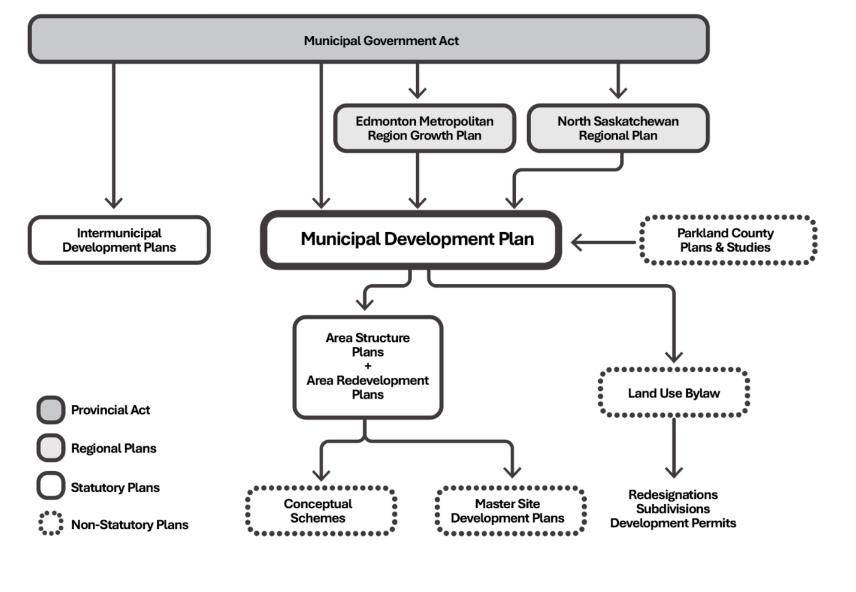




### **Overview**

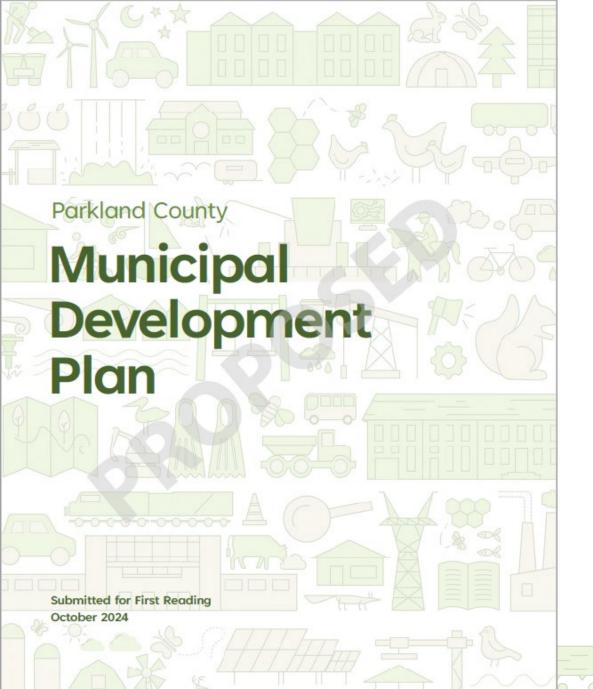
- 1. MDP Project- Work Completed
- 2. MDP Key Updates
- 3. Streamlining Process
- 4. Goals Accomplished
- 5. Engagement
- 6. Engagement Key Findings
- 7. Administration Recommendations
- 8. Next Steps



## **MDP Project Work**

- MDP Phase 1- Technical Growth Study
   Stage 1 Growth Scenarios
- MDP Phase 2- MDP Policy Update Stage 2: Policies
  - Stage 3: Draft MDP
- Approvals





### **Structure**

#### **Chapter 1 – The Parkland County Plan**

- The plan's purpose, vision, and goals.
- Shared responsibilities and desired outcomes.

#### **Chapter 2 – Development Concept**

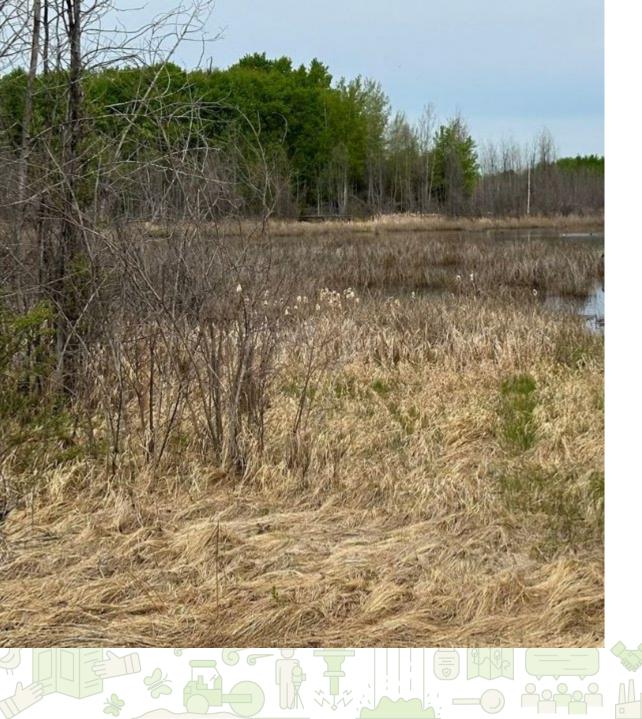
- Development concept map.
- Assignments and roles of plan areas.

#### **Chapter 3 – Development Policies**

- All policies addressed to private development.
- Describes requirements for other plans and studies.

#### **Chapter 4 – County Initiatives**

- All policies address to the County.
- Describes how the plan is implemented.



## **Shared Responsibilities**

- 1. Build Safe and Resilient Places
- 2. Protect Natural Functions
- 3. Conserve Agriculture
- 4. Manage Growth
- 5. Deliver Efficient Infrastructure and Services
- 6. Support Tourism and Recreation

# Decision-Making Framework

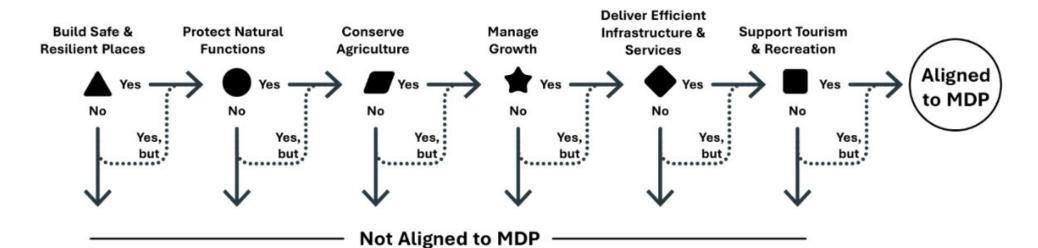
## Inherited Responsibilities

Treaty Rights
Federal and Provincial Legislation
Regional Coordination



## Shared Responsibilities

Does the development...





## **Employment Areas**

2 Types of Employment Areas in the MDP:

#### **Major Employment Areas**

- Acheson Industrial
- Fifth Meridian

#### **Local Employment Areas**

- All hamlets
- Keephills & Sundance Generation Stations



### **Hamlets**

2 Types of hamlets in the MDP:

#### **Growth Hamlets**

Wabamun

#### **Rural Hamlets**

• Entwistle, Tomahawk, Duffield, Gainford, Fallis, Keephills, and Carvel.



# ASP's, ARP's & Conceptual Schemes

#### ASPs & ARPs must be used when:

- in Major Employment Areas & Growth Hamlets
- 17+ units or lots outside Country Residential

#### **Conceptual Schemes must be used when:**

- 5+ lots AND
- Near waterbody, in ESA, or in Prime Ag Land

#### **Conceptual Schemes should be used:**

• 5+ lots



## Agriculture

#### 2 Designations

- Rural Agriculture Areas
- Prime Agriculture Areas

#### **Rural Agriculture Areas**

- Max 4 parcels / quarter
- Agriculture is priority use, others allowed
- Energy dev with Ag Impact Study

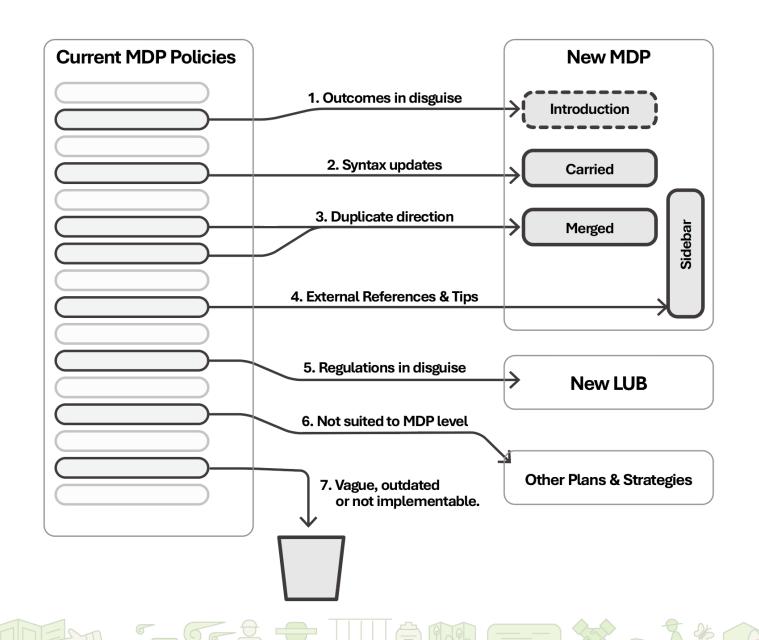
#### **Prime Agriculture Areas**

- Max 3 parcels / quarter
- Agriculture is priority use, others not allowed
- No energy dev

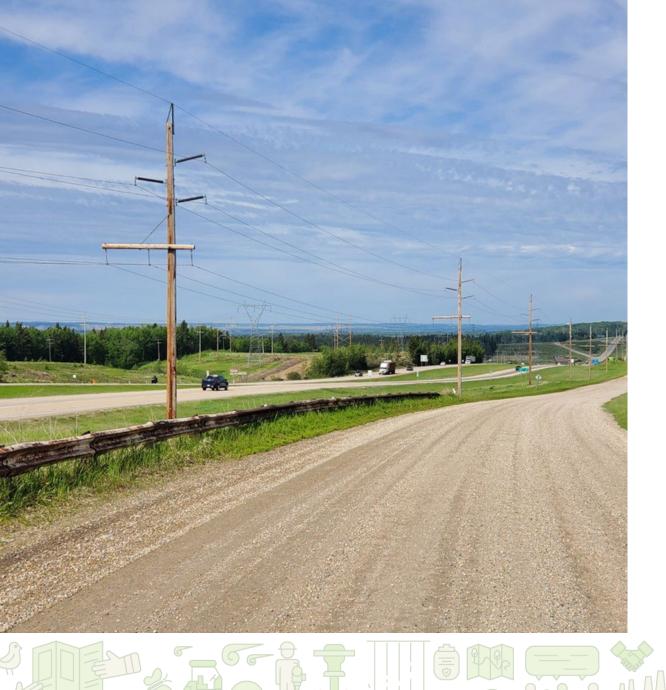


# **Environmentally Sensitive Areas (ESA's)**

- Strengthen language for environmental requirements in ESA's and High Priority Landscapes
- Updated requirements for environmental reserves and easements
- Stronger language for developments responsibility to protect/mitigate impacts on natural areas, wetlands, waterbodies etc....
- Added policies regarding
  - Cumulative impacts of development
  - Climate mitigation and adaptation
  - Reserve and Easement function



# Streamlining Process



## **Goals Accomplished**

- ✓ Flexibility
- ✓ Readability
- ✓ Incorporating changes in the market
- ✓ Align policy
- ✓ Streamline processes





## **Engagement**

#### **Events + Participation**

- 3 survey + 272 responses.
- 16 Open House + 323 attendees.
- 3 community workshops + 15 organizations.
- 3 industry workshops + 11 participants.

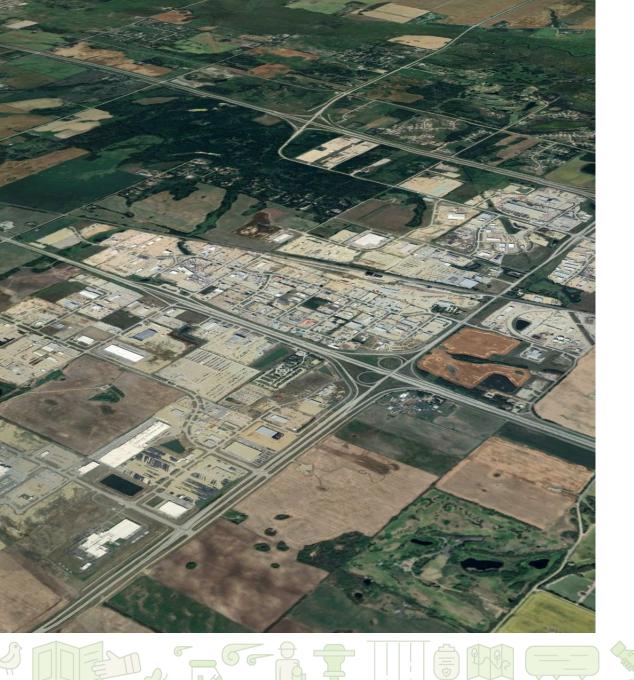
#### **Topics**

- Growth opportunities
- Policy Gaps + Policy Support
- Policy Alignment
- Policy Education



## **Engagement Key Findings**

- Preserve natural areas for ecological health and connection to nature
- Protect agricultural lands and activities
- Maintain character and support rural experience
- Support age-in-place housing developments
- Prevent fragmentation by clustering development
- Balance clarity and flexibility in development rules
- Focus industrial and commercial growth
- Identify innovative opportunities with former mine lands
- Readability and user friendly



### **Public Hearing**

Administration finds Bylaw 2024-22 to be in alignment with the Edmonton Metropolitan Regional Growth Plan and Council Strategic Plan, supports the proposed bylaw, and presents the following options for Councils 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 2024-22 be presented to Council at this meeting for second reading and submitted to the EMRB to begin the Regional Evaluation Framework process.

OR

b) That Bylaw 2024-22 be presented for second at a later date or a date directed by Council.







### Bylaw 2024-22 Motion Amendment

Bylaw 2024-22 presented as amended

- Grammatical changes based on circulation
- No impact identified on policy
- No requirement to restart approval process with amendment



# Administration Recommendation

- 1. THAT Bylaw 2024-22 receive second reading.
- 2. THAT administration be directed to submit Bylaw 2024-22 to the Edmonton Metropolitan Regional Board to be reviewed for recommended approval under the Regional Evaluation Framework.

