

August 23, 2017

Capital Region Board  
#1100 Bell Tower  
10104 103 Avenue  
Edmonton, AB T5J 0H8

Attention: Neal Sarnecki, Manager, Regional Projects

Dear Mr. Sarnecki

**Re: Referral of new Municipal Development Plan, Parkland County (Bylaw 2017-14)**

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Please accept this letter as a request to the Capital Region Board (CRB) by Parkland County to review the County's new Municipal Development Plan (MDP). The County's new MDP is being referred to the Board in accordance with Section 3.1 of Schedule A of Ministerial Order No. L:270/10 which states that:

3.1 *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.*

Statutory conformance

Bylaw 2017-14 *Parkland County Municipal Development Plan One Parkland: Powerfully Connected* was prepared to conform to Section 632 of the *Municipal Government Act*.

The new MDP also conforms to the 2009 Capital Region Growth Plan (and addendums) and new Edmonton Metropolitan Region Growth Plan. While the *Edmonton Metropolitan Region Growth Plan* still needs formal adoption by the Government of Alberta, the County is confident its new MDP aligns with both the new plan and current plan adequately.

Table 2 attached to this letter highlights key areas of alignment between the County's draft MDP and the current Capital Region Growth Plan.

Background

The County's proposed MDP was prepared over a three year period and represents the future long-term community vision of the County as articulated by County residents, stakeholders and Council. The new MDP also aligns with the County's strategic direction for growth articulated in the *Parkland County Long-Term Strategic Plan: 2040 and Beyond* that was adopted by Council in June 2017. The new MDP was prepared with the help of multiple professional planning consultants, with help most recently provided by B&A Planning Group out of Calgary, Alberta.

Legislative history and timelines

The proposed County MDP received First Reading by Parkland County Council on June 27, 2017. Public Hearing and Second Reading occurred on July 11, 2017. Below are the motions presented to Council at both meetings:

**June 27, 2017 Council meeting (First Reading)**Proposed Motion(s)

1. That Municipal Development Plan Bylaw 2017-14 receive first reading.
2. That a public hearing be scheduled for July 11, 2017 at 9:30 a.m. to hear public comment on Bylaw 2017-14.

**July 11, 2017 Council meeting (Public Hearing and Second Reading)**Proposed Motion(s)

1. That Bylaw 2017-14 be amended as identified in Attachment 1.
2. That Bylaw 2017-14 receive second reading.
3. That Bylaw 2017-14 be forwarded to the Capital Region Board for approval.

**The County intends to present Bylaw 2017-14 *Parkland County Municipal Development Plan One Parkland: Powerfully Connected* to County Council for Third Reading in mid-October 2017.**

Submission attachments

Please find enclosed the following attachments to assist in the CRB review of the County's submission:

1. Copy of Bylaw 2017-14
2. Copy of Administration report
3. Proposed MDP: *Parkland County Municipal Development Plan One Parkland: Powerfully Connected* DRAFT – AMENDED AUG. 22, 2017 FINAL VERSION
4. Proposed MDP: *Parkland County Municipal Development Plan One Parkland: Powerfully Connected* DRAFT – AMENDED AUG. 22, 2017 MARKED-UP VERSION
5. Existing MDP: Bylaw No. 37-2007
6. What We Heard Public Engagement report
7. Public Hearing public written submissions (July 11, 2017)
8. Detailed regional context alignment statement
9. Administration presentation to Council (July 11, 2017)
10. Certified copies of Council meeting motions (June 27, 2017 and July 11, 2017)  
(original copies may be sent to CRB if required)

If you have any questions, please contact Martin Frigo, Manager, Long Range Policy Planning by telephone at 780-968-8888 (ext. 8393), or by email at [mfrigo@parklandcounty.com](mailto:mfrigo@parklandcounty.com).

Sincerely,



Peter P. Vana, RPP, MCIP  
General Manager, Development Services

cc: Mayor Rod Shaigec  
Mike Heck, CAO  
Carol Bergum, RPP, MCIP, Director, Planning & Development Services  
Martin Frigo, RPP, MCIP, Manager, Long Range Policy Planning  
Rachelle Trovato, Planner, Planning & Development Services

**SPECIAL NOTE: Parkland County Council approved amendments to MDP Bylaw 2017-14 on August 22, 2017.**

- Attachment 4 (MARKED UP VERSION) is a "red lined" version of amended Bylaw 2017-14 which shows all approved Parkland County Council amendments. A summary of approved amendments to Bylaw 2017-14 is included in Table 1.
- Attachment 3 (FINAL VERSION) is the final (amended) Bylaw 2017-14. Parkland County is requesting that Attachment 3 Proposed MDP: *Parkland County Municipal Development Plan One Parkland: Powerfully Connected (Draft - Amended August 22, 2017)* FINAL VERSION be considered for approval.

Table 1 highlights the approved amendments made to Municipal Development Plan Bylaw 2017-14 on August 22, 2017. These changes are highlighted in *Attachment 4 (MARKED UP VERSION)*.

**Table 1 – Summary of approved amendments to MDP Bylaw 2017-14 (August 22, 2017)**

| <i>MDP Section Amended</i>                                | <i>Details of Amendment</i>  |
|---|--|
| <b>Section 3.0 - Figure 7 Development Concept</b>         | <ul style="list-style-type: none"> <li>• Changed “Lakeshore Residential” to “Lakefront Residential” to ensure consistency throughout the plan.</li> <li>• Identified the “Fifth Meridian Area Structure Plan” in Figure 7 Development Concept.</li> <li>• Added an explanatory note at the bottom of Figure 7 to clarify how the Development Concept is to be interpreted in conjunction with other figures in the document.</li> </ul>  |
| <b>Section 6.0 - Hamlets</b>                              | <ul style="list-style-type: none"> <li>• Moved “Greenfield Country Residential Areas” to <i>Section 6.0 – Hamlets</i> from <i>Section 7.0 – Rural Communities and Housing</i>.</li> <li>• “Greenfield Country Residential Areas” renamed to “Greenfield Areas”.</li> <li>• Greenfield Areas within Parkland County will only be considered in “existing hamlets or where hamlet boundaries can be expanded to incorporate new growth”.</li> <li>• Added new Policy 6.0.8 Greenfield Areas specifying how these areas will be developed in Parkland County.</li> <li>• Policy 6.0.4 (e) has been removed as the intent of the policy is now covered under new Policy 6.0.8.</li> </ul>  |
| <b>Section 7.0 - Rural Communities and Housing</b>        | <ul style="list-style-type: none"> <li>• Removed and renamed “Greenfield Country Residential Development” to Section 6.0 – Hamlets (see aforementioned notes under “Hamlets”)</li> <li>• Clarified that “County Residential” and “Lakefront Residential” housing types are multi-parcel subdivisions.</li> <li>• Moved “Residential Resort Development” to Section 8.0 – Recreation &amp; Tourism Housing.</li> <li>• Renamed “Residential Resort” to “Seasonal Resort Development”.</li> <li>• Added Policy 7.1.1(j) to clarify residential density maximums for country residential areas (Page 65).</li> <li>• Clarified Policy 7.1.8 on the location of where lakefront developments will be located and how these areas will be developed (Page 67).</li> <li>• Clarified how residential densities in lakefront areas will be determined (Policy 7.1.8(h)).</li> <li>• Moved Policy 7.1.9 and Policy 7.1.10 to Page 68.</li> <li>• Removed MDP Section 7.2 in its entirety and relocated policies to MDP Section 6.0, MDP Section 7.1, and MDP Section 8.0.</li> </ul> |
| <b>Section 8.0 - Recreation &amp; Tourism Development</b> | <ul style="list-style-type: none"> <li>• Clarified the preamble for Recreation and Tourism Development and Seasonal Resort Development (Page 72).</li> <li>• Clarified policies around the subdivision and development of tourism and recreation developments and where these developments will be located in the County (Policy 8.1.10 – Page 74).</li> <li>• Clarified policies around where Seasonal Resort Developments will be located in the County and how they will be developed (Policy 8.2.5 – Page 78).</li> </ul>  |
| <b>Section 14.0 - Glossary</b>                            | <ul style="list-style-type: none"> <li>• Proposed changes to several definitions to ensure consistency within the plan including changes to Greenfield Area; Residential, Country; Multi-parcel subdivision; and, Seasonal Resort Development.</li> <li>• Removed several definitions which were not mentioned in the MDP.</li> </ul>  |

Table 2 – Capital Region Growth Plan demonstrates how the Plan aligns to the Land Use Principles and Policies of the current Capital Region Growth Plan.

## Table 2 - Capital Region Growth Plan Alignment

### PROTECT THE ENVIRONMENT AND RESOURCES

| <i>Land Use Principles</i>                            | <i>Municipal Development Plan Bylaw 2017-14 Alignment</i>  |
|---|--|
| <p>A. <b>Preserve and Protect the Environment</b></p> | <ul style="list-style-type: none"> <li>• <b>MDP Section 10.0 – Natural Environment</b> highlights the County’s commitment to protect and preserve significant environmental features. This includes specific policies regarding the protection of ecosystem health; species diversity; lakes and watersheds; wetland complexes; and, surface and groundwater resources when proposing future subdivision or development activities.</li> <li>• To further compliment MDP policy direction, important environmental features have been mapped, including <b>Figure 5 – Environmentally Significant Areas</b>, <b>Figure 6 – Wetlands</b>, and <b>Figure 14 – High Priority Landscapes</b>.</li> <li>• <b>MDP Policy 10.1.2</b> takes protection and preservation of the County’s most significant environmental areas further by identifying its High Priority Landscapes and providing policy guidance to protect and preserve these areas.</li> <li>• <b>MDP Section 10.2</b> supports environmental stewardship and educational programming to inform and educate residents.</li> <li>• <b>MDP Section 10.5</b> supports the use of sustainable infrastructure and development concepts, including bioswales, green roof technology and rain gardens, as well as eco-industrial parks, and compact community design to reduce the overall environmental footprint of a development.</li> <li>• <b>MDP Policy 7.1.1</b> encourages compact (and clustered) residential development designed to conserve the natural landscape and reduce the development footprint.</li> <li>• <b>MDP Policy 7.1.4</b> requires Biophysical Impact Assessments for any proposed development located within or adjacent to an Environmentally Significant Area, High Priority Landscape, watercourse, wetland or waterbody.</li> </ul> |

|  |   |
|--|---|
| <p>B. Preserve Agricultural Lands</p>  | <ul style="list-style-type: none"> <li>• <b>MDP Policy 4.1.2(a)</b> supports the completion of a Regional Agricultural Master Plan.</li> <li>• <b>MDP Policy 4.1.2(c)</b> supports the protection of agricultural lands for agricultural purposes, and states that conversion for “non-agricultural” purposes are to be minimized.</li> <li>• <b>MDP Policy 4.1.2(d)</b> supports programs that transfer subdivision and development pressures away from productive agricultural lands.</li> <li>• <b>MDP Policy 4.1.5</b> highlights growth management in agricultural areas to minimize fragmentation of agricultural lands.</li> <li>• <b>MDP Policy 4.1.10</b> requires an Agricultural Impact Assessment be completed in support of new area structure plans in areas of high capability agricultural land.</li> <li>• <b>MDP Section 4.2 – Prime Agriculture Areas</b> identifies three agricultural policy overlays which map and locate the most productive agricultural lands in the County. Overlay policies areas support agricultural use on these lands and limit subdivision for non-agricultural use.</li> </ul> |
| <p>C. Protect Natural Resources</p>  | <ul style="list-style-type: none"> <li>• <b>MDP Figure 4 – Natural Resource Considerations</b> identifies areas of existing coal, sand, and gravel deposits within the County.</li> <li>• <b>MDP Policy 5.0.7</b> supports responsible extraction of natural resources prior to surface development. Further, the County discourages non-compatible development adjacent to areas of know aggregate resources.</li> </ul>   |
| <p>D. Minimize the impact of development on Regional Watersheds and Airsheds</p> | <ul style="list-style-type: none"> <li>• <b>MDP Figure 7 – Development Concept</b> does not contemplate any additional lakefront development than what is currently anticipated in the existing <i>MDP Bylaw 37-2007</i> or <i>Land Use Bylaw 20-2009</i>.</li> <li>• <b>MDP Section 10.4 – Surface Water, Groundwater and Wetlands</b> emphasizes the importance of surface and groundwater resources, and supports the protection, enhancement and restoration of water quality and aquatic ecosystems. Additionally, policy direction supports development setbacks from waterbodies and watercourses and prohibits development in floodways.</li> <li>• <b>MDP Policy 10.2.2</b> supports continued participation in regional watershed alliance groups.</li> <li>• <b>MDP Policy 10.2.1</b> encourages lake stewardship initiatives through partnering with lake management groups.</li> <li>• <b>MDP Policy 10.5.3</b> outlines the County’s commitment to mitigate the effects of climate change and improve air quality.</li> </ul>   |
| <p>E. Minimize the impact of Heavy Industrial Development</p>                    | <ul style="list-style-type: none"> <li>• The MDP does not contemplate Heavy Industrial Development within the County’s borders at this time.</li> </ul>   |



## MINIMIZE REGIONAL FOOTPRINT

*Land Use Principles*

*Municipal Development Plan Bylaw 2017-14 Alignment*

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|---|---|
| <p><b>A. Identity, Protect and Prioritize Lands for Regional Infrastructure</b></p>       | <ul style="list-style-type: none"> <li>• <b>MDP Figure 12 – Transportation Infrastructure</b> and <b>Figure 13 – Utility Infrastructure</b> identify the location of existing and planned transportation and infrastructure corridors, both local and regional.</li> <li>• <b>MDP Section 9.7 – Infrastructure Corridors</b> addresses the need to protect energy and infrastructure multi-use corridors in the long term. To promote a safety and risk management approach to development, the MDP supports the development of compatible land uses adjacent to existing corridors.</li> </ul>   |
| <p><b>B. Concentrate New Growth Within Priority Growth Areas</b></p>                      | <ul style="list-style-type: none"> <li>• Parkland County lands in the priority growth area are characterized by major employment areas and agricultural uses. Draft MDP polices continue to support intensification of these uses:             <ul style="list-style-type: none"> <li>○ <b>MDP Policy 5.0.2</b> promotes <u>the continued, serviced development</u> of the Acheson and Fifth Meridian Industrial Parks for industrial, commercial and institutional uses; and,</li> <li>○ <b>MDP Policy 4.2.4</b> identifies development in priority growth area as “Prime Agriculture Small Holdings”. The small holdings area is an area of more intensive use and subdivision for agricultural and agri-related business development.</li> </ul> </li> </ul> |
| <p><b>C. Allow Growth Outside of Priority Growth Areas</b></p>                            | <ul style="list-style-type: none"> <li>• <b>MDP Section 5.0 – Hamlets</b> places a strong emphasis on growing strategic County Hamlets including Entwistle, Tomahawk, and Duffield. This section further specifies that development in these “growth hamlets” and all hamlets will support residents through the provision of amenities, services and infrastructure.</li> </ul>  |
| <p><b>D. Support Expansion of Medium and Higher Density Residential Housing Forms</b></p> | <ul style="list-style-type: none"> <li>• The MDP supports a range of innovative housing forms and infill opportunities to encourage the efficient use of land and infrastructure in both <b>Section 6.0 – Hamlets</b> and <b>Section 7.0 – Rural Communities and Housing</b>.</li> </ul>  |
| <p><b>E. Support Cluster Country Residential Development</b></p>                          | <ul style="list-style-type: none"> <li>• <b>MDP Policy 7.1.1</b> supports the development of compact and clustered residential development to reduce the development footprint.</li> </ul>  |

## STRENGTHEN COMMUNITIES

### Land Use Principles

### Municipal Development Plan Bylaw 2017-14 Alignment

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|--|--|
| A. Create Inclusive Communities                      | <ul style="list-style-type: none"> <li>• <b>MDP Section 11.0 – Community Infrastructure &amp; Services</b> supports inclusive communities through the provision and support of community anchors and infrastructure. This includes schools, parks and open spaces; fire, protective and health services; and, community, institutional and social services.</li> <li>• <b>MDP Policy 11.3.5</b> supports “age-friendly living” to provide a safe and inclusive environment for residents of all ages and abilities.</li> <li>• <b>Section 11.4 – Communication and Digital Networks</b> supports further development of communication and digital network infrastructure and programs to support social, community, and economic inclusion in the County’s hamlets and rural areas.</li> </ul> |
| B. Support Healthy Communities                       | <ul style="list-style-type: none"> <li>• The MDP supports necessary community infrastructure and services (see <b>Section 11.0 – Community Infrastructure &amp; Housing</b>) required for Healthy Communities, including connected trail systems; multi-use parks and open spaces; and, the support of innovation and technology within the community.</li> </ul>  |
| C. Support Public Transit                            | <ul style="list-style-type: none"> <li>• <b>MDP Section 9.3</b> supports safe, resilient and reliable transit in the County.</li> <li>• <b>MDP Policy 9.3.1</b> supports the development of a transit service to support the County’s major employment areas, while <b>MDP Policy 9.3.2</b> supports community-led transit services in rural areas to support vulnerable populations, including seniors and those with mobility challenges.</li> <li>• <b>MDP Policy 9.3.3</b> supports creation of a Regional Transit Plan for the Capital Region.</li> </ul>   |
| D. Support Innovative and Affordable Housing Options | <ul style="list-style-type: none"> <li>• <b>MDP Policy 7.1.3</b> encourages the exploration and development of innovative housing options to support different affordability levels in the County.</li> <li>• <b>MDP Policy 4.1.4</b> encourages innovative and diverse housing forms in rural areas as a means to support keeping families in rural areas (i.e. on the farm).</li> <li>• <b>MDP Section 6.0 – Hamlets</b> supports a range of housing forms to meet residents housing needs as well as supports infill opportunities on vacant or underutilized lots.</li> </ul>  |



## INCREASE TRANSPORTATION CHOICE

*Land Use Principles*

*Municipal Development Plan Bylaw 2017-14 Alignment*

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| <p><b>A. Integrate Transportation Systems with Land Use</b></p>            | <ul style="list-style-type: none"> <li>• <b>MDP Section 9.0 – Transportation and Utility Infrastructure</b> supports multi-modal and active transportation by considering multi-use roadways along new or upgraded rural roadways. This section also supports the creation of a Regional Transit Plan and identifies regional transportation corridors (<b>Figure 12 – Transportation Infrastructure</b>).</li> <li>• <b>MDP Section 6.0 – Hamlets</b> supports mixed-use development which will reduce the need for travel as employment, housing and community services are in close proximity.</li> </ul> |
| <p><b>B. Support the expansion of Transit Service in Various Forms</b></p> | <ul style="list-style-type: none"> <li>• <b>MDP Section 9.3</b> supports various scales and forms of transit in the County, including multi-modal transportation.</li> <li>• <b>MDP Policy 9.3.1</b> encourages the development of a transit service to support the County’s major employment areas, while <b>MDP Policy 9.3.2</b> supports smaller scale community-led transit services in rural areas to support more vulnerable populations.</li> <li>• <b>MDP Policy 9.3.3</b> supports the creation of a Regional Transit Plan for the Capital Region.</li> </ul>                                       |

## ENSURE EFFICIENT PROVISION OF SERVICES

*Land Use Principles*

*Municipal Development Plan Bylaw 2017-14 Alignment*

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|--|---|
| <p><b>A. Design Integrated Physical Infrastructure Within the Region</b></p> | <ul style="list-style-type: none"> <li>• <b>Section 12.0 – Intermunicipal Collaboration and Local Governance</b> supports partnerships that facilitate joint transportation, utility, and community infrastructure initiatives.</li> <li>• <b>MDP Figure 12 – Transportation Infrastructure</b> identifies regional transportation corridors.</li> </ul>  |
| <p><b>B. Maximize Utilization of Existing Infrastructure</b></p>             | <ul style="list-style-type: none"> <li>• <b>Section 12.0 – Intermunicipal Collaboration and Local Governance</b> supports partnerships that facilitate joint transportation, utility, and community infrastructure initiatives as a means to improve efficiencies and minimize infrastructure costs.</li> <li>• <b>MDP Section 5.0 – Economic Competitiveness and Employment</b> supports an eco-industrial approach to major employment areas which promote the reuse and recycling of water; the use of manufactured wetlands for stormwater management and other green building technologies.</li> <li>• <b>MDP Policy 10.5.2</b> supports the use of sustainable infrastructure and development initiatives.</li> </ul> |

## SUPPORT REGIONAL ECONOMIC DEVELOPMENT

### Land Use Principles

### Municipal Development Plan Bylaw 2017-14 Alignment

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|--|---|
| <ul style="list-style-type: none"> <li>• <b>Ensure a Supply of Land to Sustain a Variety of Economic Development Activities</b></li> </ul>   | <ul style="list-style-type: none"> <li>• <b>MDP Figure 7 - Development Concept</b> re-confirms the location of the County's two major employment areas; the Acheson and Fifth Meridian industrial areas. The Concept also identifies several future local employment areas including the Entwistle Industrial area and several employment areas along the Highway 16 Corridor.</li> <li>• <b>MDP Policies 5.02 and 5.03</b> support development in both major and local employment areas.</li> <li>• <b>MDP Policy 5.0.1</b> specifies that the County will retain a 50-year supply of industrial and employment lands</li> <li>• <b>MDP Policy 5.0.4 and 5.0.5</b> support local services (and employment opportunities) and home based businesses development throughout the County, and in hamlets and rural areas.</li> </ul>   |
| <ul style="list-style-type: none"> <li>• <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</b></li> </ul> | <ul style="list-style-type: none"> <li>• <b>MDP Section 4.0 – Agriculture</b> supports the diversification of existing agricultural operations into value-added industries including ag-tourism and industrial agriculture to leverage the agriculture sector in the County.</li> <li>• <b>MDP Section 5.0 – Economic Competitiveness and Employment</b> supports a wide range of economic activities and development including development in major and local employment areas; economic opportunities in rural and agricultural industries; and, home based business development.</li> <li>• <b>MDP Section 6.0 – Hamlets</b> supports mixed-use development in the County's hamlets to support a range of non-residential uses in these areas.</li> <li>• <b>MDP Section 11.4</b> supports improving the digital economy and knowledge workforce by developing post-secondary partnerships.</li> </ul> |
| <ul style="list-style-type: none"> <li>• <b>Support Regional Prosperity</b></li> </ul>   | <ul style="list-style-type: none"> <li>• <b>MDP Section 5.0 and 6.0</b> supports regional prosperity by continuing to promote development in employment areas identified in the Capital Region Growth Plan (Acheson, Fifth Meridian), and supporting local employment growth in hamlets.</li> </ul>   |
| <ul style="list-style-type: none"> <li>• <b>Position the Capital Region Competitively on the World Stage</b></li> </ul>  | <ul style="list-style-type: none"> <li>• The MDP positions the Capital Region competitively by promoting both traditional growth in employment areas (i.e. Acheson Industrial Area, Fifth Meridian, Entwistle) and promoting growth in emerging areas (agricultural diversification and value-added growth).</li> <li>• The MDP further supports the development of a Regional Agricultural Master Plan (<b>MDP Policy 4.1.2</b>)</li> <li>• <b>MDP Sections 6.0, 7.0, and 10.0</b> work together to support healthy, inclusive and sustainability communities.</li> </ul>  |