

Proposed amendments: Bylaw 2017-14 Municipal Development Plan

PLEASE NOTE:

- **TABLE 1** identifies proposed amendments to Bylaw 2017-14 Parkland County Municipal Development Plan One Parkland: Powerfully Connected. Amendments are supported by Administration and are for Council consideration. NOTE: Text for consideration is highlighted in red font.
- **TABLE 2** identifies other proposed amendments to Bylaw 2017-14 Parkland County Municipal Development Plan One Parkland: Powerfully Connected. Administration recommends that these proposed amendments not be considered at this time. A detailed rationale is provided for Administration's position in Table 2.

TABLE 1 Amendments supported by Administration					
Amend #	Comment:	Section	Page Number	Made By:	Administration Recommendation
1.	Parkland County is a beautiful rural community offering country living with easy access to city amenities. Proposed amendment: Parkland County is a proud, progressive rural municipality with vast offerings to residents, visitors and the business community.	1.0 Introduction	Page 3	MAYOR SHAIGEC	Administration supports the recommended amendment.
2.	3 rd para. – <i>If bordering municipalities are identified, include City of Edmonton. (bordered by the City of Edmonton to the east.)</i>	1.0 Introduction	Page 3	MAYOR SHAIGEC	Administration supports the recommended amendment.
3.	"...Village of Spring Lake; Enoch Cree and Paul First Nation..."	1.0 Introduction	Page 3	MAYOR SHAIGEC	Administration supports the recommended amendment.

4.	"...and diverse rural agricultural community...." <i>Parkland County is much more than an agricultural community</i>	1.1 Legislative Requirements	Page 5	MAYOR SHAIGEC	Administration supports the recommended amendment.
5.	2 nd para. "...affordable land prices, amongst the lowest non-residential taxes..." <i>As this document will serve Parkland County for years to come may be prudent to insert the word "amongst".</i>	1.3 Community Profile	Page 6	MAYOR SHAIGEC	Administration supports the recommended amendment.
6.	2 nd para. "...Parkland County maintains a strong focus on is aggressively pursuing opportunities for economic diversification..."	1.3 Community Profile	Page 6	MAYOR SHAIGEC	Administration supports the recommended amendment.
7.	NATURAL SYSTEMS "... and emphasizes the preservation and/or protection of natural ecosystems."	1.4 Regional Context Statement	Page 7	MAYOR SHAIGEC	Administration supports the recommended amendment.
8.	"Embracing the future, the County will connect to emerging economic opportunities, strengthen our social and cultural fabric, leverage and digital connectivity technologies , and carefully planned and develop hamlets and residential areas."	2.0 Vision & Sustainability	Page 11	MAYOR SHAIGEC	Administration supports the recommended amendment.
9.	"The Community Vision for the MDP was developed collaboratively with Parkland County residents, stakeholders the business community and Council. It represents the hopes and desires of all groups stakeholders for the future of the County."	2.1 Municipal Development Plan Community Vision	Page 12	MAYOR SHAIGEC	Administration supports the recommended amendment.
10.	<i>In the blue box the statement "The Community Vision aligns with the vision statement for the Integrated Community Sustainability Plan and Council's Strategic Plan.)</i> <i>Reword the Vision inset to only read "The Community Vision aligns with Council's Strategic Plan"</i>	Vision Inset	Page 12	MAYOR SHAIGEC	Administration supports the recommended amendment.

11.	".....rural and urban residential and industrial landscapes to the benefit of both; One Parkland: Powerfully Connected. (Keep Vision Statement in bold wherever used) Urban areas require and benefit from the environment"	2.3 Rural Sustainability	Page 13	MAYOR SHAIGEC	Administration supports the recommended amendment.
12.	In 3 rd para. ".....relationships between individuals and organizations (such as our community halls)"	2.3 Rural Sustainability	Page 13	MAYOR SHAIGEC	Administration supports the recommended amendment.
13.	One Parkland: Powerfully Connected is a testament to our commitment to working collaboratively with other municipalities and agencies; will be a key factor in advancing regional prosperity.	2.5 Collaborative Partnerships	Page 17	MAYOR SHAIGEC	Administration supports the recommended amendment.
14.	1 st para. "These systems, - (remove hyphen and add coma)agricultural systems and economic systems - (remove hyphen) "	2.5 Collaborative Partnerships	Page 17	MAYOR SHAIGEC	Administration supports the recommended amendment.
15.	2 nd para. ".... Strengthening its our relationships with Indigenous communities outside of our borders. "	2.5 Collaborative Partnerships	Page 17	MAYOR SHAIGEC	Administration supports the recommended amendment.
16.	" With several nearby Indigenous communities, including First Nations the Metis , to provide them"	2.6 Indigenous Communities	Page 17	MAYOR SHAIGEC	Administration supports the recommended amendment.
17.	"General considerations for natural resources - (remove hyphen) ... and gas well activity - (remove hyphen) ..."	2.8 Existing Considerations	Page 21	MAYOR SHAIGEC	Administration supports the recommended amendment.
18.	Opening statement "...The County maintains a strong commitment to being a leader in agricultural production in the Region; One Parkland: Powerfully Connected. "	4.0 Agriculture	Page 31	MAYOR SHAIGEC	Administration supports the recommended amendment.

19.	Better language clarity around CFO compatible / incompatible areas is needed	4.1.11 – Locating Confined Feeding Operations	Page 35	ADMINISTRATION/ NRCB	Administration supports the recommended amendment: Policy 4.1.11(a) The County will direct CFOs to locate where there are will be minimal conflicts with non-complementary or sensitive land uses, as identified in Figure 8: Confined Feeding Operations land use compatibility areas Exclusion Areas .
20.	Additional policy needed to clarify how the County addresses expansions to existing CFOs.	4.1.12 – Expansion of Existing CFOs	Page 35	ADMINISTRATION/ NRCB	Administration supports a new Policy: 4.1.12 Expansion of existing CFOs (a) The County recognizes that there are existing CFO's in existence in Parkland County. Where an existing CFO applies to the NRCB for an expansion, the County will consider Figure 8: Confined Feeding Operations land use compatibility areas, and existing land uses adjacent to the proposed expansion when providing its recommendations to the NRCB.
21.	A title change is needed to Figure 8: Confined Feeding Operation Exclusion Areas to provided better language clarity to NRCB for when a CFO will be allowed / disallowed in the County.	Figure 8 Confined Feeding Operation Exclusion Areas.	Page 36	ADMINISTRATION/ NRCB	Administration supports a revision to the figure title: Figure 8 Confined Feeding Operations land use compatibility areas exclusion areas
22.	<i>Under Objective</i> "To promote a strong and diversified economy throughout all areas of the County; One Parkland: Powerfully Connected.	5.0 Economic Competitiveness and Employment	Page 43	MAYOR SHAIGEC	Administration supports the recommended amendment.
23.	<i>1st para.</i> "... business development in the Acheson, and Fifth Meridian and Entwistle Industrial areas."	5.0 Economic Competitiveness and Employment	Page 43	MAYOR SHAIGEC COUNCILLOR KOBASIUK	Administration supports the recommended amendment.
24.	<i>Under Objective:</i> To support growth in the County's hamlets as part of maintaining a rural character and lifestyle: One Parkland: Powerfully Connected.	6.0 Hamlets	Page 53	MAYOR SHAIGEC	Administration supports the recommended amendment.

25.	ADD One Parkland: Powerfully Connected to the end of the sentence under <u>Objective</u>	7.0 Rural Communities and Housing	Page 61	MAYOR SHAIGEC	Administration supports the recommended amendment.
26.	Add to inventory 7.2.1 <i>“vacancies/undeveloped lots”</i>	7.2 Country Residential Development Types	Page 67	MAYOR SHAIGEC	Administration supports the recommended amendment.
27.	ADD One Parkland: Powerfully Connected to the end of the sentence under <u>Objective</u>	8.0 Recreation and Tourism Development	Page 71	MAYOR SHAIGEC	Administration supports the recommended amendment.
28.	Add a new Policy: 8.1.1(d) The County will develop a Recreational and Tourism Strategy that focuses on opportunities and development which maximizes tax revenue.	8.1 Recreation and Tourism - General	Page 73	MAYOR SHAIGEC	Administration supports the recommended amendment.
29.	Add Bunchberry Meadows Conservation Area into description of Devon Dunes Area	8.2 Prime Recreation and Tourism Areas – Devon Dunes	Page 75	COUNCILLOR JENSEN	Administration supports the recommended amendment.
30.	ADD One Parkland: Powerfully Connected to the end of the sentence under <u>Objective</u>	9.0 Transportation and Utility Infrastructure	Page 81	MAYOR SHAIGEC	Administration supports the recommended amendment.
31.	9.8.3 Add federal – the Broadband resolution Parkland County took to AAMDC called for a National Broadband Strategy.	9.8 SMART Parkland	Page 96	MAYOR SHAIGEC	Administration supports the recommended amendment.
32.	ADD One Parkland: Powerfully Connected to the end of the sentence under <u>Objective</u>	10.0 Natural Environment	Page 101	MAYOR SHAIGEC	Administration supports the recommended amendment.
33.	Remove “First Nations” (Policy 10.2.2 (a))	10.2. Environmental Stewardship	Page 108	COUNCILLOR JENSEN	Administration supports the recommended amendment.

34.	Pg 110 and Pg 135: reconcile “may prepare” vs “shall prepare and maintain” sub-watershed lake plans.	10.4 Surface Water, Groundwater and Wetlands and 13.0 Implementation	Page 110 (and Page 135)	COUNCILLOR JENSEN	Administration supports an amendment to reconcile this difference. Section 10.4.1 (b) will be amended to read: <i>10.4.1(b) The County shall prepare Sub-Watershed Lake Land Use Plans for Wabamun Lake, Mayatan Lake, Jackfish Lake, Lake Isle and Hubbles Lake as needed.</i> Section 13.0.4(f) will be amended to read: <i>The County shall prepare and maintain Sub-Watershed Lake Land Use Plans for Wabamun Lake, Mayatan Lake, Jackfish Lake, Lake Isle and Hubbles Lake as needed.</i>
35.	The County needs to strongly express in the MDP just how significant groundwater recharge areas can be and insist on either avoidance of recharge areas or adoption of appropriate technology that will prevent impacts on ground water recharge.	10.4 Surface Water, Groundwater and Wetlands	Page 111	WAGNER NATURAL AREA SOCIETY	Administration supports proposed text changes: Policy 10.4.3 (a)(i) requiring all necessary technical studies concerning surface water or groundwater quantity or quality be completed to ensure any proposed planning and development processes and activities will not negatively impact surface water or groundwater resources, including recharge zones , in the area; and, Adding a definition of “groundwater” to include recharge area.
36.	ADD One Parkland: Powerfully Connected to the end of the sentence under <u>Objective</u>	11.0 Community Infrastructure and Services	Page 115	MAYOR SHAIGEC	Administration supports the recommended amendment.
37.	11.4.6(b) add federal – the Broadband resolution Parkland County took to AAMDC called for a National Broadband Strategy	11.4.6 Advocacy	Page 123	MAYOR SHAIGEC	Administration supports the recommended amendment.
38.	ADD One Parkland: Powerfully Connected to the end of the sentence under <u>Objective</u>	12.0 Intermunicipal Collaboration and Local Governance	Page 129	MAYOR SHAIGEC	Administration supports the recommended amendment.

39.	Add tourism to first sentence (pg 129).	12.0 Intermunicipal Collaboration & Local Governance	Page 129	COUNCILLOR JENSEN	Administration supports the recommended amendment.
40.	12.0.4 <i>No mention of referrals when revising MDP</i>	12.0.4 Application Referral	Page 130	MAYOR SHAIGEC	Administration supports the recommended amendment. Policy 12.0.4 will be amended to include: i. a proposed Municipal Development Plan or amendment(s) to a Municipal Development Plan And renumber subsequent parts accordingly.
41.	ADD One Parkland: Powerfully Connected to the end of the sentence under <u>Objective</u>	13.0 Implementation	Page 133	MAYOR SHAIGEC	Administration supports the recommended amendment.
42.	Add Eco-tourism and Agri-tourism definition into the Glossary	14.0 Glossary	Page 139	COUNCILLOR JENSEN	Administration supports the recommended amendment.
43.	NSRP (pending) should be under Provincial Land Use Framework	Appendix 1 Proposed Plan Framework and Hierarchy Figure	Page 151	MAYOR SHAIGEC	Administration supports the recommended amendment and will make the change to the graphic.
44.	Language clarity is needed in the Notes inset on page 151 (in regards to Conceptual Schemes and Master Sight Development Plans) to provide greater clarity when these documents may be required (pg 151).	Appendix 1 Proposed Plan Framework & Hierarchy	Page 151	ADMINISTRATION	Administration supports the recommended amendment as proposed: NOTES • One level of Statutory Plan, amendments are made as required • Conceptual Schemes and Master Site Development Plans may be required for subdivision or development as identified in this MDP for both lands within the policy framework of an ASP, and lands where there is no existing or could be accepted on their own in areas where there is no ASP.

45.	Language clarity is needed to Appendix 1: Plan Proposed Plan Framework & Hierarchy around the purpose of area structure plans, and hamlet area redevelopment plans, and when these plans will be required. (pg 152).	Appendix 1 Proposed Plan Framework & Hierarchy (Section 1.1)	Page 152	ADMINISTRATION	<p>Administration supports a new section be added to pg. 152:</p> <p>WHEN DO WE REQUIRE SUCH A DOCUMENT?</p> <ul style="list-style-type: none"> • Large scale areas typically greater than one quarter section in size, and with a range of land uses and servicing considerations (ASP). • For Growth Hamlets identified in this MDP (HARP).
46.	Language clarity is needed to Appendix 1: Plan Proposed Plan Framework & Hierarchy around when conceptual schemes will be required (pg. 153).	Appendix 1 Proposed Plan Framework & Hierarchy (Section 1.2)	Page 153		<p>Administration supports the text additions to the existing section:</p> <p>WHEN DO WE REQUIRE SUCH A DOCUMENT?</p> <ul style="list-style-type: none"> • Large scale or multi-parcel subdivision (of 4 lots or greater) (CS) or large-scale facility or campus-like development (MSDP) • Some Redistricting applications (CS or MSDP) • Approximate plan area size is no more than a quarter section, could be single parcel (MSDP), multi-parcel (CS) or bareland condo (CS and /or MSDP may be required based on type / scale of development). • For urban industrial multi-parcel subdivisions in the Acheson ASP. In such a case, a Conceptual Scheme must cover a section of land in size as a minimum. • Is likely to create significant off-site impacts in terms of traffic generation, environmental impact and similar effects (CS and/or MSDP). • Required in areas with an existing ASP and no ASP (CS and/or MSDP). Can be in place with or without an ASP

47.	Removal of text on pg. 154 (Appendix 2) in reference to the County “will” issue a development stop order.	Appendix 2 Requirements for Technical Reports and Studies (Section 2.1)	Page 154	ADMINISTRATION	Administration supports the removal of the following text in accordance Council direction provided on changes to Policy C-CS01 Biophysical Assessment Policy presented at the June 27, 2017 Council meeting: Developemnts that do not undertake a biophysical assessment process will be issued a development stop-order notification.
48.	Addition of the “major site development plan” in Appendix 2 under Section 2.1 Comprehensive Biophysical Assessment	Appendix 2 Requirements for Technical Reports and Studies (Section 2.1)	Page 154	ADMINISTRATION	Administration supports proposed text changes: A comprehensive biophysical assessment shall be required for all Area Structure Plans, Outline Plans / Conceptual Schemes, multi-parcel subdivisions, master site development plans , and resource extraction activities.
49.	What qualifications are going to be put in place for consultants working on such developments and for county regulators reviewing consultant reports?	Appendix 2.1 Biophysical Assessment Process Requirements	Page 154	WAGNER NATURAL AREA SOCIETY	Administration supports proposed text changes: <i>Desktop Biophysical Assessment:</i> ...The desktop biophysical assessment is a one page assessment form that can be completed by the County Biologist or by a qualified external environmental consultant professional .
50.	Under 2.2 Shallow Water Table/Percolation Testing, it is not clear what is meant by “a water table that is 2.13m or greater.” Do you mean “shallower than,” “deeper”, are you excluding areas with a water table shallower than 2.2m from development?	2.2 Shallow Water Table/Percolation Testing	Page 157	WAGNER NATURAL AREA SOCIETY	Administration supports proposed text changes: ...The Shallow Water Table/Percolation Testing shall identify the following: <ul style="list-style-type: none"> a. The area of developable land located on the parent parcel defined as lands with a water table that is 2.13m or deeper below ground surface. b. The area of each individual lot that is considered developable land containing a water table that is 2.13m or deeper below ground surface. c. The appropriate on-site septic system based on the existing soil conditions.

51.	Sections 7.1.4 and 10.1 refer to "Environmentally Sensitive Areas" but uses "Environmentally Significant Areas" in other parts of the document. The proper term for the designation is the latter.	Throughout.		ALBERTA ENVIRONMENT & PARKS	<p>Administration supports proposed text changes:</p> <p>7.1.4(b) ...(see Figure 5: Environmentally Significant Sensitive Areas)...</p> <p>10.1 Healthy Ecosystems The County's High Priority Landscapes are identified on Figure 14: High Priority Landscapes, the County's Environmentally Significant Sensitive Areas are identified on Figure 5: Environmentally Significant Sensitive Areas, and the County's wetlands are identified on Figure 6: Wetlands.</p>
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TABLE 2

Amendments currently not considered for Bylaw 2017-14

The following amendments are not currently being considered for Bylaw 2017-14 at this time. Administration has provided under the Administration Rationale column a rationale on why the proposed amendments are not being considered.

Item #	Comment:	Section	Page Number	Made By:	Administration Rationale
a.	Policy Statements – On page 35 Section 4.1.8 (b) states a maximum of three residential properties are allowed to be sub-divided out. I support a maximum of 3 only if the parcel size is restricted to up to 3 acres or two parcels at 5 acres. <i>If change is supported Policy 7.1.1(d) also needs to be amended</i>	4.1 Rural Agricultural Area - General	Page 35	MAYOR SHAIGEC	<p>The proposed amendment requires greater direction from Council.</p> <p>Work proposed in Draft MDP Policy 4.1.9 (c) will provide Council with more information to provide direction on this item.</p>
b.	As the County is aware, the City of Spruce Grove has recently completed a growth study that determined its future land needs in order to meet the future growth needs of the City for the next fifty years. A portion of the land identified for the City's future growth lies south of the City's current municipal boundary and is shown as Agricultural Small Holdings on Figure 8 of the draft MDP. Although the associated policy framework does not support fragmentation for residential subdivision within this area, it does support a total of four to six parcels per quarter section for specialty agricultural operations and horticultural uses. The City does not support the potential for further fragmentation with the City's proposed expansion area and requests that the County consider reducing the number of potential	4.2 Prime Agricultural Areas	Page 38	CITY OF SPRUCE GROVE	<p>Prime Agriculture Area – Small Holdings was first contemplated in the County's Future of Agriculture Study as an area of more specialized agriculture based businesses / operations. The areas identified were around the Spruce Grove Area in late fall / early winter 2016..</p> <p>The Small Holdings area will provide important employment opportunities and support the diversification of the County's employment base.</p>

	parcels that may be subdivided within the proposed expansion area.				
c.	Policy 5.0.8 Power Generation Facilities (p. 49) add to (b) <i>and residential development</i> .	5.0 Economic Competitiveness and Employment	Page 49	MAYOR SHAIGEC	The proposed amendment requires greater conversation with Council.
d.	If Tomahawk and Duffield are added/identified as priority growth hamlets need to change 6.0.9 (c) (p.58) to state they must <i>should</i> be municipally serviced	6.0 Hamlets	Page 58	MAYOR SHAIGEC	Tomahawk and Duffield are identified in the draft MDP as “growth hamlets” where some degree of municipal servicing may be provided (draft MDP Policy 6.0.10). The intention of the MDP is to identify Entwistle as the County’s only Priority Growth Hamlet.
e.	Policy 7.1.1 Add an additional clause which states no further multi-parcel subdivisions will be approved until a % or threshold of vacant lots is realized – 80%.	7.1 Rural Communities and Housing - General	Page 63	MAYOR SHAIGEC	The proposed amendment requires greater discussion with Council. The draft MDP identifies future work (Draft MDP Policy 7.2.1) that will result in a comprehensive inventory of CR lands, availability and types which may help Council in decision-making on this item.
f.	Policy 7.1.4 add (c) Any proposed development in an ESA shall require the developer to employ a Riparian Setback Matrix Model or similar model to determine a scientific and legally defensible method for determining specific setbacks for new developments. (RSMM is referenced/required in 10.4.4 (b)).	7.1 Rural Communities and Housing - General	Page 65	MAYOR SHAIGEC	The draft MDP will require future multi-parcel developments require a comprehensive biophysical assessment to support proposed growth. Comprehensive biophysical assessments provide a greater level of detail than the County’s RSMM.
g.	Policy 7.2.5 add clause “Any development within 500 meters of a water body (excluding rivers or streams) must undertake an analysis to determine the carrying capacity and the (cumulative) impacts the proposed development on the water body.	7.2 Country Residential Development Types	Page 68	MAYOR SHAIGEC	This comment does not require an amendment to the MDP document as the draft MDP currently outlines extensive requirements for future subdivisions and development located adjacent to County waterbodies. Technical studies may be required to determine potential impacts to adjacent waterbodies and watersheds - 7.2.5(c). Additionally, Comprehensive

					Biophysical Assessments are required for all new ASPs, Conceptual Schemes, multi-parcel subdivision applications and resource extraction activities (MDP Section 2.1)
h.	Policy 8.1.1(e) Proposed recreational and tourism developments may be required to undertake a fiscal impact analysis to determine the cost/benefit to the County. (Ties in with 8.1.6)	8.1 Recreation & Tourism - General	Page 73	MAYOR SHAIGEC	The proposed amendment requires greater discussion with Council.
i.	Figure 11: Transportation Infrastructure indicates Range Road 71 extending south towards Brazeau County as a future minor collector road. Brazeau County does not reflect the same road classification for Range Road 71 and instead designates it as a local road. Any future upgrade of this road to a higher classification would require approval for Council and the County's Public Works & Infrastructure Department.	9.0 Transportation Infrastructure	Page 82	BRAZEAU COUNTY	This comment does not require amendment to the MDP document. Comment will be forwarded to the appropriate Parkland County Department on adoption of the MDP for future reference.
j.	The Town would welcome additional wording regarding the protection of the highways (60, 627 and 779) between the town of Stony Plain and the southern portion of the city of Edmonton and the town of Devon to ensure access to these areas and the areas south and east of them including the Edmonton International Airport.	9.0 Transportation Infrastructure	Page 82	TOWN OF STONY PLAIN	Highway 60, 627, and 779 are under provincial jurisdiction. Draft MDP Policy 9.1.1(b) promotes planning for roadways that are coordinated with other modes of transportation including airports. Additionally, Draft MDP Policy 9.1.2(b) highlights that the County's Transportation Master Plan will identify and prioritize transportation and infrastructure upgrades, trade corridors and corridor routes and alignments. The significance of the HWY 60-627-60 route to the Edmonton International Airport could be re-iterated at that time.
k.	Transportation Infrastructure Figure – A proposed arterial collector, a major roadway addition, is shown extending from Spruce Grove right through the heart of the Wagner groundwater recharge area and along the south side of the natural area's boundary.	9.0 Transportation Infrastructure	Page 82	WAGNER NATURAL AREA SOCIETY	The MDP's Figure 12 - Transportation Infrastructure was taken from the Council approved Schedule "A" to Bylaw 2015-31.

	Upon what basis does the County establish proposed arterial roads?				
l.	Policy 9.6.6 Subdivision and Development Requirements for municipal servicing a. how far away from existing servicing? Is it dependent upon on the density or intensity of the development? (ie. # of residential lots or in the case of non-residential the projected volumes of water or wastewater?	9.6 Water,Wastewater and Stormwater Servicing	Page 92	MAYOR SHAIGEC	This comment does not require amendment to the MDP document. Decisions regarding servicing are not only guided by the MDP but evaluated based on applicable area structure plans (ASPs) for the area. In addition, the proposed policy is also consistent with the current approach to servicing “tie in” to servicing identified in the Acheson and Big Lake ASP.
m.	Policy 10.1.1 (c) add - Any proposed development in an ESA shall require the developer to employ a Riparian Setback Matrix Model or similar model to determine a scientific and legally defensible method for determining specific setbacks for new developments.	10.1 Healthy Ecosystems	Page 105	MAYOR SHAIGEC	The draft MDP will require future multi-parcel developments require a comprehensive biophysical assessment to support proposed growth. Comprehensive biophysical assessments provide a greater level of detail than the County’s RSMM.
n.	Section 10.1.3 – would like clarity about how ERs and EREs are managed to achieve biodiversity/environmental conservation goals.	10.1 Healthy Ecosystems	Page 107	ALBERTA ENVIRONMENT & PARKS	This comment does not require amendment to the MDP document. <i>Council Policy C-PD15 Dedication and Use of Municipal Reserve, Environmental Reserve, and Environmental Reserve Easement</i> and its associated procedures outlines the management of ER and EREs. The general standard of practice is that ER and ERE lands are left in its natural state.
o.	Policy 10.4.3(a)ii. Where technical studies identified in a. (i) demonstrate groundwater cannot support the proposed development, the development will not be approved unless a legally binding instrument is executed that would prohibit owners/operators of the registered title from accessing groundwater.	10.4 Surface Water, Groundwater and Wetlands	Page 111	MAYOR SHAIGEC	The proposed amendment requires more research into potential GOA Water Act conflicts. An amendment to the MDP may be completed at a later date.

p.	Policy 11.1.6 d ii Municipal Reserve dedication may be allocated for trail development rather than a MR parcel. Linkages with adjacent subdivisions or existing trail networks will be sought out (as per 11.1.7 b).	11.1 Schools, Parks and Open Space	Page 118	MAYOR SHAIGEC	This comment does not require an amendment to the MDP document at this time. The draft MDP directs the County to update its MR policy to establish a network approach to allocation of MR – 11.1.3(b). This comment will be explored during the policy review.
q.	Policy 11.3.2 b The County will advocate to the provincial and federal governments, individually and through the Alberta Association of Municipal Districts and Counties, to retain government services within the County and rural municipalities as a whole.	11.3 Social, Institutional and Community Services	Page 121	MAYOR SHAIGEC	The proposed amendment requires greater discussion with Council.
r.	Under 2.3 Domestic Groundwater Assessment, a consultant's report conclusion should also include (see bold) "(ii) whether the diversion of 1250 cubic metres of water per year for household purposes under Section 21 of the <i>Water Act</i> for each of the households within the subdivision will interfere with any household users, licencees, Environmentally Significant Areas , or traditional agricultural users who exist when the subdivision is approved."	Appendix 2 (2.3 Domestic Groundwater Assessment)	Page 157	WAGNER NATURAL AREA SOCIETY	The proposed amendment requires more research into potential GOA Water Act conflicts and may require greater conversation with Council.
s.	How is the County going to address the issue of expertise to assess impacts, both technical and biological, potentially resulting from developments proposed in groundwater sensitive areas?	N/A	N/A	WAGNER NATURAL AREA SOCIETY	The County retains a qualified biologist on staff who reviews technical environmental reports submitted in support of land development applications. Further, the County's approved Biophysical Assessment Policy C-CS01 requires environmental reports to be completed by a qualified ecologist, biologist, or other environmental specialist.
t.	Who decides whether a consultant is correct?	N/A	N/A	WAGNER NATURAL AREA SOCIETY	This comment does not require an amendment to the MDP document. The County requires that technical reports be completed by qualified professionals. Professionals and professions are held to ethical codes and standards of practice.

u.	We could not find mention of the recharge area outline south of Wagner Natural Area, nor mention of the special requirements for development inside that area. Where do you plan to incorporate those requirements?	N/A	N/A	WAGNER NATURAL AREA SOCIETY	<p>This comment does not require amendment to the MDP document.</p> <p>Requirements for development within the Wagner Recharge Zone are included in the Acheson Industrial Area Structure Plan Bylaw No. 2014-29.</p>
v.	...we don't see land use design nor transportation and utility infrastructure that would be compatible with enabling such connectedness [Big Lake and Wagner Natural Area]. Actively planning to further isolate environmentally sensitive areas does not seem to reflect the grand statements made in the MDP.	N/A	N/A	WAGNER NATURAL AREA SOCIETY	<p>This comment does not require amendment to the MDP document. MDP policy sections 10.1 Healthy Ecosystems, discusses the maintaining of wildlife and habitat connectivity.</p> <p>Infrastructure which may physically "isolate" Wagner Natural area (Yellowhead Highway, Township and County roads) is currently in place and not feasibly scheduled for removal.</p>