



Parkland County Municipal Development Plan (MDP) Public Information Sessions Summary

On Wednesday April 12, Tuesday April 18, and Wednesday April 19, 2006, from 4pm – 8pm, Parkland County, Lovatt Planning Consultants, and ISL Engineering and Land Services held Public Information Sessions at Clymont Hall, Entwistle Hall, and Blueberry Hall, respectively. The Community Workshops provided residents with an opportunity to learn about the Municipal Development Plan (MDP) Update draft goals and policies.

At the Clymont Hall location, 37 people signed in, but actual attendance was approximately 45. At the Entwistle location, 29 people signed in, but actual attendance was approximately 33. At the Blueberry location, 33 people signed in, but actual attendance was approximately 37.

To create awareness for the Public Information Sessions, a black and white advertisement (see Appendix A) was designed by ISL and placed in the Friday, March 31 and Friday, April 7 editions of both the Spruce Grove Examiner and Stony Plain Reporter. A coloured copy of the ad (see Appendix B) was posted to the Parkland County website. ISL also provided Parkland County with a coloured copy of the ad, as well as an enlarged version of the coloured ad, for their printing and distribution at locations throughout the County. Stakeholders on the stakeholder mailing list were also mailed an invitation two weeks prior to the information sessions.

At the information sessions, all attendees received an agenda and process chart (see Appendix C) and Key Definitions sheet (see Appendix D). Attendees also received a Comment Form (see Appendix E) to provide their individual feedback (see Appendix F).

The Public Information Sessions provided attendees with an opportunity to talk one-on-one with representatives of the project team and Parkland County. The information sessions featured a formal presentation outlining the MDP process and telephone survey results, as well as static displays of graphic panels displaying land use information about the County. The information sessions also featured a group discussion component followed by group presentations.

During the small group discussion component, groups responded to discussion questions (see Appendix G) and recorded their collective response (see Appendix H).

Ten (10) Comment Forms were filled out and returned at the Public Information Sessions and, to date, (x) Comment Forms were received by the County after the information sessions.



Municipal Development Plan (MDP) Comment Forms Summary

Information Session – Clymont - April 12, 2006

Agricultural Development

- Care is needed to protect the average and better land for agricultural production. Also current organic farm/production sites must be protected.
- I don't believe there is enough good land for this to be much of a concern.
- No comment.
- I am extremely, perhaps violently, opposed to any residential or commercial/industrial development on lands categorized as #1, #2, or #2. An exception might be something like an organic dairy farm with its associated machinery and outbuildings.
- Good land should be preserved for agricultural use. Only good soil land should be cleared and protected for agricultural use only. Free range livestock should have setbacks from major rivers and lakes.
- Variety of size of farm and activities (exceptions: factory pig farms!).
- Small agricultural operations (market gardens, berry patches, small riding establishments, greenhouses, small agricultural value-added operations) should be encouraged for tourism/business. No intensive farming near settled areas, acreages, or villages or near Environmentally Sensitive Areas (ESAs). Preserve good agricultural soil, no development permitted, and incentives for farmers to stay on land.

Residential Development

- No comment.
- Keep acreages to three acres or more.
- Discourage! Ensure that new subdivisions are more compact in form to preserve more natural areas.
- Because technology is going to be going more so in the direction of individual residential power systems, improved sewage systems, etc, I prefer to see very few small lot sizes. Let people be self-sufficient.
- Multi-lot should not be allowed in ESAs – Section 5.9 in the existing MDP should certainly be retained to protect the river valley. A well designed assisted living complex somewhere atop the river back would probably be welcomed by Parkland County seniors. Capital Health would probably support this.
- Proper [unintelligible] in nodes with piped water and sewer. Lot sizes could vary. Never too close to working farms, water bodies and streams. One subdivision per farm.
- Emphasis should remain country residential (2-20 acres). Develop new acreages near others and don't infringe on ESAs or good agricultural land. No high density development unless on major highways or near urban centers. Also no trailer parks or high density developments near ESAs.

Environmental Development

- We must maintain open spaces along our main roads to retain the rural flavor of the area. All areas identified in the Ecologically Sensitive Areas need to have extreme protection because there is no more.
- No comment.

- Protect all watercourses and wetlands so as to better promote ecological connectivity or an "eco-net." Educate landowners to maintain environmentally sensitive areas. Have a wetland conservation policy with incentives.
- A landscaper made a presentation at the last Town Hall meeting in February and noted some businesses seemed to beautify and landscape where others didn't. I concurred with his observations. Otherwise, it's all environmental.
- Mandate some landscaping in industrial areas, particularly around the boundaries. ESA's should also have buffer zones around them, where any development should not adversely affect the ESAs.
- More buffer zones around sensitive areas. More public awareness of sensitive areas. Wildlife corridors.
- Protect currently identified ESAs with appropriate zoning (as recently done near Wagner Bog). Identify (with public input) more ESAs. Hire a staff environmentalist to liaise with conservation groups (such as DUC and Nature Cons. of Canada) and work out a plan for integrated landscape management. Educate the public on conservation easements.

Recreational Development

- Locally placed areas should contain facilities/land which has relatively low maintenance.
- Keep all areas set aside for recreational development. Don't give any away. Look for ways to tie them together for trails.
- Provide separate trails for 1) bikes, joggers and dog-walkers; 2) ATV users; and 3) naturalists and school children.
- River valleys should be minimally developed (trails, picnic tables, etc) for enjoyment by the public to relieve the stresses of living and/or working in an increasingly expanding population.
- If paved trails are provided, parallel unpaved walking trails should also be available to avoid bicycle/horse or bicycle/pedestrian accidents. Licensed off-road vehicles should only be allowed in designated off-road areas (and on some highways with restrictions). Their use on other trails and in ESAs should be severely penalized.
- Playing fields, hockey rinks are okay tied to existing school areas. Trail development with compatible users in mind (i.e. walking, bridle path, ATV users all season).
- Work with the River Valley Alliance to develop trails and facilities along the Saskatchewan River. Regulate developers so that they include recreational facilities in their developments (biking/walking trails). Tighten regulations on OHVs – make a place away from subdivisions for their use – in industrial areas.

Industrial & Commercial Development

- Restrict to the currently identified areas.
- Let industry come if it wants. Let commercial development follow as economic factors warrant.
- No comment.
- Locate this in areas of poorer soil conditions. Put laws in place to control or eliminate pollution and enforce them with stiff penalties or disallowances of the continuation of business by violators!
- As above in environmental development, plus industrial and commercial development should only be allowed in urban or poor soil areas.
- Nodes. Well buffered and screened. Environmentally sound with light and noise pollution to a minimum.
- This type of development is appropriate only in designated areas (i.e. Acheson). Surround these developments with noise berms and landscaping especially along Highway 16 and 16A. No industrial development near ESAs. Protect ESAs with proper

zoning. No industrial development near country residential – especially near gravel extraction.

Future Growth & Development

- Stop the annexation of Spruce Grove – retain NE ¼ and SE ¼ Section 6-53-26 and NE ¼ and portion SE ¼ Section 1-53-26 as an open area or green belt. This is to protect a recharge area.
- Acreages, acreages, acreages, we are and will continue to be a bedroom area.
- Consider in light of intermunicipal planning and “bio-region” development.
- This must be taken on with the realization that technology is probably going to change a lot of the ways we live and work in the future. Do not proceed too hastily as we may end up having our noses cut off in spite of our faces!
- High density residential development should only be allowed in expansion to already existing HD areas or next to major highways. Other development should be on lots larger than 2 acres.
- County to be proactive in keeping “rural” atmosphere. County to secure and protect (through zoning, easements and tax incentives) green space and wildlife corridors.
- Focus on “Parkland” in all planning. People are getting pushed by development. What we want is good management to slow things down, consider the County’s “natural capital,” and protect what we have. People in urban areas need the natural world to “recharge” and refresh. Continue gathering ideas from the public.

Other Land Uses

- No comment.
- The Ecologically Significant Areas and their protection.
- Something needs to be done with or for the noisy off-road machines or a total ban.
- Provide a buffer zone to the west and south of the Wagner Natural Area.
- Road development based on other areas of development and maintenance of roads.
- Vandalism is a problem in some areas. Signage and even animal cameras in some locations could be used to control this. I think the three main problems for the County are off-road vehicles, vandalism, and developers.
- ATVs are ruining many rural areas or banks by the rivers/farmer’s fields. Protect and study the County’s water resources. Keep pathways for wildlife in all planning considerations.

Additional comments

- Safety of present and new resident’s development should be a higher priority before an approval is given on new developments. Area roads and intersections up to and including intersection on to highways. Example: 10 new lots mean about 20 new vehicles in the area at any given time with their own vehicles, service vehicles, and new visitors to area during a 24 hour day with peak times not included.
- Things like effect of increases traffic on main feeder roads to schools should be reviewed from a safety aspect.
- As it is a lot of intersections in Parkland County are at minimum standards at best for the amount of traffic in the area. Just have to look at Woodbend and R.R. 261 and 262 for that example and then on to Highway 627 with increase out of county traffic is becoming more dangerous every week as new drivers figure out the connection onto Anthony Henday.

About You

1. What information session did you attend?

April 12	8
April 18	
April 19	

2. What is your interest in this project?

An agricultural operator/landowner	
A residential landowner in Parkland County	4
A commercial business operator/owner in Parkland County	
An industrial business operator/owner in Parkland County	
An association/organization representative (please specify)	3
Other	

Association/organization:

- Wagner Natural Area
- Wagner Natural Area Society (Executive Committee) (x2)

3. Are you a Parkland County resident?

Yes	4
No	3

If yes, how many years have you lived in Parkland County:

<5 yrs.	
5-10 yrs.	2
11-16 yrs.	
17-22 yrs.	1
23-28 yrs.	1
28+ yrs.	1

4. Where do you live?

On a farm	
Country acreage - serviced	
Country acreage - unserviced	4
Hamlet	
Village	
Town	
Other	2

Other:

- City of Edmonton (x2)

5. Please indicate your:

Age

<19 yrs.	
20-44 yrs.	
45-64 yrs.	4
65+ yrs.	3

Gender

Male	3
Female	4

Information Session – Entwistle - April 18, 2006

Agricultural Development

- Set aside area for agricultural development, and keep it that way. Under no circumstances, can one change the land use.
- The west end of the County is mainly suited for cattle pastures and forage crops. This is pretty well at its maximum now. I believe some of this land should have trees planted.

Residential Development

- Clearly outline where future residential development can go, then point the developers in that direction.
- Mainly along Highway 16.

Environmental Development

- How can environment be developed. We need to maintain what is already there.
- Need to clean out beavers in creeks running into Lake Isle. If this is not done, lake will stagnate and die. This impacts the area all the way to Big Lakes.

Recreational Development

- How much will never be enough. There is so much recreation now, and it is under used (i.e. baseball diamonds, walking trails, County parks, etc.).
- There is good cost sharing between Parkland and Yellowhead. The Gainford pasture reserve used for snowmobiles is a step in the right direction.

Industrial & Commercial Development

- Encourage this development to come farther west. There is room to develop in Entwistle.
- In the Entwistle-Evansburg. Corridor should continue to expand.

Future Growth & Development

- Keep acreages where acreages are.
- In existing zoned areas.

Other Land Uses

- No comment.
- Marginal farm land should be subdivided if owner so desires. Minimum 10 acres/lot. Up to 80 acres okay.

About You

1. What information session did you attend?

April 12	
April 18	2
April 19	

2. What is your interest in this project?

An agricultural operator/landowner	1
A residential landowner in Parkland County	1
A commercial business operator/owner in Parkland County	
An industrial business operator/owner in Parkland County	1
An association/organization representative (please specify)	
Other	

3. Are you a Parkland County resident?

Yes	2
No	

If yes, how many years have you lived in Parkland County:

<5 yrs.	
5-10 yrs.	
11-16 yrs.	
17-22 yrs.	
23-28 yrs.	
28+ yrs.	2

4. Where do you live?

On a farm	1
Country acreage - serviced	
Country acreage - unserviced	
Hamlet	1
Village	
Town	
Other	

Hamlet:

- Entwistle

5. Please indicate your:

Age

<19 yrs.	
20-44 yrs.	
45-64 yrs.	1
65+ yrs.	1

Gender

Male	2
Female	

Information Session – Blueberry - April 19, 2006

Agricultural Development

- No comment (x9).
- All farm land should have access provided by tax money, not paid for by land owner. Farms should be allowed to have for four residences for family or employers.
- I favour small farm holdings such as 20, 30, 40 60, or 80 acres as they fit into the topography of the land. These small parcels do not take farm land out of production and are more environmentally friendly. Our present agricultural land use by law gives large farmers the advantage and restricts small holdings.

Residential Development

- No comment (x7).
- Designate specific areas for subdivisions to reduce encroachment on fertile farmland.
- Residential development should not be allowed to sterilize resources, such as gravel.
- The proximity of large urban centres to Parkland County has made a demand on small parcels of land.
- See pavement in Mallard Park.

Environmental Development

- No comment (x10).
- I favor protection of fresh water aquifers, creeks, rivers and lakes from pollution.

Recreational Development

- No comment (x10).
- Parkland County along with adjacent cities, towns and hamlets should have trails and areas set up for motorized recreational vehicles as they cause property damage and annoyance when trespassing.

Industrial & Commercial Development

- No comment (x9).
- Allow long-time residents to operate and run a business from their farm residence. Don't force them to Acheson. Have user friendly policies.
- Small business should be allowed to operate from farm or acreage. Not forced to Acheson.

Future Growth & Development

- No comment (x8).
- 43 acres. They say I live in a green belt and can't be subdivided. My land is peat moss, muskeg and slough. Not farmable. They should look and assess. I would like to take off 10 acres with house and sell to my boy. The other 33 acres, I would like to build a small house so I can still live in the country and afford utilities.
- More small business should be allowed in rural areas.
- Common sense approach to growth and development.

Other Land Uses

- No comment (x2).
- Reduce cost to landowners for access to land in undeveloped road allowance. (County taxes should pay for road construction 100%)
- Policy EN-0017 Not fair. Strongly opposed to this policy. Taxes should pay for 100% road construction.
- Policy EN-0017 – slams the door shut on farmers trying to obtain access to property. Make it user friendly – payment options – improvement tax on land. No more than 25% should one have to pay. Why should I, farmer, pay for access for everyone.
- Allow more small business.
- The County should be more willing to develop the road accesses for rate payers and give more flexible options for payment.
- Policy on road allowance should be reviewed on base of cost to land owner (50% cost too high).
- Policy EN-0017 – unfair to charge land owners 50% of cost.
- Future road costs should be done on a local improvement basis. Not as a cost share by the County and landowner.
- Current road allowances to be developed by County – paid by ratepayer for public use. Roads into and thru privately owned property already road allowances should be County and landowner – with landowner responsible for approximately 25%.

About You

1. What information session did you attend?

April 12	
April 18	
April 19	11

2. What is your interest in this project?

An agricultural operator/landowner	6
A residential landowner in Parkland County	2
A commercial business operator/owner in Parkland County	
An industrial business operator/owner in Parkland County	
An association/organization representative (please specify)	
Other	

3. Are you a Parkland County resident?

Yes	7
No	2

If yes, how many years have you lived in Parkland County:

<5 yrs.	1
5-10 yrs.	2
11-16 yrs.	2
17-22 yrs.	
23-28 yrs.	
28+ yrs.	3

4. Where do you live?

On a farm	6
Country acreage - serviced	
Country acreage - unserviced	2
Hamlet	
Village	
Town	
Other	

5. Please indicate your:

Age

<19 yrs.	
20-44 yrs.	2
45-64 yrs.	7
65+ yrs.	

Gender

Male	5
Female	