

Bylaw 2022-17 – Proposed Amendments to Municipal Development Plan Bylaw 2017-14

Administration Recommendation:

1. THAT Bylaw 2022-17 receive second reading.
2. THAT Bylaw 2022-17 receive third and final reading.

Introduction:

Parkland County has undertaken an administrative amendment to Municipal Development Plan (MDP) Bylaw 2017-14 to update policies and mapping to reflect the Village of Wabamun dissolution and boundary adjustments due to the January 1, 2021 annexation by the City of Spruce Grove.

Facts (Background Information):

Section 632 (1) of *Municipal Government Act RSA 2000* specifies that every municipality must have an adopted municipal development plan. Municipal Development Plan (MDP) Bylaw 2017-14 One Parkland: Powerfully Connected was adopted by Council on October 10, 2017.

The MDP represents the future long-term community vision for growth in Parkland County.

Amendments to the MDP may be required from time to time to keep policies current and reflective of changing land use, economic and community needs. By keeping policies current, the MDP remains responsive to the changing needs of the County.

To date there has been one amendment to MDP Bylaw 2017-14 (Bylaw 2019-15 approved October 22, 2019).

On December 13th, 2022, Council gave first reading to Bylaw 2022-17 and set a Public Hearing date of January 24th, 2023, at 10:00am in Council Chambers.

Analysis:Proposed Amendment Overview:

On January 1, 2021, two changes happened within the County: The Village of Wabamun dissolved into Parkland County, designating the area a new Hamlet under Parkland County governance; and the City of Spruce Grove annexed lands along their southern boundary from Parkland County. These changes have triggered the proposed MDP amendment, which includes minor text updates to the existing policy frameworks for Priority Growth Hamlets and the Prime Recreation and Tourism Area – Wabamun / Pembina. The purpose of the proposed amendment is to:

- guide development in the Hamlet of Wabamun following the dissolution;
- designate the Hamlet of Wabamun as a Priority Growth Hamlet;
- allow for the future adoption of a Hamlet Area Redevelopment Plan for the Hamlet of Wabamun; and
- update all existing MDP Figures to reflect boundary changes due to the dissolution and the January 1, 2021 annexation by the City of Spruce Grove.

The following is a summary of the proposed MDP amendments:

MDP Section 1.0 – Introduction

Minor proposed amendments in this section are administrative in nature and will reflect a more diverse opportunity for recreation within the County.

MDP Section 6.0 – Hamlets

This section supports growth in the County's hamlets. Amendments in this section are mainly within Policy 6.0.10 Priority Growth Hamlets and propose to:

- reflect the addition of the Hamlet of Wabamun;
- designate the Hamlet of Wabamun as a Priority Growth Hamlet; and
- encourage the connection of trails, open spaces, and recreational land uses between Priority Growth Hamlets and surrounding areas.

MDP Section 8.0 – Recreation & Tourism Development

This section encourages growth in recreation and tourism development and identifies the County's three Prime Recreation and Tourism Areas. Amendments in this section are mainly within Policy 8.2.2 Prime Recreation & Tourism Area – Wabamun / Pembina and propose that recreation and tourism supportive uses encourage the connection of the Hamlet of Wabamun with the surrounding Prime Recreation & Tourism Area.

MDP Section 13.0 – Implementation

This section establishes the MDP as a tool to achieve the goals and objectives of Parkland County Council and the community. Minor administrative amendments in this section allow for the adoption of a Hamlet Area Redevelopment Plan for the Hamlet of Wabamun (which is expected to be brought forward to Council in early 2023).

MDP Figures

All MDP Figures are proposed to be updated to reflect the boundary changes resulting from the Wabamun dissolution and the January 1, 2021, annexation by the City of Spruce Grove. Some additional minor administrative changes to the maps have been conducted to reflect most recent data, for example, updating pipelines that have been constructed and reflecting the redistricting of lands that has occurred in the Whitewood Mine area.

Future Repealing of the Village of Wabamun Municipal Development Plan Bylaw 06-2010:

As the Village has now dissolved into a Hamlet within the County, the Parkland County MDP is being amended to include the Hamlet of Wabamun. After conducting a detailed analysis of the policies within the Parkland County MDP and Wabamun MDP, administration has identified certain policies to be more appropriately addressed through the future adoption of the Wabamun Hamlet Area Redevelopment Plan (HARP). Therefore, Administration will propose to repeal the existing Village of Wabamun MDP when the Wabamun HARP is brought forward (expected in Q1 of 2023) to ensure there are no policy gaps before the HARP is adopted. Administration has identified no negative impact to residents in keeping both MDPs in bylaw until the completion of the HARP.

Public Consultation

At the time public engagement was conducted, Administration was proposing to repeal the existing Village of Wabamun MDP as part of Bylaw 2022-17. Administration has since determined that it is more suitable to repeal the existing MDP with the Hamlet Area Redevelopment Plan and therefore it has not been included in this Bylaw, however some public comments include the topic of the repeal.

Parkland County Open House

In support of the proposed amendments for Bylaw 2022-17, Administration undertook one (1) Public Open House on October 19th, 2022 from 5:00pm – 7:30pm where information on the proposed amendments and repealing of the existing Village of Wabamun MDP were presented. The objectives of the Open House were to identify the proposed amendments, acknowledge the requirement to repeal the existing Wabamun MDP, seek resident and stakeholder feedback, and support residents if any questions were presented. Over the course of the evening, 4 individuals signed in at the Open House. The Open House was advertised for two consecutive weeks in each of the

following publications: Spruce Grove Examiner, Stony Plain Reporter, and the Community Voice. Additional notice of the public meeting was posted on the County’s website as well as social media accounts.

Responses from the public indicated general support for the proposed amendment and repeal, and interest in further planning policy structures for the Hamlet of Wabamun. The Wabamun Hamlet Area Redevelopment Plan was discussed as this is a more detailed policy structure and the most appropriate policy document to implement the changes residents of Wabamun would like to see. The Open House Exit Survey comments indicated that residents mostly heard about the Open House via email notifications and were happy with the level of engagement. One resident indicated that it would be helpful to have stakeholder presentations at future Open Houses in order for residents to gain a better understanding of their stance on future projects.

See below for full details and administrative responses to the public consultation comments.

Public Comments from Open House:

Public Comment/Question	County Response
Residents asked about the detail level of this amendment and the nature of the changes.	Advised residents that this amendment is housekeeping in nature, to include the new Hamlet of Wabamun and to allow for the future adoption of the Wabamun Hamlet Area Redevelopment Plan (HARP).
Resident asked about the policies within the existing Wabamun MDP and if anything would be lost when it is repealed.	Advised resident that a detailed analysis of the Wabamun MDP was conducted, and any policies that are not already included within the Parkland County MDP or to be included as part of the proposed amendment will be included within the Wabamun HARP.
Resident asked about the mapping updates and if any major changes are proposed.	Advised resident that the mapping changes are to reflect updated boundaries (Wabamun and Spruce Grove) and to designate the Hamlet of Wabamun as a Priority Growth Hamlet.
Resident asked if any changes were occurring in the Woodbend/Graminia area.	Advised resident that no changes were proposed in the Woodbend/Graminia area.
Residents asked about the Wabamun HARP with regards to timing, further engagement opportunities, and the types of policies that will be proposed. Advised that they would like to see more diverse employment opportunities within the Hamlet of Wabamun.	This is outside the scope of the proposed MDP amendment, however the comments were acknowledged and information was shared regarding the upcoming HARP. Administration provided the resident with information regarding the HARP that is currently underway for the Hamlet of Wabamun along with the Wabamun Area Vision engagement occurring the following week. The resident was provided an avenue to submit any comments for the Wabamun area through the survey that was underway.

Legislative Circulation Period Conducted by Administration

In compliance with the requirements of the Municipal Government Act, Administration circulated the proposed amendments to internal stakeholders, relevant agencies, and adjacent municipalities. The formal comment period was between August 17th, 2022, and September 7th, 2022. In total 6 written responses were received from internal stakeholders and 8 written responses were received from external agencies/adjacent municipalities.

No issues or concerns were identified from any internal or external stakeholders.

Notice of the scheduled Public Hearing was sent to internal and external stakeholders via email (with the exception of Paul First Nation which was notified via mailed letter) on January 4th, 2023.

Policy Framework Review

The policy frameworks relevant to the consideration of the proposed MDP amendment are as follows:

1. Edmonton Metropolitan Region Growth Plan (EMRGP):

Municipal Development Plan amendments are identified as requiring a referral under the Regional Evaluation Framework if the amendment is deemed to be a Substantive Amendment. Bylaw 2022-17 does **not** require a

referral to the Edmonton Metropolitan Region Board, as it was deemed not to be a Substantive Amendment as per Section 4.2 of Ministerial Order No. MSD:088/20 (confirmed by Edmonton Metropolitan Region Board via email dated July 6, 2022).

2. Parkland County Long-Term Strategic Plan 2040 and Beyond:

The following policy statements within the current Parkland County Strategic Plan support the proposed amendment:

Pillar 1: Complete Communities

- Guiding Principle 1.1: We offer a range of lifestyle choices, community services, and other amenities to meet community needs.
- Guiding Principle 1.2: We are a region of connected communities, through infrastructure, transit, recreation facilities, trails, and technology.

Conclusion/Summary:

Administration finds the proposed amendment to be in alignment with the Edmonton Metropolitan Region Growth Plan and Council Strategic Plan, and therefore supports the proposed bylaw amendments. Administration recommends that the Public Hearing commence at the January 24th, 2023, Council meeting at 10:00a.m. as scheduled at the December 13th, 2022, Council meeting that Bylaw 2022-17 received first reading. Administration recommends that Council hear public comment in accordance with section 216 of the *Municipal Government Act*.

Administration presents the following options for Council's consideration:

1. If Council desires to receive further information, Council may adjourn the Public Hearing to continue to receive additional information accordingly.
2. Should Council be satisfied with the information received at the Public Hearing, that the Public Hearing be closed and:
 - a. That Bylaw 2022-17 be presented to Council at this meeting for second and third reading.
OR
 - b. That Bylaw 2022-17 be presented for second and third reading on February 14th, 2023, at a regular scheduled meeting of Council.

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