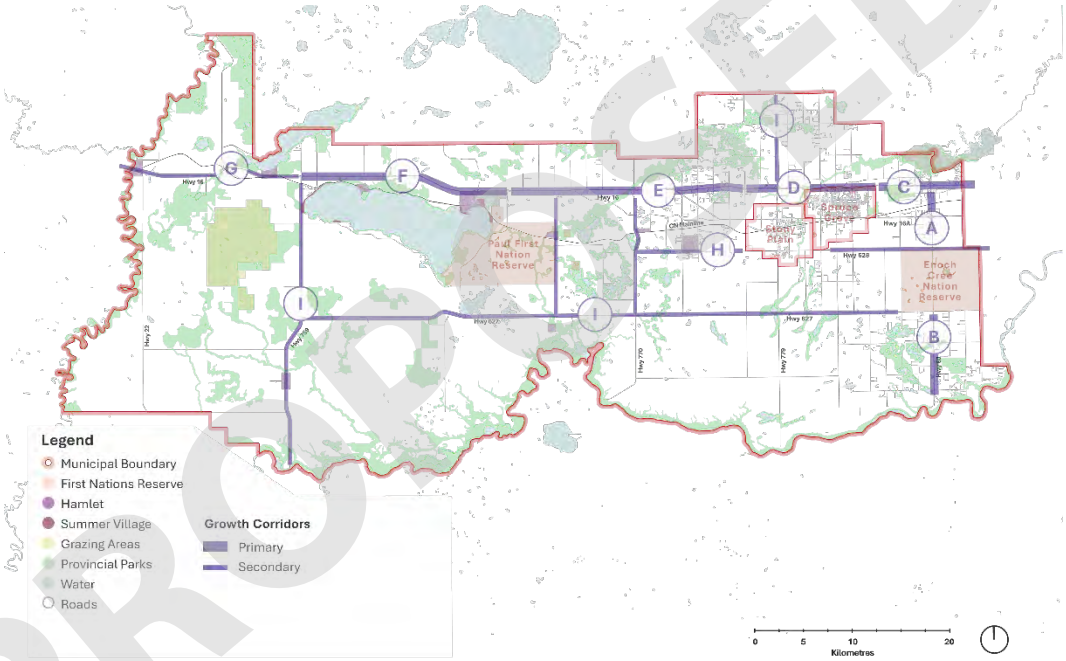
3.2. Growth Corridor Review

3.2.1. Corridor Map

Highway corridors form a frame for rural places. They are conduits that move people and goods, landmarks that provide wayfinding and orientation, and magnets that attract and drive a wide range of development types.

A corridor analysis was undertaken as part of the spatial review. Highways were first categorized into primary and secondary corridors based on volume and classification. Additional context drove further distinction into corridor segments. Each of these segments has a unique set of priorities and opportunities, outlined below.

Map 7. Primary and Secondary Growth Corridors



PROPOSED

3.2.2. Primary Corridors

The following section recommends positioning for each corridor segment based on its context and opportunities. For many of these primary corridors, even with additional development intensity, agricultural equipment will remain a key corridor user. In growth corridors, there will be an increasing need to manage potential conflicts and ensure safety between residential traffic and agricultural equipment.

A. Highway 60 - Acheson Core

+ Maintain and invest in safe and easy access to industrial employment opportunities that brings jobs closer to residents.
+ Prioritize development and growth that improves the movement of people and goods within Parkland County and across the region.

B. Highway 60 - South Community Corridor

+ Prioritize the development and growth of social infrastructure such as schools, health care, community centres and sports to complement the residential growth expected around this corridor.
+ Cluster these amenities and services to ensure they are accessible through linkages, pathways, and shared parking lots for pedestrians and vehicles.

C. Highway 16 - Acheson/Big Lake Transition

+ Support the development and growth of transitions between industrial and residential uses. This includes commercial development such as highway-oriented retail, office parks, light industrial, as well as landscaping buffers.
+ Support clean and safe access and connections between Parkland County and across the region and create jobs closer to residents.
+ Given proximity to Altalink transmission line, additional opportunities for wind and solar projects in this corridor (pending Provincial approval).

D. Highway 16 - Spruce Grove/Stony Plain Fringe

+ Support the development of commercial uses that are visible and accessible from the highway to encourage activity from local and regional residents.
+ Promote compact developments and intensification that builds up this corridor.

E. Highway 16 -Mid-country Duffield/Carvel Transition

+ Establish a rural corridor with distinct and attractive landscapes and views.
+ Provide screening through fencing or landscaping to maintain high quality views.
+ Support the development of nodes with local commercial options within this corridor.
+ Given proximity to Altalink transmission line, seek opportunities for wind and solar projects (pending Provincial approval).

PROPOSED

F. Highway 16 - Wabamun Country

+ Create gateway features that provide a sense of arrival including wayfinding and signage features in highly visible areas.
+ Provide screening through fencing or landscaping to maintain high quality views and a sense of immersion in a natural recreation area.
+ Protect naturalized spaces along the corridor and support the development of pathways and dedicated recreation areas.

3.2.3. Secondary Corridors

Secondary corridors had more consistent roles across the County. Whereas the primary corridors are more public facing, higher-volume, and concerned with identity and visibility, secondary corridors play a stronger support role in the day-to-day life of the rural communities they serve.

G. Highway 16 West

+ Maintain the rural nature of Parkland County and support the agricultural and agri-food network.
+ Enhance the character, function, and activity level of historic or significant rural and agricultural districts.

H. Highway 628

+ Leverage Provincial upgrades to elevate this corridor to a secondary growth area.
+ Use this corridor to extend the growth potential of Acheson.

I. All Other Rural Secondary Highways

+ Explore trail rights-of-way.
+ Improve transportation options for agriculture and development and linkages to small settlements.
+ Plan for modest growth along these corridors.

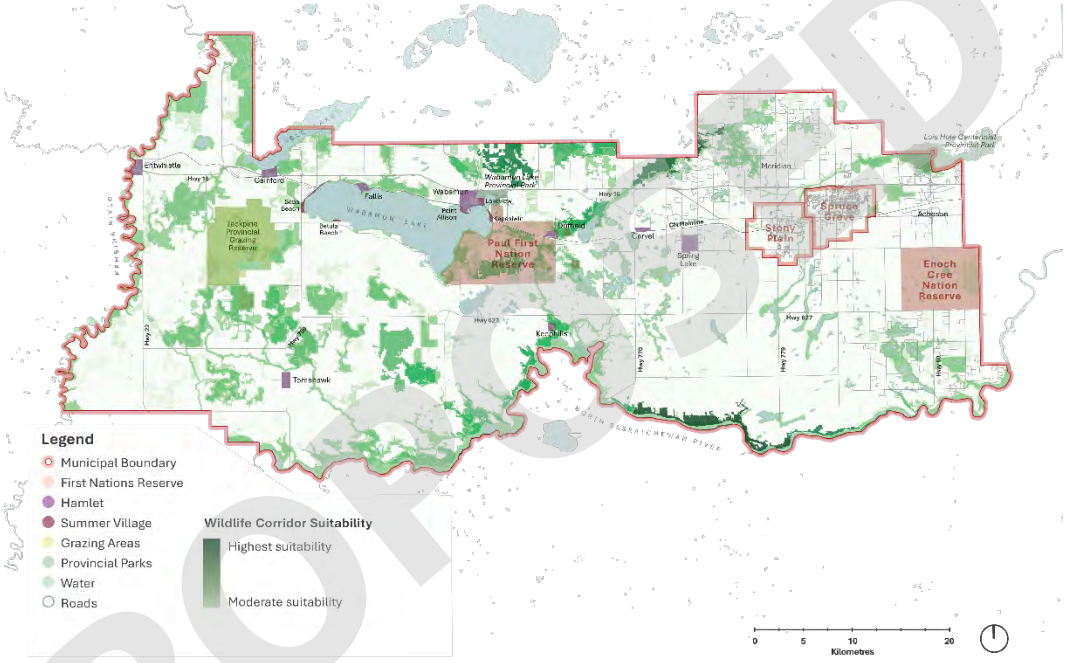
PROPOSED

3.3. Natural Corridors

3.3.1. Corridor Connectivity Map

Natural corridors are an increasingly important consideration in both urban and rural landscape structure. Natural corridors are continuous or stepped lines of high-quality natural space that provide linkages between larger patches of significant natural landscapes. The following map shows corridor potential across the county. High potential areas largely correspond to ESAs (Environmentally Significant Areas) and waterbodies.

Map 8. Natural Corridor Potential

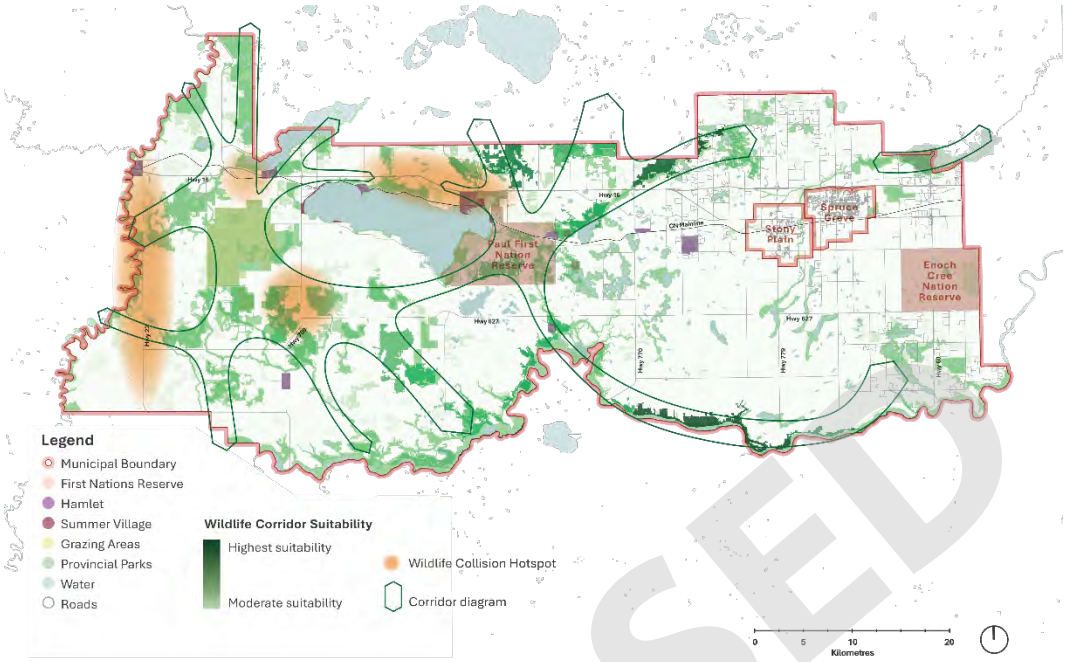


3.3.2. Corridor Interactions

A high-level review of corridor potential across the county indicates several key areas where there may be a higher instance of conflicts between wildlife movement, development, and highway corridors.

PROPOSED

Map 9. Corridor Interactions



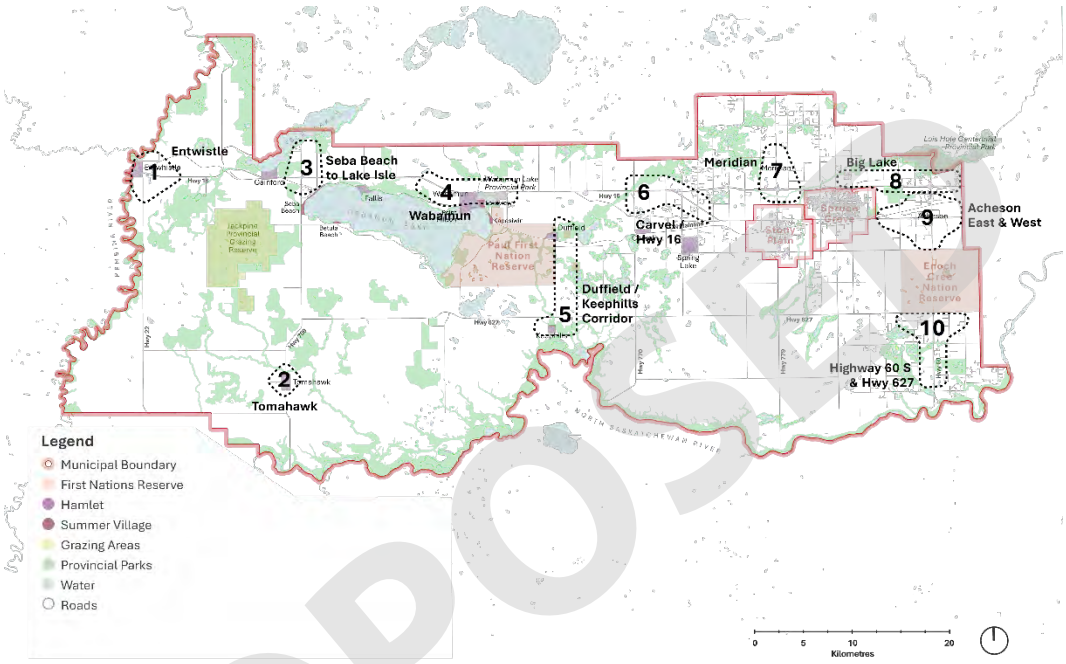
This map diagrams likely high-level corridor routes. The orange patches in the map are drawn from Provincial data showing actual vehicle-wildlife collision hot-spots. Most of the potential conflict areas exist on the west end of the county, away from most development pressures. There is, however, a patch of potential conflict along Highway 16 north of Wabamun Lake. This stretch of highway, within the Wabamun Area Vision's "Wabamun Country" stretch of road, should receive additional attention as development and highway volume increase to ensure that conflict risks are mitigated.

PROPOSED

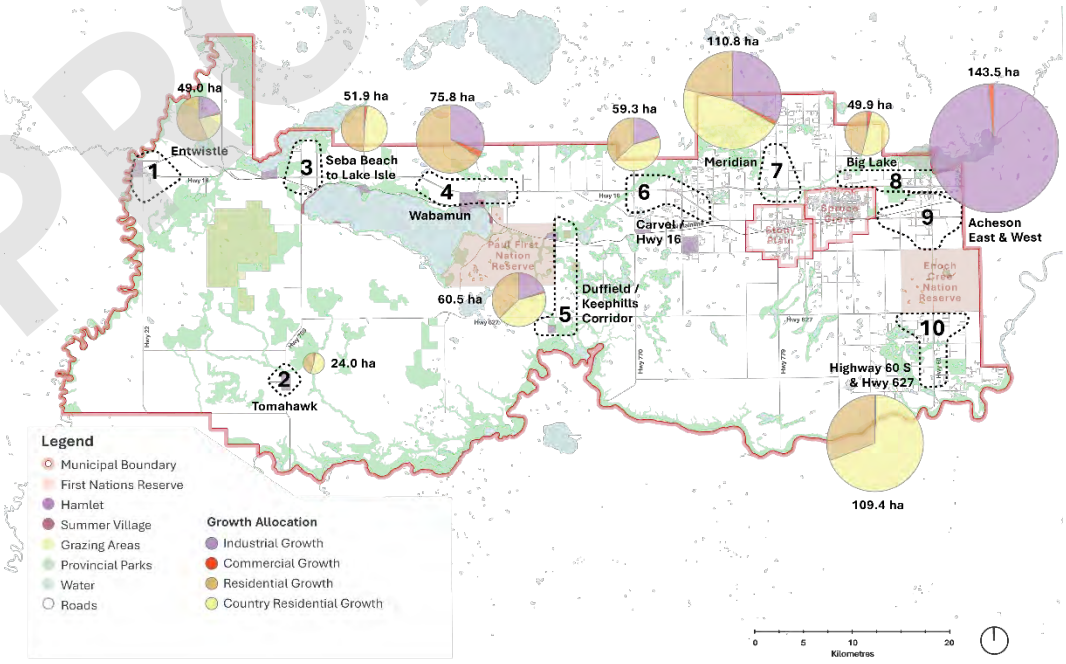
3.4. Growth Nodes

To make more direct recommendations, and to simplify the questions of prioritization for public engagement, the study focused its attention on ten points that represent key growth nodes. The nodes are shown in the following maps. The remainder of this section describes the demand allocation and outlines a recommended positioning/role for each node.

Map 10. Growth Nodes



Map 11. Growth Nodes with Demand Allocation Summary (Medium Scenario)



PROPOSED

3.4.1. 1- Entwistle

Demand Allocation

Growth Land Area (ha)	Low	Medium	High
TOTAL	**35.7**	**49.0**	**88.5**
Industrial	10.1	11.8	16.4
Commercial	0.5	0.6	0.7
Country Residential	8.0	12.6	24.5
Medium Lot Single Unit	13.4	20.9	40.9
Small Lot Single Unit	2.7	1.7	3.3
Low Density Multi-Unit	0.7	1.1	2.2
Low Rise Apartment	0.2	0.3	0.5

Positioning

+ Already established as a local hub for shops, services, and older residential.
+ Future growth could include smaller scale, local light industrial businesses supporting local employment.
+ Housing opportunities include more medium and small lot single family, along with increasing low density multi-unit (duplex, triplex, townhomes).
+ Village core is well positioned for low rise apartment to add supportable, diverse housing in the hamlet core.

3.4.2. 2- Tomahawk

Demand Allocation

Growth Land Area (ha)	Low	Medium	High
TOTAL	**15.5**	**24.0**	**46.4**
Industrial	-	-	-
Commercial	0.5	0.6	0.7
Country Residential	8.0	12.6	24.5
Medium Lot Single Unit	6.7	10.5	20.4
Small Lot Single Unit	-	-	-
Low Density Multi-Unit	0.2	0.4	0.7
Low Rise Apartment	-	-	-

Positioning

+ Limited opportunities outside of small-scale, local business.
+ Residential growth may occur in the form of country residential and medium lot single unit development.
+ Growth likely to occur in the latter part of the projected timeframe (toward 2050).

PROPOSED

3.4.3. 3- Seba Beach to Lake Isle

Demand Allocation

Growth Land Area (ha)	Low	Medium	High
TOTAL	**37.5**	**51.9**	**100.3**
Industrial	-	-	-
Commercial	1.1	1.2	1.4
Country Residential	16.1	25.1	49.0
Medium Lot Single Unit	13.4	20.9	40.9
Small Lot Single Unit	6.7	4.2	8.3
Low Density Multi-Unit	0.2	0.4	0.7
Low Rise Apartment	-	-	-

Positioning

+ Will supporting seasonal and full-time residents in country residential and cottages, eventually also supporting medium and small-lot housing.

+ Commercial uses will be limited to small shops due to proximity to both Wabamun and Entwistle.

+ Industrial growth not targeted at this node.

3.4.4. 4- Wabamun

Demand Allocation

Growth Land Area (ha)	Low	Medium	High
TOTAL	**57.5**	**75.8**	**132.7**
Industrial	20.2	23.6	32.7
Commercial	2.2	2.4	2.7
Country Residential	-	-	-
Medium Lot Single Unit	26.8	41.9	81.7
Small Lot Single Unit	5.4	3.4	6.6
Low Density Multi-Unit	2.4	3.8	7.4
Low Rise Apartment	0.5	0.8	1.5

Positioning

+ Strong long-term growth opportunity, establishing a sub-regional node for residential, community commercial, small and medium-scale industrial formats, and tourism.

+ Wabamun's primary infrastructure is in good shape, positioning the hamlet well for future growth. Recent investments include upgrades to the wastewater treatment system, and the extension of the WILD Water Commission to the area.

PROPOSED

+ The likelihood of Wabamun usurping Spruce Grove as the primary regional node for commercial shops and services is unlikely over the next 30-years, particularly since the concentration of population is not expected to occur beyond the timeline of this growth study. It does not however discount the important role that Wabamun can and should play in becoming a more prominent secondary market with a provision of commercial shops and services that better caters to its own nearby consumer and visitor segments, particularly those within a 15-minute drive time.

+ Major assets influencing strong growth include:

    + distance from Edmonton, Spruce Grove and Stony Plain

    + access from Highway 16

    + proximity to recreational amenities.

+ Growth will attract full-time and seasonal residents with high amenity value for work-from-home segment.

+ Residential growth driven by medium lot single family, low density multi-unit housing, and low-rise apartment/mixed use in the Hamlet, as noted in the Wabamun Hamlet Area Redevelopment Plan and Wabamun Waterfront Area Structure Plan.

3.4.5. 5- Duffield-Keephills Corridor

Demand Allocation

Growth Land Area (ha)	Low	Medium	High
TOTAL	**43.1**	**60.5**	**111.0**
Industrial	1.1	11.8	16.4
Commercial	0.5	0.6	0.7
Country Residential	16.1	25.1	49.0
Medium Lot Single Unit	13.4	20.9	40.9
Small Lot Single Unit	2.7	1.7	3.3
Low Density Multi-Unit	0.2	0.4	0.7
Low Rise Apartment	-	-	-

Positioning

+ Focus on country residential and medium/small lot housing to support local village retail.

+ Opportunity for specialized industrial and manufacturing to take advantage of multiple rail lines and potential spurs. This may involve economic development and collaboration opportunities with Paul First Nation.

+ Lesser-travelled corridor provides future opportunity for connecting the area with Wabamun and future Carvel/Spring Lake nodes.

PROPOSED

+ Over the long-term, Keephills could become a relevant sub-node along Highway 627, following investments in recreation south of Wabamun Lake.

+ Duffield and Keephills can play important roles in Wabamun's growth as a regional service centre.

+ There are strong potential synergies between development in Wabamun and on Paul Band that could see benefits to both areas. Ongoing outreach to Paul Band should explore potential collaborations in the area.

3.4.6. 6- Carvel / Highway 16

Demand Allocation

Growth Land Area (ha)	Low	Medium	High
TOTAL	**41.5**	**59.3**	**108.6**
Industrial	10.1	11.8	16.4
Commercial	0.5	0.6	0.7
Country Residential	16.1	25.1	49.0
Medium Lot Single Unit	13.4	20.9	40.9
Small Lot Single Unit	1.3	0.8	1.7
Low Density Multi-Unit	-	-	-
Low Rise Apartment	-	-	-

Positioning

+ The convergence point of Highway 43 and Highway 16 presents a strong opportunity for smaller light industrial growth.

+ Continued country residential and medium lot single-family residential in and around Carvel.

+ Seasonal residential opportunities in the Summer Village of Spring Lake with small scale supporting shops and services.

PROPOSED

3.4.7. 7- Meridian

Demand Allocation – Meridian

Growth Land Area (ha)	Low	Medium	High
TOTAL	**80.7**	**110.8**	**194.9**
Industrial	30.2	35.4	49.1
Commercial	1.6	1.8	2.0
Country Residential	32.2	50.2	98.1
Medium Lot Single Unit	13.4	20.9	40.9
Small Lot Single Unit	2.7	1.7	3.3
Low Density Multi-Unit	0.5	0.8	1.5
Low Rise Apartment	-	-	-

Positioning

+ Focus on a wide mix of housing providing supportive growth for Stony Plain and Spruce Grove.
+ Smaller neighbourhood or community-scale retail can emerge in the long term to support residential growth.
+ Near term industrial and business park growth along Highway 16.

3.4.8. 8- Big Lake

Demand Allocation – Big Lake

Growth Land Area (ha)	Low	Medium	High
TOTAL	**34.1**	**49.9**	**96.0**
Industrial	-	-	-
Commercial	1.6	1.8	2.0
Country Residential	16.1	25.1	49.0
Medium Lot Single Unit	13.4	20.9	40.9
Small Lot Single Unit	2.7	1.7	3.3
Low Density Multi-Unit	0.2	0.4	0.7
Low Rise Apartment	-	-	-

Positioning

+ Housing focus, with a wide range of types supporting growth.
+ Opportunity to leverage services and amenities in Spruce Grove, including new multipurpose event centre and Westwind commercial development).
+ Can support community-scale shops and services anchored on grocery, including a small component of professional and personal services.
+ Need to balance growth with regionally- and nationally-significant natural areas.

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3.4.9. 9- Acheson

Demand Allocation – Acheson

Growth Land Area (ha)	Low	Medium	High
TOTAL	**122.6**	**143.5**	**198.3**
Industrial	121.0	141.7	196.2
Commercial	1.6	1.8	2.0
Country Residential	-	-	-
Medium Lot Single Unit	-	-	-
Small Lot Single Unit	-	-	-
Low Density Multi-Unit	-	-	-
Low Rise Apartment	-	-	-

Positioning

+ High travel east-west and north-south corridor will continue to attract regional employment base.
+ Focus on industrial growth in logistics and supply chain, manufacturing and production, construction, and natural resources, especially oil and gas service providers.
+ Large-format and specialized users continue as a growth sector and a major employment node within the Edmonton Region.
+ Should have a lower housing priority to avoid user group conflicts.
+ Opportunity to integrate office and retail commercial uses within the area to support ancillary worker needs.

3.4.10. 10- South Highway 60

Demand Allocation – South Highway 60

Growth Land Area (ha)	Low	Medium	High
TOTAL	**71.9**	**109.4**	**213.2**
Industrial	-	-	-
Commercial	0.5	0.6	0.7
Country Residential	43.8	75.4	147.1
Medium Lot Single Unit	20.1	31.4	61.3
Small Lot Single Unit	2.7	1.7	3.3
Low Density Multi-Unit	0.2	0.4	0.7
Low Rise Apartment	-	-	-

Positioning

+ Will continue to provide residential growth supporting Acheson and Spruce Grove.

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+ High travel north-south corridor will experience natural expansion from Edmonton, with a focus on country residential and medium-lot single family types.
+ There is limited future opportunity for neighbourhood-scale commercial development to follow residential growth, given fragmented land ownership in this area.
+ Industrial profile will continue to support agricultural uses, green energy research, and potential opportunities around the existing airport.
+ This region used to be a large wetland complex, leading to a range of drainage challenges. These issues, especially those flagged by administration, should be investigated further to better understand the need for coordinated management through the area.

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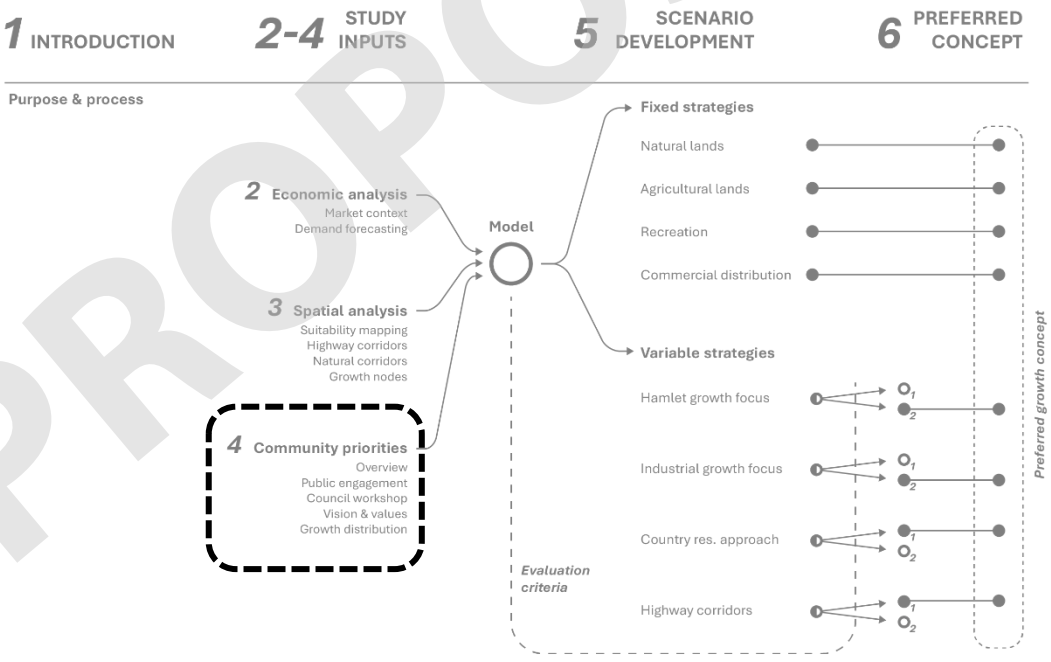
4. Community Priorities



Overview

The community priorities section captures the final leg of input into the growth study. It describes the results of a Council workshop and public engagement and organizes them into growth value statements and spatial prioritization. The outputs of this chapter help form the strategies and are a key element in evaluating the presented options.

4.1. Council Workshop

Overview

On September 19, 2023, the project team hosted a workshop with Parkland County Council. The group reviewed the growth projections, suitability maps, and growth nodes, and engaged in discussion about prioritization.

The first exercise produced a series of vision-level concepts. Councillors were asked to describe in three words their aspirational future of Parkland County. The themes from the responses were:

+ Progressive / leader
+ Fiscally responsible
+ Liveable / residential growth
+ Sustainable / nature-focused

Growth Priorities

Participating councillors were asked to identify use specific priorities as well as growth priority areas on the growth node map. In addition to discussing concern over future annexation of County lands, they identified the following priorities:

+ Focusing on Acheson for industrial and commercial growth.
+ Better protecting and conserving Environmentally Significant Areas (ESA).
+ Focusing hamlet growth in Wabamun to leverage ongoing investments and location.
+ Clustering residential and providing efficient servicing.

The top prioritized growth nodes from the session were:

+ Acheson
+ Big Lake
+ Highway 60 S & Highway 627
+ Meridian
+ Wabamun

Councillors expressed a desire to present a business- and investment-friendly face to encourage development across the county, while incentivizing efficient and serviceable growth nodes.

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4.2. Community & Stakeholder Engagement

4.2.1. Purpose & Approach

The focus of the first stage of public engagement for the Municipal Development Plan and Technical Growth Study update was to gather community values and priorities relating to growth. Feedback from this engagement, summarized below, has been incorporated into the development of the growth scenarios within this Technical Growth Study. It will also inform updates to the vision of the updated Municipal Development Plan (MDP).

Audience

The project engaged with the public, including Parkland County residents, community organizations, and industry stakeholders.

A total of 143 people completed the web survey and 32 people attended one of the three in-person drop-in open houses and information sessions. Eight community organizations participated in an in-person community workshop and two stakeholders participated in an online industry-focused session.

Engagement Opportunities

The project offered a range of opportunities for community members to have their voices heard. These included:

+ A public survey hosted online and available in paper copy.
+ Three in-person drop-in open houses and information sessions.
+ A virtual interactive industry session.
+ An in-person community stakeholder workshop.
+ Paper discussion guides that enabled input from groups unable to attend the stakeholder or virtual sessions.

4.2.2. Topics

In the public engagement, we asked participants about:

Vision

+ What they value the most about Parkland County today and would like to see protected or enhanced in the future
+ What the greatest challenges facing Parkland County are that need to be addressed

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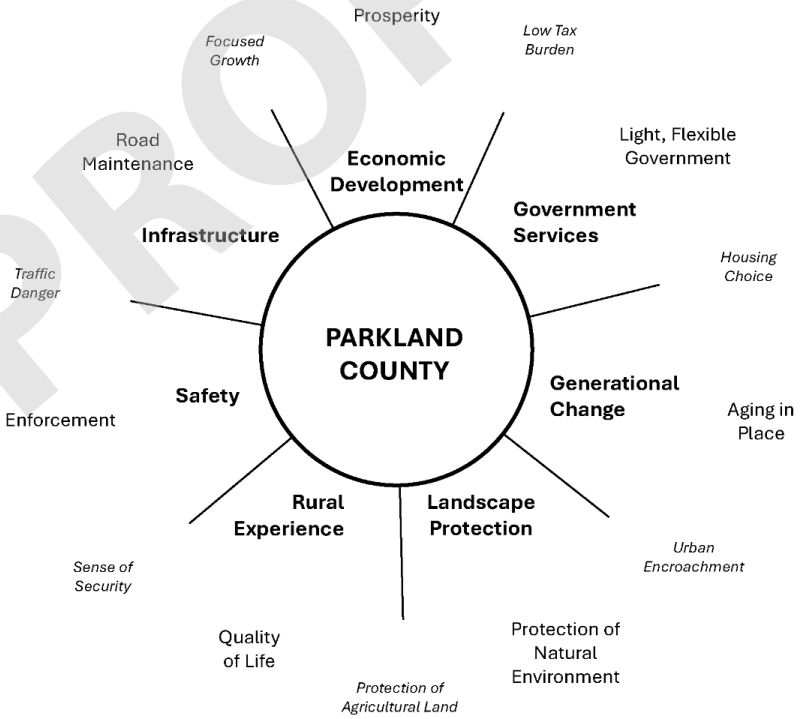
Growth Priorities

For each of the following six topics, we asked about top priorities for each type of growth and where that growth should be prioritized.

+ Housing & Community Services
+ Water & Environment
+ Transportation & Mobility
+ Recreation & Parks
+ Employment & Economic Development
+ Agriculture & Food Security

4.3. Vision & Values

The feedback gathered across all engagement sessions was compiled into a What We Heard report, which is attached to this report as an appendix. The report goes into greater detail about the engagement tactics and results. The following summary highlights key findings, values, and challenges that emerged from the conversations. A summary of the interrelated community values that emerged from these conversations is captured in the following diagram.



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4.3.1. Key Findings

Overall direction

+ Preserve natural areas for ecological health and connection to nature.
+ Protect agricultural lands and activities.
+ Support a rural experience and flexibility.
+ Focus industrial and commercial growth.

Principal Values

+ Natural landscapes and recreation.
+ Rural experience and flexibility.
+ Agriculture.
+ Economic opportunity.

Principal Challenges

+ Loss of agricultural and natural areas.
+ Quality of County services.
+ Crime and security.
+ Maintaining rural experience.
+ Expanding the County tax base.

4.4. Growth Priorities

The engagement asked specific questions about growth priorities. Participants were asked to rank their priorities for six types of uses. The top three responses are summarized here:

Housing and Community Services

+ Providing a rural/remote lifestyle.
+ Increasing resilience to natural hazards, including flooding and fires.
+ Encouraging more seniors housing to enable aging-in-place.

Water and Environment

+ Protecting existing natural areas and wetlands.
+ Protecting air quality.
+ Managing stormwater and drainage.

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Transportation & Mobility

+ Improving local roads and intersections, including better shoulder space, infrastructure for pedestrians, and upgrades to accommodate increased traffic. Residents acknowledged that some of the traffic patterns were the result of construction in the Highway 16 corridor and were likely temporary.
+ Improving bike and trail connections.
+ Making streets and sidewalks safer for pedestrians.

Recreation and Parks

+ Updating existing parks and recreation facilities.
+ Providing additional non-motorized recreation trails and opportunities.
+ Reclaiming former resource extraction lands for recreational development.

Employment and Economic Development

+ Attracting new industries to the County.
+ Retaining existing County businesses and industries.
+ Supporting at-home businesses.

Agriculture and Food Security

+ Protecting high-value agricultural lands from fragmentation.
+ Supporting more community and urban agricultural activities like community gardens, food-bearing plants in public space, and food-based events.
+ Supporting value-add agriculture-based businesses and agri-tourism initiatives.

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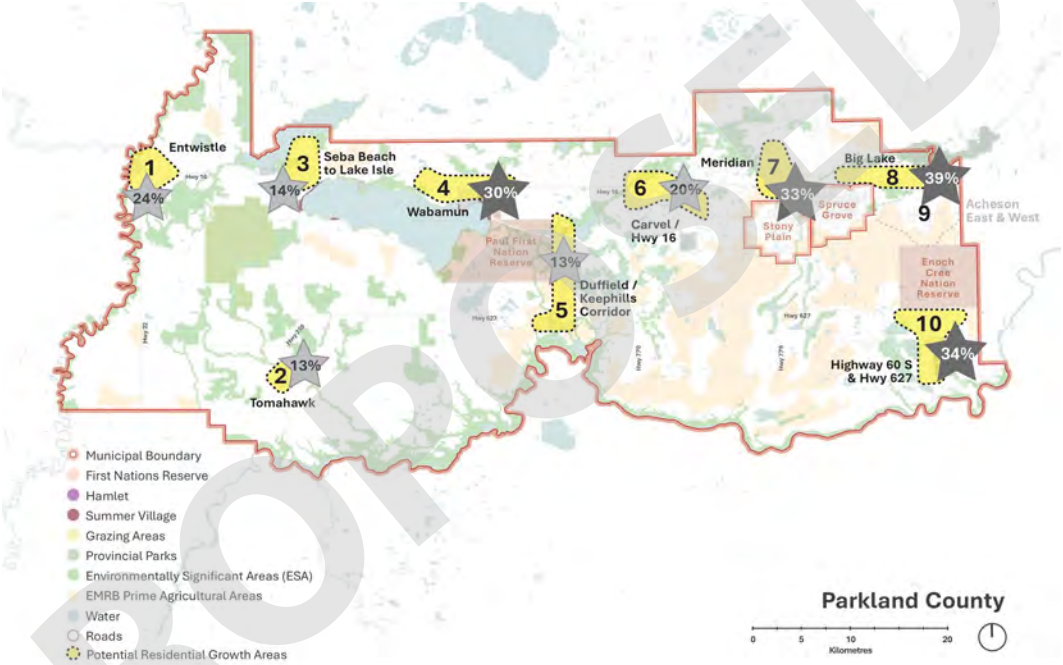
4.5. Growth Distribution

Participants were asked to indicate on maps where certain types of growth should be prioritized. The following maps highlight the distributions recommended throughout the engagement.

4.5.1. Residential Growth Distribution

The top ranked areas for residential growth were those closest to the City of Edmonton on the east side of the County, with Big Lake the top selected option (39%). This was followed by the County's two priority growth hamlets, Wabamun (30%) and Entwistle (24%). The lowest ranked area was Tomahawk.

Map 12. Residential Growth Distribution Results



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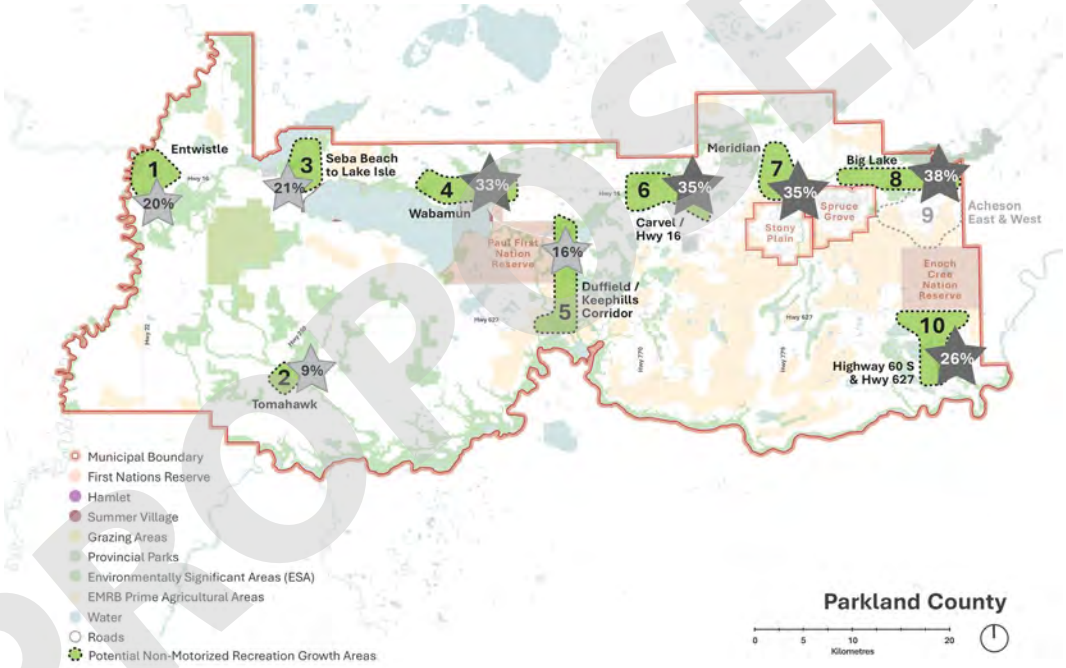
4.5.2. Non-motorized Recreation Growth Distribution

Participants wanted to see non-motorized recreation areas located close to residents and visitors and developed in a way to reduce impacts on environmentally sensitive and agricultural lands. Although some residents felt non-motorized recreation investments should be in locations with existing recreation, others felt it should be prioritized in areas without existing options. Several comments mentioned leveraging non-motorized recreation opportunities to enhance tourism in the region.

While it wasn't part of the nodal growth structure used in this engagement, there are additional opportunities for recreation development in the Highvale Mine area south of Wabamun Lake. These opportunities are outlined in greater detail in the Wabamun Area Vision document.

Map 13. Non-motorized Recreation Growth Distribution Results



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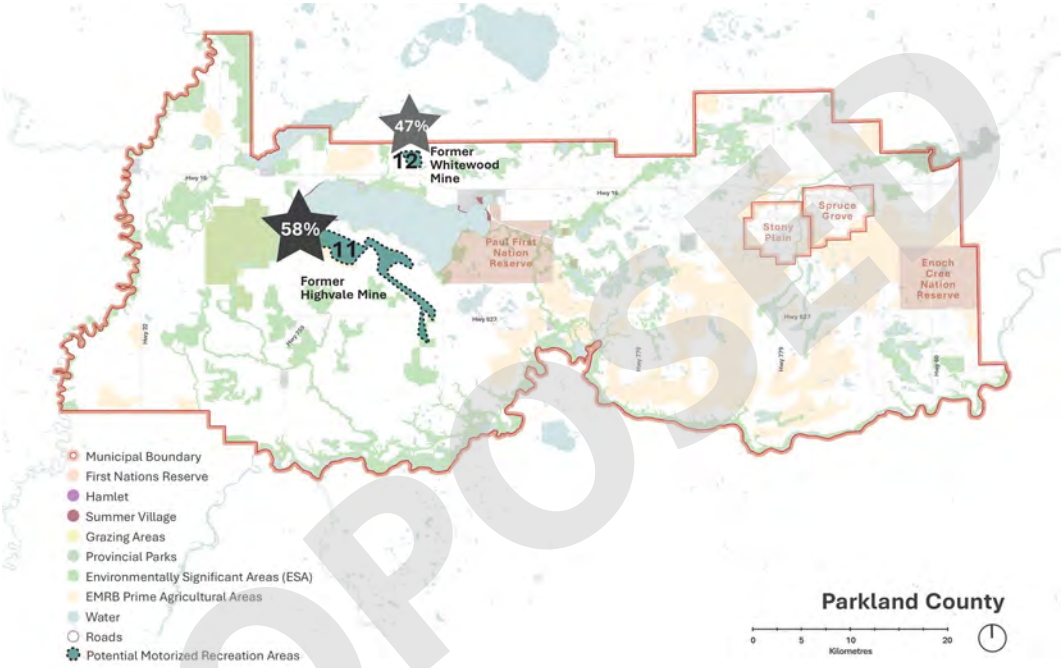
4.5.3. Motorized Recreation Growth Distribution

Two former mine areas were presented as options for motorized recreation prioritization. The Highvale Mine was ranked as a priority by 58% of participants and Whitewood Mine was 47%. Many respondents felt redeveloping or reclaiming former mines for motorized recreation was a great idea. At the same time, some respondents felt motorized recreation should not be prioritized anywhere because it is too destructive to the environment and a nuisance to residents.

Map 14. Motorized Recreation Growth Distribution Results



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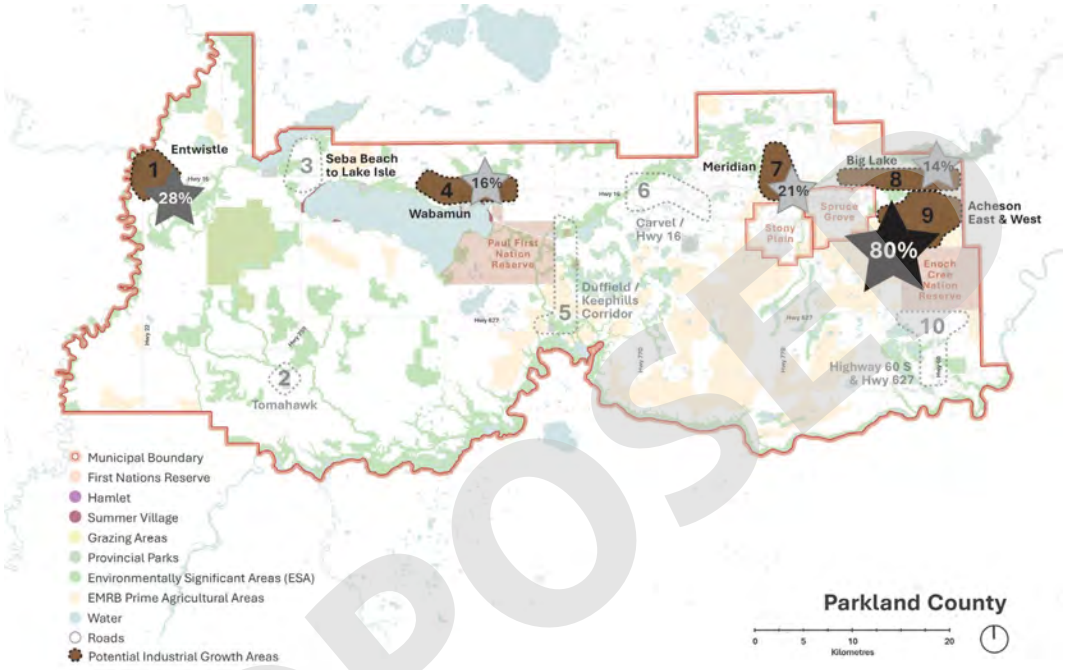
4.5.4. Industrial Growth Distribution

Acheson was the highest ranked priority area for industrial growth (80%). Most participants sought industrial growth where industry is already established, there is infrastructure / transportation to support it, and it is away from residential, natural, and agricultural areas.

Map 15. Industrial Growth Distribution Results



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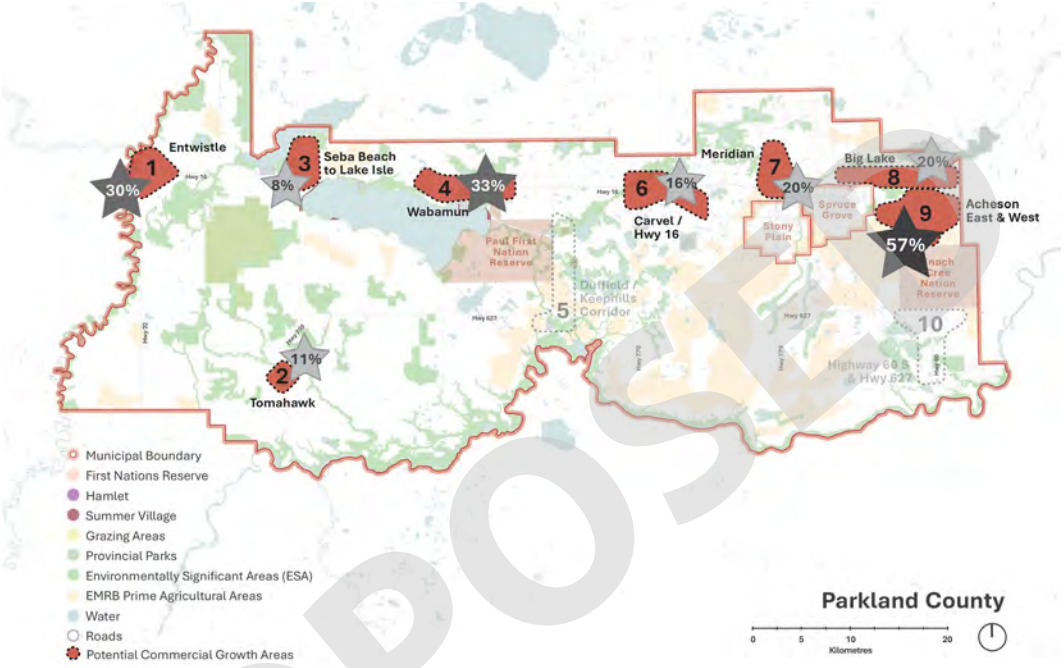
4.5.5. Commercial Growth Distribution

Acheson was the highest ranked priority area for commercial growth (57%). The County's two priority growth hamlets, Wabamun and Entwistle, were ranked as second and third priority (33% and 30%). Comments indicated a desire to see commercial growth aligned with residential growth and highways.

Map 16. Commercial Growth Distribution Results



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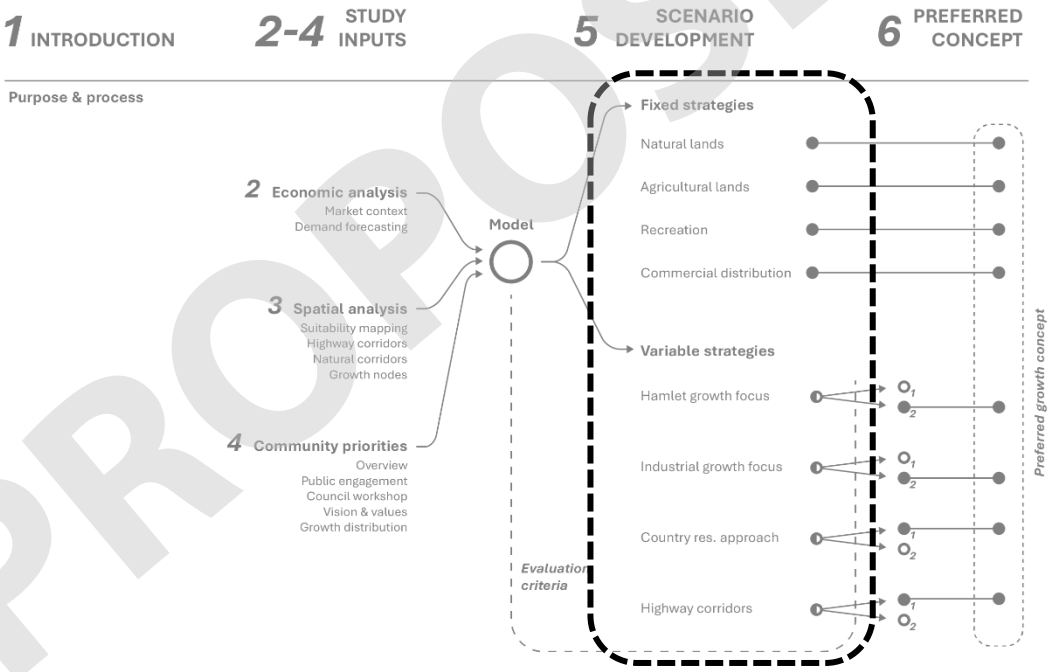
5. Scenario Exploration



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Overview

Chapters 2-4 outlined the inputs that inform the present study. The following two chapters combine these inputs, translating them into a series of strategies that comprise the preferred direction. This study presents two types of strategies: fixed and variable. Section 5.1 outlines fixed strategies. These describe topics that did not show a wide range of difference between potential scenarios—there is a single clear strategic approach. Section 5.2 outlines variable strategies. These describe dimensions of growth that present multiple alternatives that require evaluation and decision.

5.1. Fixed Strategies

Some strategy areas were considered as 'fixed' because they did not require strategic variation across scenarios and there was broad consensus across the technical and community inputs to support them.

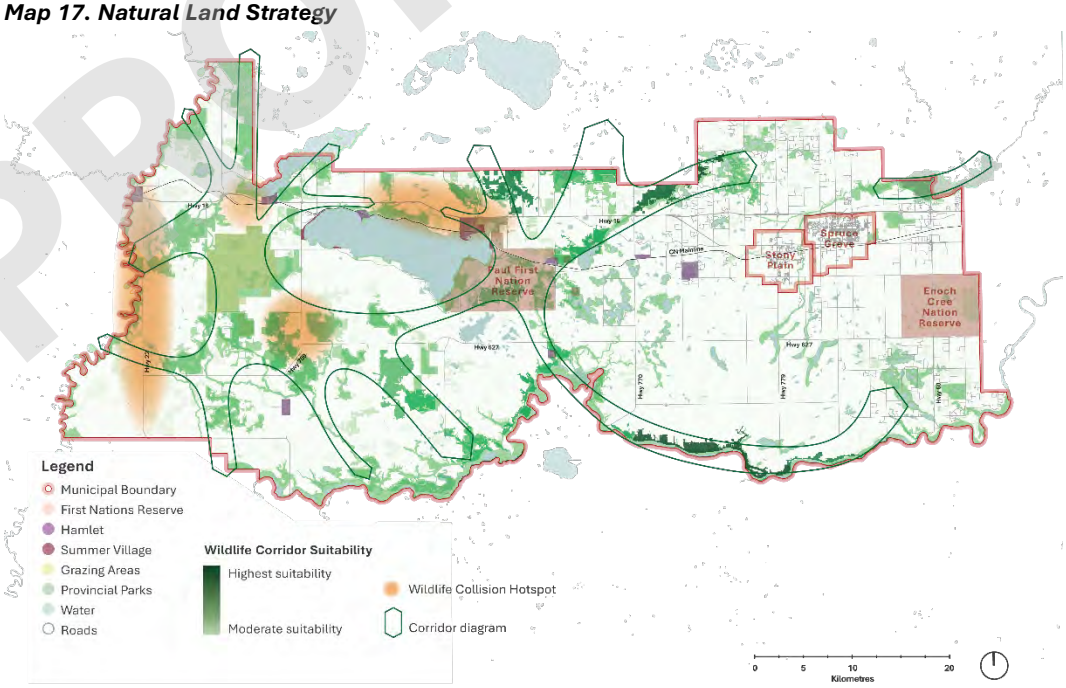
5.1.1. Natural Lands

The protection of high-quality natural landscapes was one of the highest-ranked priorities identified by Council and the community. This is part of a commonly held vision for growth in Parkland County. Proponents of natural protection made the case for the value of natural landscapes based on benefits to residents (including recreation, quality of life, identity, and rural experience), the healthy function of ecological systems (including water quality, microclimates, and pollination) and impact on the economy (including agricultural potential, recreation, and resident/workforce attraction).

The following map shows Environmentally Significant Areas (ESA) and natural corridor suitability. Together, these layers describe the areas in which development comes at a higher ecological cost. The distribution of other forms of growth in this growth study further accounts for ecological well-being by baking environmental sensitivity in as a 'push' factor in the suitability analysis.

Development and growth should respond to ESAs locally and as part of broader systems. Calculation of the ecological cost of developing these spaces should be key in informing development decisions across the county. Where possible, development should be clustered in existing nodes and disturbed parcels.

Map 17. Natural Land Strategy



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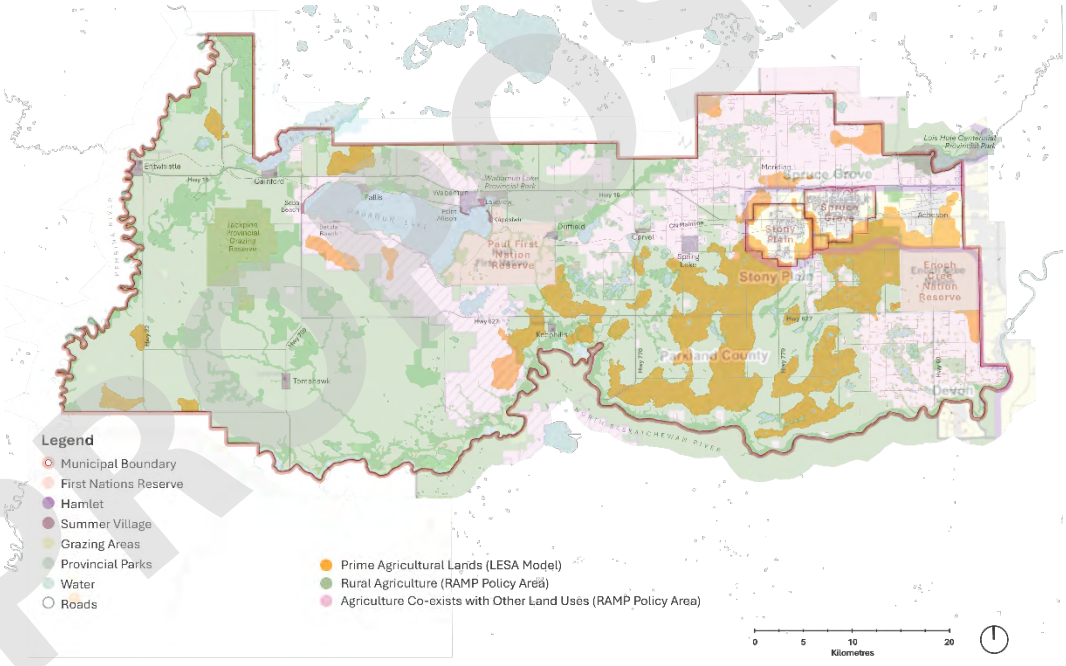
5.1.2. Agricultural Lands

Protection of high potential agricultural landscapes was among the top-rated priorities shared by Council and the public. This directive also aligns with regional priorities as described through the Edmonton Metropolitan Region Board's (EMRB) Regional Agricultural Master Plan (RAMP).

Agricultural land plays a significant role in Parkland County's economy, is vital to its identity and ongoing value-proposition as a rural place, and plays a key role in increasing food security. Protecting these landscapes reinforces what community members valued most about Parkland County. Due to consensus about the importance of agricultural land, the growth study did not explore any scenario variations in which agricultural land was strategically degraded in favour of other uses. The map below shows prime agricultural lands from the LESA model (Land Evaluation and Site Assessment) and two RAMP policy areas: one area in which protection of agricultural is the principal priority, and one in which agricultural land is encouraged to continue alongside other forms of development.

Map 18. Agricultural Lands and RAMP Policy Areas



There are key regions in which priority should be given to large, contiguous agricultural uses. This component of the strategy is reinforced by other strategic elements that seek to incentivize clustering of non-agricultural land around existing growth—reducing sprawl and further fragmentation. Most of Parkland's best agricultural land is in the southeast between the North Saskatchewan River and Stony Plain, but every major development decision should give due consideration to the protection of contiguous, high-quality agricultural lands. Where agricultural land shares the landscape with other uses, notably country

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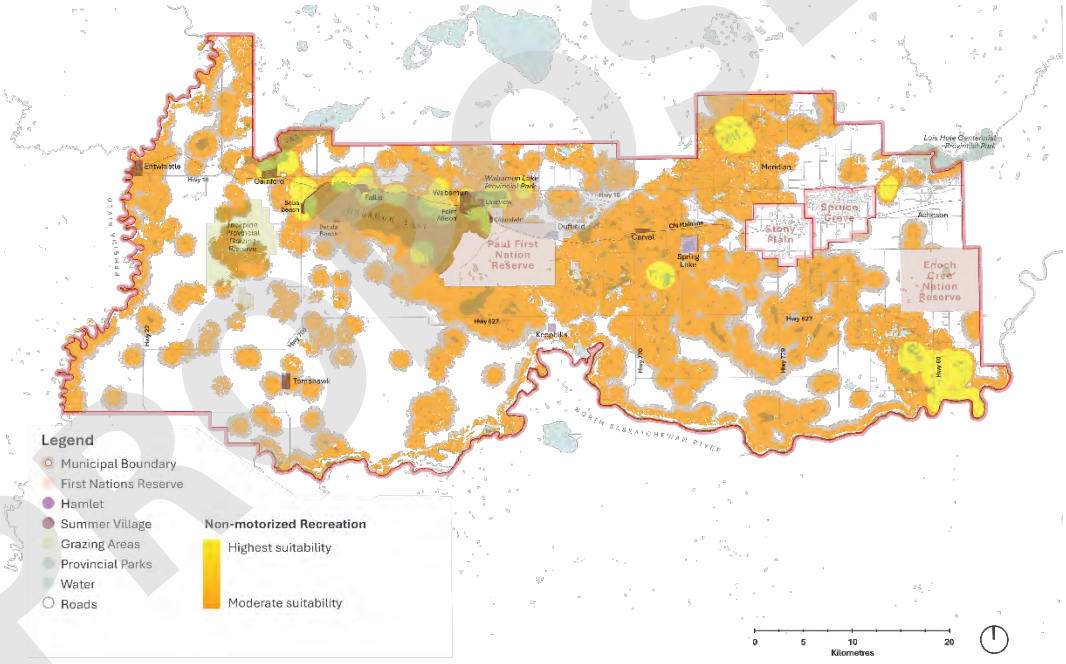
residential in the county's northeast, protection of this land will be lower, but should nonetheless remain a factor in development decisions.

5.1.3. Recreation

Engagement participants identified the importance of recreation in Parkland County as a key factor in the region's identity, quality of life, and economic transition. Recreation is positioned as a foundational opportunity for the region's transformation and is a key part of servicing existing populations and attracting new residents.

The recreation profile of Parkland County includes both motorized and non motorized recreation opportunities, both of which draw on the region's natural assets. Wabamun Lake is the heart of recreation for the county. Recreation development should leverage the opportunities of the area around the lake, including mine land reclamation and new trail connections that link recreation nodes, including river access points inside and outside the Highvale Mine.

Map 19. Non-motorized Recreation Development Suitability



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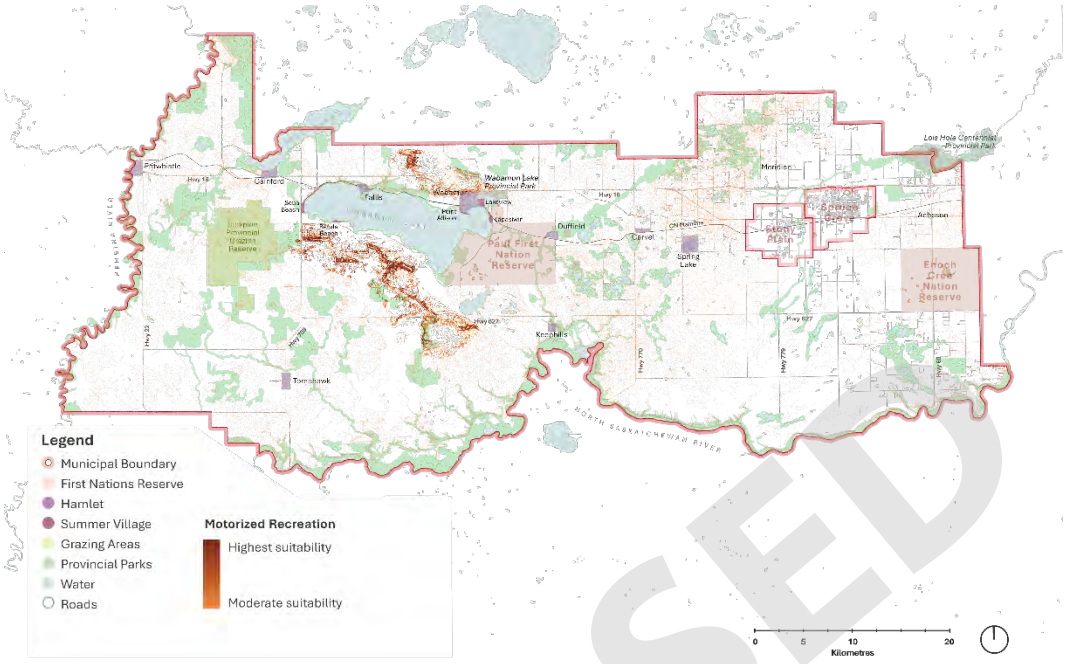
Map 20. Motorized Recreation Development Suitability



Wabamun Country provides several key opportunities for year-round motorized recreation uses, both on and off the water. Wabamun Lake will remain a key destination for recreational boaters throughout the summer. Wabamun Lake Provincial Park, Wabamun Hamlet, and the recently built south boat launch (near the Sundance Generating Station) all provide public access for boaters.

In the winter, snowmobiles are a popular motorized activity, on the frozen lake and throughout nearby trails. The former mine lands at Whitewood and Highvale (both north and south of the lake) provide strong opportunities for motorized recreation for ATVs, dirt bikes, and snowmobiles throughout the year.

At the core of these activities, Wabamun Hamlet should be positioned as a basecamp for regional recreation. It can bolster this role through the development of additional commercial, hospitality, and recreation infrastructure that connects it to the region. Increasing use of e-bikes, which unlock cycling infrastructure for a wider range of people throughout the year, can be expected to make use of both roads and trails in the area.

Outside of Wabamun, there are opportunities for new trails and recreation development throughout the Highway 16 corridor. A county-wide trail strategy is currently underway and will help guide recreation focus and investment across the county.

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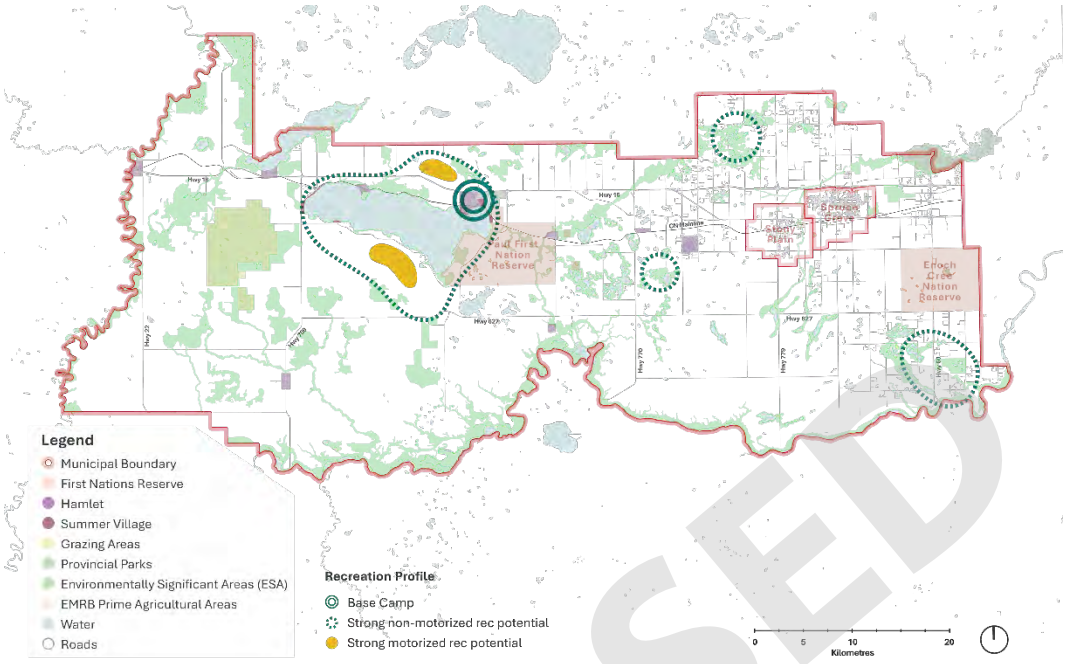
Map 21. Recreation Growth Profile



5.1.4. Commercial Distribution

Commercial growth increases the County's tax base and brings employment and services to residents. Good commercial development has strong growth potential across the county.

The technical growth study inputs outlined in Chapters 2-4 included both projections and spatial suitability for commercial uses. Together, these inputs paint a picture of the distribution, volume, and form of commercial growth across the County. According to the economic analysis, commercial uses will tend to follow other growth types, building on residential and employment growth and distribution. Because of this "following" tendency, the commercial growth strategy is largely dependent on other growth patterns. For this reason, it is positioned as a "fixed' element in the scenario creation and evaluation. Strategically, Parkland County can evaluate commercial growth according to how well supports existing development or based on how it aligns with future growth priorities. There are some more detailed implications for commercial distribution along the highways, but these are captured in the variable strategies outlined for highway corridors in Section 5.2.

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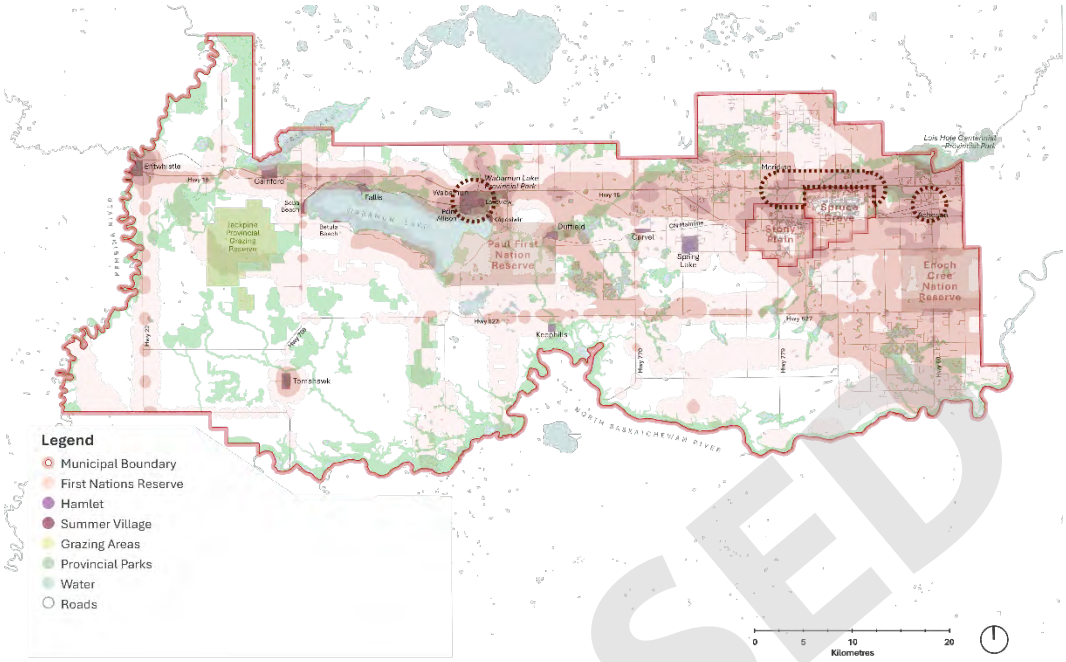
Map 22. Commercial Distribution Strategy



Commercial growth should be concentrated in the growth areas in Wabamun, Acheson, and on the north border with Stony Plain and Spruce Grove.

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5.2. Variable Strategies

There are four components of the growth concept for which there are distinct strategic options. In the following section, each of these components is outlined and evaluated, resulting in a collection of preferred direction. Taken together, these preferred strategies and the fixed strategies outlined in Section 5.1 work together to comprise the preferred growth concept. Variable strategies address the following topics:

+ Hamlet growth prioritization areas.
+ Industrial growth prioritization areas.
+ Corridor development focus.
+ Country residential development areas.

5.2.1. Hamlet Growth Focus

Overview

The incorporation of Wabamun Hamlet into Parkland County in 2021 is a key factor that precipitated this study. The inclusion of Wabamun into the fabric of the County has led to new conversations about the role that Wabamun might play—especially in contrast to Entwistle. The suitability analysis uncovered that both hamlets had some characteristics that made them well-suited to be a growth focus. Through the technical review and community engagement, two options emerged:

+ **Option 1**: Allow growth to occur organically between both Wabamun and Entwistle. Do not incentivize growth and continue to expand servicing as required between the hamlets.
+ **Option 2**: Classify Wabamun as a priority growth hamlet. Allow growth to continue in both hamlets but incentivize Wabamun investment. Focus on expanding servicing and amenity in Wabamun.

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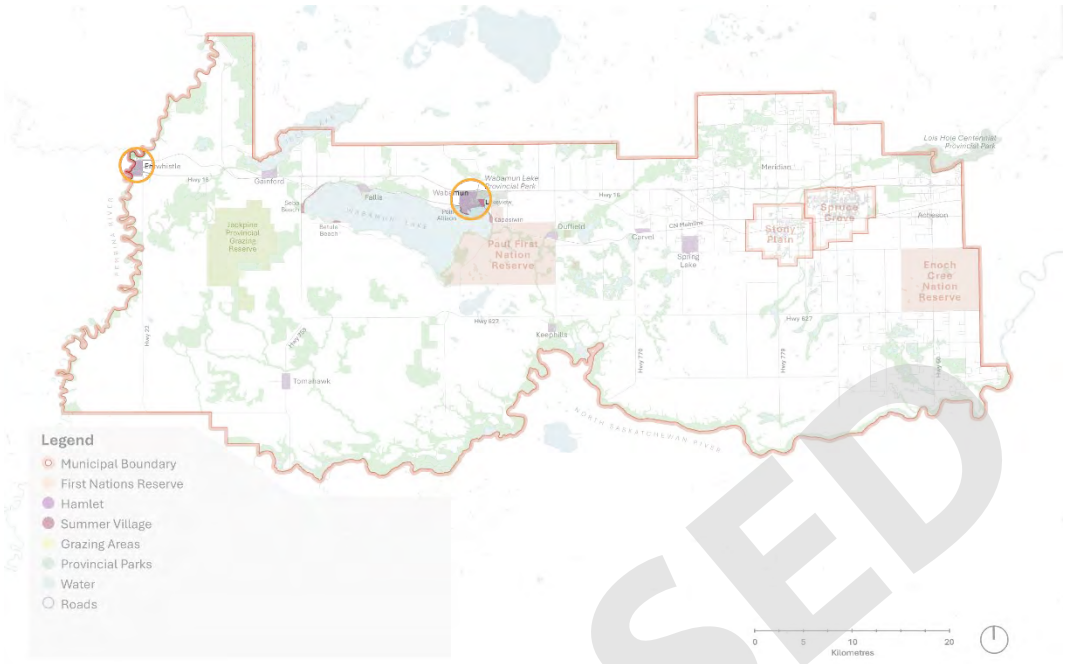
Map 23. Hamlet Growth Focus Options



Technical Assessment

On the topic of hamlet growth focus, the technical analysis supports **Option 2**. It identified Wabamun as the most prominent long-term growth opportunity for creating a strong regional node for residential, community commercial, small, and medium scale local industrial formats and tourism opportunities. This position was bolstered by:

+ Wabamun's proximity to Spruce Grove and Stony Plain
+ The area's access from Highway 16, and centrality to future outdoor recreational amenities.
+ A high capacity for full-time and seasonal work-from-home segments.
+ Good opportunities for medium-density housing, setting the stage for a more diverse housing mix.

In the suitability analysis, Wabamun presented a wide range of opportunities for growth among different uses. As described in the Wabamun Area Vision, the hamlet is well positioned to grow into a new role as a regional anchor, and the basecamp for recreation development throughout "Wabamun Country". New investments in the hamlet's waterfront on Wabamun Lake also promise to unlock new housing segments and activate broader recreational draws to the area. Growth should be directed to Wabamun to make good on these investments.

Alignment with Community Priorities

Community survey results indicated a slight preference for prioritization of growth in Wabamun over Entwistle for residential (indicated by 30% vs 24% of

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participants) and commercial (indicated by 33% vs 30% of participants). Evaluation of the two options against broader community values and priorities yields a slight advantage for **Option 2**. This was premised on the advantages clustering development has on increased infrastructure efficiency and reduced impact on natural and agricultural land.

Preferred Direction

Based on the technical assessment and alignment with community priorities, the growth study recommends that Parkland County pursue **Option 2**. This option designates Wabamun as a priority growth hamlet and explores incentives to focus and expand the hamlet's development profile. The study recommends that Parkland County continue to enable growth in Entwistle.

5.2.2. Industrial Growth Focus

Overview

Parkland County is home to a wide range of industrial development. Some of this development is clustered into industrial zones, while other development is more dispersed, largely following resource extraction operations. Among industrial zones, Acheson Industrial Area is the largest and most developed in Parkland County. Acheson has strategic advantages in its proximity to Edmonton, strong air, rail, and highway connections, and labour market access. Parkland County is also home to the Entwistle Industrial Area and the Meridian Business Park. These areas are smaller in scale, but still offer acres of developable space and strong industrial connectivity. Through the technical review and community engagement, two options emerged:

+ **Option 1**: Allow growth to occur organically between Acheson, smaller industrial parks, and corridor lands along Highway 16. Do not incentivize growth and continue to expand servicing to support more decentralized growth.

+ **Option 2**: Focus on Acheson as a priority industrial growth area. Incentivize industrial growth and support intensification and expansion of industrial uses in the Acheson area.

Technical Assessment

On the topic of industrial growth focus, the technical analysis supports **Option 2**. Acheson presents the most viable long-term growth opportunity, and it is in Parkland County's best interest to further solidify it as a strong anchor for industrial growth. This position was bolstered by:

+ Acheson's well-established infrastructure and access. The area has extensive existing services and long-term investment in place to address long-term capacity. Growth in this area will leverage several hundred million dollars of infrastructure investment.

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+ The area's ability to accept intensification of high-quality developments.
+ The area's lack of residential growth, which reduces the potential for growth conflicts.
+ The opportunity to continue to integrate office and retail commercial uses that support workforce needs.

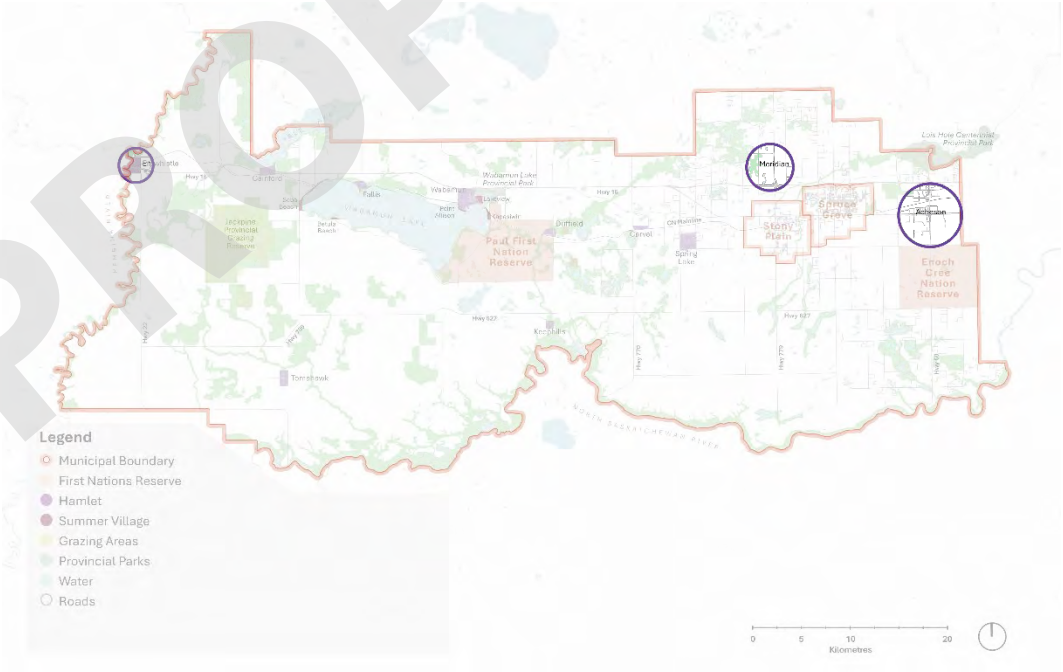
Alignment with Community Priorities

The community survey results showed a strong preference for prioritizing industrial growth in Acheson (indicated by 80% of participants) compared to Meridian (21% of participants) and Entwistle (28% of participants). Evaluation of the two options against broader community values and priorities also yields an advantage for **Option 2**. This edge is premised on the advantages in focusing investment attraction, minimizing the costs of new servicing and infrastructure, and limiting impacts on natural and agricultural landscapes.

Preferred Direction

Based on the technical assessment and alignment with community priorities, the growth study recommends that Parkland County pursue **Option 2** for industrial growth focus. This option focuses industrial development in Acheson, incentivizing growth and expanding the area's existing role as an industrial growth anchor. The study recommends that Parkland County continue to enable industrial growth in Entwistle and Meridian.

Map 24. Industrial Growth Focus Options



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5.2.3. Country Residential Approach

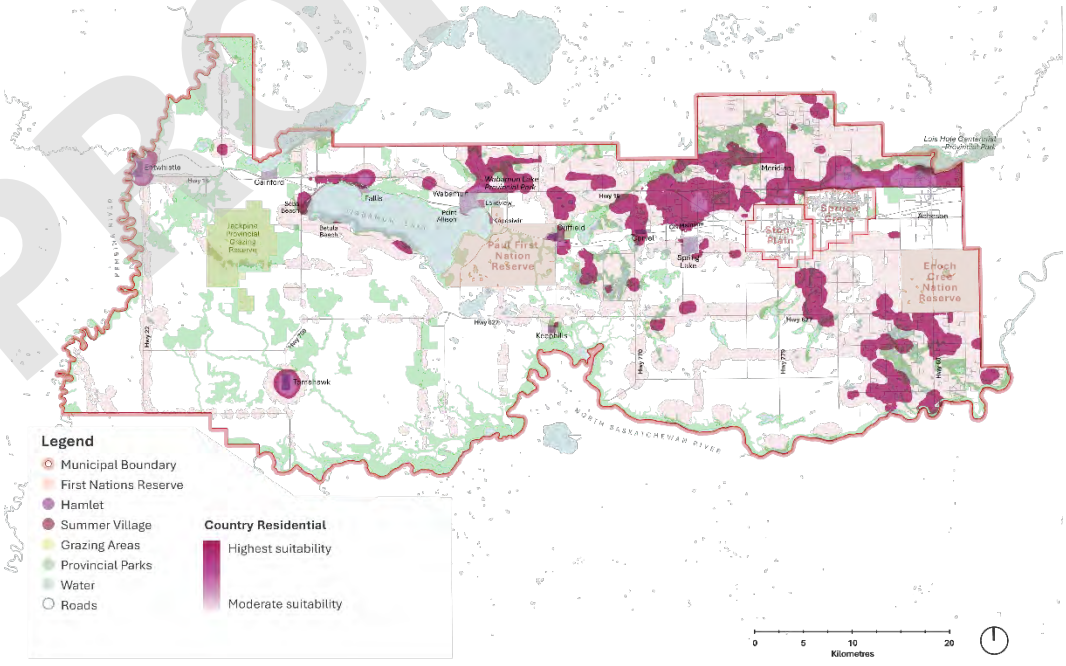
Overview

Parkland County is subject to strong country residential growth pressure due to its proximity and connectivity to Edmonton. This form of development fulfills an in-demand housing segment, but also tends to fragment natural and agricultural lands, increase expectations of service levels, and shift the experience of rural places. Demand for country-style housing, either permanent or temporary, tends to gather around waterbodies, presenting additional ecological management challenges. The technical analysis presented questions about the distribution, intensification, and types of country residential growth. These questions were reflected in conversations with administration, which centred on appropriate forms, densities, and infill strategies for country residential. These conversations resulted in the following two strategic options.

+ **Option 1:** Allow country residential growth to continue in areas with existing demand. Do not incentivize growth locations based on specific patterns or nodes. Provide additional guidance within the MDP to prioritize lower-impact country residential forms and guide suitable areas for Country Residential at the scale of the Area Structure Plan and site.

+ **Option 2:** Recommend the development of a suite of higher-level rules and incentives to give shape to country residential growth patterns across Parkland County. Focus growth to support nodes of existing commercial and community amenity, and deter growth in other areas, regardless of demand.

Map 25. Country Residential Suitability



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Technical Assessment

On the topic of country residential direction, the technical review recommends **Option 1**. The economic analysis identified a series of higher-potential areas in which country residential demand is highest. These areas included the Seba Beach/Isle Lake node, the Duffield/Keephills area, along Highway 60 south of Acheson, and in the county's northeast near Edmonton. There is little gained in trying to coordinate regional growth dynamics for this type. Instead, the study recommends focusing on site-scale qualities of this development type that can increase its financial viability and reduce its negative impact.

Alignment with Community Priorities

Community input on low density and country residential growth focused more on quality than distribution. There was **no distinct direction toward Option 1 or 2**. Key ideas that emerged from the community conversation included:

+ Preservation of rural experience: participants mentioned that development of lots smaller than ½-acre tended to feel like suburban extensions of Edmonton, rather than rural. Residents of these places were perceived to bring higher expectations for level of service level of service, including elements like street lighting.

+ There was a desire to support more diverse housing types across the County, especially in ways that supported aging in place.

+ Participants remained concerned with the impacts of residential growth on natural and agricultural land.

Preferred Direction

Based on the technical assessment and alignment with community priorities, the growth study recommends that Parkland County pursue **Option 1** for its country residential approach. Development should align with emerging regional housing strategies. Additional community concerns and internal conversations regarding the qualities of country residential are best addressed through updates to the Municipal Development Plan and Land Use Bylaw.

5.2.4. Highway Corridors

Overview

Highway corridors tend to attract development, largely due to access, servicing and visibility. The suitability mapping shown in this report largely reflects this trend—the shape of growth in Parkland County is largely focused on these areas. As discussed in the corridor review in Section 3.2 of this report, Parkland has both primary and secondary growth corridors that run through the county. Primary growth corridors include Highway 16 running east-west through the county, and Highway 60, which runs north-south near the county's east extent. Conversations through the technical and community components of this growth study reflected two potential corridor strategies:

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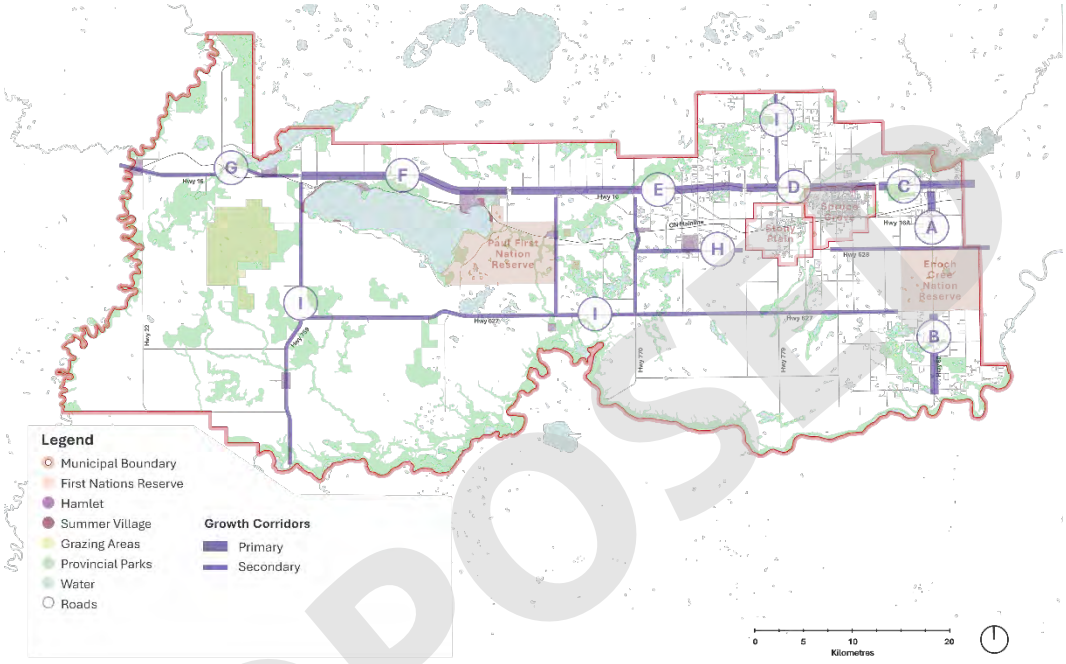
+ **Option** 1: Allow highway corridor growth to continue according to market demand and within policy constraints, with growth expected to largely cluster at key intersections and near existing development.

+ **Option 2:** Recommend measures to direct highway corridor development toward specific nodes, supported by incentives and land use planning.

Map 26. Primary and Secondary Growth Corridors



Technical Assessment

As growth along the highway corridors in Parkland County is largely anticipated to occur near existing and planned development, the technical assessment recommends **Option 1.** There is little reason to expend effort incentivizing growth toward a smaller set of nodes, and adding local access off of Highway 16 is not a priority given the road's regional role. That said, given the range of corridor types in the county, there is an opportunity to shape highway development through infrastructure investment and within the Municipal Development Plan. Highway growth often requires a supporting parallel road network to enhance accessibility. Investment in this form of infrastructure can be used as a gentle strategy to improve the suitability of highway commercial in desirable areas. Policies at the MDP and LUB level can support outcomes along the corridors related to aesthetics, district identity and character, and site suitability for highway-oriented commercial. These outcomes are directed at a finer level of detail than what is directed by this growth study.

Alignment with Community Priorities

The public and stakeholder engagement sessions did not ask directly about highway corridors. We received no specific feedback that directed a particular distribution of growth among the corridor areas. For this reason, community

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priorities provided **no distinct direction toward Option 1 or 2.** Community input on Parkland's highways was more focused on the function and quality of the roadways themselves. On secondary highways, participants raised concerns about the mix of traffic on highways, including high-speed vehicles, pedestrians walking along the highway or ditch, and large farm implements. Most people wanted to see commercial development focused on highways, to minimize its interruption of agricultural, natural, and residential spaces farther from these corridors.

Preferred Direction

Based on the technical assessment and alignment with community priorities, the growth study recommends that Parkland County pursue **Option 1** for its highway corridor approach. Development in these areas should continue to be market-led and given appropriate shape by policies in the Municipal Development Plan and Land Use Bylaw.

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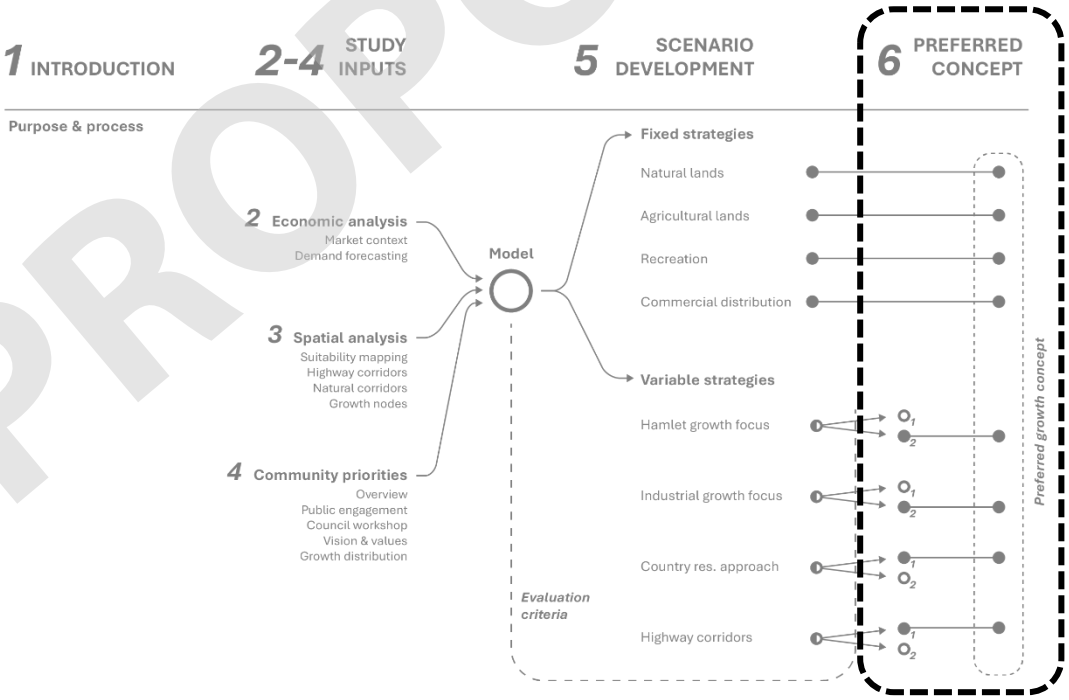
6. Preferred Growth Concept



Overview

The preferred growth concept is an aggregation of the directions described in Chapter 5. It presents a summary map and then focuses directly on the recommended direction in each leg of the growth strategy.

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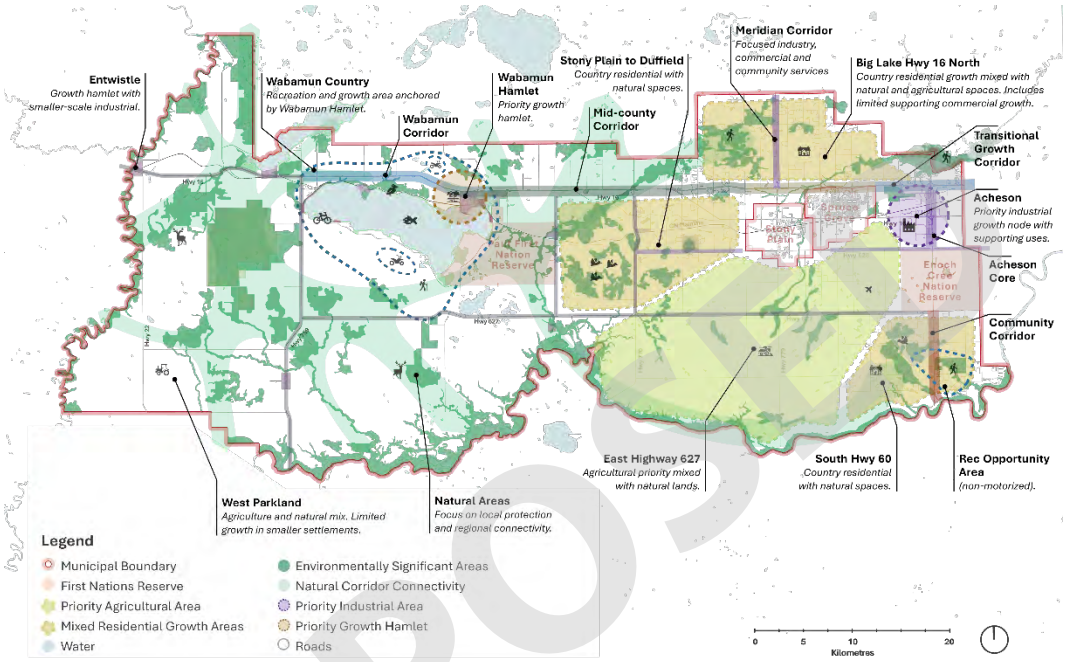
6.1. Growth Concept

The following map is a diagrammatic summary of high-level direction included within the technical study. The section following the map summarizes key direction from the strategies, which are described in greater detail in Chapter 5.

Map 27. Preferred Growth Concept



6.2. Strategy Summary

6.2.1. Natural Spaces

In the preferred growth scenario, development and growth should respond to Environmentally Significant Areas (ESA) locally and as part of broader systems. Calculation of the ecological cost of developing these spaces should be key in informing development decisions across the county. Where possible, development should be clustered in existing nodes and disturbed parcels.

6.2.2. Agricultural Land

In the preferred growth scenario, priority should be given to large, contiguous agricultural uses as indicated in the RAMP. Every major development decision should give due consideration to the protection of contiguous, high-quality agricultural lands. Where agricultural land shares the landscape with other uses, notably country residential in the county's northeast, protection of land in high ag-potential area should remain a factor in development decisions.

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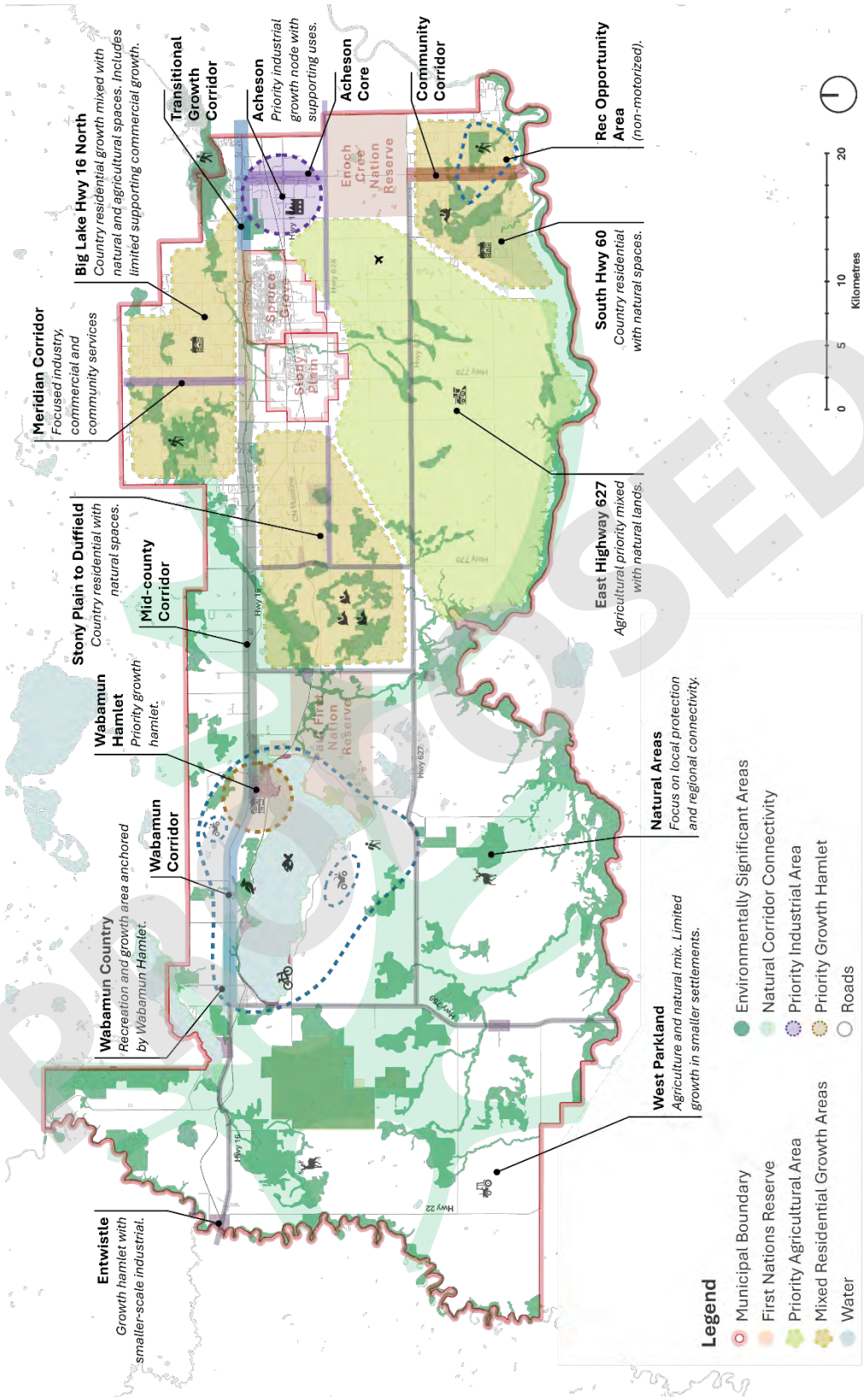
Map 28. Preferred Growth Concept (large)



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6.2.3. Recreation

In the preferred growth scenario, recreation development and growth are centred in Wabamun Country, the area around Wabamun Lake. Wabamun Hamlet is positioned as a base camp for recreation across the region, which can include both motorized and non-motorized activities on and off the lake.

6.2.4. Commercial

In the preferred scenario, Parkland County supports commercial growth when it responds to other growth, especially in Acheson, Wabamun, and in suitable locations along highway corridors. Access to and from the highways will become a key consideration supporting commercial growth nodes.

6.2.5. Hamlet Growth Focus

Based on the technical assessment and alignment with community priorities, the growth study recommends that Parkland County pursue a strategy that designates Wabamun as the sole priority growth hamlet and explores incentives to focus and expand the hamlet's development profile. This recommendation includes demoting Entwistle from its current status as a priority growth node. The study recommends that Parkland County continue to enable growth in Entwistle and other settlements, but without additional incentive. This strategy leverages existing investments across the county while focusing near-term effort on enhancing Wabamun's role in the county.

6.2.6. Industrial Growth Focus

Based on the technical assessment and alignment with community priorities, the growth study recommends that Parkland County pursue a strategy for industrial growth that focuses development in Acheson, incentivizing growth and expanding the area's existing role as an industrial growth anchor. The study recommends that Parkland County continue to enable industrial growth in Entwistle and Meridian.

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6.2.7. Country Residential

Based on the technical assessment and alignment with community priorities, the growth study recommends that Parkland County not pursue a particular incentive structure to shape growth at this time. Instead, the County should wait to align an approach with the EMRB's upcoming regional strategy. Questions related to the qualities (rather than distribution) of country residential are best addressed through the update to the Municipal Development Plan and Land Use Bylaw.

6.2.8. Highway Corridors

Based on the technical assessment and alignment with community priorities, the growth study recommends that Parkland County not pursue a particular incentive structure to shape highway corridor growth. Development in these areas should continue to be market-led and given appropriate shape by policies in the Municipal Development Plan and Land Use Bylaw.

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7. Appendices

NOTE: Appendices attached separately while in draft.

7.1. Engagement Report

7.2. Market Research Backgrounder

7.3. Demand and Growth Scenarios

7.4. Economic Scenario Memorandum

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Parkland County

Municipal Development Plan

Stage 1 Public Engagement Summary

January 2024

PROPOSED

parkland county

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What We Asked 2
How We Engaged 2

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Next Steps 30

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Project Introduction

Parkland County is updating its Municipal Development Plan (MDP) to guide County growth and economic diversification. The MDP is a high-level plan that establishes a vision for the County's growth over the next 30 years and provides direction on how land is used, where services go, and how communities expand.

It sets this future direction by identifying where different types of growth and development will occur, including residential, employment, recreation, and community service development. In addition to future land use, the MDP sets out policies to guide infrastructure, transportation, and environmental protection.

The MDP update process started in Spring 2023 and will be completed in Spring of 2025. Understanding and learning from local knowledge and community feedback is critical for creating plans that will serve Parkland County residents effectively.

There are three main stages of engagement as part of the planning process.

Stage 1: | Fall 2023

The first stage of engagement, shared in this report, gathered community feedback to support the Technical Growth Study and updates to the MDP vision and priorities.

Stage 2: | Winter 2024

The second stage of engagement will gather community feedback on suggested policies based on the results of the previous stage and technical studies.

Phase 3: | Summer 2024

The third stage will involve showcasing the updated Municipal Development Plan draft and an opportunity for the community to provide final input.

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Engagement Approach

Why We Engaged

The purpose of Stage 1 engagement was to introduce the Municipal Development Plan (MDP) project and to learn about community values and priorities relating to growth in the County. This feedback will inform updates to the vision of the MDP and updates to the growth scenarios within the Technical Growth Study.

Who We Engaged

We engaged with the general public, including Parkland County residents, community organizations, and industry stakeholders.

A total of 143 people completed the online survey and 32 people attended one of the three in-person drop-in open houses / information sessions. Eight community organizations participated in the community workshop and two stakeholders participated in a virtual industry session.

What We Asked

In this first stage, we asked participants about:

Vision

- What they value the most about Parkland County today and would like to see protected or enhanced in the future
- What the greatest challenges facing Parkland County are that need to be addressed

Growth Priorities

For each of the following six topics, we asked about top priorities for each type of growth and where that growth should be prioritized.

- Housing & Community Services
- Water & Environment
- Transportation & Mobility
- Recreation & Parks
- Employment & Economic Development
- Agriculture & Food Security

How We Engaged

Stage 1 engagement involved both in-person events and online engagement from September 20 to November 22, 2023. All of these events, activities, and communication tactics are summarized on the following page.

143
ONLINE SURVEY RESPONSES

500+
UNIQUE VISITORS TO THE WEBSITE

32
PUBLIC SESSION ATTENDEES

11
COMMUNITY & INDUSTRY SESSION PARTICIPANTS

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RESOURCES	DESCRIPTION	STATS	AUDIENCE
Engagement Opportunities			
Public Survey	The survey ran from September 20 to October 29, 2023. Paper copies of the survey were also available by request at the County Centre and Entwistle Community Centre.	**143 survey respondents**	Public
In Person Drop-in Public Open House / Info Fairs	At the three in-person sessions, participants could stop by at anytime during the session to learn about the project and participate in three activity stations. These events were hosted on: • October 26, 2023 from 6-8 PM at Parkland County Centre • November 21, 2023 from 5-7 PM at Entwistle Community Centre • November 22, 2023 from 3-7 at Parkland County Centre	**32 participants**	Public
Virtual Industry Session	At the zoom session, participants received a presentation about the project and participated in a discussion. The event was hosted on November 2 from 12-1 PM.	**2 participants**	Industry Stakeholders
Community Stakeholder Workshop	The project team hosted a workshop with invited community stakeholders to share information about the project and collect feedback on values, challenges, and priorities in a discussion based format. The workshop was hosted on October 27 from 6-8 PM.	**8 participants**	Community Stakeholders
Discussion Guides	Discussion guides were distributed to invitees of the industry and community stakeholder sessions to provide feedback for groups that could not attend.	**1 participant**	Community & Industry Stakeholders
Communications Tactics			
Project Webpage	All project information was available on the project website at yourparkland.ca/mdp.	**522+ unique webpage visits**	Public
Social Media	Posts on Facebook and Twitter throughout September to October 2023 directed people to the public events and online survey.	**5 posts, 7 likes, 34 interactions, 11 shares, 5000+ views**	Public
Email Updates	7 email posts with the link to the website/survey and event reminders were sent to those subscribed to the Your Parkland MDP update list from September to November, 2023.	**68 subscribers**	Public
Newsletter	An ad was included in the County Newsletter on September 15th.	**21,307 recipients**	Public
Digital Signs	The Entwistle Community Recreation Centre and Parkland County Centre digital signs ran from September 20 to October 27.	**2 digital signs**	Public
Newspaper Ads	A newspaper ad ran on October 8 and November 14, 2023 in the Community Voice, in the Pembina Post on October 22 & November 13, 2023,and the Stony Plain Reporter / Spruce Grove Examiner on November 10 and 17.	**6 newspaper ads**	Public
Public Calendar	All scheduled public engagement events were posted on the County's event calendar.	**3 calendar events**	Public

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Engagement Findings

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Key Findings

Preserve natural areas for ecological health and connection to nature

Parkland County's natural landscapes are its most valued asset. These natural areas are valued for their beauty, ecological functions, and recreational role. Having access to nature and a wide range of land and water based recreational opportunities is seen as a primary draw for living in the County. When asked about priorities for growth, participants said they want to see natural areas protected and enhanced as the County grows. This includes protecting both land, water, and wildlife from degradation or loss due to development.

Protect agricultural lands and activities

Agriculture is seen as both a valued economic driver in the region and part of the rural experience of the County. Protection of agricultural lands from fragmentation and urban encroachment is a high priority for participants. Additionally, many want to see more diversity of agricultural uses allowed and encouraged, such as value-add tourism uses and community-based agricultural activities like community gardens.

Support a rural experience and flexibility

Maintaining the rural experience and experience of Parkland County is important. Many participants expressed how they value rural living and the ways that it is different from living in the city. These differences include having more greenspace, less light pollution, less noise, lower taxes, more housing choices, and more access to recreation and nature. Another value was the development flexibility that comes with living on larger rural lots and the lower level of government involvement. Another part of the rural experience is the sense of community. Participants want to see this rural experience maintained by ensuring there are still a variety of rural living options, open spaces, and the appropriate levels of rural servicing.

Focus industrial and commercial growth

Industrial and commercial growth are key drivers of Parkland County's economy and are valued for the jobs they provide and their tax revenue which keeps mill rates low and supports County services. At the same time, participants have concerns about the encroachment of major employment uses on rural residential areas, agricultural lands, and environmentally sensitive areas. In order to reduce encroachment, many participants wanted to see buildout of existing employment areas prioritized first over new areas. Attracting new industrial and commercial businesses was a priority, including making it easier to develop and do business in the County.

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Vision

Participants provided feedback on what they value most about the County and what the biggest challenges are that the County is facing. The results below contain responses from both the survey and in-person sections.

82
VALUES

80
CHALLENGES

Values

Through the survey and in person engagement, the team received 82 values comments.

Natural Landscapes and Recreation

The largest theme arising from the values responses was Parkland County's diverse natural areas and landscapes. These were valued both for their beauty and recreational benefits to residents and visitors.

Rural Experience and Flexibility

Many participants said they value the rural experience that Parkland County provides. Specifically, participants value quiet areas, friendly culture, low density living, dark skies, and more freedom to do what you want on your own property.

Agriculture

Agriculture is another key attribute that participants value in the County. There is a desire to see agriculture protected and enhanced, especially family-run farms.

Economic Opportunity

Many participants value the economic opportunities available in the County. Values include low mill rates, County progressiveness, and specific industrial opportunities in Acheson.

Other Values

- Well planned development
- County engagement with community
- Education & healthcare
- Water / sewer servicing
- Buffers between residential / employment uses

Challenges

The team received 80 comments about challenges facing the County.

Loss of Natural and Agricultural Areas

A main challenge noted in the comments was the loss and fragmentation of natural landscapes and agricultural lands from development. Participants cited increasing growth pressure from the City of Edmonton and concerns about both residential sprawl and commercial and industrial development. Related to this were overall concerns about filling in wetlands and water quality impacts.

Quality of County Services

Another main challenge is the quality of servicing, specifically road condition and internet access. A few comments also indicated a desire for upgraded water/sewer, power, and community facilities.

Crime and Security

Many participants felt that a growing challenge was increasing crime in the County. This included concerns about speeding, illegal dumping, illegal ATV use, drug-use, and theft/break-ins. Several participants wanted to see more enforcement and police presence in the County.

Maintaining Rural Experience

Several participants felt maintaining the rural nature of the County is a challenge. The loss of natural areas and agricultural areas, commercial/industrial encroachment on residential areas, and more urban subdivisions (denser / more services) impact the rural experience. Changing demographics and values were also mentioned as contributing factors. Some participants were also concerned about increasing regulation and controls on properties as well as influence by the City / Edmonton Metropolitan Region on County affairs.

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Expanding County Tax Base

Participants felt that the County is facing a challenge of balancing its tax base with costs. The comments indicated a desire to see an increased tax base through new employment and residential development as well as reduced government spending to keep taxes low. There was also a concern that the County could focus too much on expanding its tax base at the cost of the environment or established residential communities.

Other Challenges

- Homelessness
- Accessibility
- Affordability / Cost of living
- Education and healthcare
- Wildfire response
- Communications between County and residents
- Poor process for selecting engineering / construction consultants
- New online permit system
- High costs / fees to develop
- Lack of amenities for families
- RV and boat storage not currently allowed
- Chem trails
- Green energy transition
- Costly hamlets
- County having to take on Prov / Fed responsibilities

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Growth Priorities

Participants were asked to rank their priorities and priority areas for six types of growth:

- Housing and Community Services
- Water and Environment
- Transportation and Mobility
- Recreation & Trails
- Employment & Economic Development
- Agriculture & Food Security

The following sections combine the results from the survey and in-person events.

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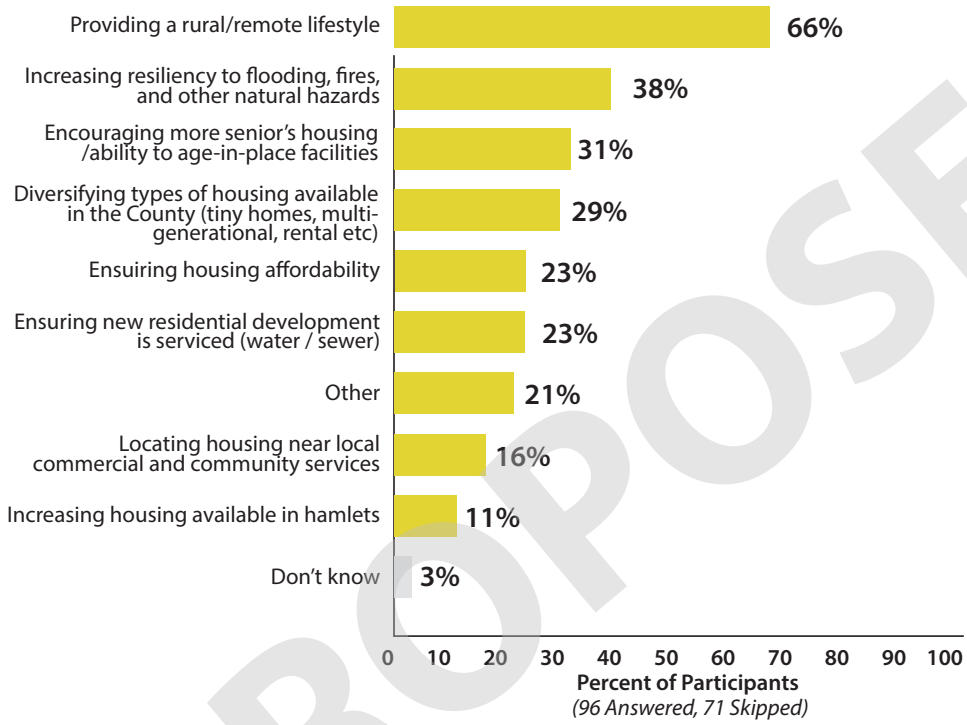
Housing and Community Services

Growth Priorities

The most important priority under the Housing and Community Services topic was to provide a rural / remote experience (66%). This aligns with what was heard in the previous 'values' section. The lowest priority was increasing housing available in hamlets (11%). About a fifth of participants provided an 'other' response, which is summarized below.

Which of the following three Housing and Community Services priorities are the most important to you?



OTHER PRIORITIES

- Servicing existing residents with water and sewer
- Supporting farmers
- Upgrading internet service
- Preserving natural areas for wildlife and human enjoyment / protecting from encroachment
- Preventing new industry from establishing near residential areas
- Reducing red tape

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Priority Areas for Residential Growth

The top ranked areas for residential growth were those closest to the City of Edmonton on the east side of the County, with Big Lake the top selected option (39%). This was followed by the County's two priority growth hamlets, Wabamun (30%) and Entwistle (24%). The lowest ranked area was Tomahawk. A few 'other' locations were suggested, which are summarized to the right.

Reasons for Selecting Priority Residential Areas

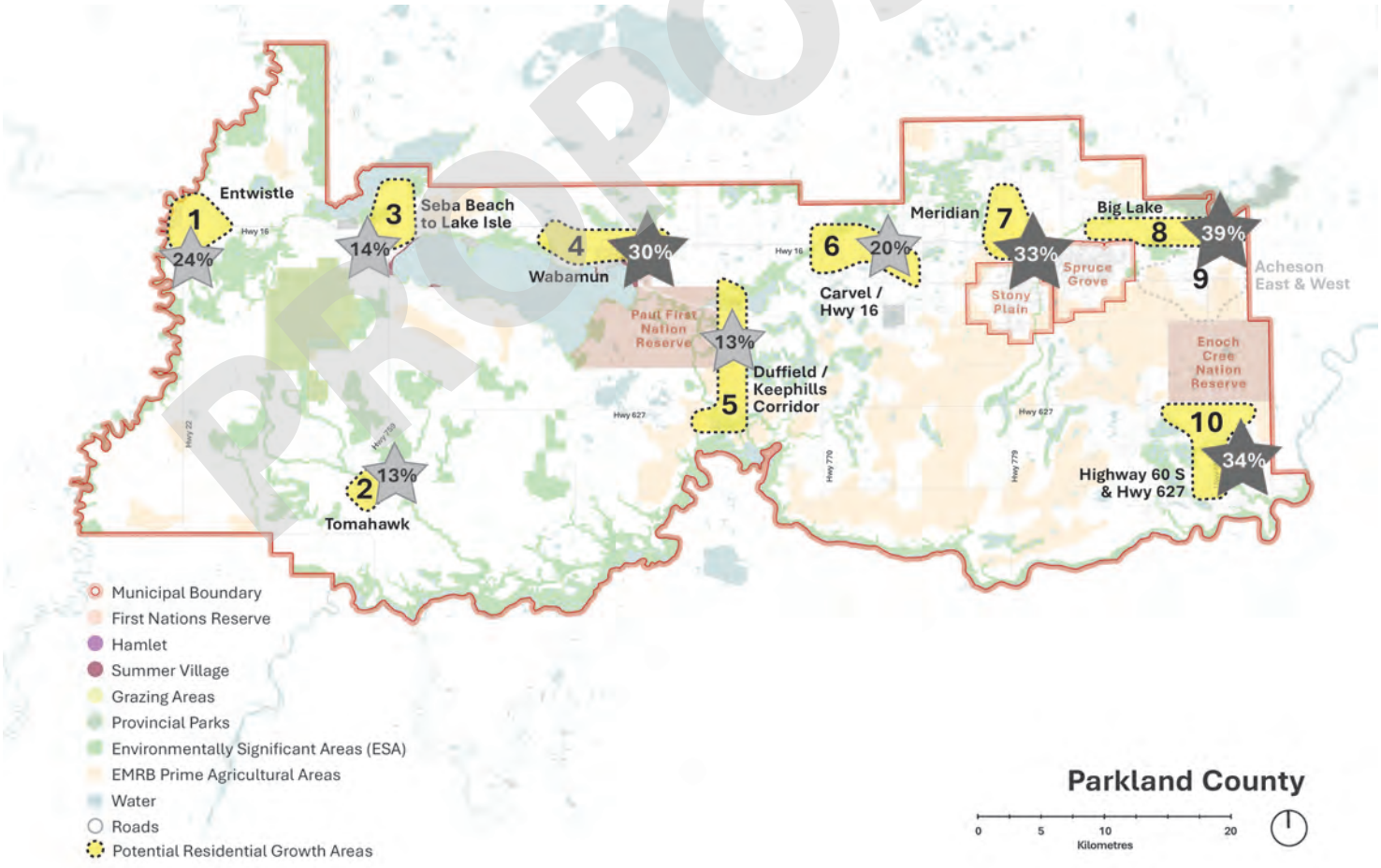
When asked why they selected priority areas, participants indicated that they wanted to see residential growth directed near existing residential areas and hamlets. This was for several reasons, including:

- proximity to existing services and amenities
- proximity to roads and municipal servicing
- shorter commutes to Edmonton
- protection of agricultural land and natural areas
- available and affordable land

OTHER PRIORITY AREAS

- South slopes Wabamun
- None / limit residential growth or prioritize employment growth first
- All areas along the Hwy 628 corridor
- Allow secondary suites

Which areas should the County prioritize for residential growth?



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Additional place-specific comments were provided for some of the growth locations, which are summarized below.

1 - Entwistle

- Distributed growth to take pressure off other areas

3 - Seba Beach to Lake Isle

- Business potential such as tourism and recreation to support residential growth
- Maintains growth in existing hamlets

4 - Wabamun

- Ideal location in relation to other municipalities
- Access to nature
- Business potential such as tourism and recreation to support residential growth (like Sylvan Lake or Pigeon Lake)
- Large parcels of land available to develop
- Ideal location for seniors

5 - Duffield / Keephills Corridor

- Located along a busy corridor
- Existing services, stores, and shops
- Residential growth could lead to investments and improvements in the area

6 - Carvel / Hwy 16

- Close to other municipalities / centres (Acheson, the Tri-Region and Edmonton)
- Ideal for people looking for rural living and proximity to city amenities

7 - Meridian

- Proximity to existing urban centres, Tri-Region and Edmonton and shorter commute times
- Ideal for rural living and open space access
- Close to schools, medical facilities and groceries
- Aligns with highway upgrade and improvement project
- Opportunity for Net Zero development

8 - Big Lake

- Proximity to Tri-Region and Edmonton
- Balanced rural living with access to amenities
- Ideal for recreation-oriented residential development

10 - Hwy 60 & Hwy 627

- Aligns with highway upgrades
- Proximity to amenities and jobs in Tri-Region and Edmonton while promoting rural living
- Potential to create a tourism industry

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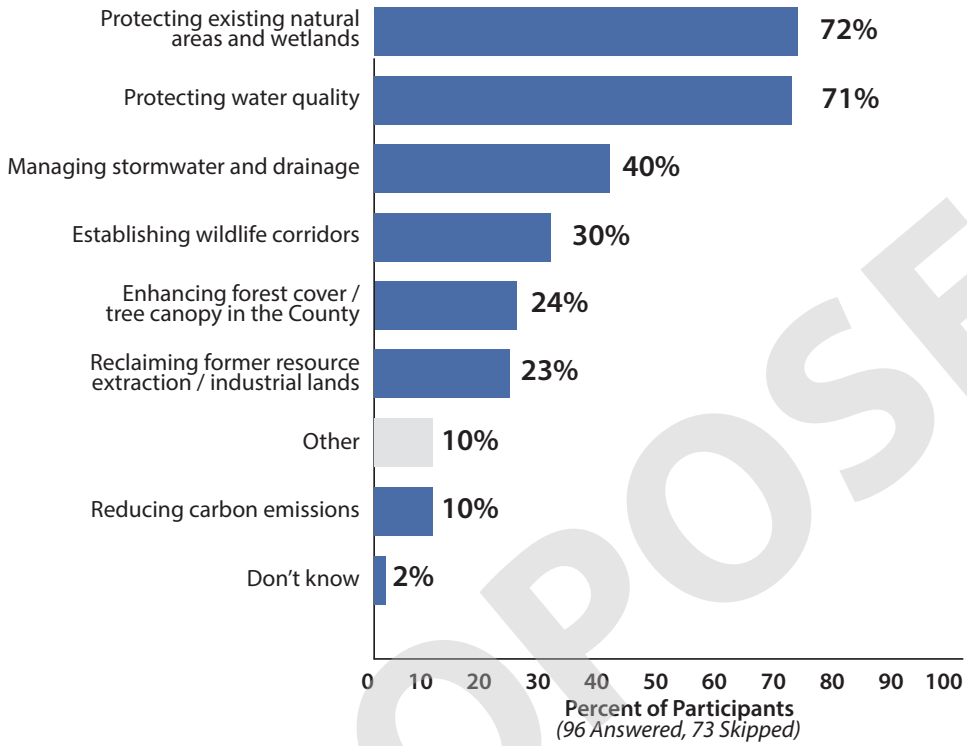
Water & Environment

The highest ranked water and environment priorities were protecting existing natural areas and wetlands (72%) and protecting water quality (71%). The lowest ranked priority was reducing carbon emissions (10%). Other suggested priorities are summarized below.

Which of the following three Water and Environment priorities are the most important to you?



OTHER PRIORITIES

- Protecting municipal water supply
- Creating wildlife corridors and underpasses
- Implementing controlled burns
- Supporting regenerative farming practices
- Ensuring industry prioritizes water and environmental health
- Planting trees
- Do not waste resources on reducing carbon emissions

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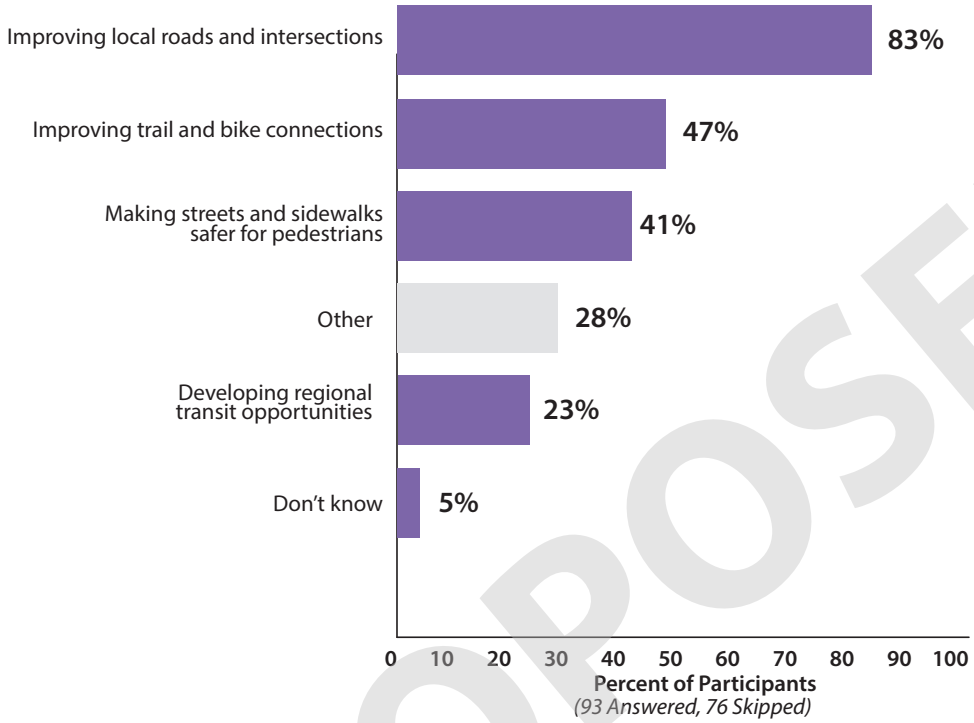
Transportation & Mobility

The highest ranked transportation and mobility priority was improving local roads and intersections (83%) and the lowest was developing regional transit opportunities (23%).

Which of the following three Transportation and Mobility priorities are the most important to you?



OTHER PRIORITIES

- Connecting local and rural roads to the rest of Parkland County
- Ensuring bridges are in good repair and properly maintained
- Widening roads to support large agriculture equipment
- Building wildlife crossings
- Providing railway crossings
- Improving the airport
- Allowing ATVs on trails
- Extending the Edmonton LRT to Spruce Grove or Stony Plain
- Returning unused Registered Road Dispositions to the former land owner
- Reducing traffic speeds and enforcing speed restrictions without camera surveillance
- Not investing in additional transit

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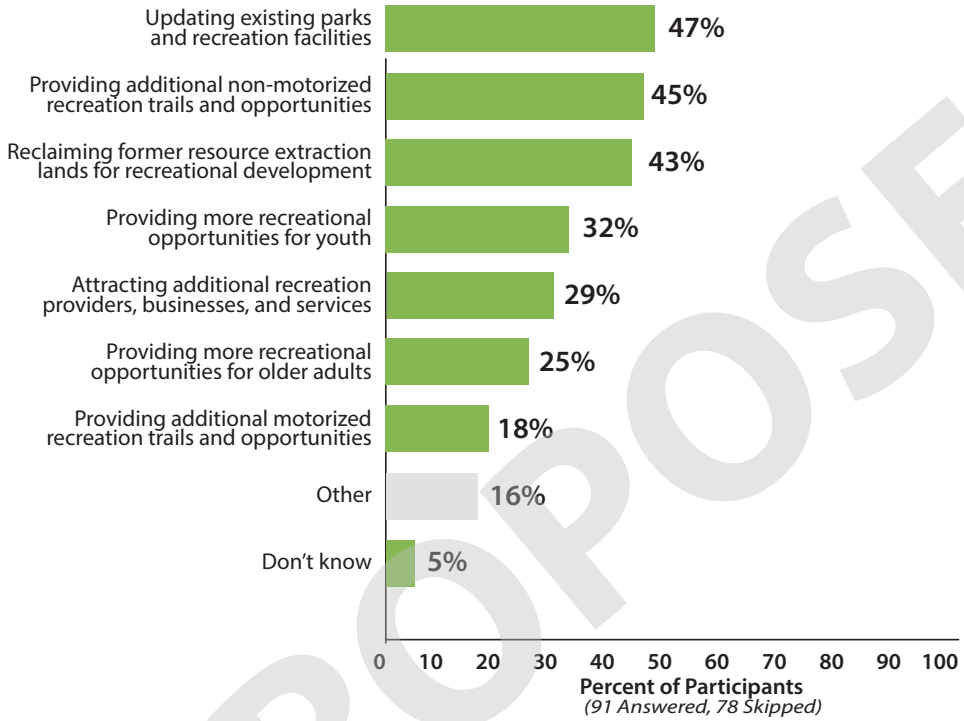
Recreation & Parks

The three top recreation and parks priorities were updating existing parks and recreation facilities (47%), providing additional non-motorized recreation trails and opportunities (45%), and reclaiming former resource extraction lands for recreational development (43%). The lowest ranked was providing additional motorized recreation trails and opportunities (18%).

Which of the following three Recreation & Parks priorities are the most important to you?

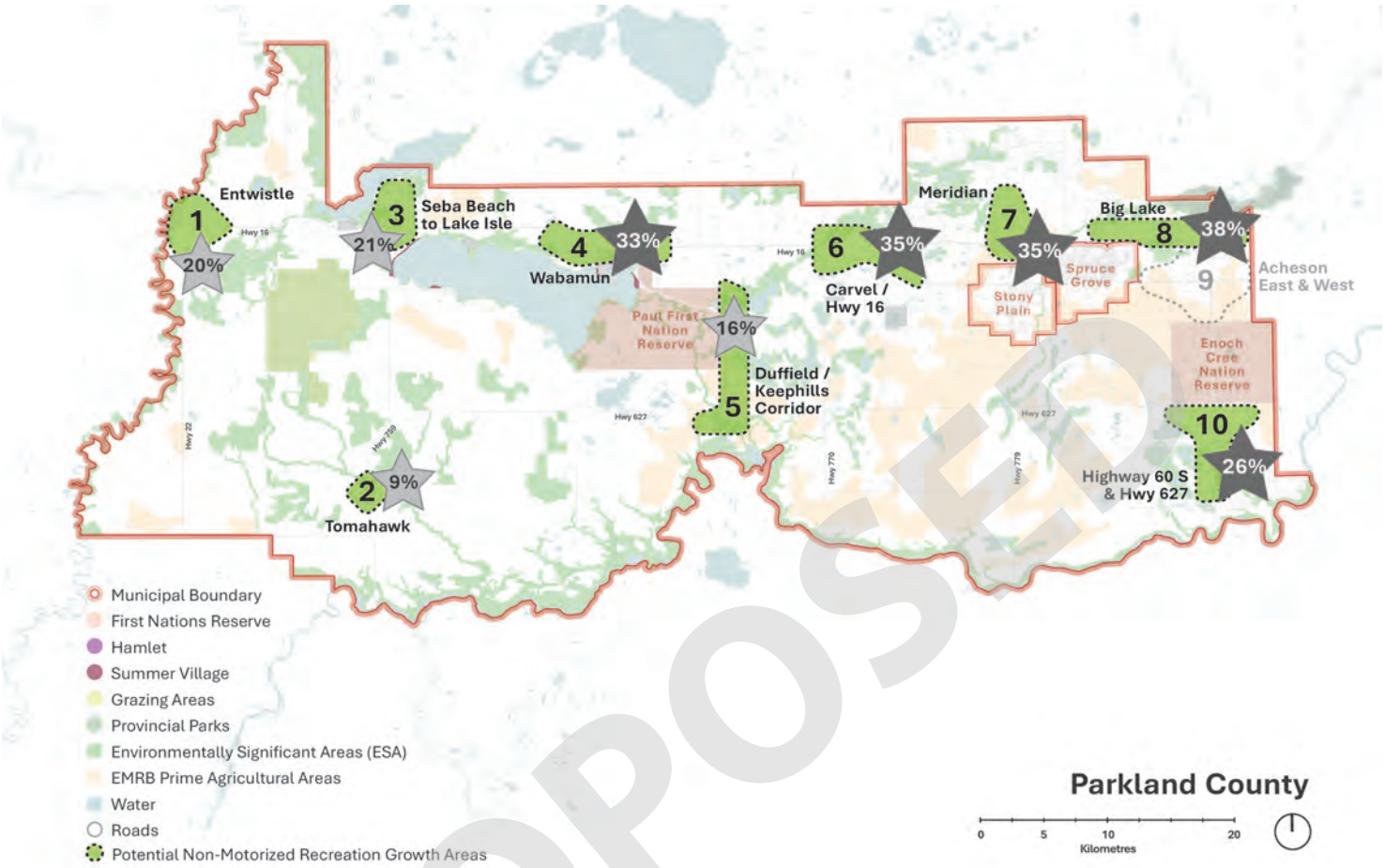


OTHER PRIORITIES

- Partnering with regional municipalities / conservation organizations for recreation and education
- Adding more parks
- Adding trails to keep pedestrians off highways, connect subdivisions, and use municipal reserve land
- Providing water access and water play opportunities (paddle boarding / kayaking)
- Getting private sector to provide recreation and park development
- Removing user restrictions and allowing horses on trails
- Limiting development to keep lands natural

PROPOSED

Which areas should the County prioritize for non-motorized recreation growth?



PROPOSED

Priority Areas for Non-Motorized Recreation

Participants were asked about priority areas for non-motorized recreation. The top ranked areas were Big Lake (38%), Carvel / Hwy 16 (35%), Meridian (35%), and Wabamun (33%).

Participants wanted to see non-motorized recreation areas located close to residents and visitors and developed in a way to reduce impacts on environmentally sensitive and agricultural lands. Although some residents felt non-motorized recreation investments should be in locations with existing recreation, others felt it should be prioritized in areas without existing options. Several comments mentioned leveraging non-motorized recreation opportunities to enhance tourism in the region.

Additional place-specific comments were provided for some of the growth locations, which are summarized on the following page.

OTHER PRIORITY AREAS

- Chickakoo
- Former Highvale and Whitewood mines
- All areas
- None / limit new parks and trails as they are expensive to build and maintain and negatively impact environment
- None / not a priority because many people use private land for recreation and enjoyment

1 - Entwistle

- Adventure sport opportunities
- Proximity to water

4 - Wabamun

- Avoids conflict with residents
- Partially established for non-motorized activity including recreation and tourism

5 - Duffield / Keephills Corridor

- Attracts visitors within Tri-Region
- Not overly developed and minimal conflict with residents
- Proximity to water

6 - Carvel / Hwy 16

- Attract visitors from Edmonton and Tri-Region and requires less travel from other centres
- Not overly developed
- Currently does not have many non-motorized recreation options
- Opportunities for horse riding trails

7 - Meridian

- Enhance with bike and walking trails that connect to a larger network
- Not overly developed
- Close to Tri-Region and existing Parkland County residents
- Chickakoo

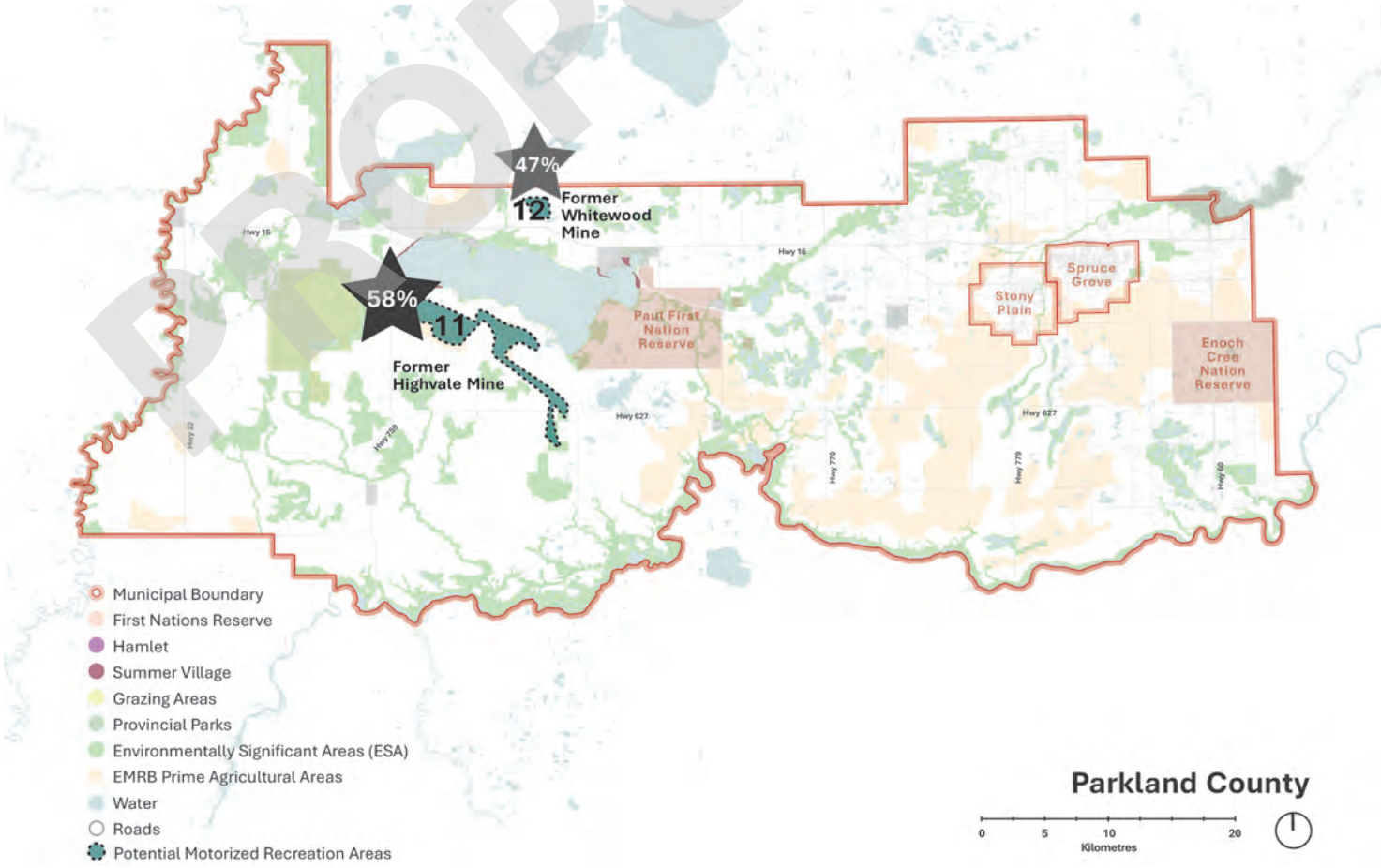
8 - Big Lake

- Near established residential or populated areas in Parkland County and Tri-Region
- Opportunity to improve existing natural trails for walking, jogging, mountain biking and hiking
- Connect to a larger recreation trail system or network (Lois Hole Park and St Albert)

10 - Hwy 60 & Hwy 627

- Near larger population
- More bike and walking tails to enhance natural areas
- Leverage University of Alberta Botanical Gardens
- Close to Edmonton and urban centres and provides visitors country feel and outdoor experience
- Doesn't have existing recreation

Which areas should the County prioritize for motorized recreation growth?



PROPOSED

Priority Areas for Motorized Recreation

Two former mine areas were presented as options for motorized recreation prioritization. The Highvale Mine was ranked as a priority by 58% of participants and Whitewood Mine was 47%.

Many respondents felt redeveloping or reclaiming former mines for motorized recreation was a great idea. At the same time, some respondents felt motorized recreation should not be prioritized anywhere because it is too destructive to the environment and a nuisance to residents. Other comments included:

- Prioritize mines for non-motorized activity, not just motorized
- Spread out motorized activity in both areas to minimize intensity and damage
- Restrict motorized recreation and prioritize these areas for other uses (agriculture / employment)
- Do not prioritize off-highway vehicles (unsustainable, a noise nuisance, fire hazards, disruptive)
- Feel recreation in these areas attracts tourists rather than residents

Additional place-specific comments were provided for the growth locations, which are summarized below.

11 - Former Highvale Mine

- Large enough area to support the activity
- Central to Parkland County and close to Wabamun Lake
- Opportunity for wildlife sightings

12 - Former Whitewood Mine

- Smaller in size and less chance of excessive destruction
- Far enough from the lake to minimize damage

OTHER PRIORITY AREAS

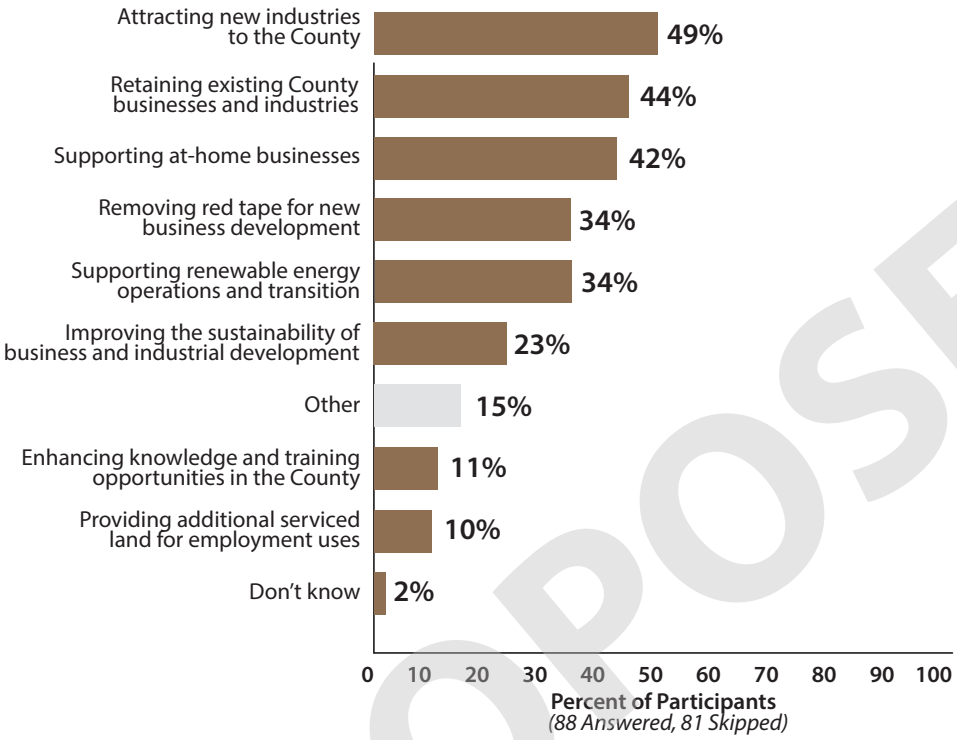
- Crown land
- None / restrict motorized recreation
- None / continue to allow motorized recreation in ditches rather than prioritizing former mines

PROPOSED

Employment & Economic Development

Just under half of participants chose attracting new industries to the County as a priority (49%). The lowest ranked priority was providing additional serviced land for employment uses (10%). Other suggested priorities are provided below.

Which of the following three Employment & Economic Development priorities are the most important to you?



OTHER PRIORITIES

- Develop existing industrial lands first
- Avoid Acheson annexation
- Streamline development, permitting and licensing
- Regulate home-based businesses (prevent nuisances / limit the number permitted on one property)
- Remove barriers to solar power and other renewable energy vs limit renewable energy (not reliable / harms wildlife)
- Support farming and agriculture
- Support and incentivize small and mid-sized businesses
- Establish Parkland County as part of Alberta's economic corridors
- Ensure industrial growth does not negatively impact water quality and ecological integrity is maintained

PROPOSED

Priority Areas for Industrial Growth

Acheson was the highest ranked priority area for industrial growth (80%). Most participants wanted to see industrial growth where industry is already established, there is infrastructure / transportation to support it, and it is away from residential, natural, and agricultural areas. Additional place-specific comments were provided for some of the growth locations, which are summarized below.

1 - Entwistle

- Ideal for light and medium industrial uses
- Avoids industrial development near water
- Strengthens and supports surrounding community
- Already invested for industrial and should be used as such

7 - Meridian

- Avoids industrial development near water
- Disperses industry throughout the County

8 - Big Lake

- Close to urban centres

9 - Acheson East & West

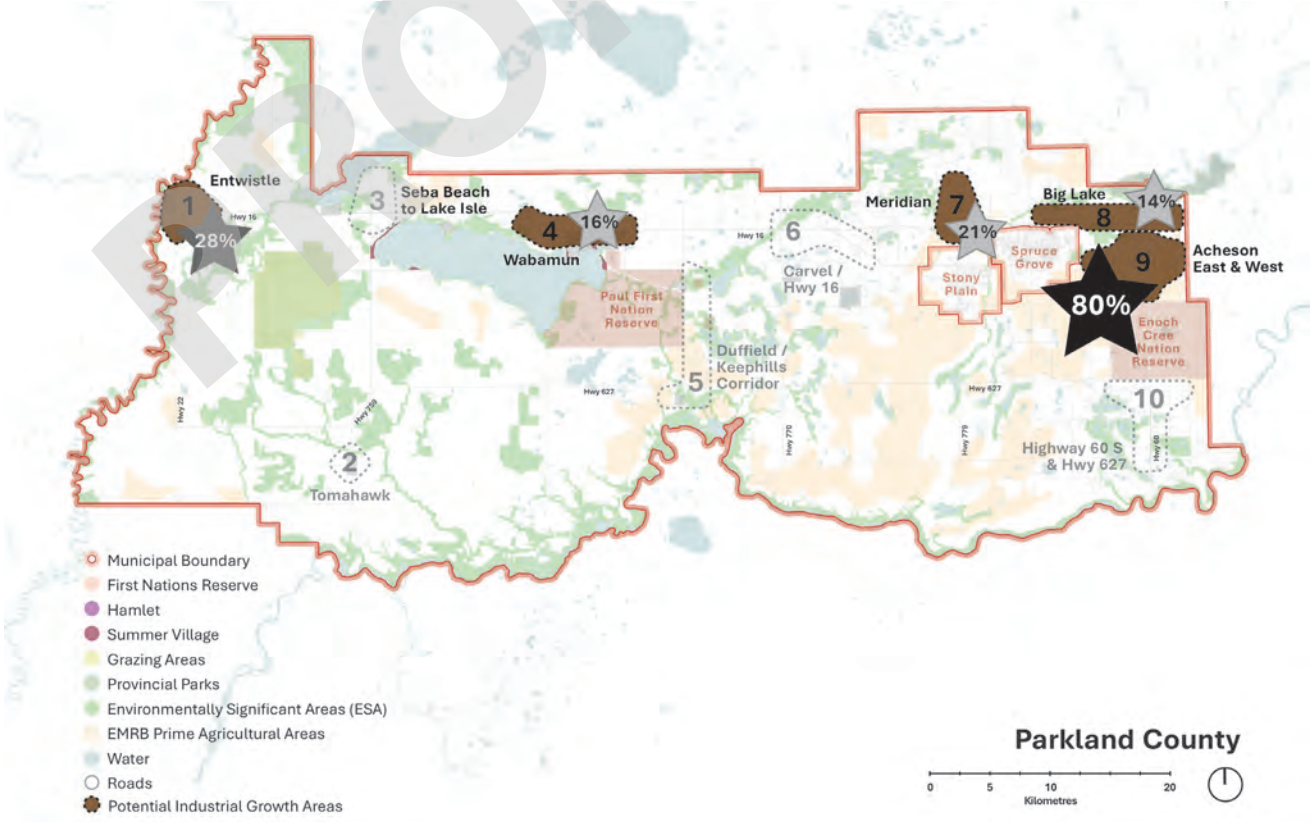
- Strategic location near Edmonton
- Keeps industrial clustered or concentrated rather than spread out

OTHER PRIORITY AREAS

- None / limit or stop industrial growth
- All / spread out for more opportunity
- Area 10 and Acheson East to Winterburn

PROPOSED

Which areas should the County prioritize for industrial growth?



Priority Areas for Commercial Growth

Acheson was the highest ranked priority area for commercial growth (57%). The County's two priority growth hamlets, Wabamun and Entwistle, were ranked as second and third priority (33% and 30%). Comments indicated a desire to see commercial growth aligned with residential growth and highways, where the population and servicing can support it. Additional place-specific comments were provided for some of the growth locations, which are summarized below.

1 - Entwistle

- Give more choices and convenience
- Strengthens surrounding community

2 - Tomahawk

- Opportunity for a tourism-based economy

3 - Seba Beach to Lake Isle

- Spread out commercial so there are more options for residents and less distance to travel

4 - Wabamun

- Central location
- Close to nearby residents
- Opportunity for tourism-based businesses

6 - Carvel / Hwy 16

- Not much existing and could benefit from commercial
- Well located, but requires a highway interchange to be successful

7 - Meridian

- Central location to catch commuters
- Would benefit from a variety of commercial uses (offices, medical, restaurants, retail, shopping, and hotels)

8 - Big Lake

- Would benefit from a variety of commercial (offices, medical services, day care restaurants, retail, shopping, hotels, and gyms)
- Has a population to support commercial
- Close to the city and access to industry and roads

9 - Acheson East & West

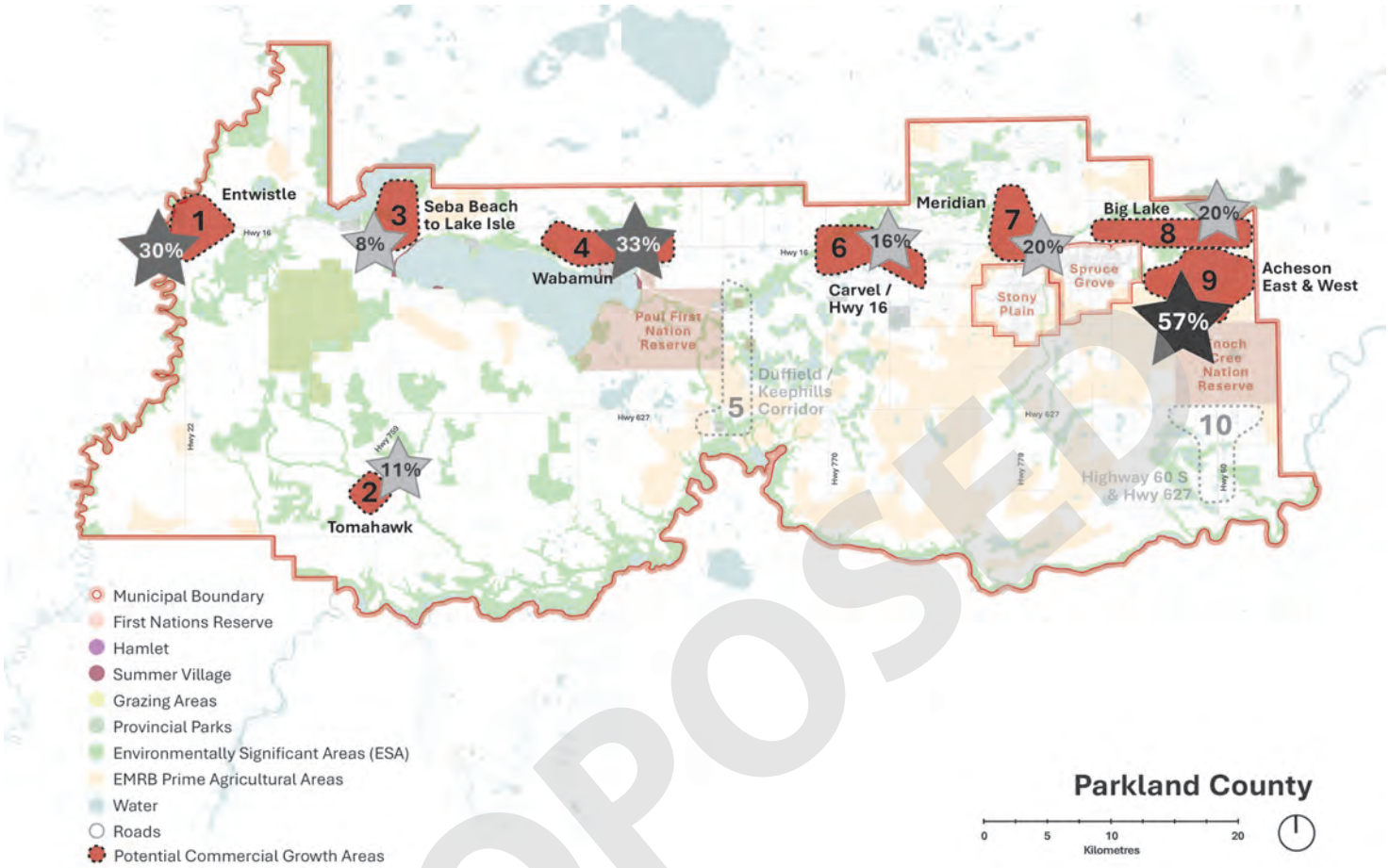
- Good location and in proximity to services, labour and other industries
- Minimal residential impact to maintain rural country living
- Main roads and transportation routes
- Would benefit from medical services
- Nearby population and commuter traffic to support it
- Avoids development in agricultural land and green space

OTHER PRIORITY AREAS

- All areas / Prioritize commercial growth everywhere
- Existing commercial areas / limit sprawl
- In proximity to larger centres in the region

PROPOSED

Which areas should the County prioritize for commercial growth?

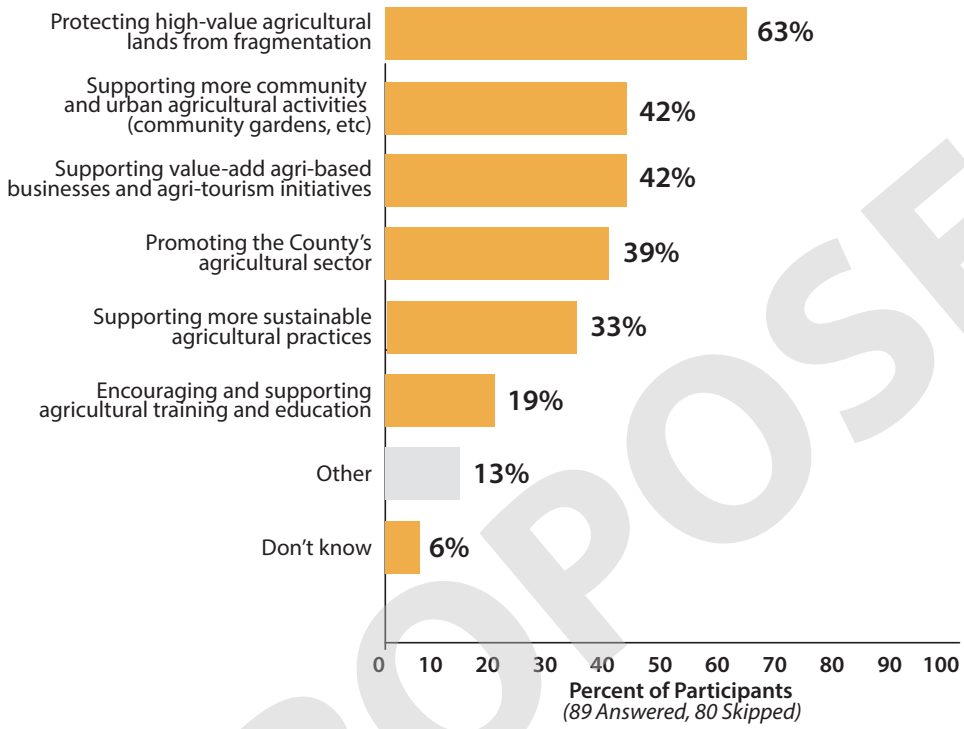


PROPOSED

Agriculture & Food Security

The top agricultural and food security priority was protecting high-value agricultural lands from fragmentation (63%). Encouraging and supporting agricultural training and education was the lowest priority (19%). Additional suggested priorities are summarized below.

Which of the following three Agriculture & Food Security priorities are the most important to you?



OTHER PRIORITIES

- Promote modern agricultural practices and technologies, regenerative agriculture, agrivoltaics farming
- Support and protect small scale farmers and family farmers
- Reduce regulations and government oversight and follow what farmers need
- Prevent encroachment
- Encourage succession

PROPOSED

Community Stakeholder Workshop & Discussion Guides

9
ORGANIZATIONS REPRESENTED

The Community Stakeholder Workshop focused on high level growth priorities and challenges that the County is facing. A Discussion Guide was sent to all invited groups to complete with the same questions as the workshop, for any organizations that could not attend the session.

The following groups were represented at the session or submitted a discussion guide:

- Brightbank Community Association
- Duffield Community Association
- Carvel Ukrainian Cultural Society
- Clymont Community Association
- Edmonton Area Land Trust (EALT)
- North Saskatchewan Watershed Alliance (NSWA)
- Parkland Big Lakes Area Community Association (PBLACA)
- Smithfield Community Association
- Wagner Natural Area Society

Housing & Community Services

ASSETS / OPPORTUNITIES	CHALLENGES	PRIORITIES
• Health and medical services • Recreation (parks, playing, fishing, birding) • Sense of community • Library network • Community hall events • Country experience compared to infill developments in the City of Edmonton • Opportunities for youth inclusion in community hall events • Opportunities for joint recreation with Indigenous and non-Indigenous youth	• Residential proximity to natural resource operations is a nuisance • Protecting farmland • Insufficient seniors' healthcare and supports • Concerns with safety/vandalism/ crime and lack of reporting theft • Lack of hall activity (Smithfield) • Concerns with development dollars overriding community input • Waste treatment • Indigenous relations	• Fiber optic access • Seniors care centre, aging in place • Consider what constitutes "improvement" and impact on assessment • Don't penalize verandas without assessment impact • Data centres as job opportunities • Don't over regulate agritourism • Building standards for housing renovations and new buildings • Offer municipal mail postage free • Tiny home subdivision • Restrict short-term rental uses

PROPOSED

Water & Environment

ASSETS / OPPORTUNITIES	CHALLENGES	PRIORITIES
• ALUS • Work with producers to reduce environmental impact • Carvel and Delta have a mix of pristine and higher productivity natural areas • Wetland inventory • Could have stronger teeth in Land Use Bylaw • Could have offsets from other areas • Lake and wetland health key to local identity • Wetland role for maintaining groundwater recharge • Municipal water line extension along Hwy 16 • Better water quality • Alternative energy developments • Power generation transition • Existing County support for maintenance of Bunchberry Meadows Conservation Area and Glory Hills Conservation Land, including snake relocation project. •	• Power generation transition • Air quality • Potential impacts on bed and shore • Water quantity to support development • Development and approval from Alberta Energy Regulator • Not enough groundwater data collection or evaluation • Flood and drought mitigation • Big motor boat speed and disruptions on pot-hole lakes • Enforcement on Municipal Reserve • Property taxes on land trust (charities) owned conservation lands can be high, but these provide a public benefit to Parkland County citizens.	• That residential developments need to respect wetlands • Third party environmental assessment • Exempt charitable/non-profit organizations from property taxes for conservation lands open to the public • Collaborate with land trusts on conserving natural spaces

Transportation & Mobility

ASSETS / OPPORTUNITIES	CHALLENGES	PRIORITIES
• Well positioned and served by highway infrastructure • Hwy 16 corridor and major connector • Hwy 628	• Vehicle and wildlife conflicts • Emergency services • Traffic volume with growth • Traffic gravel truck on roads	• Focus development along corridors • County must insist on better communications about transportation from Province • Paving Township Road 540 would prevent traffic on Hwy 16

PROPOSED

Recreation & Parks

ASSETS / OPPORTUNITIES	CHALLENGES	PRIORITIES
• Variety of space and areas • Proximity to provincial park • Connected trails	• Risk of shutdown if underused • Maintenance to avoid vandalism • Water diversion • How to make trail networks and amenities equitable across the County • Capacity of County to meet everyone's recreation needs	• River Valley Alliance's trail system as an economic development opportunity • Clustered trail development in built up areas • Do not surrender active recreation facilities / lands

Employment & Economic Development

ASSETS / OPPORTUNITIES	CHALLENGES	PRIORITIES
• Acheson is a big economic driver • Community-minded business • Corporate volunteerism in the community • Opportunity for solar to power the County • Take advantage of underutilized lands • Attract big businesses, then smaller service ones will come • Opportunity for diversified agriculture like hydroponics	• Hwy 60 rail crossing is a safety issue • Expansion of industrial areas • Protecting prime agricultural lands and wetlands • Agricultural lands being subdivided for residential use • Resistance to energy diversification and lack of incentives	• Clean energy improvement plan (CETP)

Agriculture & Food Security

ASSETS / OPPORTUNITIES	CHALLENGES	PRIORITIES
• Reduce fragmentation of prime agricultural land • Small-scale producers • Diversity in agricultural production • Opportunity to use stormwater for irrigation	• Loss of agricultural land to residential and urban growth • Nature areas lost to agricultural land • Increasing scale has impacted roads • Agri-business needs to allow farm and storefront • Engineering standards for access and ROW onto farms • Chemicals in agriculture spray and runoff • Excess nutrients in water • Competing water resources for irrigation and livestock watering	• Limit subdivision until thresholds are met in existing serviced areas • Key corridors for large improvements • New markets for agriculture • Why are we planning for growth? Why noy focus on quality of life

PROPOSED

Industry Session

Two industry stakeholders participated in a virtual discussion about values, challenges, and priorities. The following questions were asked:

- What are the greatest opportunities for growth in Parkland County?
- What makes developing in Parkland unique from other locations in the region?
- Are there any existing barriers to development that you would like to see addressed through the MDP update?
- What priorities do you want to see highlighted in the MDP?
- Are there particular areas where you'd like to see growth prioritized?

The two participants indicated that priorities were to:

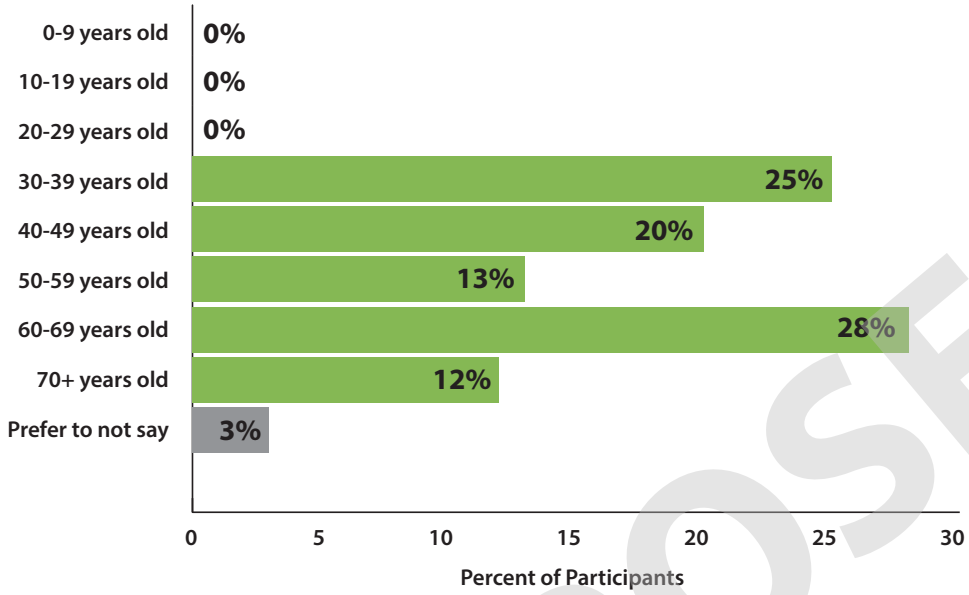
- Make it easier to develop and staying competitive by reducing red tape / providing clearer processes
- Clearly identify what is or isn't allowed on a property upfront to assist in decision-making and save costs / time
- Clearly identify which studies / assessments are required upfront in the development process
- Focus growth, buildout, and promotion of existing employment areas like Acheson
- Enable residential growth and balance the protection of wetlands with development needs

PROPOSED

Demographics

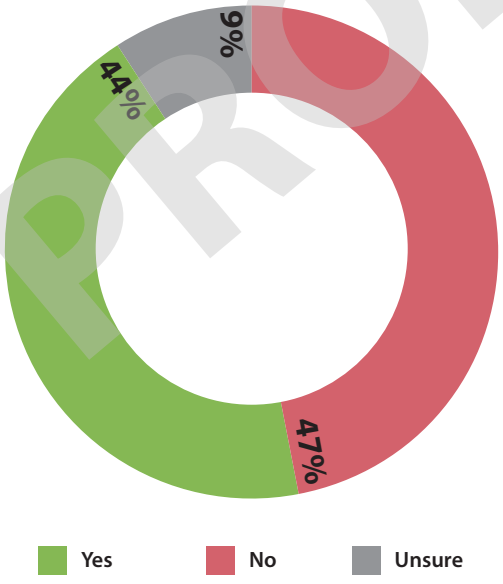
The following demographics questions were asked in the online survey to better understand who was participating.

What is your age?



The largest age group was 60-69 years old (28%). The next largest age group was 30-39 years old (25%). There was zero representation from anyone under the age of 30 in the online survey.

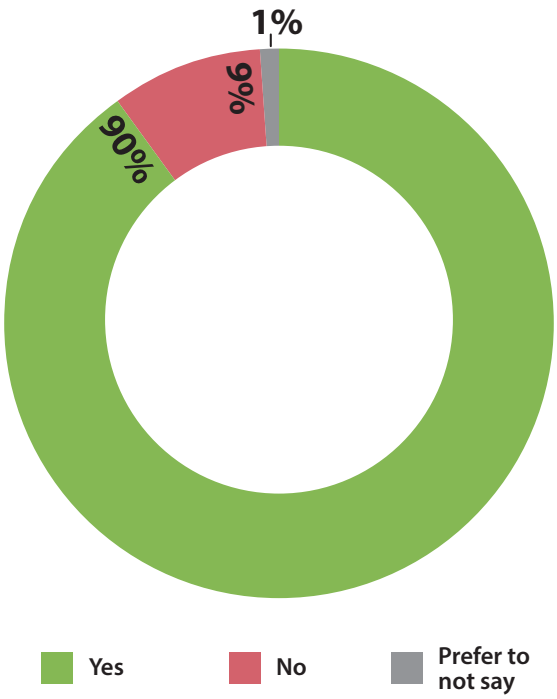
Have you ever read or used the Municipal Development Plan before?



Just under half of participants said they had not read or used the MDP before (47%). 44% said that they had and 9% were unsure.

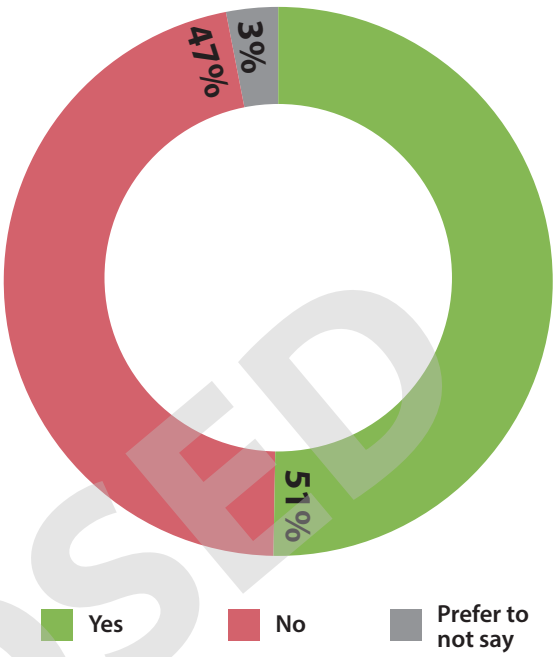
PROPOSED

Do you live in Parkland County?



The majority of participants (90%) said that they live within Parkland County, indicating that most responses were residents. Nine percent said they did not live in the County.

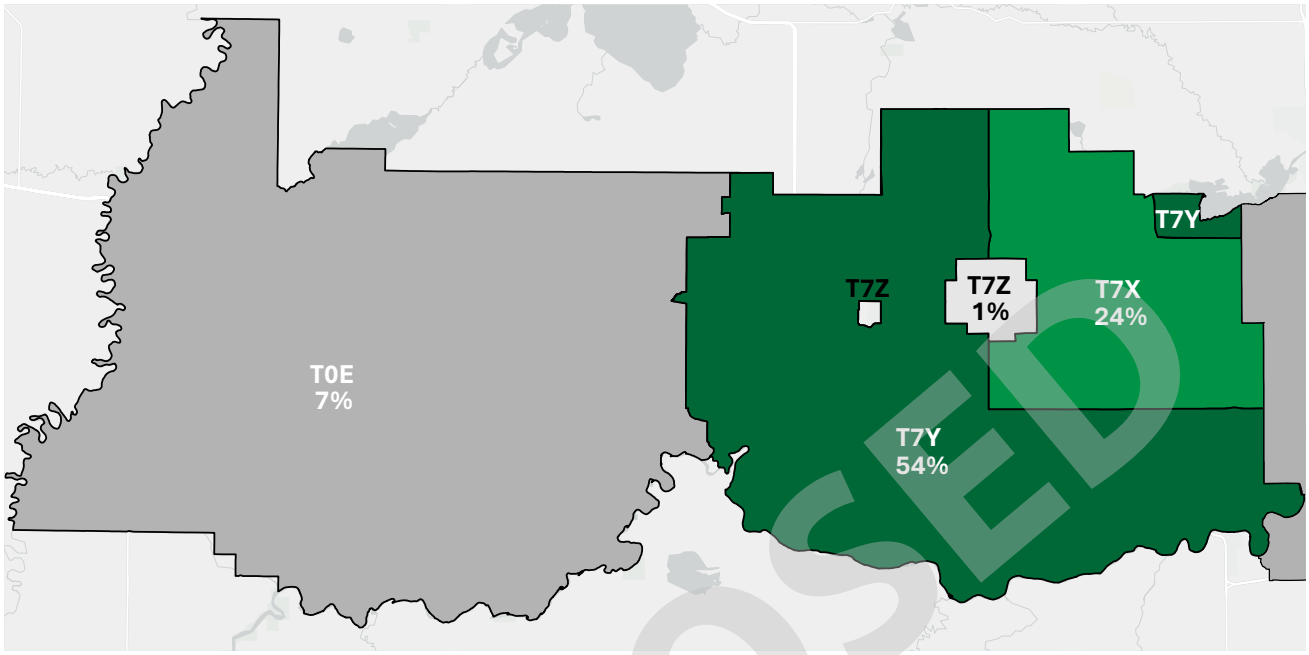
Do you work in Parkland County?



There was almost an equal split between participants who worked in the County (51%) and those who did not (47%).

PROPOSED

What are the first 3 digits of your postal code?



Most of the participants in the online survey were from the east half of the County in areas T7Y (57%) and T7X (24%). Another 7% were from the west half of the County. Outside of Parkland County, participants were from St. Albert (3%), Edmonton (3%), Hinton (1%), and Stony Plain / Spruce Grove (1%).

PROPOSED

Next Steps

Thank you to everyone who participated in Stage 1!

Your feedback will be used to inform the Technical Growth Study scenarios and updates to the vision and priorities in the Municipal Development Plan. Stay tuned to *yourparkland.ca/mdp* for updates and future engagement opportunities.

PROPOSED

FBM
architecture
interior design
planning

Parkland County
Market Analysis Summary
Backgrounder Report

PROPOSED

Prepared for:
O2 Planning + Design
For Parkland County Strategic MDP Amendment & Technical Growth Study

January 2024

Scope of Work

Assist in preparing the Technical Growth Study to informing the MDP Update

- Existing economic conditions
- Economic trends
- Growth demand and allocation
- Input into economic indicators for spatial analysis
- Inform development of three growth scenarios

Presentation Contents

1. Parkland County Context
2. Residential Hamlets inventory and demand
3. Employment Areas inventory and demand

PROPOSED

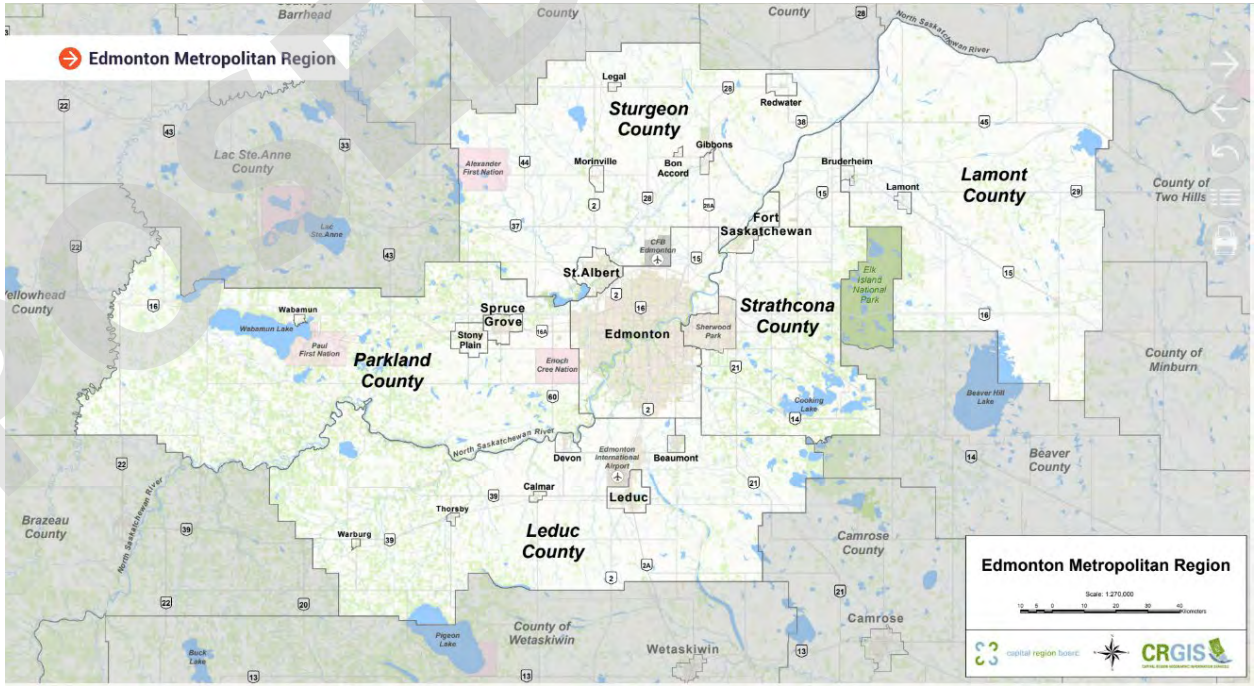
Part 1 – Parkland County Context

- EMRB Growth Plan (2017)
- Regional Context (Spruce Grove, Stony Plain, Enoch First Nation & Paul First Nation)
- Tri-Municipal Regional Transit Plan (2018)
- Tri-Municipal Regional Plan (2021)
- Parkland County Technical Growth Study (2017)
- Parkland County Sustainability Plan (2017)
- Parkland County Municipal Development Plan (2017)
- EMRB Population Projections

PROPOSED

EMRB Growth Plan

- 30yr plan with 50 yr vision established in 2017 and updated in 2020
- Vision: "The Edmonton Metropolitan Region is the dominant hub for northern Alberta and is recognized globally for its economic diversity, entrepreneurialism, leadership in energy development, environmental stewardship and excellent quality of life. The Region is anchored by a thriving core that is interconnected with diverse urban and **rural communities**. The Region is committed to growing collaboratively through the efficient use of infrastructure, **building compact communities**, and fostering economic opportunities and healthy lifestyles" (p iii)



PROPOSED

EMRB Growth Plan

Economic

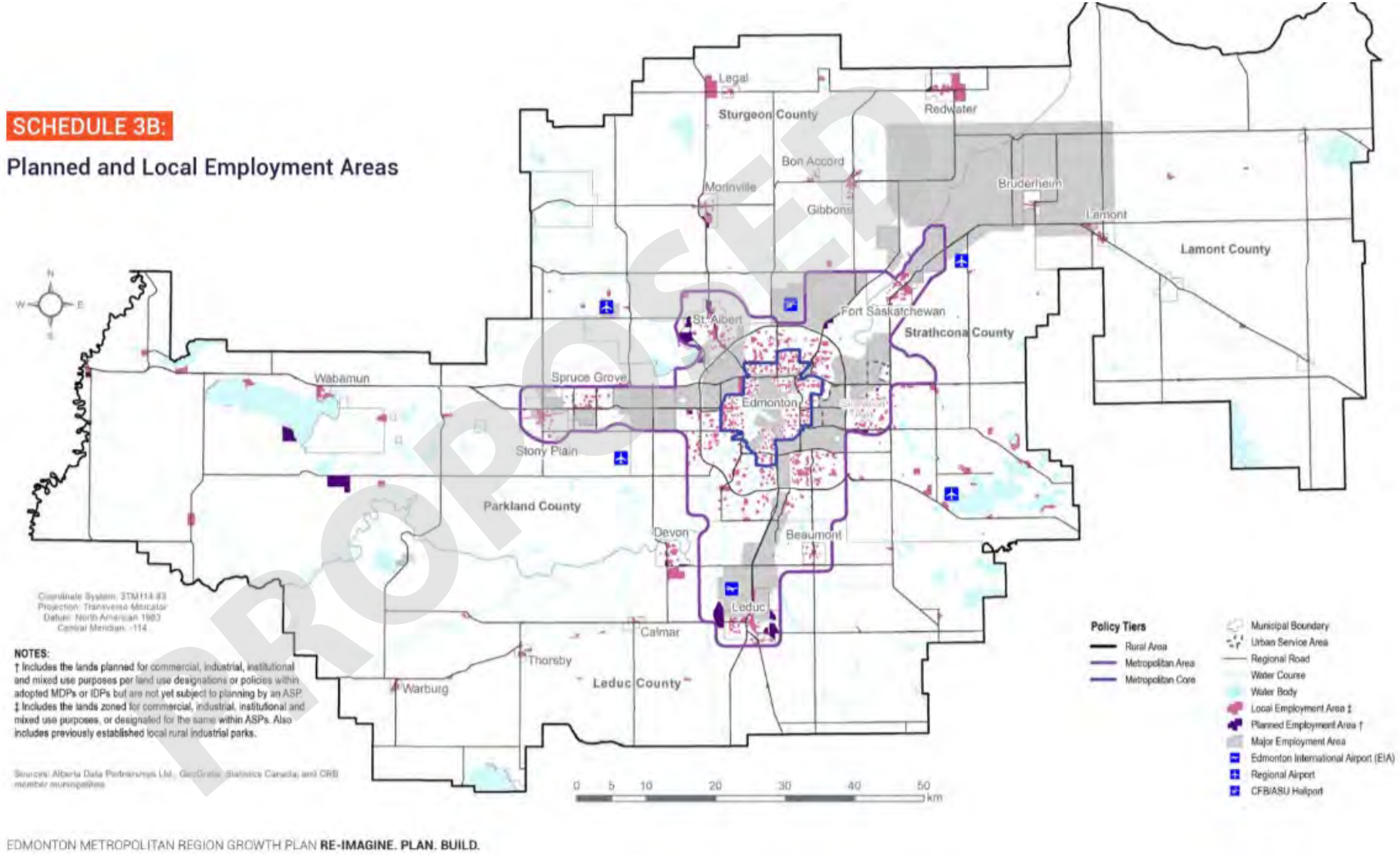
Obj 1.2: "Promote job growth and the competitiveness of the Region's employment base"

"1.2.6 Employment growth **outside of major employment areas** will be accommodated by

a) supporting the designation and growth of local employment areas, generally in accordance with Schedule 3B, for locally relevant business and economic activities to support **complete communities** and strive for a diversified tax base;
b) promoting the growth of the **agricultural** sector and **resource-based economic activities** to optimize resource-based assets, generally in accordance with Schedule 3C; and
c) directing **higher density commercial, institutional and office uses to mixed use areas** and corridors with multi-modal transportation access within urban communities including centres and encouraging the intensification of these areas" (plan p 37)

PROPOSED

EMRB Growth Plan

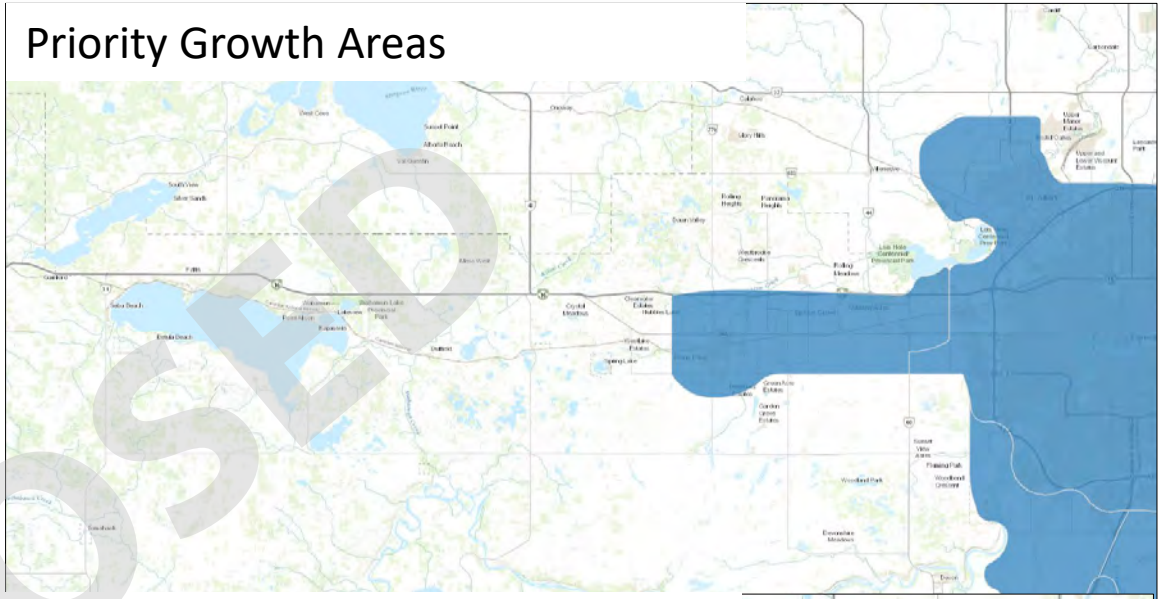


EDMONTON METROPOLITAN REGION GROWTH PLAN **RE-IMAGINE. PLAN. BUILD.**

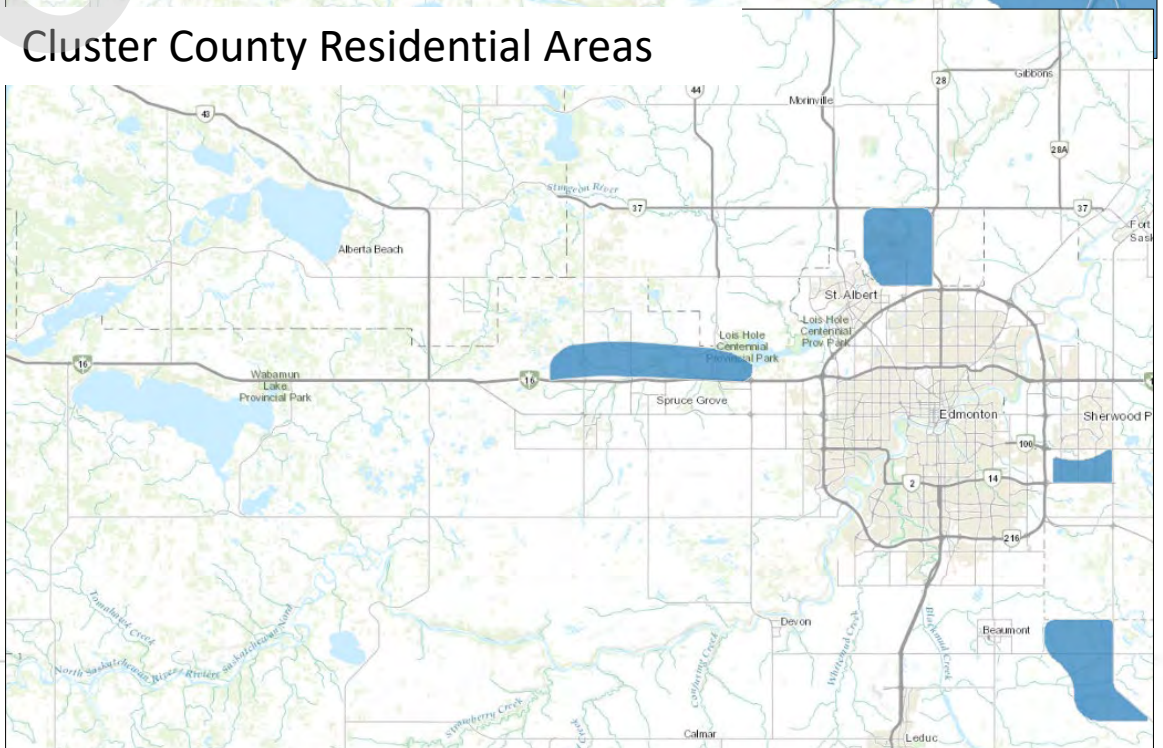
EMRB Growth Plan

Planned Employment Areas

Priority Growth Areas



Cluster County Residential Areas



PROPOSED

Edmonton Metropolitan Region Growth Plan (EMRGP)

Housing

Obj 3.1

"3.1.3 In the rural area, greenfield areas will be planned and developed as **complete communities** that":

a) are **compact** and contiguous;
b) are accessible and age-friendly;
c) provide a diversity of **housing options** in terms of density and built form;
d) achieve the minimum greenfield density in accordance with Schedule 6;
e) incorporate an interconnected street network to support active transportation;
f) include access to **jobs and local services and amenities**, where appropriate; and
g) connect to regional trails and open spaces, where appropriate" (plan p 51)

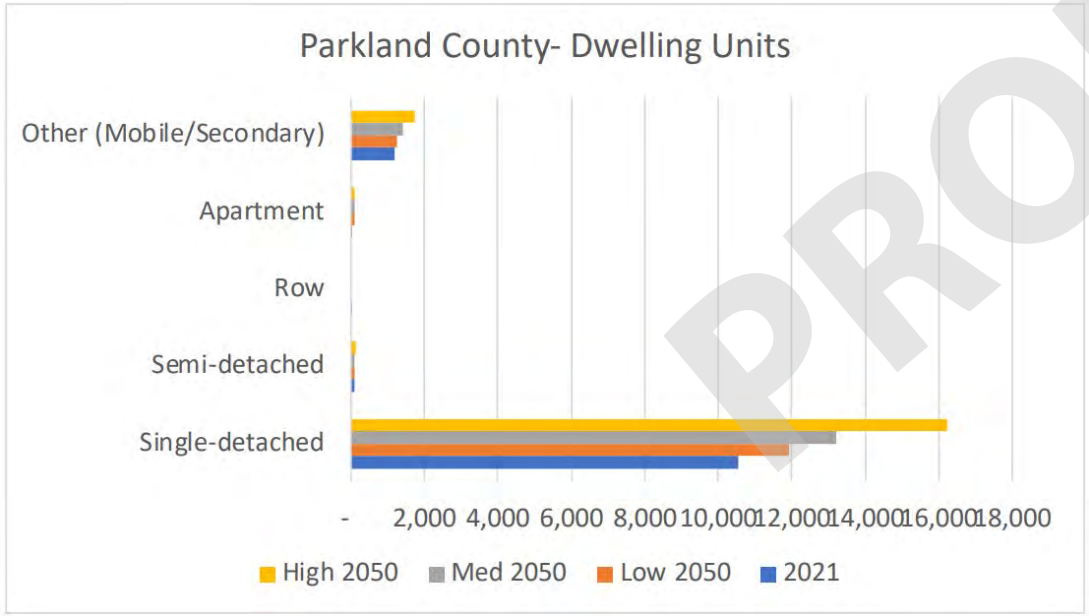
Obj 3.2 "Plan for and promote a **range of housing options**"

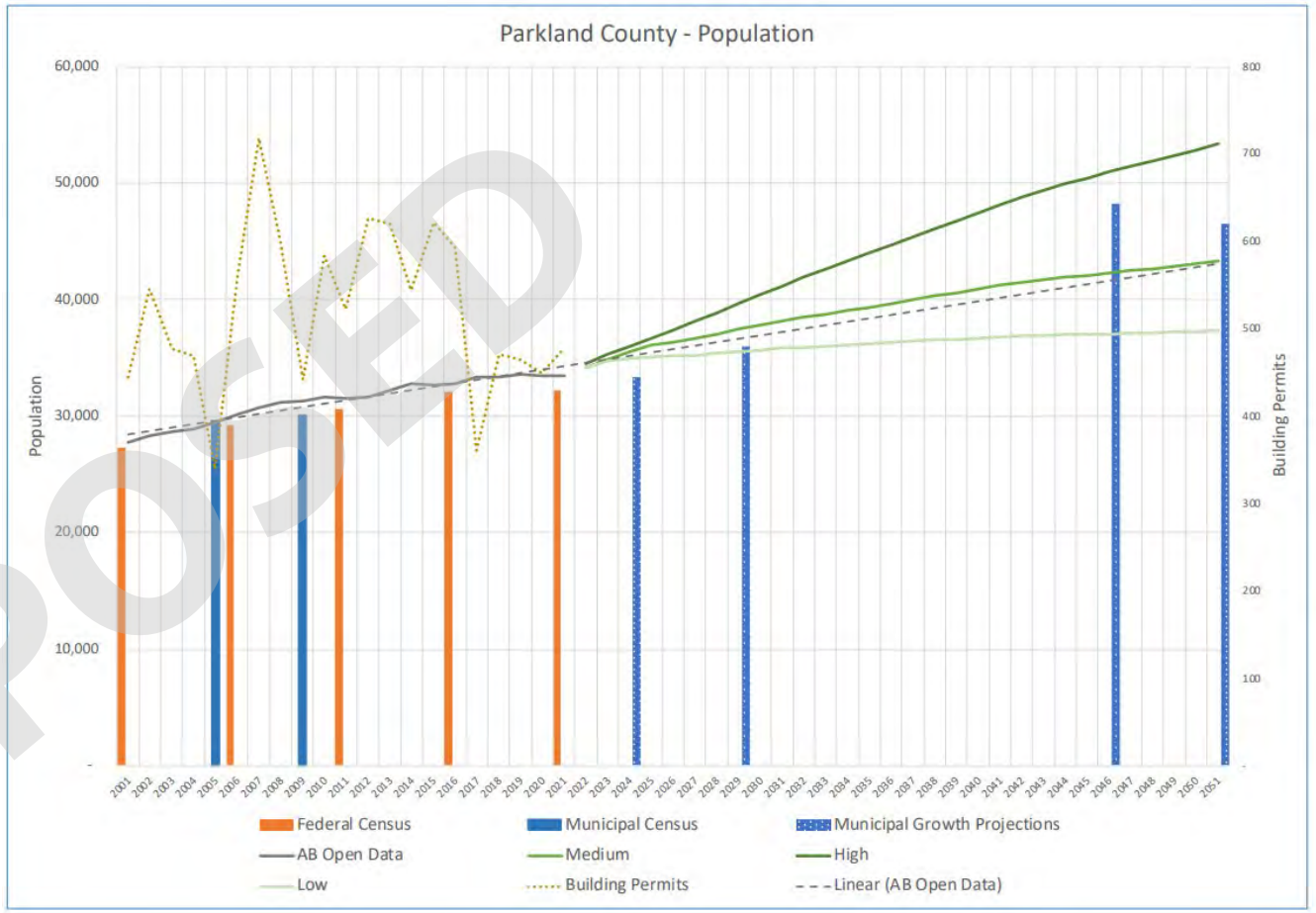
3.2.1 Housing will be planned and developed to address the changing demographics in the Region by including housing that offers a diversity of types, forms and levels of affordability to support a variety of lifestyle options, income levels and to meet the needs of all residents" (p 51)

PROPOSED

EMRB DRAFT Population Growth Scenarios

- Draft forecasts provided to EMRB's Growth Plan Five-Year Interim Review Task Force in Feb 2023
- Finalized report expected to be supplied to the Board for review and approval in June 2023





Notes

- Alberta Open Data Historical Population*
- Federal Census: 2021 Federal Census is subject to change
- Municipal Census: 2005, 2009
- Municipal Growth Projections: Parkland County Technical Growth Study (2017) - Status Quo Scenario: 2046. Tri-Municipal Regional Growth Plan (2020): 2024, 2029, 2051
- Building Permit Data (Historical where available)*

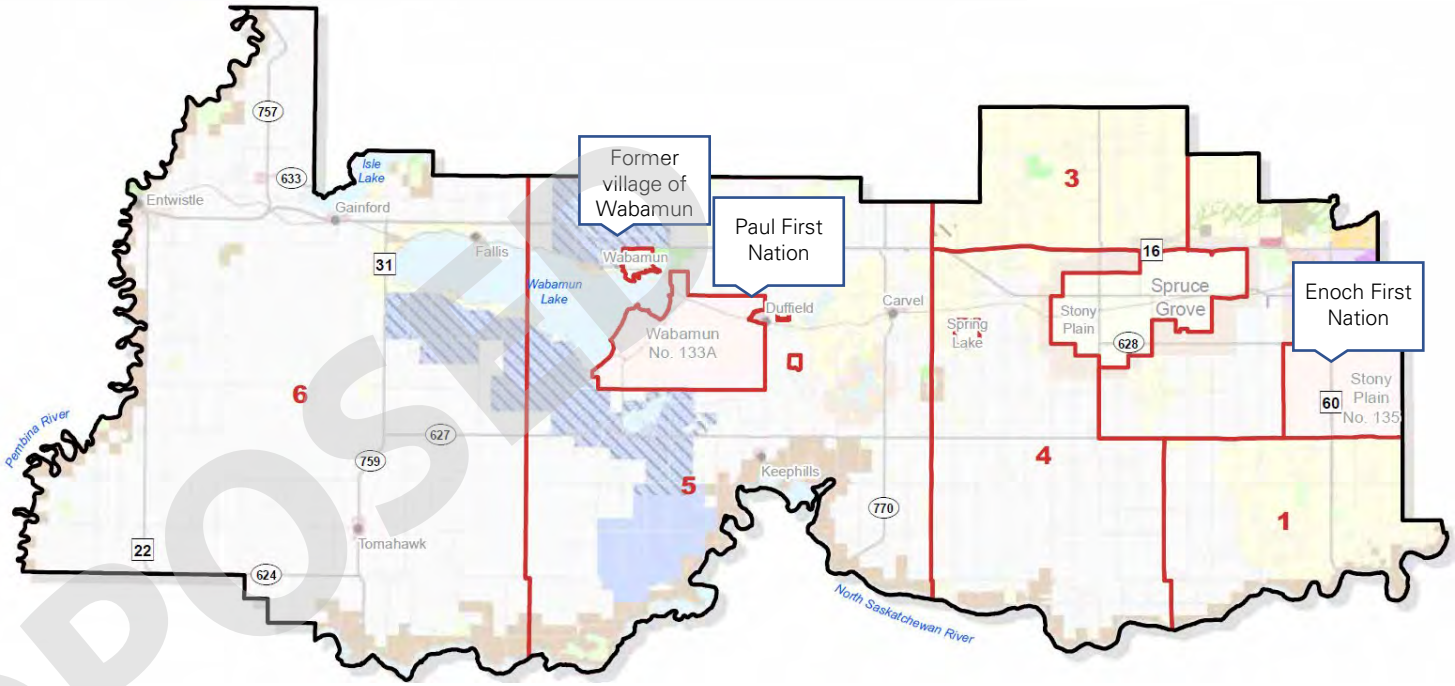
*Data Source: https://regionaldashboard.alberta.ca/#/

PROPOSED

Regional Profile

Adjacent to Parkland County are:

- The City of Spruce Grove
  - 2021 population: 37,645
  - Population change: (2016-2021): 10.4%
- The Town of Stony Plain
  - 2021 population:17,993
  - Population change: (2016-2021): 4.7%
- Enoch Cree First Nation
  - 2021 population: 1,825
  - Population change (2016-2016): 8.0%
- Paul First Nation
  - 2023 population: 1,370



Together, Parkland County, Spruce Grove and Stony Plain represent the Tri-Municipality which have a joint Transit Plan (2018) & a Regional Plan (2021)

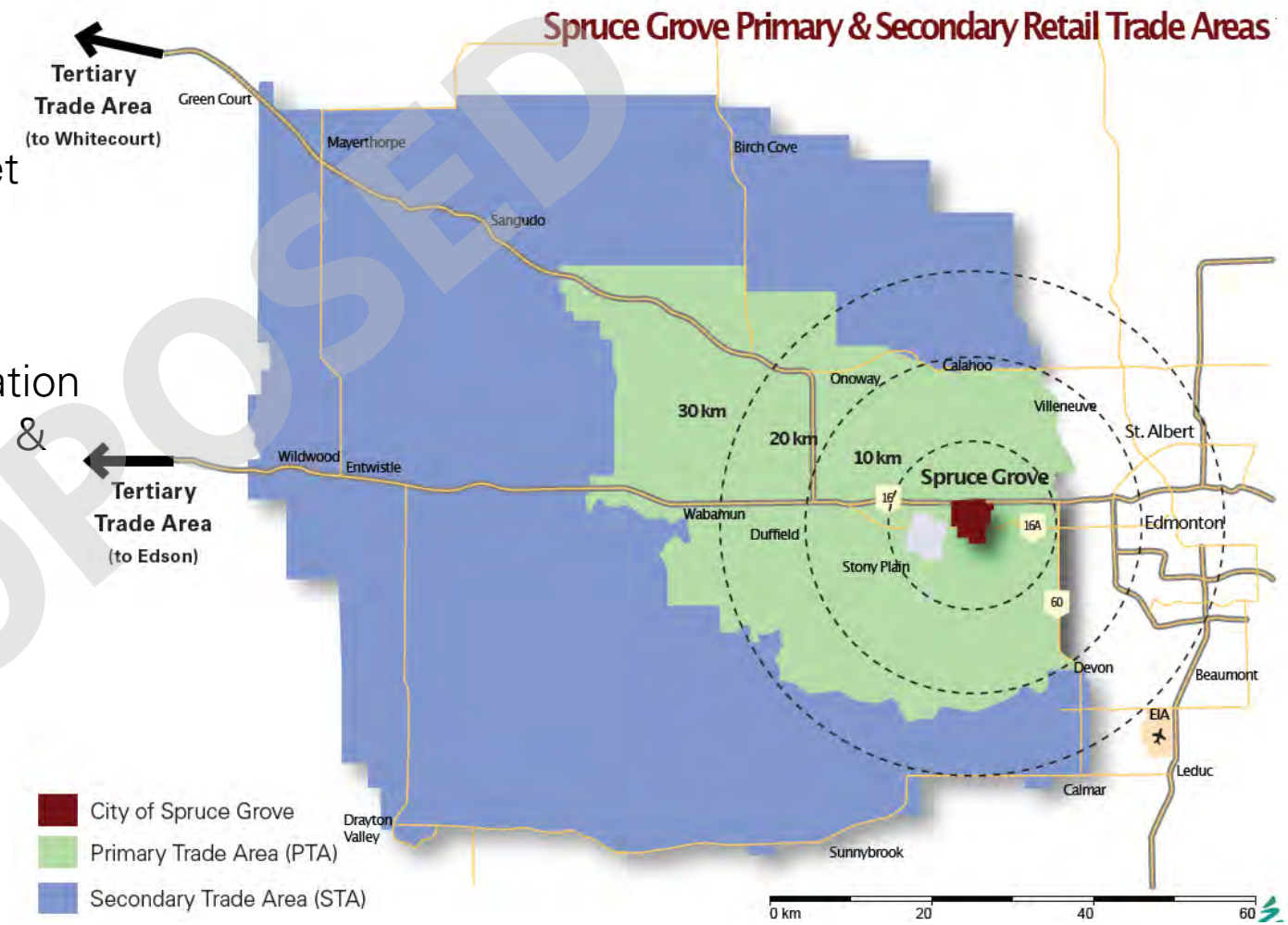
PROPOSED

Source: Parkland County Technical Growth Study (2017)

Regional Profile – City of Spruce Grove

- Industrial (south of Hwy 16)
  - 1,700 ac gross industrial lands (575 ac net developed and occupied M1 lands)
  - +/- 2.79 mill sq. ft. building space
  - +/- 666 ac developed and occupied
  - Top NAICS: Construction (36), Transportation & Warehousing (32), Other Services (28), & Manufacturing (26)
  - Close connection to oil and gas sector

- Commercial (along Hwy 16)
  - 3.02 mill sq. ft. retail inventory
  - 416,000 sq. ft. office inventory
  - Regional market: 151,035 residents



Source: Spruce Grove Retail-Office Market Analysis (2022)

PROPOSED

Regional Profile – City of Spruce Grove

Business listings overview

- Industrial buildings (south of Hwy 16A)
  - 65 Alberta Ave (14,043 sq. ft. / $2.25 mill / 35 DOM*)
  - 30 Diamond Ave (4,800 sq. ft. / $1.59 mill / 248 DOM)
  - #107 301 Saskatchewan Ave (1,581 sq. ft. / $435,000 / 5 DOM)
- Commercial buildings (north of Hwy 16A)
  - #24 308 Westgrove Dr (1,730 sq. ft. / $349,000 / 269 DOM)
- Commercial infill
  - 6 McLeod Ave (0.67 ac / $798,000 / 101 DOM)
  - 144 Century CX (0.8 ac / $599,000 / 796 DOM)
- Residential (~274 listings) including vacant land

Real estate sales (2021-2023)

- Residential dwelling
  - Average price: $401,250 ($357,500-$445,000)
  - Average DOM: 19 (8-30)
  - Type: 100% detached
- Commercial: *No data available*
- Industrial (1)
  - 70 Diamond Av (Diamond Industrial Park) - $1.95 million (2.72 ac) 45 DOM (-9.3% price change)

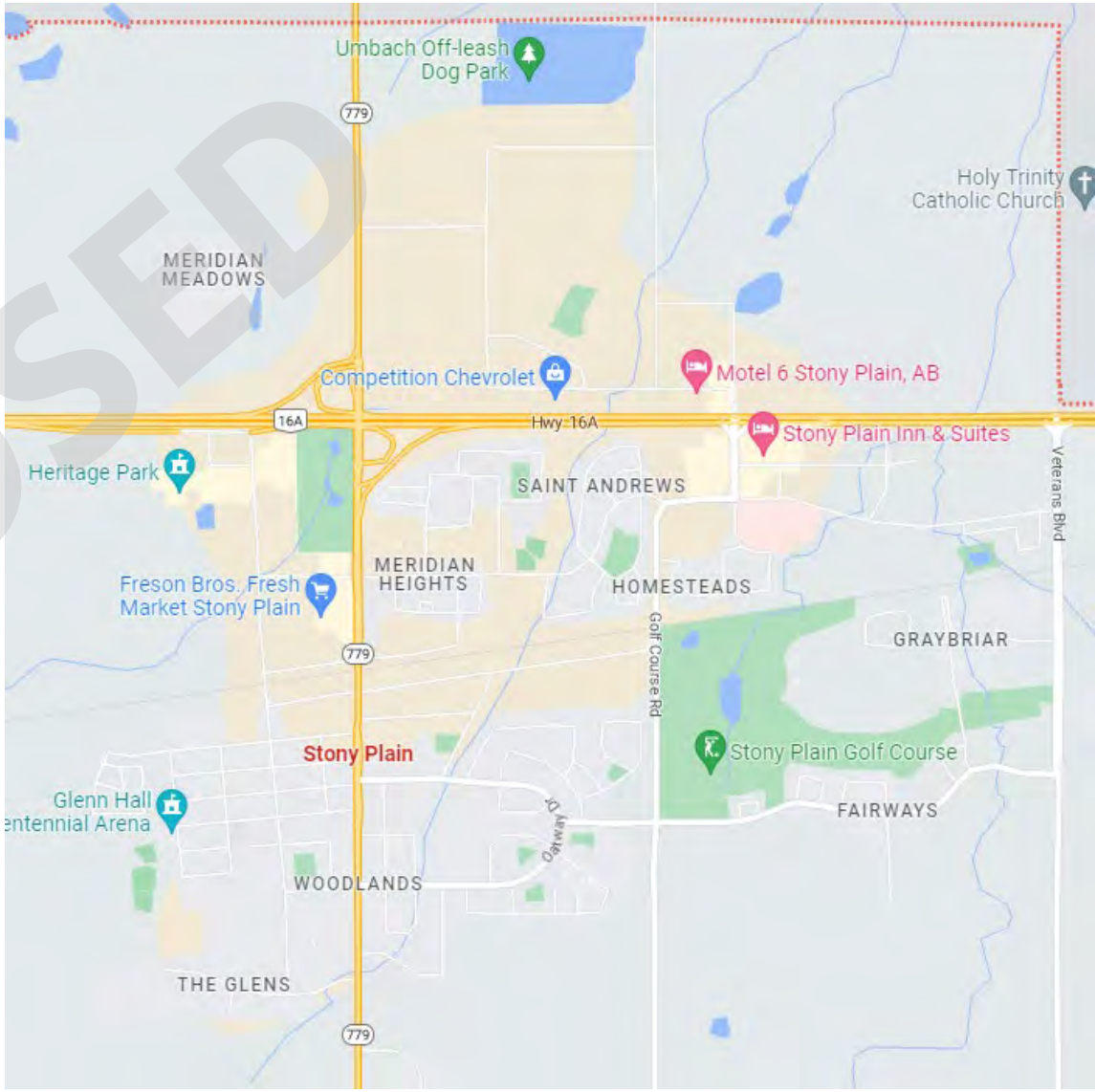
*DOM: Days on Market as of mid-May 2023 (all the following listings)

PROPOSED

Source: Prospects Real Estate App & Realtor.ca (May 2023)

Regional Profile – Town of Stony Plain

- Key sectors
  - Agrifood
  - Energy and support services
  - Life sciences and health related services
  - Professional services
  - Shopping, dining and arts
- Industrial
  - English Bay Blending & Fine Chocolates relocating and expanding with new 120,000 sq. ft. food manufacturing facility (will be one of the largest argi-food facilities in EMR and largest investment in Town's history)
  - Agri-food campus in Stony Plain North Business Park (coming soon)
- Commercial
  - Downtown celebrated grand re-opening in May 2022 after a 5yr Redevelopment Project aimed at revitalizing the area ($15.8 million)



Source: Google Satellite

PROPOSED

Regional Profile – Town of Stony Plain

Business listings overview

- Industrial buildings
  - 24 Boulder Av (2,996 sq. ft. / 1.5 ac / $1.2 mill / 283 DOM)
  - #101 79 Boulder Blvd (4,800 sq. ft. / $1.2 mill / 364 DOM)
  - 33 Boulder Bv (11,050 sq. ft. / $1.75 mill / 5 DOM)
  - 52529 Glory Hills Rd (4.9 ac / $1.8 mill / 79 DOM)
  - 3830 49 Av (12,272 sq. ft. / $2.9 mill / 13 DOM)
  - 86 Boulder Bv (1.49 ac / $3.2 mill / 231 DOM)
- Industrial land
  - 4911 49 Av (43,560 sq. ft. / $598,000 / 11 DOM)
  - 3828 49 Av (0.99 ac / $650,000 / 13 DOM)
- Retail
  - #105 4911 44 Av (6,405 sq. ft. / $337,590 / 451 DOM)
- Commercial land
  - 4917 47 Av (1 ac / $399,900 / 453 DOM)
  - 5405 48 St (0.34 ac / $399,000 / 80 DOM)
  - 3909 49 Av (1 ac / $548,000 / 221 DOM)
  - 1017 79 Av (7.3 ac / $995,000 / 173 DOM)
  - 4002 50 St (1.8 ac/ $1.32 mill / 40 DOM)
  - 4202 Veterans Bv (1.2 ac / $1.7 mill / 307 DOM)
  - 52532 Glory Hills Rd (113 ac / $3.97 mill / 73 DOM)
- Residential (~120 listings) inc vacant land

*DOM: Days on Market as of mid-May 2023 (all the following listings)

PROPOSED

Source: Prospects Real Estate App & Realtor.ca (May 2023)

Regional Profile – Enoch First Nation

- Preparing strategic economic development plan (expected fall 2023)
- Located south of Acheson and bordered by Edmonton residential to the east
- Community primarily has residential and institutional uses
- River Cree Resort and Casino (near Costco) is a major employer industry, with some supporting retail adjacent in City of Edmonton.

PROPOSED

Source: Google Earth (2023)

Regional Profile – Paul First Nation

- Community primarily has residential and institutional uses.
- Nearby Duffin provides a small local neighbourhood retail and services cluster.

OBJECTIVES OF THE COMMUNITY

The P.F.N. Economic Development is committed to the on going development of First Nation's land, fiscal, hydrocarbon reserves, and human resources

The P.F.N. Economic Development will seek for business, and employment opportunities within the province and abroad for the benefit of the P.F.N members

The P.F.N. Economic Development is also committed to the P.F.N. members for a fair distribution of benefits, and opportunities

The P.F.N. Economic Development is further committed in working with Chief and Council, and all departments for the betterment of the Paul First Nation

PRINCIPLES

1. The Paul First Nation are an aboriginal people with rights that are protected under treaty, covenants, charters, and laws with respect to Sections 91 and 92 of the Constitution Act 1867, and Section 35 of the Constitution Act 1982.
2. That the people of the PFN continue to practice the ancient customs, rituals, and practices with respect to hunting, fishing, trapping, and gathering.
3. That the PFN have the inalienable right to determine their own social, cultural, and economic pursuits as defined by international laws and covenants. There must be a commitment from companies to respect the aspirations of the PFN with reference to their choices of employment and vocation by providing opportunities to the PFN in a meaningful and prudent manner within the principles of good faith and fair dealings.
4. That the PFN hunting, fishing, trapping, and gathering take precedence over other uses in the said lands, and that the PFN must be afforded first consideration in the planning of industrial activity.

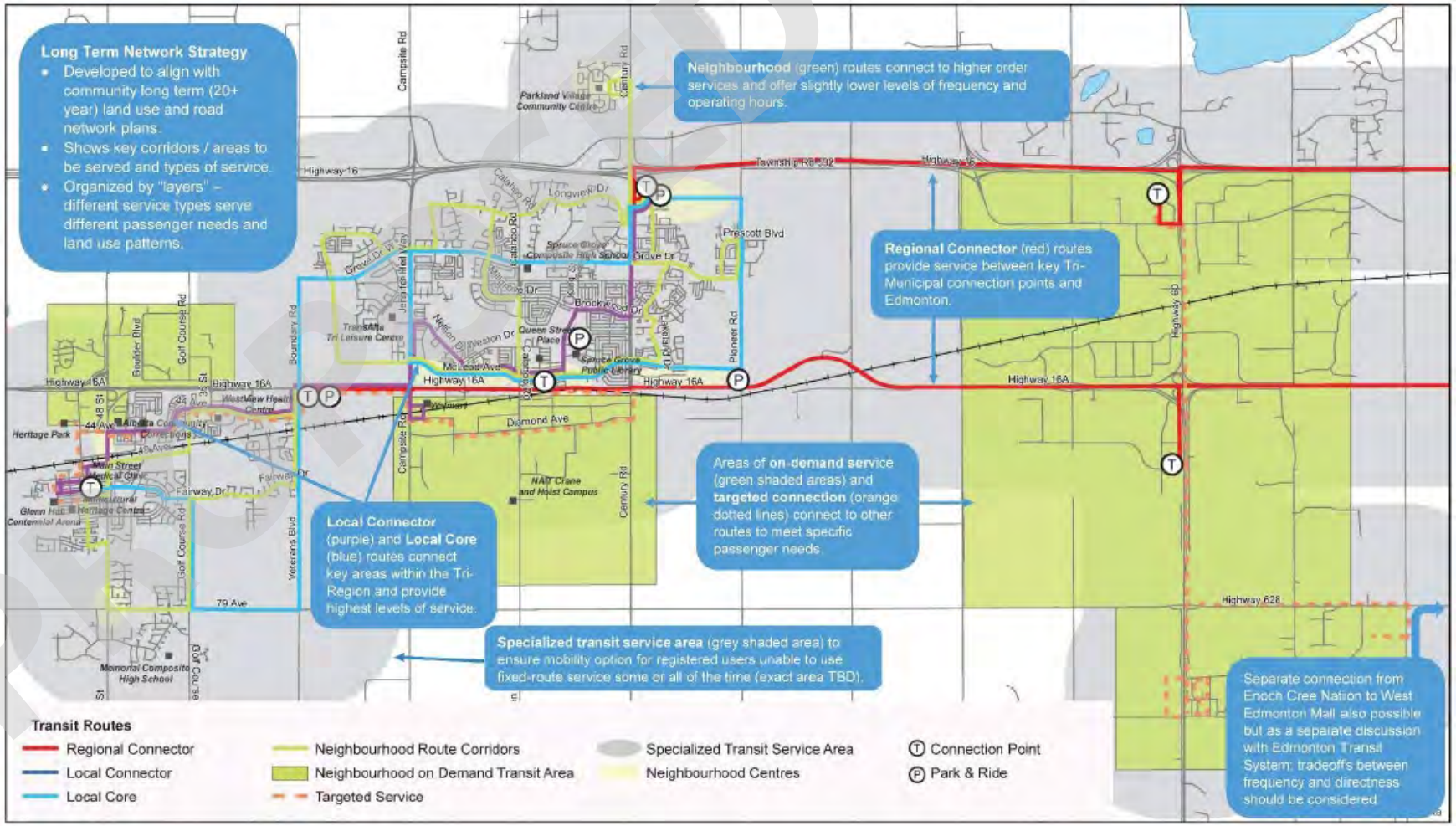
PROPOSED

Source: Paul First Nation – Traditional Land Use (website)

Regional Profile – Tri-Municipality

Tri-Municipal Regional **Transit** Plan (2018)

- Focusing transit services on Acheson (Parkland County), Spruce Grove and Stony Plain with connections to EMR (Regional Connector)
- Varying levels of service with industrial areas having on demand transit
- Shifting to focus on youth, seniors and families in addition to commuters



Source: Tri-Municipal Regional Transit Plan (2018)

Regional Profile – Tri-Municipality

Tri-Municipal **Labour Market Strategy** & Action Plan (2018)

- Parkland County represented 43% of the estimated 35,000 jobs in the municipality, and 39% of the labour force residing in the Tri-Municipality (~47,500 workers)

Industry (employees)	Small (<50)	Medium (50-199)	Large (200+)	Total (All)
11 Agriculture, forestry, fishing and hunting	-	-	-	0
21 Mining, quarrying, and oil and gas extraction	21	-	-	21
22 Utilities	4	-	-	4
23 Construction	-	280	-	280
31-33 Manufacturing	66	25	-	91
41 Wholesale trade	17	22	130	169
44-45 Retail trade	25	50	-	75
48-49 Transportation and warehousing	240	16	-	256
51 Information and cultural industries	-	-	-	0
52 Finance and insurance	14	-	-	14
53 Real estate and rental and leasing	18	10	-	28
54 Professional, scientific and technical services	-	-	-	0
55 Management of companies and enterprises	-	-	-	0
56 Administrative and support, waste management and remediation services	7	-	-	7
61 Educational services	4	-	12	16
62 Health care and social assistance	-	-	-	0
71 Arts, entertainment and recreation	33	12	-	45
72 Accommodation and food services	36	-	-	36
81 Other services (except public administration)	9	-	-	9
91 Public administration	-	-	12	12
Total	493	415	154	1,063

Source: Data is from the Tri-Municipal Region employer survey.

Parkland County: Number of employees who left as a result of voluntary turnover in the 12 months prior to the survey

Industry	Parkland County	Spruce Grove	Stony Plain	Total
11 Agriculture, forestry, fishing and hunting *	600	76	30	706
21 Mining, quarrying, and oil and gas extraction	1,252	47	36	1,335
22 Utilities	932	68	7	1,006
23 Construction	2,553	1,598	847	4,998
31-33 Manufacturing	1,115	481	194	1,790
41 Wholesale trade	1,449	84	149	1,682
44-45 Retail trade	1,069	2,074	839	3,981
48-49 Transportation and warehousing	1,053	485	225	1,763
51 Information and cultural industries	26	253	146	425
52 Finance and insurance *	244	548	317	1,108
53 Real estate and rental and leasing	237	408	70	714
54 Professional, scientific and technical services	289	989	888	2,167
55 Management of companies and enterprises *	38	7	6	51
56 Administrative and support, waste management and remediation services	562	242	232	1,036
61 Educational services	252	1,088	868	2,207
62 Health care and social assistance *	779	1,299	1,715	3,793
71 Arts, entertainment and recreation	221	294	101	616
72 Accommodation and food services	108	1,411	500	2,019
81 Other services (except public administration)	819	730	267	1,816
91 Public administration *	403	576	783	1,762
Total	15,178	12,221	7,577	34,975

Source: Data has been estimated based on scaled Tri-Municipal Region employer survey results.

Source: Tri-Municipality Labour Market Strategy & Action Plan (2018)

PROPOSED

Regional Profile – Tri-Municipality

Tri-Municipal **Labour Market Strategy** & Action Plan (2018)

- Parkland County reported 556 vacant positions including:
  - 178 in Transportation and Warehousing
  - 107 in Construction
  - 65 in Other services
- "Overall, 21% of Tri-Municipal Region employers reported having difficulty recruiting qualified employees in the prior year"

Tri-Municipality: Top 10 Occupations that have been the most difficult to fill

NOC Code	Occupation	%
7511	Truck drivers	15%
7312	Heavy-duty equipment mechanics	9%
4212	Community and social service workers	4%
6421	Retail salespersons	4%
7237	Welders and related machine operators	4%
7321	Automotive service technicians, truck and bus mechanics and mechanical repairers	3%
7611	Construction trades helpers and labourers	3%
8612	Landscaping and grounds maintenance labourers	3%
1522	Storekeepers and parts clerks	2%
2242	Electronic service technicians (household and business equipment)	2%

Source: Data is from the Tri-Municipal Region employer survey.

Tri-Municipality: Labour Force by Municipality

Industry	Parkland County	Spruce Grove	Stony Plain	Total
11 Agriculture, forestry, fishing and hunting	789	147	120	1,056
21 Mining, quarrying, and oil and gas extraction	1,105	877	596	2,578
22 Utilities	426	325	216	968
23 Construction	3,204	3,091	1,552	7,847
31-33 Manufacturing	1,013	1,091	422	2,527
41 Wholesale trade	883	1,173	506	2,562
44-45 Retail trade	1,752	2,533	1,072	5,357
48-49 Transportation and warehousing	1,033	921	534	2,488
51 Information and cultural industries	133	209	69	410
52 Finance and insurance	483	531	217	1,231
53 Real estate and rental and leasing	317	327	218	862
54 Professional, scientific and technical services	1,299	1,014	419	2,733
55 Management of companies and enterprises	40	30	20	90
56 Administrative and support, waste management and remediation services	729	638	314	1,681
61 Educational services	888	1,205	456	2,550
62 Health care and social assistance	1,466	1,888	884	4,238
71 Arts, entertainment and recreation	368	392	192	951
72 Accommodation and food services	809	1,338	633	2,780
81 Other services (except public administration)	1,022	948	473	2,443
91 Public administration	812	873	399	2,084
Total	18,571	19,552	9,313	47,436

Source: Data has been developed from the Federal Census and advanced from 2016 to 2018.

PROPOSED

Source: Tri-Municipality Labour Market Strategy & Action Plan (2018)

Regional Profile – Tri-Municipality

Tri-Municipal **Labour Market Strategy** & Action Plan (2018)

Tri-Municipality: Top 20 Growth Occupations 2017-22 (4 digit NAICS)

Rank 2017	Rank 2022	+/-	Occupation	2017	2022	Change
1	1		6421 Retail salespersons	1,388	1,466	79
2	2		0621 Retail and wholesale trade managers	834	882	47
6	5	+1	7611 Construction trades helpers and labourers	597	640	43
3	3		7511 Transport truck drivers	641	683	42
4	4		6711 Food counter attendants, kitchen helpers and related support occupations	630	667	36
7	7		6611 Cashiers	555	587	32
5	6	-1	3012 Registered nurses and registered psychiatric nurses	610	639	30
14	13	+1	7271 Carpenters	387	416	30
18	17	+1	7241 Electricians (except industrial and power system)	371	400	29
19	19		0711 Construction managers	364	391	26
8	8		1221 Administrative officers	548	574	26
9	9		1411 General office support workers	506	530	24
15	15		6513 Food and beverage servers	380	403	23
17	16	+1	7452 Material handlers	379	401	22
12	12		1111 Financial auditors and accountants	395	417	21
10	10		1241 Administrative assistants	433	454	21
23	23		6731 Light duty cleaners	327	346	19
13	14	-1	3413 Nurse aides, orderlies and patient service associates	389	408	19
22	22		6322 Cooks	330	349	19
16	18	-2	6733 Janitors, caretakers and building superintendents	380	399	19

Source: Data has been projected using Applications Management Consulting Ltd.'s Employment Demand Forecasting Model.

Tri-Municipality: Employment by NAICS Forecast

Industry	2017	2018	2019	2020	2021	2022	Net
11 Agriculture, forestry, fishing and hunting	706	715	720	726	732	737	31
21 Mining, quarrying, and oil and gas extraction	1,335	1,298	1,260	1,223	1,187	1,150	-185
22 Utilities	1,006	992	977	959	941	927	-79
23 Construction	4,998	5,076	5,158	5,236	5,314	5,401	403
31-33 Manufacturing	1,790	1,814	1,838	1,862	1,886	1,911	121
41 Wholesale trade	1,682	1,703	1,723	1,739	1,756	1,777	95
44-45 Retail trade	3,981	4,035	4,081	4,120	4,159	4,208	227
48-49 Transportation and warehousing	1,763	1,791	1,820	1,849	1,878	1,909	146
51 Information and cultural industries	425	429	433	437	441	445	20
52 Finance and insurance	1,108	1,120	1,130	1,137	1,145	1,156	48
53 Real estate and rental and leasing	714	722	728	733	738	745	31
54 Professional, scientific and technical services	2,167	2,197	2,242	2,285	2,330	2,377	210
55 Management of companies and enterprises	51	51	52	52	52	53	2
56 Administrative and support, waste management and remediation services	1,036	1,051	1,064	1,076	1,088	1,102	66
61 Educational services	2,207	2,230	2,249	2,263	2,278	2,298	91
62 Health care and social assistance	3,793	3,832	3,868	3,903	3,939	3,978	185
71 Arts, entertainment and recreation	616	624	632	640	648	657	41
72 Accommodation and food services	2,019	2,046	2,071	2,092	2,113	2,140	121
81 Other services (except public administration)	1,816	1,839	1,861	1,879	1,897	1,920	104
91 Public administration	1,762	1,782	1,799	1,812	1,824	1,842	80
Total	34,975	35,347	35,706	36,023	36,346	36,733	1,758

Source: Data has been projected using Applications Management Consulting Ltd.'s Employment Demand Forecasting Model.

PROPOSED

Source: Tri-Municipality Labour Market Strategy & Action Plan (2018)

Tri-Municipality: Action Plan

Regional Profile – Tri-Municipality

Tri-Municipal **Labour Market Strategy** & Action Plan (2018)

- Action Plan intended for use by regional stakeholders
- Notable themes related to policy
  - Employ a diverse workforce
  - Increase training opportunities (including career planning, especially for transitioning workers affected by the coal phase out)

Vision: A Tri-Municipal Region Labour Market Community for the creation, promotion and dissemination of labour market information improves the efficiency of the regional labour market.

Objectives: Objectives define the specific outcomes that would measure progress towards achieving the vision of an efficient regional labour market.

Strategies: Purposeful methods to address labour market gaps and issues, and capitalize on existing opportunities and assets.

Actions: Action items that are effective, practical and achievable in building a connected, impactful and evolving way forward.

- Objective 1: Strengthen relationships among regional stakeholders
- Objective 2: Increase awareness of existing resources and information for employers
- Objective 3: Provide more supports to employers to help with recruitment and retention challenges
- Objective 4: Develop supports for new entrepreneurs and small businesses in the region
- Objective 5: Increase awareness of existing and new resources and information for job seekers
- Objective 6: Assist labour force groups that are experiencing higher rates of unemployment
- Objective 7: Assist workers affected by Alberta's coal phase out

PROPOSED

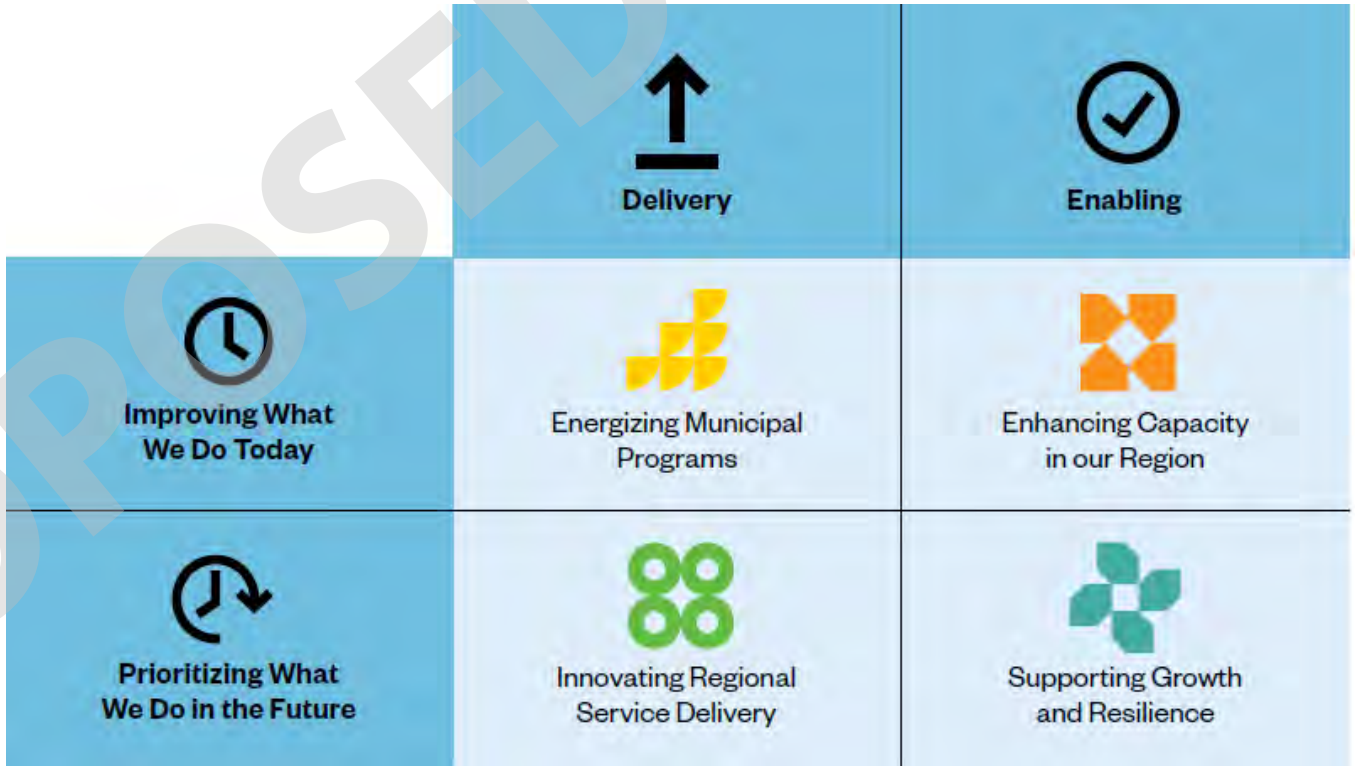
Source: Tri-Municipality Labour Market Strategy & Action Plan (2018)

Regional Profile – Tri-Municipality

Tri-Municipal **Regional** Plan (2021)

- Spurred by the phase out of coal-fired electricity and funding for community economic diversification
- Represents recommendations from 8 secondary regional plans including Housing Needs Assessment and Strategy, and Economic Development Strategy
- Focused on municipal collaboration and driving investment in the region (includes investment packages)

Investment Packages



PROPOSED

Source: Tri-Municipal Regional Plan (2021)

Regional Profile – Tri-Municipality

Note: Supporting Growth and Resilience package aims to reduce 'red tape' in programs and development focus is on infill and mixed land development

Tri-Municipal Regional Plan (2021)

- Foundational (1-5 yrs)
  - Review partnerships with Indigenous communities (45)
  - Advocate for affordable housing (56)
  - Encourage more affordable housing options (72)
  - Build regional fibre network that addresses infra gaps and provides the connectivity required to be competitive (85)
  - Support the creation of a Start-Up Business Support Network (93)
  - Develop an approach to encourage and facilitate urban infill development (179)
  - Development of common municipal design standards and guidelines (184)
  - Leverage access to Hwy 16 A (196)
  - Develop areas with mixed land use and tighter transportation grid (200)

PROPOSED

Source: Tri-Municipal Regional Plan (2021)

Regional Profile – Tri-Municipality

Tri-Municipal Regional Plan (2021)

- Developmental (6-10yrs)
  - Advocate for housing allowance and rental supplements (60)
  - Engage developers in review of municipal regulation and development standards to improve housing affordability (71)
  - Establish policy to locate new non-market housing throughout the municipalities (74)
  - Focus new non-market housing on lone parents and non-elderly single person households (75)
  - Adopt regional policies to guide non-market housing (78)
  - Improve non-market funding capacity through partnerships (79)
  - Implement expanded ASP model (252) – *for waste management included long-term potential for shared recycling facility for the region*

PROPOSED

Source: Tri-Municipal Regional Plan (2021)

Parkland County Technical Growth Study (2017)

- Informs the Sustainability Plan and MDP by identifying growth opportunities and desirable development patterns, and supporting economic diversification
- Growth scenarios to 2046 (*people / jobs*) based on the Capital Regions forecasts
  1) Status quo scenario (*48,270 / 16,341*)
     - Capital Region economy continues to be centered on energy sector and related support industries
  2) Economic diversification – High scenario (*50,760 / 17,185*)
     - "Value added" agriculture, tourism, and specialized manufacturing play a larger role; energy sector plays a smaller role
  3) Economic diversification – Low scenario (*45,913 / 15,544*)
     - Similar to high scenario but with slower growth in key industries.
- Specifically encourages concentrated growth in identified hamlets and employment areas
- Encourages promoting Entwistle as sub-regional hub which would slightly increase the western population (total population forecasts would remain the same)

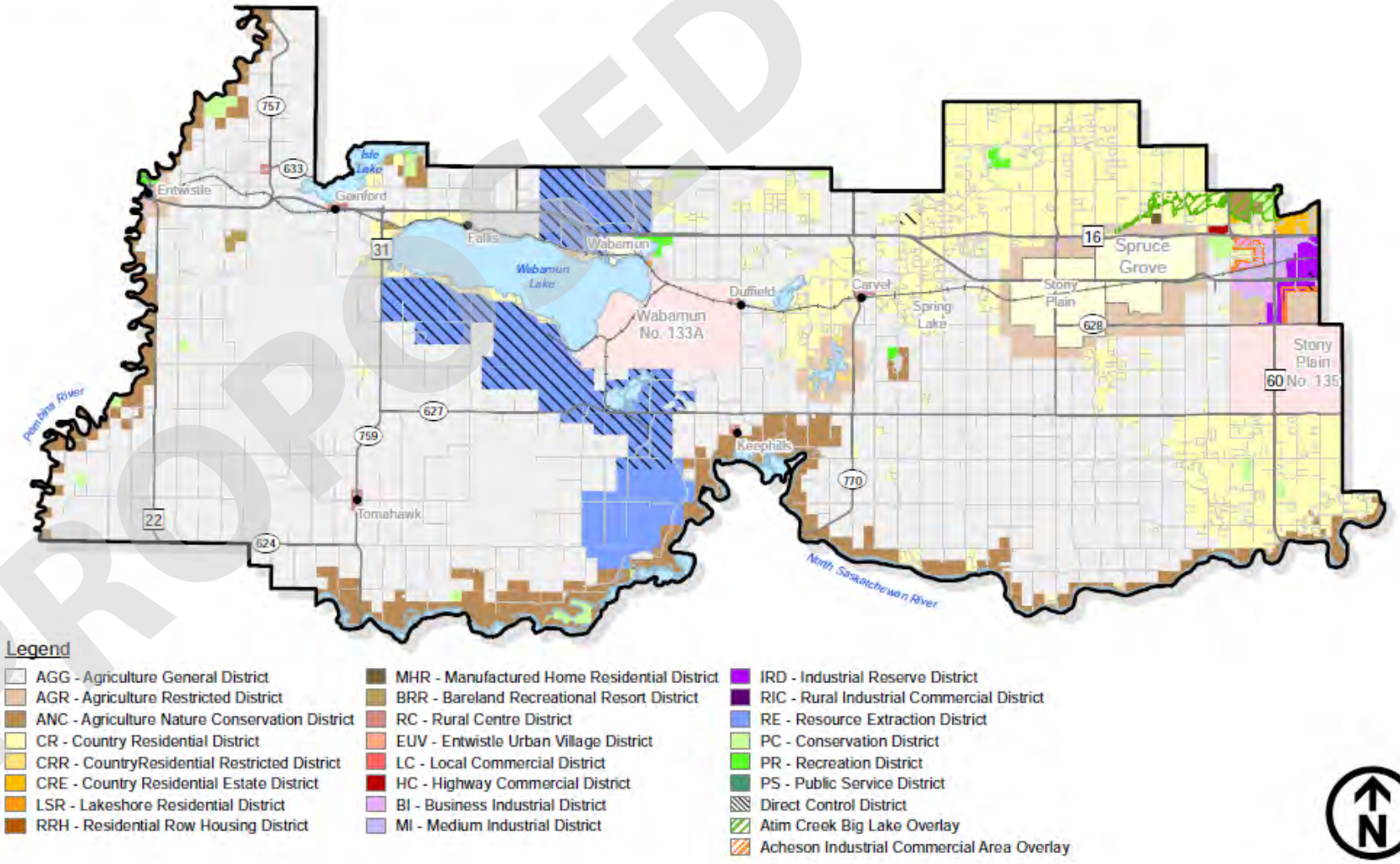
PROPOSED

Technical Growth Study (2017)

Parkland County is subject to Edmonton Metropolitan Regional Growth Plan, specifically

- The Metropolitan area (inc. Acheson Industrial)
  - "Intensification of existing development areas;
  - Compact and contiguous greenfield areas; and
  - Concentrated growth areas such as employment areas" (p 22)
- Rural area
  - "Growth in existing towns and hamlets;
  - Mixed land uses; and
  - Growth and diversification of the agricultural sector" (p 22)

FIGURE 2 | PARKLAND COUNTY EXISTING LAND USE



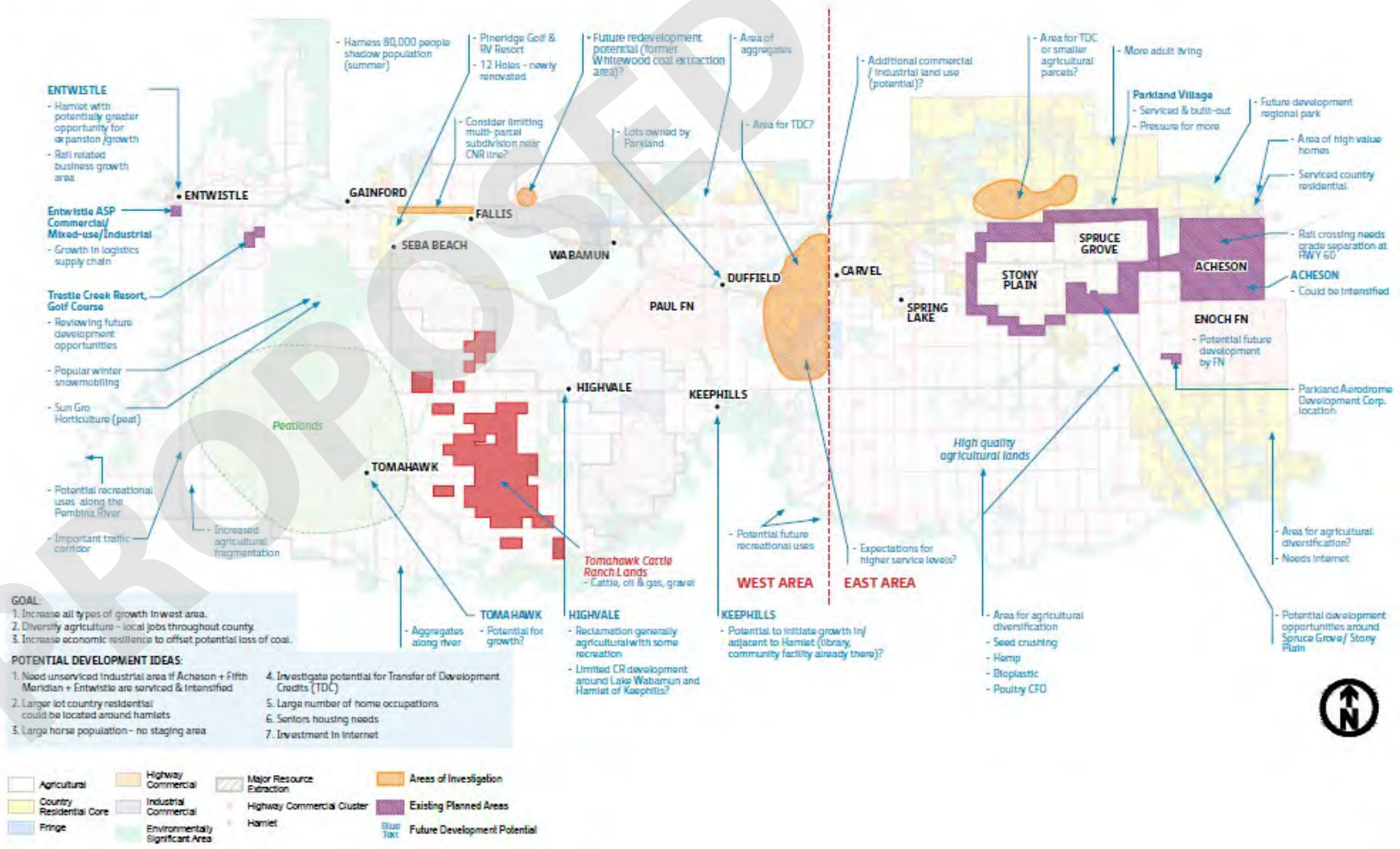
PROPOSED

Technical Growth Study (2017)

Areas of investigation

- North of Stoney Plain (Transfer of Development Credits?)
- Between Duffield and Carvel, south of Hwy 16
- Northeast of Fallis (former Whitewood area)
- Northwest of Fallis along Hwy 16

FIGURE 4 | OPPORTUNITIES AND CONSTRAINTS ANALYSIS

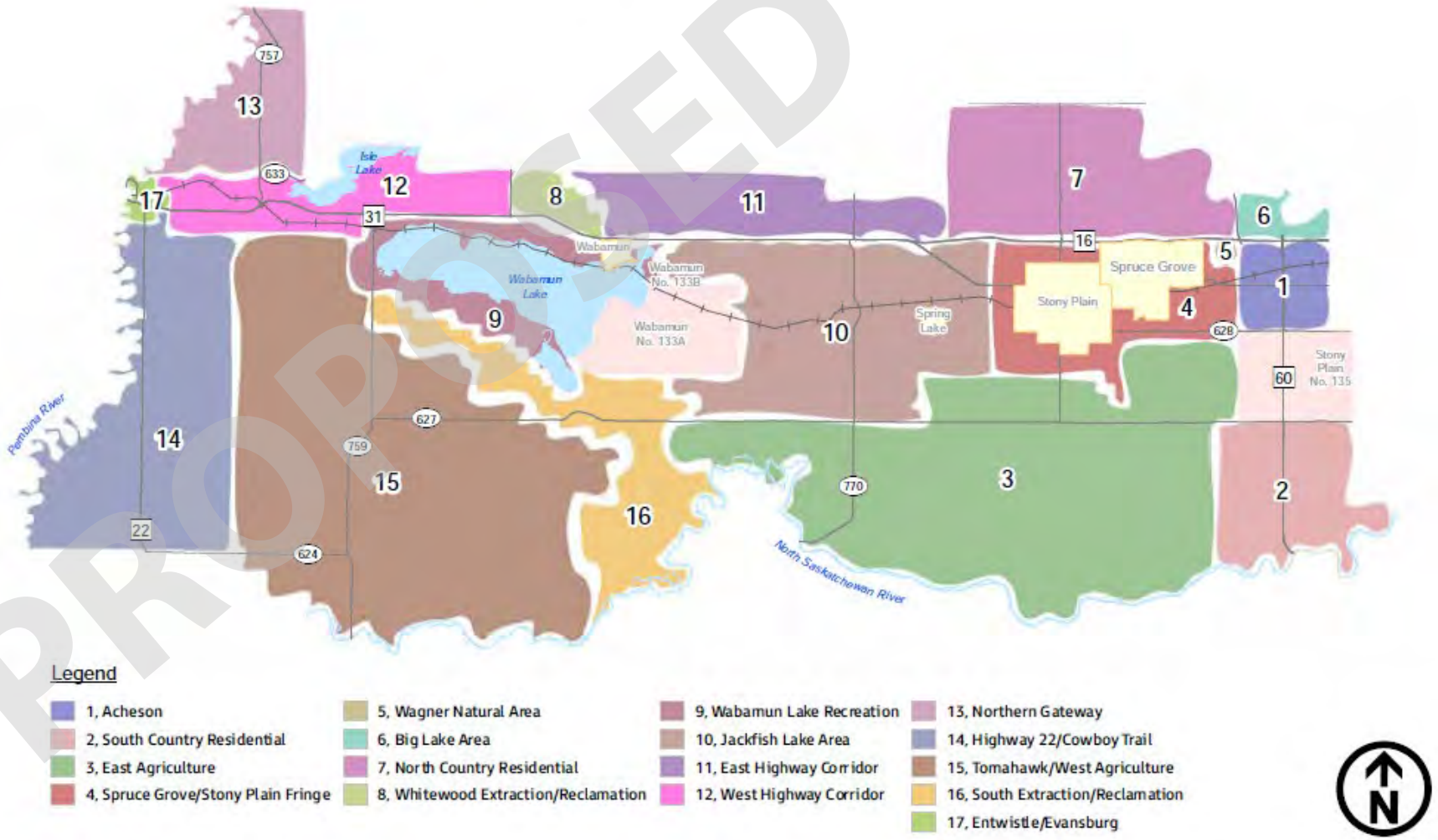


Technical Growth Study (2017)

Strategic Development Areas (SDAs) cover the entire County.

It is unclear how the preferred development scenarios connect with the SDAs.

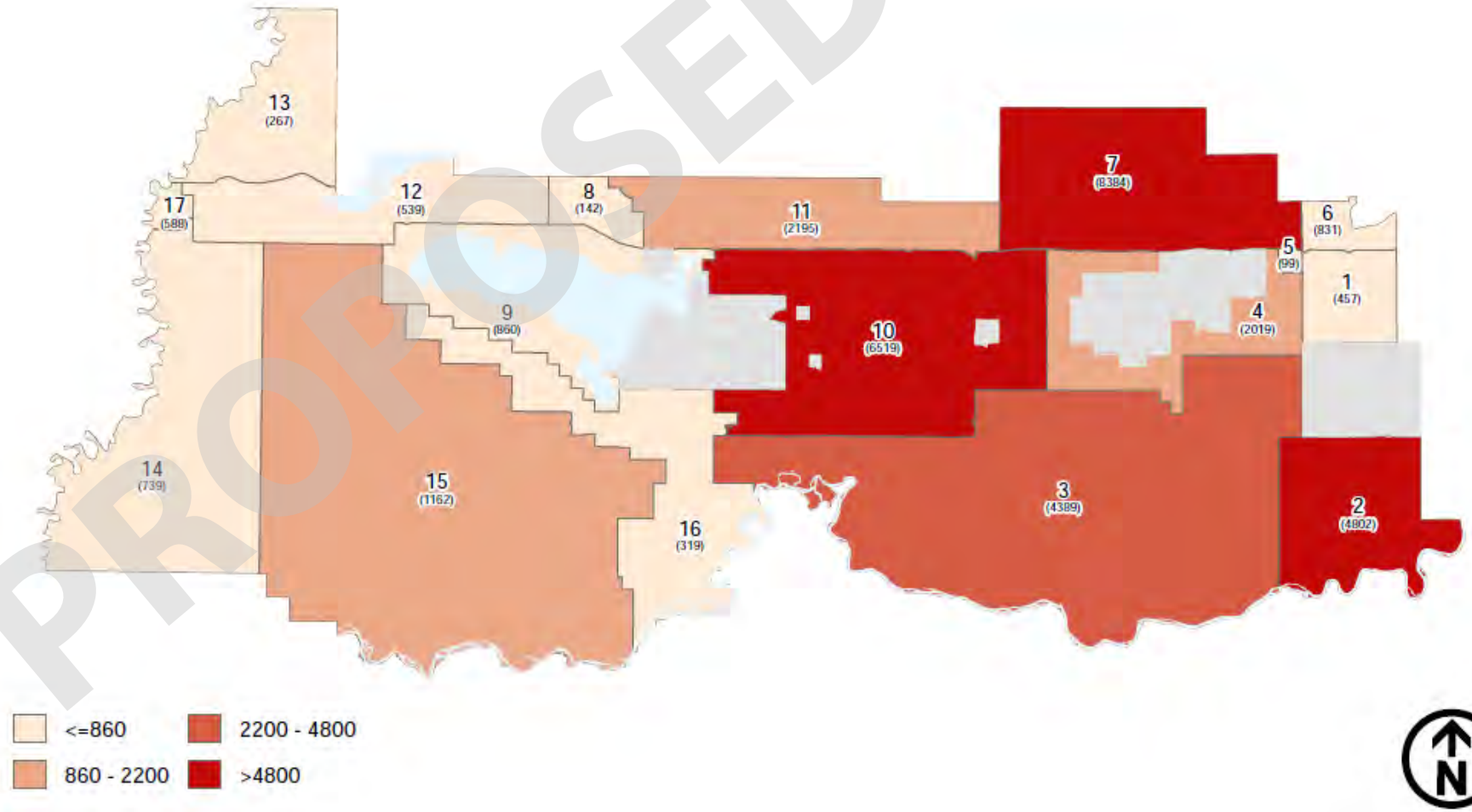
FIGURE 6 | STRATEGIC DEVELOPMENT AREAS



PROPOSED

Technical Growth Study (2017)

FIGURE 8 | 2015 POPULATION ALLOCATION BY SDA



PROPOSED

Technical Growth Study (2017)

Residential development trends

- Eastern portion of County – dispersed county residential
- Southwest – agricultural land fragmentation for larger-lot residential (especially near highways)
- Southeast – some mixed-use development including diverse agri-operations and home occupations
- Future reconsideration of Entwistle, Tomahawk and Duffield as growth Hamlets may wish to be undertaken to ensure compact, cost-efficient long-term growth

TABLE 5 | HAMLET RANKING & PRIORITIZATION RESULTS SUMMARY

Hamlet	Score	Hamlet Characteristics	Hamlet Type Designation
Entwistle	13	• All growth is municipally serviced • Accommodates a range of housing types and densities • Has a range of residential and non-residential land uses • Is a priority area for County investment • Acts as a sub-regional centre • Infills and intensifies over time • Is planned through Area Structure Plans or Outline Plans	Priority Growth Hamlet
Tomahawk	11	• Characterized by some degree of municipal servicing • Growth is municipally serviced when possible • Accommodates some diversity of housing types and densities • Is a location for non-residential growth • Has potential to provide sub-regional level of services over time	Growth Hamlet
Duffield	10		
Carvel	9		
Gainford, Keephills & Fallis	7	• Development has private, on-site servicing • Development occurs on a site-by-site basis • May have non-residential development	Rural Hamlet

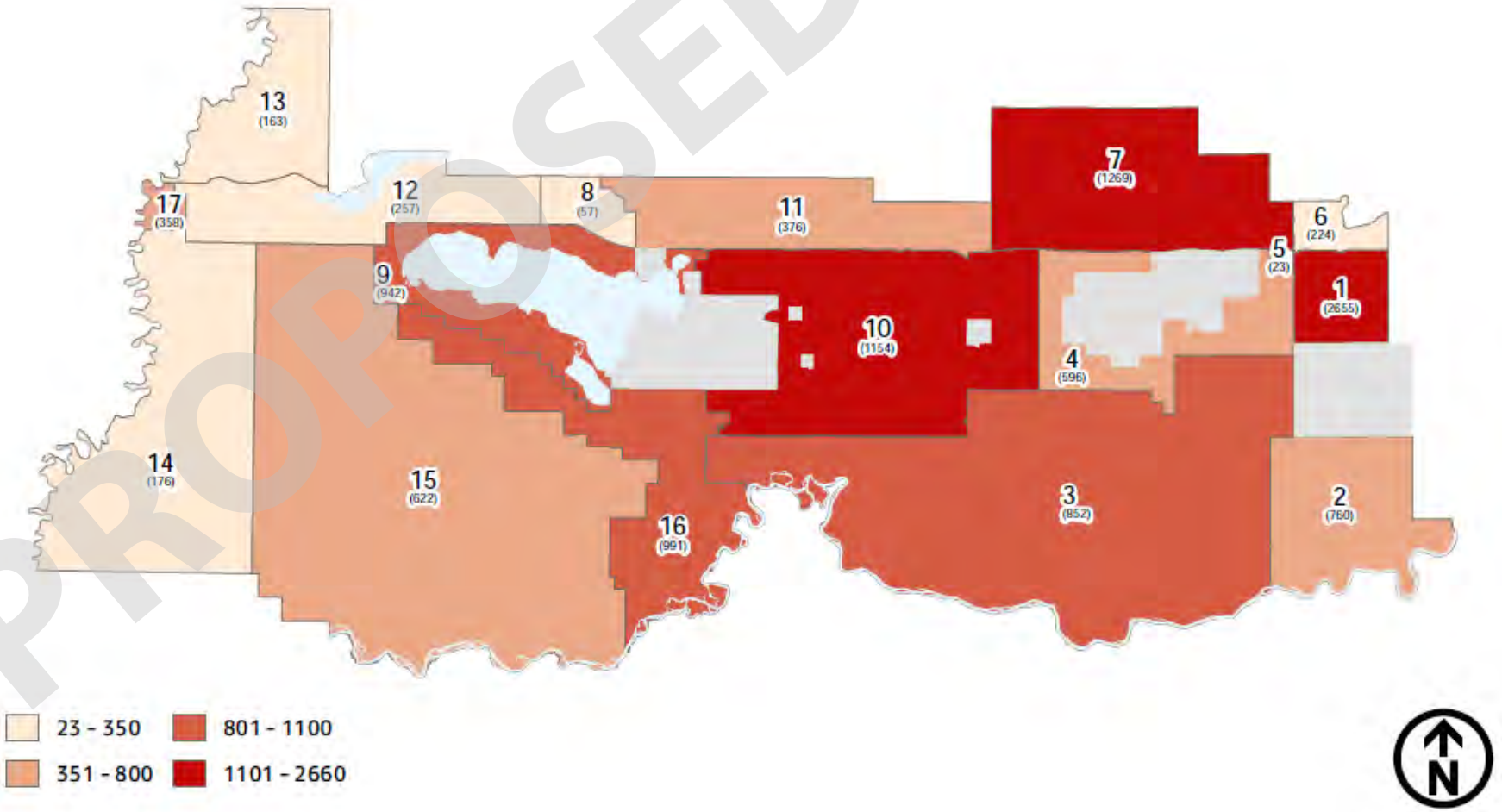
KEY RECOMMENDATION

Designate Entwistle as a Priority Growth Hamlet and Tomahawk and Duffield as Growth Hamlets.

PROPOSED

Technical Growth Study (2017)

FIGURE 7 | 2015 EMPLOYMENT ALLOCATION BY SDA



PROPOSED

Technical Growth Study (2017)

Employment development trends

- Yellowhead Hwy (Hwy 16) – scattered business development
- Rural areas - scattered business development with a focus on natural resource extraction and agri-business development

TABLE 7 | HAMLET RANKING & PRIORITIZATION RESULTS SUMMARY

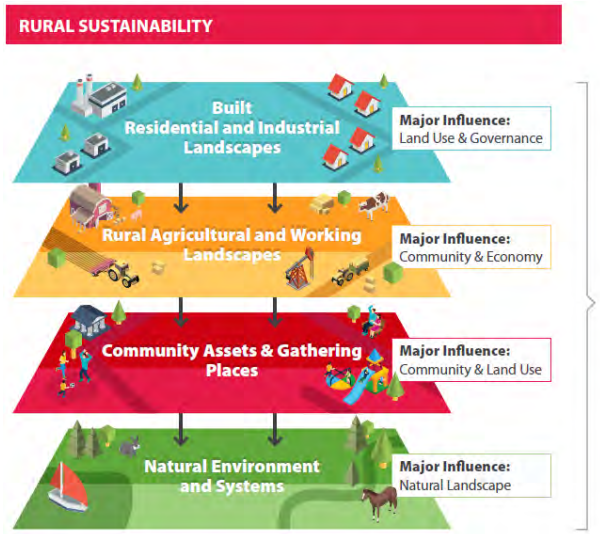
Non-Residential Area	Score	Characteristics	Employment Area Type Designation
Acheson	12	• Growth is municipally serviced • Provides strong assessment value • Infills and intensifies over time • Accommodates higher intensity and density of growth • Is planned through Area Structure Plans • Requires good proximity to transportation corridors and regional markets	Major Employment Area
Fifth Meridian	10		
Entwistle*	9		
Highvale North	6	• Accommodates outdoor storage or low service development • Provides moderate assessment value • Has ability to provide sub-regional or regional level of service • Future growth may be municipally serviced when possible • May infills and intensifies over time and transition to a Major Employment Area • Future planning would occur through Area Structure Plans	Local Employment Area
Manly Corner (Hwy 43 & 16)	6		
Wabamun North	5		

** Entwistle is identified as a local employment area currently, but is expected to be a major employment area over time*

PROPOSED

Parkland County Sustainability Plan (2017)

- 30yr plan to building a resilient and sustainable community with a diverse economy
- Rural sustainability foundation
  - "Parkland County will steward our natural environment and foster a sustainable and diverse economy while maintaining our rural character. We will be innovative and creative in growing a healthy community that provides equitable opportunities for all, and we will celebrate our heritage and culture" (p 19)



Rural sustainability, from a land use perspective, is the interplay of all these layers

PROPOSED

Parkland County Sustainability Plan (2017)

- Concepts of interest
  - Economic diversification beyond oil and gas-related companies
  - Agricultural heritage
  - Rural character
  - Complete communities
- Challenges
  - Population decline in some rural hamlets and outlying areas. Youth attracted to urban centres
  - Competing land uses including agriculture (primary use), resource extraction, residential and electrical power generation
  - Reliable internet connectivity
  - High risk for drought, water quality issues and localized flooding
- Opportunities
  - Increased job diversification, rural development and community networks can support youth
  - "incorporate natural landscapes and small agricultural holdings into urban development in order to retain the rural character and limit the fragmentation of agricultural lands and ecosystems" (p 37)
  - Increase waste diversion from landfills

PROPOSED

Parkland County Sustainability Plan (2017)

Economic workplan

ECONOMY

A state in which the community's economy is able to generate prosperity now and in the future.

BROAD OBJECTIVE: Innovative and diversified industrial and commercial development.

STRATEGY: Plan for strategic infrastructure development and collaborate regionally to support diverse business opportunities.

RECOMMENDED ACTIONS:

- Develop an Economic Diversification Strategy to identify economic assets and evaluate gaps and barriers for economic expansion.
- Establish dedicated industrial and commercial development zones through Municipal Development Plan policy.
- Continue to establish and support regional economic partnerships.
- Define and develop policies that enable green businesses and alternative energy production.
- Continue to maintain a competitive advantage in business and development processes.

BROAD OBJECTIVE: A vibrant agricultural and food-producing economy.

STRATEGY: Establish policies, programs, and training to support agricultural operations and advance value-added activities in agriculture.

RECOMMENDED ACTIONS:

- Develop and implement a Value-added Agriculture Action Plan including actions that support primary, secondary, and tertiary food-related business.
- Identify opportunities for clustering agriculture producers and industry to establish a circular economy.

BROAD OBJECTIVE: A diverse and prosperous recreation and tourism market.

STRATEGY: Support emerging and existing recreational and tourism markets, including eco-friendly options.

RECOMMENDED ACTION:

- Develop, implement, and monitor a Tourism Action Plan.

BROAD OBJECTIVE: Widespread entrepreneurship and rural diversification of business opportunities.

STRATEGY: Provide support for new businesses, including small business, cottage industry, and knowledge-based sector opportunities.

RECOMMENDED ACTIONS:

- Connect people to opportunities that support entrepreneurship development and community investment.
- Develop a Rural Business Development Action Plan, in collaboration with the local business community, to identify and reduce barriers for small businesses.
- Update the Land Use Bylaw to enable small businesses and cottage industry.

PROPOSED

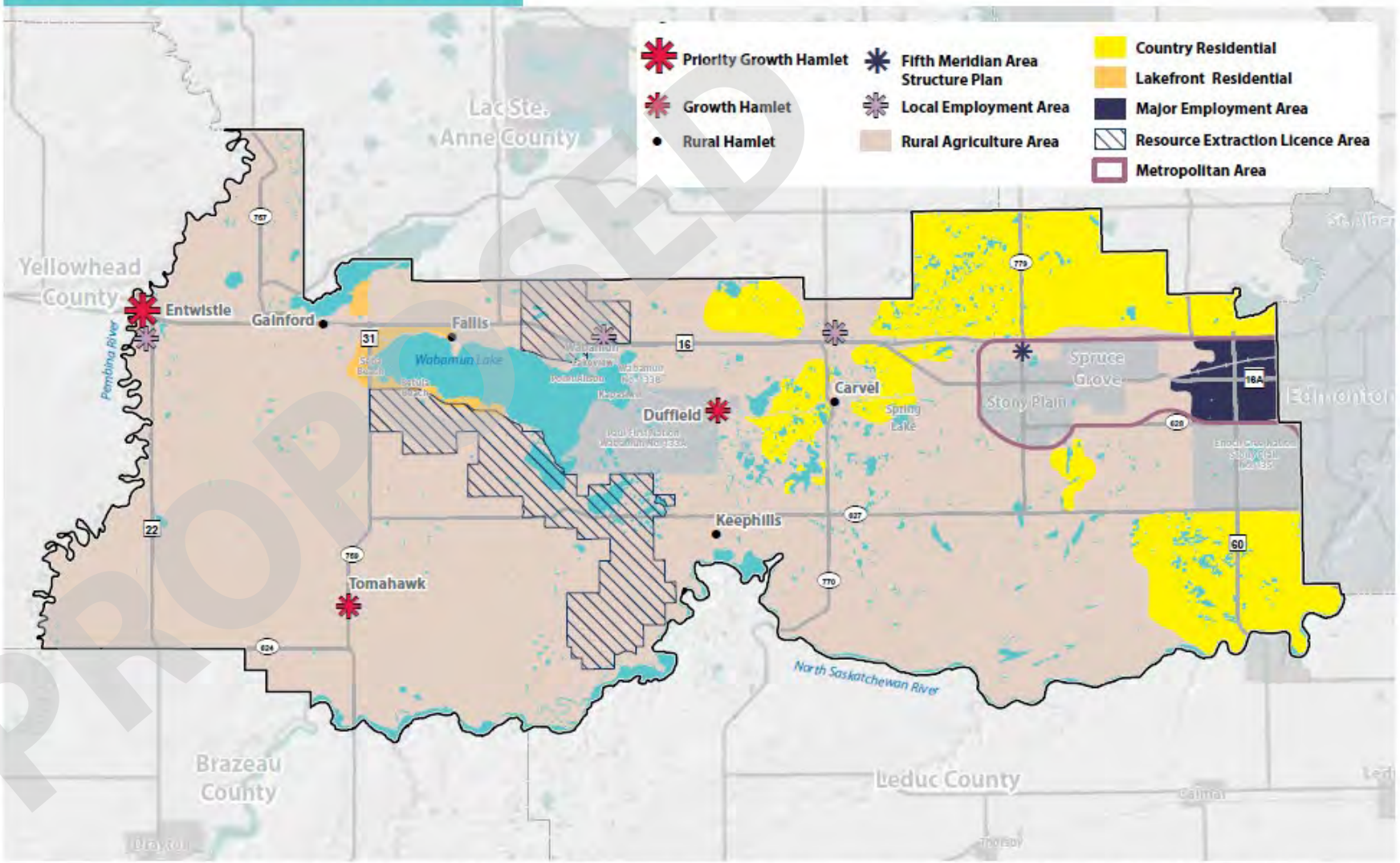
Parkland County MDP (2017)

- 30 yr plan with the vision of "One Parkland: Powerfully Connected"
- Connection to **EMRB Growth Plan**: Compact growth, connectivity to infrastructure, retention of agricultural land, and complete communities (with a range of housing options) are prominent themes. (Note the prescribed residential densities for urban municipalities do not apply to Parkland County)
- Connection to **Sustainability Plan**: "In Parkland County, *rural sustainability* means building effective relationships between the rural and urban residential and industrial landscapes to the benefit of both; One Parkland: Powerfully Connected. Urban areas require and benefit from the environmental, natural and agricultural resources found in rural areas while rural areas require the local, regional and international markets and employment created by urban centres"
- MDP encourages efficient, **clustered** and contiguous growth, and for housing, focuses on nodal development (through intensification and densification) of existing hamlets and development areas

PROPOSED

Parkland County MDP (2017)

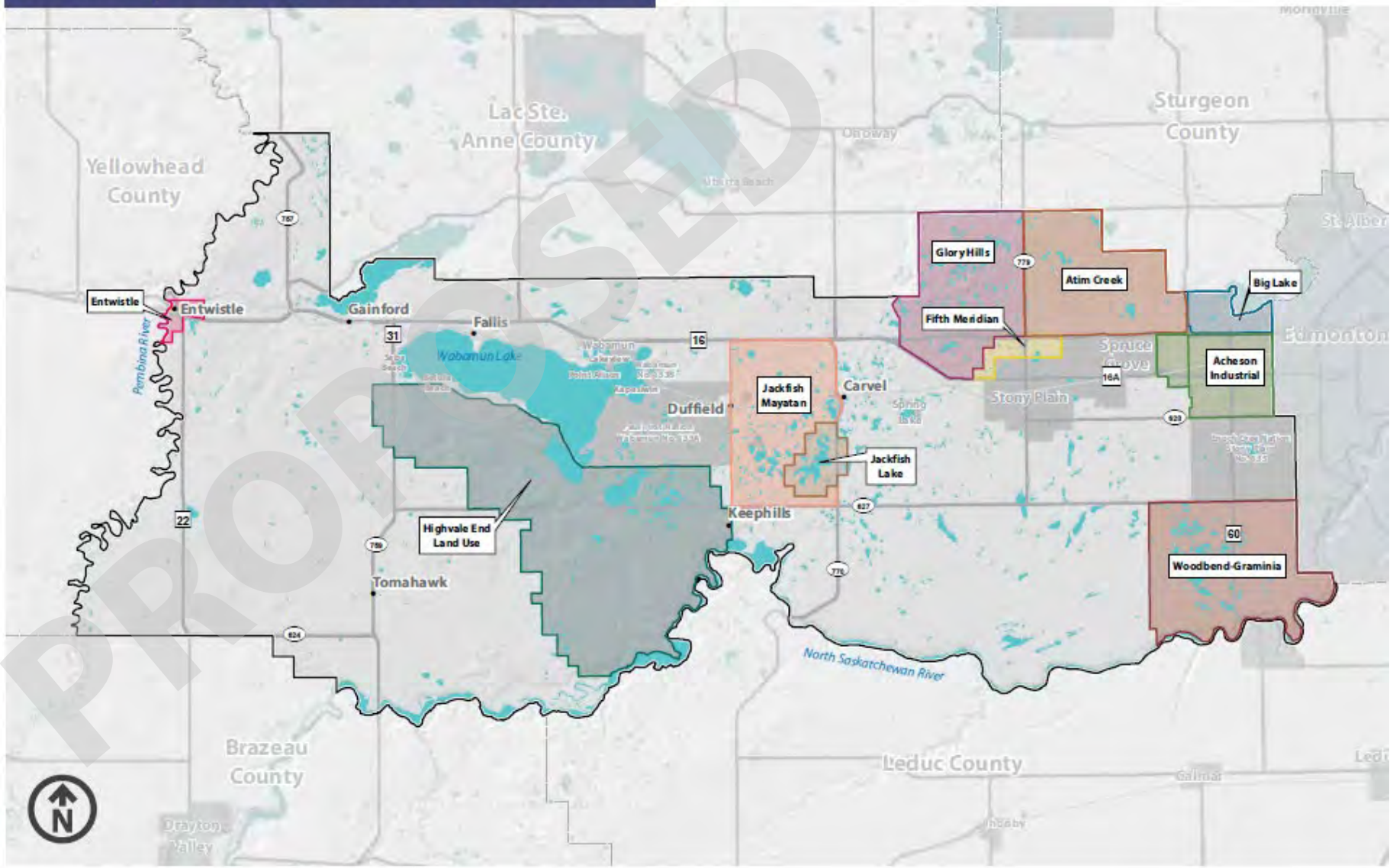
FIGURE 7 | DEVELOPMENT CONCEPT



*NOTE: Interpretation of **Figure 7: Development Concept** shall be considered in conjunction with policy overlay areas as depicted in **Figure 9: Prime Agriculture Areas, Figure 11: Prime Recreation and Tourism Areas, and Figure 14: High Priority Landscapes.**

Parkland County MDP (2017)

FIGURE 3 | APPROVED AREA STRUCTURE PLANS



Parkland County MDP (2017)

- **Economic competitiveness** is one of the focus areas. **Acheson** industrial and **Fifth Meridian** industrial are major employment areas, while Entwistle is considered a local employment area. Local services and jobs are located in hamlets.
  - Aggressively pursue economic diversification and innovation to strengthen the County's resiliency
  - Encourage a range of serviced and unserviced employment opportunities throughout all areas of the County
  - Support **eco-industrial** as a way to create synergies between businesses

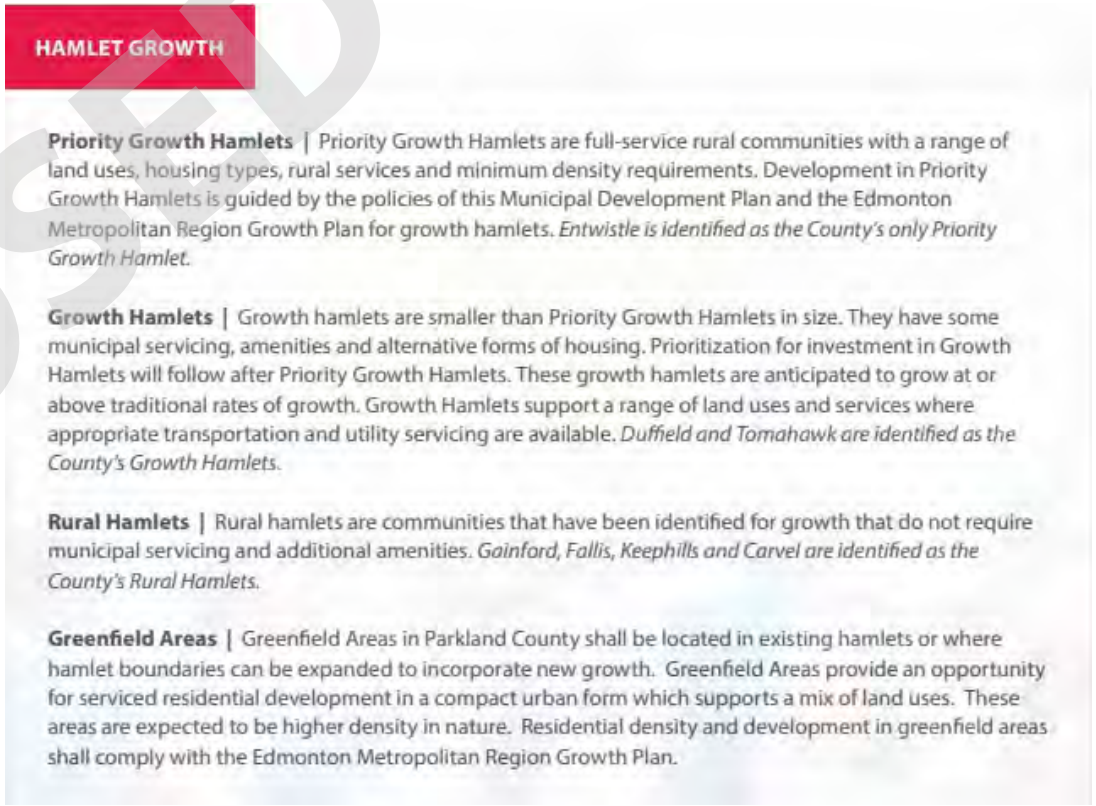
Economic diversification and innovation requires the interplay of four (4) areas. Focus of growth in all four (4) areas requires coordinated efforts to:

- ✓ *ATTRACT EMPLOYMENT*
- ✓ *RETAIN & EXPAND BUSINESS*
- ✓ *INCREASE CONNECTIVITY*
- ✓ *GROW KNOWLEDGE WORKFORCE*

PROPOSED

Parkland County MDP (2017)

- **Hamlet growth** is a focus area. The only priority growth hamlet is Entwistle (full-service rural community) followed by Duffield and Tomahawk as growth hamlets (some servicing). Rural hamlets are Gainford, Fallis, Keephills and Carvel which do not require municipal servicing. *Notably the MDP update will need to include the former village of Wabamun which is now part of Parkland County.*
  - A variety of **hamlet housing** is encouraged inc. "detached dwellings, duplexes, tri-plexes and four-plexes, manufactured home, multi-residential dwellings (low rise apartments), secondary suites and garden suites". Mixed use development in hamlets along with infill is also encouraged.
- **Rural communities** and housing was a separate focus area which focused on county residential and lakefront residential which also encouraged mixed land uses and rural complete communities



HAMLET GROWTH

Priority Growth Hamlets | Priority Growth Hamlets are full-service rural communities with a range of land uses, housing types, rural services and minimum density requirements. Development in Priority Growth Hamlets is guided by the policies of this Municipal Development Plan and the Edmonton Metropolitan Region Growth Plan for growth hamlets. *Entwistle is identified as the County's only Priority Growth Hamlet.*

Growth Hamlets | Growth hamlets are smaller than Priority Growth Hamlets in size. They have some municipal servicing, amenities and alternative forms of housing. Prioritization for investment in Growth Hamlets will follow after Priority Growth Hamlets. These growth hamlets are anticipated to grow at or above traditional rates of growth. Growth Hamlets support a range of land uses and services where appropriate transportation and utility servicing are available. *Duffield and Tomahawk are identified as the County's Growth Hamlets.*

Rural Hamlets | Rural hamlets are communities that have been identified for growth that do not require municipal servicing and additional amenities. *Gainford, Fallis, Keephills and Carvel are identified as the County's Rural Hamlets.*

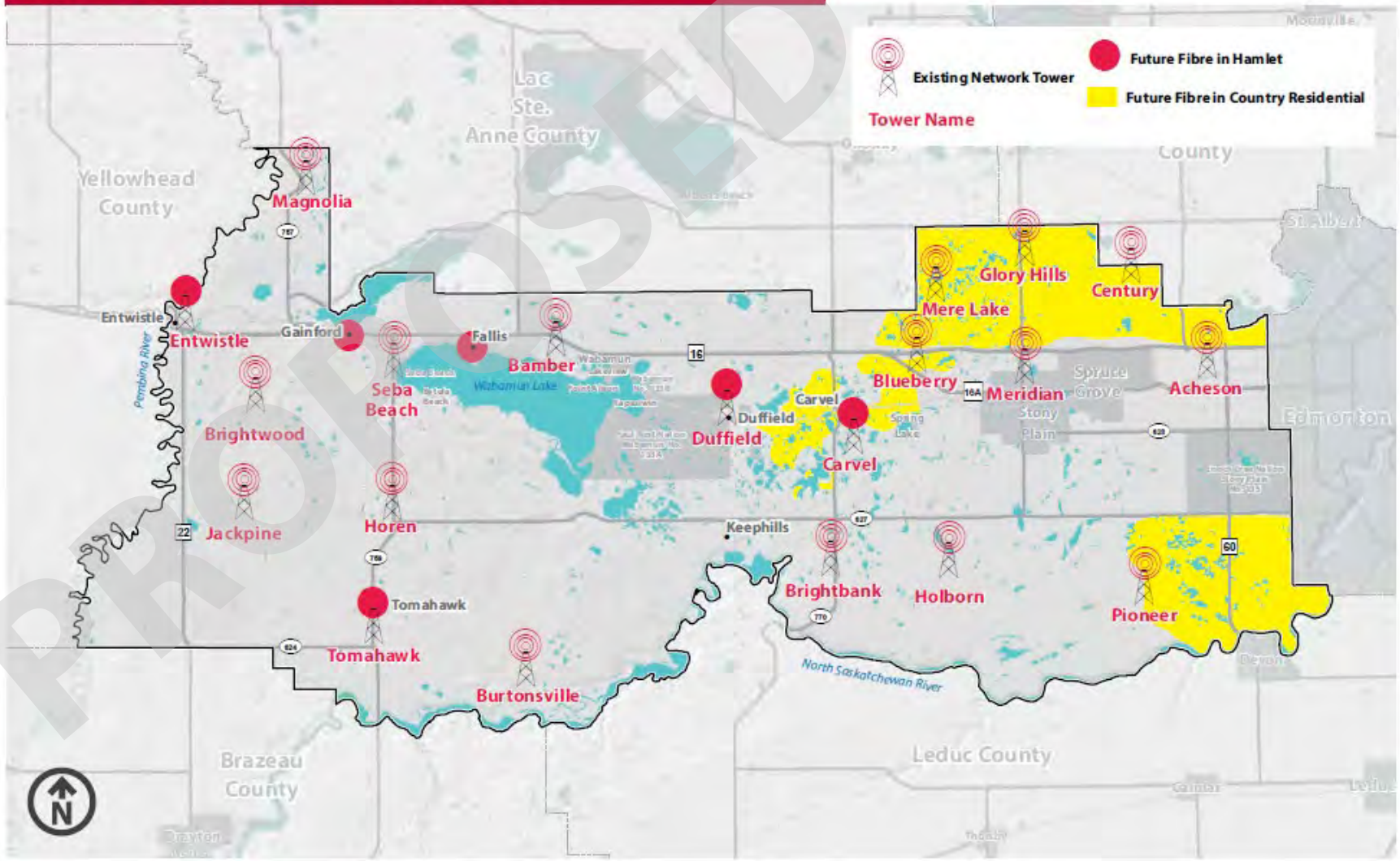
Greenfield Areas | Greenfield Areas in Parkland County shall be located in existing hamlets or where hamlet boundaries can be expanded to incorporate new growth. Greenfield Areas provide an opportunity for serviced residential development in a compact urban form which supports a mix of land uses. These areas are expected to be higher density in nature. Residential density and development in greenfield areas shall comply with the Edmonton Metropolitan Region Growth Plan.

PROPOSED

Parkland County MDP (2017)

- Investing in communication and digital networks through partnerships and advocacy is also covered in the MDP
- All hamlets identified in the MDP will have fibre in the future.

FIGURE 15 | SMART PARKLAND NETWORK



Parkland County Strategic Plan (2022-2025)

- Priorities (goal 1): "To explore strategies that encourage **new businesses** to locate in Parkland County. Priority strategy: Solidify an **investment strategy** for **Acheson** lands to ensure **maximum build-out** can be achieved"
- Pillar B: "Strategic Economic Diversification- We support the continuation and evolution of **traditional economic activities**, while pursuing new opportunities for diversified and sustainable growth". Goals:
  - To explore strategies that encourage **new businesses** to locate in Parkland County
  - To add emphasis to **recreation** and agri-tourism as economic drivers
  - To increase **revenue generation** through new **business** and **industrial** development
  - To support **energy transition and diversification**
  - To support existing businesses in Parkland County with a focus on **micro** and **small** businesses

PROPOSED

Population Projections Comparison -

	2015	2016	2017	2018	2019	2020	2021	2022	2023	Low 2051	Med 2051	High 2051	2046 Low scenario	2046 Status Quo	2046 High scenario
Statistics Canada		32,737					32,205								
Alberta Dashboard			32,097	32,097	32,097	32,097	32,205								
Polaris									33,303						
PC Technical Growth Study	34,310	32,097											45,913	48,270	50,760
EMRB Draft growth rate							33,519			**36,568**	**39,950**	**48,982**			

Most recent data

PROPOSED

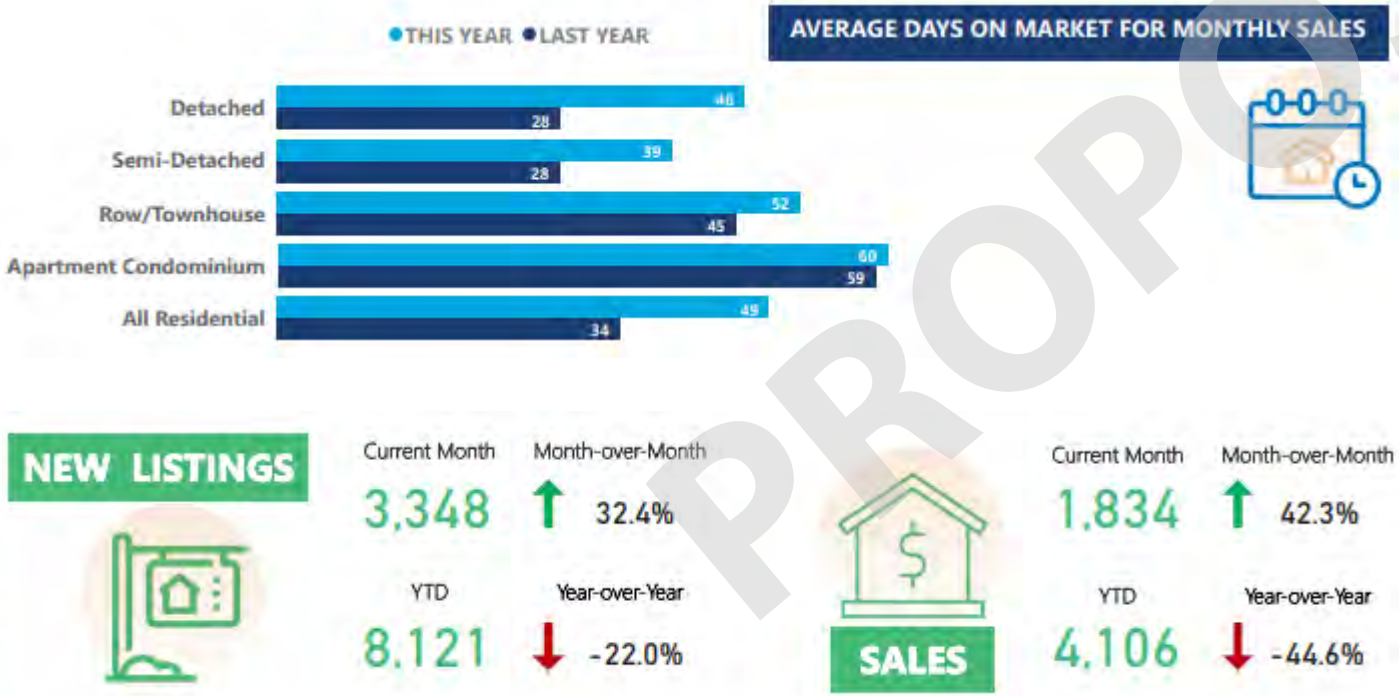
Part 2 – Residential Hamlets

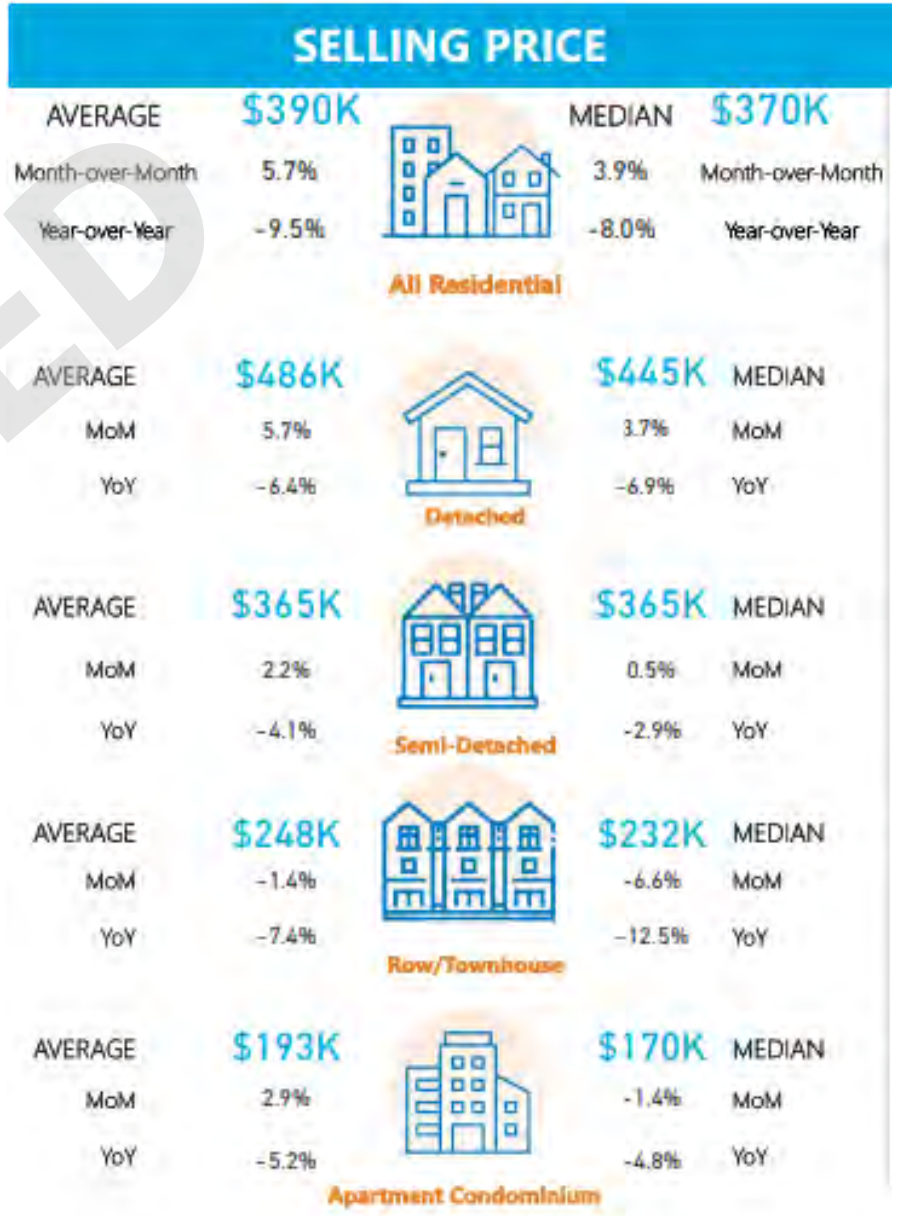
- Market trends
- Inventory
- Hamlet profiles

PROPOSED

Residential Market Trends

- National home sales have been stable since summer 2022 (CREA)
- Greater Edmonton Region - Strong beginning to the spring 2023 real estate

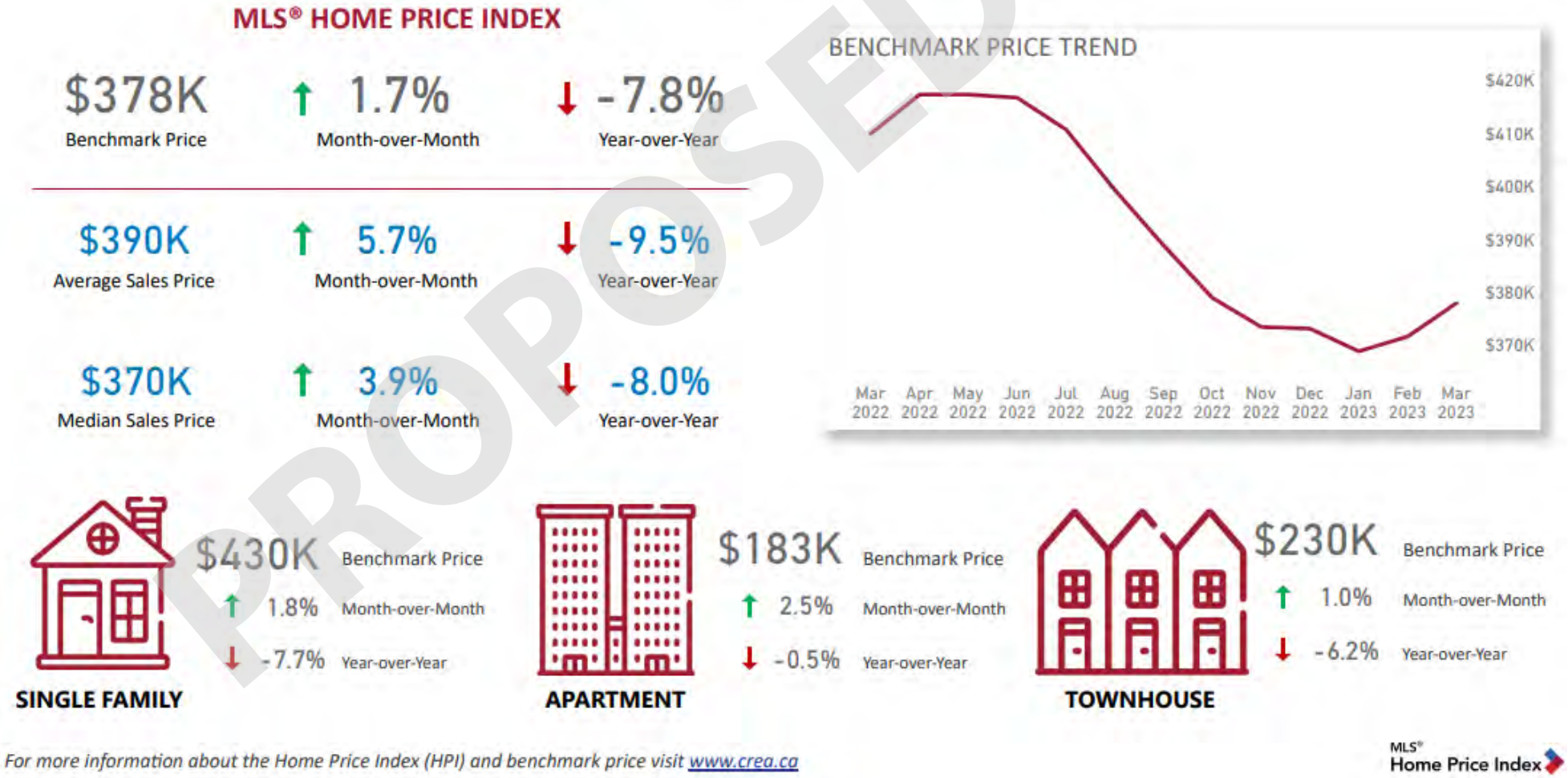




PROPOSED

Source: Realtors Association of Edmonton, March 2023 Residential Statistics- Greater Edmonton Area

Residential Market Trends – Greater Edmonton Area



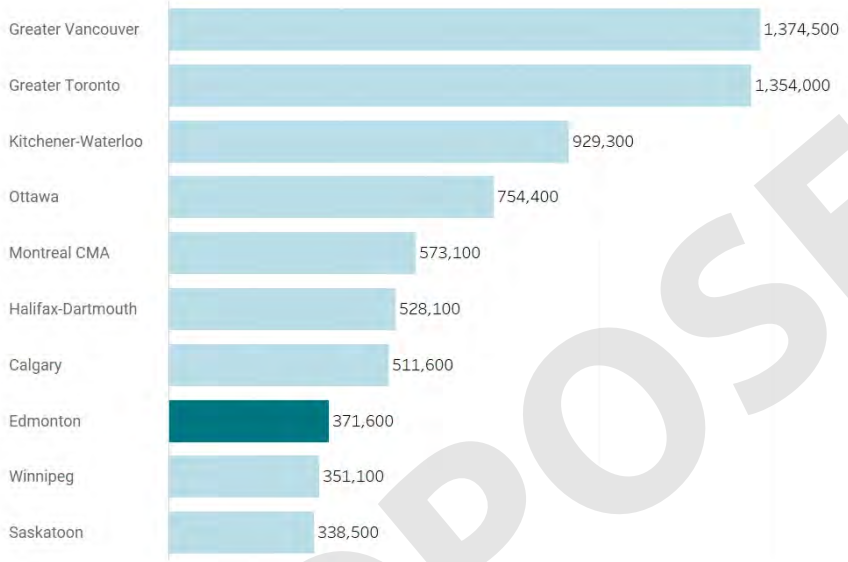
PROPOSED

Source: Realtors Association of Edmonton, March 2023 Residential Statistics- Greater Edmonton Area

Residential Market Trends – Edmonton Region

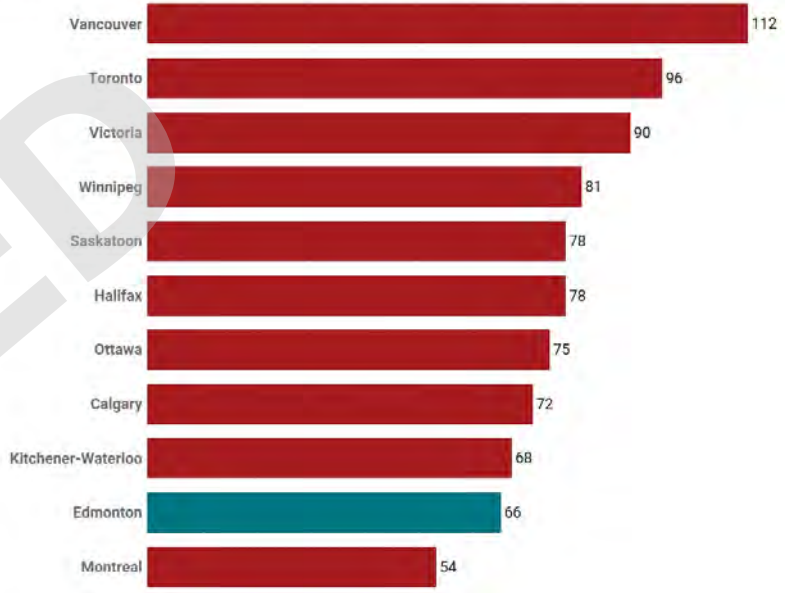
- The Edmonton region has higher housing affordability than many major Canadian cities
- Contributing factors include the City of Edmonton's efficient permitting approvals process and the consistently high number of housing starts

Figure 3. Benchmark Housing Prices by Canadian City (CAD- January 2022)



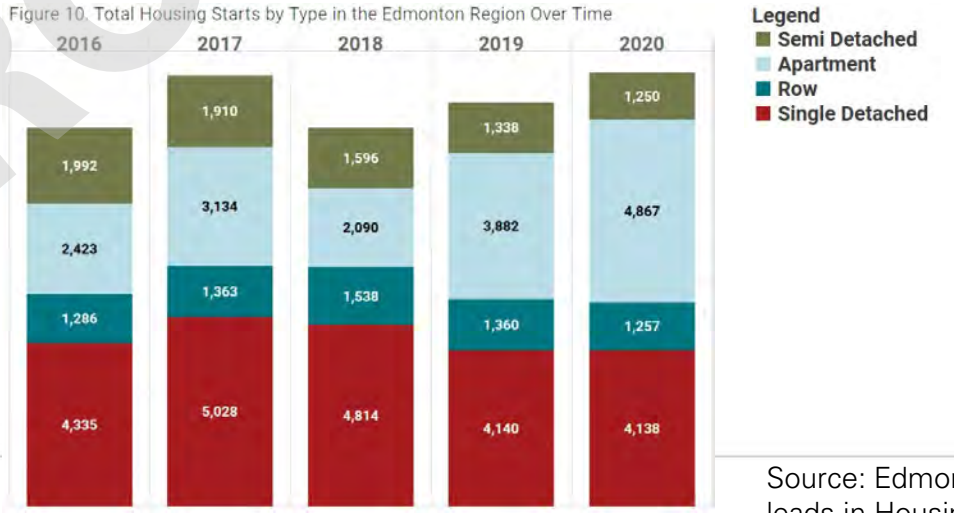
Source: Canadian Real Estate Association

Figure 6. Hours per Week to Afford a 2 Bedroom Apartment at Minimum Wage



Source: Canadian Centre for Policy Alternatives, 2022

Figure 10. Total Housing Starts by Type in the Edmonton Region Over Time

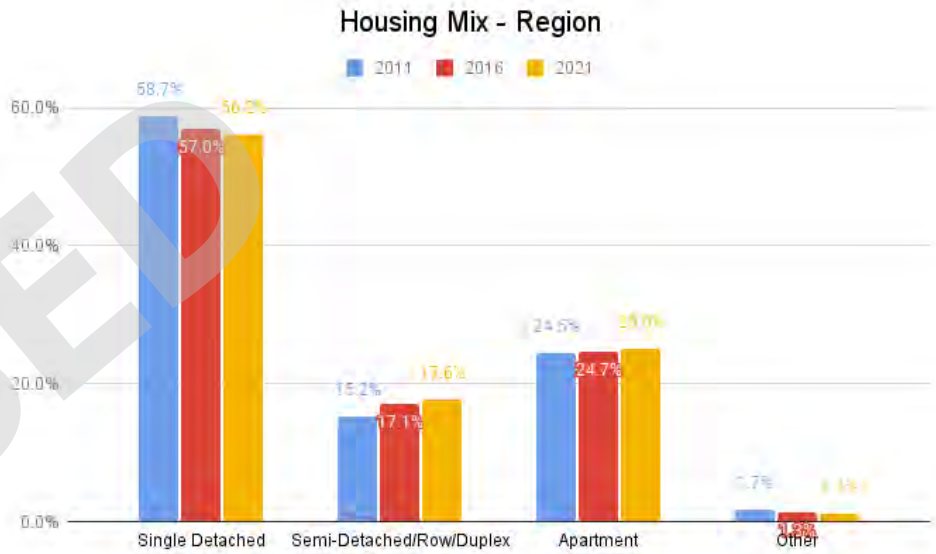


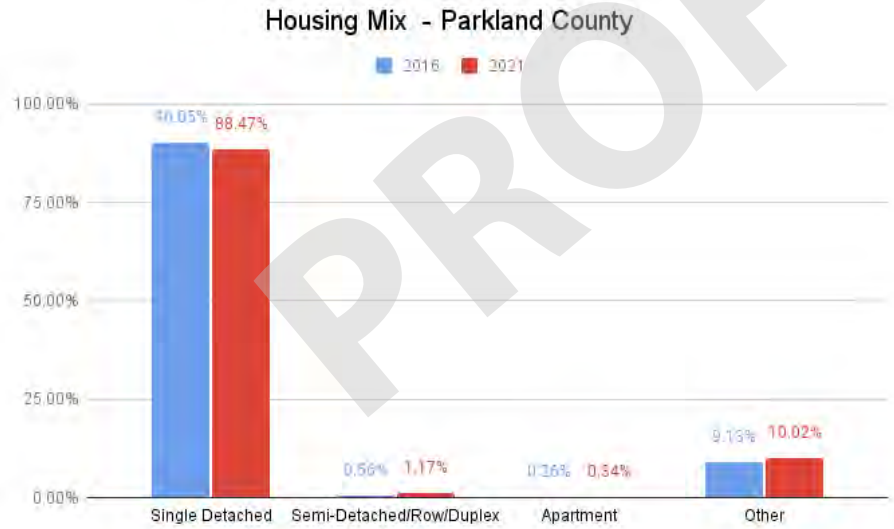
Source: Edmonton Global – The Edmonton Regional leads in Housing Affordability (May 2022)

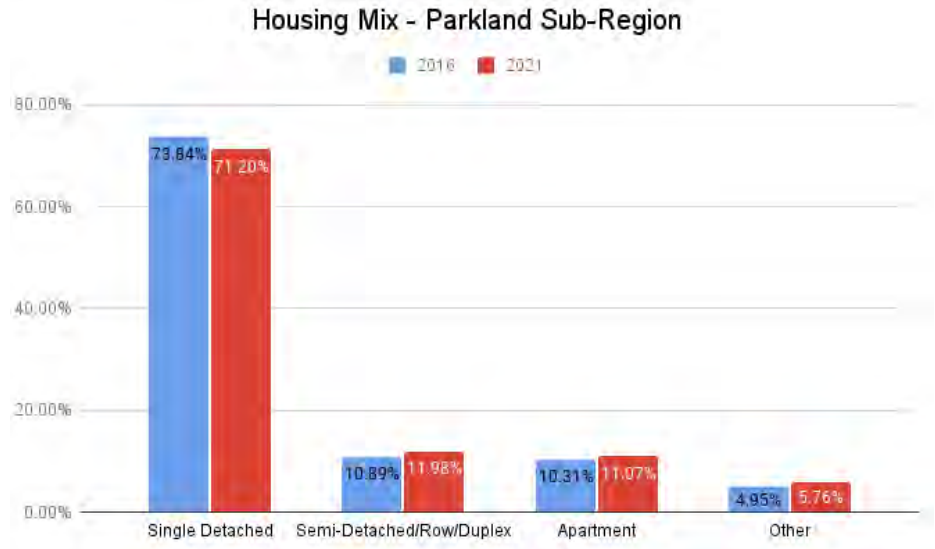
PROPOSED

EMRB Housing Mix (KPI Dashboard)

- Like the broader EMR, Parkland County's housing mix is predominantly single detached



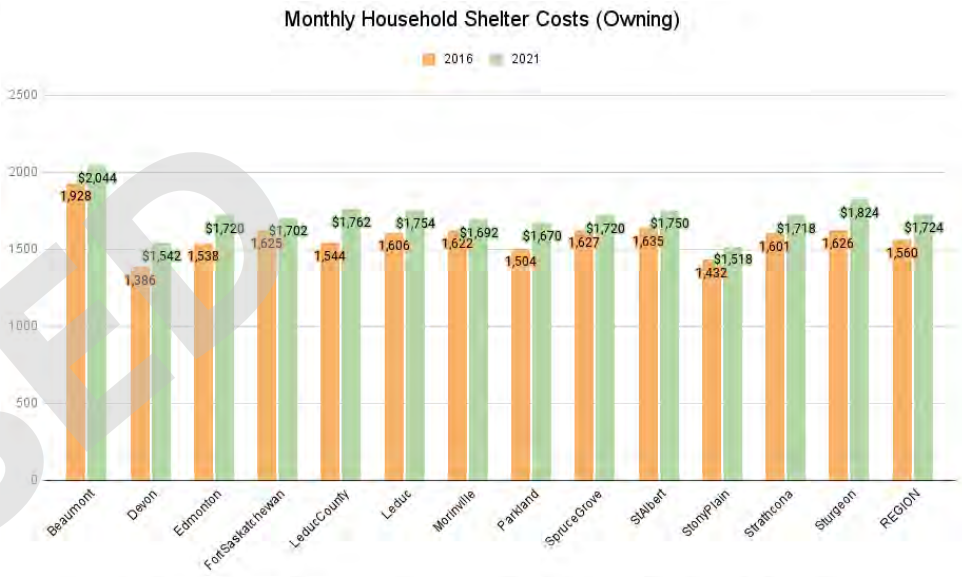


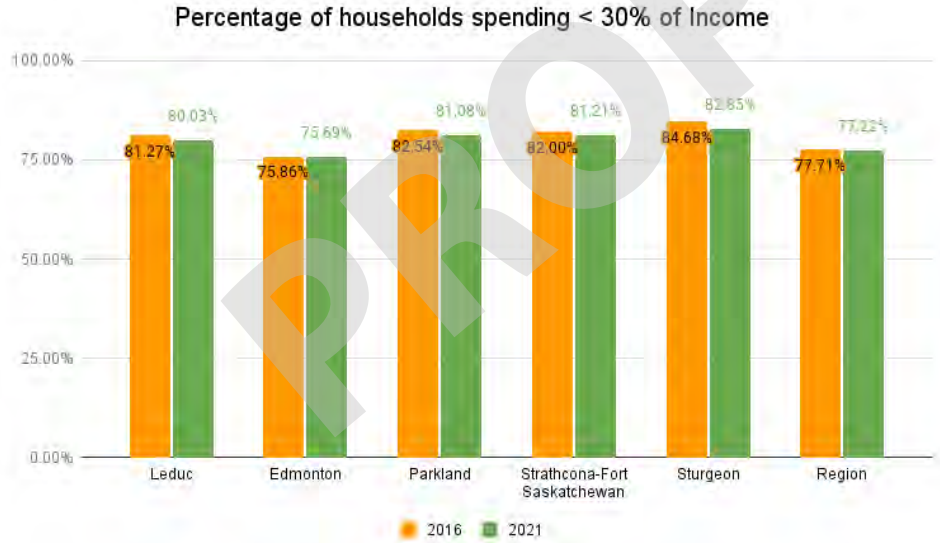


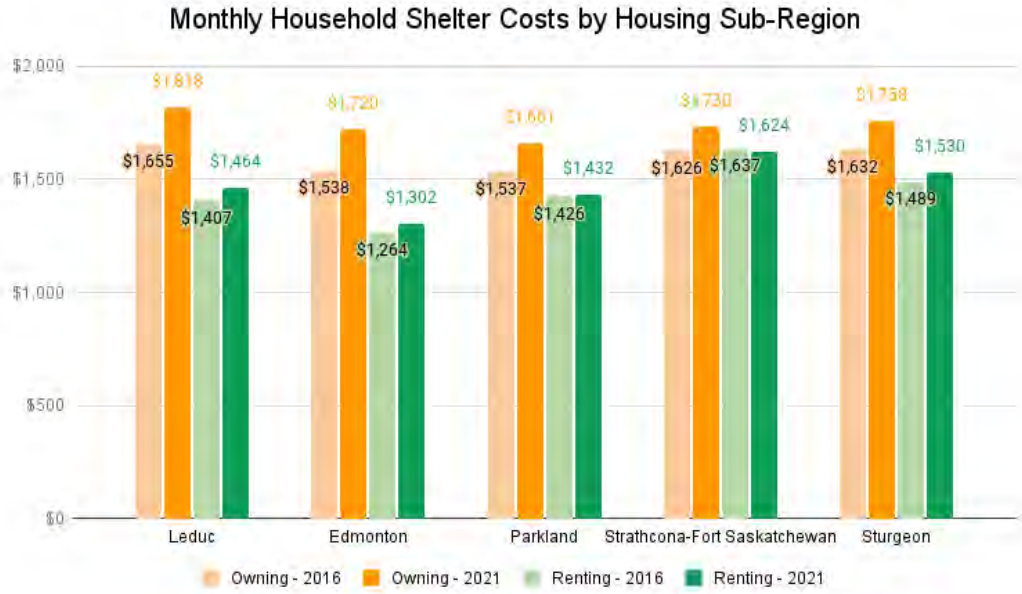
PROPOSED

EMRB Housing Affordability (KPI Dashboard)

- 82.52% of households in Parkland County spent less than 30% of their income on housing in 2016 (compared to 81.08% in 2021)





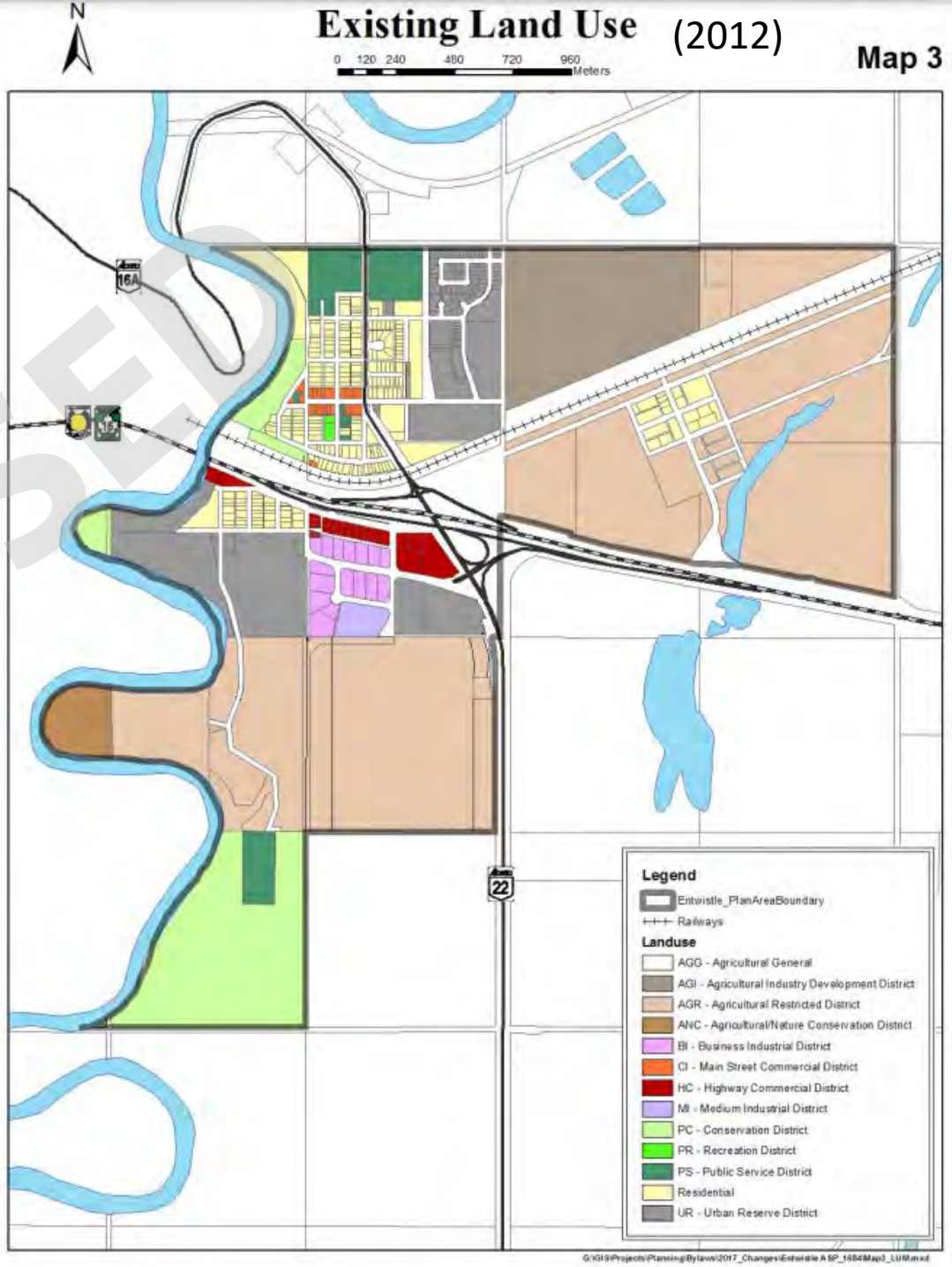


PROPOSED

Hamlet Profiles - Entwistle

- Population: 429 (2021 vrs 480 in 2016)
- Prominent features (resident & visitor focused)
  - Fully serviced by piped water and sanitary sewer (Service connection with Evansburg to the west)
  - Residential as dominant use (single family detached, manufactured homes, handful of 2-3 story apartments)
  - Gateway to Pembina Provincial Park
  - Proximity to the Evansburg hamlet (Yellowhead County)
- Classifications:
  - EMRB GP: Hamlet, Local & Planned Employment Area
  - MDP: Priority Growth Hamlet
  - LUB: Entwistle Urban Village District, and others
  - Technical Growth Study: Sub-regional hub
- Residential market overview (2)
  - Apartment complex (3 story): $1.8 mill (314 DOM*)
  - Vacant, serviced land for residential: $25,000 (91 DOM*)

*DOM: Days on Market as of mid-April 2023 (all the following listings)



Hamlet Profiles - Entwistle

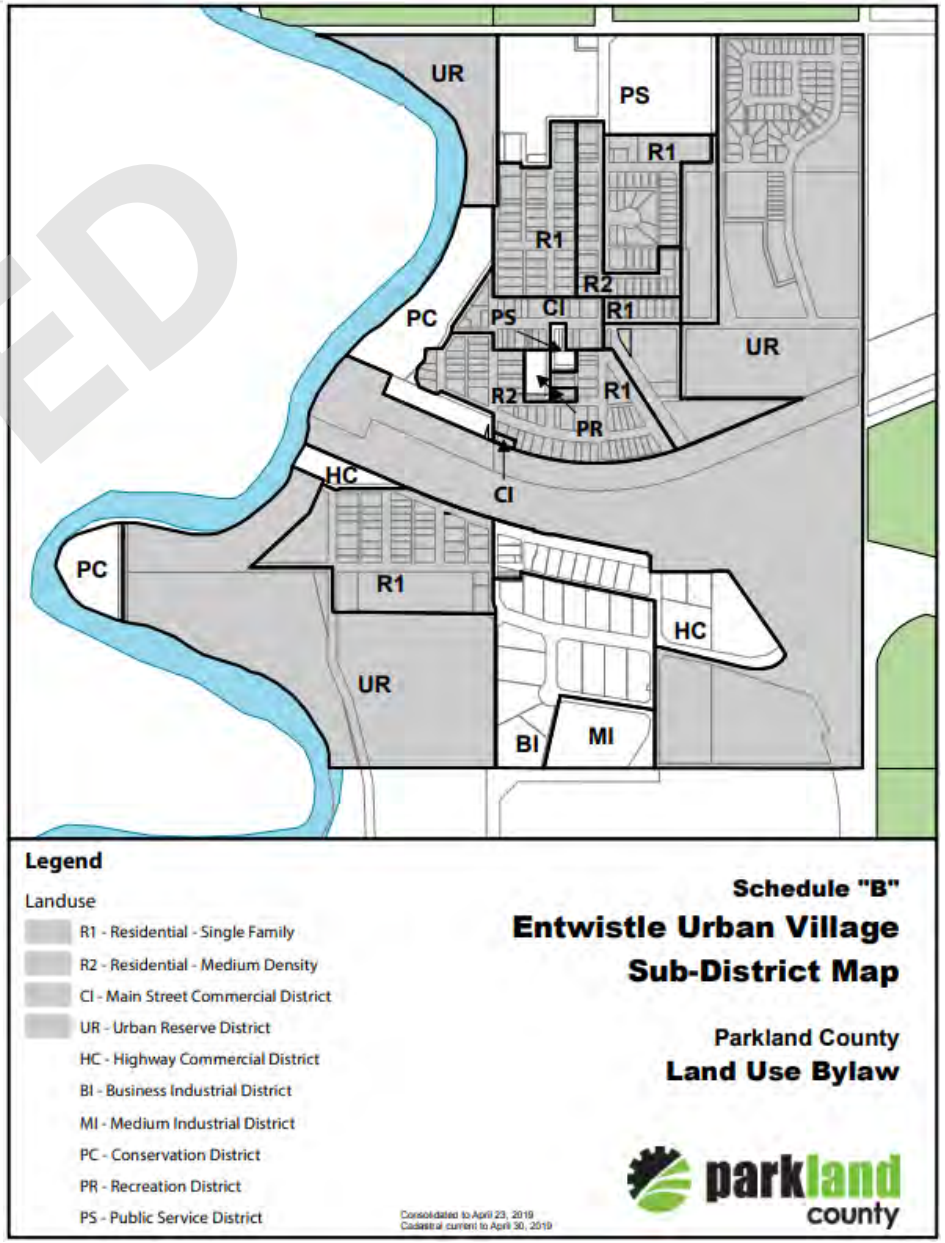
Town is bound by Highways, and setbacks from river valley, railway, sewage lagoon, and resource extraction

Residential goals

4.2.1 "i. To promote orderly and logical residential growth by encouraging **infill** development of vacant residential sites within the Hamlet boundaries as well as Old Entwistle **prior to extending outside** these defined areas.
ii. To support a **variety of housing opportunities** for **families** within the Hamlet boundary that will be connected to municipal servicing.
iii. To support a friendly, unique, and safe community that provides residents and families with **access to essential goods, and services**, such that their basic needs are met. "

Future residential growth

- Infill on vacant sites
- Range of housing types including multi-family, assisted living, continuing care facilities and affordable housing
- Single family dwellings with private on-site sewer and water services in Old Entwistle
- Future growth site: undeveloped subdivison



PROPOSED

Hamlet Profiles - Tomahawk

- Population: 113 (2021 vs 99 in 2016)
- Prominent features
  - Residential
  - Agricultural
- Classifications:
  - EMRB GP: Hamlet & Local Employment Area
  - MDP: Growth Hamlet
  - LUB: Rural Centre District
- Active bareland residential listings (2 @ 231 DOM)
  - 5004 & 5006 50 St: $35,000
  - 5008 50 St: $35,000
- Real estate sales 2021-2023
  - Use: 100% agricultural
  - Average price: $354,500 ($300,000-$409,000)
  - Average DOM: 58 (50-66)

PROPOSED

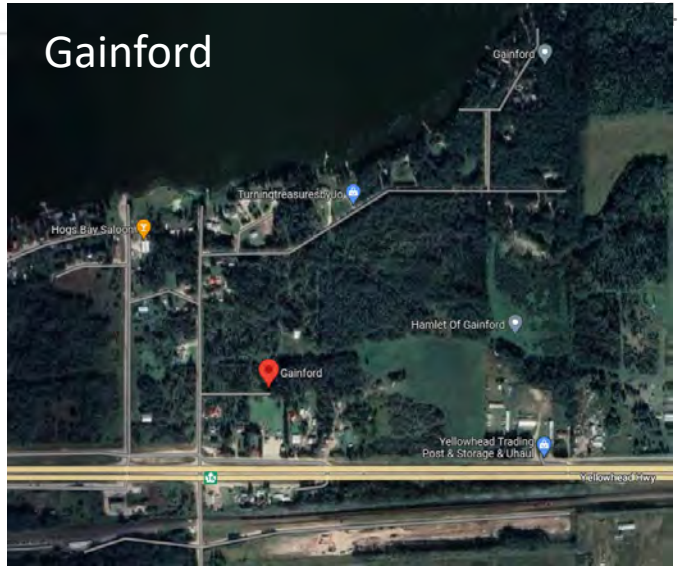
Hamlet Profiles - Duffield

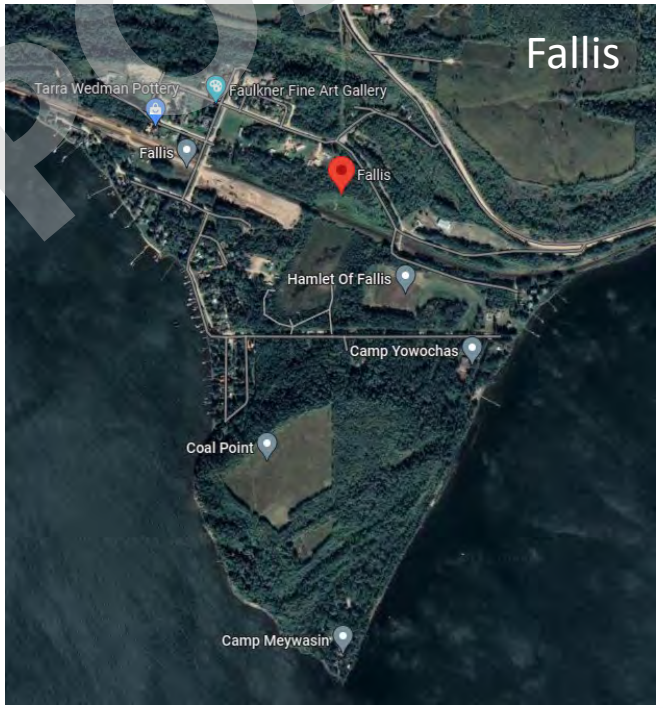
- Population: 60 (2021 vs 67 in 2016)
- Prominent features
  - Active rail line proximity
  - Proximity to Paul First Nations (southwest)
- Classifications:
  - EMRB GP: Hamlet & Local Employment Area
  - MDP: Growth Hamlet
  - LUB: Rural Centre District
- Active residential listings (0)

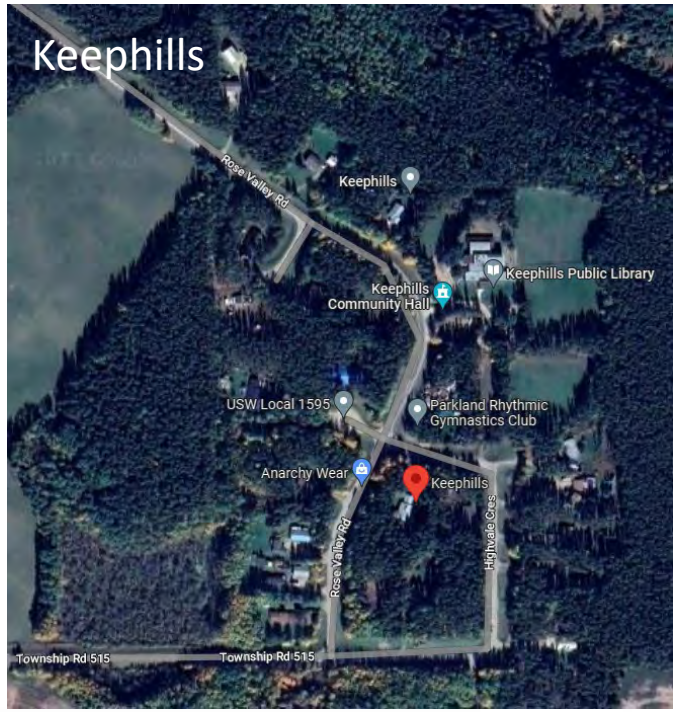
PROPOSED

Hamlet Profiles – Gainford, Keephills & Fallis

- Population:
  - Gainford: 118 (2021 vs 99 in 2016)
  - Keephills: 57 (2021 vs 48 in 2016)
  - Fallis: *no data*
- Classifications:
  - EMRB GP: Hamlet & Local Employment Area
  - MDP: Rural Hamlet
  - LUB: Rural Centre District
- Active residential listings
  - Gainford (0)
  - Fallis (4): $550,000 - $1.59 million (9-238 DOM). One listing at $185,025 (304 DOM).
  - Keephills (1): $249,000 (95 DOM)



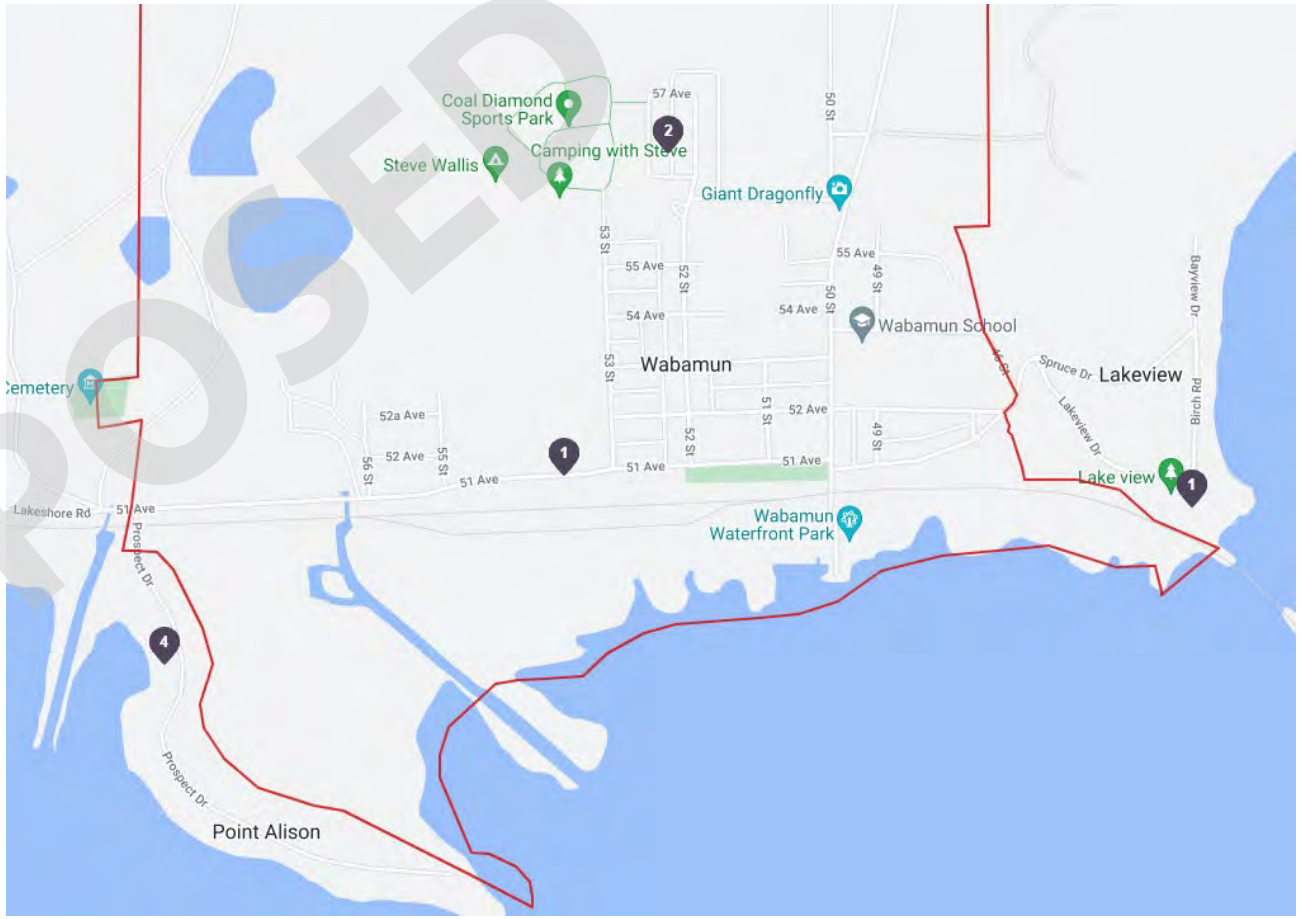




PROPOSED

Hamlet Profiles – Wabamun

- Classifications:
  - EMRB GP: Hamlet & Local Employment Area
  - MDP: NA (former village)
- Active residential listings in Wabamun
  - Homes (2): $349,900-$499,000 (154-295 DOM)
  - Bareland (1): $67,500 (23 DOM)



PROPOSED

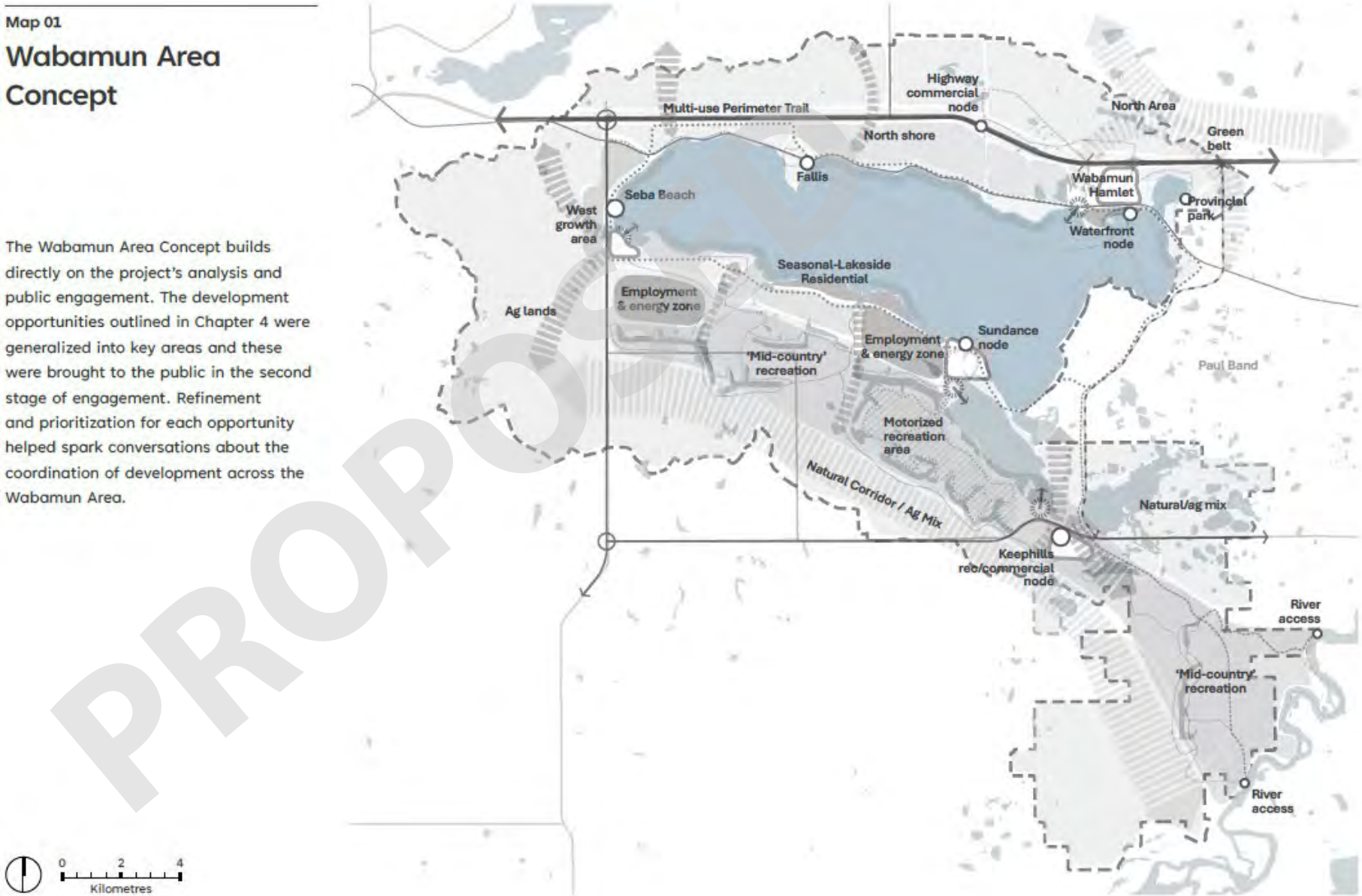
Source: Realtor.ca

Wabamun Area Vision (2023)

Map 01

Wabamun Area Concept

The Wabamun Area Concept builds directly on the project's analysis and public engagement. The development opportunities outlined in Chapter 4 were generalized into key areas and these were brought to the public in the second stage of engagement. Refinement and prioritization for each opportunity helped spark conversations about the coordination of development across the Wabamun Area.



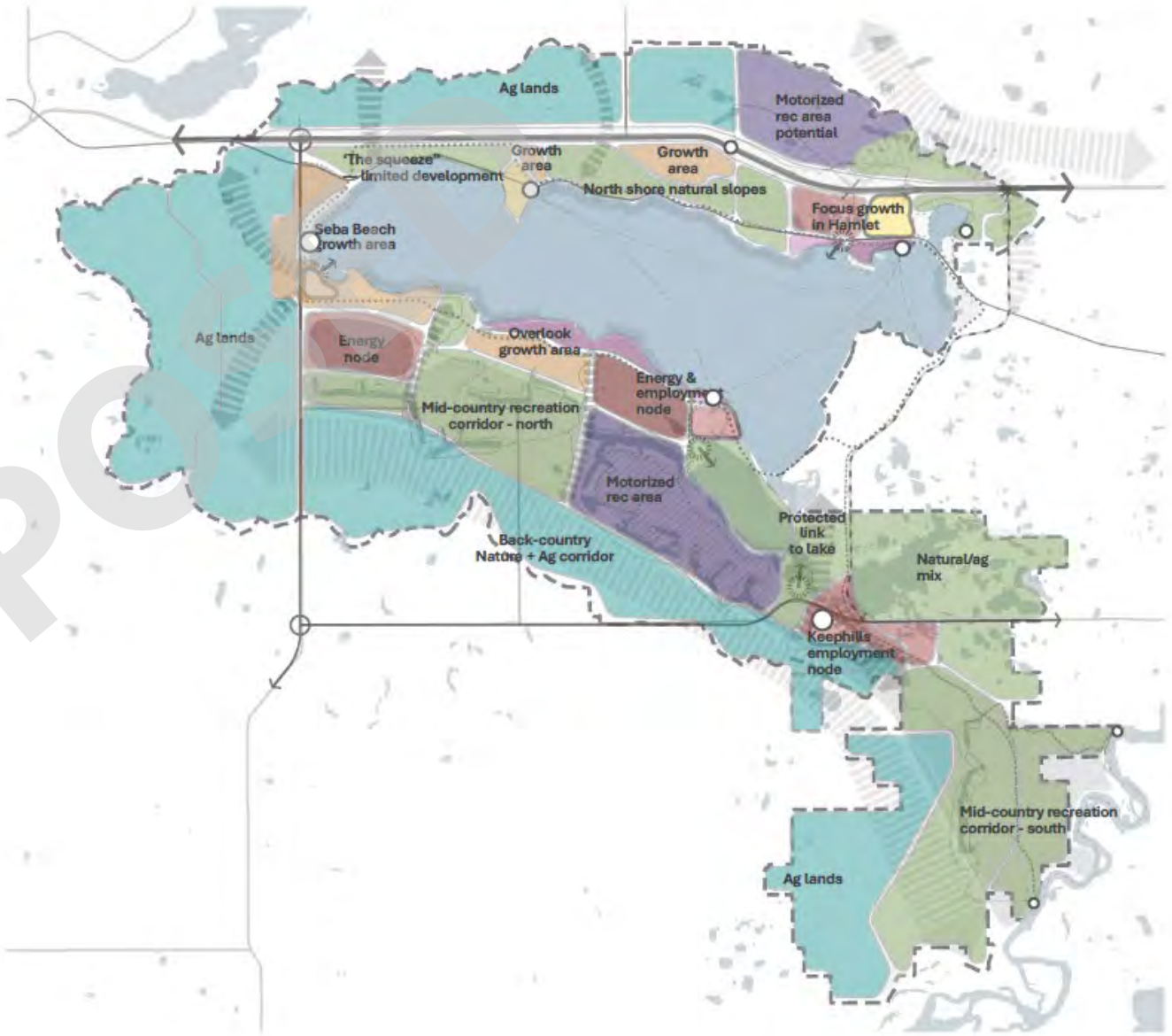
PROPOSED

Wabamun Area Vision (2023)

Map 02

Wabamun Area Concept – Use Priorities

The use concept breaks down the area into subregions that capture the range of activities imagined for the future of the Wabamun Area. These subregions were drawn based on natural or human-made barriers, difference in existing role and use, or different potentials that emerged from the site analyses.



PROPOSED

Wabamun Area Vision (2023)

Economic Vision

...energized by diverse, year-round economic drivers and employment

2.5 Economic Diversity

Goal M Wabamun Country attracts new mainstay employment opportunities.

Wabamun Country is undergoing an economic transition. The legacy of its infrastructure offers opportunities to draw new mainstay employment, such as renewable energy, light industrial, manufacturing, and local entrepreneurship.

Goal N Wabamun Country provides a variety of hospitality options and experiences.

Wabamun Country is becoming a sought after visitor destination. Encouraging a wide variety of hospitality options and experiences will enable the area to host a more diverse visitor base and contribute to the region's economic development.

Goal O Agricultural uses are integrated and protected.

Agriculture will remain a mainstay use in the Wabamun Area and a key part of its identity. It is important to protect the highest quality lands for this use, and to continue to foster innovation in agriculture as well as complimentary uses that can contribute to the region's other goals.

PROPOSED

Parkland County 17

Wabamun Area Vision (2023)

Current conditions *(our work informed this)*

3.7 Residential and Recreation Market Conditions

Overview

The following section provides highlights from an assessment market conditions in the Wabamun Area for full time residential and recreational properties. For a more detailed and comprehensive report, please see Appendix F.

Full Time Residential

Parkland County is an active regional hub, however small areas such as Seba Beach, Wabamun and Betula Beach have slower year-to-date activity. Based on the Greater Edmonton Real Estate Association, there are limited new builds year over year in Wabamun highlighting the historic lack of new housing development:

+ 98.9% of residents live in single family units (rental and for sale) creating a highly homogeneous housing stock.
+ Single family residential demand forecasts predict a slight decline in single family homes between 2020-2050, with a slight increase in multi-unit living.

Average sale prices in rural areas continue to increase, suggesting a potential marketplace for multi-unit dwellings in rural communities. However, average rural housing prices in the greater Edmonton area remain more affordable than comparable rural properties or recreational properties elsewhere in Alberta.

Forecasted Market Demand by 2050 for the identified Wabamun/ Parkland County Trade Area forecasts approximately 6,240 Single Family Units including an estimated 15% of demand anticipated from outside of the Trade Area.

Full time residential nodes will likely be targeted towards existing areas as well as possible new resort-growth areas where a mix of seasonal residential may likely be prevalent:

+ Wabamun Hamlet and Point Allison
+ Fallis
+ Seba Beach, and
+ Betula Beach

Single family residential for full time residents is a strong opportunity for the Wabamun Area Vision and could be located in a few targeted areas around the lake to varying degrees, pending compatibility with seasonal residents and amenities. Several market share scenarios (conservative, moderate and aggressive) would dictate the total forecasted land required for new single family residential development.

Single Family Home Growth Projections

Conservative

Assuming an estimated single family density of 3 units per acre (which would account for an average range of formats from estate housing to lower density lots, and a provision of smaller lot single family homes), the total forecasted land required for single family residential at a conservative market share of 35% would be in the range of 730 acres (295.4 ha).

Moderate

Assuming an estimated single family density of 3 units per acre (which would account for an average range of formats from estate housing to lower density lots, and a provision of smaller lot single family homes), the total forecasted land required for single family residential at a moderate market share of 50% would be in the range of 1,040 acres (420.9 ha).

Aggressive

Assuming an estimated single family density of 3 units per acre (which would account for an average range of formats from estate housing to lower density lots, and a provision of smaller lot single family homes), the total forecasted land required for single family residential at aggressive market share of 65% would be in the range of 1,350 acres (546.3 ha).

Multi-Unit Residential Demand

Multi-unit residential is not forecasted to be a major component of the desired residential format in Wabamun based on current market pricing of residential. However, if residential price points escalate, as can be the case in recreational resort communities (e.g. Sylvan Lake, Canmore etc.), there may be an opening for greater demand in multi-unit housing. Regardless, the land needs are not expected to be great and most of this housing will be desirable in and around the Wabamun Hamlet. Assuming only modest growth in the ratio of multi-unit to single family units, forecasted Market Demand by 2050 for the identified Wabamun/ Parkland County Trade Area in the order of only 54 Multi-Units including an estimated 5% of demand anticipated from outside of the Trade Area.

The reality of the multi-unit market is that single family residential price points will dictate the future share or ratio of multi-unit housing, so this future figure could likely change after the next 10-year horizon and may need to be revisited.

Recreational Property

2022 has shown a continued recovery in sales for "Acreages with homes" and "Vacant Acreage and Recreational" properties in the greater Edmonton region, resulting in quicker selling times for those desirable properties

Existing market conditions emphasize a limited supply of "recreational housing", implying there is demand for housing in areas which provide recreational amenities

Average sale prices in rural areas continue to increase suggesting a potential marketplace for multi-unit dwellings in rural communities however average rural housing prices remain more affordable than comparable rural properties or recreational properties elsewhere in Alberta

"If Wabamun townsite gets a few more working class homes, apartments, row houses and some more commercial it could become a semi self-sustained viable, even walkable town again after the plant closures. But not if everything is spread out with new developments at highway junctions 4km away from town."

- Engagement participant

PROPOSED

Wabamun Area Vision (2023)

Strategic Actions

Wabamun has the potential to be prioritized as a primary growth hamlet

Goal H Residential and commercial growth is focused in Wabamun Hamlet

Focusing growth within Wabamun Hamlet will reinforce its position as the largest fully serviced community in Wabamun Country and a gateway to adventure in the region. Focusing growth will also make efficient use of existing services and amenities, while supporting a full-time residential population in the area.

- Action H-1 Direct compact, walkable, mixed-use growth through HARP policies.
- Action H-2 Extend Wabamun Hamlet growth to the west.
- Action H-3 Meet with lending institutions to help remove financial barriers to new commercial/retail.
- Action H-4 Work with service providers to improve internet service and connectivity.

6.5 Community Growth

Goal J Wabamun Country supports a year-round population with diverse housing types and supporting services.

The population of Wabamun Country is growing as many people continue to discover what the region has to offer. Focused actions within this goal will ensure that there are diverse housing options available and that the necessary services and amenities are in place to support a high quality of life for residents.

- Action J-1 Provide residential construction incentives.
- Action J-2 Update MDP and LUB to remove barriers for development.
- Action J-3 Leverage grant programs to attract seniors housing developers and operators.
- Action J-4 Provide economic incentives for private sector (TIF program to stimulate economy).
- Action J-5 Convert village office to a community hub/service centre.

6.6 Economic Diversity

Goal M Wabamun Country attracts new mainstay employment opportunities.

Wabamun Country is undergoing an economic transition. Its industrial legacy offers opportunities to draw new mainstay employment, such as renewable energy, light industrial, manufacturing, and local entrepreneurship.

- Action M-1 Identify and delineate new employment areas.
- Action M-2 Create co-working/business incubator space.
- Action M-3 Develop municipally provided youth employment support programs/work placements.
- Action M-4 Explore opportunities for a hydrogen hub in the former mine site.
- Action M-5 Work with TransAlta to explore opportunities for solar generation plants in former mine site.
- Action M-6 Explore economic partnerships with Paul First Nation.
- Action M-7 Create local business partnerships/working groups (entrepreneurship opportunities).

PROPOSED

Wabamun Area Vision (2023)

Strategic Actions

Goal N Wabamun Country provides a variety of hospitality options and experiences.

Wabamun Country is becoming a sought after visitor destination. Encouraging a wide variety of hospitality options and experiences will enable the area to host a more diverse visitor base and contribute to the region's economic development.

- Action N-1 Develop strong relationships with employment and hospitality developers/operators.
- Action N-2 Attract a wellness facility/spa.
- Action N-3 Create opportunities for destination resorts/hotels.
- Action N-4 Attract a brewery/distillery or other destination production facility.

Goal O Agricultural uses are integrated and protected.

Agriculture will remain a mainstay use in the Wabamun Area and a key part of its identity. It is important to protect the highest quality lands for this use and to continue to foster innovation in agriculture as well as complimentary uses that can contribute to the region's other goals.

- Action O-1 Protect high quality farming lands for continued agricultural use.
- Action O-2 Support ancillary farm uses, such as farm to table, tours, events, etc.
- Action O-3 Host Alberta Open Farm Days Gathering/Festival/Meeting Point.

PROPOSED

Part 3 – Employment Areas

- Industrial market trends
- Inventory/ metrics
- Employment area profiles

PROPOSED

Business Trends

Risk reduction

- Reporting requirements: Canada's federal government is introducing **mandatory ESG reporting** for federally regulated financial institutions beginning in 2024. This is expected to significantly impact the Canadian economy as banks and other financial institutions collect climate risk, exposure and emissions data from their clients in order to provide financing.
- Reducing **oil & gas GHG emissions**: the Canadian industry is facing significant political and social pressure to decarbonize through rapid upstream and downstream abatement measures. The long-term future of the industry is under debate.
- Alberta's **economic diversification** efforts into technology and creative industries are succeeding, though the need for youth retention and job training continue to be hot topics.

Connectivity

- COVID-19 highlighted the crucial importance of reliable **internet** for accessing work, school, health care and more.
- After an initial surge in **working from home** (WFH) during the pandemic, remote work is here to stay with many workers preferring to WFH 2-3 days a week if able.

PROPOSED

CoStar Industrial Market Context

Acheson – 12,579,000 sf of floorspace

- Specialized – 5.67 million sf
- Logistics – 5.64 million sf
- Flex –1.28 million sf

– 0.5% vacancy (as of June 2023) / Historical Avg 3.1% / Forecast 2.4%

– 7-year net avg annual absorption – 569,628 sf (2016 to 2022)

Parkland County (inc SG and SP) - 3,970,000 sf (70% of which is in SG)

- Specialized – 1.92 million sf
- Logistics – 1.09 million sf
- Flex – 954,100 sf

– Spruce Grove has 642 gross acres of future ASP for Industrial

- 0.8% vacancy (as of June 2023) / Historical Avg 3.6% / Forecast 0.8%
- 7-year net avg annual absorption – 75,747 sf (2016 to 2022)

PROPOSED

Source: CoStar – Acheson & Parkland County Industrial Sub-Market Reports, May 2023

CoStar Industrial Market Context – Parkland County

Acheson provides easy access to the Edmonton's northwest and southwest portions, as well as a short drive to the Edmonton International Airport. In addition, Canadian National Railway's main line passes through Acheson on its way to Kamloops and, ultimately, the Port of Vancouver. The total industrial and flex building inventory is 12.7 million sq. ft. As the area is located just outside of Edmonton, within Parkland County, it can offer lower industrial tax rates while at the same time drawing skilled labour to the area from the overall metro Edmonton region. A wide range of businesses utilizes space with Acheson, including manufacturing, service providers to the energy sector, transportation, logistics and agricultural firms.

Of the eight submarkets that make up the metro Edmonton area, Acheson has by far the lowest vacancy rate, sitting at 0.9%. That rate isn't expected to unwind for the foreseeable future as the 1.1 million sq. ft. under construction (as of May 2023) are already spoken for by major retailers (The Brick & Home Depot).

Rental rates will continue to climb throughout 2023, potentially plateauing at 5% for the balance of 2023 and into 2024. Currently, rates have risen by 4.8% when compared to 12 months prior, a rate of growth that outpaces the other seven submarkets that make up the Edmonton region.

Except for Amazon's 2.9 million sq. ft. building, Parkland County (excl Spruce Grove and Stony Plain) has seen virtually no new square footage come to market. Newly built, fully occupied distribution buildings have been at the top of investor wish lists, often taking investors away from the Acheson area.

PROPOSED

Source: CoStar – Acheson & Parkland County Industrial Sub-Market Reports, May 2023

Commercial Market Context

"*Outlying*" Edmonton Suburbs - retail

- Average vacancy 2.7%
- Historical average annual new space ~440,000 sf

"*Outlying*" Edmonton Suburbs - office

- Average vacancy 5.4%
- Historical average annual new space ~88,500 sf

Spruce Grove – Major Regional Shopping & Service Hub

- 3.16 million sf of retail floorspace (8.5% vacancy)
- 420,000 sf of office space (23.7% vacancy as of January 2022)
- ~637,000 sf of future/imminent retail development

Stony Plain – Secondary Shopping & Service Destination

- ~ 1 million sf of retail floorspace (<3% vacancy)
- ~ 150,000 sf of office space (<5% vacancy)

PROPOSED

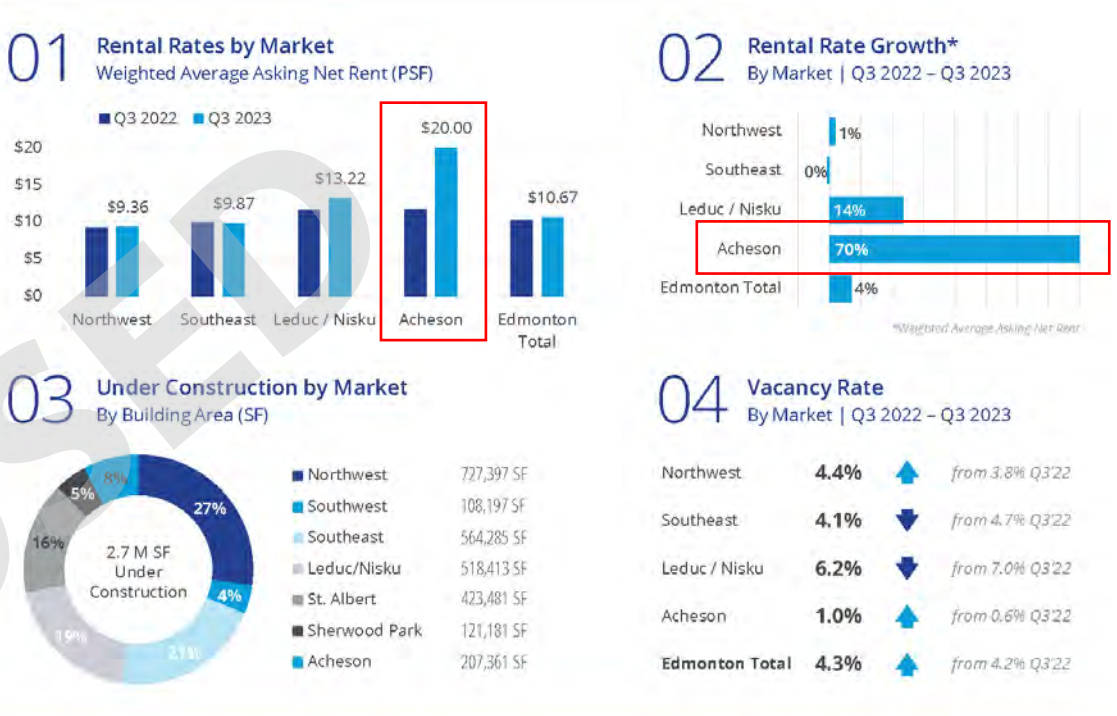
Source: CoStar – Acheson & Parkland County Commercial Sub-Market Reports, May 2023

Source: FBM Retail & Office Market Analysis, and Industrial Inventory Analysis, 2022

Colliers
Greater Edmonton Industrial Market Context

- 10.43 million sq. ft. of inventory in Acheson
- High leasing activity and continually declining vacancy in Q3 2023 (Edmonton total 4.3% - Acheson 1.0%)
- Anticipated that >207,361 will come onto the market in Q3 2024 (Home Depot started construction on a distribution facility in Acheson.

Market	Total Inventory (SF)	Total Vacant Space (SF)	Vacancy Rate	Direct Available Space (SF)	Sublease Available Space (SF)	Total Available Space (SF)	Availability Rate	Net Absorption (SF)	New Supply (SF)	Under Construction (SF)
Northwest	61,010,970	2,701,275	4.4%	3,713,889	895,132	4,609,021	7.6%	127,879	252,801	727,397
Northeast	6,461,245	252,017	3.9%	390,789	43,650	434,439	6.7%	-60,730	0	0
Southeast	53,113,965	2,155,058	4.1%	4,467,236	293,587	4,760,823	9.0%	332,946	59,000	672,482
Central	3,738,414	91,683	2.5%	121,738	25,856	147,594	3.9%	1,514	0	0
Edmonton Proper	**124,324,594**	**5,200,033**	**4.2%**	**8,693,652**	**1,258,225**	**9,951,877**	**8.0%**	**401,609**	**311,801**	**1,399,879**
Leduc / Nisku	22,510,460	1,405,811	6.2%	2,742,186	111,807	2,853,993	12.7%	259,238	53,130	518,413
St. Albert	4,328,529	54,950	1.3%	770,966	196,400	967,366	22.3%	-19,817	0	423,481
Sherwood Park	4,141,255	341,253	8.2%	520,794	0	520,794	12.6%	39,792	0	121,181
Acheson	10,431,986	99,938	1.0%	219,229	88,160	307,389	2.9%	-29,492	0	207,361
Surrounding Markets	**41,412,230**	**1,901,952**	**4.7%**	**4,253,175**	**396,367**	**4,649,542**	**11.5%**	**249,721**	**53,130**	**1,270,436**
Edmonton Total	**165,736,824**	**7,101,985**	**4.3%**	**12,946,827**	**1,654,592**	**14,601,419**	**8.9%**	**651,330**	**364,931**	**2,670,315**



Source: Colliers Edmonton Industrial Market Report, Q3 2023

PROPOSED

CBRE
Greater Edmonton Industrial Market

- 11.29 million sq. ft. of inventory
- Acheson had the lowest vacancy rate at 0.0% and availability rate at 5.1%, which is attributable to an increase in sub-lease space
- 2.9 mill sq. ft. facility completed and leased to Amazon in Acheson's Highlands Business Park in Q4 2022, which is why absorption was so high

FIGURE 2: Net Absorption (MSF)

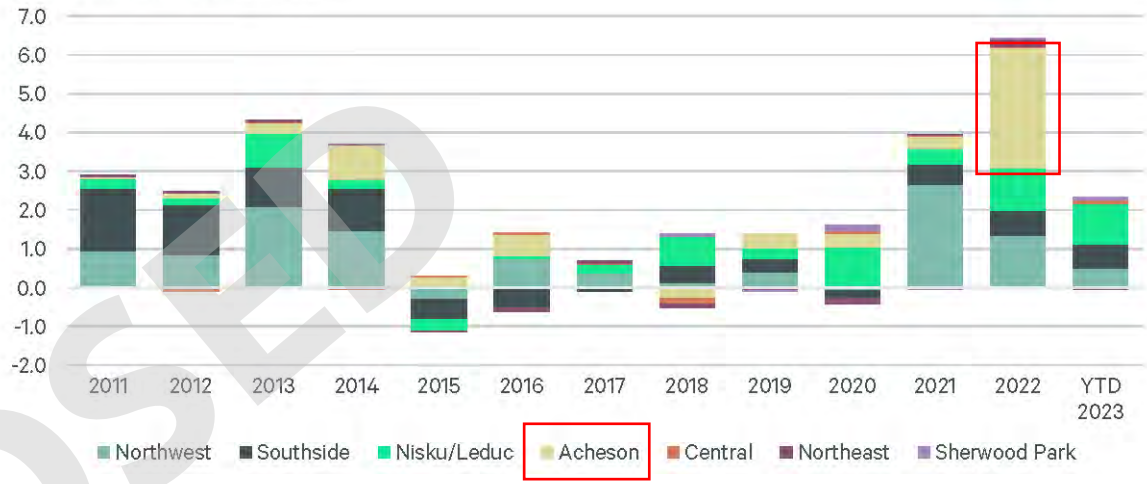
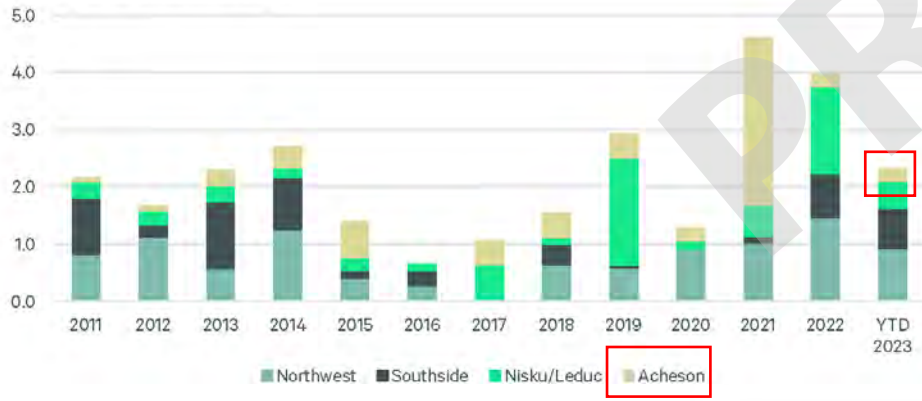


FIGURE 3: Edmonton Industrial Market Statistics

	Inventory (SF)	Vacancy Rate (%)	Sublease Space (SF)	Availability Rate (%)	Net Absorption (SF)	YTD Net Absorption (SF)
Central	7,366,600	0.3%	0	0.5%	0	108,485
Northwest	56,007,071	2.5%	677,756	5.2%	521,107	489,974
Northeast	2,396,988	2.4%	0	6.8%	(5,128)	(2,476)
Southside	51,514,287	3.4%	273,657	5.6%	168,189	636,410
Nisku/Leduc	21,002,635	4.4%	111,807	7.2%	(82,231)	1,032,186
Acheson	11,292,950	0.0%	88,160	1.9%	52,672	(28,306)
Sherwood Park	7,005,911	0.9%	42,561	3.9%	62,338	67,452
Total Market	**156,586,442**	**2.7%**	**1,193,941**	**5.1%**	**716,947**	**2,303,725**

FIGURE 4: Under Construction (MSF)



PROPOSED

Source: CBRE Edmonton Industrial Market Report, Q3 2023

Avison Young
Greater Edmonton Industrial Market

- 11.39 million sq. ft. of inventory
- 1.6% vacancy in Acheson
- Market is very competitive across region, but lowest vacancy continues to be in Acheson

Edmonton	Existing inventory (sf)	Direct vacancy (sf)	Sublease vacancy (sf)	Quarterly absorption (sf)	Total vacancy		Direct vacancy		Vacancy sublease		Serviced land cost per acre
South/Southeast	53,969,457	2,280,845	315,030	482,314	4.8%	(0.9%)	4.2%	(0.8%)	0.6%	(0.1%)	$675,000 - $850,000
Northwest	62,913,070	2,077,962	495,685	58,486	4.1%	0.5%	3.3%	0.1%	0.8%	0.4%	$650,000 - $850,000
Northeast	6,809,847	158,280	0	24,301	2.3%	(0.4%)	2.3%	(0.2%)	0.0%	(0.1%)	$550,000 - $700,000
Central	3,959,926	138,751	67,050	-53,077	5.2%	1.3%	3.5%	1.0%	1.7%	0.3%	-
Edmonton total	**127,652,300**	**4,655,838**	**877,765**	**512,024**	**4.3%**	**(0.1%)**	**3.6%**	**(0.3%)**	**0.7%**	**0.1%**	**$550,000 - $850,000**
Surrounding municipalities	Existing inventory (sf)	Direct vacancy (sf)	Sublease vacancy (sf)	Quarterly absorption (sf)	Total vacancy		Direct vacancy		Vacancy sublease		Serviced land cost per acre
Acheson	11,387,036	96,145	88,160	-22,421	1.6%	0.2%	0.8%	0.2%	0.8%	-	$450,000 - $700,000
Sherwood Park	6,365,000	200,134	0	-100,063	3.1%	1.6%	3.1%	1.6%	0.0%	-	$650,000 - $750,000
Nisku	22,055,398	1,496,701	92,987	334,112	7.2%	(0.8%)	6.8%	(0.4%)	0.4%	(0.3%)	$450,000 - $550,000
Surrounding total	**39,807,434**	**1,792,980**	**181,147**	**211,628**	**5.0%**	**(0.1%)**	**4.5%**	**0.1%**	**0.5%**	**(0.2%)**	**$450,000 - $750,000**
Overall total	**167,459,734**	**6,448,818**	**1,058,912**	**723,652**	**4.5%**	**(0.1%)**	**3.9%**	**(0.2%)**	**0.6%**	**0.1%**	**$450,000 - $850,000**

PROPOSED

Source: Avison Young Edmonton Industrial Market Report, Q3 2023

EMR Economic Recovery Working Group Priorities and Recommended Actions (2023)

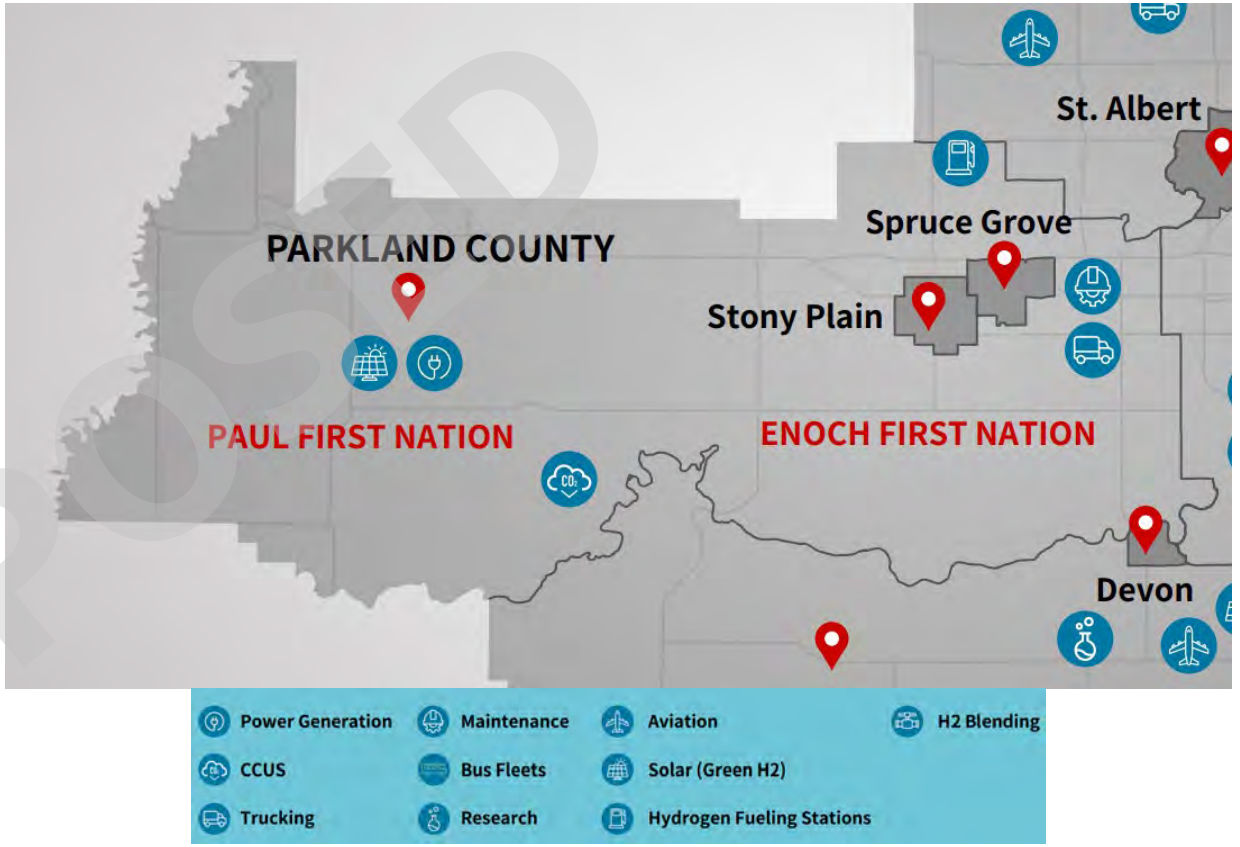
- Priority 1: Economic diversification
  - Hydrogen, AI, life sciences, pharmaceutical infrastructure, and mining and mineral processing research
- Priority 2: Talent retention and attraction
  - High-quality education institutions, and attract and retain top talent
- Priority 3: Investment attraction and marketing
  - Lower cost of utilities, establish specifical economic zones, expand market access, and market the region
- Priority 4: Indigenous economic sovereignty
  - Invest in Indigenous-led economic development and investment strategy, support entrepreneurship, establish procurement committee and increase representation
- Priority 5: Downtown vibrancy and social supports
  - Bring people back to the core, accelerate beautification, and increase mental health and addictions support

PROPOSED

EMR Economic Recovery Working Group Priorities and Recommended Actions (2023)

Parkland County

- Former Highvale Mine
  - Solar
  - Power generation
  - Carbon Capture, Usage and Storage (CCUS)
- North of Stony Plain & Spruce Grove
  - Hydrogen fueling station
- Acheson industrial and south
  - Maintenance
  - Trucking



PROPOSED

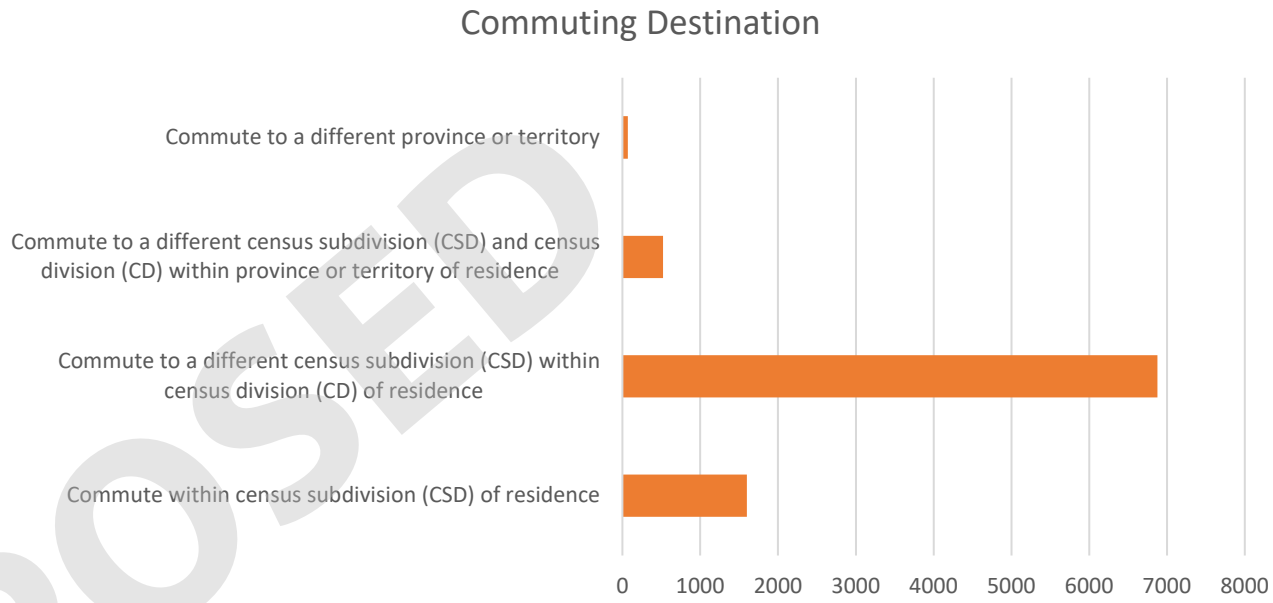
Industrial Trend- Eco-Industrial Parks

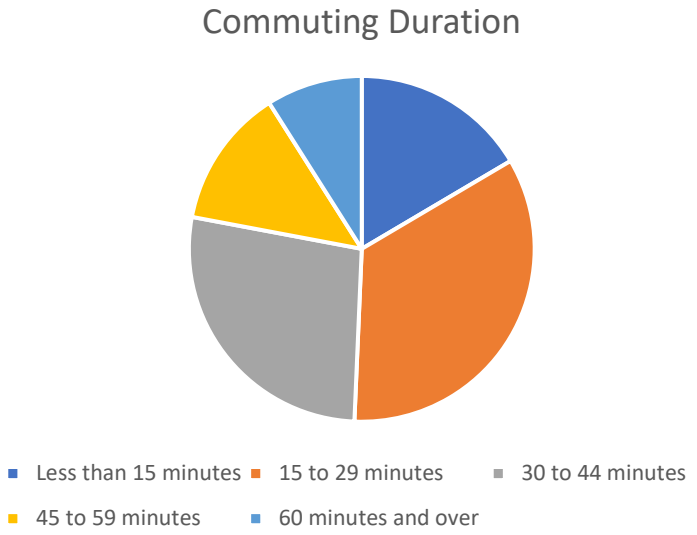
- Eco-industrial parks primarily offer spaces for industrial facilities, featuring green energy systems and efficient water management systems.
- Eco-industrial parks aim for efficient use of land. In more urban locations or in some areas, smaller geographically constrained communities where land is at a premium, such consideration could include vertical or multi-storey buildings with green roofs or living walls, while providing a format for multiple businesses to share overall building operational costs and property taxes.
- Eco-industrial parks are intended to offer integrated systems. For example, the waste from one business is used by another business sector in their production process.

PROPOSED

Statistics Canada (2021) Parkland County

- Population
  - 32,205 (-1.6% from 2016)
- Employment
  - 26,330 people aged 15 or older
  - 17,135 people in the labour force
  - 15,460 employed
- Commute
  - 93% of worker commutes are done by vehicle
  - 76% of commuters travel to a different CSD or CD than the one they work in (e.g. Spruce Grove, Stony Plain, Leduc, St. Albert or Edmonton)
  - 34% of commutes are 15-29 minutes
  - 27% of commutes are 30-44 minutes

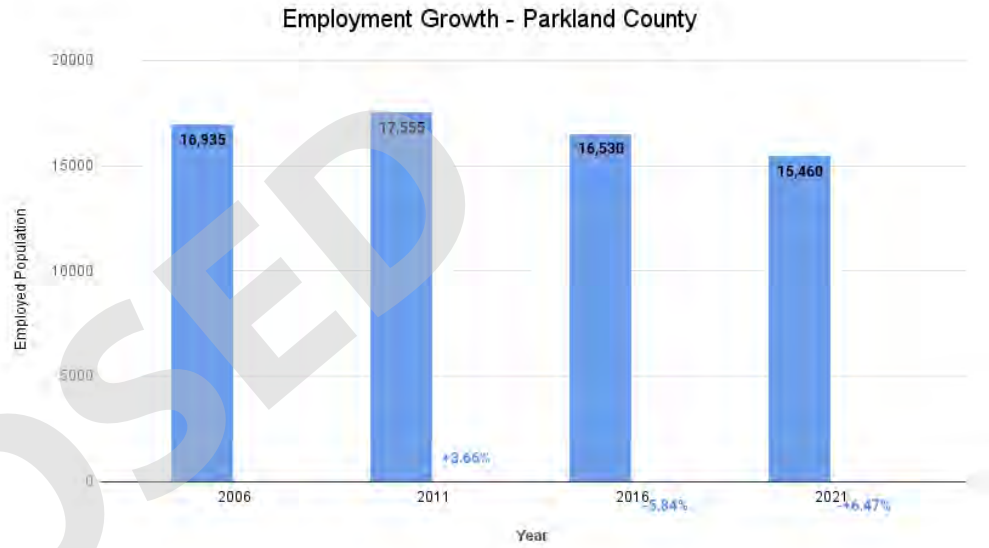


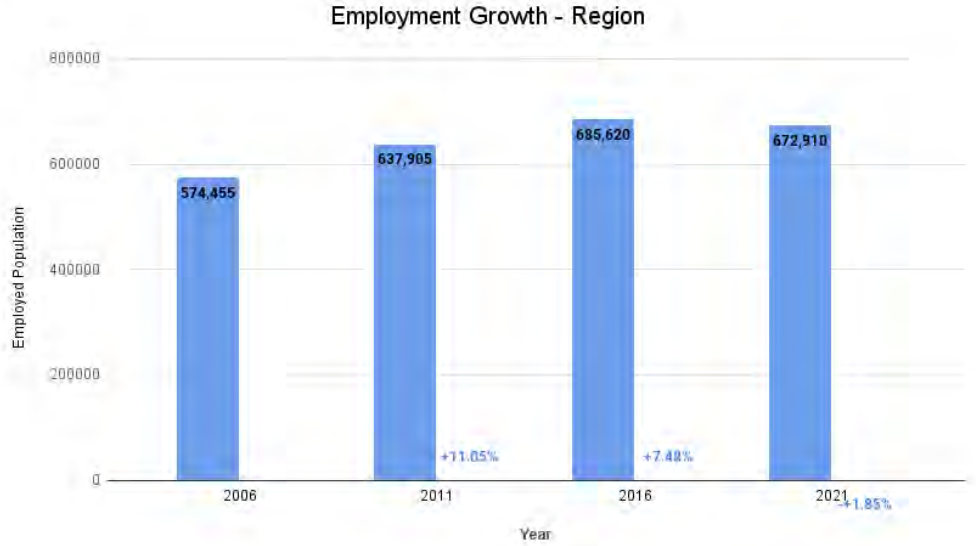


PROPOSED

EMRB Employment Growth (KPI Dashboard)

- Reduction in employment growth in both the EMR and Parkland County
- Notably EMRB statistics count Spruce Grove, Stony Plain, Paul First Nation and Enoch First Nation separately from Parkland County





PROPOSED

EMRGP DRAFT Employment Growth– Employment Projections

(as of March 2023)

- Parkland County employment forecast to grow from 15,705 to as much as 28,045 by 2051, with avg annual growth rates from 0.6% (low) to 2.0% (high)

- Combined with communities that make up the Parkland Trading Region (e.g. Spruce Grove, Stony Plain, Enoch Cree Nation and Paul First Nation), total employment forecast to grow from 39,854 to as much as 72,985 by 2051, with avg annual growth rates from 0.8% (low) to 2.0% (high).

Employment by Municipality

Employment Projections - Summary

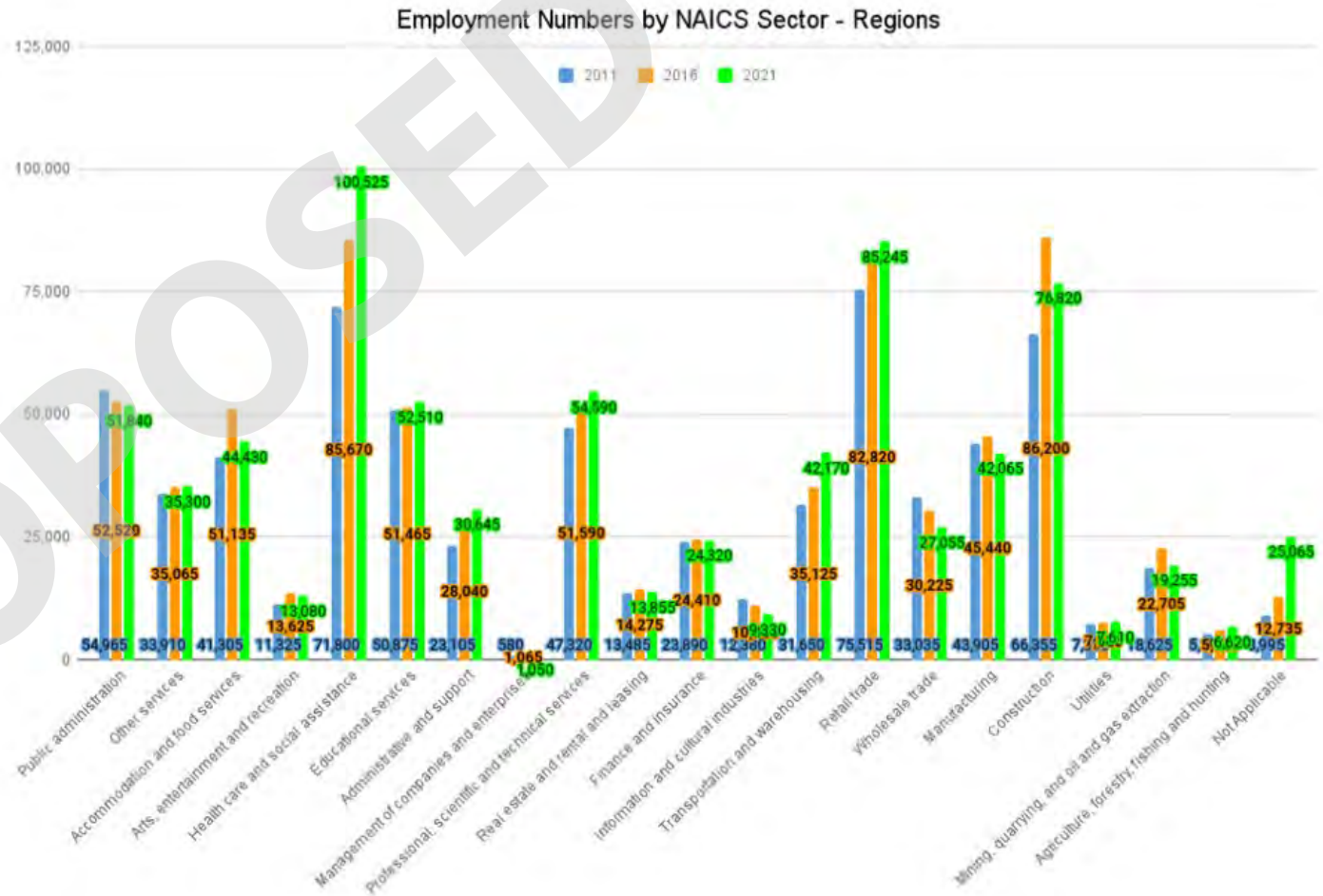
Municipality	2021	Low 2051	Med 2051	High 2051
Beaumont	4,963	6,692	7,901	9,732
Bon Accord	199	199	210	248
Bruderheim	213	213	218	264
Calmar	557	608	695	780
Devon	1,968	2,067	2,467	2,867
Edmonton	580,427	787,761	868,996	1,046,404
Fort Saskatchewan	10,753	15,367	18,306	23,023
Gibbons	664	720	789	859
Lamont	780	780	886	990
Lamont County	903	903	994	1,077
Leduc	16,476	23,125	27,492	33,280
Leduc County	17,950	23,849	28,406	33,757
Legal	332	351	383	408
Morinville	3,429	4,129	4,836	5,633
Parkland County	15,705	18,696	22,962	28,045
Redwater	2,163	2,163	2,322	2,746
Spruce Grove	14,488	20,111	24,113	28,598
St. Albert	25,867	28,267	32,098	39,277
Stony Plain	7,430	9,388	11,147	13,600
Strathcona County	47,255	60,008	74,543	82,958
Sturgeon County	9,046	12,310	14,464	17,998
Thorsby	680	692	714	786
Warburg	380	380	426	522
Total	765,126	1,021,322	1,147,993	1,376,909
Alexander First Nation	267	278	295	315
Enoch Cree Nation	1,025	1,057	1,114	1,309
Paul First Nation	1,206	1,206	1,217	1,433

PROPOSED

EMRGP Employment Diversity (KPI Dashboard) - Region

Top categories

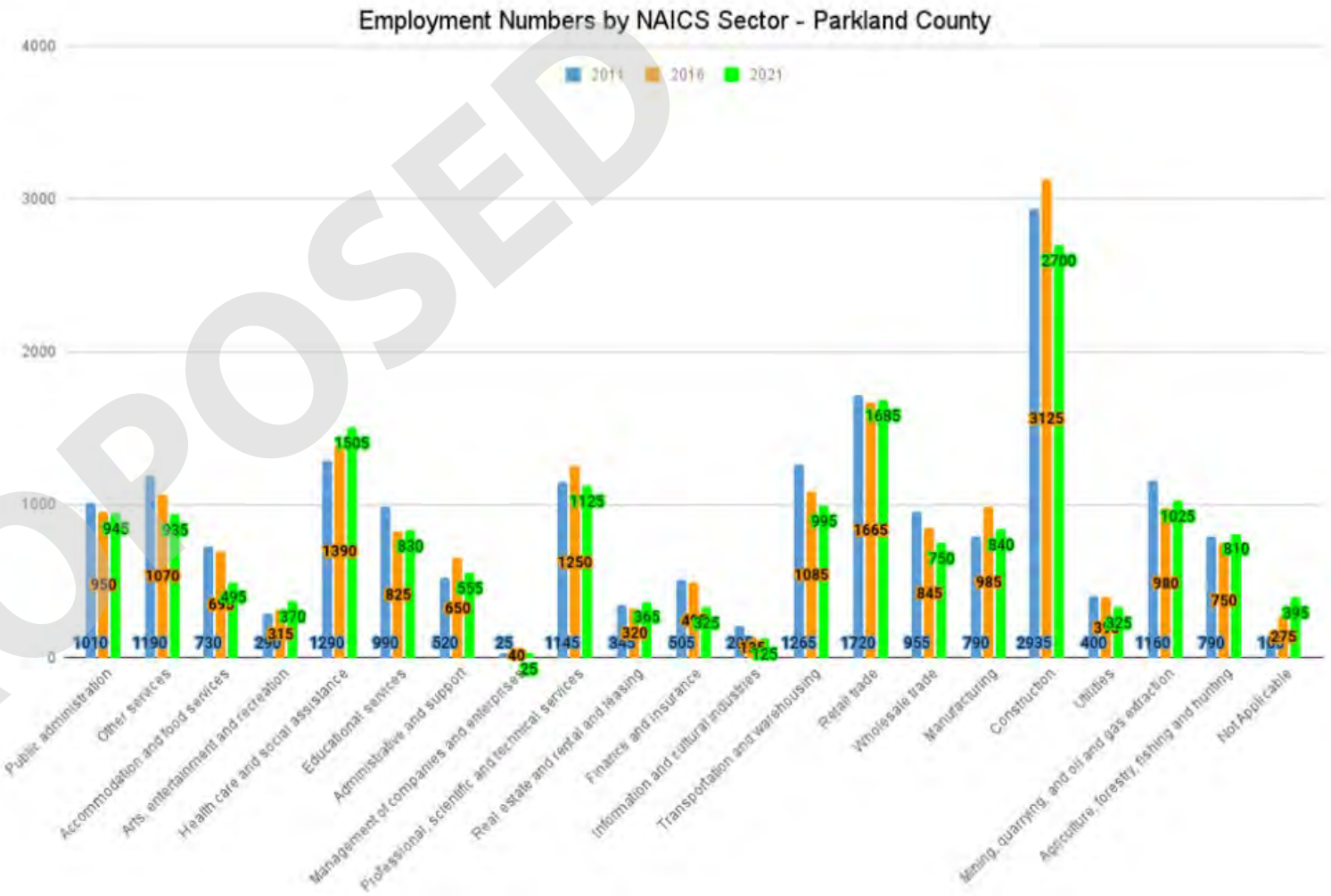
- Health care and social assistance (increase from 2016)
- Retail trade
- Construction



PROPOSED

EMRGP Employment Diversity (KPI Dashboard) - Parkland County

- Construction (decrease from 2016)
- Retail trade
- Health care and social assistance



PROPOSED

Employment Area Profiles

As identified by Parkland County's MDP

- Acheson
- Fifth Meridian
- Manly Corner
- *Additional EMR identified areas*

Local Employment Areas under hamlet profiles

- Tomahawk
- Duffield
- Gainford
- Keephills
- Fallis

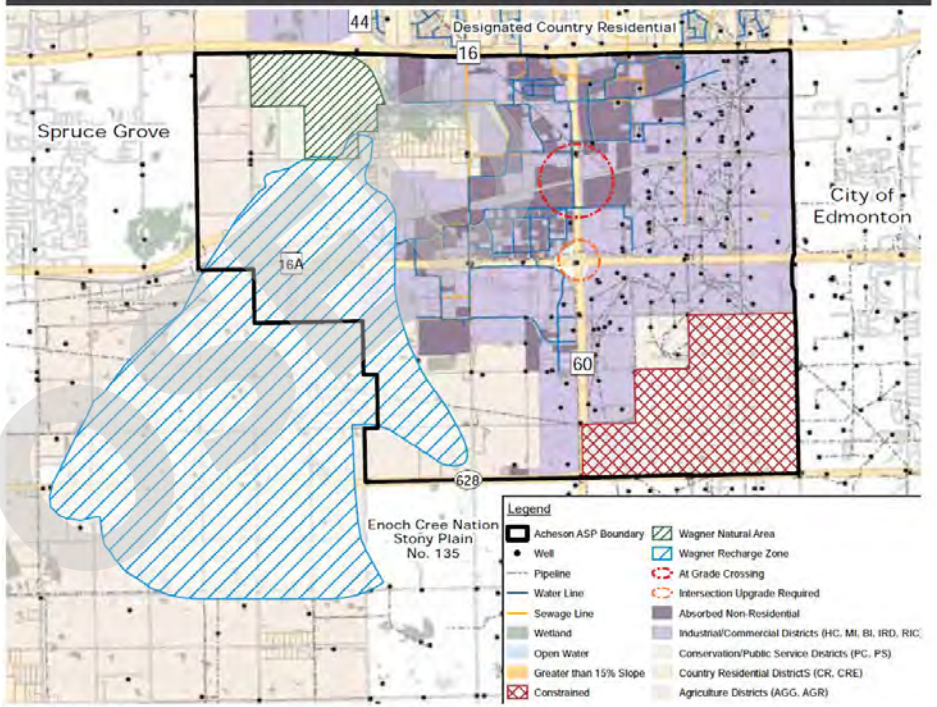
*Entwistle and Wabamun are profiled both as hamlets and employment areas

PROPOSED

Employment area profiles - Acheson

- Prominent features
  - Adjacent to City of Edmonton and Spruce Grove
  - Active trail line proximity
- Classifications:
  - EMRGP
    - Priority Growth Area
    - Major Employment Area
    - Local Employment Area
    - Planned Employment Area
    - Commuter Shed
  - MDP: Major Employment Area
  - LUB: mainly Medium Industrial, Business Industrial and Industrial Reserve Districts in the centre with Agriculture General and Agriculture Restricted Districts surrounding

FIGURE 20 | OPPORTUNITIES AND CONSTRAINTS IN ACHESON BUSINESS PARK



KEY RECOMMENDATION

Conduct a detailed review of the land supply and land absorption rate in Acheson Business Park to ensure sufficient available lands to support the County's longer-term growth requirements.

PROPOSED

Source: Parkland County Technical Growth Study (2017)

Employment area profiles - Acheson

VISION | Acheson Industrial ASP

The Acheson Industrial Area Structure Plan provides a comprehensive land use planning framework to guide the continued and future development of the Acheson Industrial Area in an orderly and efficient manner. The Acheson Industrial Area encourages a variety of employment opportunities and is responsive to changing local and regional economic trends, while recognizing the ecological benefits of environmental significant areas within the Plan area.

OBJECTIVES | Acheson Industrial ASP

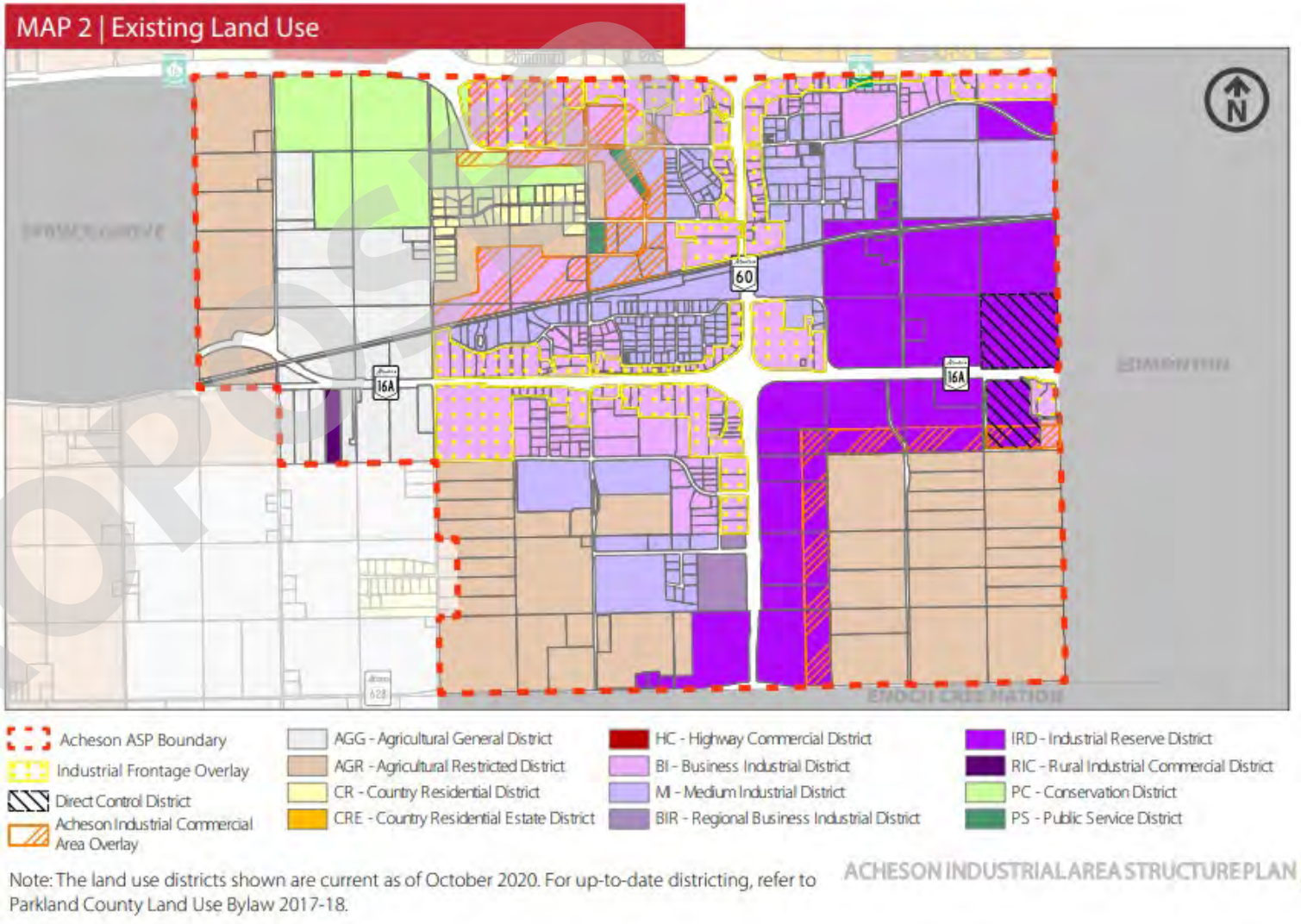
1. Establish an orderly and efficient approach to planning for the Acheson area that balances existing and future land uses.
2. Capitalize on the strategic location of Acheson in the Edmonton Metropolitan Region to support the regional economy while being responsive to changing market trends.
3. Establish policies that support future industrial and commercial "serviced" development in Acheson that are sensitive to non-industrial uses that currently exist within the Plan area.
4. Recognize and protect the Wagner Natural Area Environmentally Significant Area and Recharge Zone.
5. Enhance open space opportunities by maximizing the use of Municipal Reserve, Environmental Reserve and conservation areas for community and recreational uses and new trail networks.
6. Recognize the importance of existing and future transportation and servicing plans, and the need to phase development in a systematic manner.

PROPOSED

Employment area profiles - Acheson

Acheson ASP (2020)

- 12,402 ac (5,019 ha) in area
- Established development
  - Agricultural
  - Industrial & commercial: ~525 ha (Medium Industrial) + ~770 ha (Business Industrial & Regional Business Industrial) + ~839 ha (Industrial Reserve) for future commercial and industrial development
  - Residential: Osborne Acres to the north includes 41-parcels (inc 200m buffer from industrial uses)
  - Parks, Rec & Culture: Wagner Natural Area, golf course, & former landfill turned soccer field

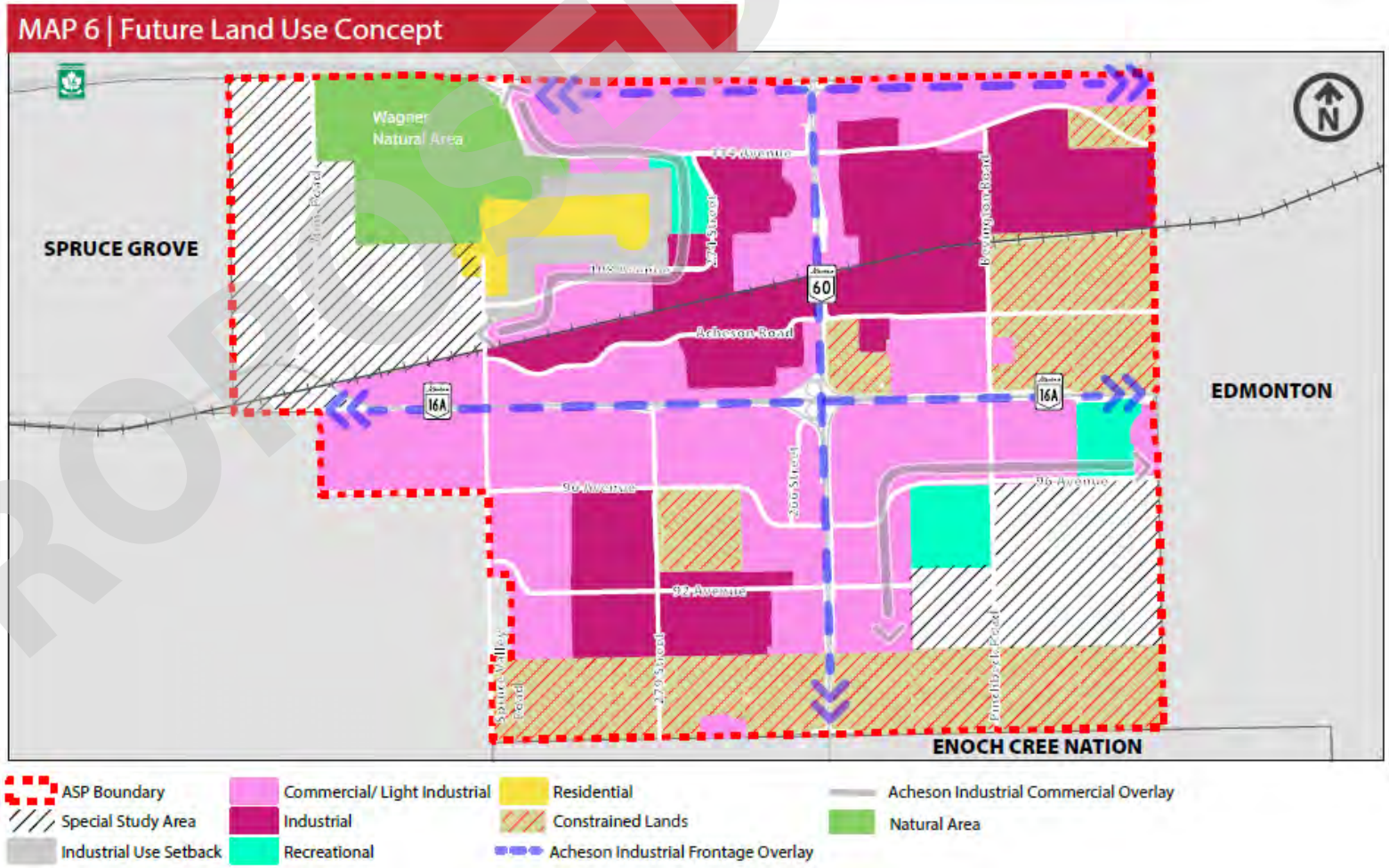


PROPOSED

Employment area profiles - Acheson

Acheson ASP (2020)

- **Commercial** purpose: Support continued commercial development within the Plan area to accommodate the growth of Acheson as a Major Employment Area.
- **Industrial** purpose: Support continued light industrial and medium industrial development within the Plan area to accommodate the growth of Acheson as a Major Employment Area.

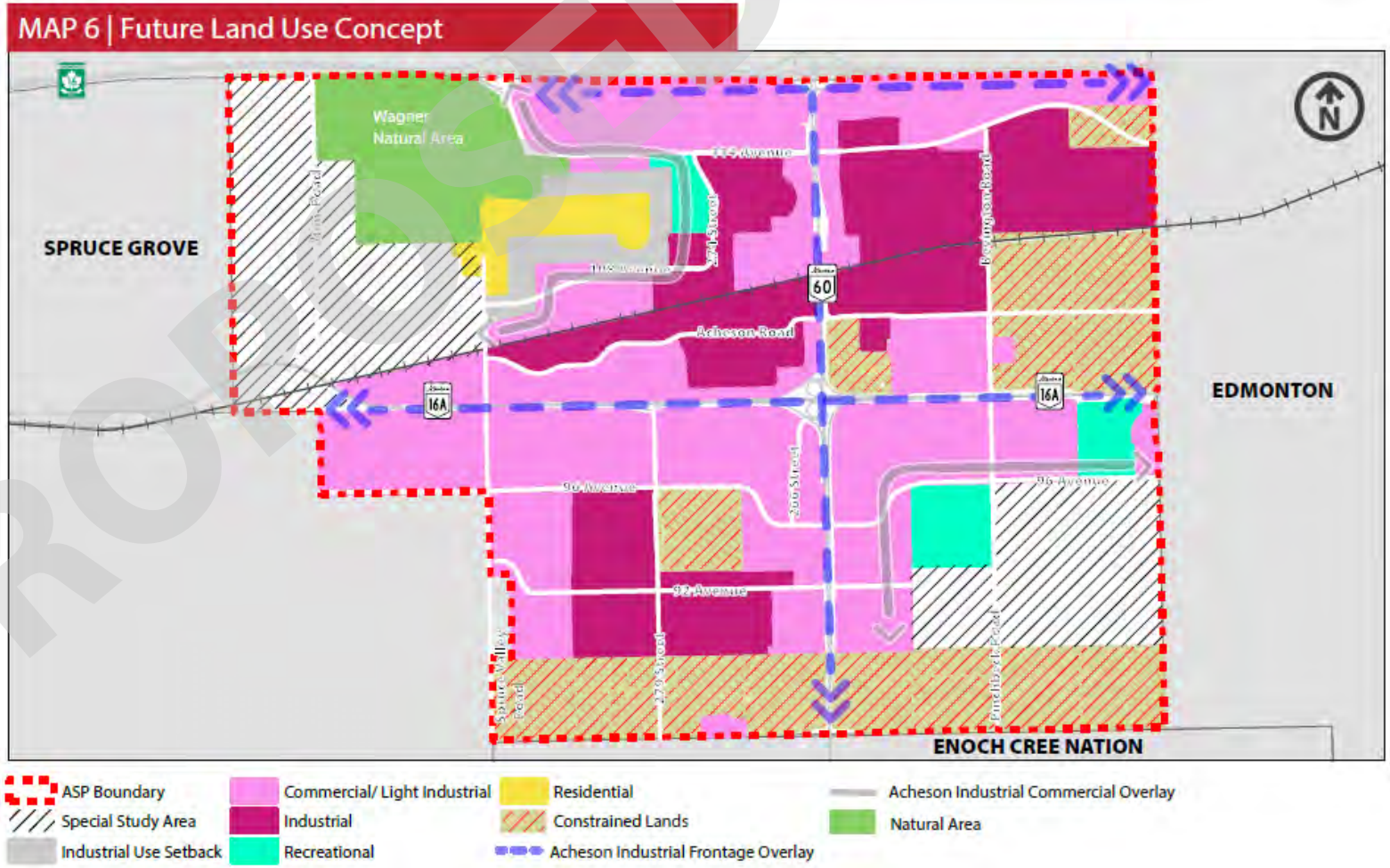


PROPOSED

Employment area profiles - Acheson

Acheson ASP (2020)

- **Agricultural** purpose: Preserve the existing agricultural lands within the Plan area until such time that the lands are developed for industrial, commercial and other uses in accordance with the goals of this ASP.
- **Residential** purpose: Support the continued use and enjoyment of existing residential properties within the Plan area by minimizing land use conflicts between the residential lands and new industrial and commercial development.

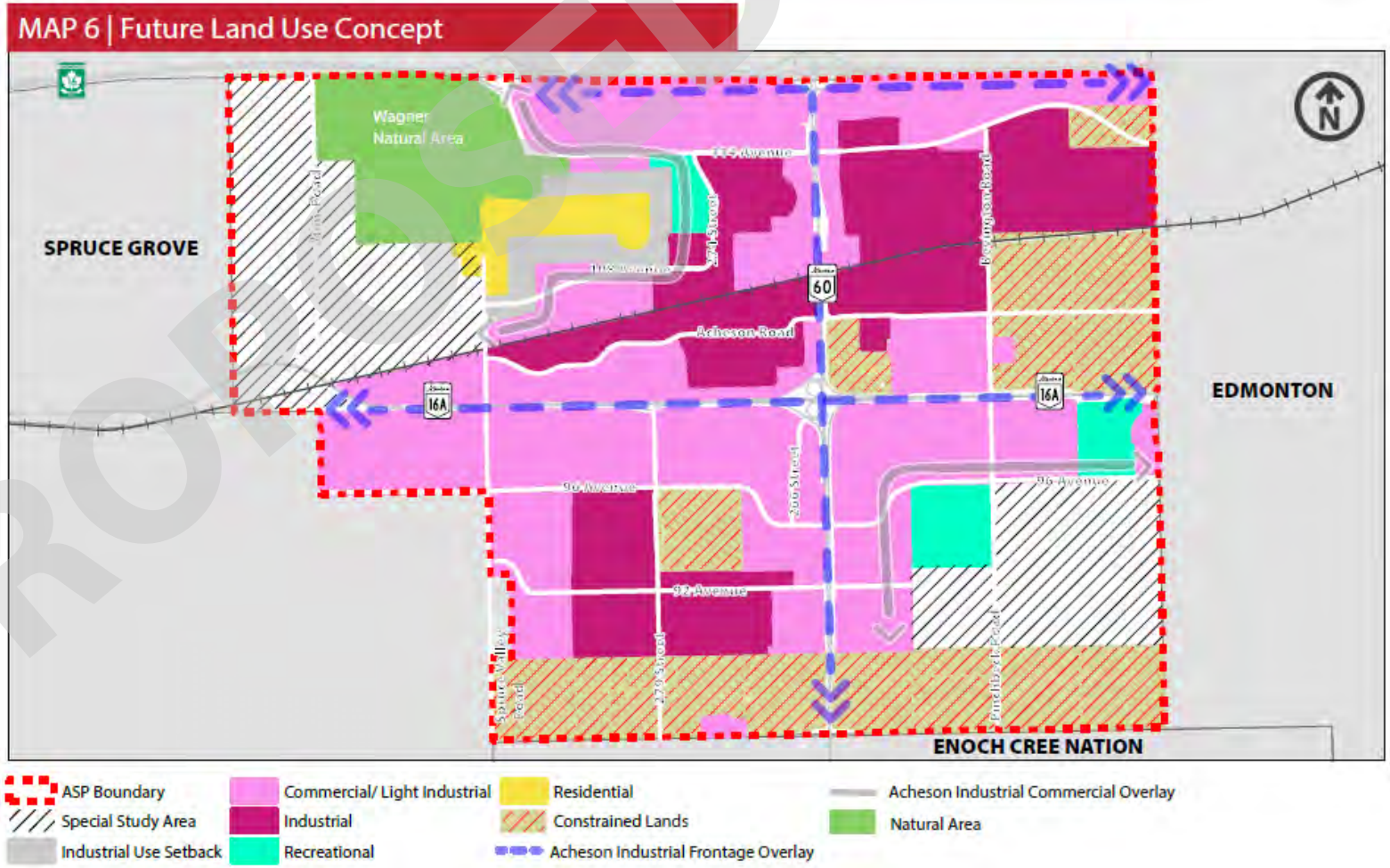


PROPOSED

Employment area profiles - Acheson

Acheson ASP (2020)

- **Infill** purpose: Encourage existing developed commercial and industrial areas in the Plan area to redevelop through the intensification of under-utilized lands and buildings.
- **Building & Site Design** purpose: Support a higher aesthetic standard for building and site design in areas highly visible from Provincial highways.
- **Special Study Areas** purpose: Preserve the special areas in the Plan area currently used for non-industrial or commercial uses until such time that they can be developed in accordance with the goals and policies of this ASP.



PROPOSED

Employment area profiles - Acheson

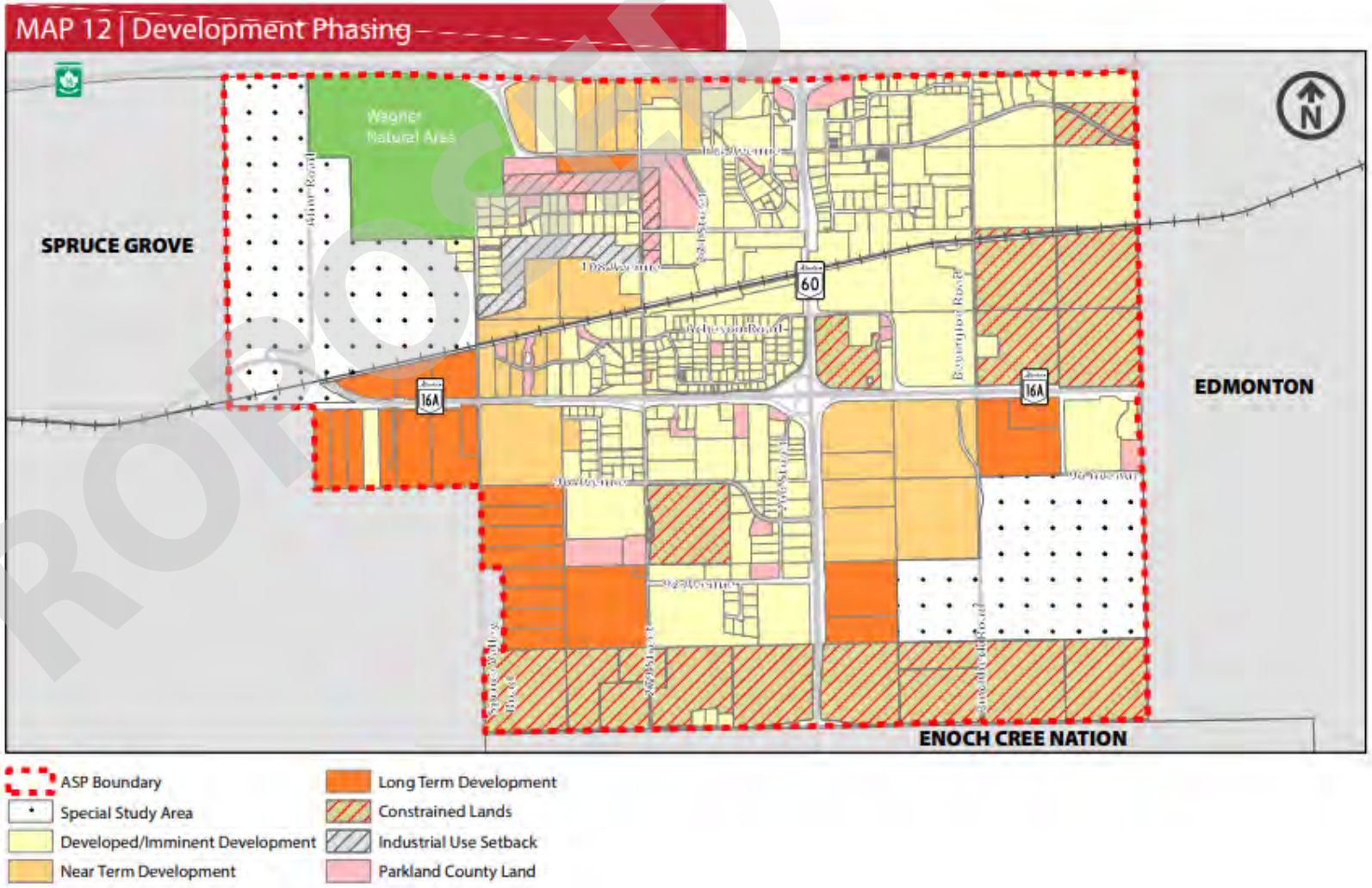
Note: This ASP does not predict the rate of development within the Plan area. Ultimately, growth is determined by market demand and reflects the overall economic climate of the region. The timeline and milestones here are intended to assist with guiding development as it occurs.

Developed / Imminent Development means lands that have already been developed or will be in an immediate future, typically referring to the next several years.

Near Term Development means lands that will likely be developed within a typical span of 5 to 10 years.

Long Term Development means lands that may be developed in approximately 10 years or more.

Constrained Lands means lands where future development is delayed due to current land uses or servicing constraints. Lands in this category will be reviewed for their development potential at future updates of the ASP.



PROPOSED

Employment area profiles - Acheson

Business listings overview

- Buildings
  - 11292 269 St (Acheson Business Park). Shop/warehouse with 23 offices and fenced yard / $5.25 million / 30 DOM/ built 2013
- Largely Undeveloped Land
  - 10302 255 St (adjacent to future industrial, Hwy 16A frontage). TOTAL (3 parcels): 11.4ac / $4.197 million / 32 DOM
  - 26516A Highway 16A (annexed into Acheson Industrial Park – west end). Agricultural with two rented dwellings on 27.3 ac site / $1.89 million / 1,237 DOM
  - 26301 515A Township Rd (South of Acheson). Approved development plan in place for 408 stall RV storage on 12.26 ac site + opportunity for future residential expansion/ $2.195 million / 404 DOM

11292 269 Street. Source: CDN Global, Apr 2023

10302 255 Street. Source: Realtor.ca, Apr 2023

PROPOSED

Employment area profiles – Fifth Meridian

- Prominent features
  - Between county residential (north) and Town of Stony Plain (south)
  - Proximity to Yellowhead Hwy & Hwy 16A
- Classifications:
  - EMRB GP: Major & Local Employment Area, Priority Growth Area & Commuter Shed
  - MDP: Local Employment Area
  - LUB: Agriculture Restricted District
  - Technical Growth Study: Major Employment Area

PROPOSED

Source: Google Maps

Employment area profiles – Fifth Meridian

- Business listings overview
  - Agriculture and res land (25+ ac) with Hwy 16 frontage: $1.275 mill (359 DOM)
  - Agriculture restricted bareland: $995,000 (314 DOM)
  - RV storage business (13ac) : $2.8 mill (37 DOM)
  - Industrial shop with residential acreage: $1.5 mill (42 DOM)
- Active bareland listings (marketed as County residential): 3
  - Median price: $459,000
  - Median DOM: 266

PROPOSED

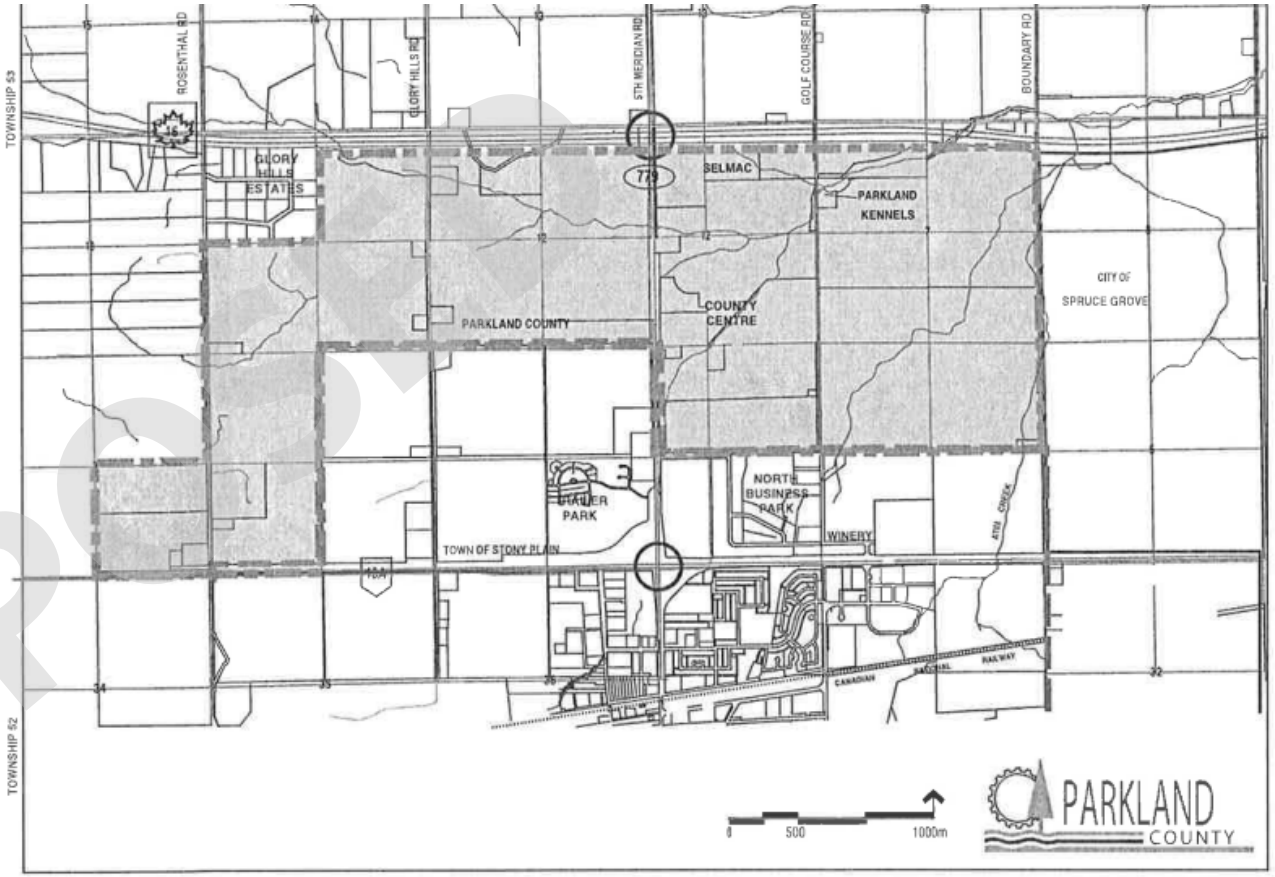
Source: Google Maps

Employment area profiles – Fifth Meridian

- Fifth Meridian ASP (2001, consolidated 2013)
  - ~1,455 ha land (~20 full quarter sections)
  - 20 yr timeframe to 2020 (*currently not updated)*
  - Proposed land uses
    - Highway commercial (20 ha)
    - Business/industrial (247.5 ha)
    - Country residential (234.8 ha)
    - Estate residential (139.2 ha)

Table 5 - Population Forecast

Land Use	Area (ha)	Units/(ha)	Units	Pop/Unit	Population
Country Residential	333.20	2.2	733.04	3.2	2345.72
Estate Residential	139.20	5	696	3.2	2227.20
Total	472.40		1429.04		4572.92



Fifth Meridian Area Structure Plan

Legend

Existing Interchange

Town of Stony Plain Boundary

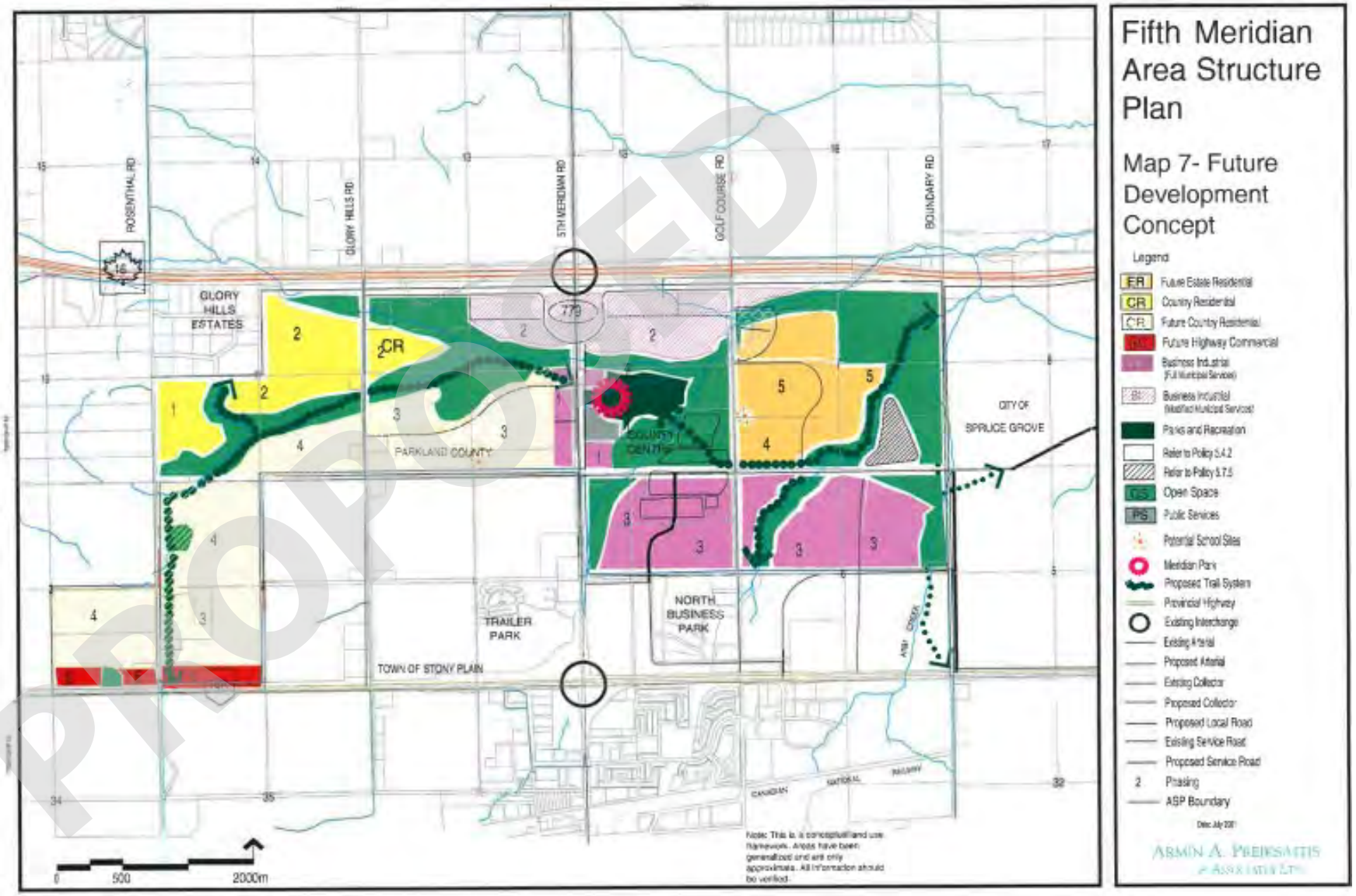
ASP Boundary

PROPOSED

Source: Fifth Meridian ASP (2013)

Employment area profiles – Fifth Meridian ASP

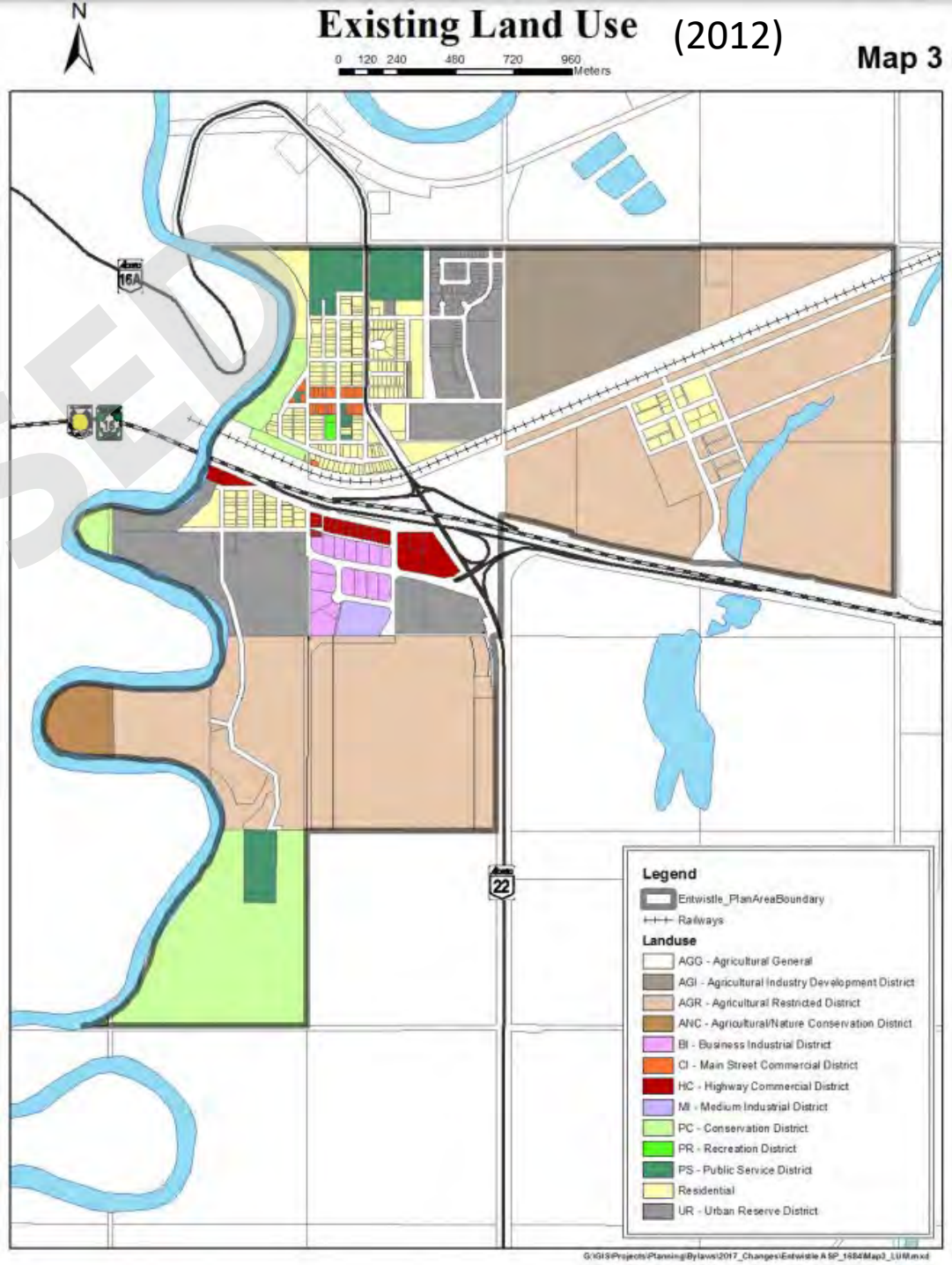
- ASP directs growth to:
  - Rangeroad 280 (service road) parallel to Hwy 16
  - West side of Hwy 779
  - County Centre (agricultural uses)
- 1998 MDP classified the area as 'fringe' which is "an area of land of intermunicipal importance between the County and an adjacent urban municipality" in this case, Stony Plain



Source: Fifth Meridian ASP (2013)

Employment area profiles - Entwistle

- Prominent features
  - Main Street
  - Mixed use commercial (along Hwy 16)
  - Highway Commercial (Hwy 16 & 22)
  - Industrial Park & active rail line proximity
- Classifications:
  - EMRB GP: Hamlet, Local & Planned Employment Area
  - MDP: Priority Growth Hamlet
  - LUB: Entwistle Urban Village District, and others
  - Technical Growth Study: Sub-regional hub & Major Employment Area
- Business listings overview (1)
  - Grocery store (only one in Town): $590,000 (201 DOM)



PROPOSED

Employment Profiles – Entwistle ASP

Commercial/Industrial goals

4.2.2 "i. To encourage economic **diversification** and **expansion** of existing businesses.

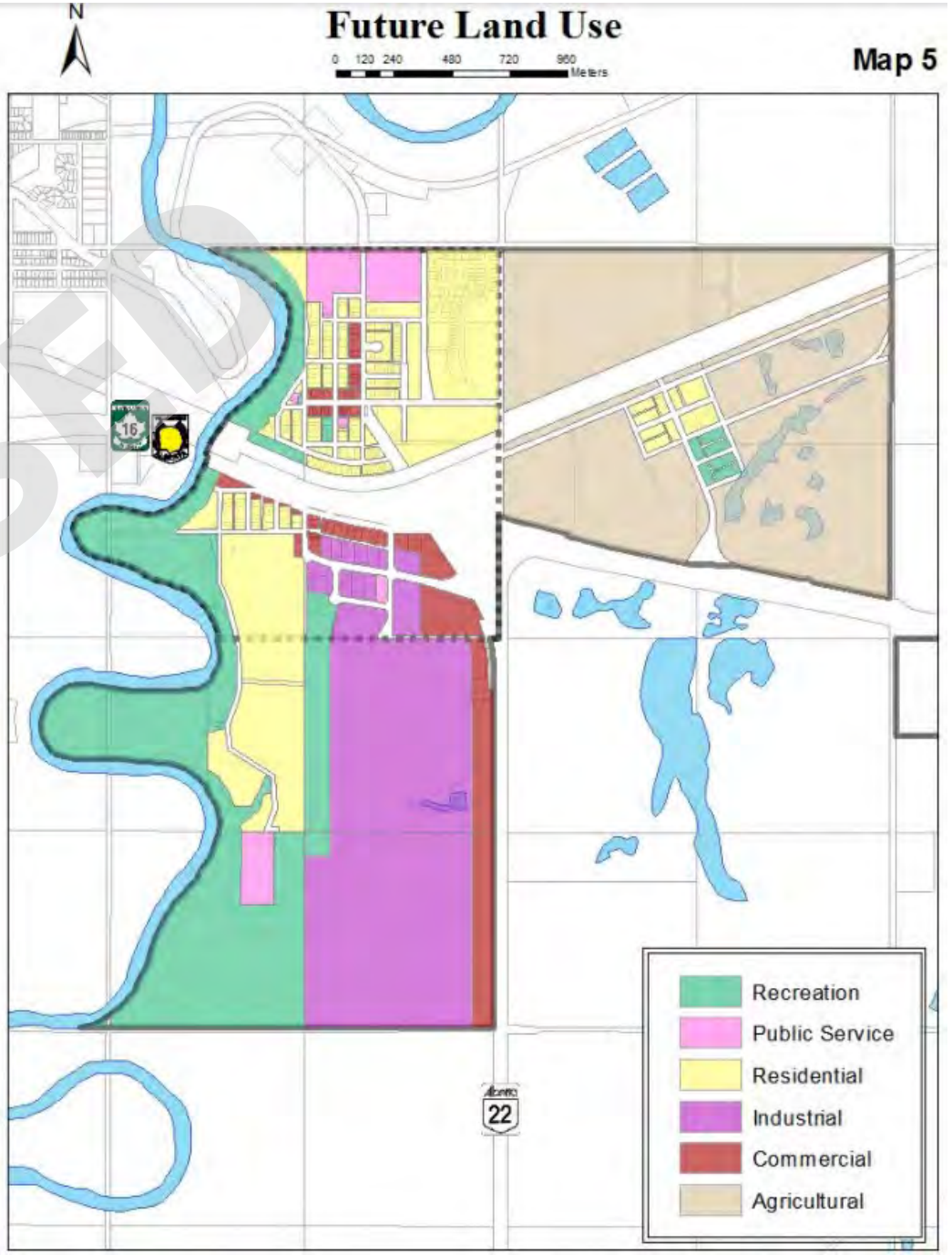
ii. To continue to encourage a range of **industrial, and commercial development** south of the Yellowhead Highway and west of Highway 22 (i.e. **Entwistle Industrial Business Park**) in an efficient manner that is sensitive to the nearby natural environment and existing residential uses.

iii. To promote the enhancement and safety of **Highway commercial** corridors by locating designated parking areas, implementing landscaping standards and additional visual enhancements.

iv. To promote the **revitalization of the main street** core area by encouraging infill development, aesthetic improvements, and increasing opportunities to conduct business, recreate, gather and socialize in order to help unify the Hamlet.

v. To increase small business opportunities in Entwistle by promoting **mixed use commercial development along Highway 16A.**

vi. To promote **Agricultural Industrial development** east of the Hamlet boundary and north of the CN Railway"

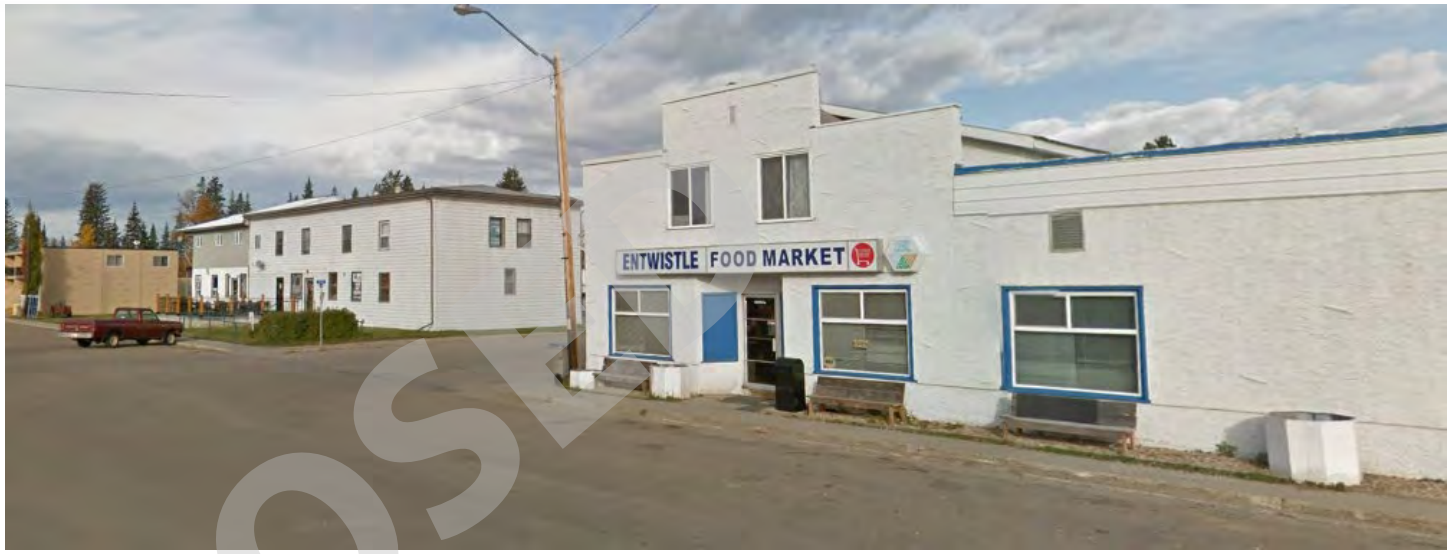


PROPOSED

Employment Profiles – Entwistle ASP

Main Street Revitalization

- Heart and focal point of Entwistle
- Aiming to become a regional centre to meet the residential, service, and community needs of the County's western residents
- Encourage vertical mixed use with ground-oriented retail and office with residential above
- Objectives (6.2.1)
  - "6.2.3 Create a **pedestrian-oriented** environment featuring wide sidewalks, buildings oriented to the street, benches, street trees, and landscaped boulevards.
  - 6.2.4 Encourage new businesses to locate along Main Street, **infill** of underutilized lots as well as redevelopment of existing buildings will be a priority.
  - 6.2.5 Provide the Hamlet's required **neighbourhood retail and office services**"



Source: Google Streetview 2014 – Entwistle (50th Ave)

PROPOSED

Employment Profiles – Entwistle ASP

Highway Commercial Corridor (Yellowhead Hwy & Hwy 22)

- Gateway moment for the hamlet- desire to incorporate character defining elements to attract visitors
- Contains most of the hamlet's restaurants
- Tunnel underneath Yellowhead Hwy for pedestrians accessing north and south portions of the hamlet
- Intended to service residents and travelers with highway commercial, and is not intended to replace main street commercial

PROPOSED

Source: Google Streetview 2022 – Entwistle (47th Ave)

Employment Profiles – Entwistle ASP

Entwistle Industrial Park

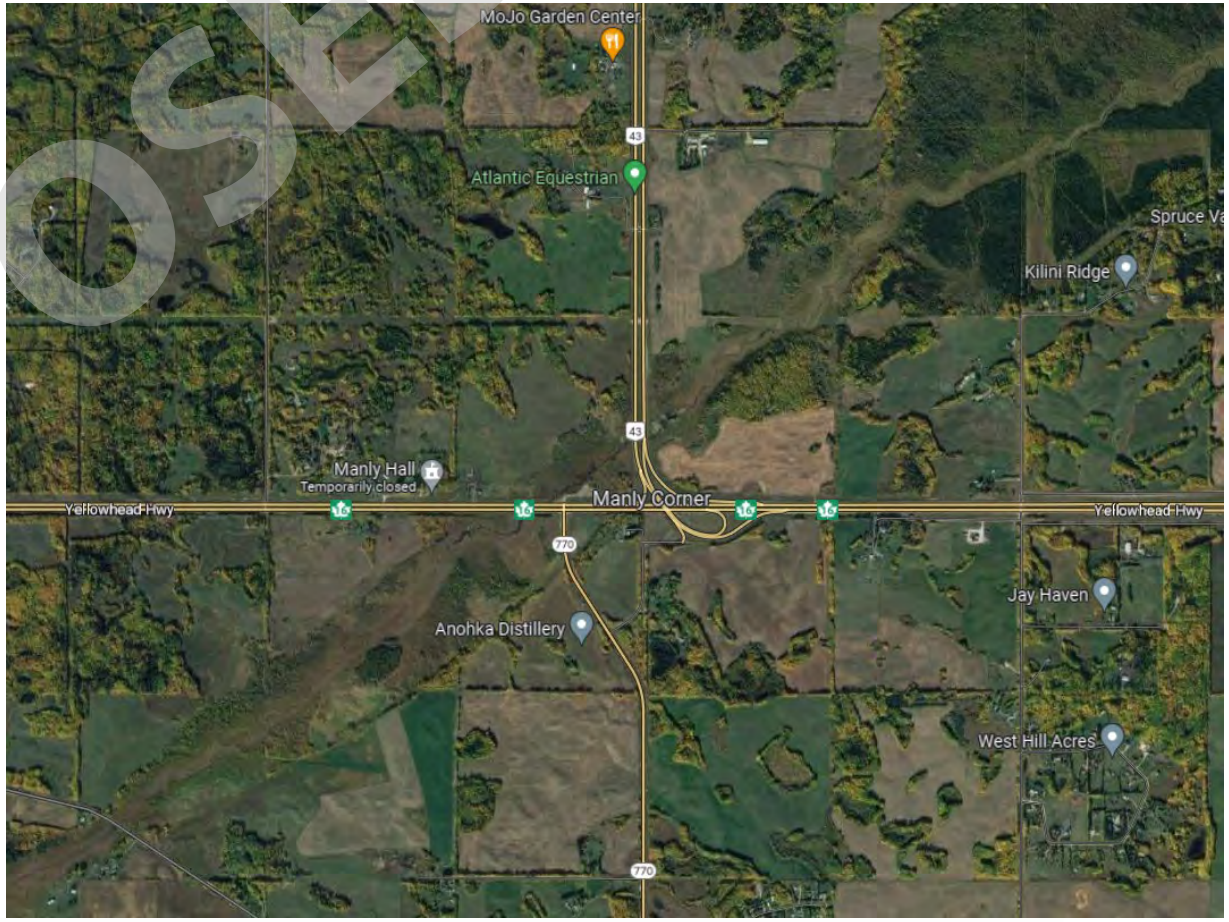
- Support growth of small industrial and commercial businesses phased in over time (at time of writing, a gravel extraction was occurring)
- Intended to connect to existing servicing to the north and have visibility along Highways
- Objectives
  - "9.2.1 Support the development of a **fully serviced** commercial/industrial park within the Plan Area.
  - 9.2.2 Allow un-serviced **medium industrial** development on a temporary basis until these lands can be accessed by municipal water and sewer.
  - 9.2.3 Plan for development and servicing to be completed in a logical and cost-effective manner to support **business park expansion**….
  - 9.2.6 Develop the industrial business park with **eco-industrial** performance standards to enhance the environment, attract an additional market for business users, and to create a more amenable site for adjacent landowners."

PROPOSED

Source: Google Streetview 2016 – Entwistle (45th Ave)

Employment area profiles – Manly Corner (Hwy 43 & 16)

- Prominent features
  - Largely undeveloped with agricultural lands surrounding
  - Community hall west of the interchange
  - Development likely restricted by Kilini Creek ESA which runs underneath Hwy 16, 43 & 770
- Classifications:
  - EMRB GP: Commuter Shed (not identified as an employment area)
  - MDP & Technical Growth Study: Local Employment Area
  - LUB: Agriculture General District
- No active industrial or commercial listings



PROPOSED

Source: Google Maps

Employment area profiles – Wabamun

- Prominent features
  - Established village
  - Proximity to Wabamun Lake and Provincial Park
  - Surrounding communities of Point Alison and Lakeview bolster population base
- Classifications
  - EMRB GP
    - Wabamun North: none
    - Wabamun: Hamlet & Local Employment Areas
  - MDP & Technical Growth Study: Local Employment Area (Wabamun North)

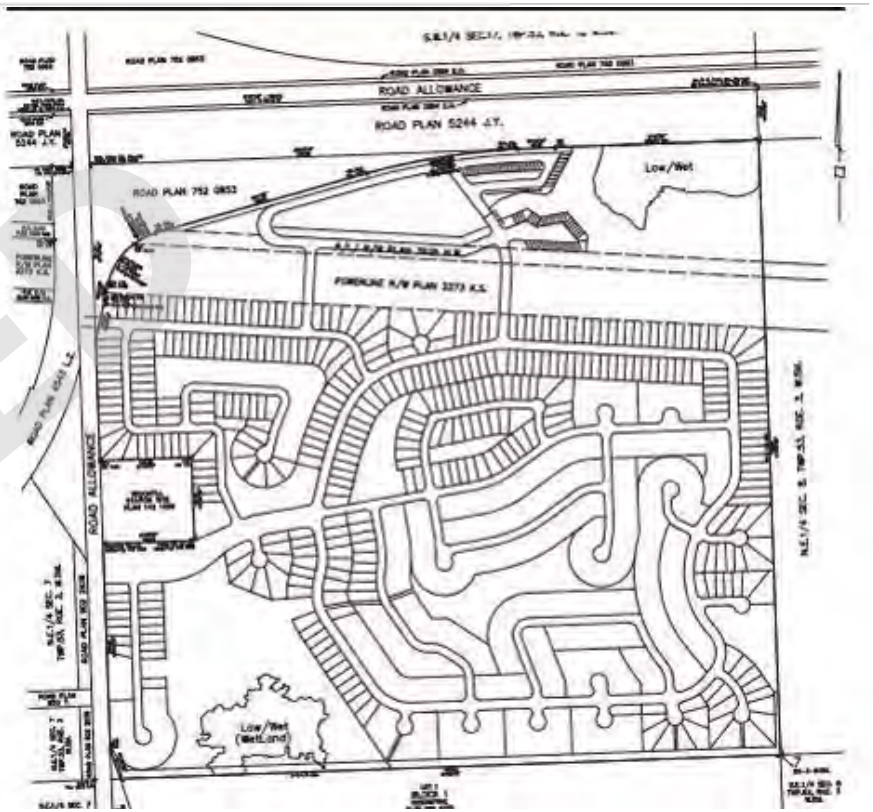
- Business listings overview (4)
  - 5140 51 Av – Wabamun Hotel on waterfront ($825,000 / 16,275 sq.ft / 184 DOM)
  - 5215 51 Av – small commercial strip mall ($359,000 / 3,500 sq.ft / 49 DOM)
  - 5221 52 St – retail storefront, former liquor store ($495,000 / 2,971 sq.ft/ 139 DOM)
  - 5114 52 St – commercial storefront ($269,900 / 1,860 sq.ft / 59 DOM)

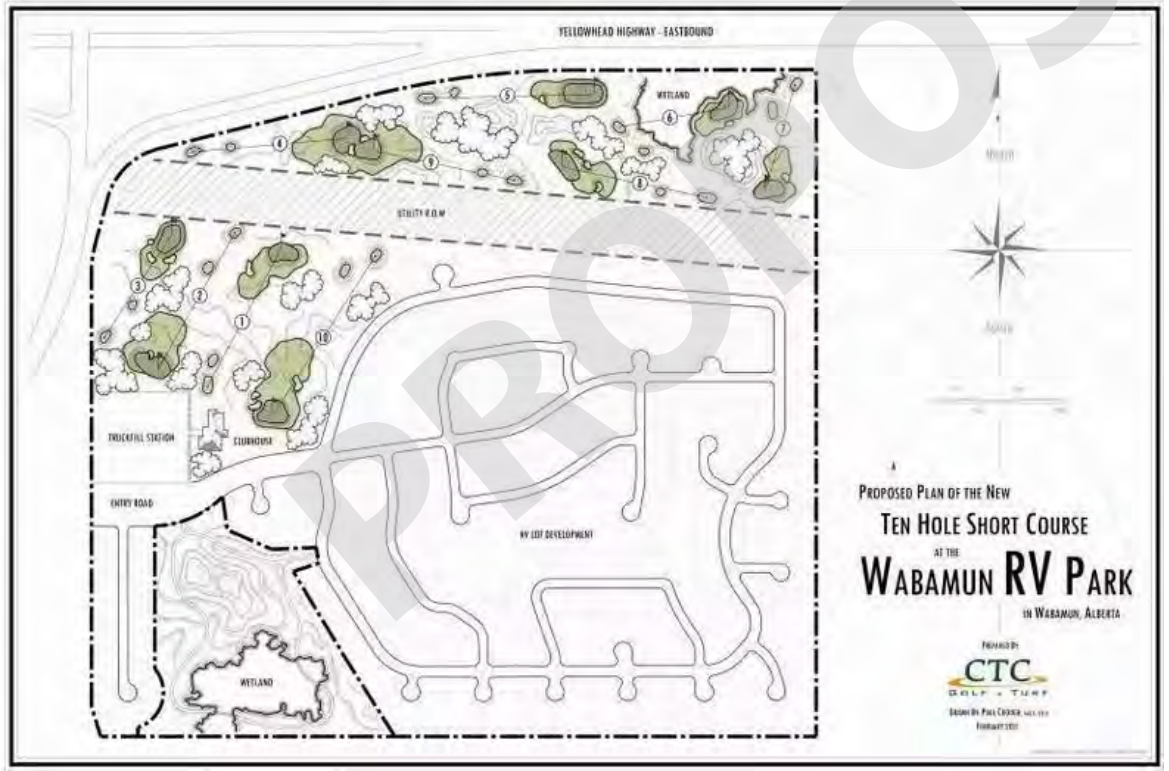
Source: Wabamun Hotel (5140 51 Av) - Realtor.ca

PROPOSED

Employment Area Profiles – Wabamun

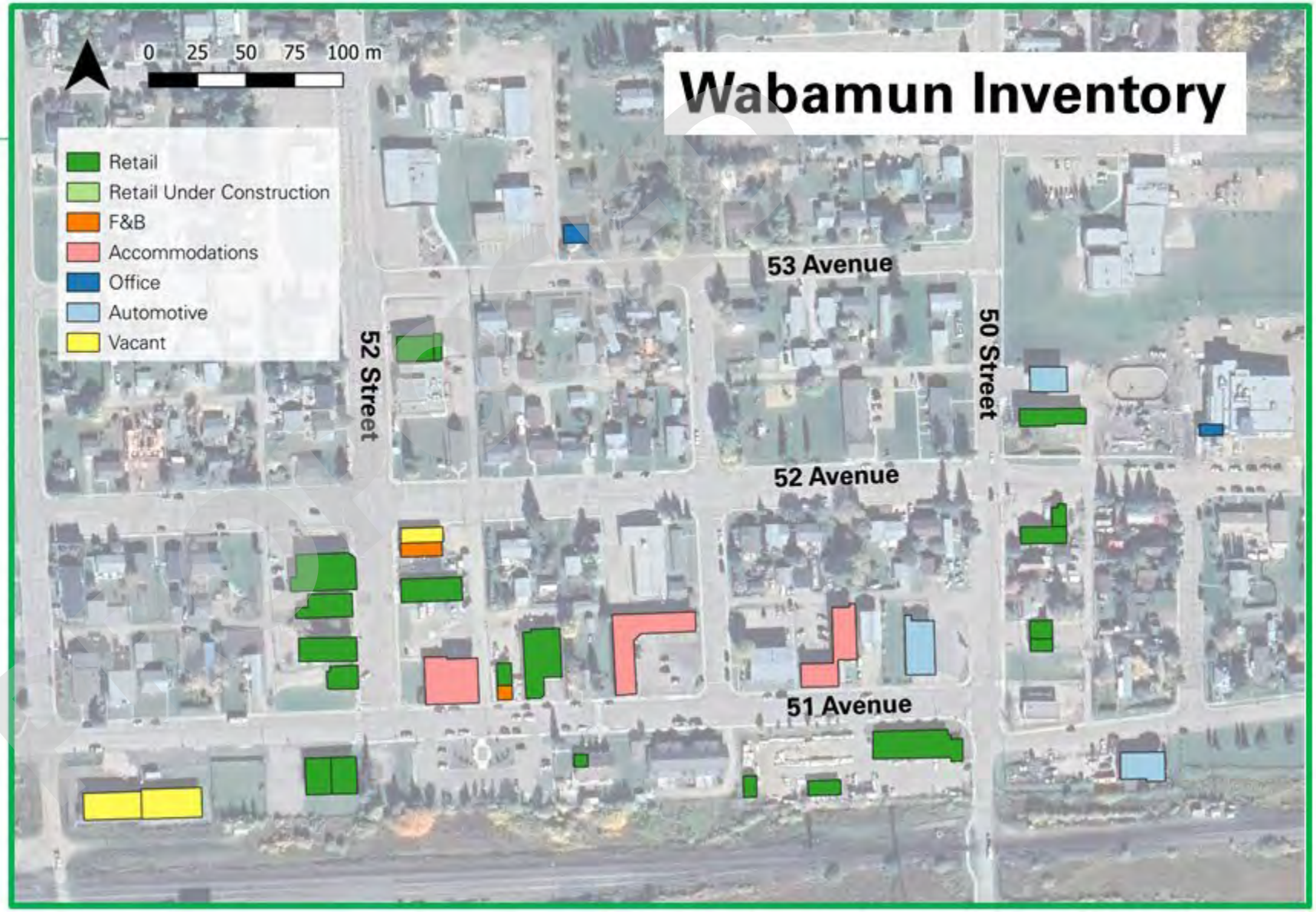
- Business listing spotlight: Land for Wabamun RV Park ($899,999 / 38 DOM)
  - Frontage on Hwy 16
  - Proximity to Wabamun Lake Provincial Park





PROPOSED

Source: Wabamun Hotel (5140 51 Av) - Realtor.ca



Source: FBM Wabamun Area Vision – Hamlet and Marina Update Dec 2022

Employment area profiles – Others

Within Parkland County, EMB also identified:

- The former Highvale Mine's Sundance Power Generation and Keephills areas (south of Wabamun Lake) as Major & Planned Employment Areas
  - ***Note:*** TransAlta's Highvale Mine ceased operating in Dec 2021 and is being reclaimed, with a portion becoming a large-scale solar farm
- Carvel as Local Employment Area at the edge of the commuter shed
- North of Spruce Grove between Hwy 16, Hwy 44 and Township Road 532 A as Local Employment Area
- Intersection of Range Road 65 & Township Road 534A (between Entwistle and Gainford) as Local Employment Area

PROPOSED

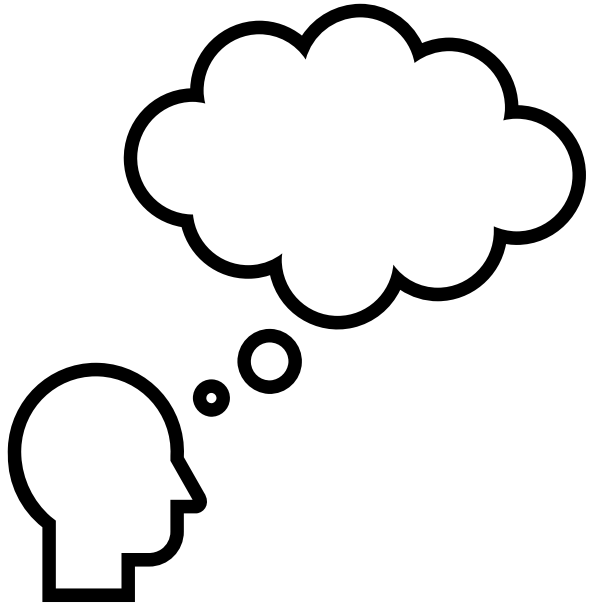
Growth Scenarios

Following the completion of our individual layer analysis, we will create 2-3 growth scenarios for consideration. These scenarios will include high and low growth.

Beyond a high and low growth scenario, what other scenarios/options should be considered?

Ex. Balanced hamlet growth, corridor focused growth

How does market demand factor into growth and allocation?



PROPOSED

Land Use Demand Forecasting

Factoring in multiple demand methodologies, combined with EMRB 30-year low, medium and high population forecasts, "market-driven" demand can be estimated for industrial, retail and office uses (retail and office are combined under "commercial").

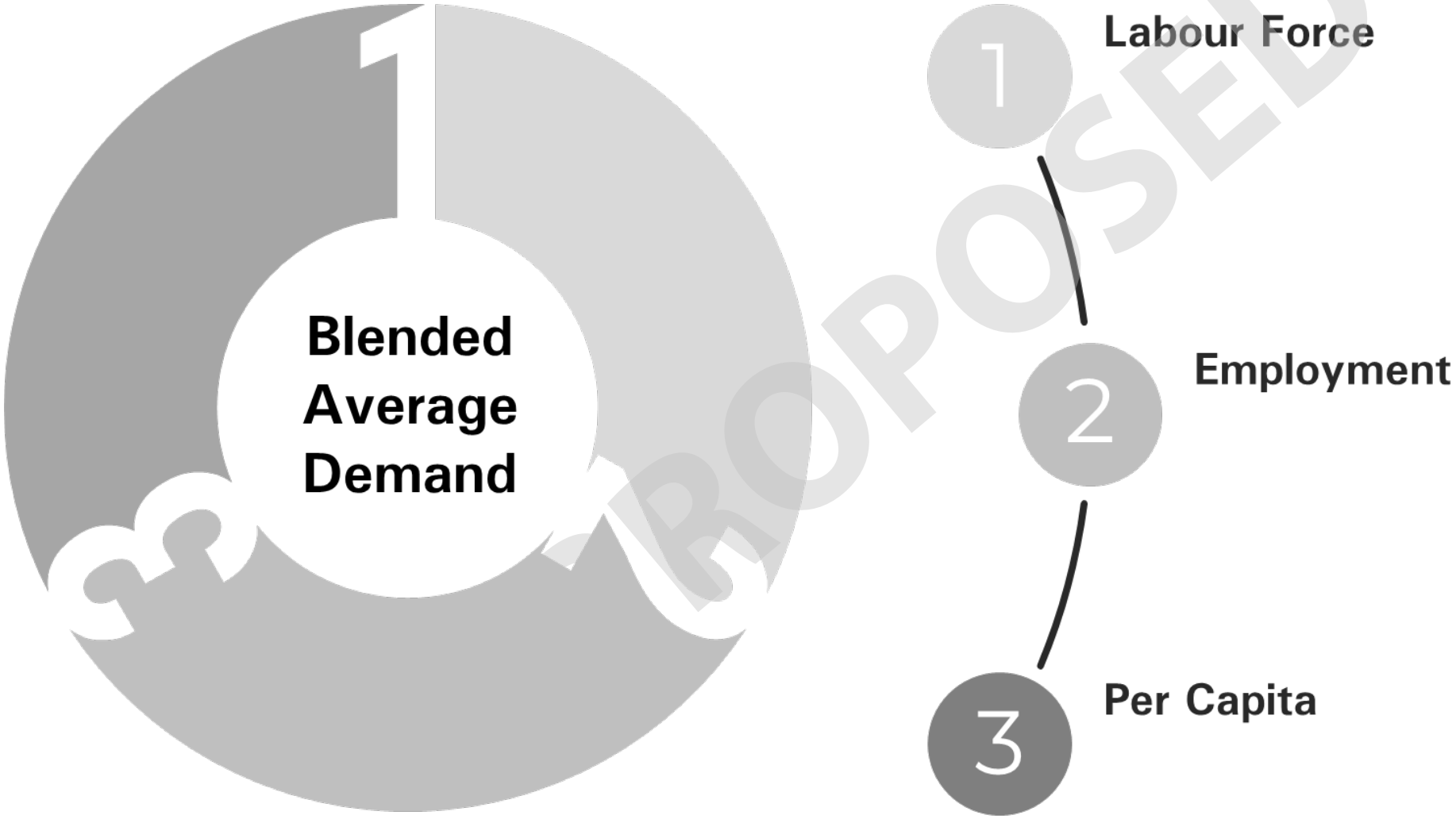
"Market-driven" demand means that which can be accounted for by using available data and historic trends/averages as a predictor for realistic future prospects.

"Economic development-driven" demand pertains to external factors such as local, provincial or federal attraction strategies that can have a singular or cumulative large impact (e.g. 2.9 million sf Amazon Warehouse).

Commercial and industrial forecasts EXCLUDE Spruce Grove and Stony Plain and are specific for Parkland County.

PROPOSED

Commercial & Industrial Demand Forecasting



PROPOSED

Land Use Demand Forecasting – Industrial

LOW		
Forecast Model	**2021 - 2051 Projected Average Annual Growth**	**2021 - 2051 Projected Total Growth**
Employment Growth Forecast (sf)	105,023	3,150,693
Labour Force Growth (sf)	49,598	1,487,937
Per Capita Population Growth	17,685	530,550
Average (sf/yr) / Total	**57,435**	**1,723,060**
Avg Industry Standard Floor Area Ratio (FAR)		0.25
Gross Land Area Required (acres)		189.9
Gross Land Area Required (hectares)		76.8

MEDIUM		
Forecast Model	**2021 - 2051 Projected Average Annual Growth**	**2021 - 2051 Projected Total Growth**
Employment Growth Forecast (sf)	105,990	3,179,696
Labour Force Growth (sf)	92,536	2,776,068
Per Capita Population Growth	35,925	1,077,750
Average (sf/yr) / Total	**78,150**	**2,344,505**
Avg Industry Standard Floor Area Ratio (FAR)		0.25
Gross Land Area Required (acres)		258.3
Gross Land Area Required (hectares)		104.5

HIGH		
Forecast Model	**2021 - 2051 Projected Average Annual Growth**	**2021 - 2051 Projected Total Growth**
Employment Growth Forecast (sf)	108,199	3,245,969
Labour Force Growth (sf)	205,812	6,174,360
Per Capita Population Growth	84,045	2,521,350
Average (sf/yr) / Total	**132,685**	**3,980,560**
Avg Industry Standard Floor Area Ratio (FAR)		0.25
Gross Land Area Required (acres)		438.6
Gross Land Area Required (hectares)		177.5

PROPOSED

Gross land demand for approximately 77 to 180 hectares by 2051

New floorspace by 2051 in range of 1.7 million sf to 4.0 million sf

Average new floorspace per year in range of 57,400 sf to 132,700 sf

Land Use Demand Forecasting - Retail

Forecast Model	2022 - 2032 Projected Average Annual Growth	2021 - 2051 Projected Total Growth
Employment Growth Forecast (sf)	19,924	597,716
Labour Force Growth (sf)	576	17,272
Per Capita Population Growth	5,432	162,958
Average (sf/yr) / Total	**8,644**	**259,315**
Avg Industry Standard Floor Area Ratio (FAR)		0.30
Gross Land Area Required (acres)		23.8
Gross Land Area Required (hectares)		9.6

Forecast Model	2022 - 2032 Projected Average Annual Growth	2021 - 2051 Projected Total Growth
Employment Growth Forecast (sf)	20,085	602,563
Labour Force Growth (sf)	1,391	41,716
Per Capita Population Growth	5,797	173,904
Average (sf/yr) / Total	**9,091**	**272,728**
Avg Industry Standard Floor Area Ratio (FAR)		0.30
Gross Land Area Required (acres)		25.0
Gross Land Area Required (hectares)		10.1

Forecast Model	2022 - 2032 Projected Average Annual Growth	2021 - 2051 Projected Total Growth
Employment Growth Forecast (sf)	20,455	613,640
Labour Force Growth (sf)	3,540	106,202
Per Capita Population Growth	6,186	185,586
Average (sf/yr) / Total	**10,060**	**301,809**
Avg Industry Standard Floor Area Ratio (FAR)		0.30
Gross Land Area Required (acres)		27.7
Gross Land Area Required (hectares)		11.2

PROPOSED

Gross land demand for approximately 10 to 11 hectares by 2051

New floorspace by 2051 in range of 260,000 sf to 302,000 sf

Average new floorspace per year in range of 8,600 sf to 10,100 sf

Land Use Demand Forecasting - Office

LOW		
Forecast Model	**2021 - 2051 Projected Average Annual Growth**	**2021 - 2051 Projected Total Growth**
Employment Growth Forecast (sf)	5,476	164,285
Labour Force Growth (sf)	491	14,738
Per Capita Population Growth (@ sf per capita)	1,179	35,370
Average (sf/yr) / Total	**2,893**	**71,464**
Avg Industry Standard Floor Area Ratio (FAR)		0.5
Gross Land Area Required (acres)		3.3
Gross Land Area Required (hectares)		1.4

MEDIUM		
Forecast Model	**2021 - 2051 Projected Average Annual Growth**	**2021 - 2051 Projected Total Growth**
Employment Growth Forecast (sf)	5,507	165,223
Labour Force Growth (sf)	826	24,782
Per Capita Population Growth (@ sf per capita)	2,395	71,850
Average (sf/yr) / Total	**3,288**	**87,285**
Avg Industry Standard Floor Area Ratio (FAR)		0.5
Gross Land Area Required (acres)		4.1
Gross Land Area Required (hectares)		1.7

HIGH		
Forecast Model	**2021 - 2051 Projected Average Annual Growth**	**2021 - 2051 Projected Total Growth**
Employment Growth Forecast (sf)	5,579	167,368
Labour Force Growth (sf)	1,709	51,278
Per Capita Population Growth (@ sf per capita)	5,603	168,090
Average (sf/yr) / Total	**4,329**	**128,912**
Avg Industry Standard Floor Area Ratio (FAR)		0.5
Gross Land Area Required (acres)		6.0
Gross Land Area Required (hectares)		2.4

PROPOSED

Gross land demand for approximately 1.5 to 2.4 hectares by 2051

New floorspace by 2051 in range of 71,500 sf to 129,000 sf

Average new floorspace per year in range of 2,900 sf to 4,300 sf

Growth Scenarios – Commercial & Industrial

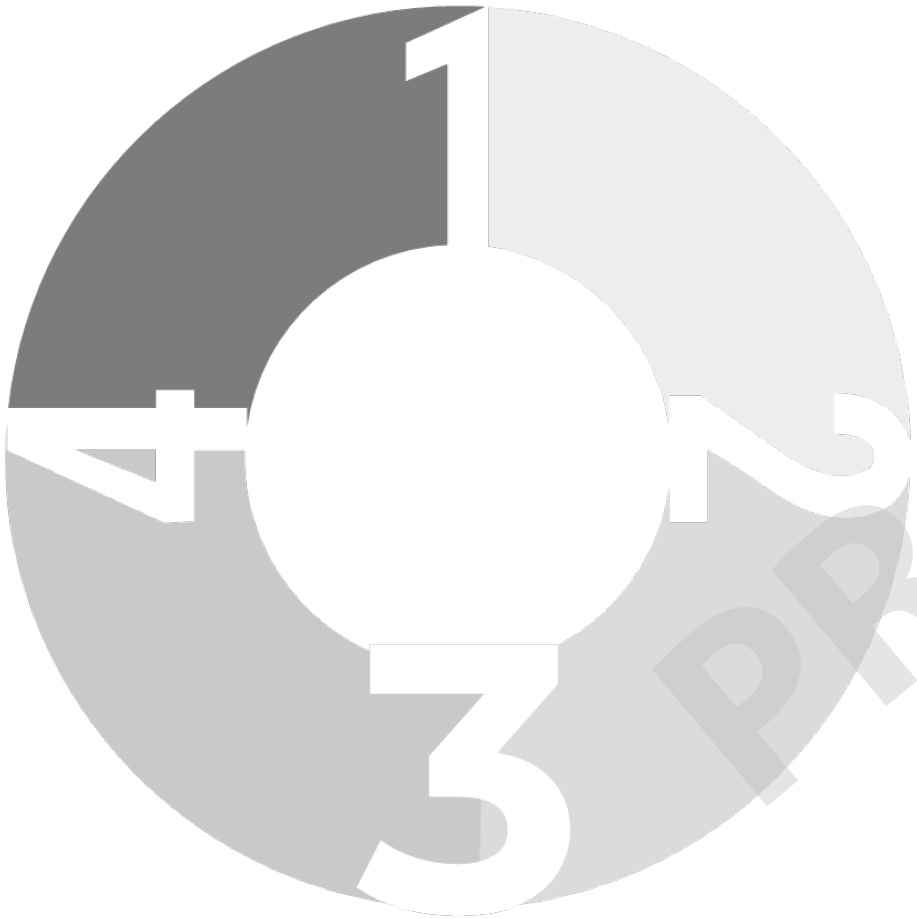
	LOW	MEDIUM	HIGH
INDUSTRIAL			
floorspace (sf)	1,723,060	2,344,505	3,980,560
gross land (ac)	189.9	258.3	438.6
gross land (ha)	76.8	104.5	177.5
OFFICE			
floorspace (sf)	71,464	87,285	128,912
gross land (ac)	3.3	4.1	6.0
gross land (ha)	1.4	1.7	2.4
RETAIL			
floorspace (sf)	259,315	272,728	301,809
gross land (ac)	23.8	25.0	27.7
gross land (ha)	9.6	10.1	11.2
COMMERCIAL (retail + office)			
floorspace (sf)	*330,780*	*360,013*	*430,721*
gross land (ac)	*27.2*	*29.1*	*33.7*
gross land (ha)	*11.0*	*11.8*	*13.7*
TOTAL			
floorspace (sf)	2,053,840	2,704,517	4,411,281
gross land (ac)	217.0	287.5	472.3
gross land (ha)	87.8	116.3	191.2

Total gross land required for commercial and industrial land uses by 2051 based on "market-driven" forecasts could be 88 ha to 191 ha

Total floorspace could be in range of 2.1 million sf to 4.4 million sf by 2051

PROPOSED

Residential Demand Forecasting



1. EMRB Population Growth Scenarios
2. Single Family Dwellings Demand
3. Multi-Unit Dwellings Demand
4. Demand from outside Parkland County

PROPOSED

Land Use Demand Forecasting – Single Family

Low

PARKLAND COUNTY FULL TIME RESIDENTIAL TRADE AREA	2030	2040	2051
(1) PARKLAND COUNTY Population Growth	36,258	37,433	38,769
(1) Avg Household Size	2.67	2.60	2.52
(1) Households	13,554	14,406	15,405
(1) Annual Growth in Households	82	88	94
(1) % Living in Single Family Multi Units (Rental & For-Sale)	89.7%	89.5%	89.2%
(1) PARKLAND COUNTY			
Annual Demand for Single Family Units	74	78	83
Cumulative Demand for Single Family Units	650	1,413	2,305
% of Demand Anticipated from Outside Market	15%	15%	15%
Total Demand for Single Family Housing in the Market	85	90	95
Cumulative Total Demand for Single Family Housing in the Market	748	1,625	2,651
TOTAL TRADE AREA ANNUAL DEMAND FOR SINGLE FAMILY UNITS	**85**	**90**	**95**
TOTAL TRADE AREA CUMULATIVE DEMAND FOR SINGLE FAMILY UNITS	**748**	**1,625**	**2,651**

Medium

PARKLAND COUNTY FULL TIME RESIDENTIAL TRADE AREA	2030	2040	2051
(1) PARKLAND COUNTY Population Growth	37,249	39,626	42,417
(1) Avg Household Size	2.67	2.60	2.52
(1) Households	13,925	15,250	16,854
(1) Annual Growth in Households	126	138	153
(1) % Living in Single Family Multi Units (Rental & For-Sale)	89.7%	89.5%	89.2%
(1) PARKLAND COUNTY			
Annual Demand for Single Family Units	113	123	136
Cumulative Demand for Single Family Units	981	2,166	3,599
% of Demand Anticipated from Outside Market	15%	15%	15%
Total Demand for Single Family Housing in the Market	130	141	156
Cumulative Total Demand for Single Family Housing in the Market	1,128	2,491	4,139
TOTAL TRADE AREA ANNUAL DEMAND FOR SINGLE FAMILY UNITS	**130**	**141**	**156**
TOTAL TRADE AREA CUMULATIVE DEMAND FOR SINGLE FAMILY UNITS	**1,128**	**2,491**	**4,139**

High

PARKLAND COUNTY FULL TIME RESIDENTIAL TRADE AREA	2030	2040	2051
(1) PARKLAND COUNTY Population Growth	39,606	45,105	52,041
(1) Avg Household Size	2.67	2.60	2.52
(1) Households	14,806	17,359	20,678
(1) Annual Growth in Households	234	274	326
(1) % Living in Single Family Multi Units (Rental & For-Sale)	89.7%	89.5%	89.2%
(1) PARKLAND COUNTY			
Annual Demand for Single Family Units	210	245	291
Cumulative Demand for Single Family Units	1,774	4,061	7,025
% of Demand Anticipated from Outside Market	15%	15%	15%
Total Demand for Single Family Housing in the Market	242	282	335
Cumulative Total Demand for Single Family Housing in the Market	2,040	4,670	8,079
TOTAL TRADE AREA ANNUAL DEMAND FOR SINGLE FAMILY UNITS	**242**	**282**	**335**
TOTAL TRADE AREA CUMULATIVE DEMAND FOR SINGLE FAMILY UNITS	**2,040**	**4,670**	**8,079**

	LOW	MEDIUM	HIGH
SINGLE FAMILY DWELLINGS			
Total Dwelling Units	**2,651**	**4,139**	**8,079**
Gross Land (ac)	**795.2**	**1,241.7**	**2,423.6**
Gross Land (ha)	**321.8**	**502.5**	**980.8**
Density (units/ha) 3.3			
Density (units/ha) 8.2			
Estate Housing			
Dwelling Units	795	1,242	2,424
Gross Land (ac)	397.6	620.8	1,211.8
Gross Land (ha)	160.9	251.2	490.4
Density (units/ac) 2.0			
Density (units/ha) 4.9			
Medium Lot			
Dwelling Units	1,325	2,069	4,039
Gross Land (ac)	331.3	517.4	1,009.8
Gross Land (ha)	134.1	209.4	408.7
Density (units/ac) 4.0			
Density (units/ha) 9.9			
Small Lot			
Dwelling Units	530	828	1,616
Gross Land (ac)	66.3	103.5	202.0
Gross Land (ha)	26.8	41.9	81.7
Density (units/ac) 8.0			
Density (units/ha) 19.8			

PROPOSED

Land Use Demand Forecasting – Multi-Unit

Low

PARKLAND COUNTY FULL TIME RESIDENTIAL TRADE AREA	2030	2040	2051
(1) PARKLAND COUNTY Population Growth	36,258	37,433	38,769
(1) Avg Household Size	2.67	2.60	2.52
(1) Households	13,554	14,406	15,405
(1) Annual Growth in Households	82	88	94
(1) % Living in Multi Units (Rental & For-Sale)	10.3%	10.5%	10.8%
(1) PARKLAND COUNTY			
Annual Demand for Multi-Units	8	9	10
Cumulative Demand for Multi-Units	72	-	-
% of Demand Anticipated from Outside Market	5%	5%	5%
Total Demand for Multi-Unit Housing in the Market	8	9	11
Cumulative Total Demand for Multi-Unit Housing in the Market	76	170	282
TOTAL TRADE AREA ANNUAL DEMAND FOR MULTI-FAMILY UNITS	**8**	**9**	**11**
TOTAL TRADE AREA CUMULATIVE DEMAND FOR MULTI-FAMILY UNITS	**76**	**170**	**282**

Medium

PARKLAND COUNTY FULL TIME RESIDENTIAL TRADE AREA	2030	2040	2051
(1) PARKLAND COUNTY Population Growth	37,249	39,626	42,417
(1) Avg Household Size	2.67	2.60	2.52
(1) Households	13,925	15,250	16,854
(1) Annual Growth in Households	126	138	153
(1) % Living in Multi Units (Rental & For-Sale)	10.3%	10.5%	10.8%
(1) PARKLAND COUNTY			
Annual Demand for Multi-Units	13	15	16
Cumulative Demand for Multi-Units	111	-	-
% of Demand Anticipated from Outside Market	5%	5%	5%
Total Demand for Multi-Unit Housing in the Market	14	16	17
Cumulative Total Demand for Multi-Unit Housing in the Market	117	261	441
TOTAL TRADE AREA ANNUAL DEMAND FOR MULTI-FAMILY UNITS	**14**	**16**	**17**
TOTAL TRADE AREA CUMULATIVE DEMAND FOR MULTI-FAMILY UNITS	**117**	**261**	**441**

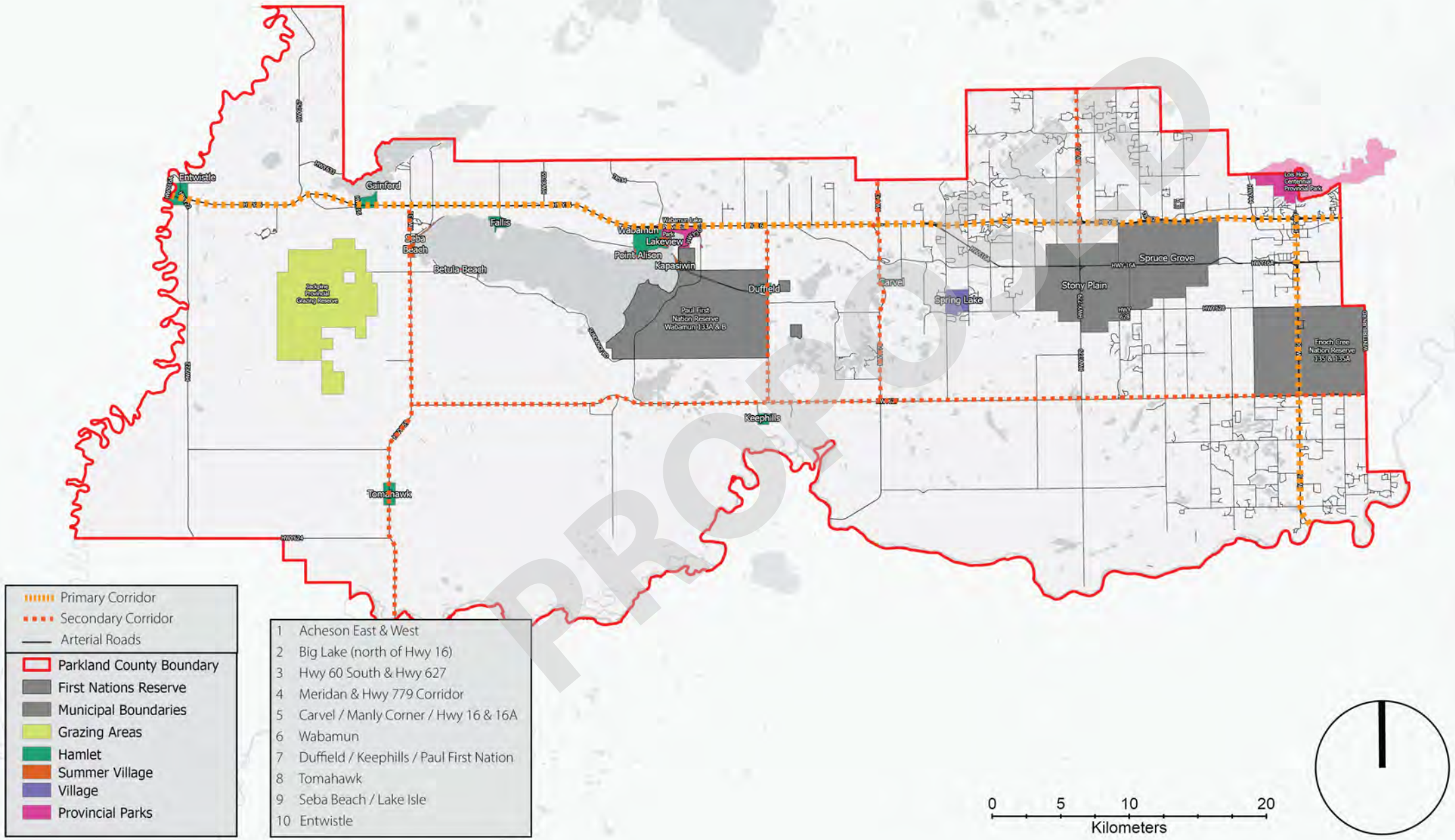
High

PARKLAND COUNTY FULL TIME RESIDENTIAL TRADE AREA	2030	2040	2051
(1) PARKLAND COUNTY Population Growth	39,606	45,105	52,041
(1) Avg Household Size	2.67	2.60	2.52
(1) Households	14,806	17,359	20,678
(1) Annual Growth in Households	234	274	326
(1) % Living in Multi Units (Rental & For-Sale)	10.3%	10.5%	10.8%
(1) PARKLAND COUNTY			
Annual Demand for Multi-Units	24	29	35
Cumulative Demand for Multi-Units	201	-	-
% of Demand Anticipated from Outside Market	5%	5%	5%
Total Demand for Multi-Unit Housing in the Market	25	30	37
Cumulative Total Demand for Multi-Unit Housing in the Market	211	489	861
TOTAL TRADE AREA ANNUAL DEMAND FOR MULTI-FAMILY UNITS	**25**	**30**	**37**
TOTAL TRADE AREA CUMULATIVE DEMAND FOR MULTI-FAMILY UNITS	**211**	**489**	**861**

	LOW	MEDIUM	HIGH
MULTI UNIT DWELLINGS			
Total Dwelling Units	**282**	**441**	**861**
Gross Land (ac)	**13.7**	**21.3**	**41.7**
Gross Land (ha)	5.5	8.6	16.9
Density (units/acre)	**20.7**		
Density (units/ha)	**51.1**		
Duplex/Tiplex			
Dwelling Units	113	176	344
Gross Land (ac)	7.5	11.8	23.0
Gross Land (ha)	3.0	4.8	9.3
Density (units/ac)	15.0		
Density (units/ha)	37.1		
Row/Townhomes			
Dwelling Units	113	176	344
Gross Land (ac)	4.5	7.1	13.8
Gross Land (ha)	1.8	2.9	5.6
Density (units/ac)	25.0		
Density (units/ha)	61.8		
3 Storey Low Rise			
Dwelling Units	56	88	172
Gross Land (ac)	1.6	2.5	4.9
Gross Land (ha)	0.7	1.0	2.0
Density (units/ac)	35.0		
Density (units/ha)	86.5		

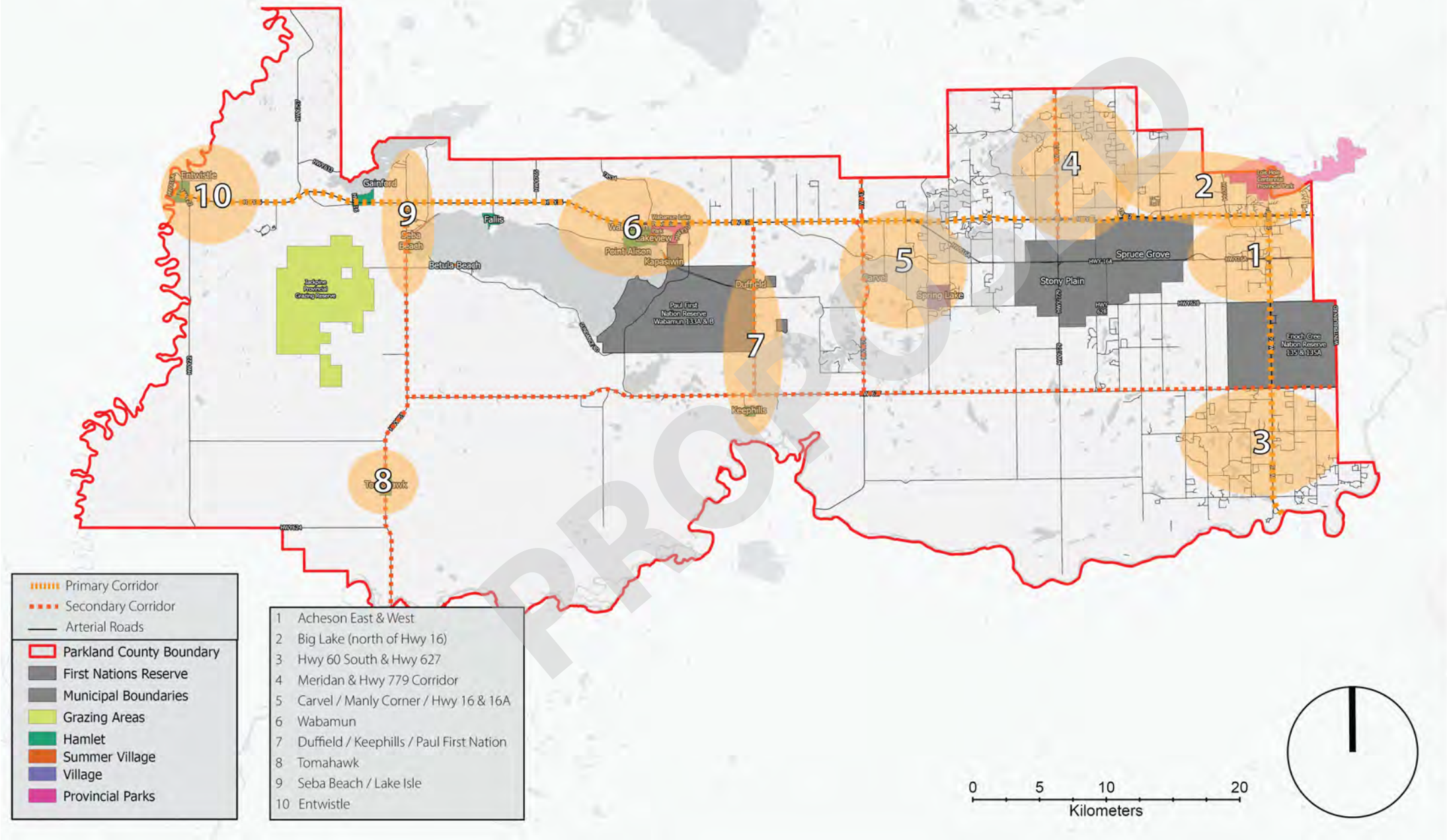
PROPOSED

Land Use – Growth Corridors



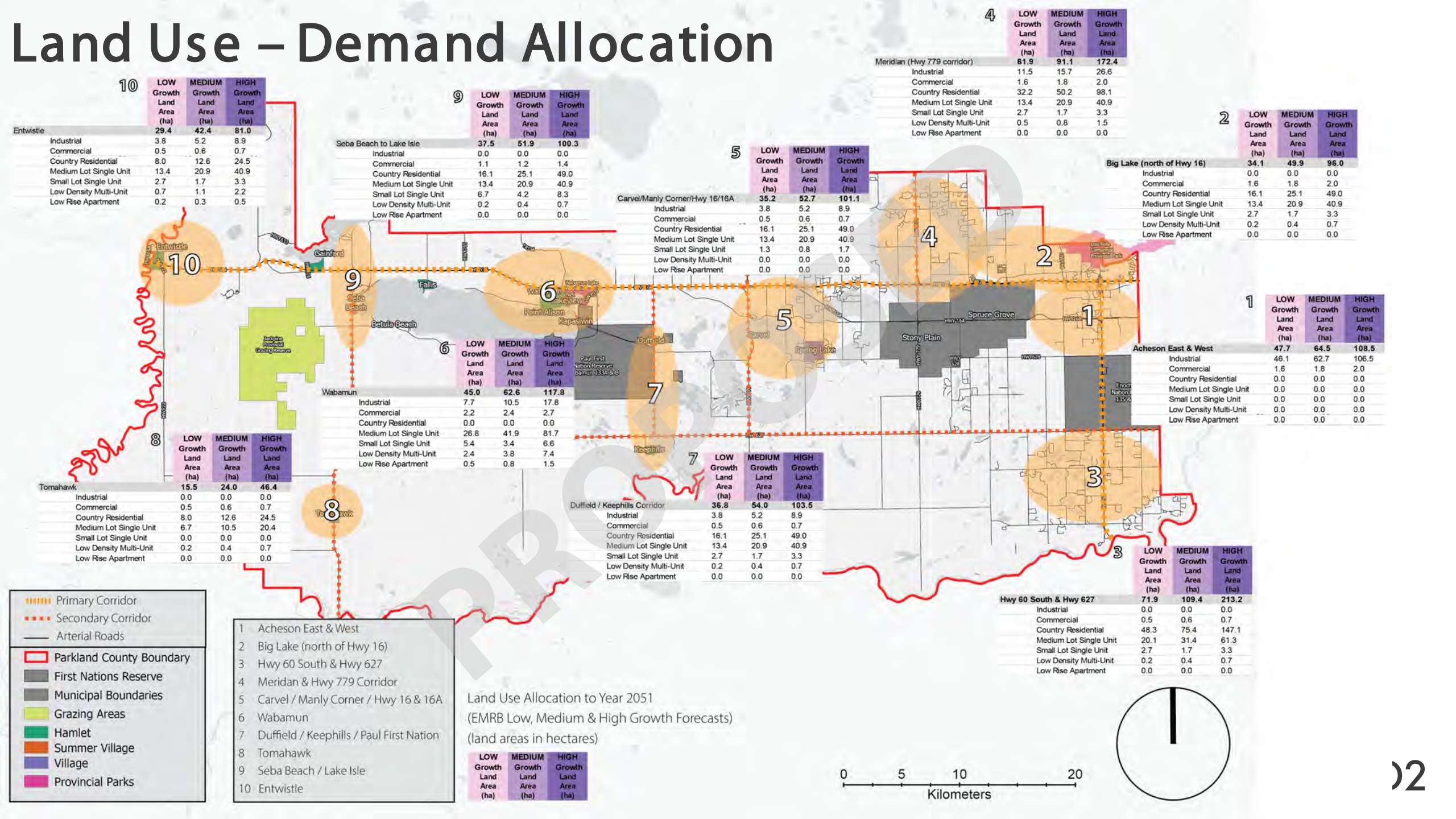
PROPOSED

Land Use – Growth Nodes



PROPOSED

Land Use – Demand Allocation



Land Use Allocation to Year 2051
(EMRB Low, Medium & High Growth Forecasts)
(land areas in hectares)

	LOW Growth Land Area (ha)	MEDIUM Growth Land Area (ha)	HIGH Growth Land Area (ha)

10

	LOW Growth Land Area (ha)	MEDIUM Growth Land Area (ha)	HIGH Growth Land Area (ha)
Entwistle	29.4	42.4	81.0
Industrial	3.8	5.2	8.9
Commercial	0.5	0.6	0.7
Country Residential	8.0	12.6	24.5
Medium Lot Single Unit	13.4	20.9	40.9
Small Lot Single Unit	2.7	1.7	3.3
Low Density Multi-Unit	0.7	1.1	2.2
Low Rise Apartment	0.2	0.3	0.5

9

	LOW Growth Land Area (ha)	MEDIUM Growth Land Area (ha)	HIGH Growth Land Area (ha)
Seba Beach to Lake Isle	37.5	51.9	100.3
Industrial	0.0	0.0	0.0
Commercial	1.1	1.2	1.4
Country Residential	16.1	25.1	49.0
Medium Lot Single Unit	13.4	20.9	40.9
Small Lot Single Unit	6.7	4.2	8.3
Low Density Multi-Unit	0.2	0.4	0.7
Low Rise Apartment	0.0	0.0	0.0

4

	LOW Growth Land Area (ha)	MEDIUM Growth Land Area (ha)	HIGH Growth Land Area (ha)
Meridian (Hwy 779 corridor)	61.9	91.1	172.4
Industrial	11.5	15.7	26.6
Commercial	1.6	1.8	2.0
Country Residential	32.2	50.2	98.1
Medium Lot Single Unit	13.4	20.9	40.9
Small Lot Single Unit	2.7	1.7	3.3
Low Density Multi-Unit	0.5	0.8	1.5
Low Rise Apartment	0.0	0.0	0.0

5

	LOW Growth Land Area (ha)	MEDIUM Growth Land Area (ha)	HIGH Growth Land Area (ha)
Carvel/Manly Corner/Hwy 16/16A	35.2	52.7	101.1
Industrial	3.8	5.2	8.9
Commercial	0.5	0.6	0.7
Country Residential	16.1	25.1	49.0
Medium Lot Single Unit	13.4	20.9	40.9
Small Lot Single Unit	1.3	0.8	1.7
Low Density Multi-Unit	0.0	0.0	0.0
Low Rise Apartment	0.0	0.0	0.0

2

	LOW Growth Land Area (ha)	MEDIUM Growth Land Area (ha)	HIGH Growth Land Area (ha)
Big Lake (north of Hwy 16)	34.1	49.9	96.0
Industrial	0.0	0.0	0.0
Commercial	1.6	1.8	2.0
Country Residential	16.1	25.1	49.0
Medium Lot Single Unit	13.4	20.9	40.9
Small Lot Single Unit	2.7	1.7	3.3
Low Density Multi-Unit	0.2	0.4	0.7
Low Rise Apartment	0.0	0.0	0.0

6

	LOW Growth Land Area (ha)	MEDIUM Growth Land Area (ha)	HIGH Growth Land Area (ha)
Wabamun	45.0	62.6	117.8
Industrial	7.7	10.5	17.8
Commercial	2.2	2.4	2.7
Country Residential	0.0	0.0	0.0
Medium Lot Single Unit	26.8	41.9	81.7
Small Lot Single Unit	5.4	3.4	6.6
Low Density Multi-Unit	2.4	3.8	7.4
Low Rise Apartment	0.5	0.8	1.5

1

	LOW Growth Land Area (ha)	MEDIUM Growth Land Area (ha)	HIGH Growth Land Area (ha)
Acheson East & West	47.7	64.5	108.5
Industrial	46.1	62.7	106.5
Commercial	1.6	1.8	2.0
Country Residential	0.0	0.0	0.0
Medium Lot Single Unit	0.0	0.0	0.0
Small Lot Single Unit	0.0	0.0	0.0
Low Density Multi-Unit	0.0	0.0	0.0
Low Rise Apartment	0.0	0.0	0.0

8

	LOW Growth Land Area (ha)	MEDIUM Growth Land Area (ha)	HIGH Growth Land Area (ha)
Tomahawk	15.5	24.0	46.4
Industrial	0.0	0.0	0.0
Commercial	0.5	0.6	0.7
Country Residential	8.0	12.6	24.5
Medium Lot Single Unit	6.7	10.5	20.4
Small Lot Single Unit	0.0	0.0	0.0
Low Density Multi-Unit	0.2	0.4	0.7
Low Rise Apartment	0.0	0.0	0.0

7

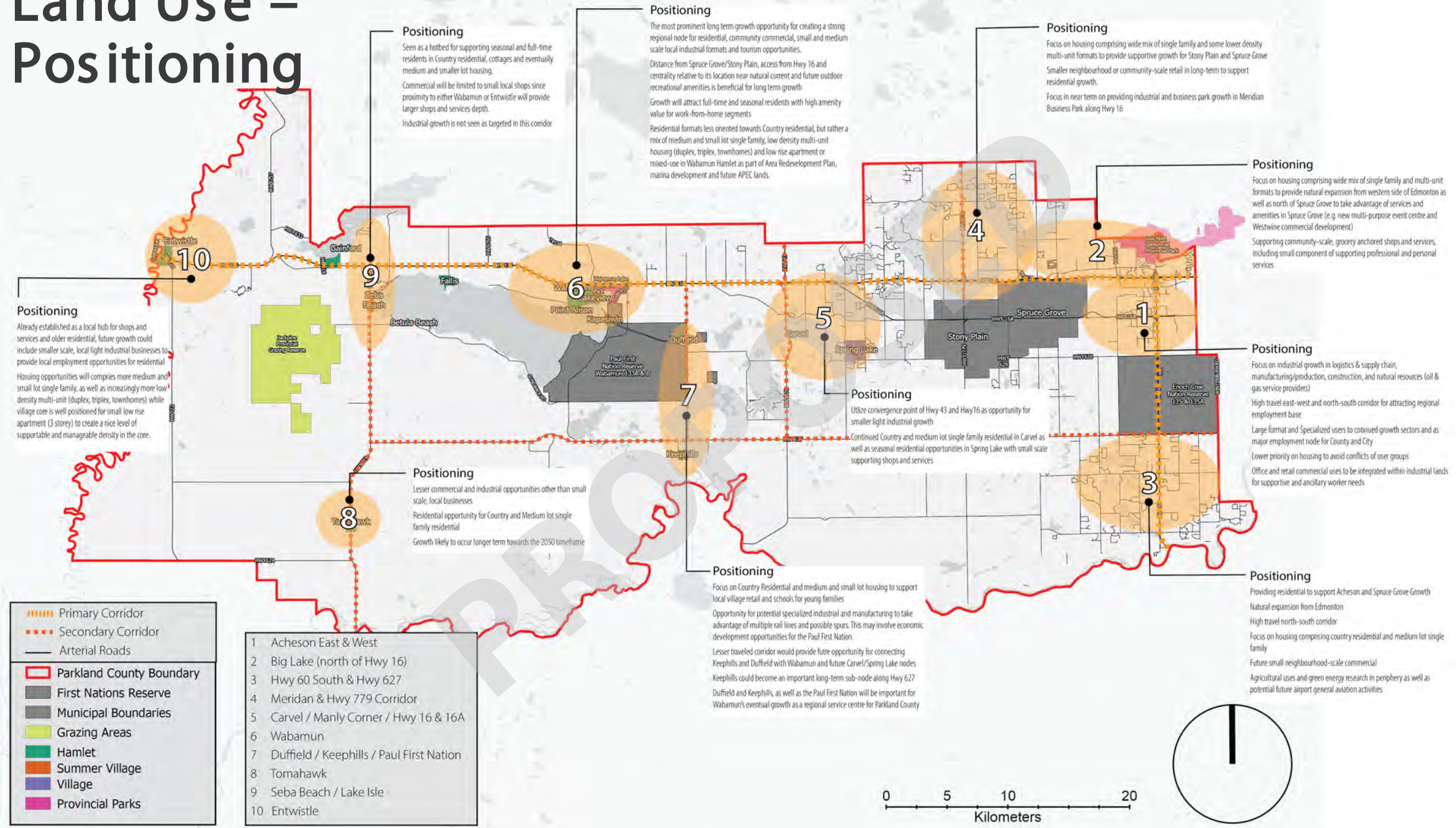
	LOW Growth Land Area (ha)	MEDIUM Growth Land Area (ha)	HIGH Growth Land Area (ha)
Duffield / Keephills Corridor	36.8	54.0	103.5
Industrial	3.8	5.2	8.9
Commercial	0.5	0.6	0.7
Country Residential	16.1	25.1	49.0
Medium Lot Single Unit	13.4	20.9	40.9
Small Lot Single Unit	2.7	1.7	3.3
Low Density Multi-Unit	0.2	0.4	0.7
Low Rise Apartment	0.0	0.0	0.0

3

	LOW Growth Land Area (ha)	MEDIUM Growth Land Area (ha)	HIGH Growth Land Area (ha)
Hwy 60 South & Hwy 627	71.9	109.4	213.2
Industrial	0.0	0.0	0.0
Commercial	0.5	0.6	0.7
Country Residential	48.3	75.4	147.1
Medium Lot Single Unit	20.1	31.4	61.3
Small Lot Single Unit	2.7	1.7	3.3
Low Density Multi-Unit	0.2	0.4	0.7
Low Rise Apartment	0.0	0.0	0.0

PROPOSED

Land Use – Positioning



PROPOSED

Land Use Concept Ideas

As identified in various County studies:

- Acheson intensification
- Specialized manufacturing
- Eco-industrial
- Value-added agriculture
- Green businesses
- Circular economy
- Rural diversification
- Rural sustainability
- Alternative energy production/ energy transition
- Complete communities
- Entrepreneurship
- Tourism

PROPOSED

Parkland County MDP – Market Analysis

MEMORANDUM

TO: Matt Knapik

FROM: Kieron Hunt

DATE: January 5, 2024

SUBJECT: Market Analysis Summary Positioning Rationale

PROPOSED

Introduction

FBM Planning Ltd. ("FBM") working in collaboration with O2 Planning + Design was tasked with preparing a Residential, Industrial and Commercial Market Analysis as part of the development of a Technical Growth Study in support of the Parkland County Strategy MDP Amendment. More specifically, the FBM work is intended to assist in preparing the Technical Growth Study to informing the MDP Update pertaining to the following areas:

- Existing economic conditions
- Economic trends
- Growth demand and allocation
- Input into economic indicators for spatial analysis
- Inform development of three growth scenarios

The core work of this study was carried out from March 2023 through October 2023 with the delivery of a "Backgrounder" Summary Report and a "Demand & Allocation" Summary Report in January 2024. To support the analysis, the FBM Team undertook detailed on-the-ground fieldwork as well as participation in a Council workshop to discuss potential land use allocation and future growth nodes.

It should be noted that this market study is a long-term real-estate analysis as part of the MDP, providing projections for the next 30+ years; it differs from a near-term growth plan, which typically looks at growth over a 10 years or less. In this regard, utilizing a 10-year timeline typically allows the potential for more accurate market-driven predictions.

FBM does not warrant that any estimates contained within the study will be achieved over the identified time horizons but that they have been prepared conscientiously and objectively on the basis of information obtained during the course of this study. Demand forecasts are based on "market-driven" methodologies take into account historic patterns of growth, population growth, employment, and patterns of development and absorption. These figures are considered baseline conservative figures and are not subject to influences that are often referred to as "economic development-driven" which can usurp or exceed forecasts. Although the longer-term outlook also encapsulates market-driven forecasts, it cannot account for larger economic development-driven results, which means that any future land forecasts should be viewed as the minimum needed for long-term planning. A good example would be the recent 1.9 million sq. ft. Amazon facility, which cannot be accounted for in traditional market-based forecasting.

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Data Resources

In assessing the future opportunities, demand, positioning, allocation and typologies of residential, commercial and industrial land uses, the study examined a number of background resource documents to establish a baseline of historical and current context for land use. These included:

- EMRB Growth Plan (2017)
- Regional Context (Spruce Grove, Stony Plain, Enoch First Nation & Paul First Nation)
- Tri-Municipal Regional Transit Plan (2018)
- Tri-Municipal Regional Plan (2021)
- Parkland County Technical Growth Study (2017)
- Parkland County Sustainability Plan (2017)
- Parkland County Municipal Development Plan (2017)
- EMRB Population Projections

To further support the market analysis, additional resources used in the course of the study to ascertain and "triangulate" important demographic and market performance metrics for the various land uses included data from, but not limited to the following companies and/or organizations:

- Statistics Canada
- Manifold Data Mining Inc.
- EMRB
- Conference Board of Canada
- Realtors Association of Edmonton
- Canadian Realtors Association
- Prospects Realtors App
- CoStar
- FBM (Spruce Grove, Stony Plain, Wabamun, St. Albert Market Studies)
- Colliers
- Avison Young
- CBRE
- Cushman Wakefield

Demand Methodology & Highlights

Industrial & Commercial Demand Overview

Industrial market demand in Parkland County (excluding the City of Spruce Grove and Town of Stony Plain) and the projected future development in terms of floorspace and corresponding land needs in the County were forecast up to the year 2051 based on three (3) population growth scenarios (low, medium and high).

Within those for growth scenarios, four (4) different approaches were used to forecast the demand for additional commercial industrial space in Parkland County. These include an examination of 1) historic annual absorption, 2) employment forecasts by sector, 3) the forecast of working age population, and 4) application of current space per capita ratio against future population growth.

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Each of these singular methods will produce its own forecast, but to most accurately and realistically ensure sound market-driven forecasts over the MDP horizon, all of the methodologies are blended together for a weighted average. It is important to acknowledge the role that labour and population growth play in attracting demand, since no project can have success if it doesn't have the requisite labour force, skilled or otherwise to support the business.

Industrial & Commercial Demand Forecasting Summary

Based on the forecasting methodology, the following table summarizes the future floorspace and land demand based on typical industry standards for site coverage and typologies. Accordingly, the total gross land required for commercial and industrial land uses by 2051, based on market-driven forecasts could be in the range of 2.1 million sq. ft. to 4.4 million sq. ft. requiring 88 to 191 ha. Since these are market-driven forecasts, these should be considered the minimum thresholds whereby additional land should be reserved above and beyond to ensure that growth can be maintained in a pragmatic and complementary manner.

	LOW	MEDIUM	HIGH
INDUSTRIAL			
floorspace (sf)	1,723,060	2,344,505	3,980,560
gross land (ac)	189.9	258.3	438.6
gross land (ha)	76.8	104.5	177.5
OFFICE			
floorspace (sf)	71,464	87,285	128,912
gross land (ac)	3.3	4.1	6.0
gross land (ha)	1.4	1.7	2.4
RETAIL			
floorspace (sf)	259,315	272,728	301,809
gross land (ac)	23.8	25.0	27.7
gross land (ha)	9.6	10.1	11.2
COMMERCIAL (retail + office)			
floorspace (sf)	*330,780*	*360,013*	*430,721*
gross land (ac)	*27.2*	*29.1*	*33.7*
gross land (ha)	*11.0*	*11.8*	*13.7*
TOTAL			
floorspace (sf)	2,053,840	2,704,517	4,411,281
gross land (ac)	217.0	287.5	472.3
gross land (ha)	87.8	116.3	191.2

PROPOSED

FBM

Single Family & Multi-Unit Residential Demand Overview

The residential market in Parkland County is largely dominated by single family housing and that is likely to be the case for the long-term. However, as household sizes gradually decline and those choosing to downsize into multi-unit housing increases, as well as the ongoing desire for attracting new residents from within and outside of the region, the need will be more evident for a broader spectrum of single-family typologies that would range from duplex to compact lot to traditional lot as well as existing country estate formats.

Based on market-driven dynamics and various population growth scenarios, the future demand for single family housing is expected to grow to between 2,651 units in a low growth scenario to over 8,000 dwelling units in a high growth scenario. The resulting land needs could thus be 322 ha to almost 1,000 ha (981 ha). These totals can and should be focused on providing a mix of housing options, where much of the subtle density increases would be seen as natural extensions abutting the City of Edmonton boundaries in the north and south parts of the eastern edge of Parkland County.

	LOW	MEDIUM	HIGH
SINGLE FAMILY DWELLINGS			
Total Dwelling Units	**2,651**	**4,139**	**8,079**
Gross Land (ac)	**795.2**	**1,241.7**	**2,423.6**
Gross Land (ha)	**321.8**	**502.5**	**980.8**
Density (units/ha) 3.3			
Density (units/ha) 8.2			
Estate Housing			
Dwelling Units	795	1,242	2,424
Gross Land (ac)	397.6	620.8	1,211.8
Gross Land (ha)	160.9	251.2	490.4
Density (units/ac) 2.0			
Density (units/ha) 4.9			
Medium Lot			
Dwelling Units	1,325	2,069	4,039
Gross Land (ac)	331.3	517.4	1,009.8
Gross Land (ha)	134.1	209.4	408.7
Density (units/ac) 4.0			
Density (units/ha) 9.9			
Small Lot			
Dwelling Units	530	828	1,616
Gross Land (ac)	66.3	103.5	202.0
Gross Land (ha)	26.8	41.9	81.7
Density (units/ac) 8.0			
Density (units/ha) 19.8			

PROPOSED

Based on market-driven dynamics and various population growth scenarios, and taking into account that a driving force for Parkland County's attractiveness is the idea of "space" and housing opportunity, the future demand for multi-unit housing is expected to be less robust than for single family housing, but nonetheless could grow to between 282 units in a low growth scenario to over 860 dwelling units in a high growth scenario. The resulting land needs could thus be approximately 6 ha to 17 ha. These totals can and should be focused on providing a mix of housing formats, but generally the density will be lower than in larger urban centres with some multi-unit demand in targeted hamlets like Wabamun and potentially Entwistle. Though similar to single family density increases, demand would be seen as natural extensions abutting the City of Edmonton boundaries in the north and south parts of the eastern edge of Parkland County. These areas of residential growth will be better positioned to support employment centres in Acheson, Spruce Grove and Stony Plain, while being more cost-efficient for servicing and infrastructure capacities and capital operating budgets.

	LOW	MEDIUM	HIGH
MULTI UNIT DWELLINGS			
Total Dwelling Units	**282**	**441**	**861**
Gross Land (ac)	**13.7**	**21.3**	41.7
Gross Land (ha)	5.5	8.6	16.9
Density (units/acre) 20.7			
Density (units/ha) 51.1			
Duplex/Tiplex			
Dwelling Units	113	176	344
Gross Land (ac)	7.5	11.8	23.0
Gross Land (ha)	3.0	4.8	9.3
Density (units/ac) 15.0			
Density (units/ha) 37.1			
Row/Townhomes			
Dwelling Units	113	176	344
Gross Land (ac)	4.5	7.1	13.8
Gross Land (ha)	1.8	2.9	5.6
Density (units/ac) 25.0			
Density (units/ha) 61.8			
3 Storey Low Rise			
Dwelling Units	56	88	172
Gross Land (ac)	1.6	2.5	4.9
Gross Land (ha)	0.7	1.0	2.0
Density (units/ac) 35.0			
Density (units/ha) 86.5			

PROPOSED

Allocation & Positioning Summary Rationale

The County through multiple past and current studies has identified the following as foundational elements for future planning and consideration:

- Acheson intensification

- Specialized manufacturing
- Eco-industrial
- Value-added agriculture
- Green businesses
- Circular economy
- Rural diversification
- Rural sustainability
- Alternative energy production/ energy transition
- Complete communities
- Entrepreneurship
- Tourism

Each of these elements have been considered in the positioning and allocation of future demand for residential, commercial and industrial formats. Additionally, and more specifically for commercial and industrial land uses our study applied industry-recognized site location criteria that informed and added a further layer of analysis. These factors have been incorporated into O2's master land base compatibility modelling and include, but are not limited to:

- Servicing capacity (water, sewer, gas, power)
- Local and regional road networks
- Proximity to community and protective services
- Existing residential areas
- Existing commercial area
- Major employment nodes
- Land and environment suitability

With these as factors, the priority nodal areas of growth identified as most compatible, complementary and realistic for future long-term growth and planning in the County have been identified in the MDP strategy, and which are supported by the following broad nodal positioning statements:

Acheson East & West

- Focus on industrial growth in logistics & supply chain, manufacturing/production, construction, and natural resources (oil & gas service providers)
- High travel east-west and north-south corridor for attracting regional employment base
- Large format and Specialized users to ontinued growth sectors and as major employment node for County and City
- Lower priority on housing to avoid conflicts of user groups
- Office and retail commercial uses to be integrated within industrial lands for supportive and ancillary worker needs

Big Lake (North of Hwy 16)

- Focus on housing comprising wide mix of single family and multi-unit formats to provide natural expansion from western side of Edmonton as well as north of Spruce Grove to take advantage of services and amenities in Spruce Grove (e.g. new multi-purpose event centre and Westwine commercial development)
- Supporting community-scale, grocery anchored shops and services, including small component of supporting professional and personal services

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Highway 60 South & Hwy 627

- Providing residential to support Acheson and Spruce Grove Growth
- Natural expansion from Edmonton
- High travel north-south corridor
- Focus on housing comprising country residential and medium lot single family
- Future small neighbourhood-scale commercial
- Agricultural uses and green energy research in periphery as well as potential future airport general aviation activities

Meridian & Hwy 779 Corridor (north of Hwy 16 – Stony Plain & Spruce Grove

- Focus on housing comprising wide mix of single family and some lower density multi-unit formats to provide supportive growth for Stony Plain and Spruce Grove
- Smaller neighbourhood or community-scale retail in long-term to support residential growth.
- Focus in near term on providing industrial and business park growth in Meridian Business Park along Hwy 16

Carvel/Manly Corner/Hwy 16 & 16A

- Utilize convergence point of Hwy 43 and Hwy16 as opportunity for smaller light industrial growth
- Continued Country and medium lot single family residential in Carvel as well as seasonal residential opportunities in Spring Lake with small scale supporting shops and services

Wabamun

- The most prominent long term growth opportunity for creating a strong regional node for residential, community commercial, small and medium scale local industrial formats and tourism opportunities.
- Distance from Spruce Grove/Stony Plain, access from Hwy 16 and centrality relative to its location near natural current and future outdoor recreational amenities is beneficial for long term growth
- Growth will attract full-time and seasonal residents with high amenity value for work-from-home segments
- Residential formats less oriented towards Country residential, but rather a mix of medium and small lot single family, low density multi-unit housing (duplex, triplex, townhomes) and low rise apartment or mixed-use in Wabamun Hamlet as part of Area Redevelopment Plan, marina development and future APEC lands.

Duffield/Keephills/Paul First Nation

- Focus on Country Residential and medium and small lot housing to support local village retail and schools for young families
- Opportunity for potential specialized industrial and manufacturing to take advantage of multiple rail lines and possible spurs. This may involve economic development opportunities for the Paul First Nation.
- Lesser traveled corridor would provide futre opportunity for connecting Keephills and Duffield with Wabamun and future Carvel/Spring Lake nodes
- Keephills could become an important long-term sub-node along Hwy 627
- Duffield and Keephills, as well as the Paul First Nation will be important for Wabamun's eventual growth as a regional service centre for Parkland County

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Tomahawk

- Lesser commercial and industrial opportunities other than small scale, local businesses
- Residential opportunity for Country and Medium lot single family residential
- Growth likely to occur longer term towards the 2050 timeframe

Seba Beach/Lake Isle

- Seen as a hotbed for supporting seasonal and full-time residents in Country residential, cottages and eventually medium and smaller lot housing.
- Commercial will be limited to small local shops since proximity to either Wabamun or Entwistle will provide larger shops and services depth.
- Industrial growth is not seen as targeted in this corridor

Entwistle

- Already established as a local hub for shops and services and older residential, future growth could include smaller scale, local light industrial businesses to provide local employment opportunities for residential
- Housing opportunities will comprise more medium and small lot single family, as well as increasingly more low density multi-unit (duplex, triplex, townhomes) while village core is well positioned for small low rise apartment (3 storey) to create a nice level of supportable and manageable density in the core.

Conclusion

The overall rationale for identifying the nodes and their respective allocation of demand in the MDP are based on creating maximum economic value and cost-efficiency for the County in its planning and operating budgets. The economic basis for demand forecasting indicates healthy opportunities for residential, commercial and industrial land uses, but they must be located in areas that can take advantage of where the realistic movement of people, goods and industry is likely to gravitate. Therefore, the market-driven economic land use planning suggest that growth should be focused in the early stages of the MDP's plan at the eastern edge to meet up and continue growth from the west side of the City of Edmonton. From there, growth can and should cluster around the City of Spruce Grove and Town of Stony Plain as these two communities grow towards each other and collectively become a major regional node. As growth continues westward, the next logical investment for future growth should be in and around the hamlet of Wabamun where a more localized full-time and seasonal resident base can flourish along with supporting industry as an emerging employment node.

Respectfully submitted

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