

Topic: Parkland County Municipal Development Plan Project Phase 1- Technical Growth Study**Introduction**

Administration recommends that the Governance and Priorities Committee (the “Committee”) accept the Municipal Development Plan Project Technical Growth Study for information.

Parkland County’s Municipal Development Plan (MDP) is being updated to create a clear vision for the County that responds to regional and economic changes that have occurred, since the last major update in 2017. To support the MDP Project, a Technical Growth Study (TGS) was completed and will be used as a tool to support policy development as the MDP Project begins Phase 2.

The following Administrative Report provides the Committee with an overview of the MDP Project Technical Growth Study.

Technical Growth Study

The study was completed using an informed based approach which merges technical analysis with input from the public and County leadership. Together, these streams provided options and assessed growth direction to propose a preferred growth concept. The study is not a statutory plan and will be used to support to policy development within the new MDP.

The study area includes the entirety of Parkland County. The municipalities of Stony Plain and Spruce Grove were omitted from the study with the intent to only reference potential impacts where applicable.

Technical Growth Study - Key Findings

The collection of information in the study recommends growth direction for eight land use areas in the County through a preferred growth concept. This is reference as the “Strategic Summary” under section 6.2 of the TGS. Key findings from the Strategic Summary includes:

- Prioritizing agricultural lands and natural spaces such as Environmentally Sensitive Areas (ESA) through protective measures when responding to growth opportunities.
- Hamlet of Wabamun and Wabamun Country to be prioritized for future recreational uses (both motorized and non-motorized).
- Continued enabling of growth in hamlets with an emphasis on diversifying the development profile of Wabamun.
- Commercial growth to surround other forms of growth in the County such as Acheson, Wabamun and along highway corridors. Small scale commercial in communities to be considered where appropriate.
- Incentivizing growth and expanding Acheson’s role as an industrial growth anchor.
- Residential development to continue to respond to market demand, providing opportunities in the future for diversified housing types.
- Growth along highway corridors to occur naturally. County to continue monitoring market demand and respond accordingly.

Further detail regarding the above key findings can be viewed under section *6.0 Preferred Growth Concept* of the TGS.

Technical Growth Study – Impacts on County

Using an informed based approach to direct growth serves as a dual purpose. Growth targeted in specific areas of the County provides an improved understanding of where growth should or should not be considered. This positions the County to make informed decisions for future infrastructure, servicing, and study requirements to support growth.

The recommendations in the TGS will be referenced when drafting policy during the drafting of the MDP policies in Phase 2. MDP policies will be drafted in stages, allowing input from Council and the public prior to a complete draft recommendation presented through the Public Hearing approval process.

Next Steps / Conclusion

The recommendations presented within the Technical Growth Study will be:

- referenced when drafting Municipal Development Plan policy in Phase 2 of the project;
- used to provide insight for County future growth potential as it relates spatial suitability of land uses; and
- shared to the public upon Councils acceptance of the Technical Growth Study for information on the yourparkland website.

AUTHORS: Natasha De Sandi Department: Planning and Development Services

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Attachments

1. Municipal Development Plan Project – Phase 1 Technical Growth Study