



Parkland County

Municipal Development Plan

Stage 2 Public Engagement Summary

May 2024

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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 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.

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

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

Key Findings

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.



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.



Public

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

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.

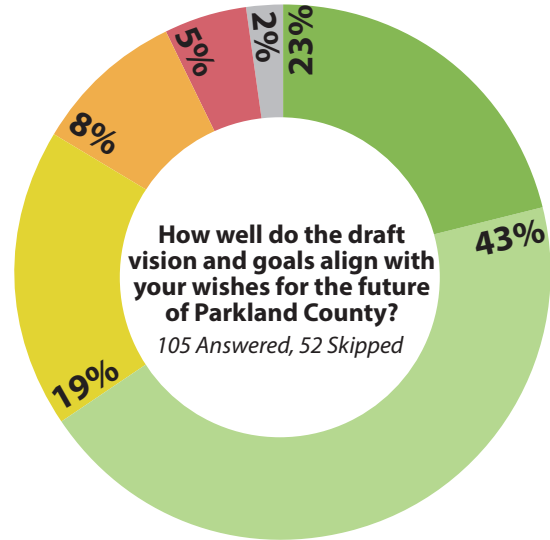
Draft Vision

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

Draft Goals

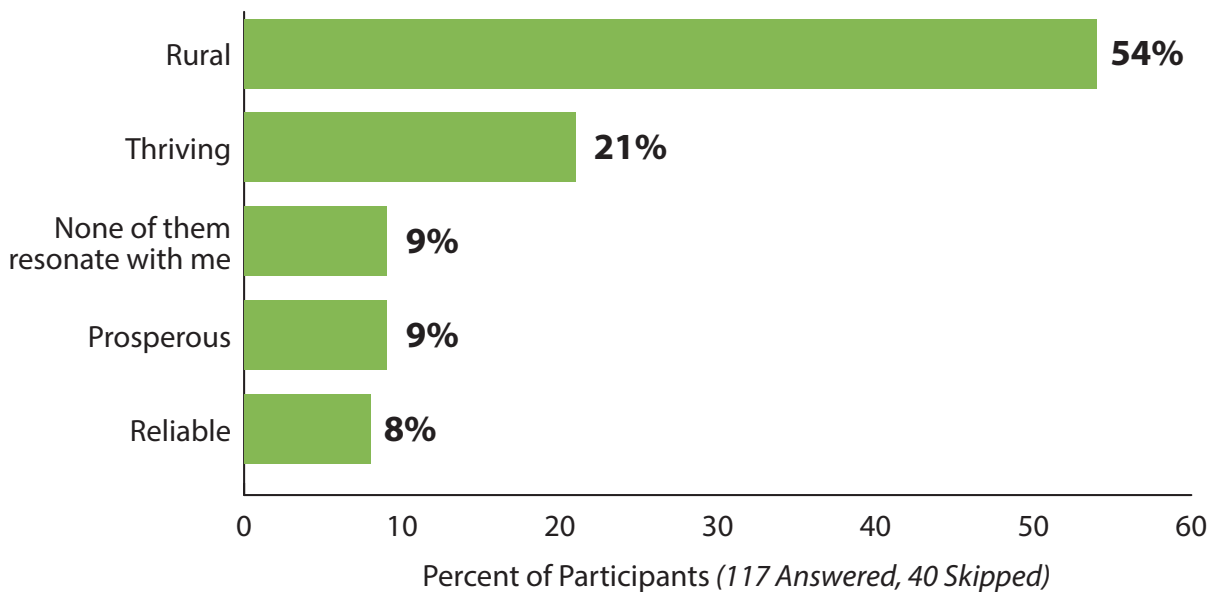
- Parkland is Thriving: Residents of all ages enjoy an excellent quality of life.
- Parkland is Rural: Agriculture and natural landscapes are the defining characteristics of the community.
- Parkland is Reliable: County systems recover quickly from and withstand difficulties.
- Parkland is Prosperous: 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”.



Very Well Well Neutral
Poorly Very Poorly Don't Know

Of the four goals, which one resonates with you the most?



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

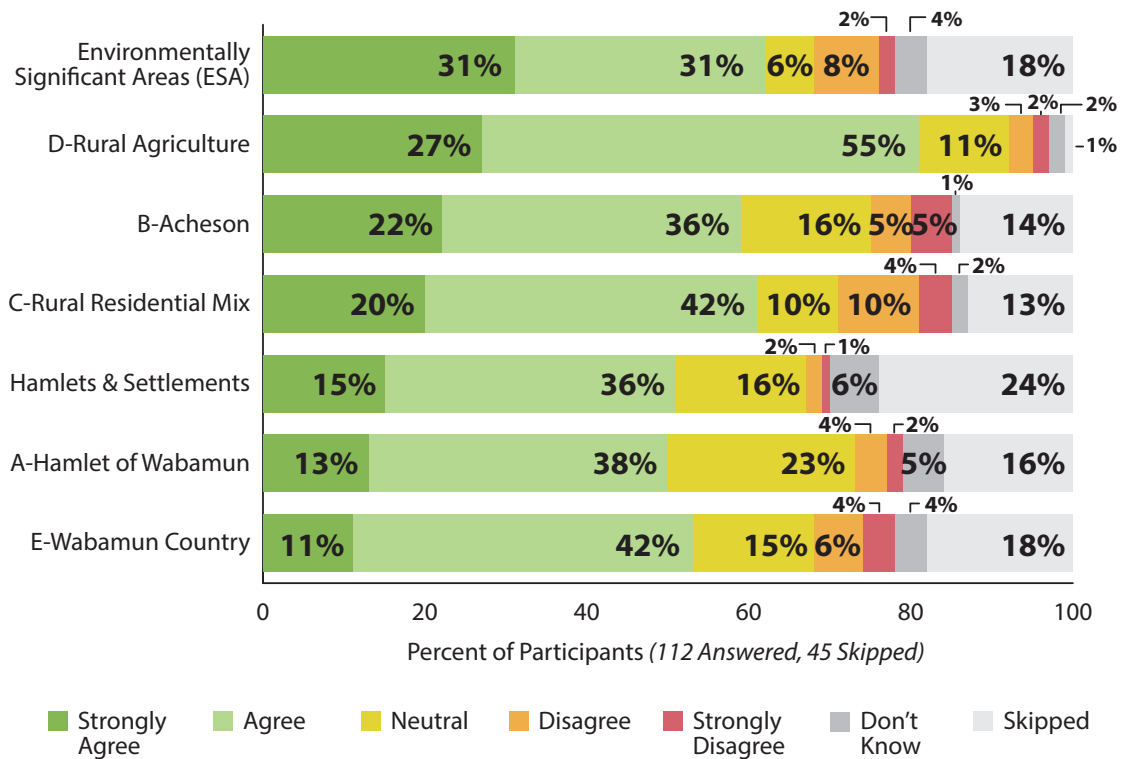
Draft MDP Development Concept

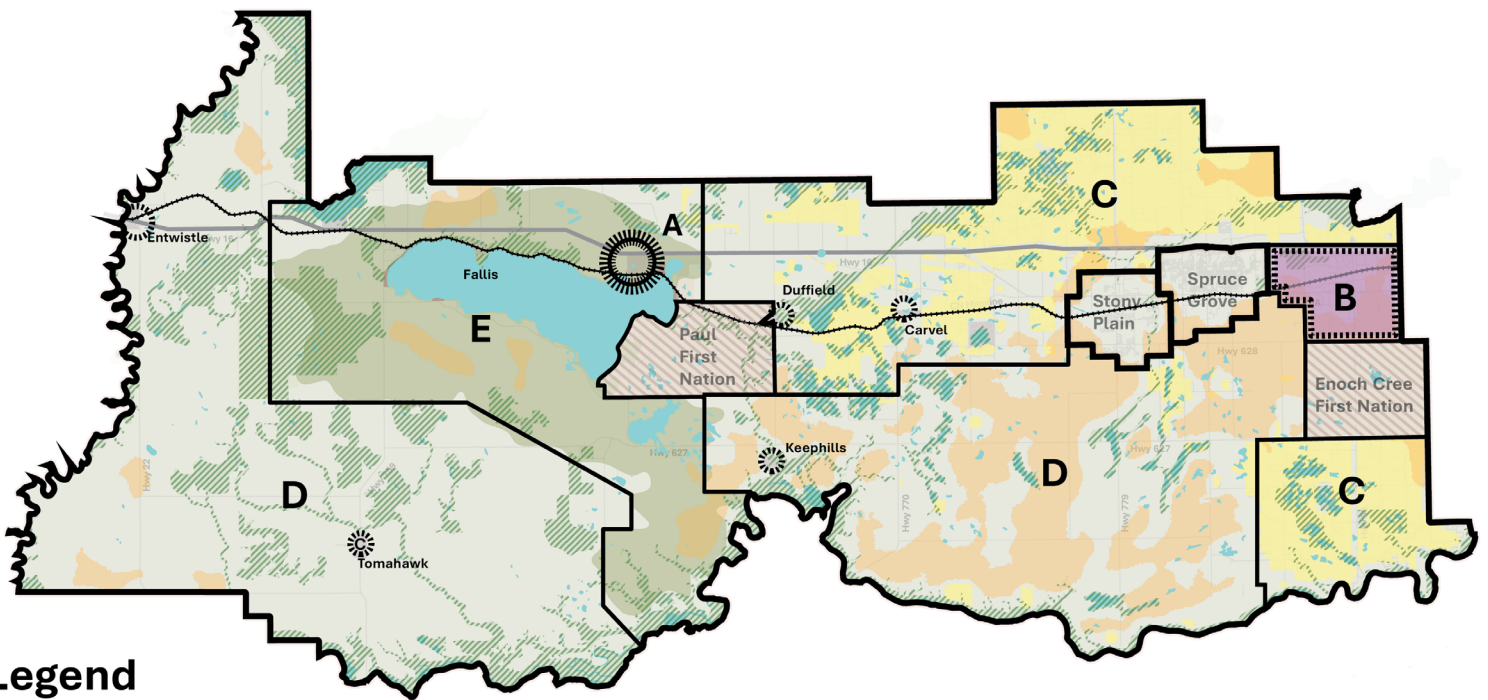
78
COMMENTS

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.

What is your level of agreement with the seven areas and their primary roles identified in the draft MDP Development Concept?





Legend

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

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:

- 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



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	

Protect Agricultural Land & Activities

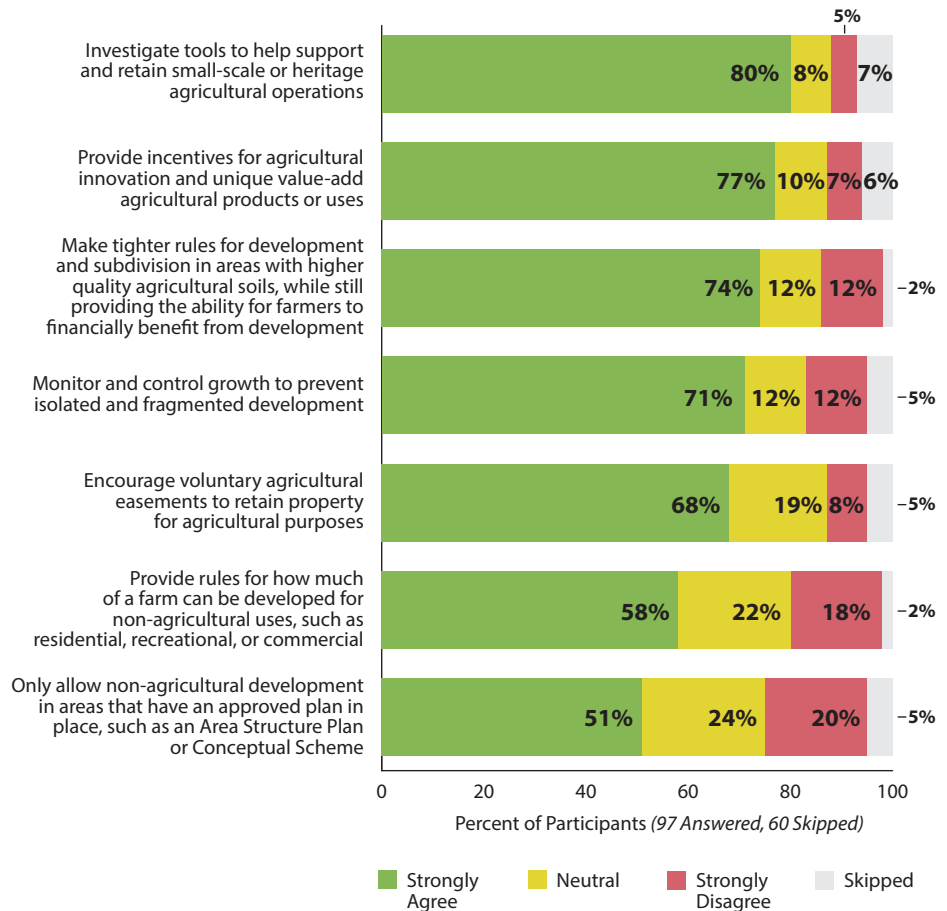


Participants were generally supportive of the actions proposed for this Bold Move. Investigating tools to help support and retain small scale or heritage agricultural operations was the most supported at 80%, followed by incentives for agricultural innovation and unique value-add agricultural products 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.

44
COMMENTS

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

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

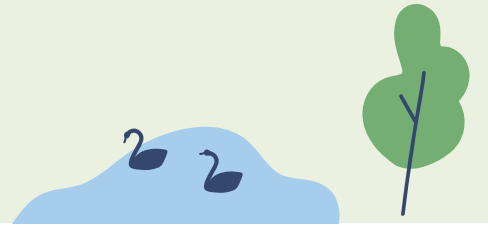
Land Use Bylaw

- 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

Conserve & Connect Natural Landscapes

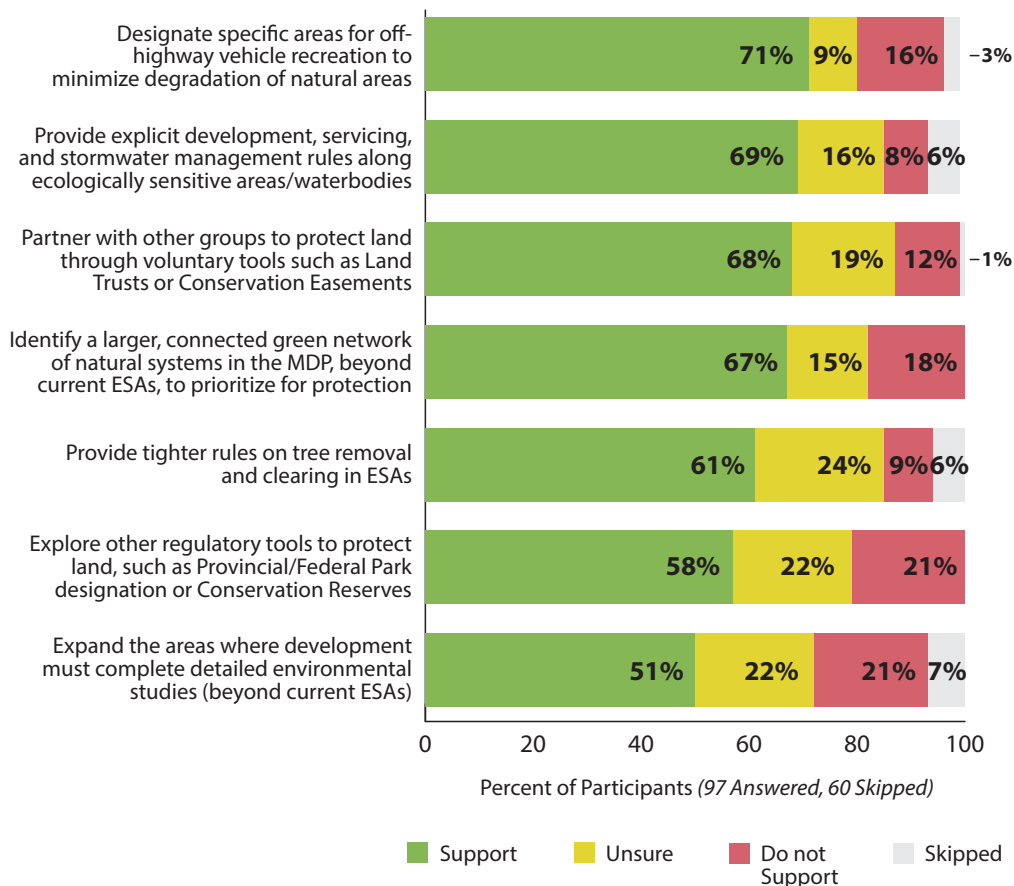


Overall, all of the potential actions within this Bold Move had 50% support or greater. Designating areas for off highway vehicles was the highest supported at 71%. The least supported action was expanding areas where development must complete detailed environmental studies at 51%.

There were 35 comments, which are summarized by theme.

35
COMMENTS

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

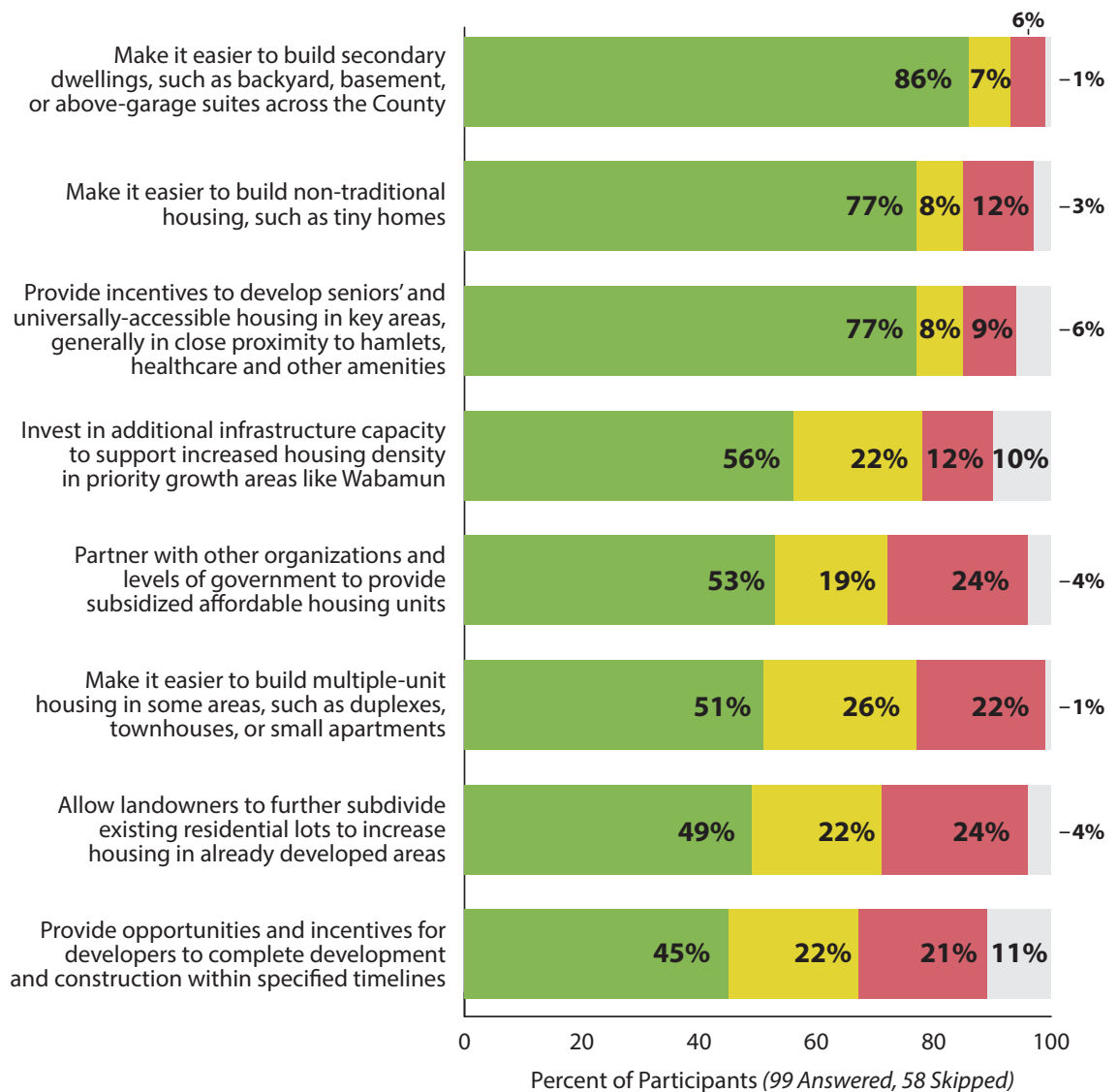
Increase Housing Diversity



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?



Support Unsure Do not Support Skipped Support

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

Cultivate a Rural Experience

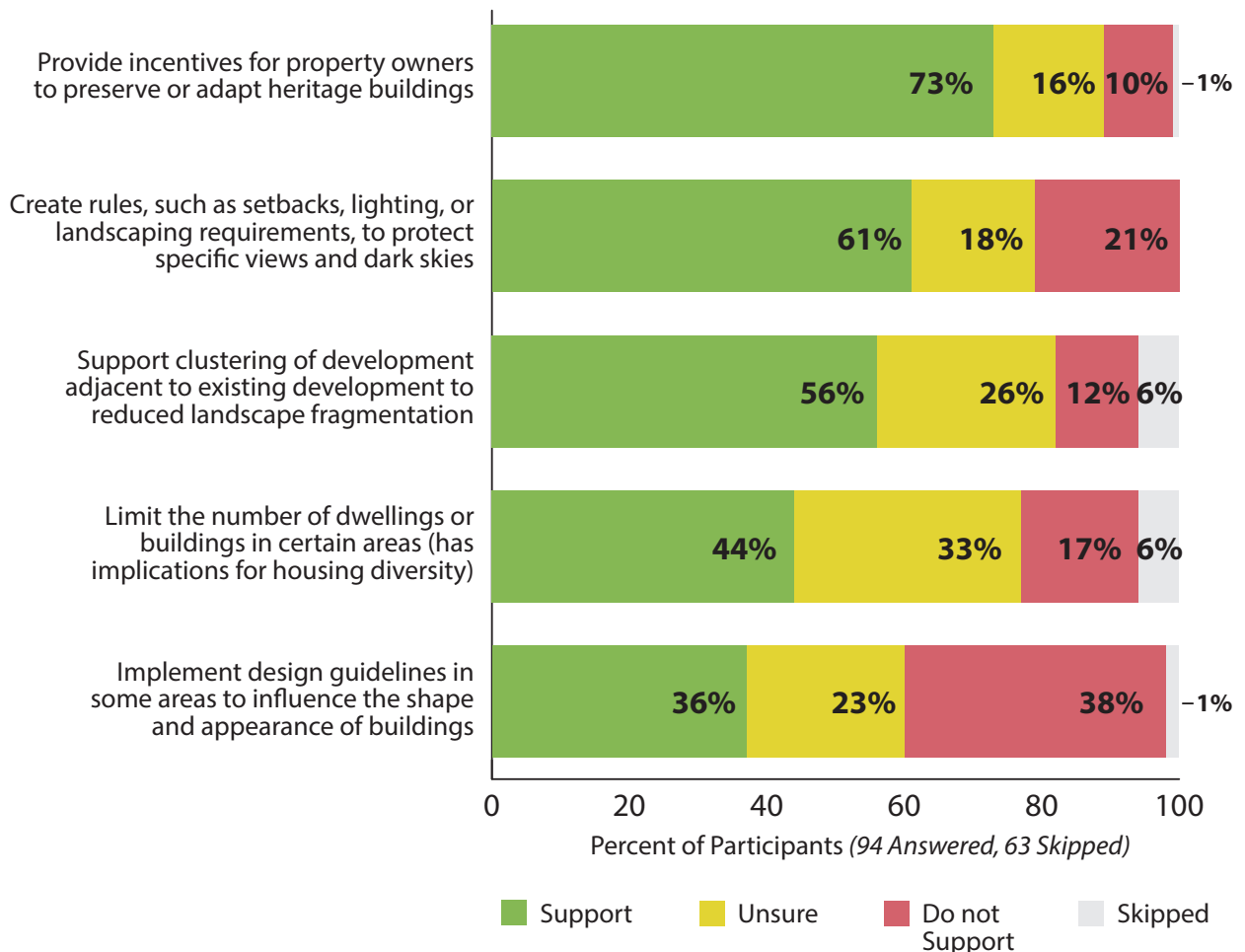


Three of the five actions in this old move were supported by over half of participants, with heritage preservation incentives being most supported. Implementing design guidelines was one of two actions across all the Bold Moves that had more opposed than supporting responses, with 38% opposed. However, 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.

38
COMMENTS

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

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

Inspire Recreation

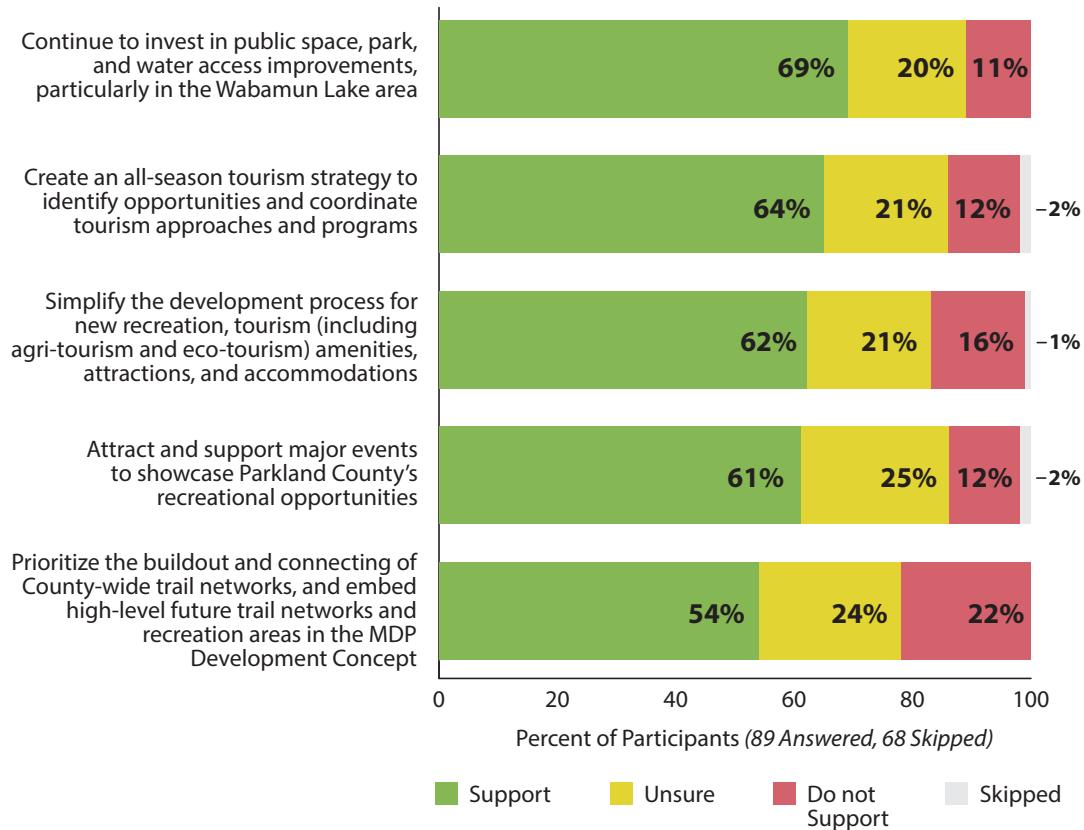


The actions proposed for this Bold Move were generally supported. The top supported action was continuing to invest in public space, park, and water access improvements, particularly in the Wabamun Lake area. Though supported by 54% of participants, connecting trail networks had the highest number of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

41
COMMENTS

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

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

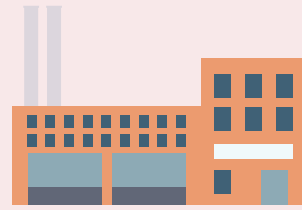
- Not a priority / No more money into recreation (focus on core services)
- Capitalize on the airport for tourism
- Do not subsidize tourism
- Provide more tourism opportunities and make it easier in the LUB
- Let industry create their own tourism strategies
- Need more camping areas to reduce illegal 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



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.

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COMMENTS

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

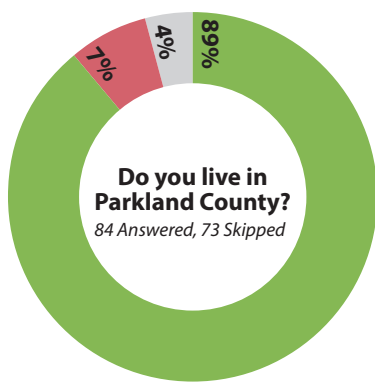
- Do not allow heavy industry near rural communities, consider existing residential
- Concentrate heavy industry into very specific locations
- Need more industrial areas Entwistle, Wabamun, Tomahawk (former mine lands)
- Push development to Wabamun area
- Only allow clean industrial
- Unclear what rural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

Demographics

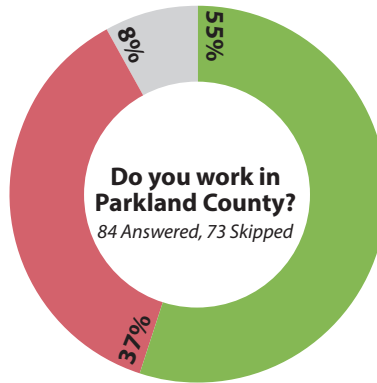
The following demographics questions were asked in the survey to better understand who was participating. These statistics do not include in-person participants.

Most survey participants live in Parkland County.

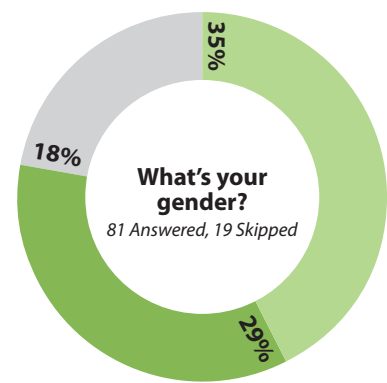
There was no representation of 0-19 year olds in the survey results. The majority of respondents were above the age of 40, with the highest proportion being between 60 to 69 years old.



■ Yes ■ No ■ Prefer not to say

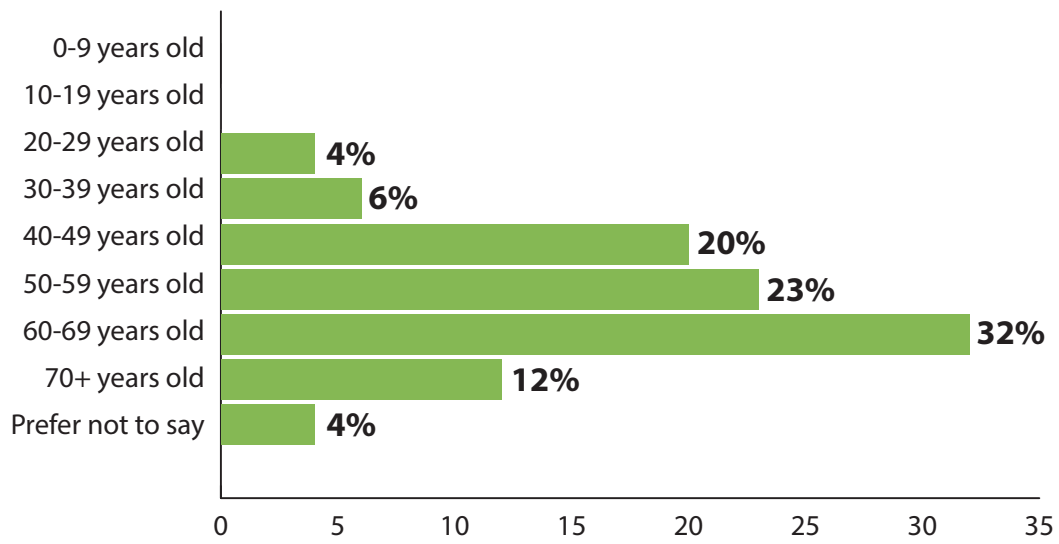


■ Yes ■ No ■ Prefer not to say

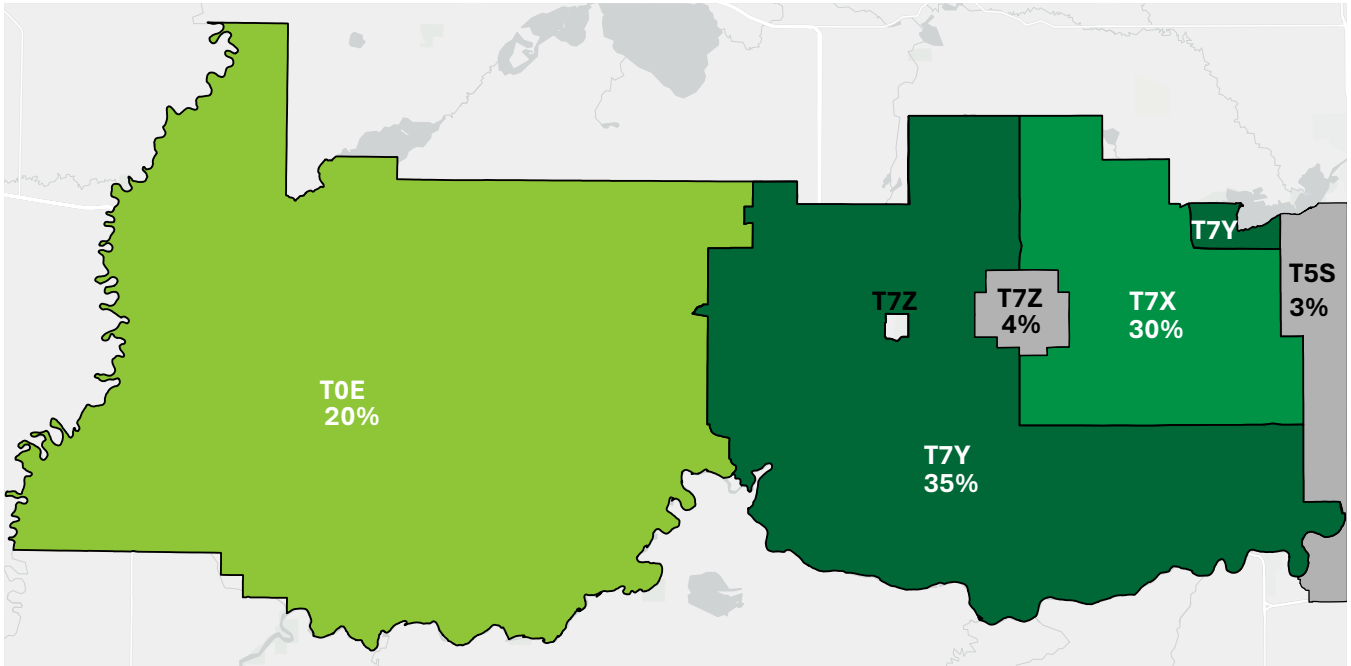


■ Male ■ Female ■ Prefer not to say

How old are you?



Percent of Participants (84 Answered, 73 Skipped)



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.

Interested Parties

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

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)

- 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

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.

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

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.