



Whitewood Direct Control Removal Project

What We Heard Report

One Parkland: Powerfully Connected.

Planning & Development Services

Table of Contents

Introduction	3
Public Engagement Objectives	3
Identified Stakeholders	3
External Stakeholder Engagement	3
Internal Stakeholder Engagement	3
Methods of Engagement.....	3
What We Heard	5
Open House Questions/Comments.....	5
Exit Survey Questions/Comments.....	5
Engagement Summary	6
Appendix A: Public Open House Advertisement	7
Appendix B: Open House Notification Letter	8
Appendix C: Public Open House Display Boards	9
Appendix D: Current Land Use Map.....	1
Appendix E: Proposed Land Use Map	2
Appendix F: Exit Survey	1

Introduction

This “What We Heard” Report has been prepared by Parkland County in support of a Land Use Bylaw Amendment to remove the Whitewood Direct Control overlay and to redistrict the land.

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

Public Engagement Objectives

1. Inform Parkland County residents of the project
2. Encourage feedback from residents on the project
3. Consult stakeholders on the project

Identified Stakeholders

EXTERNAL STAKEHOLDER ENGAGEMENT

- ❖ Whitewood DC Overlay Removal Open House
 - Parkland County
 - Mayor & Council
 - Residents within the overlay district
 - County residents
 - Agencies and organizations
 - TransAlta

INTERNAL STAKEHOLDER ENGAGEMENT

- ❖ Parkland County
 - Planning and Development Services staff were provided regular project updates via group meetings

Methods of Engagement

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

- ❖ Newspaper Advertisements

- Advertisements ran for three (3) weeks in advance of the open house in the following publications:
 - Spruce Grove Examiner
 - Stony Plain Reporter
 - Pembina Post
 - Community Voice
- ❖ Social Media
 - 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 project area. The letter invited residents to the open house and provided a brief overview of the purpose of the Whitewood DC overlay removal project.
- ❖ Public Open House
 - October 2nd, 2018; 4:00 P.M. – 8:00 P.M.; Duffield Community Hall, Duffield

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"> Who is paying for the Whitewood Mine reclamation? 	<ul style="list-style-type: none"> Parkland County cannot comment on the business activities of a company.
<ul style="list-style-type: none"> Several residents were concerned that the redistricting could encourage development and destroy the natural areas. 	<ul style="list-style-type: none"> Staff assured residents that protecting Environmentally Significant Areas is one of the goals of Parkland County.
<ul style="list-style-type: none"> Many of the residents were concerned about how the proposed redistricting would impact their properties. 	<ul style="list-style-type: none"> Staff assured residents that the only impact would be that the 'red tape' of being in a Direct Control Overlay would be removed and that residents can carry on their activities as normal.

EXIT SURVEY QUESTIONS/COMMENTS

The following questions/comments were written by open house attendees on a one page survey (see Appendix F). 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.

Question	Resident Response	County Response
1. Do you feel like this project will impact your ability to enjoy your property? How So?	It should have a positive impact. I think this is an appropriate change.	The project is intended to have a positive impact on residents to allow more freedom to enjoy their properties.
	Would like to see left the way it is for the next generation as much as possible.	Protecting Environmental Significant Areas is one of the goals of Parkland County.
2. Do you feel like the proposed Land Use District will be appropriate for your land?	Yes and no	
	Yes	
	For Transalta – on the Agriculture General District same areas the company may consider for solar farming AGI is not included	

3. Other thoughts?	Areas like this are becoming very rare.	
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Engagement Summary

- ❖ The purpose of the open house was to inform the residents of the Whitewood Direct Control Overlay and to gather feedback on the proposed redistricting.
 - October 2nd, 2018; 4:00 P.M. – 8:00 P.M.; Duffield Community Hall, Duffield
- ❖ Fifteen (15) citizens attended
 - Twelve (12) residents from Parkland County
 - Three (3) representatives from TransAlta
- ❖ **Most concerns raised by open house attendees related to the purpose and intent of the project. However, once informed by Project Staff that the removal of the Direct Control overlay will be beneficial for development then residents raised no major concerns directly related to the project.**

Previously circulated Oct 23/18

Appendix A: Public Open House Advertisement

OPEN HOUSE
WHITEWOOD DIRECT CONTROL DISTRICT REMOVAL
Date: Tuesday, October 2, 2018 Time: 4:00 p.m. – 8:00 p.m. Where: Duffield Community Hall (#2 First Street, Duffield, AB) <i>Refreshments will be provided.</i>
For more info, please contact Jasmine Hall in Planning and Development Services at 780-968-8443 or Jasmine.Hall@parklandcounty.com

Appendix B: Open House Notification Letter



First Name Last Name
Address Line 1
Address Line 2
Address Line 3

OPEN HOUSE

Dear Sir or Madam,

YOU ARE INVITED!

WHAT:

**PARKLAND COUNTY LAND USE BYLAW
AMENDMENT - WHITEWOOD DIRECT CONTROL
OVERLAY REMOVAL**

WHEN:

**TUESDAY, OCTOBER 2ND, 2018
FROM 4 - 8 PM**

WHERE:

**DUFFIELD COMMUNITY HALL
#2 FIRST STREET, DUFFIELD, AB**

You are receiving this invitation to the Parkland County Open for the Whitewood Direct Control Removal project as a resident in the district. Please drop in to learn more about the project and provide your comments.

Parkland County Council has provided direction to Administration to amend the County's Land Use Bylaw No. 2017-18 to redistrict privately owned lands surrounding the former Whitewood Mine Site north of Wabamun Lake. The proposed amendments will eliminate the 'red tape' of being in a Direct Control district and will restore the lands to a more appropriate land use designation. Likewise, Council adopted Bylaw 2018-02 earlier this year which redistricted TransAlta held lands as part of their on-going reclamation activity of the Whitewood Mine. Therefore, the Direct Control districting of lands surrounding the mine site is no longer appropriate.

The details for your property are:

Long Legal	Current Land District	Proposed Land District
LEGAL	Whitewood DC (DC Area 3)/RE - Resource Extraction	AGG - Agriculture General District

YOUR INPUT AND IDEAS ARE IMPORTANT TO US!

For more information, please contact:

Jasmine Hall; Planning Intern, Current Planning; Parkland County

Phone: (780) 968-8443

Email: Jasmine.Hall@parklandcounty.com



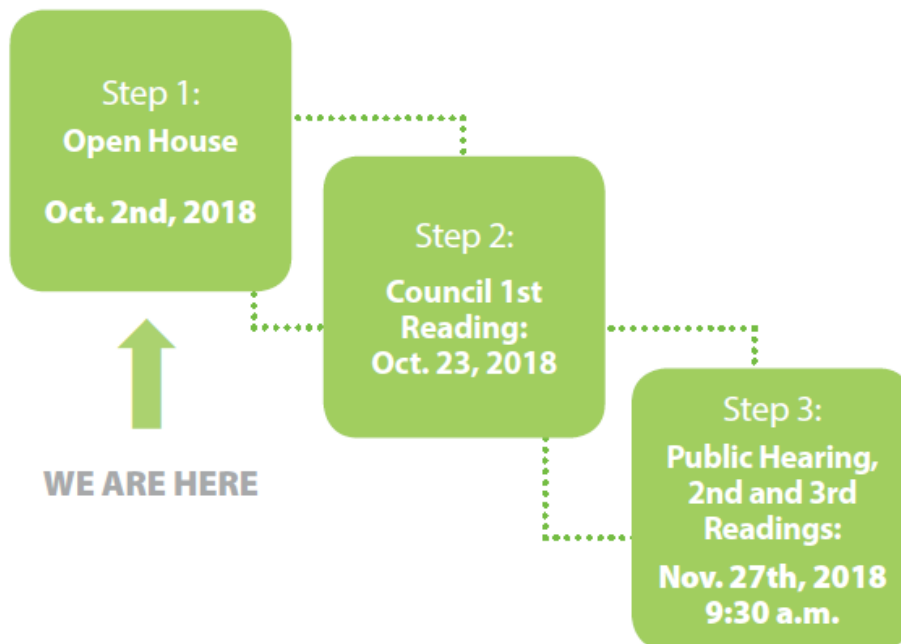
WHITEWOOD DIRECT CONTROL OVERLAY REMOVAL

Appendix C: Public Open House Display Boards

WELCOME TO PARKLAND COUNTY'S WHITEWOOD DIRECT CONTROL OVERLAY REMOVAL OPEN HOUSE

Why are we doing this?

To redistrict privately-owned properties to a more appropriate land use.



**LAND USE BYLAW 2017-18 AMENDMENT - WHITEWOOD DC
OVERLAY REMOVAL**

PURPOSE OF DIRECT CONTROL

b

**First Reading:
October 23rd, 2018**

What is a Direct Control District?

A Direct Control District is applied when the use of the land does not match conventional districts within the Land Use Bylaw. This gives the County more control over what happens on the land.

Why is Direct Control no longer appropriate?

The Whitewood Mine is no longer in operation and the land is being reclaimed for other uses. The Transalta-owned properties were redistricted earlier this year from Direct Control. This project aims to redistrict the privately-owned lands.

P



LAND USE BYLAW 2017-18 AMENDMENT - WHITEWOOD DC
OVERLAY REMOVAL

RE - RESOURCE EXTRACTION DISTRICT:

What is permitted/discretionary?

Permitted Uses:

- Apiary
- Aquaculture
- Auctionneering Services
- Kennel
- Natural Resource Extraction/
Processing
- Small Animal Breeding and/or
Boarding Services
- Wind Energy Converter System

Discretionary Uses*:

- Bed and Breakfast Home
- Bulk Fuel Depot
- Dwelling, Single Detached
- Farm Vacation Home
- General Industrial Manufacturing
Processing
- Home Based Business Level 2/3
- Horticultural Use
- Indoor Participant Recreation
- Industrial Storage and
Warehousing
- Manufactured Home, single wide
- Outdoor Participant Recreation
- Outdoor Shooting Range
- Wind Energy Converter System
- Work Camp

What is an overlay?

A tool to apply additional regulations. An overlay can be applied on top of existing districts where the County requires more control or to identify special provisions.

**Discretionary uses means the Development Authority has discretion to accept or refuse the proposed use.*



AGG - AGRICULTURAL GENERAL DISTRICT:

What is permitted/discretionary?

Permitted Uses:

- Apiary
- Bed and Breakfast home
- Dwellings, single detached
- Farm Vacation Home
- Government Services
- Home Day Care
- Manufacture Home, Single Wide
- Wind Energy Converter System

Discretionary Uses*:

- Abattoir
- Agricultural Support Services
- Animal Health Care Services
- Aquaculture
- Automotive Equipment and vehicle
- Cottage Industry
- Cultural Facilities
- Day Care Services
- General Industrial Manufacturing/ Processing
- Group Care Facility, Group Home
- Home Based Business Level 2,3
- Horticultural
- Industrial Storage and Warehousing
- Kennel
- Manufactured Home, Single wide
- Natural Resources Extraction
- Outdoor Shooting Ranges
- Recreational Vehicle Storage
- Religious Assembly
- Secondary Suite
- and more

**Discretionary uses means the Development Authority has discretion to accept or refuse the proposed use.*



PC - CONSERVATION DISTRICT:

What is permitted/discretionary?

Permitted Uses:

- Park

Discretionary Uses*:

- Convenience Retail Services
- Natural Sciences Exhibit
- Outdoor Participant Recreation
- Wind Energy Converter System

**Discretionary uses means the Development Authority has discretion to accept or refuse the proposed use.*



THOUGHTS FROM THE PUBLIC?



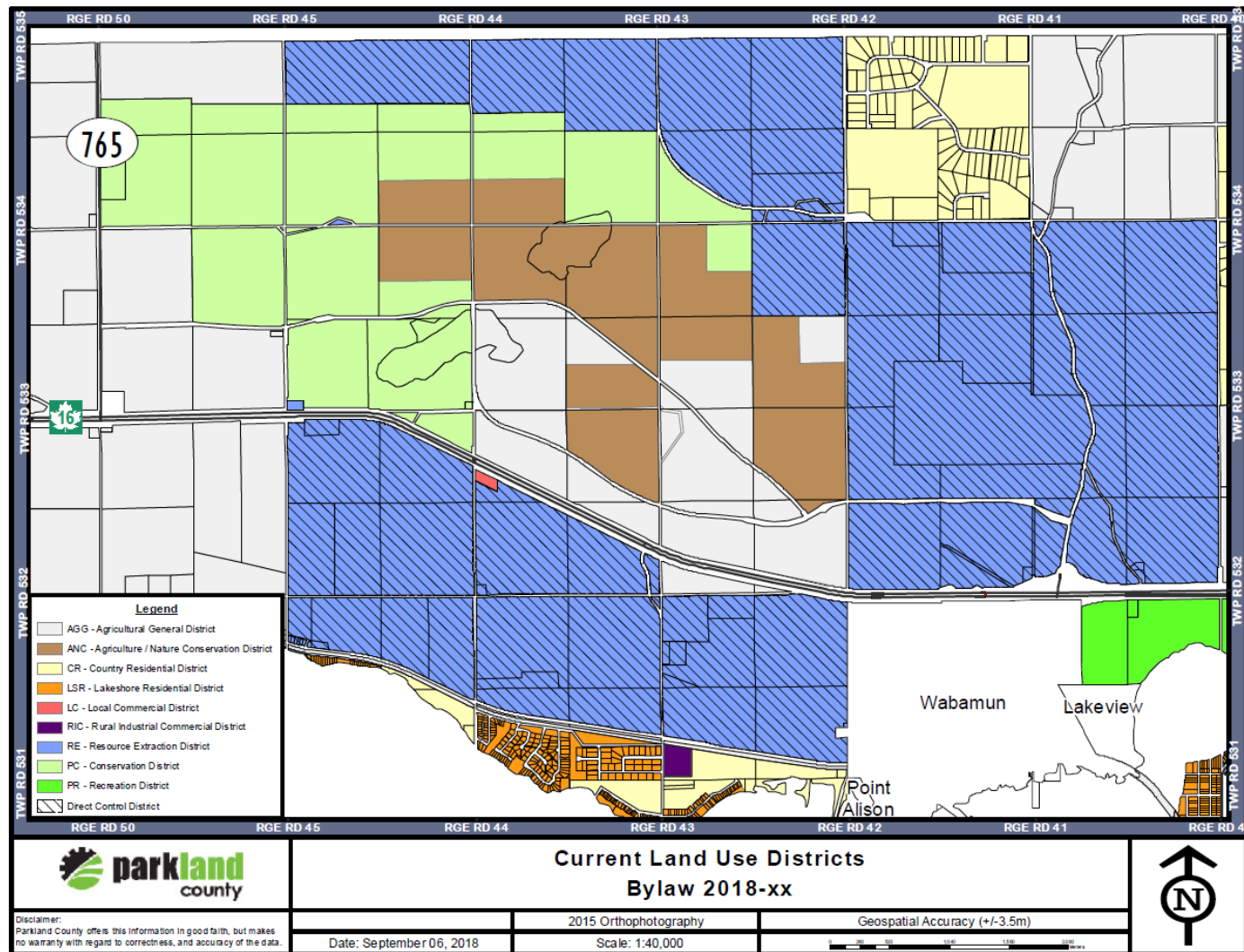
**Do you feel the new districting
will impact your ability to fully
enjoy your property?**

If so, why?

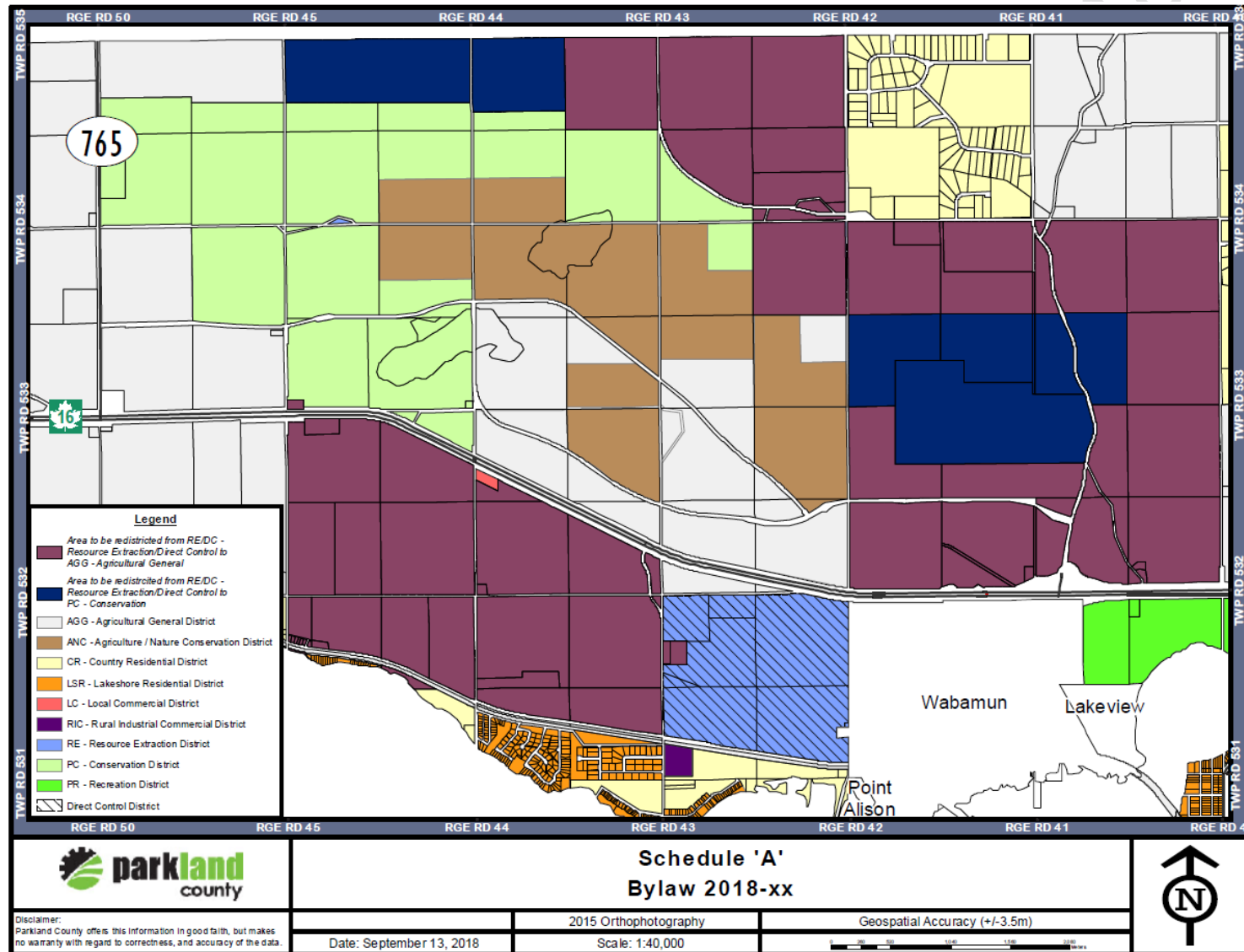


LAND USE BYLAW 2017-18 AMENDMENT - WHITEWOOD DC
OVERLAY REMOVAL

Appendix D: Current Land Use Map



Appendix E: Proposed Land Use Map



Appendix F: Exit Survey



LAND USE BYLAW AMENDMENT: WHITEWOOD DC REMOVAL

Please Share Your Comments:

Name:

Phone:

Is your property located within the affected area? ____ If not, where are you located? ____

1. Do you feel like this project will impact your ability to enjoy your property? How so?

2. Do you feel like the proposed Land Use District will be appropriate for your land?

3. Other thoughts?

Previously CH