



Bylaw 2023-10 Wabamun Hamlet Area Redevelopment Plan

Public Hearing + Second Reading

Parkland County Council 2023-11-28



Overview

- Background and Purpose
- Proposed Bylaw 2023-10
- Public Engagement
- Internal/External Circulation
- Recommendation
- Next Steps

Background and Purpose



BYLAW 2017-14



Parkland County
**Municipal
Development
Plan**

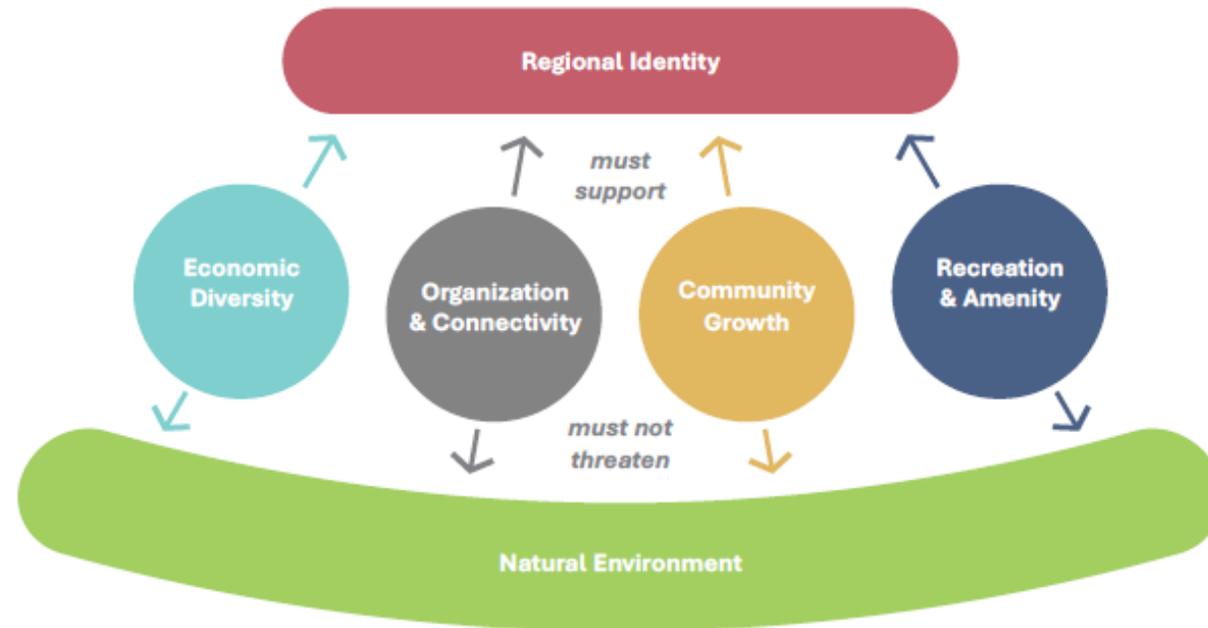
One Parkland: Powerfully Connected.



MDP Direction for Hamlets

- MDP identifies different classifications of Hamlets
- Wabamun is a **priority growth hamlet**, along with Entwistle
- MDP policies **concentrate growth, housing, and employment in hamlets** to leverage existing municipal infrastructure and assets
- Policy 6.0.9 states the requirement for completion of Hamlet Area Redevelopment Plans for growth hamlets

Wabamun Area Vision



The Wabamun Area will leverage its unique natural and industrial assets to enable its transformation into a thriving regional anchor.

- premised on healthy and well-connected ecologies for all generations
- widely known as a beautiful, unique, and accessible regional destination
- strategically planned to create a well-connected rural region
- sharing its community spirit to attract a wide range of families and lifestyles
- energized by diverse, year-round economic drivers and employment
- with an exciting collection of recreation sites and amenities



Plan Area

Former village area, minus the existing Waterfront ASP area (separate statutory plan). Bounded by CN rail and Highway 16.

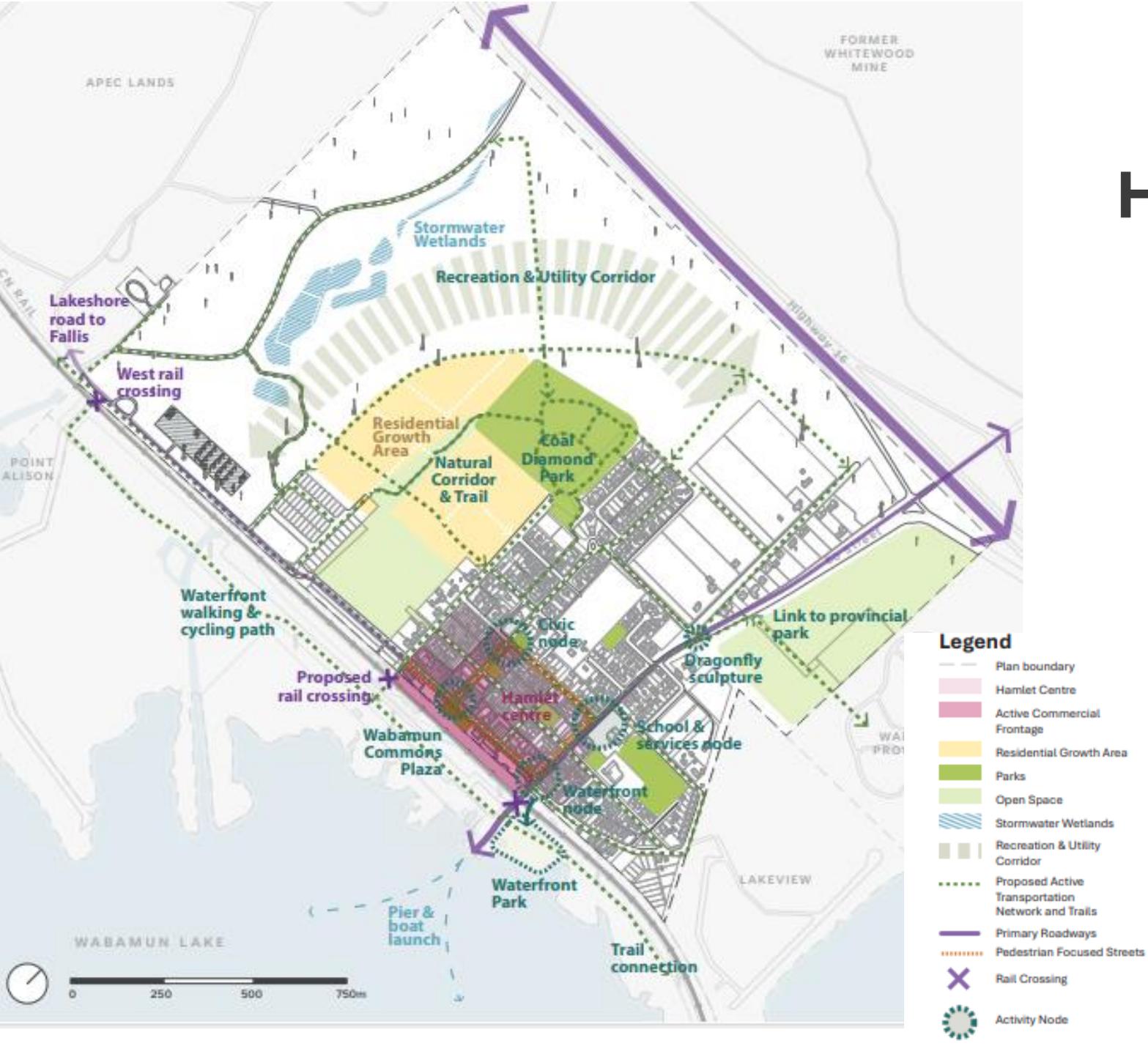
The Wabamun HARP will replace the former Village MDP for the area.



HARP Vision & Goals

The Hamlet of Wabamun is a complete, sustainable, lakeside community that provides a gateway to the Wabamun Lake Region.

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



HARP Concept

- Concentrate active commercial development along pedestrian focused main streets
- Focus mixed use and residential density in the Hamlet Centre
- Identify key activity nodes in the Hamlet
- Retain the residential growth area from the former Village MDP
- Create a recreation and utility corridor around the Hamlet
- Provide new trail linkages

Engagement



Project Engagement

Administration undertook 3 phases of Public Engagement, to share information on the proposed new statutory plan

- Advertised on the County website, road signs and social media, and in the following publication for two weeks for public events and the Public Hearing: Community Voice

Two calls were received from the public

- Asked questions regarding the boundary of the plan.
- Provided opportunity for future amenities in the area

Public response indicated general support for the proposed bylaw.

No concerns were identified with the proposed bylaw.

3
Engagement
Phases

800+
Participants
Total

~34%
Permanent
or seasonal
residents of
the Hamlet

Circulation Comments

- Internal Circulation
 - Circulation occurred internally in April 2023. Comments provided by internal departments were addressed prior to First Reading
- External Circulation
 - Circulation occurred externally in October 2023.
 - A minimum of 21 days was provided for comment
 - 2 comment received Transmountain Pipelines land referrals.
 - Transmountain Pipelines land referrals - Comments provided were identified by administration to be better suited for the work being completed within the MDP Project. No concerns regarding the proposed bylaw.
 - Alberta Transportation- Comments received show no concern with the proposed bylaw.
 - Alberta Health Services- Comments received show no concern with the proposed bylaw.
 - No concerns noted by other responses received.
 - No comment = no concern.

Conclusion

Proposed Bylaw 2023-10 Wabamun Hamlet Area Redevelopment Plan is in alignment with the Edmonton Metropolitan Regional Growth Plan, Council Strategic Plan and Parkland County Municipal Development Plan. In addition, the amendment:

- Provides certainty to the residents of Wabamun regarding how the area will grow in the future
- Supports connects to the greater initiatives within the Wabamun watershed and Parkland County overall.
- Ensure alignment to all statutory plans and support direction for the Land Use Bylaw ReDesign



What's Next?

- EMRB Submission to occur after Public Hearing and Second Reading
- 3rd Reading / Adoption January 2024

Options before Council

1. Additional information required to make a decision:

Postpone the closing of the Public Hearing to a later date.

OR

2. Enough information received to make a decision:

Public Hearing is closed.

- a) Second reading and submission of Bylaw 2023-10 to the Edmonton Metropolitan Region Board be passed through motion by Council.

Please note once the Public Hearing is closed, no further information is able to be received.