

Municipality Plan Review

New Plan Amendment

Board Reference Number: REF2017-017

Proposed Municipality Bylaw No.: 2017-14

Introduction

The Province has adopted the Regional Evaluation Framework (REF) as the criteria for the Capital Region Board’s evaluation of statutory plans. The purpose of the REF is to allow the Capital Region Board to evaluate new statutory plans and statutory plan amendments to ensure consistency with the Capital Region Growth Plan (CRGP) and Capital Region Board Regulations.

Pursuant to Section 3.1 of the REF:

A Municipality must refer to the Board any proposed new Intermunicipal Development Plan, Municipal Development Plan and any proposed amendment to an Intermunicipal Development Plan or Municipal Development Plan.

An application to adopt a new statutory plan, “*Municipal Development Plan – One Parkland: Powerfully Connected*” (MDP) Bylaw 2017-14 by Parkland County has been submitted to the CRB for a REF review and evaluation. The process for the preparation of the proposed MDP has spanned over three years and represents the community’s long-term vision of the County as articulated by County residents, stakeholders and Council. The proposed MDP is also crafted to align with the County’s strategic plan, *Parkland County Long-Term Strategic Plan: 2040 and Beyond* (June 2017).

Background and Purpose

Municipality:	Parkland County
Applicant:	Parkland County
Land Owner(s):	NA
First Reading Date:	June 27, 2017
Area of Municipality:	All areas within municipal boundary
Current Population:	32,097 (2016)
Population Projection:	42,700 – 50,000 (2044)

Purpose: The purpose of the proposed MDP is “*to support Parkland County’s identify as a unique and diverse rural community by building a long-term and sustainable vision for growth with a development concept that represents 30 years of rural and urban development.*”

Recommendations

That the *Parkland County Municipal Development Plan – One Parkland Powerfully Connected, Bylaw 2017-14* be **APPROVED**.

Summary

This evaluation reviewed the proposed MDP in relation to the objectives of the CRGP (2010) in Section 11 of the Regulation, the principles and policies of the CRGP, and the remaining evaluation criteria in Section 5.4 of the evaluation framework. The proposed MDP is consistent with the requirements as demonstrated throughout the evaluation, therefore this evaluation recommends that the proposed MDP be approved. However, this recommendation for approval comes with two comments:

1. There are many instances where this MDP does not provide sufficient clarity on what is required for the successful implementation of its policies, as many of them are drafted as aspirational statements. Future REF applications aiming at implementing the MDP policies will have to be reviewed critically to ensure policies are implemented to achieve the desired outcome.
2. The new MDP makes specific reference to the Edmonton Metropolitan Region Growth Plan (EMRGP). The EMRGP has not been approved to date and therefore has no legislative standing. Regardless of the language used in the MDP, the focus of this evaluation is to identify the MDP's consistency with the CRGP.

Discussion

The following are the highlights of the key policy areas in the proposed MDP:

Agriculture

Based on the findings of the Future of Agriculture Study (Toma & Bouma and Stantec 2016) Parkland County has established there is support from County residents for agriculture and the need for promoting innovation in the agricultural practices to make it more sustainable. **Section 4.0 Agriculture**, contains a number of policies that promote the *Right to Farm*, conservation of high quality farm land, keeping families on the farm, growth management and subdivision in rural areas to minimize fragmentation of prime agricultural lands, and promoting value added initiatives in the agriculture industry. **Figure 8 Prime Agricultural Areas**, maps the key priority agricultural areas of high quality soils with the intention of promoting traditional farming practices and minimizing fragmentation for non-agricultural purposes.

The point of concern with regards to high capability agricultural lands is that the MDP contemplates development in these areas as opposed to strictly protecting them for agricultural activities. This is evidenced in the policy where although Parkland County does require **(4.1.10) an Agricultural Impact Assessment prepared by a qualified professional... for new area structure plans in areas of high capability agricultural land**, there is no further policy direction on what course of action will be taken with outcome of the assessment. Meaning that even if an assessment finds that development will be taking up prime agricultural land there is no policy direction on what action the County should take, either approval or rejection. In order to provide certainty, policies should indicate what metrics or parameters should be used to evaluate under what circumstances will development be allowed in high capability agricultural areas. This concern could be negated once the Agricultural Master Plan is complete,

however until that point care should be taken with new development and monitoring of prime agricultural lands.

Economic Competitiveness

The proposed MDP aims to direct economic development and related employment opportunities to locate in concentrated areas of development which are the existing hamlets and business parks where businesses can take advantage of infrastructure and transportation access. As shown in **Figure 7: Development Concept**, there is a hierarchy of Major Employment Areas and Local Employment Areas which are located along Highway 16. Major Employment Areas such as the Acheson and Fifth Meridian ASP industrial areas are intended to accommodate concentrations of commercial, light and medium industrial developments with regional significance.

The locations of these employment areas align with the Principles and Policies of the CRGP. One key principle of the CRGP is that employment areas are located in proximity to where people live so access between the two is easy and residents do not have to drive for long distances to get to work. Both Acheson and the newly identified Fifth Meridian ASP are located along Highway 16 and 16A that provide great access not only to the residents of the County but also to Stony Plain, Spruce Grove, Edmonton and surrounding municipalities.

A second key principle is that new employment areas and expansion of existing areas cannot impact the delivery of current or future regional services. Hence, the Fifth Meridian ASP employment area will need to contemplate how the area will mitigate potential impacts on the transportation circulation on Highway 16 and 16A, the provision of water and wastewater, and the provision of utilities. Part of this will include determining where servicing will be extended from and exploring sharing agreements with nearby municipalities or joining in regional servicing lines.

In comparison, the Local Employment Areas such as the Entwistle Business Park are intended to accommodate industrial, commercial and institutional developments which are locally significant. These parks may offer opportunities for affordable larger tracts of land with lower levels of services and amenities. The County supports the growth of new employment areas and institutional uses within its existing hamlets serving the everyday needs of the surrounding community by providing a range of services and amenities. The County also promotes home based businesses in all areas of the County. Lastly, the County supports responsible natural resource extraction while balancing any environmental impact whilst also requiring increased transparency, communication and engagement with the community.

Rural Communities and Housing Options

With the objective of supporting growth in the rural areas and maintaining rural character and lifestyle, **Section 6.0 Hamlets** establishes a hierarchy of Priority Growth Hamlets, Growth Hamlets, and Rural Hamlets as reflected in **Figure 7 Development Concept**. Entwistle is identified as a Priority Growth Hamlet where a full range of services and housing types are available. The second tier Growth Hamlets, include Duffield and Tomahawk where some range of municipal servicing, amenities, and housing options are available. The third tier includes Rural Hamlets such as Gainford, Fallis, Keepphills and Carvel, where municipal servicing and amenities are not needed. **Policy 6.0.4 Hamlet Housing** supports a range of housing forms within hamlets, ranging from single detached dwellings, duplexes, triplexes, and fourplexes, manufactured homes, multi-residential dwellings (low rise apartments), secondary suites and garden suites.

Greenfield Development is allowed but only in existing hamlets or where hamlet boundaries can be expanded to incorporate new growth, **Page 54**. The MDP also states that this type of development would support a mix of land uses with higher densities that will comply with the current CRB Growth Plan (**Page 54**). **Policy 6.0.8** includes provisions for a range of housing types and services, an agricultural impact assessment, and must comply with the current Growth Plan regarding residential densities and developments.

Section 7.0 Rural Communities and Housing identifies two types of residential development patterns, Country Residential, and Lakefront Residential, demarcated on **Figure 7**. **Policy 7.1.1(b)** requires country residential development to be located within an approved area structure plan or lands districted for country residential development at the time of adoption of the proposed MDP. **Policy 7.1.1 (f)** requires new country residential developments to demonstrate that proposed development addresses preservation of natural areas and principles of conservation subdivision design. This aligns with the CRB policies and principles of Clustered Country Residential.

Parkland County does have a large swath of Country Residential development identified outside of the Priority Growth Area “A” and Clustered Country Residential “I” outlined in the CRGP. Although it is undesirable to have unrestricted Country Residential Growth, Parkland’s MDP policies do align with *Section C. Allow Growth Outside of Priority Growth Areas within the Capital Region Land Use Plan Appendix 2 March 2009* as can be seen in the table below:

Policies	Parkland County MDP	Alignment
(i) a. It is contiguous to existing development	7.1.1 b. <i>Country Residential development must be located within an approved Area Structure Plan or on lands already districted for Country Residential development at the time of adoption of this Municipal Development Plan.</i>	✓

Policies	Parkland County MDP	Alignment
	<p>7.1.1 a. <i>Country Residential Areas shall be located as shown on Figure 7: Development Concept. Country Residential uses are encouraged to locate within these areas.</i></p> <p>Figure 7 Development Concept compared to <i>Figure 1: Priority Growth areas and Cluster Country Residential Areas</i> in the <i>Capital Region Growth Plan Addendum October 2009</i> show that areas identified by Parkland County in the MDP as Country Residential are delineated on the CRGP Figure 1 as having “Existing Traditional Country Residential Areas”. Any growth within the boundaries Parkland has set will contiguous to this existing Country Residential.</p>	
<p>(i) b. It follows the Principles and Policies of this Plan related to the form of development</p>	<p>7.1.1 d. <i>For residential development outside a hamlet, a Conceptual Scheme or Area Structure Plan is required for developments that propose more than four (4) lots per quarter section.</i></p> <p>7.1.1 e. <i>The County encourages alternative development forms, such as compact (and clustered) residential development or communities designed to conserve the natural landscape, to reduce the development footprint while maintaining a rural character.</i></p> <p>Figure 10: Conservation by Design Subdivision along with 7.1.1 g. <i>For new Country Residential Development, the applicant shall provide a detailed rationale explaining how a Conservation by Design Subdivision approach has been considered in the plans for the proposed Country Residential area. The use of a conservation by design approach is required where the subject site is:</i></p> <ul style="list-style-type: none"> <i>i. within or adjacent to a High-Priority Landscape or an identified Environmentally Significant Area (ESA);</i> <i>ii. adjacent to or within a sensitive biodiversity, wetland or lakefront area; or</i> <i>iii. in close proximity to amenities, transportation, and infrastructure networks.</i> 	<p>✓</p>
<p>(i) c. The level of services provided is appropriate to the form of development</p>	<p>7.1.8 c. <i>New development along lakefronts and riparian areas shall be designed to minimize impacts from silt and nutrient loading through consideration for best practices such as low impact development (LID) for storm water management, appropriate naturalized landscaping techniques, communal wastewater or self-contained tank and haul systems and appropriate yard maintenance techniques.</i></p>	<p>✓</p>

Policies	Parkland County MDP	Alignment
	<p>7.7.7 a. All developments shall be properly serviced by fire services, including access roads and water sources, as required by the County.</p> <p>9.6.3 a. Country residential development may be serviced by on-site water and private sewage systems, municipal infrastructure or private communal systems. All systems shall be developed to provincial and applicable municipal standards.</p>	
<p>(i) d. Development in this area will not adversely impact the provision of regional infrastructure required to service the priority growth area</p>	<p>Under 7.1.1 b. Country Residential development must be located within an approved Area Structure Plan or on lands already districted for Country Residential development at the time of adoption of this Municipal Development Plan.</p> <p>Alignment with the CRGP falls under this policy along with Appendix 1.1 Area Structure Plans (ASPs) where it states that ASPs must address 3. <i>Site Context and development considerations including existing site conditions, topography, constraints, and adjacent development</i> as well as 5. <i>(an) Engineering Design Brief including transportation/connectivity networks and servicing infrastructure and capacities.</i></p>	<p>✓</p>

Recreation and Tourism

Parkland County operates a number of significant outdoor and indoor facilities such as Chickakoo, Hasse Lake, Jackfish Lake, Constable Chelsea Robinson, Prospector’s Point day use areas, and the Entwistle Pool. In addition, the County also operates a number of smaller day use areas in Ascot Beach, Kokomoko, Gainford, Rich’s Point and Muir Lake area, and is joint owner to the Transalta Tri-Leisure Centre located in the City of Spruce Grove. The County is actively pursuing economic development in the tourism sector by promoting campgrounds, resorts, ‘spas, gold courses, seasonal recreational vehicle sites, motorized vehicle trails and parks, equestrian facilities and trails.

Policy 8.1.4 (a) promotes Agri-tourism and responsible eco-tourism throughout the County as a way of supporting and promoting agricultural operations and preserving natural areas and encouraging economic development that showcases the rural lifestyle. The MDP identifies Wabamun/Entwistle, Devon Dunes and Great Waters as areas for prime recreation and tourism areas due to their unique environmental, agricultural and community character suited to recreation and tourism as reflected on **Figure 10: Prime Recreation and Tourism Areas.**

Seasonal Resort Development (**Policy 8.2.5**) states that this development type provides recreational opportunities on multi-parcel subdivisions that are seasonal in nature and contain non-permanent accommodation. When future REF applications come in for this type of development they must be

carefully considered to ensure that they are appropriate in the short term and in the long term. If not implemented correctly, this type of development could have the potential to expand and become more permanent for all four seasons for both residents and businesses, hence resembling new communities that would not align with the Growth Plan. Careful monitoring should take place of existing and proposed developments of this type.

Transportation and Infrastructure

With a significant network of roadway and utility infrastructure, the focus of the proposed MDP is to minimize the need for new County infrastructure through concentrating development around existing infrastructure in exploring ways to develop underutilized sites in existing hamlets and business parks. The proposed MDP contains policies that support exploring transit services connecting major employment areas and for the elderly and disabled. **Policy 9.6.1 Water, Wastewater and Stormwater Servicing** speaks to the creation of a new Utilities and Servicing Master Plan to guide future servicing strategies in the County. **Policy 9.8.19 (a) Smart Parkland** speaks to promoting broadband network throughout the community through a combination of tower and fiber expansions.

Natural Environment

The proposed MDP has a strong focus on protecting and enhancing the County's natural environment through policies for effective conservation and management practices of the County's High Priority Landscapes, Environmentally Significant Areas and natural features. The proposed MDP defines High Priority Landscapes as *"characterized by overlapping features of ecological importance including multiple Environmentally Significant Areas (ESAs) of various significance, wetland complexes, biodiversity hotspots and landscape connectivity, sensitive surface and groundwater features, and sensitive landforms. High priority landscapes are ecologically complex and form a system that requires careful consideration to ensure their continued ecological function and the range of benefits provided by these landscapes are maintained."*

Policy 10.1.2 (a) High Priority Landscapes requires developments intending to locate in these areas to demonstrate integration with large natural ecosystem complexes and critical wildlife corridors linkages, preservation of surface and ground water interactions and connectivity, and cumulative effects at the watershed and broader landscape scale.

Collaboration

Section 12.0 Intermunicipal Collaboration and Local Governance contains policies that supports the County's objective of fostering a strong relationship with municipal neighbours, indigenous partnerships, the Capital Region, and other levels of government. **Policy 12.0.1 Collaborative Approach** speaks to intermunicipal alliances and partnerships that facilitate joint transportation and community

infrastructure, economic diversification, environmental and recreation initiatives and the County's approach for mediation and dispute resolution. **Policy 12.0.2** speaks to partnerships with neighbouring municipalities to continue to support and expand on joint agreements and cooperation. **Policy 12.0.3** speaks to partnership with First Nations and Metis Nations on joint economic, community and planning projects that provide mutual benefit. **Policy 12.0.5** speaks to the completion of Intermunicipal Collaboration Frameworks (ICFs) and Intermunicipal Development Plans with adjacent municipalities that are not members of the Capital Region Board as required under the *Modernized Municipal Government Act*.

Evaluation Criteria

Section 5.4 of the REF outlines the criteria which must be considered in the review and evaluation of a statutory plan or statutory plan amendment.

5.4(a) *Compatibility of the development with the objectives of the Capital Region Growth Plan as set out in Section 11 of the Regulation;*

11(a) to promote an integrated and strategic approach to planning for future growth in the Capital Region;

The proposed Parkland County Municipal Development Plan aims to align the County with the overall goals and objectives found in the Growth Plan. It includes policies that promote the protection of agriculture and high-quality soils in the County, some of which are Class 1 soils and among the best in the province. It outlines policies for future regional transportation routes and utility corridors that link key infrastructure such as the Sundance and Keephills power generation plants to regional municipalities and provide links to the regional water and wastewater lines. Population growth is accommodated through policies directing growth to the Growth Hamlet of Entwistle and to key Country Residential Areas that align with the Cluster Country Residential in the Growth Plan or to where existing Country Residential developments already exist. Policies for protecting environmentally significant areas and for locating employment in major and local employment areas also demonstrate a strategic approach to ensure growth is accommodated in an integrated manner that fits with existing conditions.

11(b)(i) to identify the overall development pattern and key future infrastructure investments that would best complement existing infrastructure, services and land uses in the Capital Region;

Parkland County has identified that future growth will complement the existing development pattern by locating new residents in the Growth Hamlet of Entwistle or adjacent to existing Country Residential Development. This will maximize existing infrastructure investment and help to contain the fragmentation of agricultural land in the County. There are also policies throughout the MDP that pertain to protection of agricultural land and production. This complements the existing agricultural industry in the County and Capital Region and strives to prevent loss of agricultural land.

Policies within the MDP recognize that there are several major recreation and tourism areas within the County that serve not only residents of the County but people from across the Capital Region. By including policies that support the development of campgrounds, trails, parks, and the hospitality industry, the MDP is creating a complementary and supportive environment for tourism in the Capital Region.

11(b)(ii) to identify the overall development pattern and key future infrastructure investments that would maximize benefits to the Capital Region;

In the proposed MDP one key future infrastructure investment that will benefit the Capital Region is expanding the roadway network in the County. These roads will link the County to Edmonton, Brazeau County, Yellowhead County, and improve transportation within its boundaries. In so doing, it would improve the movement of people and goods throughout the region. The future regional water line and pipeline corridor outlined in the MDP would also benefit the Capital Region by providing water services to communities within the region and preserving corridors for future pipelines to encourage economic development.

One set of policies that stands out is those pertaining to Country Residential development patterns and preservation of natural areas and agricultural land by adhering to conservation subdivision design principles. These policies marry the desire for a Country Residential or Rural lifestyle with the principles of environmental preservation, both of which are important and present ideas in the Capital Region.

11(c) to co-ordinate decisions in the Capital Region to sustain economic growth and ensure strong communities and a healthy environment;

Policies throughout the proposed MDP work with existing conditions and land uses to co-ordinate planning in the Capital Region. Existing employment areas in Acheson and near Stony Plain and Spruce Grove will be maintained and expanded upon to ensure continued provision of employment and industrial lands for the County and surrounding municipalities in the Capital Region. Environmentally Sensitive areas will be protected under the proposed MDP, including areas adjacent to the North Saskatchewan River. Protection of the North Saskatchewan River and its watershed is vital for the Capital Region to ensure a healthy natural environment and a clean supply of water for the entire region.

The MDP's policies on communications and digital networks highlight the County's position on ensuring strong communities and a high quality of life. Those policies position the County and the Capital Region as a leader in providing broadband and fibre-optic internet connections to not only larger municipalities but to rural areas and smaller communities in the region.

5.4(b) Whether approval and full implementation of the statutory plan amendment would result in development consistent with all of the following:

5.4(b)(i) Land Use Principles and Policies of the Capital Region Growth Plan including the provisions for:

i) Buffer areas as shown on the Regional Buffers Area Map in the Capital Region Growth Plan;

Safety and Risk Management Buffer

The *Safety and Risk Management Buffer* and *Source* associated with the Alberta's Industrial Heartland, petrochemical clusters, refineries and ancillary facilities does not apply to Parkland County.

Compatibility

Consistent with the Compatibility Buffers in Figure 3 Regional Buffer Area of the Growth Plan, the proposed MDP identifies Resource Extraction License Area in **Figure 4: Natural Resource Consideration** and **Figure 7: Development Concept**. These resource extraction areas largely contain the active coal mines around Lake Wabamun and include the Sundance and Keephills power plants. Policies under **5.0.7 Responsible Natural Resource Extraction** speak to the responsible extraction of natural resources and further building more transparent communication between the industry and the community. New or expanding resource extraction developments are required to demonstrate compatibility with existing land uses, conduct public consultation and mitigate any environmental impacts through implementing best practices. Parkland County discourages non-compatible uses from being developed adjacent to existing and future resource extraction areas. The proposed MDP also identifies the Edmonton International Airport Vicinity Protection Area in **Figure 12 Transportation Infrastructure** and contains policies under **Section 9.5 Airport and Aerodromes** that address promoting compatible land uses in the vicinity of operating airports.

Conservation

Consistent with the Conservation Buffers shown in *Figure 3 Regional Buffer Area* of the Growth Plan, the proposed MDP identifies the existing Environmentally Significant Areas (ESA) and wetlands in **Figure 5: Environmentally Significant Areas** and **Figure 6: Wetlands** which are based on the County's Conservation Master Plan (2014) and the Wetland Inventory and Historical Loss Assessment (2016). The Environmental Conservation Master Plan outlines management and considerations for each ESA as part of its recommendations.

Additionally, through the proposed MDP the County identifies High Priority Landscapes which are characterized by overlapping features of ecological importance including ESAs, wetland complexes, biodiversity hotspots and landscape connectivity, sensitive surface and groundwater

features and sensitive landforms. Policy **10.1.2 High Priority Landscapes** addresses conditions for developments proposals that may impact the High Priority Landscapes and are required to demonstrate integration with natural ecosystem complexes and wildlife corridors, preservation of surface and ground water interactions and cumulative effects at the watershed and broader landscape scale.

ii) Priority Growth Areas as shown on the Priority Growth Areas and Cluster Country Residential map in the Capital Region Growth Plan;

Based on *Figure 1: Priority Growth Areas and Cluster Country Residential Areas* in the October 2009 Addendum to the Growth Plan, Parkland County falls mostly outside of a priority growth area. Only the metropolitan areas just outside of Stony Plain and Spruce Grove are within Priority Growth Area A and mostly include major employment lands such as the Acheson Industrial area.

iii) Cluster Country Residential Areas as shown on the Priority Growth Areas and Cluster Country Residential map in the Capital Region Growth Plan;

Areas to the north of Stony Plain and Spruce Grove along Highway 16 has been designated a Cluster Country Residential area in the Growth Plan and shown as Country Residential area in **Figure 7: Development Concept** of the proposed MDP, although it expands to include all Country Residential areas to the north. While the overall location for Country Residential developments are consistent with the Growth Plan, there is a potential for intensification of Country Residential areas in locations not identified for Cluster Country Residential Areas.

The County has two typologies for Country Residential developments, which are defined as follows:

“Country Residential: *Country Residential is a multi-parcel subdivision where servicing is provided either through on-site water and private sewage systems, municipal infrastructure or private communal systems. Country Residential developments offer opportunities for a quiet, rural lifestyle throughout Parkland County. Country Residential areas should be guided by a comprehensive planning approach that provides public open space and supports walking and biking.”*

“Lakefront Residential: *The County has a wide range of waterbodies with many opportunities for lakefront development. The County supports the development of lakefront areas provided they are sensitive to the health of the waterbody and associated watershed ecosystem, and their surrounding context.*

In the MDP there is no delineation between Cluster Country Residential and traditional forms of lower density residential developments. The risk of not delineating higher density Cluster Country Residential Area from traditional forms of existing country residential areas is that it can result in further intensification of existing country residential areas through further re-

subdivision and thereby deviating growth from Priority Growth Areas and Priority Growth Hamlets.

iv) Density targets as outlined in the Capital Region Growth Plan;

While the proposed MDP does not specify quantifiable density targets, it proposes to ensure alignment with density targets for residential developments in Hamlets and Country Residential areas as per the Edmonton Metropolitan Growth Plan.

v) Outside Priority Growth Areas.

The development concept for Parkland County seen in **Figure 7: Development Concept** depicts most of the growth occurring outside a Growth Plan Priority Growth Area. It aligns with the land use principles as follows:

- Both the Country Residential and the growth hamlets are located close to existing development within the County of the same type.
- Much of the Country Residential areas are located close to the municipal boundary but do not impede any major infrastructure corridors as seen on **Figure 12 Transportation Infrastructure** and **Figure 13: Utility Infrastructure**.

Country Residential policies align with policies found in the Growth Plan and are outlined in **Section 7: Rural Communities and Housing**. Development of this type must be located within an approved Area Structure Plan or on lands districted for Country Residential Development as of the adoption of the new MDP (**Section 7.1.1.b**). The County also encourages compact and clustered Country Residential development (**Section 7.1.1.e and f, and Figure 10: Conservation by Design Subdivision**). These developments must also take into consideration environmentally significant areas (**Section 7.1.4**), community amenities and open space (**Section 7.1.5**), and emergency service provision (**Section 7.1.7**).

The Priority Growth Hamlet of Entwistle (**Figure 7: Development Concept**) has been identified to absorb growth within the County and policies under **Section 6.0** identify how it will grow. In particular, **Section 6.0.11** discusses prioritizing growth here to take advantage of existing servicing and internet infrastructure, aligning densities with those outlined in the Growth Plan, and encouraging employment area growth in the west portion of the County to locate in Entwistle.

5.4(b)(ii) The regional population and employment forecasts in the Capital Region Growth Plan.

The proposed MDP does not contain any regional population or employment forecasts, as it relies on the population projections of the CRB as the basis for planning to accommodate future growth in the County. Based on the CRB projections, Parkland County is expected to grow to a population size between 42,700 and 50,000 people by 2044.

5.4(b)(iii) The regional transportation network as shown in the Regional Transportation Infrastructure map in the Capital Region Growth Plan.

Consistent with the Regional Transportation Infrastructure Map in the Growth Plan, the proposed MDP contains policies for the protection and integration of regional highway and rail infrastructure corridors as shown in **Figure 12: Transportation Infrastructure**.

5.4(b)(iv) The Intermunicipal Transit Network Plan of the Capital Region Growth Plan (Figure 8, 9, or 10 of the Capital Region Intermunicipal Transit Network Plan), and a Transportation Master Plan as approved by the City of Edmonton.

While the proposed MDP does not illustrate clear location of Transit Services contemplated in the County, the policies of the proposed MDP support the planning and implementation of Transit Service connecting to the major employment area, including Acheson. This would be consistent with the Intermunicipal Bus corridors connecting Stony Plain, Spruce Grove, Acheson industrial area and the City of Edmonton as shown on Figure 8, 9 and 10 of the Capital Region Intermunicipal Transit Network Plan.

While there are no policies that reference the City of Edmonton's Transportation Master Plan, there are no policies or road network illustration that would be inconsistent with the City of Edmonton's Transportation Master Plan.

5.4(b)(v) The regional infrastructure, and recreation, transportation and utility corridors as identified in the Regional Transportation Infrastructure, Regional Water and Wastewater Infrastructure, Regional Power Infrastructure, and Regional Corridors maps of the Capital Region Growth Plan.

The Recreation and Waterways corridors identified in the Growth Plan are consistently reflected in **Figure 5: Environmentally Significant Areas** of the proposed MDP. The Transportation Utility Corridor does not fall within Parkland County. The regional water and wastewater lines identified in the Growth Plan are consistently reflected in **Figure 13: Utility Infrastructure** of the proposed MDP. Regional Power Infrastructure corridors are also reflected in **Figure 13 Utility Infrastructure** but they are more accurate and consistent with energy corridors identified in the Edmonton Metropolitan Region Growth Plan.

5.4(b)(vi) The boundaries of policies of Alberta's Industrial Heartland Area Structure plans and the Edmonton International Airport Area Structure Plan.

Alberta's Industrial Heartland Area Structure Plans are not applicable. The proposed MDP also identifies the Edmonton International Airport Vicinity Protection Area in **Figure 12 Transportation Infrastructure** and contains policies under **Section 9.5 Airport and Aerodromes** that address promoting compatible land uses in the vicinity of operating airports.

In addition, the statutory plan must be consistent with the Land Use Principles and Policies of the Regional Growth Plan, as evaluated in the following table:

Regional Growth Plan Land Use Principles and Policies	Consistent ✓ ✗ n/a	Evaluation/Comments
Protect Environment and Resources		
a) Preserve and protect the environment	✓	<p>The County encourages compact and clustered Country Residential development (Section 7.1.1.e and f, and Figure 10: Conservation by Design Subdivision) that aims to, in part, to preserve wetlands and lakefronts and areas that have sensitive biodiversity.</p> <p>Within Section 7.1.4 the MDP states that new residential development in High Priority Landscapes shall complete a biophysical assessment and have regard for designated ESAs. Similarly, Residential Resort Development and Residential Development on Lakefront and Riparian areas will have to undertake Biophysical assessments, designed to minimize impacts to adjacent waterbodies, and follow all applicable regulations.</p> <p>Section 10.0 Natural Environment states an objective of the MDP is to <i>“protect, preserve and/or enhance the County’s High Priority Landscapes, Environmentally Significant Areas and other natural features through effective and appropriate conservation and management practices”</i>.</p> <p>High priority landscapes that have significant natural use and identified for preservation are shown in Figure 14: High Priority Landscapes.</p> <p>Policies found in Sections 10.1 through 10.5 discuss the need to consider the cumulative impacts, wildlife corridors, wetlands, biodiversity, and sustainable development practices as part of planning and development decisions. This will be done by using studies and assessments (Sections 10.1.1.c-f, Section 10.1.2.b, Section 10.1.3.b, and Section 10.3.1.a).</p> <p>Environmental Stewardship is supported and encouraged in Section 10.2 through the use of community engagement programs, partnering with</p>

Regional Growth Plan Land Use Principles and Policies	Consistent ✓ ✗ n/a	Evaluation/Comments
<p>b) Preserve agricultural lands</p>	<p>✓</p>	<p>management groups, and working with regional planning bodies.</p> <p>Section 10.3 discusses the need for maintaining and promoting biodiversity in the County by undertaking species at risk surveys and by adhering to regulations such as the <i>Migratory Bird Convention Act</i>.</p> <p>Throughout Section 10.4 Surface Water, Groundwater, and Wetlands there are policies regarding protecting the quantity and quality of wetlands (Section 10.4.2), surface and ground water (Section 10.4.3), and setbacks from waterbodies (Section 10.4.4).</p> <p>The MDP calls for the support of renewable energy and sustainable development through the development of renewable energy (Section 10.5.1. a), energy efficient building (Section 10.5.2.a.ii), and developing a Community Climate Adaption program.</p> <p>The MDP calls for the use of several programs and planning tools to help preserve land and protect natural environments. These include transfer of development credits, the Alternative Land Use Service, and the Green Acres Program under Section 10.1.3.c.</p> <p>The new Parkland County MDP aims to “<i>protect prime agricultural land while being flexible to allow for new agricultural pursuits throughout the County</i>” in Section 4.0 Agriculture.</p> <p>Agriculture shall have precedence over other land uses in the Rural Agriculture Area under Section 4.1.1 and the conversion of agricultural land to other uses should be minimized (Section 4.1.2).</p> <p>Under Section 4.1.2.d the County supports density transfer programs to preserve large tracts of agricultural land.</p> <p>Section 4.1.5 states development should minimize fragmentation of agricultural land by clustering new subdivisions on the least productive lands and directing non-agricultural uses to hamlets and employment areas.</p> <p>Based on whether a subdivision is meant for a farmstead, residential, or agriculture Sections 4.17 to 4.19 dictate how many parcels and the size of parcels for each type.</p>

Regional Growth Plan Land Use Principles and Policies	Consistent ✓ ✗ n/a	Evaluation/Comments
c) Protect natural resources	✓	<p>Locations suitable for confined feeding operations (CFO) are outlined in Figure 8: Confined Feeding Operation Land Use Compatibility Areas and in policies under Sections 4.1.11 and 12. These policies discuss putting new, and expanding existing, CFOs in locations where they minimize impacts with surrounding land uses.</p> <p>The MDP designates three Prime Agricultural Areas in Figure 9: Prime Agricultural Areas. In the Prime Agricultural Area South East and West area (Sections 4.2.2 and 4.2.3), four parcels are supported per quarter section and subdivision for non-agricultural developments should be limited. The Small Holdings Area (Section 4.2.4) is designed to accommodate specialty agricultural operations and horticultural uses with four to six parcels of between 10 and forty acres.</p> <p>Under Section 5.0.7 the County supports the protection of natural resources by requiring resources extraction operations to implement extraction best practices, undertake public consultation, and discouraging non-compatible uses from locating adjacent to existing and known resources.</p> <p>Section 5.0.7.h requires all operations to comply with municipal, provincial, and federal regulations and permitting.</p>
d) Minimize the impact of development on regional watersheds and airsheds	✓	<p>Policy 7.1.8 discusses the need to protect and preserve the watersheds and waterbodies when residential development is contemplated in lakefront and riparian areas.</p> <p>Throughout Section 10.4 Surface Water, Groundwater, and Wetlands there are policies regarding protecting the quantity and quality of wetlands (Section 10.4.2), surface and ground water (Section 10.4.3), and setbacks from waterbodies (Section 10.4.4).</p> <p>Under Section 10.1.1.c.iii require that a flood hazard study be done if all or part of a development is within a floodplain.</p> <p>The preservation of surface and ground water interactions as well as the cumulative effects on a watershed should be addressed by any development under Section 10.1.2.a.ii and iii.</p>

Regional Growth Plan Land Use Principles and Policies	Consistent ✓ ✗ n/a	Evaluation/Comments
<p>e) Minimize the impact of heavy industrial developments.</p>	<p>✓</p>	<p>The County encourages the conservation of high value wetlands that don't qualify for environmental reserve through the use of conservation programs such as transfer of density credits or the Alternative Land Use Services program in Section 10.1.3.c and through conservation reserves in Section 10.1.3.d.</p> <p>Under the definition of heavy industrial found in the March 2009 Addendum to the Growth Plan, resource extraction activities would fall into this category. In Figure 7: Development Concept, there are several large areas designated as Resource Extraction License Area.</p> <p>The MDP states that the County supports eco-industrial approaches to new employment areas in Section 5.0.1.h.</p> <p>Section 5.0.7 discusses responsible resource extraction that incorporates mitigating off site impacts, reducing environmental impacts, and discouraging non-compatible uses from being developed adjacent to existing and future resource extraction areas.</p> <p>Section 10.5.2.a.iii states that the County supports the development of eco-industrial parks.</p>
<p>Minimize Regional Footprint</p>		
<p>a) Identify, protect, and prioritize lands for regional infrastructure</p>	<p>✓</p>	<p>When outlining the employment areas in the County Section 5.0.6.c identifies that the County may identify key transportation corridors for future corridor studies.</p> <p>Section 9.0 and Figure 12 Transportation Infrastructure outline the proposed transportation network and policies to ensure its implementation.</p> <p>Policies to protect transportation corridors are found in Section 9.1.1 which call for the County to protect long term transportation corridors and coordination of transportation modes. A Transportation Master Plan will identify corridor routes and alignments in Section 9.1.2.</p> <p>The County may consider multi-use roadways with trails along rural roadways in Section 9.2.6.</p> <p>In Section 9.3.3 the County supports the creation and implementation of a Regional Transit Plan.</p> <p>Rail is addressed in Section 9.4.1.a where the County will work to maximize rail access to the Acheson</p>

Regional Growth Plan Land Use Principles and Policies	Consistent ✓ ✗ n/a	Evaluation/Comments
		<p>Industrial Area, Entwistle, and future developments that may require rail access.</p> <p>Land uses around existing and future airports and aerodromes will be compatible with design and consultation guidelines (Section 9.5.1).</p> <p>Figure 13: Utility Infrastructure depicts the locations of both existing and future regional water, wastewater, power transmission, and inter-regional pipeline corridors.</p> <p>Section 9.7 discusses infrastructure corridors. It states that the County will protect energy, infrastructure, and multi-use corridors identified in Figure 13: Utility Infrastructure. Any development in the vicinity of these corridors should incorporate setbacks, buffers, and landscaping to reduce the risk (Section 9.7.2).</p> <p>Policies within Section 9.0 are written so that any extension or change to transportation and utility corridors mirror and align with the policies found in the Edmonton Metropolitan Growth Plan.</p> <p>Within Section 11.1.6 the County will collaborate with regional stakeholders, groups, and municipalities to developed an integrated regional trail system.</p> <p>Section 12.0.1 and Section 12.0.3 state that the County supports intermunicipal collaboration in the provision of transportation, utility, and community infrastructure.</p>
<p>b) Concentrate new growth within Priority Growth Areas</p>	<p>✓</p>	<p>Based on <i>Figure 1: Priority Growth Areas and Cluster Country Residential Areas</i> in the October 2009 Addendum to the Growth Plan, Parkland County falls mostly outside of a priority growth area. Only the metropolitan areas just outside of Stony Plain and Spruce Grove are within Priority Growth Area A. North of this along Highway 16 has been designated a Cluster Country Residential area.</p>
<p>c) Allow growth outside of Priority Growth Areas</p>	<p>✓</p>	<p>The development concept for Parkland County seen in Figure 7: Development Concept depicts most of the growth occurring outside a Growth Plan Priority Growth Area. It aligns with the land use principles as follows:</p> <ul style="list-style-type: none"> Both the Country Residential and the growth hamlets are located close to existing

Regional Growth Plan Land Use Principles and Policies	Consistent ✓ ✗ n/a	Evaluation/Comments
<p>d) Support expansion of medium and higher density residential housing forms</p>	<p>✓</p>	<p>development within the County of the same type.</p> <ul style="list-style-type: none"> • Much of the Country Residential areas are located close to the municipal boundary but do not impede any major infrastructure corridors as seen on Figure 12 Transportation Infrastructure and Figure 13: Utility Infrastructure. <p>Country Residential policies align with policies found in the Growth Plan and are outlined in Section 7: Rural Communities and Housing. Development of this type must be located within an approved Area Structure Plan or on lands districted for Country Residential Development as of the adoption of the new MDP (Section 7.1.1.b). The County also encourages compact and clustered Country Residential development (Section 7.1.1.e and f, and Figure 10: Conservation by Design Subdivision).</p> <p>These developments must also take into consideration environmentally significant areas (Section 7.1.4), community amenities and open space (Section 7.1.5), and emergency service provision (Section 7.1.7).</p> <p>The Priority Growth Hamlet of Entwistle (Figure 7: Development Concept) has been identified to absorb growth within the County and policies under Section 6.0 identify how it will grow. In particular, Section 6.0.11 discusses prioritizing growth here to take advantage of existing servicing and internet infrastructure, aligning densities with those outlined in the Growth Plan, and encouraging employment growth in the west portion of the County to locate in Entwistle.</p> <p>As this section does not apply to Country Residential the County’s hamlets are the residential areas which must be considered under this policy.</p> <p>Under Section 6.0.4 Parkland County encourages a range of housing forms including medium density such as duplexes, triplexes, low rise apartments, and secondary suites in hamlets.</p> <p>Mixed use is supported in hamlets under Section 6.0.6.</p>

Regional Growth Plan Land Use Principles and Policies	Consistent ✓ ✗ n/a	Evaluation/Comments
e) Support cluster country residential development	✓	<p>Density targets in the Priority Growth hamlet of Entwistle will align with the Growth Plan as stated in Section 6.0.10.a.</p> <p>The County encourages compact and clustered Country Residential development (Section 7.1.1.e and f, and Figure 10: Conservation by Design Subdivision)</p> <p>Traditional country residential areas are shown on Figure7: Development Concept. These areas are consistent with the Cluster Country Residential “1” identified in the October Addendum as well as the existing country residential reflected in the Growth Plan.</p>
Strengthen Communities		
a) Create inclusive communities	✓	<p>Section 11.0 Community Infrastructure and Services outlines how the County will provide recreation services, arts and culture, parks, open spaces, schools, and cultural institutions.</p> <p>Discussed in Section 11.1.1 are the policies for providing parks, open spaces, and recreation facilities.</p> <p>Section 11.1.2 outlines how Parkland County will work with the local school boards to determine school location and size. In this same policy, the sharing of existing school sites is encouraged to promote community and recreational programs.</p> <p>Underused or vacant land may be adapted or purchased to provide additional amenity space or uses in hamlets or local communities under Section 11.1.4).</p> <p>From Sections 11.1.6 and 11.1.7 public gathering spaces must be provided and the County supports linking together opens spaces with trails, parks, pathways, and regional trail systems.</p> <p>Section 11.3 Social, Institutional, and Community Services outlines how new services should be located in hamlets (Section 11.3.2), that the County supports growth in arts and culture programs (Section 11.3.3), and age-friendly living initiatives for seniors will be supported (Section 11.3.5).</p> <p>To improve the livability of communities Parkland County has policies on communication and digital networks that include development of a municipal rural</p>

Regional Growth Plan Land Use Principles and Policies	Consistent ✓ ✗ n/a	Evaluation/Comments
<p>b) Support healthy communities</p>	<p>✓</p>	<p>broadband network and municipal spaces supported by fibre optic internet (Section 11.4.1).</p> <p>Section 11.4.7 states the County will continue with its e-waste recycling program and continue to invest in smart infrastructure and products to reduce environmental impact.</p> <p>Section 6.0.5 outlines policies for hamlet open space, trails, and pathways. They state the County will look for opportunities to increase active transportation in hamlets, coordinate between hamlets and other recreation areas, and establish standards for open spaces in hamlets.</p> <p>The County encourages compact and clustered Country Residential development (Section 7.1.1.e and f, and Figure 10: Conservation by Design Subdivision).</p> <p>Section 7.1.3 promotes innovative housing forms in rural communities and country residential.</p> <p>Section 7.1.5 states that ASPs outside of hamlets must provide parks, open spaces, and community facilities.</p> <p>Parkland County will coordinate with regional and intermunicipal partners to provide recreational opportunities for residents (Section 8.1.8).</p> <p>Under Section 9.2.6, the MDP calls for the County to support active transportation across the County including multi-use roadways and trails along rural roadways.</p> <p>Abandoned rail rights-of-way may be purchased for the creation of pathways or public parks, Section 9.4.4.</p> <p>Section 10.5 Renewable Energy and Sustainable Development has policies that support the development of alternative/renewable energy, sustainable infrastructure such as low impact development concepts or energy efficient buildings, and plans on climate change adaptation.</p> <p>Section 11.4 Communication and Digital Networks contains policies that support the development of rural broadband and fibre optic internet access, pursuing relationships to form innovation hubs, and work with</p>

Regional Growth Plan Land Use Principles and Policies	Consistent ✓ ✗ n/a	Evaluation/Comments
<p>c) Support public transit</p> <p>d) Support innovative and affordable housing options</p>	<p>✓</p> <p>✓</p>	<p>external agencies to create a “Living lab” in the community.</p> <p>In support of public transit Parkland County has included several policies in Section 9.0 Transportation and Utility Infrastructure. In particular, Section 9.3 Transit outlines the County’s support for transit service to major employment areas, community led transit to rural areas, the development of a Regional Transit Strategy, and exploring innovative ways to deliver transit service.</p> <p>Under Section 6.0.4 Parkland County encourages a range of housing forms including medium density such as duplexes, triplexes, low rise apartments, and secondary suites in hamlets. In addition Section 6.0.6 supports mixed use development in hamlets that are compatible with adjacent land uses.</p> <p>The County encourages compact and clustered Country Residential development (Section 7.1.1.e and f, and Figure 10: Conservation by Design Subdivision)</p> <p>Sections 7.1.2 and 7.1.3 have the County encouraging innovative community development and housing forms and a diversity of options to serve residents.</p> <p>Age-friendly living initiatives and collaborations with non-profit housing organizations will be done to ensure the housing needs for seniors will be met (Section 11.3.5).</p>
Increase Transportation Choice		
<p>a) Integrate transportation systems with land use</p>	<p>✓</p>	<p>Policies pertaining to provision of transportation systems and infrastructure are captured in Section 9.0 Transportation and Utility Infrastructure are consistent with the Growth Plan. The roadway network comprising of provincial highways and municipal roads are planned to service the employment areas, hamlets and the rural areas as shown on Figure 12: Transportation Infrastructure is consistent with the Growth Plan. Policy 9.2.6 Multi-Use Roadways specifically calls for supporting active transportation across the County and considering planning for multi-use roadways to integrate non-motorized trail activities. The location of rail infrastructure as shown on Figure 12 is consistent with the Growth Plan and is planned to maximize rail</p>

Regional Growth Plan Land Use Principles and Policies	Consistent ✓ ✗ n/a	Evaluation/Comments
b) Support the expansion of transit services in various forms	✓	<p>access to key employment area of Acheson Industrial Area, Entwistle and other future development that offer economic benefit to the County from access to rail infrastructure.</p> <p>Policy 5.0.6 Attractive Corridor Development speaks to comprehensive planning for development along transportation corridors through locating land uses strategically near highway intersections and discouraging single parcel or dis-contiguous development along highway and major County road corridors.</p> <p>Section 9.3 Transit contains generic policies that support the provision of safe, resilient and reliable transit services to County’s major employment areas. Policy 9.3.2 supports the community-led transit service programs for the Rural Agricultural Area to service seniors and people with accessibility needs. Policy 9.3.3 and 9.3.4 call for the creation and implementation of a Regional Transit Plan and to explore public transportation innovations to deliver service to the County’s businesses and residents in an effective and efficient manner.</p>
Ensure Efficient Provision of Services		
a) Design integrated physical infrastructure within the region	✓	<p>Consistent with the Growth Plan, Figure 12 and Figure 13 identify the key regional infrastructure corridors for road transportation, rail infrastructure, regional water and wastewater lines and energy corridors. Policy 9.7.1 calls for protecting and planning for multi-use infrastructure corridors in collaboration with regional partner and utility providers, and in compliance with federal and provincial regulations.</p>
b) Maximize utilization of existing infrastructure	✓	<p>Consistent with the policies of the Growth Plan, Section 12 Intermunicipal Collaboration and Local Governance contains polices supporting intermunicipal collaboration and partnership for the provision of joint infrastructure, economic diversification, environmental protection and recreational initiatives. As per the policies, the County will complete Intermunicipal Collaboration Frameworks (ICFs) as well Intermunicipal Development Plans with adjacent municipalities, including municipalities that are non-members of the Capital Regional Board.</p>

Regional Growth Plan Land Use Principles and Policies	Consistent ✓ ✗ n/a	Evaluation/Comments
Support Regional Economic Development		
<p>a) Ensure a supply of land to sustain a variety of economic development activities</p>	<p>✓</p>	<p>In Figure 7: Development Concept, several major employment areas, local employment areas, and resource extraction license areas have been identified.</p> <p>To support the agricultural industry in Parkland County the MDP identifies that the County supports agricultural production and diversification (Section 4.1.2.b) and the “conversion of high capability agricultural lands to non-agricultural uses should be minimized to support continued agricultural production” (Section 4.1.2.c).</p> <p>Section 5.0.1.d states that Parkland County will maintain a 50-year supply of industrial and employment lands to ensure continued economic growth.</p> <p>To encourage a continued supply of agricultural land to sustain agriculture uses and businesses in the County (Section 5.0.1.e), there are policies in Section 4.0 Agriculture and Section 7.0 Rural Communities and Housing.</p>
<p>b) Attract and retain individuals and families with a diverse range of skills to the Capital Region to satisfy the region’s economic development goals</p>	<p>✓</p>	<p>Policies in Section 4.0 Agriculture provide an opportunity for residents who wish to participate in the agricultural industry or related businesses.</p> <p>Within Section 5.0.1 there are several policies that support economic development. They include supporting economic and employment diversification (Section 5.0.1.a), encouraging agriculture (Section 5.0.1.e), and supporting eco-industrial development (Section 5.0.1.h).</p> <p>Home based businesses are encouraged to locate in Parkland County Section 5.0.5.</p> <p>Both resource extraction (Section 5.0.7) and power generation facilities (Section 5.0.8) are supported by the County as economic drivers in the region.</p> <p>Section 8.1.1 and Section 8.1.6 of the MDP have Parkland County encourage development of recreation areas and resorts that provide a local and regional societal and/or employment benefit.</p> <p>Section 11.0 Community Infrastructure and Services outlines the amenities and services Parkland will provide to help attract people to the County. Parks and open</p>

Regional Growth Plan Land Use Principles and Policies	Consistent ✓ ✗ n/a	Evaluation/Comments
c) Support regional prosperity	✓	<p>spaces are required in Section 11.1.1 and Section 11.1.7, schools and school sites in Section 11.1.2, a connected trail system in Section 11.1.6, and in Section 11.2.1-5 there are provisions for providing fire, health, and protective services to residents.</p> <p>The County supports growth in arts and culture programs (Section 11.3.3) and to improve the livability of communities Parkland County has policies on communication and digital networks that include development of a municipal rural broadband network and municipal spaces supported by fibre optic internet (Section 11.4.1).</p> <p>In Figure 7: Development Concept, several major employment areas, local employment areas, and resource extraction license areas have been identified. These are placed close to existing or planned population centres and employment areas. They are also located close to the major transportation corridor of Highway 16 that runs through the Capital Region from Parkland County through Edmonton to Strathcona County</p> <p>To help promote a borderless region Parkland County has policies that support the provision of joint transportation, infrastructure, and economic diversification in Section 12.0.1 as well as working with regional neighbours by ensuring good communication and engagement in Sections 12.0.2 and 12.0.6.</p>
d) Position the Capital Region competitively on the world stage	✓	<p>The County encourages compact and clustered Country Residential development (Section 7.1.1.e and f, and Figure 10: Conservation by Design Subdivision).</p> <p>Section 7.1.3 promotes innovative housing forms in rural communities and country residential.</p> <p>Under Section 9.2.6, the MDP calls for the County to support active transportation across the County including multi-use roadways and trails along rural roadways.</p> <p>Abandoned rail rights-of-way may be purchased for the creation of pathways or public parks, Section 9.4.4.</p> <p>Section 10.5 Renewable Energy and Sustainable Development has policies that support the development of alternative/renewable energy, sustainable</p>

Regional Growth Plan Land Use Principles and Policies	Consistent ✓ ✗ n/a	Evaluation/Comments
		<p>infrastructure such as low impact development concepts or energy efficient buildings, and plans on climate change adaptation.</p> <p>Section 11.0 Community Infrastructure and Services outlines the amenities and services Parkland will provide to help attract people to the County. Parks and open spaces are required in Section 11.1.1 and Section 11.1.7, schools and school sites in Section 11.1.2, a connected trail system in Section 11.1.6, and in Section 11.2.1-5 there are provisions for providing fire, health, and protective services to residents.</p> <p>Section 11.3 Social, Institutional, and Community Services outlines how new services should be located in hamlets (Section 11.3.2), that the County supports growth in arts and culture programs (Section 11.3.3), and age-friendly living initiatives for seniors will be supported (Section 11.3.5).</p> <p>From Sections 11.1.6 and 11.1.7 public gathering spaces must be provided and the County supports linking together opens spaces with trails, parks, pathways, and regional trail systems.</p> <p>To improve the livability of communities Parkland County has policies on communication and digital networks that include development of a municipal rural broadband network and municipal spaces supported by fibre optic internet (Section 11.4.1).</p> <p>Section 11.4.7 states the County will continue with is e-waste recycling program and continue to invest in smart infrastructure and products to reduce environmental impact.</p>