

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

**Small Group Discussion Feedback**  
Clymont Hall - Wednesday, April 12, 2006

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**Environmental Management**

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

- Protection of environmentally sensitive lands – extent.
- All things affecting the environment.
- Air/water/traffic/ quality of life.
- Piped water and sewage.
- Identified environmentally sensitive lands must be fully protected -> animals -> movement corridors.
- Are we closed-minded as in “not in our backyard.”
- Development fueled by County so County must be the “whom.”
- Bylaw enforcement issue -> County.
- Province also a big player in environmental protection.
  
- Slope areas to be protected (unstable).
- All natural areas
  - Habitat connections
  - Drainage corridors
  - Groundwater retention
  - Swamps.
- By all of us.
  
- County should be more proactive than they are. All levels of government should be more involved.

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

- Need more law enforcement.
- Parkland County to provide incentives to the land owners to aid in E-S protection. Identifiable reserves shouldn't be able to be sold later. Tax incentive/advantage to land owner.
  
- County Parks and natural areas.
- Provincial government.
- Tax incentives.
- Conservation easements.
- County has to cleanup more garbage along roadsides.
- County restrict truck haul routes and development.

- More publicity regarding what sensitive lands are.

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

- Yes and kept thus in perpetuity.
- How? a) Increase taxes to develop a fund, and b) Government of Alberta assistance.
  
- County should acquire sensitive lands.
- Subdivision dedication.
- Tighter controls to conserve.
- Donations of land (i.e. tax benefit to donor).
- Restrict O.H.V on public land.
  
- More conservation easement.
- Purchase, trusts, private groups (like Ducks Unlimited).

## **Agriculture**

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

- Wish to maintain farmland – very much.
  
- Need to fill in between subdividing.
- Leave wildlife corridors.
- Evidence of our roots.
- Intensive farming should not be in or near subdivisions.
- Encourage hobby farming, market gardens on poorer agricultural land.
- Tourism destination.
- Mix of parcel sizes ½ acre to 80 acres.
  
- Yes it is important to allow agriculture; however maybe smaller parcels.

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

- Need to maintain good farmland (#1, 2, 3 at least). This must be productive or potentially productive farmland.
  
- Good land is producing land; fairly flat land; good soil.
- Farmland is hard to define; means different things to different people.

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

- Land bank trust – Tri-governmental to keep good farmland in farm use and to allow farmer owner to retire with fair (real estate value) compensation.
- Yes – tight guidelines, near subdivisions and hamlets/villages, what is it going to be subdivided for, and to provide for home or hired help.
- No – not near ecologically sensitive area, industrial use, and to preserve productive land.
- Yes; 20/40 acres.

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

- Don't mix value-added ops in CR areas dependent on size and impact. Yes in designated areas.
- Yes; on farmland. Yes – value added; but needs to be viable.

### **Residential/Hamlet Development**

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

- Noise/services/garbage pick-up/quality of life/traffic/speed/ATVs/ skidoos/protect wetlands -> birds.
- Seclusion, independence, nature, space, passive recreation, proximity to city, services, more pets.

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?*

- Yes/no depending on lot size or location.
- County living/country amenities.
- High densities move to urban community.
- Closer to city, the smaller the lots.
- Concern for water contamination and depletion of water supply.
- Concern about the best use of the land – shouldn't be subdividing productive agricultural land.
- Preserving the natural parkland.
- Can be subdivided in a controlled way.
- Should allow for both; concern that private systems impact environment in the future.

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)?*

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- Pick a highway and put water and sewer down it so there can be specialized subdivisions, other subdivisions will follow.
- Yes there should be a choice regarding housing types and parcel sizes.

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

- Could get rid of lots of “bad” land his way. Inevitable development, probably but needs to be monitored.
- Golf courses should be encourages as long as there is minimal impact on environment. Lakeshore developments – the same.

### **Industrial/Commercial Development**

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

- Fumes/traffic/noise/light pollution/destruction of habitat/increased run-off and erosion in creeks/ground table not being recharged/garbage/no requirement for landscaping/loss of animal movement corridors/land values/toxic poisoning of human and animal populations.
- Safety of trucks (gravel) and destruction of roads, noise, pollution (water and air), safety on roads and residents.
- Runoff/pollution, light pollution, noise, traffic, air quality, visual, dust.

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

- Parkland County must require and enforce businesses to follow laws. Current landowners need input into changes.
- Listen to public. Tighter controls. Centralize industry. Not near residential area. Landscaping, sound berms, and trees.
- Enforce existing regulations. Separate industrial from residential and natural areas (sensitive areas) with a green belt or buffer.

*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?*

- Perhaps -> in business-designated areas.
- No.
- Maybe in appropriate locations (to be determined) with public consensus (with a buffer).

## **Recreation/Open Space**

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

- Green space (natural, wooded, ponds). Animal movement corridors. This should not be sold. More dedication of open space to parks, etc., within subdivisions (planning).
- Trails – bicycle, walking.
- Not CR residents.

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

- Yes.
- Trails along road allowances, more emphasis on developing centralized areas for higher impact activities.
- Yes; Alberta Trail Seekers to identify spaces.

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

- No motorized vehicles. Very specifically designated.
- Passive recreation in residential areas.
- Trails on private lands (i.e. farms).
- Work with river Valley Alliance.
- Concern about use of trails, how they will be used, safety, fire, and impact on adjacent neighbors.

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

- Mountain biking range/track.
- ATVs, horse trails, bicycles, snowmobiles, walkers. Not all users will be compatible on one trail. Consider location but also consider impact on residents. Consider locating close to schools; parking is already in place. Water study.