



Parkland County & Yellowhead County Intermunicipal Development Plan

What We Heard Report

One Parkland: Powerfully Connected.

Planning & Development Services

SEPTEMBER 2018

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Introduction

This “What We Heard” Report has been prepared by Parkland County in cooperation with Yellowhead County in support of Parkland County Bylaw 2018-18 Parkland County and Yellowhead County Intermunicipal Development Plan (IDP).

The report describes the public engagement process, outlines the stakeholders involved, and summarizes stakeholder feedback.

Public Engagement Objectives

1. Inform Parkland County and Yellowhead County residents of IDP goals
2. Encourage feedback from residents on IDP policies
3. Consult stakeholders on draft IDP policies

Identified Stakeholders

EXTERNAL STAKEHOLDER ENGAGEMENT

- ❖ Intermunicipal Development Plan Open House
 - Parkland County
 - Mayor & Council
 - Residents within 800 m of county borders (IDP area)
 - County residents
 - Agencies and organizations
 - Yellowhead County
 - Mayor & Council
 - Residents within 800 m of county borders (IDP area)
 - County residents
 - Agencies and organizations

INTERNAL STAKEHOLDER ENGAGEMENT

- ❖ Parkland County
 - Development Services staff were provided regular project updates via group meetings
- ❖ Yellowhead County
 - Information sharing and project updates occurred on a regular basis between Parkland County and Yellowhead County

Methods of Engagement

Parkland County focused on traditional engagement methods to engage the public and stakeholders.

- ❖ Open house advertisements (ran for three (3) weeks in advance of the open house)
 - Spruce Grove Examiner
 - Stony Plain Reporter
 - Pembina Post
 - Community Voice
 - Parkland County Facebook page
 - Parkland County Twitter page
 - Parkland County website

- ❖ Open house notification letter
 - This letter was sent out to all landowners within the Plan Area. The letter invited residents to the open house and provided a brief overview of the purpose of the IDP.

- ❖ Public Open House
 - September 18th, 2018; 6:00 P.M. – 8:00 P.M.; Tipple Park Museum, Evansburg

What We Heard

OPEN HOUSE QUESTIONS/COMMENTS

The following questions/comments occurred during the open house. As these were in-person and verbal, the question/comment and county response has been paraphrased while maintaining as much accuracy as possible.

Resident Question/Comment	County Response
<ul style="list-style-type: none"> Several residents expressed confusion over why the Plan is being developed, and what is the overall purpose of the Plan. 	<ul style="list-style-type: none"> Parkland County and Yellowhead County staff stated that the completion of the Intermunicipal Development Plan (IDP) is a new requirement under the Government of Alberta. Staff stated that the purpose of the Plan is to confirm and reinforce future land uses (i.e. in the next 30+ years) for lands of either side of the municipal boundary.
<ul style="list-style-type: none"> Several residents were concerned that development was happening right now – and both counties were gathering feedback on a specific development. 	<ul style="list-style-type: none"> Staff from both counties expressed that the Plan is a “future looking plan” for how lands along county boundaries will be developed – and that the Plan doesn’t propose any specific development. Staff also stated that future land uses in the proposed IDP align to both counties’ municipal development plans and area structure plans for the area, and that both counties are not proposing and different land uses that what is identified in these plans.
<ul style="list-style-type: none"> Several residents were concerned about more recreational uses along the Pembina River and negative impacts due to recreational uses such as tubing. 	<ul style="list-style-type: none"> Staff from both counties expressed that the IDP does not talk specifically about “tubing”. The IDP is a very broad plan that only talks about both counties working together on future regional recreational opportunities (i.e. IDP does not state specific types of recreational uses). Staff expressed that both counties have an expectation that future recreational development along the Pembina River is developed and managed responsibly.

Resident Question/Comment	County Response
Two residents were concerned that the Plan is done and that residents have “no say” on the Plan.	Staff from both counties stressed that the Plan has to be done on a very quick timeline mandated by the Government of Alberta (i.e. approximately 2 years). Staff also expressed that the residents from both counties will have an opportunity to voice their opinions during the public hearing process.
Two residents stated that “it’s about time” both Parkland and Yellowhead Counties were coordinating on land uses.	Staff stated that the relationship between both counties is positive, and that the IDP and Intermunicipal Collaboration Framework (ICF) will solidify this good working relationship.
One resident questioned the purpose of the Intermunicipal Collaboration Framework (ICF).	Staff responded that the purpose of the ICF was to identify servicing areas where both counties “may work on in the future” to ensure residents of both counties receive good and effective services such as fire response and bylaw enforcement.
One resident stated some minor discrepancies with Map 2 – Hamlet Service Area.	Parkland County staff noted the discrepancies and have completed needed changes.
One resident expressed concerns about rural crime.	Staff expressed that this issue is not addressed in the IDP.

DISPLAY BOARD QUESTIONS/COMMENTS

The following questions/comments were placed on the feedback areas of the open house display boards. These areas were designed to encourage stakeholders to question or comment on draft IDP policies through the use of sticky notes.

IDP Policy	Resident Question/Comment	County Response
<ul style="list-style-type: none"> • Section 5: Land Use Policies 	<ul style="list-style-type: none"> • "When acreages are approved in farming areas, written notice should be given to the developer and purchaser of the acreages on rights and farming practices allowed by adjoining farmers/ranchers. <ul style="list-style-type: none"> ○ Moving cattle down roads ○ Responsibility of both parties on fencing and maintaining fences ○ Rights of farmers regarding hours of work (i.e. early morning and late evening work on farmland) ○ Work on farms on weekends. Some acreage owners have been successful in stopping hauling of hay/silage past (sp.) their acreages on Sunday." 	<ul style="list-style-type: none"> • An IDP is a high-level land use plan that reinforces future land use on either side of the municipal boundary. • Agriculture has been identified as a primary use within the Plan Area. • This comment will not be specifically addressed in the IDP. However, Parkland County's MDP Bylaw 2017-14 does address the "Right to Farm" and endeavours to increase public awareness and understanding of agricultural operations and businesses by promoting the importance of the agricultural industry.
<ul style="list-style-type: none"> • Section 8: Economic and Social Developments 	<ul style="list-style-type: none"> • "Schools to work together. Halls and seniors." 	<ul style="list-style-type: none"> • Context of comment unknown.

EXIT SURVEY QUESTIONS/COMMENTS

The following questions/comments were written by open house attendees on a one page survey (see Appendix F and G). Stakeholders were asked to fill out the survey as they left the open house, and were encouraged to provide feedback of any kind that might improve future open house events.

Resident Question/Comment	County Response
<ul style="list-style-type: none"> • “More information regarding the protection of historic land places along the river.” 	<ul style="list-style-type: none"> • Administration is unclear of the context of this comment. However, the IDP does address Environmental Reserve dedication along the Pembina River to protect the integrity of natural systems. Additionally, Parkland County’s Municipal Development Plan Bylaw 2017-14 addresses Heritage Planning and directs the County to investigate ways to inventory, preserve, and maintain historic sites within the County.
<ul style="list-style-type: none"> • “More accuracy in maps.” 	<ul style="list-style-type: none"> • The open house provides an opportunity for Administration to receive feedback from residents on draft policies and mapping. Discrepancies in mapping were reviewed following the engagement event and required changes have been completed.
<ul style="list-style-type: none"> • “The font on the handout is too (sp.) small. The backside is blank use both sides, increase the font size, age of attendees may be of interest, mostly seniors were at the open house.” 	<ul style="list-style-type: none"> • Administration will note this feedback for future open house events.
<ul style="list-style-type: none"> • “Be able to get a better answer from speakers, what really lies ahead for agriculture land owners or river boundaries.” 	<ul style="list-style-type: none"> • The IDP does not propose a specific development. It provides residents with assurance on future land use in the area as depicted on Map 2 of the Plan.

Engagement Summary

- ❖ The purpose of the open house was to gather information on the eight (8) main sections and accompanying policy of the Intermunicipal Development Plan
 - September 18th, 2018; 6:00 P.M. – 8:00 P.M.; Tipple Park Museum, Evansburg
- ❖ Forty-seven (47) citizens attended
 - Twenty-seven (27) residents from Parkland County
 - Eighteen (18) residents from Yellowhead County
 - Two (2) residents preferred not to say
- ❖ **Most concerns raised by open house attendees related to the purpose and intent of the Plan. However, once informed by Project Staff of the legislative requirement to complete the Plan, residents raised no major concerns directly related to the draft IDP policies or policy direction.**



Figure 1: Photo taken at the open house.



Figure 2: Photo taken at the entrance to the open house.



Figure 3: Photo taken at the open house.



Figure 4: Photo taken at discussion area of open house.

Appendix A: Public Open House Advertisement



If you live within 800 meters of Yellowhead or Lac Ste. Anne County, be sure to drop in and have your say on our Intermunicipal Development Plan and Intermunicipal Collaboration Frameworks.

These important documents guide how neighbouring municipalities work together and grow!

i Intermunicipal Development Plans (IDP) help ensure future infrastructure and land use is coordinated between municipalities.

i Intermunicipal Collaboration Frameworks (ICF) are an agreement on municipal services between neighbouring municipalities that coordinates how services may be provided for all residents.

Yellowhead County IDP/ICF Open House

**September 18, 2018
6:00 p.m. - 8:00 p.m.**

Tipple Park Museum
4924-48 Street, Evansburg
Drop in anytime



Lac Ste. Anne County IDP/ICF Open House

**September 25, 2018 5:00
p.m. - 7:00 p.m.**

Manly Hall 2320 HWY 16,
Parkland County
Drop in anytime



For more information, please visit www.parklandcounty.com/idp or contact Martin Frigo, Parkland County's Long Range Policy Planning Manager, either by phone 780-968-8888 ext. 8389 or email Martin.Frigo@parklandcounty.com

Appendix B: Open House Notification Letter

OPEN HOUSE



YOU ARE INVITED!

«NANAME» / «NANAME1A»
«NAADD1»
«NAADD2»
«NAADD3»
«NACITY», «NAAPRV» «NAPSTC»

WHAT: **PARKLAND COUNTY AND YELLOWHEAD COUNTY INTERMUNICIPAL DEVELOPMENT PLAN AND INTERMUNICIPAL COLLABORATION FRAMEWORK**

WHEN: **TUESDAY, SEPTEMBER 18TH, 2018
6:00 P.M. TO 8:00 P.M. (DROP IN)**

WHERE: **TIPPLE PARK MUSEUM
4924 48 AVENUE
EVANSBURG, AB T0E 0T0**

You are invited to the Parkland County and Yellowhead County Intermunicipal Development Plan (IDP) and Intermunicipal Collaboration Framework (ICF) Public Open House. Please drop in to learn more about the project and provide your comments.

Due to changes in the Municipal Government Act, Parkland County and Yellowhead County are currently in the process of drafting their Intermunicipal Development Plan (IDP) and Intermunicipal Collaboration Framework (ICF). These are statutory documents prepared by two municipalities which share a common border. The IDP and ICF will help ensure future infrastructure and land use policy is coordinated between the two municipalities.

You are receiving this invitation as you are a property owner within the Intermunicipal Development Plan Area.

YOUR INPUT AND IDEAS ARE IMPORTANT TO US!

For more information, please contact:

Martin Frigo; Manager, Long Range Planning; Parkland County

Phone: (780) 968-8443

Email: Martin.Frigo@parklandcounty.com



YELLOWHEAD COUNTY AND PARKLAND COUNTY IDP/ICF

Appendix C: Public Open House Display Boards

Disclaimer: Appendix C represents information shared with the public at the Parkland County & Yellowhead County IDP open house and is not a final copy for approval.

WELCOME TO OUR OPEN HOUSE



Yellowhead County and Parkland County are working together to create an **Intermunicipal Development Plan (IDP)** and **Intermunicipal Collaboration Framework (ICF)**.

At tonight's Open House you will find:

1. Proposed IDP Goals
2. Draft IDP Policy Highlights
3. Yellowhead County and Parkland County staff available to answer any questions you may have
4. An area where you can view the draft IDP and ICF documents



YELLOWHEAD COUNTY AND PARKLAND COUNTY IDP/ICF

What is an Intermunicipal Development Plan?

- ➔ A high-level policy plan prepared by two (or more) municipalities that share a common border
- ➔ Ensures future development and land use policy is coordinated between municipalities
- ➔ Reduces the possibility of any conflicts between Counties
- ➔ Ensures the relationship remains strong, transparent, and collaborative in the future

Why is this Intermunicipal Development Plan required?

The Government of Alberta mandates that municipalities with a shared border complete an IDP. Under Section 631 of the Modernized Municipal Government Act (MMGA), Yellowhead County and Parkland County have agreed to jointly engage in an IDP.



Figure 1: Plan Hierarchy



IDP Goals

- To establish in good faith a method for collaboration between both Counties on land use matters.
- To reduce the potential for future conflict(s) and encourage understanding.
- To identify and conserve environmental features, recreation, and open space.
- To harmonise and confirm future land uses, infrastructure, transportation, and development within the Plan Area.
- To provide a process and procedure for dispute resolution, amendments, and administration of the Plan.
- To enhance opportunities for increased quality-of-life through a diversified local economy and quality community services.
- To meet requirements of the Modernized Municipal Government Act (Section 631), the Edmonton Metropolitan Regional Growth Plan requirements (Parkland County), and any other applicable requirement.



Plan Area

The IDP consists of two policy areas; the **Rural Area** and the **Hamlet Service Area**. Together, the joint Plan Area covers approximately 10,726 ha (26,505 ac) of land.

Rural Area:

The Rural Area extends 800 metres from the Parkland County and Yellowhead County boundary lines or from the top of bank of a body of water or watercourse.

Hamlet Service Area:

Within those lands governed by the Evansburg Area Structure Plan and the Entwistle Area Structure Plan, the IDP Hamlet Service Area boundary shall extend from the Pembina River to the nearest quarter section line or municipal roadway.



Overview Map

DRAFT IDP POLICY HIGHLIGHTS

Please feel free to use sticky notes to provide comments. Your input and ideas are important to us!

SECTION 5: LAND USE POLICIES

This section supports communication between Administrations on land use decisions to guide coordinated development within the Plan Area. IDP policies in this section ensure that the land use decisions will be made to benefit residents of both Counties.



SECTION 6: HAMLET SERVICE AREAS

This section speaks to working cooperatively to promote the development of infrastructure in Evansburg and Entwistle, and support the hamlets as regional destinations for recreation, tourism, and other economic development opportunities.



DRAFT IDP POLICY HIGHLIGHTS

Please feel free to use sticky notes to provide comments. Your input and ideas are important to us!

SECTION 7: TRANSPORTATION AND INFRASTRUCTURE POLICIES

Yellowhead County and Parkland County recognize the importance of safe, coordinated, and efficient infrastructure networks. IDP policies in this section ensure that infrastructure will be constructed cooperatively for the benefit of residents of both Counties.



SECTION 8: ECONOMIC AND SOCIAL DEVELOPMENTS

Yellowhead County and Parkland County will work cooperatively to encourage opportunities for a diversified local economy. IDP policies in this section recognize the importance of tourism and regional recreation use in both Counties.



DRAFT IDP POLICY HIGHLIGHTS

Please feel free to use sticky notes to provide comments. Your input and ideas are important to us!

SECTION 9: COORDINATION OF INTERMUNICIPAL PROGRAMS

This section supports the promotion of community services or programs to enhance resident quality of life. IDP policies in this section will promote social and economic development activities within the Plan Area.



SECTION 10: ENVIRONMENTAL POLICIES

Yellowhead County and Parkland County are characterized by a diverse network of natural areas that are valued by local residents. IDP policies in this section recognize the important ecological and sociological benefit that these areas provide.



DRAFT IDP POLICY HIGHLIGHTS

Please feel free to use sticky notes to provide comments. Your input and ideas are important to us!

SECTION 11: IMPLEMENTATION AND ADMINISTRATION

This section outlines the steps both Counties will take to ensure open communication between administrations of both municipalities.

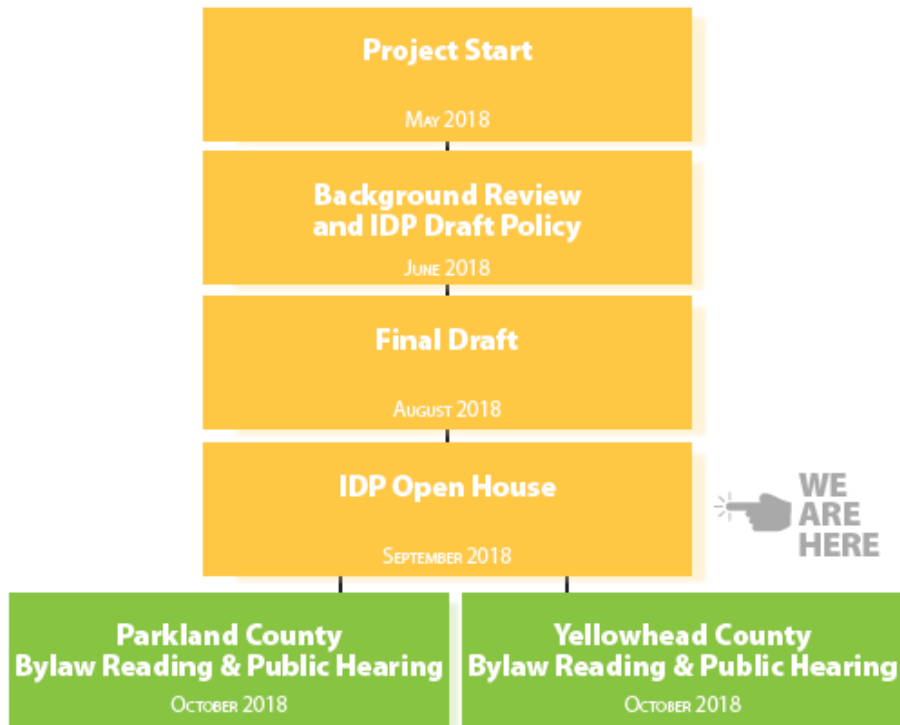


SECTION 12: DISPUTE RESOLUTION

This section outlines the comprehensive process for the resolution of disputes that will ensure conflicts are resolved fairly and in good faith.



Project Timeline



Tell us what you think!

Please take a few minutes to **complete our comment sheet and help us to improve our public engagement!**

If you have any questions or comments regarding the document, or if you would like additional information, please contact:

Rachelle Trovato; Planner, Parkland County
Phone: (780) 968-8443 **Email:** Rachelle.Trovato@parklandcounty.com

OR

Brent Shepherd; Planning & Development Manager, Yellowhead County
Phone: (780) 723-4800 **Email:** bshepherd@yellowheadcounty.ab.ca



YELLOWHEAD COUNTY AND PARKLAND COUNTY IDP/ICF

YELLOWHEAD COUNTY AND PARKLAND COUNTY INTERMUNICIPAL COLLABORATION FRAMEWORK (ICF)

What is an Intermunicipal Collaboration Framework?

Similar to an Intermunicipal Development Plan (IDP), municipalities that share a common boundary must create an Intermunicipal Collaboration Framework (ICF). ICF's are intended to:

- ➔ Facilitate cooperation between neighbouring municipalities
- ➔ Provide integrated, coordinated, and efficient municipal services
- ➔ Allocate municipal resources efficiently to benefit Yellowhead County and Parkland County residents

Why is this Intermunicipal Collaboration Framework required?

The Government of Alberta mandates that municipalities with a shared border complete an ICF. Under Part 17.2 of the Modernized Municipal Government Act (MMGA) Yellowhead County and Parkland County have agreed to jointly engage in an ICF.

How are IDP's and ICF's different?

An **IDP** is a statutory land use plan between two or more adjacent municipalities. It ensures future development and land uses between municipalities is coordinated.

An **ICF** is an agreement on municipal services between adjacent municipalities. It coordinates how services may be provided for all residents. Specific direction includes:

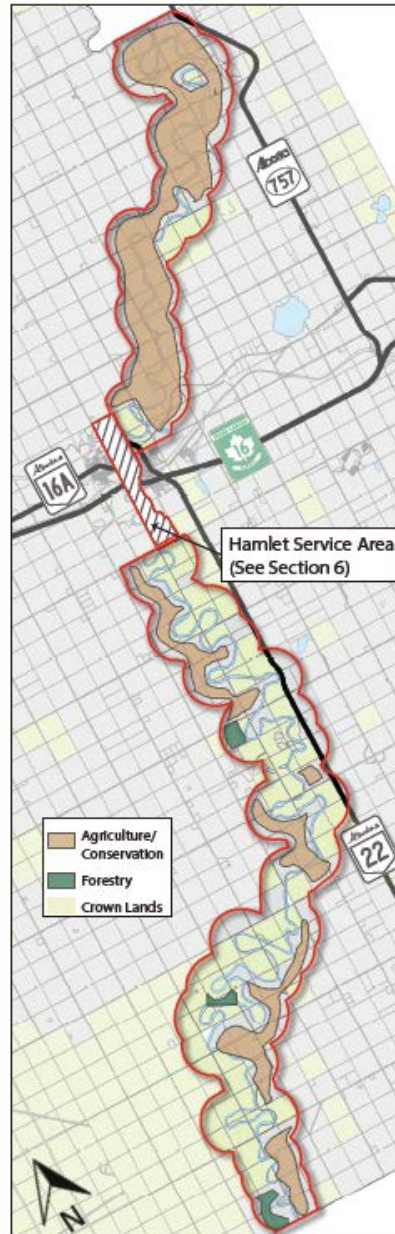
- ➔ Process of collaboration
- ➔ Existing servicing agreements between municipalities
- ➔ Administration and resolution of disputes



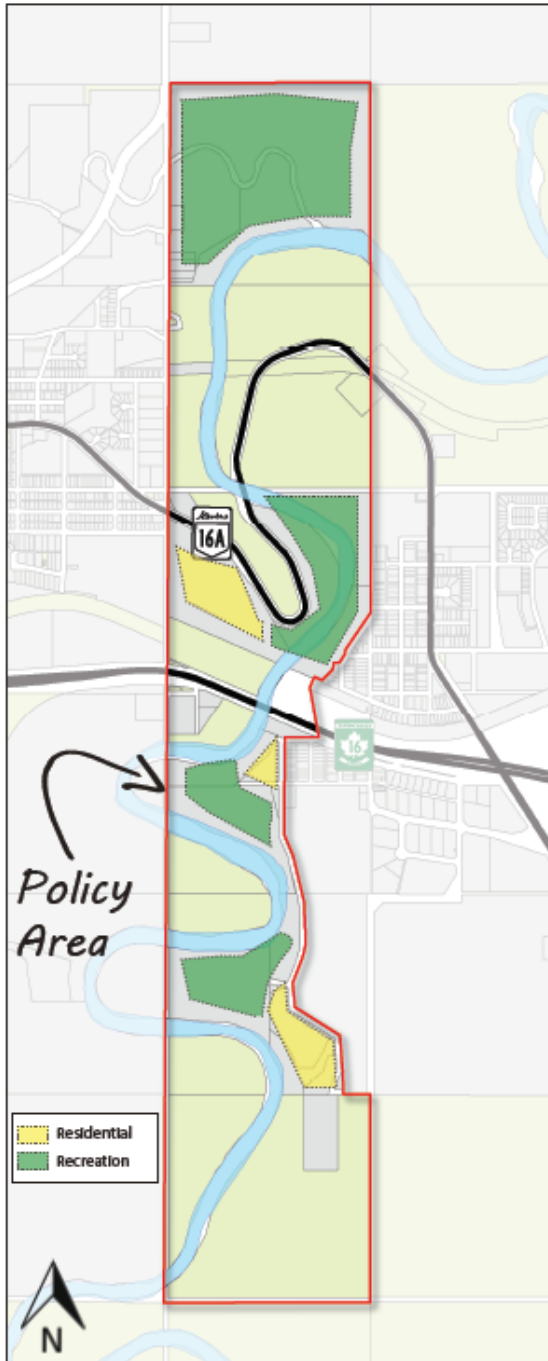
Appendix D: Future Land Use Maps

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FUTURE LAND USE CONCEPT



FUTURE LAND USE CONCEPT




Appendix E: Intermunicipal Development Plan

Disclaimer: Appendix E represents information shared with the public at the Parkland County & Yellowhead County IDP open house and is not a final copy for approval.

Parkland County/Yellowhead County Intermunicipal Development Plan

Bylaw 2018-18



GOALS:

- To establish long-term goals for collaboration between Councils on land use matters.
- To ensure the protection of historic and natural resources, and encourage understanding.
- To identify and conserve environmental features, resources, and open space.
- To improve and coordinate land use, infrastructure, transportation, and development within the Plan Area.
- To provide a process and procedure for dispute resolution, amendments, and administration of the Plan.
- To enhance opportunities for increased quality of life through a diversified local economy and quality community services.
- To meet the requirements established in the Municipal Government Act (section 67), the Edmonton Metropolitan Region Council's requirements (Parkland County), and any other applicable requirement.

PLAN AREA:

The IDP consists of two policy areas, the Rural Area and the Hamlet Service Area. The Rural Area extends 600 metres from the Parkland County and Yellowhead County boundary Area from the top of the City of Edmonton. Within these two land parcels for the Hamlet Service Area and the Hamlet Service Area, the IDP Hamlet Service Area boundary will extend the Hamlet Area to the nearest quarter section line or municipal road/corridor shown on Map 2, where the IDP Hamlet Service Area boundary is to be placed. The boundary depicted in Map 2 shall prevail. The IDP Plan Area covers approximately 70% to 80% of land for a selected rural area and future land use, refer to Map 1 - Future Land Use.

ENVIRONMENTAL POLICIES:

- Environmentally Sensitive Areas and Crown Lands - Environmentally Sensitive Areas and Crown Lands have been identified within Map 2 - Environmental Features.
- Environmental Features - Both Councils shall follow provincial regulations in their part to the identification, distribution, and use of Environmental Features, Municipal Plans, and Conservation Areas in an effort to maintain the integrity of the systems identified in Map 3 - Environmental Features. In the event of development and/or activities, both Councils will require the development of Environmental Features along the Pembina River and any other major watercourse in the Plan Area.
- Setbacks from Natural Areas and Riparian Corridors - Through riparian land, riparian, both municipalities shall enforce appropriate development setbacks from the Pembina River, watercourse, watercourse, and riparian corridors. The governing municipalities may require the applicant to supply recommendations prepared by a qualified professional regarding riparian setbacks and/or other required mitigation measures.
- Environment Health - Both municipalities will promote an environmental stewardship and the health of riparian ecosystems, waterways, wetlands, and Environmentally Sensitive Areas within the Plan Area.
- Connectivity - Where appropriate, both municipalities may collaborate on the establishment of planned trail networks for passive and recreational enjoyment. Open Space - Both municipalities recognize the value of open space within the Plan Area and may seek to identify riparian open space opportunities, and seek to incorporate riparian open space opportunities into the implementation of wetland, riparian areas, watercourse, and riparian, and will collaborate when reviewing riparian areas that may be impacted within the Plan Area. Both municipalities in regional and other planning groups will be encouraged, and information on inter-municipal coordination is considered where appropriate.

INTRODUCTION:

An Intermunicipal Development Plan (IDP) is a statutory document prepared with two or more municipalities that share a common border, and where at least one municipality is a part of a growth management region. An IDP ensures future development and land use policy is coordinated between municipalities.

Parkland County and Yellowhead County, under the direction of Section 61 of the Municipal Government Act, have agreed to jointly prepare an IDP. This plan has been developed to reduce the possibility of any potential conflicts between Councils and to ensure the relationship remains strong transparent and collaborative in the future.

PURPOSE:

To have a co-operative approach for the process of land use and development, managing growth, environmental features, infrastructure, other municipal services, and dispute resolution along the border of Parkland County and Yellowhead County. This Plan shall contain:

- Policy Area
- Policy for administration and implementation which includes:
 - IDP Committee
 - Review Process
 - Amendment Process
 - Dispute Resolution
 - Plan Amendment or Repealing Process

LAND USE POLICIES:

Parkland County and Yellowhead County will engage and collaborate to agree on land use policies within the Plan Area. Any dispute shall be addressed through Section 12 of this Plan. Each Council will maintain their autonomy within their current boundaries. Within the Plan Area:

- Both Councils shall have the following jurisdiction for review:
 - A proposed Municipal Development Plan or amendments thereto;
 - A proposed Land Use Bylaw or amendments thereto;
 - A proposed Area Structure Plan or amendments thereto;
 - A development application; and
 - A development application application Committee shall send back to the referring municipality within 12 calendar days from the 12 calendar days, the referring municipality will consider that area is no objection, comments, or concerns.
- Agriculture, Forestry and Crown Lands - Agriculture and Forestry use is a primary and vital use in the Plan Area. The Councils, where possible, should consider the conversion of high capacity agricultural lands to non-agricultural uses. Crown Lands that are at the jurisdiction of the Province of Alberta. Residential - New residential development within agricultural areas should minimize impacts on agricultural lands and activities and essential features, to maintain the rural character of the land and the Province of Alberta where possible.
- Combined Sewerage Treatment Plants (CSTPs) - Any new or expanding CSTP within the Plan Area shall follow the technical Operation and Maintenance Act and guidelines in the applicable municipality. Plans for the development Plan and Land Use Bylaw Applications shall be reviewed by the adjacent Council for review and comment.

HAMLET SERVICE AREAS:

- Hamlet Servicing - Parkland County and Yellowhead County may choose to collaborate in the development of municipal infrastructure needed to service developments within the IDP Hamlet Service Area.
- Gateway to the West - Parkland County and Yellowhead County will promote the IDP Hamlet Service Area as a regional destination for recreation, tourism, and other economic development opportunities.
- Coastal Development - The IDP Hamlet Service Area is located along major transportation corridors. The IDP will consider the impact of development through design features such as landscaping, fencing, buffering, and other means of beautification.

TRANSPORTATION AND INFRASTRUCTURE POLICIES:

- Transportation Network (Railways) - Any proposed changes to existing or proposed transportation networks within the Plan Area shall be reviewed in the adjacent municipality and Alberta Transportation (through its review and consent prior to any change being initiated).
- Alberta Transportation - Where applicable, the Councils will work together with Alberta Transportation to maintain a safe and effective transportation network within the Plan Area.
- Transportation Network - All new and expanding developments proposed within the Plan Area shall ensure that long-term transportation corridors are secured in order to maintain safe, coordinated, cost-effective networks.
- Cost Sharing - Municipalities may enter into a cost sharing agreement on agreed infrastructure that benefits both Councils.
- Development Requirements for Sites with Roadways - Developers shall construct all roads and bridges to current Alberta Traffic and/or Yellowhead County engineering standards.
- Maintaining Networks - Each Council is responsible for the construction and maintenance of the transportation network within the Plan Area.
- Future Development - Future development and transportation networks within the Plan Area shall be agreed upon by both municipalities. Both municipalities shall encourage appropriate setbacks to be included for proposed developments adjacent to all the right-of-way, such as setbacks, buffers, and security fencing.
- Coastal National (CN) Railway (Railways) - Any new development application within close proximity of a right-of-way or an existing CN Railway for review by the appropriate municipality.
- Service Provider Utilities - Both Parkland County and Yellowhead County shall ensure that any new or expanding development within the Plan Area provides an adequate level of service to the satisfaction of the utility providers.
- Residential Development - Parkland County and Yellowhead County acknowledge that natural resources are an integral part of the development of their Counties. As such, they will ensure the development of natural resources areas, and that transportation networks are not unduly restricted within the Plan Area.
- Non-Residential Development - Both municipalities support the responsible protection of natural resources within the Plan Area. Where to surface and sub-surface development, the applicable municipality will require that applicants have provided and obtained the permits for compliance with all municipal, provincial, and federal regulatory authorities.

ECONOMIC AND SOCIAL DEVELOPMENTS:

- Economic Development - Both municipalities encourage opportunities for a diversified local economy and understand the role of riparian in enhancing regional competitiveness.
- Tourism and Recreation - Where opportunities within the Plan Area, both municipalities will endeavor to collaborate in good faith to encourage opportunities for tourism and recreational use.

COORDINATION OF INTERMUNICIPAL PROGRAMS:

- Consistency Programs - The provision of quality community services and programs helps to enhance resident quality of life. Both municipalities may choose to collaborate on any social or economic development activities which affect the Plan Area.

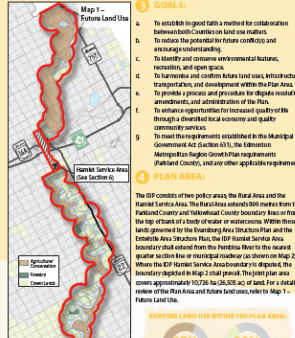
IMPLEMENTATION AND ADMINISTRATION:

- Adoption - The Intermunicipal Development Plan shall be adopted by both Parkland County and Yellowhead County in accordance with the Municipal Government Act.
- Plan Review and Amendments -
 - The Intermunicipal Development Plan shall be reviewed at minimum every five (5) years following adoption by both Councils.
 - If the Plan requires amendments, or if there is a significant change to the Plan, both municipalities in Intermunicipal Development Plan Committee (IDPC) shall be established to review and discuss changes to the Plan.
 - An IDPC shall be composed of four (4) members. The IDPC shall have an even number of members from each municipality: two (2) members of Councils from the larger, one (1) councillor and two (2) CACOs. An alternate member shall be assigned if any committee member cannot be in attendance.

DISPUTE RESOLUTION:


- In the event that a dispute is identified, it is required that written notice be given to the adjacent municipality.
- Administration from each municipality shall meet and attempt to resolve the dispute. If unable, the CACOs may attempt to resolve the dispute.
- In case where Administration and the CACOs cannot resolve the dispute, the Intermunicipal Development Plan Committee (IDPC) shall be established to review the dispute and attempt to negotiate resolution. In the event that a resolution is not achieved within three (3) days following the first meeting of the IDPC, the dispute will then be referred to mediation. The services of an independent mediator will be required with the mediation process a written recommendation to both Councils. The cost of mediation shall be shared equally between the Councils.
- The identified dispute must be resolved within six (6) months after written notice is given.
- If the dispute has not been resolved within six (6) months after the notice is given, the municipalities may proceed to apply the law as set, in accordance with the MGA, the other municipality will have the right to appeal to the MGA.

Map 2 - Hamlet Service Area - Future Land Use



97% Agricultural
30% Residential
2% Industrial
1% Other

Map 3 - Environmental Features



Legend:
 - Environmentally Sensitive Area
 - Crown Land
 - Riparian Corridor
 - Watercourse
 - Wetland
 - Other Environmental Features

Appendix F: Exit Survey



Thank you for sharing your time and knowledge!

Please let us know how we did.

- | | |
|---|---|
| <p>1. I am a resident of:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Parkland County <input type="checkbox"/> Yellowhead County <p>2. I am a (check all that apply):</p> <ul style="list-style-type: none"> <input type="checkbox"/> Resident <input type="checkbox"/> Landowner <input type="checkbox"/> Business owner <input type="checkbox"/> Farmer/rancher <input type="checkbox"/> Developer <input type="checkbox"/> None of the above | <p>3. How did you hear about this open house?</p> <ul style="list-style-type: none"> <input type="checkbox"/> Stony Plain Reporter/Spruce Grove Examiner <input type="checkbox"/> Yellowheadlines Newsletter <input type="checkbox"/> Edson Leader <input type="checkbox"/> Parkland County website <input type="checkbox"/> Yellowhead County website <input type="checkbox"/> Facebook <input type="checkbox"/> Twitter <input type="checkbox"/> Word of mouth <input type="checkbox"/> Other: _____ |
|---|---|

4. Was the location and time convenient?
- Yes
 - No
- If "No", please provide feedback here.

5. How would you like to engage with us regarding future Intermunicipal Development Plans?
- Open house
 - Formal presentation
 - Online Survey
 - Other: _____

6. What would make this type of event better? Please provide any feedback here.

Any questions? Please contact:
 Rachele Trovato
 Planner – Parkland County
 Office: 780 968 8443 ext. 8321
 rachele.trovato@parklandcounty.com

Brent Shepherd
 Planning & Development Manager –
 Yellowhead County
 Office: 780 723 4800
 bshepherd@yellowheadcounty.ab.ca



Appendix G: Completed Exit Surveys



Thank you for sharing your time and knowledge!

Please let us know how we did.

1. I am a resident of:
 - Parkland County
 - Yellowhead County

2. I am a (check all that apply):
 - Resident
 - Landowner
 - Business owner
 - Farmer/rancher
 - Developer
 - None of the above

3. How did you hear about this open house?
 - Stony Plain Reporter/Spruce Grove Examiner
 - Yellowheadlines Newsletter
 - Edson Leader
 - Parkland County website
 - Yellowhead County website
 - Facebook
 - Twitter
 - Word of mouth
 - Other: Letter

4. Was the location and time convenient?
 - Yes
 - No

If "No", please provide feedback here.

5. How would you like to engage with us regarding future Intermunicipal Development Plans?
 - Open house
 - Formal presentation
 - Online Survey
 - Other: _____

6. What would make this type of event better? Please provide any feedback here.

More accuracy in maps

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Thank you for sharing your time and knowledge!

Please let us know how we did.

- | | |
|---|---|
| <p>1. I am a resident of:</p> <p><input checked="" type="checkbox"/> Parkland County</p> <p><input type="checkbox"/> Yellowhead County</p> <p>2. I am a (check all that apply):</p> <p><input checked="" type="checkbox"/> Resident</p> <p><input type="checkbox"/> Landowner</p> <p><input type="checkbox"/> Business owner</p> <p><input type="checkbox"/> Farmer/rancher</p> <p><input type="checkbox"/> Developer</p> <p><input type="checkbox"/> None of the above</p> | <p>3. How did you hear about this open house?</p> <p><input type="checkbox"/> Stony Plain Reporter/Spruce Grove Examiner</p> <p><input type="checkbox"/> Yellowheadlines Newsletter</p> <p><input type="checkbox"/> Edson Leader</p> <p><input type="checkbox"/> Parkland County website</p> <p><input type="checkbox"/> Yellowhead County website</p> <p><input checked="" type="checkbox"/> Facebook</p> <p><input type="checkbox"/> Twitter</p> <p><input type="checkbox"/> Word of mouth</p> <p><input type="checkbox"/> Other: _____</p> |
|---|---|

4. Was the location and time convenient?
- Yes
- No
- If "No", please provide feedback here.

5. How would you like to engage with us regarding future Intermunicipal Development Plans?
- Open house
- Formal presentation
- Online Survey
- Other: _____

6. What would make this type of event better? Please provide any feedback here.

Here information regarding the protection of historic land places along the river.

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 bshepherd@yellowheadcounty.ab.ca





Thank you for sharing your time and knowledge!

Please let us know how we did.

1. I am a resident of:
 - Parkland County
 - Yellowhead County
2. I am a (check all that apply):
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 - Landowner
 - Business owner
 - Farmer/rancher
 - Developer
 - None of the above
3. How did you hear about this open house?
 - Stony Plain Reporter/Spruce Grove Examiner
 - Yellowheadlines Newsletter
 - Edson Leader
 - Parkland County website
 - Yellowhead County website
 - Facebook
 - Twitter
 - Word of mouth
 - Other: _____

4. Was the location and time convenient?
 - Yes
 - No

If "No", please provide feedback here.

5. How would you like to engage with us regarding future Intermunicipal Development Plans?
 - Open house
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 - Other: _____

6. What would make this type of event better? Please provide any feedback here.

Be able to get a better answer from speakers, what really lies ahead for our land owners on inter. boundaries

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Thank you for sharing your time and knowledge!

Please let us know how we did.

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2. I am a (check all that apply):
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 - Landowner
 - Business owner
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 - None of the above
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 - Yellowheadlines Newsletter
 - Edson Leader
 - Parkland County website
 - Yellowhead County website
 - Facebook
 - Twitter
 - Word of mouth
 - Other: _____
4. Was the location and time convenient?
 - Yes
 - No

If "No", please provide feedback here.

PARKING IS MINIMAL

5. How would you like to engage with us regarding future Intermunicipal Development Plans?
 - Open house
 - Formal presentation
 - Online Survey
 - Other: _____

6. What would make this type of event better? Please provide any feedback here.

THE FONT ON THE HANDOUT IS TOO SMALL
THE BACKSIDE IS BLANK
USE BOTH SIDES, INCREASE THE FONT
SIZE, AGE OF ATTENDEES MAY BE OF
INTEREST, MOSTLY SENIORS WERE AT THE
OPEN HOUSE.

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Thank you for sharing your time and knowledge!

Please let us know how we did.

- | | |
|---|--|
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|---|--|

4. Was the location and time convenient?
- Yes
- No
- If "No", please provide feedback here.

5. How would you like to engage with us regarding future Intermunicipal Development Plans?
- Open house
- Formal presentation
- Online Survey
- Other: _____

6. What would make this type of event better? Please provide any feedback here.

as this event, OK

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 Yellowhead County
 Office: 780 723 4800
 bshepherd@yellowheadcounty.ab.ca





Thank you for sharing your time and knowledge!

Please let us know how we did.

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 - Yellowhead County
2. I am a (check all that apply):
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 - Business owner
 - Farmer/rancher
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 - None of the above
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 - Stony Plain Reporter/Spruce Grove Examiner
 - Yellowheadlines Newsletter
 - Edson Leader
 - Parkland County website
 - Yellowhead County website
 - Facebook
 - Twitter
 - Word of mouth
 - Other: _____
4. Was the location and time convenient?
 - Yes
 - No

If "No", please provide feedback here.

5. How would you like to engage with us regarding future Intermunicipal Development Plans?
 - Open house
 - Formal presentation
 - Online Survey
 - Other: _____

6. What would make this type of event better? Please provide any feedback here.

THIS EVENT WAS WELL DONE AND
LOCATION WAS ALSO GOOD +

Any questions? Please contact:
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Yellowhead County
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bshepherd@yellowheadcounty.ab.ca



Thank you for sharing your time and knowledge!

Please let us know how we did.

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 - Yellowheadlines Newsletter
 - Edson Leader
 - Parkland County website
 - Yellowhead County website
 - Facebook
 - Twitter
 - Word of mouth
 - Other: _____

4. Was the location and time convenient?
 - Yes
 - NoIf "No", please provide feedback here.

5. How would you like to engage with us regarding future Intermunicipal Development Plans?
 - Open house
 - Formal presentation
 - Online Survey
 - Other: _____

6. What would make this type of event better? Please provide any feedback here.

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Yellowhead County
Office: 780 723 4800
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Thank you for sharing your time and knowledge!

Please let us know how we did.

- | | |
|--|--|
| <p>1. I am a resident of:</p> <p><input checked="" type="checkbox"/> Parkland County</p> <p><input type="checkbox"/> Yellowhead County</p> <p>2. I am a (check all that apply):</p> <p><input checked="" type="checkbox"/> Resident</p> <p><input type="checkbox"/> Landowner</p> <p><input type="checkbox"/> Business owner</p> <p><input checked="" type="checkbox"/> Farmer/rancher</p> <p><input type="checkbox"/> Developer</p> <p><input type="checkbox"/> None of the above</p> | <p>3. How did you hear about this open house?</p> <p><input type="checkbox"/> Stony Plain Reporter/Spruce Grove Examiner</p> <p><input type="checkbox"/> Yellowheadlines Newsletter</p> <p><input type="checkbox"/> Edson Leader</p> <p><input type="checkbox"/> Parkland County website</p> <p><input type="checkbox"/> Yellowhead County website</p> <p><input type="checkbox"/> Facebook</p> <p><input type="checkbox"/> Twitter</p> <p><input type="checkbox"/> Word of mouth</p> <p><input type="checkbox"/> Other: <i>phone call from neighbor</i></p> |
|--|--|

4. Was the location and time convenient?
- Yes
- No
- If "No", please provide feedback here.

5. How would you like to engage with us regarding future Intermunicipal Development Plans?
- Open house
- Formal presentation
- Online Survey
- Other: _____

6. What would make this type of event better? Please provide any feedback here.

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 - Developer
 - None of the above
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 - Stony Plain Reporter/Spruce Grove Examiner
 - Yellowheadlines Newsletter
 - Edson Leader
 - Parkland County website
 - Yellowhead County website
 - Facebook
 - Twitter
 - Word of mouth
 - Other: MAILING

4. Was the location and time convenient?
 - Yes
 - NoIf "No", please provide feedback here.

5. How would you like to engage with us regarding future Intermunicipal Development Plans?
 - Open house
 - Formal presentation
 - Online Survey
 - Other: email contact

6. What would make this type of event better? Please provide any feedback here.

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Thank you for sharing your time and knowledge!

Please let us know how we did.

- | | |
|---|--|
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|---|--|

4. Was the location and time convenient?
- Yes
- No
- If "No", please provide feedback here.

5. How would you like to engage with us regarding future Intermunicipal Development Plans?
- Open house
- Formal presentation
- Online Survey
- Other: _____

6. What would make this type of event better? Please provide any feedback here.

this was adequate.

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