

**Parkland County  
Municipal Development Plan (MDP) Project**

**Small Group Discussion Feedback**  
Blueberry Hall - Wednesday, April 19, 2006

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**Environmental Management**

*1. To what extent should environmentally sensitive lands be protected? And by whom?*

- Wildlife protection policy.
- Residence Committee to have say in environmental matters.
- Should have rules to live by.
- Above environmental matters should have input by Committee.
- Assign environmentally significant areas.
- Development policies to restrict ATVs and enforce.
- Need education on rules.
  
- Conflict – between preserving wildlife and farming -> ducks and geese do damage. A lot of environmental protection is already done by landowners and farmers. Encourage this to continue or to start.
- Involve conservation groups. The County needs to play a role in making sure certain areas are protected. If size or magnitude of environmental area is great there need to be compensation for this, for the land.
- Who protects it is an issue – County? Farmer? Ducks Unlimited? Buck for Wildlife? Fish and game? Depends on circumstances.
- Who pays? Private? Landowners? Government? Conservation/charitable foundations?
  
- Why not treat all land as sensitive equally? All land.
  
- Protect to fullest extent possible.
- Environmentally sensitive – lakes, rivers, streams, where migrating birds nest, underground aquifers, areas surrounding productive land.
- Protected by County and province. Encourage landowner responsible stewardship. CN to protect Wabamun.
  
- Protect wildlife corridor areas not acquisition.
- Consideration for stewardship and equivalent of land base.

*2. What stewardship approaches should Parkland County pursue to help protect environmentally sensitive areas?*

- Need setbacks from incompatible uses to environmental features (use dams, berms, etc. to buffer).
- Conservation easements are good.
- Don't allow livestock in river valley.

- Everyone should be responsible for their land.
- Societies (eg. Wagner Bog).
- Landowners.
- Parkland County (municipalities).
- Province – Alberta Environment (eg. gravel reclamation).
  
- Best practice education by County to farmers (runoff).
- Enforcement.
- Public education.
- Signage.
- Easements.
- Give County more power to ensure proper stewardship.
  
- Special interest groups should not be given priority or preference over individual landowners/rights – including Alberta Environment.

3. *Should Parkland County acquire particularly unique or important environmentally sensitive lands? If yes, then how could such areas be acquired?*

- No, not acquire, legacy, considerations.
- Yes County should acquire. Concerned that province has poor standpoint and track record on environmental issues.
- Yes, through compensate of allocations of Environmentally Sensitive Land. Landowners given special consideration regarding higher density.

## **Agriculture**

1. *How important is maintaining farmland to you?*

- Is very important to have farmland.
- Provides indirect employment.
  
- Road access -> cost sharing issue.
- Maintaining good farmland – very important.
  
- Very important.
  
- Very important to maintain farmland.
  
- Good farmland, location should be encouraged to stay.

2. Do we need to maintain all farmland or just good farmland? What does good farmland mean to you?

- Need to protect good farmland (use CLI Index).
- Better stewardship.
- Need to take into account soil classification.
  
- There is marginal farmland.
  
- Good farmland is:
  - More than just “top soils” land and,
  - Livestock.
- Maintain most (not all) farmland.
  
- Maintain all but subject to question three.
- Good farmland – decided by who owns it.
- Land that is being farmed/productive.
  
- Opportunity to develop agricultural land around provincial policy (i.e. highway and interchange).
- Good = location, soil class.

3. Should farmers be permitted to subdivide farmland? If yes, under what circumstances?

- Need to uphold agricultural heritage. Limit agricultural subdivision.
- Good agricultural land should leave ¼ intact, as much as possible.
  
- Yes farmers should be allowed to subdivide – different issue between sized use – more viable small farms – this needs to be addressed.
  
- Yes. Farmers should have the choice – for second home, inheritance.
  
- Yes – for hobby farms/market garden.
- Businesses not residential.
- Speculative developers sitting on good farmland.
- Marsh areas.
- Estate planning – provided doesn’t leave land open/vulnerable for residential multi-lot subdivisions.
- Location – proximity to Edmonton, Spruce Grove, Stony Plain. However this area is also where the best farmland is in the County – dilemma!
  
- Subdivide farmland – Yes. Able to rezone if no longer good agricultural land.
- All farmland should be allowed to subdivide.
- Only non useable farmland should be subdivided.

4. *Should small value-added type agricultural operations be encouraged (e.g. livestock, market gardens, apiaries) in Parkland County? Where?*

- 40 acres for horticultural use, small types of crop farming.
- Exotic livestock should be encouraged.
- Farm-exemption should be reexamined.
  
- Small value added agricultural (farming) should be encouraged.
  
- Yes.
- Diversification.
- Historical type farming no longer viable.
- Anywhere.
  
- Yes – but no mushrooms!
  
- Value added small agricultural operations should be encouraged within reason – compatible, water issue, and environment issues. Public input.

**Residential/Hamlet Development**

1. *What things matter to you if you choose to live in a country residential subdivision?*

- Privacy, environmentally safe, good view of nature, safe environment, County should provide good services, similarity in values is important, enforcement of development is important.
  
- Current subdivision not all full – then/also new ones being developed when current ones are not full.
- Noise, quality of life, clean air, environmental issues, opportunity to have pets, rural lifestyle.
  
- Good roads, maintained, addressing, emergency access, ATV use as an option.
- Hamlet growth should be controlled.
  
- Lot size (three or more acres), road safety and access, away from neighbours/privacy, number of subdivisions in certain corridor, road or off-road -> higher density, fire hazards, ATV use.
- Would like less density of subdivisions and fewer lots per subdivision.
- More land between separate subdivisions.
  
- Policy to be facilitated nor rejected by Council.

2. *Should Parkland County encourage new residential subdivisions to be serviced with piped water and sewer systems rather than onsite wells and private sewage disposal systems?*

- Two to 10 acre lots should continue to have private servicing.
- Servicing should depend upon land characteristics and lot width.
- Need for innovative servicing systems.
  
- Driven by economics, location of the service.
  
- Where economic.
- Location.
- Piped sewer only in some situations.
  
- Yes – should encourage piped services.
- People should have choice.
- Depends on lot size – larger lots maybe OK for separate services.
- Who pays for piping services?
- Developer or user not rate payers in general.
  
- County to pay all external roadway to property.
- Yes – sewer and septic should be encouraged – user pay.
- Develop provide communal services.

3. *Should a range of housing choices be encouraged by the County to accommodate new residential growth as well as an aging population (e.g. aging in place)?*

- Assisted living – complex, central dining area, other levels. In-home care.
- Need policy to support independent living – own house.
- Would like to see more developments like Mystic Ridge (Breland condos).
- More flexibility on garden suites.
- Perhaps more flexibility on second dwelling policy regulations (especially on case-by-case).
- Mix of housing options involving families at different life stages (Christenson development south of 23 Avenue in Edmonton).
  
- Near services or establish their own services (i.e. Pigeon Lake, Wetaskiwin County).
  
- Yes -> second dwelling.
- Seniors complex/residence village in the Country.
  
- Should there be a range of choices?
- No condos.
- Keep status quo.
  
- Higher occupancy housing.
- Proximity to services allows higher density.
- Encourage developments.

4. *Should the County encourage new recreation resorts like golf course communities and lakeshore developments?*

- Neutral on golf courses.
- If golf course development is proposed, make sure it fits in with environment.
- Restrict lakeshore development.
- County to protect development, environmental reserve lands around lakes, protect habitat.
- Enforcement required for ATV use.
  
- Yes (e.g. Lakeshore, Calgary's lake communities, around community halls, golf courses like Blackhawk).
  
- Yes. Single and multifamily.
  
- Protect and support current lakeshore and recreation area (Chickacoo). No golf course development (e.g Cougar Creek, etc.). No new lakeshore subdivisions and water use.
  
- Restrict development for County feel.

**Industrial/Commercial Development**

1. *What aspects of existing industrial and commercial development negatively impact you?*

- Air pollution, truck traffic, noise (especially after hours operations, noise from air brakes).
- Oil and gas -> causing problems -> odour, health implications.
- Gravel -> extra traffic on roads.
- Air pollution/leaching into soils.
- Noise, unsightly, truck traffic.
- Many positive effects also – employment, taxes.
  
- Power stations, threat of industrial uses moving out of industrial parks, increased use of roads (trucking, gravel), degradation of road surface, health issues (dust, noise).
  
- Oil refinery, hydro lines, asbestos plants, traffic.

2. *What should be done to deal with these aspects?*

- Need enforcement to help alleviate problems (new technology).
- Keep industrial away from residential subdivisions.
- Use noise attenuation measures, like buffer, berms, fences, trees, etc.
- Reduce speed limit, reduce noise.

- Everyone wants money – but need developmental controls.
  - Berms.
  - Covers on gravel crushers to reduce noise and dust. Requirements near residential. Berms and landscaping. Location.
  - Contributions to offsite community amenities (reclamation plans) that benefit the community/area.
  - Emergency facilities close.
  - Send everyone to Acheson but discourage/prohibit heavy industry. Buffer around industrial area.
  - Air quality and noise should be controlled by company – County enforced.
  - Set backs, set aside land for commercial/industrial from incompatible development. Restrictions in place to protect public and environment.
3. *Should the County be encouraging more commercial recreational tourism operations (e.g. RV parks, campgrounds, bed & breakfasts) to take advantage of its location and scenic parkland setting?*
- Campgrounds should be limited in certain areas and need to be properly managed.
  - Need proper servicing.
  - Guest ranches, commercial recreation okay. What do you do when oil wells/gravel pits shut down – reclamation?
  - Only within certain locations with restrictions – distance away from residential, capacity of roads.
  - Existing day parks should be attended at all open times (employee).
  - Good for taxes.
  - If it complements surrounding area activities.
  - Support existing and encourage new.
  - Campgrounds at Chickacoo and river valley.
  - County should develop campgrounds.
  - Control ATVs/snowmobiles.
  - Commercial/industrial should not be allowed on Riverbend land.

## **Recreation/Open Space**

### *1. What types of parks and open space should be provided in new residential subdivisions?*

- Designate specific areas for ATV use.
- Have natural areas (don't mow).

- Need for proactive planning for larger parks. Specialize use for these parks -> link usages between park spaces. Uses for things not available in the city (i.e. OHV, equestrian).
- Creative (highest and best use) uses for reclaimed coal/gravel mined lands.
- Utilized reserves.
- Should not be left empty and unmaintained.
- Designating of ATV site/non-ATV site, hiking, etc.
- Trails/facilities with specific uses.
- Whatever is put in must be managed from a safety standpoint.
- Should County continue to claim a reserve? Yes – make sure it's used and not just a dumping ground.
- Development for recreation on municipal reserves – picnic, playgrounds, water features.

2. *Should the County support and develop local trail networks to serve rural and hamlet communities?*

- Bikes should not go on gravel trails.
- Dedicate trails for specific uses (bike, horses, ATV, etc.). Reg. appropriate signage, enforcement.
- Yes, see above for linkages.
- Should be linked reserves or trails linking hamlets.
- Yes provided people stay on the trail.
- To be developed by user groups but supported by the County.
- Must be away from residential areas or livestock.
- Encourage municipal reserves through subdivision to subdivision to provide non-motorized.
- Yes County should be allowing trails. User fees -> condo association.

3. *What types of recreational uses should be allowed on these trails?*

- Separate out uses. Designated trails for each.
- Separate motorized and non motorized. Who maintains trails? And develops trails? The developer? Users? County?
- Some just hiking/skiing/horses/ATV.
- Separated designations.

- Different trails for ATVs, equestrian, hiking, dog walking, pedal bikes.

4. *What other types of outdoor recreation opportunities are needed in Parkland County? (e.g. baseball diamond, outdoor hockey rinks, playing fields, playgrounds, etc.)?*

- Need mountain bike parks. BMX trails. Cross-country trails. Better utilize existing facilities.
- Creative uses, unique to rural area. County owns land and leases to a user group or private operator to cover costs.
- Support current facilities -> money.
- Community groups -> money.
- Outdoor hockey rinks – not on lakes.
  - Possibly in subdivisions or reserve?
  - At community halls.
  - Riding arenas.
- ATV designated trails. Encourage more developments like Chickacoo, etc. Not user pay – all ratepayers share.

**Other (miscellaneous)**

- County should allow subdivision of land which is not agriculturally viable (eg. slough, muskeg areas).
- Ensure proper cleanup of industrial sites – large deposit?
- Concern that existing subdivisions are causing drainage problems – disturbing natural drainage.