



SUSTAINABLE
DEVELOPMENT

MAILING ADDRESS:
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April 5, 2013

Reference No.: 58604240-046

Paul Hanlan, Manager
Planning and Development Services
53109A Highway 779
Parkland County AB T7Z 1R1

Dear Mr. Hanlan:

Please accept this letter as a follow-up to the meeting between the City of Edmonton and Parkland County on March 24, 2013. The City of Edmonton appreciates the opportunity to discuss our concerns and further our understanding of the proposed Woodbend-Graminia Area Structure Plan amendment.

Bylaw 36-2012 proposes to amend the Woodbend-Graminia Area Structure Plan (ASP) by re-designating lands from Agricultural to Country Residential/ Mixed Use. The amendment aligns the ASP with the County's adopted Municipal Development Plan as well as the existing Country Residential Zone in terms of the map. The City considers the application to be a technical map amendment and, as such, does not object to the application.

The City, however, is concerned that continued fragmentation of these lands does not support the direction of the Capital Region Growth Plan. The affected lands are directly adjacent to the boundaries of both the City of Edmonton and Priority Growth Area 'Cw,' and the Growth Plan states the following:

- o Traditional County Residential development must not impede the orderly expansion of a Priority Growth Area over the long term; and
- o Existing statutory plans should be brought into conformance with the Growth Plan when amendments are made.

The County Residential/Mixed Use Land Use designation within the ASP allows for lands abutting the City's boundary to be fragmented by Country Residential Development, and creates uncertainty as to which land use zoning may be applied to these lands under the Mixed Use designation.

Thank you for the opportunity to review and comment on this application. If you have any questions, please contact Tim Brockelsby, Senior Inter-Municipal Planner, at 780-496-6122.

Yours truly,

Peter Ohm, RPP, MCIP
Branch Manager
Urban Planning and Environment

c: Doug Lagore, Chief Executive Officer, Capital Region Board
Neal Sarnecki, Manager, Regional Projects, Capital Region Board