

PLANNING SERVICES

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August 26, 2014

Capital Region Board
Attn: Neal Sarnecki
1100 Bell Tower, 10104 – 103 Avenue
Edmonton, AB T5J 0H8

Re: REF 2014-007 Amendments to City of Spruce Grove Municipal Development Plan and Shiloh Area Structure Plan

Dear Mr. Sarnecki,

Parkland County wishes to submit this letter in regards to REF 2014-007 – proposed amendments to the City of Spruce Grove Municipal Development Plan and the new Shiloh Area Structure Plan (ASP). The County has several issues with the REF application, and wishes to express these concerns to the Capital Region Board prior to potential approval of this application.

Parkland County was made aware of the potential amendments to the Shiloh ASP (now proposed new ASP attached as part of REF 2014-007) in August 2013. At that time, County Staff were contacted by a consulting firm working with the Shiloh Area Land developers (Lamont Land) to discuss potential road network extensions from the ASP lands into lands under the jurisdiction of Parkland County. Initial contact was also made to discuss the potential extension of the storm water management scheme onto an existing wetland which extended over both the City of Spruce Grove Boundaries and Parkland County boundaries on the same quarter section (NE 29-52-27-W4M).

Parkland County staff were invited to a September 5, 2013 meeting with the City of Spruce Grove, Town of Stony Plain, Lamont Land, Qualico, Select Engineering, and Associated Engineering to discuss the potential amendments to the Shiloh ASP – and the road network extension and storm water management scheme extension onto NE 29-52-27-W4M. At the meeting County staff did not object to the potential extensions of the roadway network and storm water scheme onto NE 29-52-27-W4M. It was agreed however (as outlined in the Meeting minutes attached), that a Memorandum of Understanding (MOU) would be prepared to “seek formal authorization on the proposed major Road alignments from senior management in Spruce Grove, Stony Plain, and Parkland County”.

A Public Open House was held on June 18, 2014 by the consultants and developers of the Shiloh area in which the County was invited (County staff could not attend). Subsequently, the County then received Notice of Public Hearing on approximately June 25, 2014 for the proposed (new) Shiloh ASP, and supporting amendments to the Municipal Development Plan for a Public Hearing date of July 14, 2014.

Parkland County submitted a letter to the City of Spruce Grove stating its concerns with the lack of a signed MOU, and lack of further consultation on the new Shiloh ASP (County staff were not invited to any follow-up meeting with the Shiloh area developers, consultants, or the City of Spruce Grove to

discuss the potential road network and storm water scheme extension onto NE 29-52-27-W4M). Spruce Grove Council gave Public Hearing and Second Reading to both the proposed (new) Shiloh ASP and supporting amendments to the Municipal Development Plan. A copy of the County letter to the City of Spruce Grove is also included after this letter.

Parkland County's concerns are primarily with the new Shiloh ASP. The County feels that without a signed MOU the new Shiloh ASP is premature. In addition, the County feels that the City of Spruce Grove has failed to engage in meaningful consultation with Parkland County to resolve and finalize any proposed road network extension or extension of the proposed storm water management scheme into lands that are *in the boundaries* of Parkland County. Major issues that still have not been resolved include resolution about who / which party will assume the cost and on-going maintenance of new roads in NE 29-52-27-W4M, and further discussion about the use of the existing wetland on NE 29-52-27-W4M for storm water purposes. In addition, the County is unaware if the Shiloh area developers or their consultants have even contacted the landowner(s) in NE 29-52-27-W4M to discuss their proposals.

While the County understands that the proposed road network and storm water scheme does not fall within the actual ASP boundaries, the County must protect itself from future (potential) costs with the construction and maintenance of roads that will primarily benefit City of Spruce Grove and Town of Stony Plain residents. In addition (as noted above), issues with the use of the existing wetland for storm water purposes still needs to be addressed.

Parkland County does not want to oppose REF 2014-007, but wishes to make its support of the new Shiloh ASP contingent upon the signing of an MOU between the Town of Stony Plain, City of Spruce Grove and Parkland County. The County's support is also contingent upon meaningful consultation with the City of Spruce Grove, the Shiloh area developers and their consultants to discuss and finalize issues related to the extension of the road network and storm water scheme onto NE 29-52-27-W4M. As such, the County requests that the CRB and other member municipalities **defer approval of the new Shiloh ASP** until such time that a signed MOU has been executed between the Tri-member municipalities, and until meaningful consultation has occurred to resolve the County's issues with the new Shiloh ASP.

Regards,

Mayor Rod Shaigec

Parkland County

cc: Pat Vincent, Chief Administrative Officer
Peter P. Vana, General Manager, Development Services
Paul Hanlan, Manager, Planning & Development Services
Martin Frigo, Senior Planner – Long Range Planning
Jessica Karpo, Planning Intern

Att: Meeting minutes – Shiloh Area Structure Plan
Parkland County letter to Spruce Grove



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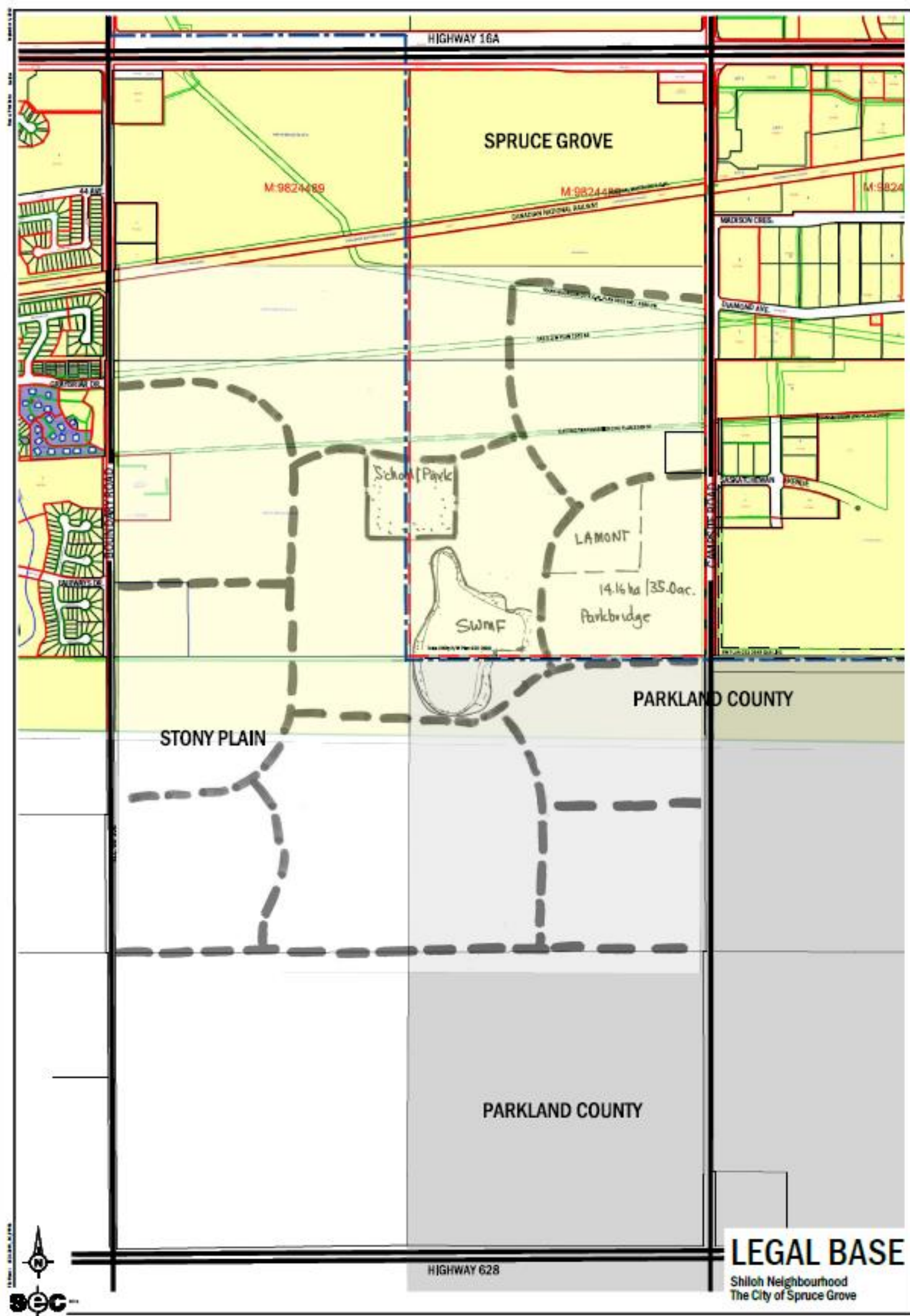
REPORT OF MEETING

Project Description:	Shiloh Area Structure Plan
File Number:	153 - 13004
Meeting Date:	September 5, 2013
Location:	Tamarack Room, City Hall, Spruce Grove
Recorded By:	Mark Puczko, Select Engineering Consultants
Attendees:	Pat Wankiewicz, City of Spruce Grove
	Brenda Peters, Select Engineering Consultants
	Jeff Mustard, City of Spruce Grove
	Wayne Shanks, Qualico
	Reanna Feniak, Qualico
	Matthew Claus, Town of Stony Plain
	Kevin Kuefler, Select Engineering Consultants
	Chantal Mackenzie, Parkland County
	Martin Frigo, Parkland County
	Ryan Batty, Associated Engineering (Transportation)
	Mark Puczko, Select Engineering Consultants
	Randy Sieben, Lamont Land
	Miles Dibble, Town of Stony Plain
Distribution:	All Attendees
	Debra Irving, City of Spruce Grove
	Jean Porteous, Town of Stony Plain
	Peter Burden, Town of Stony Plain

Item	Discussion	Action By
1. a.	Planning Discussion – Major Area Road Patterns	
	<p>A Major Collector Road Plan overlaid on the legal base was reviewed by all parties and all were in agreement with the general configuration. (see attached "Legal Base") Stony Plain was confident that changes required to the Edgeland ASP to accommodate the proposed south collector through this area could be addressed by a future amendment (see attached "Overall Land Use Plan") . Parkland County did not object to the road swinging south to avoid the existing 'wetland' area. Spruce Grove noted they typically require shared roads along quarter-sections to be split evenly, and given the fibre optics line, high pressure gas line and the east Campsite ASP the best location of this future south E-W collector intersection would have to be studied further.</p> <p>Qualico, Spruce Grove and Stony Plain were satisfied with the general alignment of the north E-W collector.</p> <p>Dependant on intended land uses along Campsite Road it may have to be widened to accommodate noise attenuation.</p>	Discussion
	➤ A draft Memorandum of Understanding (MOU) will be prepared by Town of Stony Plain.	SP-SG-PC

REPORT OF MEETING
September 5, 2013
Shiloh Area Structure Plan

Item	Discussion	Action By
	<p><i>This draft inter-municipal agreement will be circulated to the municipalities to seek formal authorization on the proposed major road alignments from senior management of Spruce Grove, Stony Plain and Parkland County etc., as required.</i></p> <ul style="list-style-type: none"> ➤ <i>Select Eng. will provide mapping for the MOU.</i> ➤ <i>Lamont has offered to undertake the Functional Planning and TIA work to determine if the south E-W road is an arterial or collector road. Lamont's cost associated with this task could be recovered through City of Spruce Grove levies. In order to support the ASP this task would have to be undertaken immediately.</i> ➤ <i>Select will provide cross sections along Campsite Road for noise attenuation.</i> 	<p>SEC</p> <p>SG</p> <p>SEC</p>
1.b.	Planning Discussion – School Site	
	<p>The school site location was generally acceptable. Debra Irving confirmed, by email, following the meeting that the 5.50 hectare school size as proposed was acceptable to the City of Spruce Grove.</p> <p>A potential municipal reserve linear pathway connection north from Edgeland to the school site was discussed. Stony Plain was supportive and Qualico agreed it had some merit but they would have to review it further. Lamont was willing to contribute MR lands for this path but SG is usually not supportive of linear MR.</p>	Discussion
	➤ <i>Review a N-S pedestrian pathway between the school site & the south Shiloh SWMF</i>	Qualico/SEC
1. c.	Planning Discussion – Draft Development Concept	
	<p>A draft Shiloh ASP development concept that respected the major road plan was introduced. Lamont indicated their desire to remove commercial along East Campsite and include a 35 acre site for a Parkbridge modular housing project. Modular housing 'park' area was discussed regarding possible MR solutions/payment scenarios. Lamont is commissioning a Commercial Needs Assessment to assess/justify commercial removal.</p>	Discussion
	➤ <i>Discuss modular housing site MR process with Lori Kustra at SG.</i>	SEC
2. a.	Engineering Discussion – Stormwater Management	
	<p>Lamont discussed the possibility of routing stormwater across municipal boundaries. SG/SP agreed that technically it could work but they would reserve comment until they reviewed a concept. Qualico was willing to review the idea. Qualico and Lamont agreed to have their engineers talk to explore business/engineering options and potentially bring this idea back for future review of SG & SP.</p>	Discussion
	➤ <i>Lamont/Qualico to discuss stormwater/sanitary options, and if viable to pursue further discussion with SG/SP</i>	Qualico/Lamont
2. b.	Engineering Discussion – Sanitary Sewer	
	<p>Lamont discussed the possibility of routing sanitary sewer west through Qualico lands in SP. SG/SP agreed that this idea across municipal boundaries could technically work but they would need to address this type of proposal internally. Qualico was willing to review the idea, and it was agreed Qualico and Lamont's engineers would talk to explore business/engineering options for future review of SG & SP.</p>	Discussion
	➤ <i>Lamont/Qualico to discuss stormwater/sanitary options, and if viable to pursue further discussion with SG/SP</i>	Qualico/Lamont



July 9, 2014
The City of Spruce Grove
315 Jespersen Avenue
Spruce Grove, Alberta
T7X 3E8


Attention: Lindsey Butterfield – Senior Planner

Re: Proposed Bylaw C-869-14, Bylaw C-868-14, and C-887-14

Thank you for the Public Hearing notification on the above mentioned proposed bylaws. Parkland County notes that the proposed bylaws are:

- Proposed Bylaw C-869-14 – proposed amendments to Municipal Development Plan
- Proposed Bylaw C-868-14 – Shiloh Area Structure Plan; and,
- Proposed Bylaw C-887-14 – Land Use Bylaw Text Amendment and Redistricting

Memorandum of Understanding – Major Roads in Shiloh ASP area, and Shiloh stormwater management

Parkland County met with City of Spruce Grove and Town of Stony Plain representatives on September 13, 2013 to discuss the potential (long term) extension of the collector road network from the Shiloh ASP area into privately held lands in NE 29-52-27-W4M which fall under the County's jurisdiction. From this meeting, it was agreed that a draft Memorandum of Understanding (MOU) would be developed and circulated to all three jurisdictions for review and signing.

Parkland County has not to date, received any recent information on the status of this memorandum, and information on whether the memorandum has been signed and formalized. The County's concern primarily revolves around the capital construction of the proposed collector road network – as well as ongoing operation and maintenance of the road network. The County also notes that in Proposed Bylaw C-868-14 – Shiloh Area Structure Plan – no mention is made as to which jurisdiction would be constructing the major road network, as well as which jurisdiction would be responsible for ongoing maintenance of the road network. The County is under the opinion that, since the proposed road network would primarily benefit City of Spruce Grove and Town of Stony Plain residents, capital costs and ongoing maintenance costs should primarily be the responsibility of these two municipalities. The County recommends that under Section 6.0- Transportation, mention should also be made in regards to which jurisdiction(s) would be responsible for capital construction costs and ongoing maintenance.

The County also notes that, under Section 7.3 – Stormwater Management, that a partial component of the stormwater management scheme falls within the privately held lands in NE 29-52-27-W4M. While this was discussed in our initial meeting with The City of Spruce Grove and Town of Stony Plain on September 13, 2013, Parkland County Planning & Development Services has not had any

follow-up discussion with both jurisdictions in regards to the proposed long-term stormwater management plan for the Shiloh area, and how the existing natural wetland would be impacted.

Parkland County also has had no correspondence with the City of Spruce Grove or Town of Stony Plain in regards to whether the private landowner(s) on NE 29-52-27-W4M have been consulted in regards to these potential developments as noted above.

Referral period – proposed Bylaws

Parkland County received the Notice of Public Hearings for the proposed bylaws on approximately June 25, 2014. Prior to this date, Parkland County did not receive a formal referral from the City to comment on the proposed Bylaws going before Council. While the County did receive a notice to attend a Public Open House on the proposed changes in late May, the County believes that this does not constitute a formal referral or consultation on the ASP – specifically for an adjacent municipality impacted the proposed bylaws.

The County typically receives referrals from the City of Spruce Grove well before the Public Hearing dates for review and comment. In addition, the County's Planning & Development Department has not received any formal request by the developers, consultants and the City of Spruce Grove and Town of Stony Plain to discuss these proposed amendments prior to submission to Spruce Grove City Council for approval.

Until such time that a formal agreement (MOU) is in place between all three municipalities, Parkland County requests that the Public Hearing for Bylaw C-869-14, Bylaw C-868-14, and C-887-14 **be deferred to a later date.** A deferral in the public hearing date(s) will also afford the County adequate time to review all three bylaws, and time for the City of Spruce Grove and Town of Stony Plain to consult with the County ensure our concerns with the proposed transportation network and stormwater management scheme have been addressed.

Yours Truly,



Paul Hanlan
Manager, Planner & Development Department

Cc: Peter P. Vana, General Manager, Development Services
Martin Frigo, Senior Planner – Long Range
Jessica Karpo, Planning Intern