

**From:** [Koreen Anderson](#)  
**To:** [Natasha De Sandi](#)  
**Subject:** Bylaw 2023-10 Wabamun Hamlet Area Redevelopment Plan  
**Date:** November 6, 2023 4:30:54 PM  
**Attachments:** [Wabamun Hamlet Area Redevelopment Plan.pdf](#)  
[HCBD Infographic.pdf](#)

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Good afternoon,

Please see attached for comments from Alberta Health Services regarding the abovementioned application.

Thank you for the opportunity to comment.

Sincerely,

Koreen Anderson, B.Sc., CPHI(C)  
Alberta Health Services, Environmental Public Health  
Strathcona County Health Centre, 2 Brower Drive  
Sherwood Park, AB T8H 1V4  
Direct: (780) 342-4664  
Fax: (780) 449-1338  
[koreen.anderson@ahs.ca](mailto:koreen.anderson@ahs.ca)

*Please note email for all land use applications and decisions (e.g. subdivision, outline plans, landuse bylaws, etc.):*

[AHS.EZ.SubdivisionRequests@ahs.ca](mailto:AHS.EZ.SubdivisionRequests@ahs.ca)

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November 6, 2023

Parkland County  
Attn: Natasha De Sandi  
Senior Long Range Planner  
53109A Hwy 779  
Parkland County, AB  
T7Z 1R1

E-mail: [natasha.desandi@parklandcounty.com](mailto:natasha.desandi@parklandcounty.com)

Dear Natasha De Sandi:

**RE: Bylaw 2023-10 Wabamun Hamlet Area Redevelopment Plan  
Parkland County**

The Wabamun Hamlet Area Redevelopment Plan (HARP) is intended to provide direction for the hamlet through future development within the area into a complete and sustainable lakeside community. Bylaw 2023-10 Wabamun HARP will replace the former Village of Wabamun Municipal Development Plan 06-210 as the hamlet is now included under Parkland County.

The HARP outlines opportunities for multi-modal transportation, connections and enhancements to active and passive recreation uses, redevelopment of lands, a mix of housing types and removal or reduction in parking minimums.

Former industrial and contaminated lands may be redeveloped for other uses after remediation. Alberta Health Services – Environmental Public Health (AHS-EPH) strongly recommends Alberta Environment and Protected Areas (AEPA) be consulted regarding these sites and suitable development. AHS-EPH would also appreciate any Environmental Site Assessments and/or remediation reports for the lands prior to rezoning and subdivision to evaluate for any public health concerns.

Components of Healthy Communities by Design were considered for the HARP including neighbourhood design, housing, natural environments, transportation networks and food systems. It should be noted that research on healthy built environments is often focused on urban settings and somewhat limited when it comes to small and medium sized communities. Local conditions play a large part in determining the appropriate strategies to support healthy living in small communities.

**Healthy Neighbourhood Design**

- Community nodes will be explored in seven areas acting as community gathering places.
- A mixed-use Hamlet Centre is proposed to offer vibrant, pedestrian-oriented streets.
- Connections for pedestrian networks will be enhanced for individuals to travel within the Hamlet without reliance on automobiles.

- Commercial areas will be designed with active frontage that will increase foot traffic and provide aesthetically pleasing entrances and windows.

#### Healthy Housing

- A greater variety of housing options will be provided within the HARP. There was little mentioned of affordable housing options. Affordable housing options allow people of all ages to remain in the community.
- Housing options that meet the needs of residents of all income levels and at all stages of life encourages social inclusion and a sense of community belonging.

#### Healthy Natural Environments

- Naturalized areas will be considered within undeveloped general open spaces.
- Parks, trails, and related amenities will be provided in general open space areas.
- Natural environments can have significant overall health and well-being impacts.

#### Healthy Transportation Networks

- The HARP recommends redesigning streets for safer pedestrian networks and crossings, including wider sidewalks, landscaped areas, bump-outs for crossings and regular seating.
- Bike racks to be provided at regular intervals along Main Street.
- Trails will be connected to different areas such as the Provincial Park.
- Amenities will be linked by trail systems.
- Multi-modal transportation networks will improve accessibility for all residents and increase the uptake of active living. Secure and plentiful bicycle parking will encourage people to explore commercial areas more fully.

#### Healthy Food Systems

- Community gardens, rooftop gardens, vertical farming or small-scale greenhouses may be developed within the Hamlet Centre. Public agriculture provides healthy food choices and connect community residents. Retaining agricultural land for tourism and business can also be a method of providing accessible and affordable healthy foods to residents.

Alberta Health Services supports these healthy built environment strategies for municipal development as it helps residents to make healthy choices. Providing safe pedestrian infrastructure and improving a neighbourhoods' walkability increases active travel. Providing multi-modal transportation routes increases accessibility and social inclusion for all residents. Increasing physical activity will decrease the rates of chronic health diseases in the community and help decrease costs of social programs and supports. Parks and open spaces provide both active and passive recreation opportunities for all ages which have both physical and mental benefits for users. Promoting complete neighbourhoods with a variety of housing options and active transportation creates social connections, reduces vehicular air pollution and decreases cost of road maintenance.

The Wabamun HARP includes the potential redesign of pedestrian areas and crossings. To increase the uptake of cycling in the area, has protected cycling infrastructure been considered for the area as well? Bicyclists are often in conflict with pedestrians or face hazards from motor vehicles when not provided safe, dedicated space.

A Healthy Communities by Design Infographic is included for your review. Thank you for the opportunity to comment on the Wabamun HARP.

Sincerely,

*Koreen Anderson*

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

# Transportation and Economic Corridors Notice of Referral Decision

## Statutory Plan in Proximity of a Provincial Highway

<b>Municipality File Number:</b>	Bylaw 2023-10 Wabamun Hamlet Area Redevelopment Plan	<b>Highway(s):</b>	16
<b>Legal Land Location:</b>	QS-SE SEC-11 TWP-053 RGE-04 MER-5	<b>Municipality:</b>	Parkland County
<b>Decision By:</b>	Robert Lindsay	<b>Issuing Office:</b>	North Central Region / Stony Plain
<b>Issued Date:</b>	2023-11-06 14:06:44	<b>AT Reference #:</b>	RPATH0038507
<b>Description of Development:</b>	A new statutory document has been completed for the Hamlet of Wabamun as the former Village of Wabamun dissolved into Parkland County's borders. Referral to adjacent agencies is required to gather feedback on the new statutory plan. The statutory plan will be used to direct growth within the Hamlet in a sustainable and efficient manner. A deadline of November 6th, 2023 has been noted for the gathering of all comments prior to the Public Hearing of the bylaw.		



This will acknowledge receipt of your circulation regarding the above noted proposal. Transportation and Economic Corridors primary concern is protecting the safe and effective operation of provincial highway

infrastructure, and planning for the future needs of the highway network in proximity to the proposed development(s).

Transportation and Economic Corridors offers the following comments and observations with respect to the proposed development(s):

- Pursuant to Section 618.3(1) of the Municipal Government Act (MGA), the department expects that the municipality will comply with any applicable items related to provincial highways in an ALSA plan if applicable
- Pursuant to 618.4(1) of the Municipal Government Act, the department expects that the Municipality will mitigate the impacts of traffic generated by developments approved on the local road connections to the highway system, in accordance with Policy 7 of the Provincial Land Use Policies.

**Transportation and Economic Corridors has the following additional comments and/or requirements with respect to this proposal:**

1. 1.3.2 Wabamun Area Vision - Page 12, Item C - Proposed gateway highway signage indicates traffic is entering or exiting 'Wabamun Country' may or may not be permitted with exposure to traffic on Highway 16. A detailed proposal in the form of a permit request would be considered on its own merits by Transportation and Economic Corridors.
2. TEC encourages Parkland County to undertake the planning required under section 5 (3)(a) of the Highways Development and Protection Regulation for a local road connection from the Wabamun Interchange on Highway 16 to the future interchange at the intersection of Range Road 50 south (& Highway 765 north) and Highway 16 to the west so that TEC will be legally able to issue permits for developments that may come forward with the implementation of this plan.
3. TEC does not anticipate this plan to have a significant impact on Highway 16.

Please contact Transportation and Economic Corridors through the [RPATH Portal](#) if you have any questions, or require additional information.



Issued by **Robert Lindsay, Dev and Planning Technologist**, on **2023-11-06 14:06:44** on behalf of the Minister of Transportation and Economic Corridors pursuant to *Ministerial Order 52/20 – Department of Transportation and Economic Corridors Delegation of Authority*

**From:** [Marilyn McMartin](#)  
**To:** [Natasha De Sandi](#)  
**Subject:** Re: Circulation: Bylaw 2023-10 Wabamun Hamlet Area Redevelopment Plan Referral - Request for Comment  
**Date:** October 16, 2023 2:31:08 PM  
**Attachments:** [image001.png](#)  
[image002.jpg](#)

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The town of Devon has no concerns

Sent from my iPhone

On Oct 13, 2023, at 1:16 PM, Natasha De Sandi  
<[natasha.desandi@parklandcounty.com](mailto:natasha.desandi@parklandcounty.com)> wrote:

Good afternoon,

In accordance with the Municipal Government Act, R.S.A. 2000, C.M-26, Parkland County is requesting input regarding Bylaw 2023-10 Wabamun Hamlet Area Redevelopment Plan which will be replacing the Former Village of Wabamun Municipal Development Plan Bylaw 06-2010 as the Hamlet of Wabamun has dissolved and is now within Parkland County's borders. As the document exceeds the sending size limit, the bylaw can be reviewed for comment through <https://yourparkland.ca/36772/widgets/152005/documents/115303>. Please provide any comments by **November 6, 2023**.

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<image001.png>

**Natasha De Sandi, MPlan** | Senior Long Range Planner | Parkland County | 53109A HWY  
779, Parkland County, Alberta T7Z 1R1  
Office: 780-968-8888 ext. 8203 | [natasha.desandi@parklandcounty.com](mailto:natasha.desandi@parklandcounty.com) |  
[www.parklandcounty.com](http://www.parklandcounty.com)

<image002.jpg>

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<Bylaw 2023-10\_Referral\_External.pdf>



**From:** [Laurie Johnson](#)  
**To:** [Natasha De Sandi](#)  
**Subject:** RE: Circulation: Bylaw 2023-10 Wabamun Hamlet Area Redevelopment Plan Referral - Request for Comment  
**Date:** October 30, 2023 3:53:13 PM  
**Attachments:** [image001.jpg](#)  
[image002.jpg](#)  
[image003.png](#)  
[LC - Referral Response to Wabamun Hamlet Area Redevelopment Plan.docx](#)

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Good afternoon Natasha,

Attached, please find Leduc County's referral response related to Bylaw 2023-10 Wabamun Hamlet Area Redevelopment Plan.

Congratulations on your project!

**Laurie Johnson**, AICP, MCIP, RPP  
Senior Planner - Regional Planning, Planning and Development  
p: **780-955-6405** c: **780-690-3640**



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**From:** Natasha De Sandi <[natasha.desandi@parklandcounty.com](mailto:natasha.desandi@parklandcounty.com)>  
**Sent:** Friday, October 13, 2023 1:13 PM  
**To:** Natasha De Sandi <[natasha.desandi@parklandcounty.com](mailto:natasha.desandi@parklandcounty.com)>  
**Subject:** Circulation: Bylaw 2023-10 Wabamun Hamlet Area Redevelopment Plan Referral - Request for Comment

Good afternoon,

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**Natasha De Sandi, MPlan** | Senior Long Range Planner | Parkland County | 53109A HWY 779, Parkland County, Alberta T7Z 1R1  
Office: 780-968-8888 ext. 8203 | [.natasha.desandi@parklandcounty.com](mailto:natasha.desandi@parklandcounty.com) | [www.parklandcounty.com](http://www.parklandcounty.com)

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**From:** [Christina Kortmeyer](#)  
**To:** [Natasha De Sandi](#)  
**Subject:** RE: Circulation: Bylaw 2023-10 Wabamun Hamlet Area Redevelopment Plan Referral - Request for Input  
**Date:** October 24, 2023 1:45:27 PM  
**Attachments:** [image001.png](#)  
[image002.jpg](#)

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Hi Natasha,

The City of Spruce Grove has no comment. All the best with the adoption of the plan.

Christina

Christina Kortmeyer, BPL, MPA, RPP, MCIP  
Senior Long Range Planner

City of Spruce Grove | Planning and Development  
315 Jespersen Avenue | Spruce Grove, AB, T7X 3E8  
Phone: (780) 962-7634 ext. 278 | Fax: (780) 962-1062  
Email: [ckortmeyer@sprucegrove.org](mailto:ckortmeyer@sprucegrove.org)

---

**From:** Natasha De Sandi <natasha.desandi@parklandcounty.com>  
**Sent:** October 13, 2023 1:32 PM  
**To:** Natasha De Sandi <natasha.desandi@parklandcounty.com>  
**Subject:** Circulation: Bylaw 2023-10 Wabamun Hamlet Area Redevelopment Plan Referral - Request for Input

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Good afternoon,

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**Natasha De Sandi, MPlan** | Senior Long Range Planner | Parkland County | 53109A HWY 779, Parkland County, Alberta T7Z 1R1  
Office: 780-968-8888 ext. 8203 | [.natasha.desandi@parklandcounty.com](mailto:natasha.desandi@parklandcounty.com) | [www.parklandcounty.com](http://www.parklandcounty.com)



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**From:** [Alex Niznik](#)  
**To:** [Natasha De Sandi](#)  
**Subject:** RE: Circulation: Bylaw 2023-10 Wabamun Hamlet Area Redevelopment Plan Referral - Request for Comment  
**Date:** November 1, 2023 8:54:21 AM  
**Attachments:** [image001.png](#)

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Good Morning,

Thank you for the opportunity to review and provide feedback for the Wabamun Hamlet Area Redevelopment Plan. Sturgeon County has no comments or concerns.

Cheers,

**Alex Niznik**

**Planning Intern**

780-939-1321

[aniznik@sturgeoncounty.ca](mailto:aniznik@sturgeoncounty.ca)

[sturgeoncounty.ca](http://sturgeoncounty.ca)

9613 100 Street, Morinville, AB T8R 1L9



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**From:** [Landreferrals](#)  
**To:** [Natasha De Sandi](#)  
**Subject:** RE: Circulation: Bylaw 2023-10 Wabamun Hamlet Area Redevelopment Plan Referral - Request for Comment  
**Date:** October 26, 2023 10:56:00 AM  
**Attachments:** [image001.png](#)  
[image002.jpg](#)

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Hey Natasha! Thanks for circulating this.

Trans Mountain has no specific concerns with the Wabamun ARP as it appears there is no potential future development within the vicinity of the infrastructure.

I would recommend that there be some policy incorporated into the plan at your discretion. Specifically when looking at the recreation and utility corridor, there's a lot of text about utilizing it for recreation opportunities. It should be acknowledged that the pipeline operator should be notified and considered well in advance. I would think that some (not all) of the policy samples below would fit nicely as long as they are reworded to fit the plan better as you see fit.

1. The proponent / developer shall educate themselves as to the restrictions regarding the use of land within RoW's
2. As part of plan preparation at all stages, applicants shall identify the location of all pipelines system within the plan area and include contact information for the pipeline system operator.
3. Proponent / developer shall contact the pipeline systems operator prior to finalizing development plans and filing a community plan, neighbourhood plan, land use, subdivision or development application located in the referral zone. Early engagement will ensure the pipeline systems operator is aware of new development along the pipeline system. Pipeline systems operators shall provide information to municipalities and developers as required to incorporate considerations for pipeline systems.
4. Pipeline ROW can be used for passive recreation, passive green space, pathways, or other passive green space opportunities with the consent of the pipeline system operator and at the discretion of the municipality
5. Crossing approvals from the pipelines system operator should be obtained of a development proposal
6. Land owners and developers shall obtain consent from the pipeline systems operator for road, driveway, and utility crossings of pipelines, and for any land disturbances within the pipeline ROW in accordance with pipeline ROW agreements, leases, or other interests.

If you would like to discuss a little more about this, let me know.

Thanks!

**Russ Leedham** RPP, MCIP, GISP

Land Use Planner (Contractor)

P: 403.615.5339 E: [russ\\_leedham@transmountain.com](mailto:russ_leedham@transmountain.com)

For all Land Referrals – please send to [landreferrals@transmountain.com](mailto:landreferrals@transmountain.com)

---

**From:** Natasha De Sandi <[natasha.desandi@parklandcounty.com](mailto:natasha.desandi@parklandcounty.com)>

**Sent:** Thursday, October 12, 2023 12:08 PM

**To:** Natasha De Sandi <[natasha.desandi@parklandcounty.com](mailto:natasha.desandi@parklandcounty.com)>

**Subject:** Circulation: Bylaw 2023-10 Wabamun Hamlet Area Redevelopment Plan Referral - Request for Comment

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Good afternoon,

Please see the attached referral regarding Bylaw 2023-10 Wabamun Hamlet Area Redevelopment Plan which will be replacing the Former Village of Wabamun Municipal Development Plan Bylaw 06-2010 as the Hamlet of Wabamun has dissolved and is now within Parkland County's borders. As the document exceeds the sending size limit, the bylaw can be reviewed for comment through <https://yourparkland.ca/36772/widgets/152005/documents/115303>. Please provide any comments by **November 6, 2023**.

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Cheers,

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**Natasha De Sandi, MPlan** | Senior Long Range Planner | Parkland County | 53109A HWY 779, Parkland County, Alberta T7Z 1R1

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**From:** [Cory Armfelt](#)  
**To:** [Natasha De Sandi](#)  
**Subject:** RE: Circulation: Bylaw 2023-10 Wabamun Hamlet Area Redevelopment Plan Referral - Request for Input  
**Date:** October 19, 2023 11:15:00 AM  
**Attachments:** [image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)  
[image007.jpg](#)

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Hello-

No concerns here Natasha. Thank-you for sharing this.

Cory

**Cory Armfelt, RPP, CLGM**  
Manager of Planning and Development Services  
[carmfelt@yhcounty.ca](mailto:carmfelt@yhcounty.ca)  
Direct Line (780) 723-8670  
Main. (780) 723-4800 | TF. 1 (800) 665-6030  
2716 - 1 Avenue, Edson AB, T7E 1N9



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**From:** Natasha De Sandi <natasha.desandi@parklandcounty.com>  
**Sent:** Friday, October 13, 2023 1:32 PM  
**To:** Natasha De Sandi <natasha.desandi@parklandcounty.com>  
**Subject:** Circulation: Bylaw 2023-10 Wabamun Hamlet Area Redevelopment Plan Referral - Request for Input

---

---CAUTION - EXTERNAL SENDER!---

Good afternoon,

In accordance with the Municipal Government Act, R.S.A. 2000, C.M-26, Parkland County is requesting input regarding Bylaw 2023-10 Wabamun Hamlet Area Redevelopment Plan which will be replacing the Former Village of Wabamun Municipal Development Plan Bylaw 06-2010 as the Hamlet of Wabamun has dissolved and is now within Parkland County's borders. As the document exceeds the sending size limit, the bylaw can be reviewed for comment through <https://yourparkland.ca/36772/widgets/152005/documents/115303>. Please provide any comments by **November 6, 2023**.

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Office: 780-968-8888 ext. 8203 | [j.natasha.desandi@parklandcounty.com](mailto:j.natasha.desandi@parklandcounty.com) | [www.parklandcounty.com](http://www.parklandcounty.com)

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