

Bylaw 2023-10 – Wabamun Hamlet Area Redevelopment Plan**Introduction:**

1. THAT Bylaw 2023-10 receive second reading.
2. THAT Council direct Administration to prepare and submit Bylaw 2023-10 to the Edmonton Metropolitan Regional Board to be reviewed for recommended approval under the Regional Evaluation Framework.

Introduction:

Parkland County has undertaken the completion of a statutory plan for the hamlet of Wabamun (Bylaw 2023-10 Wabamun Hamlet Area Redevelopment Plan). Bylaw 2023-10 Wabamun Hamlet Area Redevelopment Plan (HARP) was completed to align with the requirements of Parkland County's Municipal Development Plan Bylaw 2017-14, Policy 6.0.9. First reading of Bylaw 2023-10 occurred on September 26, 2023.

HARP | Background

After the dissolution of Wabamun into Parkland County's border, an amendment to the existing Parkland County Municipal Development Plan (MDP) was required to identify the new lands within Parkland's borders and to identify the Hamlet of Wabamun as a Growth Hamlet. This amendment was completed in December of 2022 through Bylaw 2022-17.

To provide certainty to the residents of Wabamun, administration made the decision to keep the existing Wabamun MDP in place until the Wabamun HARP was adopted to reduce any potential policy gaps or considerations which may have been felt if the Wabamun MDP was rescinded prior to. Administration has confirmed that all policies and considerations for Wabamun are reflected within Parkland County's MDP and are further represented within the Bylaw 2023-10 Wabamun HARP.

Hamlet Area Redevelopment Plan Project

In addition to alignment of the Parkland County MDP, the HARP was drafted as a next step in to support the overall Wabamun Area Vision which covers the greater Wabamun Lake region. The Wabamun Area Vision was accepted by Council for information in Q4 of 2022. Building on the Wabamun Area Vision, the Wabamun HARP's vision focuses on creating a sustainable, complete hamlet community which acts as a lakeside community destination and gateway for the greater Wabamun Lake Region. The document's goals are to:

1. Develop sustainably for human and natural health.
2. Grow as a complete, fully serviced community.
3. Enhance connections to the Region.
4. Sustain a thriving local business community.
5. Support quality of life for all ages.
6. Reinforce the Hamlet's identity as a lakeside destination.

The goals of the HARP provide direction for the main HARP concepts which support business development, pedestrian focused main streets, new and existing linkages for trails, mixed land use, and activity nodes to foster community gathering. These key concepts are reflected throughout the Hamlet with a more detailed emphasis

within the identified activity nodes/key places. Key places are of significance as they provide a path towards fostering opportunities as it pertains to business, community, and innovation.

In addition to policy, the HARP provides a high-level implementation and design guideline to support future implementation and action on the key vision and goals for the Hamlet but also, for the larger Wabamun area as reflected through the Wabamun Area Vision. Operational impacts have been considered internally for the document and any items of concern have been flagged and dealt with through policy.

Public Consultation

Public Engagement

Engagement for the project was completed over a period of 18 months, concurrent with the work being completed through the Wabamun Area Vision. Four (4) key themes were identified throughout the engagement period. These themes include:

1. Focus growth and amenities in the Wabamun Hamlet – Future full-time residential, destination resort, and commercial development should be focused within the Hamlet of Wabamun due to existing services and infrastructure.
2. Strike a balance between residents and visitor needs- careful consideration needs to be made to ensure that both the residents and visitor experiences can co-exist and benefit one another.
3. Use trails to stitch together existing experiences and initiatives in the Wabamun Area- an integrated year-round trail system would help connect existing communities and points of interest in the area as well as provide better access around Wabamun Lake.
4. Protect and expand public access to Wabamun Lake- Lake health is a critical factor to consider when selecting locations for development. It is important that all decisions consider the impacts to the lake and water quality.

The themes were reviewed and implemented into the plan through various policy and design guidelines. Engagement for the Wabamun HARP project brought over 800+ participants with approximately 34% of participants being permanent or seasonal residents of the Hamlet.

Responses from the public indicated general support for the proposed new statutory plan. Feedback also noted, residents heard about the public information session primarily from social media and the County/project webpage.

Internal Referral

Internal circulation of Bylaw 2023-10 occurred prior to first reading. Internal circulation included the following departments:

- Executive Committee
- Legislative and Corporate Services
- Engineering
- Agricultural and Environmental Services
- Economic Diversification
- Community Services
- Public Works
- Fire Inspections
- Planning and Development

The Long-Range Planning team compiled and addressed any comments provided internally. Additionally, the Long- Range Planning team in collaboration with 02 Planning + Design conducted a meeting to allow departments the opportunity to provide additional context to the information provided during the internal circulation period. Feedback where applicable, has been included within Bylaw 2023-10.

Legislative Circulation Period Conducted by Administration

In compliance with the requirements of the Municipal Government Act, Administration circulated the proposed bylaw to internal departments (noted above), relevant agencies, and adjacent municipalities. The formal comment period was between October 12th 2023 to November 6th, 2023 for relevant agencies and adjacent municipalities as the internal circulation occurred prior to first reading. In total administration received eight (8) external written responses. Alberta Transportation and Transmountain Pipeline referrals provided formal comment which has been reviewed by administration and will be considered through the MDP Project work and future implementation of Bylaw 2023-10 Wabamun Hamlet Area Redevelopment Plan. Received responses can be reviewed under **Attachment 1- External Comment Submissions**.

The referral included language which stated no response would equate to no concern. Administration moved forward with the understanding a nonresponse was a no concern.

Below is the list of received responses.

Agency/Adjacent Municipality	Response Received (Yes/No)	Comment/Concerns
City of Spruce Grove	Yes	No Concerns
Town of Devon	Yes	No Concerns
Yellowhead County	Yes	No Concerns
Sturgeon County	Yes	No Concerns
Leduc County	Yes	No Concerns
Transmountain Pipelines	Yes	Recommendations provided to support future developers near pipelines. Administration identified suggestions to be better suited for the work being completed through the MDP Project. No concerns identified otherwise. Attachment 1- External Comment Submissions
Alberta Transportation	Yes	Overall, no concerns . Full comments located in Attachment 1- External Comments .
Alberta Transportation (Transportation and Economic Corridors)	Yes	Overall, no concerns . Full comments located in Attachment 1- External Comments .
Alberta Health Services	Yes	Overall, no concerns . Full comments located in Attachment 1- External Comments .

Notice of the scheduled Public Hearing was sent via mail to adjacent landowners within a 0.8km radius on October 12, 2023. Adjacent municipalities and agencies were sent notice of Public Hearing on November 7, 2023 via email. Additionally, notice of Public Hearing was advertised through the Parkland County website, yourparkland Wabamun HARP project page and social media on October 13, 2023. Newspaper advertisements for the Public Hearing occurred through Community Voice during the weeks of November 13, 2023, and November 20, 2023.

Policy Framework Review

The policy frameworks relevant to the consideration of the proposed Wabamun Hamlet Area Redevelopment Plan are as follows:

1. Edmonton Metropolitan Region Growth Plan (EMRGP): New statutory plans such as Hamlet Area Redevelopment Plans are required to be referred under the Regional Evaluation Framework. Bylaw 2023-10 is required to be submitted to the EMRB as per the REF process.
2. Parkland County Strategic Plan 2022-2025: The following policy statements within the current Parkland County Strategic Plan support the proposed amendment:

Pillar A: Complete Communities

- Goal A2: To create a sense of belonging and well-being by enriching our communities with relevant amenities.

Conclusion

Administration finds Bylaw 2023-10 Wabamun Hamlet Area Redevelopment Plan to be in alignment with the Edmonton Metropolitan Regional Growth Plan and Council Strategic Plan and therefore 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 2023-10 be presented to Council at this meeting for second and submitted to the EMRB to begin the Regional Evaluation Framework process.
 - OR
 - b. That Bylaw 2023-10 be presented for second at a later date or a date directed by Council.

As Bylaw 2023-10 is a new statutory document for the County, the Wabamun HARP will be required to be submitted to the Edmonton Metropolitan Region Board (EMRB) Regional Evaluation Framework (REF). The REF requirement has been included as a motion to direct administration to prepare and submit the REF application to the EMRB.

Once the County has received a recommended approval from the EMRB through the REF process, administration will return to Council in Q1 2024 for third and final reading of Bylaw 2023-10.

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