

Topic: Proposed Amendment to Village of Wabamun Land Use Bylaw 07-2010 – Redistricting

Administration Recommendation:

1. That Bylaw 2024-25 receive second reading.
2. That Bylaw 2024-25 receive third reading.

Introduction:

Administration is proposing to redistrict a parcel of land currently owned by the County located at 5116 53 Avenue within the Hamlet of Wabamun.

Facts (Background Information):

Proposed Bylaw 2024-25 is an amendment to the Village of Wabamun Land Use Bylaw to redistrict the property legally described as Lot 4, Block 18, Plan 6344MC from the US-Urban Services District to the R1-Residential Single Unit (Frame) District. There is an existing dwelling located on the property which historically has been used as a medical centre.

On December 10, 2024, Council gave first reading to Bylaw 2024-24 and set a Public Hearing date of January 28, 2025, at 9:30am.

Land Use Bylaw (LUB) Redesign Project

Parkland County Administration is currently undertaking a redesign of our current Land Use Bylaw 2017-18. As part of that project, the Hamlet of Wabamun will be included within Parkland County's LUB, and the Village of Wabamun LUB will be repealed. Although Bylaw 2024-25 is an amendment to the Village of Wabamun's current Land Use Bylaw 07-2010, the Land Use Bylaw Redesign Project Team was consulted during the drafting of the amendments to ensure that the proposed changes will be in alignment with the new Land Use Bylaw, which is expected to be presented for Council's consideration in early 2025.

Analysis:

The redistricting proposed under Bylaw 2024-25 is in alignment with the Wabamun Hamlet Area Redevelopment Plan Bylaw 2023-10 which designates the lands for residential use. The proposal is also compatible with the adjacent lands which are districted R1, with the exception of the Wabamun Fire Station to the west which is districted US.

Public Consultation

Administration conducted public engagement as required by Council Policy C-AD51 for the proposed Land Use Bylaw amendment. An Open House was held on November 6, 2024, at the Wabamun Office.

Advertisements for the Open House included:

- Newspaper advertisements in the Spruce Grove Examiner, Community Voice, and Pembina Post
- Uploading content on the County webpage and social media
- Emailing subscribers from YourParkland.ca
- Direct mailout to landowners within 100m of the subject parcel

There were 24 attendees at the open house. Hand-out materials were available at the event detailing the proposed amendments, and feedback boards were present with prompting questions where attendees were encouraged to provide written feedback. Overall, many of the participants expressed their satisfaction with their questions answered.

A complete summary of the engagement can be found in the What We Heard Report.

Policy Framework Review

The policy frameworks relevant to the consideration of the proposed Land Use Bylaw amendment:

1. Edmonton Metropolitan Region Growth Plan (EMRGP):

The proposed Land Use Bylaw amendment does not require referral to the Edmonton Metropolitan Region Board (EMRB) as Land Use Bylaw amendments are not a requirement under the Regional Evaluation Framework (REF).

2. Parkland County Strategic Plan 2022-2025

The proposed Land Use Bylaw amendment is in alignment with Pillar D Responsible Leadership – Goal D1: To ensure that County Council is supported by a robust and current framework of bylaws, policies, and plans.

3. Municipal Development Plan (Bylaw 2017-14):

In addition to the Figures of the MDP listed in the chart below, the Land Use Bylaw amendment is consistent with Section 7 (“Rural Communities & Housing”) of the County’s MDP.

Figure 2-Edmonton Metropolitan Region-Policy Tiers	The subject parcel is located within the Rural Area of the Edmonton Metropolitan Region.
Figure 4- Natural Resource Consideration	This area is identified as having a low concentration of oil and gas well activity.
Figure 5-Environmentally Significant Areas	The subject parcel is NOT located within an identified Environmentally Significant Area.
Figure 7- Development Concept	The subject parcel is located within a Priority Growth Hamlet.
Figure 9-Prime Agriculture Areas	The subject parcel is NOT located within one of the identified Prime Agricultural Areas.
Figure 11-Prime Recreation and Tourism Areas	The subject parcel is located within the Wabamun / Pembina Prime Recreation and Tourism Area.
Figure 14-High Priority Landscapes	The subject parcel is NOT located within a High Priority Landscape.

Alternatives:

1. If Council desires to receive more 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 2024-25 be presented to Council at this meeting for second and third reading.

- b. That Bylaw 2024-25 be presented for second and third reading on February 11th, 2025, at a regular scheduled meeting of Council.

Conclusion/Summary:

Administration finds that the proposed Land Use Bylaw amendment is in alignment with the Edmonton Metropolitan Region Growth Plan, the Municipal Development Plan, and the Wabamun Hamlet Area Redevelopment Plan and therefore recommends that upon closing the Public Hearing, Council give second and third reading to Bylaw 2024-25.

AUTHOR: Julia Leduc, BA

Date written: December 18, 2024

Department: Planning and Development