Dear Ms. Wichuk:

Re: Regional Context Statement

On October 6, 2017, the Edmonton Metropolitan Region Board (formerly the Capital Region Board), issued its approval of the County’s MDP, including the Regional Context Statement which details the County’s commitment to the principles of the Edmonton Metropolitan Region Growth Plan. Following this approval, Parkland County Council approved Parkland County’s Municipal Development Plan (MDP) Bylaw 2017-14 at the regularly scheduled Council Meeting on October 10, 2018.

The resubmission of the Regional Context Statement satisfies the Edmonton Metropolitan Region Board’s requirements and demonstrates the MDP’s conformity to the prescribed EMRB guidelines for future development in the region.

Submission attachments

Please find enclosed the following attachments for the EMRB files:

1. Certified copy of Council meeting motion (October 10, 2017)
2. Signed copy of Bylaw 2017-14
3. Regional Context Statement (obtained from approved MDP Bylaw 2017-14)
4. Parkland County Municipal Development Plan One Parkland: Powerfully Connected FINAL – APPROVED OCT. 10, 2017 FINAL VERSION

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 Martin.Frigo@parklandcounty.com

Yours truly,

Carol Bergum, RPP, MCIP, MES
Director, Planning and Development Services Department

cc: Kristin Hoberg, Administrative Assistant, Planning & Development Services
    Martin Frigo, RPP, MCIP, Manager, Long Range Policy Planning
    Rachelle Trovato, MPlan, Planner, Planning & Development Services
    Matthew Goebel, Planning Intern, Planning & Development Services
CALL TO ORDER

Mayor Shaigec call the meeting to order at 9:00 a.m.

Present: 6 - Council Member AnnLisa Jensen, Council Member Jackie McCuaig, Council Member John McNab, Mayor Rod Shaigec, Council Member Phyllis Kobasiuk and Council Member Tracey Melnyk

Absent: 1 - Council Member Darrell Hollands

Administration:
- Michael Heck, Chief Administrative Officer
- Dave Cross, General Manager, Community Services
- Ken Van Buul, General Manager, Corporate Services
- Peter Vana, General Manager, Development Services
- Rob McGowan, General Manager, Infrastructure Services
- Sarah Mate, Manager, Communications
- Martin Frigo, Manager, Long Range Policy Planner (in part)
- Jody Hancock, Director, Engineering Services (in part)
- Doug Tymchyshyn, Manager, Legislative Services/Chief Legislative Officer
- Barb Williams, Legislative Officer, Legislative Services (Recording Secretary)

CELEBRATING SUCCESSES

Mike Heck, Chief Administrative Officer gave recognition to the Planning and Development staff for their diligence in developing the Parkland County Municipal Development Plan scheduled to be presented at this meeting.

Dave Cross, General Manager, Community Services, gave recognition to Fire Prevention Week and the upcoming Parkland County 'Gear Up Challenge' as a fundraiser for the Cancer Foundation.
ADDITION OF AGENDA

A motion was made by Council Member Jackie McCuaig that the October 10, 2017 Council agenda be adopted, as presented. The motion carried unanimously.

INSPIRATIONAL REFLECTION

Councillor Tracey Melnyk offered a short inspirational reflection.

ADDITION OF MINUTES

MIN 17-028 Adoption of the September 26, 2017 Council Meeting Minutes

Proposed Motion
That the September 26, 2017 Council meeting minutes be adopted, as presented.

A motion was made by Council Member Phyllis Kobasiuk that the September 26, 2017 Council meeting minutes be adopted, as presented. The motion carried unanimously.

BUSINESS ARISING

BL 17-038 Municipal Development Plan Bylaw 2017-14

Proposed Motion
1. That Bylaw 2017-14 be amended as identified in Attachment 2;
2. That Municipal Development Plan Bylaw 2017-14 as amended receive third reading.

A motion was made by Council Member John McNab that Bylaw 2017-14 be amended as identified in attachment 2, as follows:

1. Page 81, paragraph 2, delete “Other housing forms include serviced greenfield country residential areas and compact residential resort developments,” and that it now read, “Country residential housing is available largely in the eastern portion of the County, while there are many existing lakefront residential areas around Parkland County’s many waterbodies.”

2. Pages 99-100, remove bird photographs and replace with landscape photographs.

The motion carried unanimously.

A motion was made by Council Member AnnLisa Jensen that Bylaw 2017-14 receive third and final reading, and that it be declared finally passed. The motion carried unanimously.
NEW BUSINESS

Community Services Matters

RFD 17-215  FDM Software Upgrades for Fire Services

Proposed Motion
That Council approve $28,400 for FDM Software Upgrades as part of the 2017 Capital Budget to be funded from Future Operating Restricted Surplus.

A motion was made by Council Member Tracey Melnyk that funding in the amount of $28,400 be approved for FDM Software Upgrades as part of the 2017 Capital Budget to be funded from Future Operating Restricted Surplus. The motion carried unanimously.

Development Services Matters

RFD 17-216  2017 Integrated Community Sustainability Plan (ICSP)

Proposed Motion
That the Integrated Community Sustainability Plan (ICSP) be approved, as presented.

A motion was made by Council Member Jackie McCuaig that the Integrated Community Sustainability Plan be approved, as presented. The motion carried unanimously.

DELEGATIONS

App 17-055  Public Input - 9:15 a.m. (10 mins.)

Mayor Shaigec asked the gallery if there were any issues that the public wishes to bring to the attention of Parkland County. No one came forward.

COMMUNICATIONS

COM 17-070  AAMDC Contact Newsletter

Proposed Motion
That the AAMDC Contact Newsletter be received for information, as presented.

A motion was made by Council Member Phyllis Kobasiuk that the September 25 and October 5, 2017 AAMDC Contact Newsletters be received for information, as presented. The motion carried unanimously.
COM 17-071  Federation of Canadian Municipalities Update

Proposed Motion
That the Federation of Canadian Municipalities update be received for information, as presented.

A motion was made by Council Member Jackie McCuaig that the Federation of Canadian Municipalities update be received for information, as presented. The motion carried unanimously.

COM 17-072  Committee Reports

Proposed Motion
That the Committee Reports be received for information, as presented.

A motion was made by Council Member Phyllis Kobasiuk that the Committee Reports be received for information, as follows:

1. Council Member Tracey Melnyk reported on the Parkland County libraries initiatives to build relationships in the community.
2. Council Member Phyllis Kobasiuk reported on the Pembina River District meeting, and the Business Networking International Luncheon event.

The motion carried unanimously.

DELEGATIONS

BL 17-050  PUBLIC HEARING - 9:30 a.m.
Proposed Road Closure Bylaw 2017-27 (Township Road 522)

Proposed Motion
That Bylaw 2017-27 receive first reading.

Mayor Shaigec called the public hearing to order at 9:30 a.m., in accordance with the provisions of the Municipal Government Act, to provide an opportunity for public input and comment regarding proposed Bylaw 2017-27, and explained the process of the hearing.

Administration presented Bylaw 2017-27.

Verbal Submissions
1. June O'Donnell, area resident opposed to Bylaw 2017-27 that will continue to minimize access to their property, and referred to written information regarding a request for the road to be constructed for public travel, and the history of prior requests to Parkland County for a public road.
2. Wayne Csuhany, area resident opposed to Bylaw 2017-27 and requests that the road be developed for local traffic for the safety of the public.
3. Len O'Donnell, area resident, opposed to Bylaw 2017-27 and requests that the road be developed for public travel and does not want to become a dead end road.
4. Serge LaForest, AltaLink representative supports Bylaw 2017-27 and will work with Parkland County regarding the issues that have been presented at this public hearing.
Written Submissions
1. June O'Donnell, area resident opposed to Bylaw 2017-27 and requests that a road be constructed for public travel.

Mayor closed the public hearing at 10:10 a.m.

A motion was made by Council Member AnnLisa Jensen that Bylaw 2017-27 receive first reading. The motion carried unanimously.

Recess

Mayor Shaigec recessed the meeting at 10:11 a.m. and reconvened the meeting at 10:20 a.m.

BL 17-051

PUBLIC HEARING - 9:45 a.m.
Proposed Road Closure Bylaw 2017-23
(TransAlta Highvale Pit 9 Expansion)

Proposed Motion
That Bylaw 2017-23 receive first reading.

Mayor Shaigec called the public hearing to order at 10:21 a.m., in accordance with the provisions of the Municipal Government Act, to provide an opportunity for public input and comment regarding proposed Bylaw 2017-23, and explained the process of the hearing.

Administration presented Bylaw 2017-23.

Verbal Submissions
There were no verbal submissions.

Written Submissions
There were no written submissions.

Mayor Shaigec closed the public hearing at 10:33 a.m.

A motion was made by Council Member John McNab that Bylaw 2017-23 receive first reading. The motion carried unanimously.

BUSINESS ARISING

RFD 17-181 Final Technical Growth Study

Proposed Motion
That Council approve the Technical Growth Study as amended.

A motion was made by Council Member Jackie McCuaig that the amended Technical Growth Study be approved.

A motion was made by Mayor Shaigec that the Technical Growth Study be amended, as follows:

Page 15, Item 4.0 "... The County's Community Economic Diversification Department actively promotes business growth and development and tourism in the County, ..." by deleting the word "tourism", and that it now read, "... The
Council's Community Economic Diversification Department actively promotes business growth and development in the County, ...". The motion failed by the following vote:

For: 1 - Mayor Shaigec

Against: 5 - Council Member Jensen, Council Member McCuaig, Council Member McNab, Council Member Kobasiuk and Council Member Melnyk

A motion was made by Council Member Jackie McCuaig that the Technical Growth Study be amended, as follows:

Page 57, paragraph 1, "... In each of the forecasts, over the medium and long term, growth is expected to result in a net benefit to the County as expressed by the County having lower municipal tax rates with growth than would be the case without growth. ..." to be amended to now read, "... In each of the forecasts, over the medium and long term, blended growth is expected to result in a net benefit to the County as expressed by the County having lower municipal tax rates with growth than would be the case without growth. It must be specifically identified that residential growth is at a net cost to the County. ...".

The motion carried unanimously.

Mayor Shaigec call on the vote on the original motion made by Council Member Jackie McCuaig that the amended Technical Growth Study be approved. The motion carried unanimously.

CLOSE OF MEETING

Mayor Shaigec closed the meeting at 10:59 a.m.
WHEREAS the Council of Parkland County wishes to adopt a Municipal Development Plan Bylaw pursuant to the Municipal Government Act for the purposes of directing the use and development of lands within the County; and

WHEREAS the Council of Parkland County has adopted the Parkland County Municipal Development Plan Bylaw 37-2007 and amendments thereto; and

WHEREAS the Council of Parkland County deems it desirable and appropriate to adopt an updated Municipal Development Plan.

NOW THEREFORE the Council of Parkland County duly assembled and under the authority of the Municipal Government Act, as amended, hereby enacts the following:

1. That "Municipal Development Plan – One Parkland: Powerfully Connected", attached and forming part of Bylaw 2017-14, is hereby adopted.

2. That Bylaw 2017-14 shall come into force and effect upon third reading by Council and shall remain in force until repealed or amended.


READ A FIRST TIME this 27th day of June, 2017.

READ A SECOND TIME this 11th day of July, 2017.

READ A THIRD TIME and finally passed this 10th day of October, 2017.

SIGNED AND PASSED this 10th day of October, 2017.

[Signatures]

Mayor

Chief Administrative Officer
INTRODUCTION

1.4 Regional Context Statement

The Parkland County Municipal Development Plan (MDP) supports the pillars of the Edmonton Metropolitan Region Growth Plan (“Growth Plan”) and the Alberta Land Use Framework. The MDP recognizes the Growth Plan as a governing, higher-order document, including policy tiers and density targets (where they apply).

ALIGNMENT WITH THE EDMONTON METROPOLITAN REGION GROWTH PLAN

Parkland County’s MDP is built on the County’s vision of “One Parkland, Powerfully Connected”. This vision speaks to the MDP’s policy direction which supports a balanced approach to economic development, natural systems and agricultural protection, and the rational planning of land uses, infrastructure and transportation systems. In line with the spirit and intent of the Growth Plan, the County has identified growth hamlets and employment areas where future infrastructure investment will be prioritized.

A central best planning practice found in both the Growth Plan and the Parkland County MDP is the preservation of agriculture and natural living systems through focused development that is efficient, clustered and contiguous. This type of clustered growth has economic benefits by promoting synergies between businesses and establishing an efficient and cost-effective servicing pattern. The MDP’s key map, the Development Concept (Figure 7), identifies a logical planning approach that protects key agricultural areas while promoting economic and residential growth in clustered areas.

NATURAL SYSTEMS

Aligning with the spirit and intent of the Growth Plan’s Natural Living Systems section, the County’s MDP identifies high priority landscapes and emphasizes the preservation and/or protection of natural ecosystems. A biophysical impact assessment process will be one tool to ensure an integrated approach to subdivision and development can be implemented.

AGRICULTURE

Parkland County supports growth in agriculture. Minimization of agricultural land fragmentation is strongly supported in the MDP through the clustering of growth. Value-added and agri-tourism businesses are key to the continued success of agricultural areas, and agricultural diversification will play a key role in growing the County’s employment base.

LAND USE AND INFRASTRUCTURE

The MDP also identifies long-term solutions to the integration of land use, infrastructure and transportation systems through the requirement to update area structure plans for significant portions of the County’s existing, designated country residential areas. These updated Area Structure Plans (ASPs) will be an excellent opportunity to endorse a long-term approach to planning that increases the fiscal, social and environmental sustainability of these areas. These ASPs are to be supported by a Fiscal Impact Assessment to ensure their viability while providing an opportunity to implement best planning practices, such as fully considering the effects of development on natural systems, integrating infrastructure and creating a more...
community-focused design (“complete community”).

COMMUNITY, HOUSING AND HAMLET GROWTH

Community, housing and hamlet growth is another key priority for the County’s MDP. The County’s approach to residential growth focuses on nodal development in existing hamlets and developed areas. Intensification and increasing densification of existing hamlets will be considered by the County through implementation of Hamlet Area Redevelopment Plans or related future plans that put the MDP into action. The MDP also emphasizes the need for mixed use communities with a range of available housing types in all areas of the County.

ECONOMIC COMPETITIVENESS

The County will provide a range of serviced and unserviced employment opportunities throughout all areas of the County. Economic growth and employment is key to the long term sustainability of the County. The County encourages growth in all types of employment industries, including agriculture, and provides a number of employment areas with a range of servicing and transportation levels.

TRANSPORTATION SYSTEMS

Transportation corridors are also identified within the MDP as key development areas that need improved planning and design. Identified transportation corridors as per the MDP will be subject to future planning and design considerations to ensure minimization of visual impacts, safety and provision of adequate transportation services to County residents.