



# A Vision for the Future

Reviewing the Wheatland County MDP

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## WHAT WE HEARD REPORT

DEC 2020

# A Vision for the Future

Reviewing the Wheatland County MDP



# TABLE OF CONTENTS

<b>INTRODUCTION</b>	<b>1</b>
<b>PROJECT TIMELINE</b>	<b>2</b>
<b>ENGAGEMENT OVERVIEW</b>	<b>3</b>
<b>WHAT WE HEARD</b>	<b>5</b>
Engagement Session #1: Preserving Our Heritage	5
Engagement Session #2: Managing Growth, Infrastructure and Servicing	19
<b>NEXT STEPS</b>	<b>22</b>
<b>CONTACT INFORMATION</b>	<b>23</b>

**APPENDIX A: Engagement Session #1 Slides**

**APPENDIX B: Engagement Session #2 Slides**

# INTRODUCTION

The Wheatland County Municipal Development Plan (MDP) was approved by Council in 2013 to provide a County vision for 30 years. Today, six years later, the County wants to ensure the vision, policies and objectives within the MDP are being met and remain relevant, through a comprehensive review and update. The MDP Review process includes a significant public engagement process to provide multiple opportunities for County residents and stakeholders to participate and share their ideas.

The County will be focusing the MDP update around the following key areas:

- Servicing
- Residential growth
- Sustainability
- Agriculture & environmentally sensitive areas
- A portion of Wheatland County falls within the [Calgary Metropolitan Region Board \(CMRB\)](#) area. This area will be included and addressed within the updated MDP. Learn more about the [CMRB](#).

Throughout the MDP review, the County is committed to engaging with as many residents, business owners and stakeholders as possible to make sure the updated MDP reflects the ideas and desires of those it matters to and impacts the most.



# PROJECT TIMELINE





# ENGAGEMENT OVERVIEW

The MDP review consisted of a two-part series of virtual engagement sessions to provide opportunities for County residents, business owners and stakeholders to participate and share their ideas as we review and update the MDP.

*Due to the public health situation related to COVID-19 and the Government of Alberta's regulations around social distancing, the project team could not host in-person public engagement throughout this phase. In place of a standard public open house, the project team developed a two-part webinar series with corresponding online surveys to provide stakeholders the opportunity to learn about the project and provide their input.*



## Session 1 | Preserving Our Heritage

A discussion about agriculture, tourism, historic resources and the County's many natural areas.

- Date: August 20, 2020
- Time: 7 – 8 p.m.
- Participants: 1
- Online surveys completed: 15



## Session 2 | Managing Growth, Infrastructure and Servicing

A discussion about the changes and amendments being considered within the Managing Growth, Infrastructure and Servicing sections of the existing MDP.

- Date: October 21, 2020
- Time: 7 – 8 p.m.
- Participants: 9
- Online surveys completed: 0

Both sessions were hosted by Amber Link, Reeve of Wheatland County and Matthew Boscarol, General Manager of Community and Development Services. Recordings of the webinars were posted on the project website along with online surveys to collect further information from the community. The online surveys were available until November 30, 2020.

## ENGAGEMENT PROMOTIONS

Wheatland County promoted the online engagement sessions in a number of ways, including:

- Project Website ([www.wheatlandcounty.ca/mdp](http://www.wheatlandcounty.ca/mdp))
- Advertisements in the Strathmore Times
- Notification to Wheatland County Councillors
- Notification to Wheatland County stakeholders
- Wheatland County Facebook page



# WHAT WE HEARD

The following summarizes the feedback received through engagement session webinars and online surveys from August to November 2020.

## ENGAGEMENT SESSION 1 | PRESERVING OUR HERITAGE

This phase of the engagement focused on the first section of the Municipal Development Plan (MDP), entitled “Preserving our Heritage;” addressing this section’s intent and what changes or amendments will be considered.

### WEBINAR ENGAGEMENT SESSION | AUGUST 20, 2020

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The webinar began with a presentation by Amber Link, Reeve and Matthew Boscaroli, General Manager of Community and Development Services, followed by a facilitated Question and Answer period to provide attendees an opportunity to ask questions and share comments. A recording of the webinar is available at [www.wheatlandcounty.ca/mdp](http://www.wheatlandcounty.ca/mdp) and the presentation slides can be found within Appendix A.



The following summarizes stakeholder questions, comments and concerns heard during the first webinar engagement session.

STAKEHOLDER COMMENT	WHEATLAND COUNTY RESPONSE
<p>I am really interested in the direction that the County is going, in particular because I am in Gleichen and we just lost our bank branch; so we are trying to find way of bringing people to our community - not great numbers of people, but having people interested on a regular basis. The church in our community is quite old, and we were looking at coming together with other churches in Southern Alberta, to develop a Religious Route - encouraging others to visit the churches throughout Alberta. Our church has a strong connection with the Siksika Nation, so I am interested in those possibilities, and I am glad that you are already considering these things and preserving the heritage around.</p>	<p>You touched on key points, such as making attractive communities within our hamlets that will attract residential development and growth in our area.</p> <p>How do we prepare ourselves when investors are looking at where to locate their industry? We have so many things going for us here; proximity to metropolitan area, proximity to a town, and proximity to wonderful First Nations community with the Siksika Nation.</p> <p>We also offer tremendous natural resources with our soil quality, but also in our energy practices and extraction.</p>
<p>I am glad you have strict rules about dividing agricultural lands. I come from Ontario, and a lot of the best agricultural land there has been developed with homes, etc. One of our joys in the area is the nature and agriculture. I am glad our land hasn't been gobbled with people who don't appreciate how glorious this land is.</p>	<p>You've touched on many key concepts that Council grapples with all the time - most notably the balance between preserving our agricultural ties and the rich heritage that Wheatland County is built on - balancing these with landowner rights. Landowner rights that allow them to diversify and do what they need to do to be sustainable. But, also attracting investment into our community is a priority, which we need to do to diversify our tax base and ensure Wheatland County is sustainable, given the challenges in our energy sector.</p>
<p>I appreciate what you are saying about the County needing investment.</p> <p>I saw a picture of Coulee Creek Farm - and that's a perfect mix. It's still a working farm but they have created a unique business venture that brings people to our area. I am cheered by the fact that Council is looking so seriously at these things and can recognize how important it is for citizens that all of these things be considered.</p>	<p>We have so many elements in Wheatland that make it an excellent opportunity for people looking to come as residents, entrepreneurs, businesses or industrial developers - but it is balancing these things while preserving our heritage that is key in moving forward.</p>

## ONLINE SURVEY SUMMARY

The survey focused on the information addressed in the engagement Phase 1 webinar, encouraging interested parties to share their questions, comments and concerns relating to the “Preserving our Heritage” section of the MDP.

## WHO PARTICIPATED

Eleven people completed the online survey. To better understand the responses received, we asked participants to tell us about themselves by selecting all responses that applied to them. Responses collected included:

**13** Wheatland County Residents

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**3** Wheatland County Business Owner

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**1** Wheatland County Visitor/Frequentor

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**2** Representative of a business, organization or community group in Wheatland County

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## WHAT WE ASKED

Through the online survey, the project team heard from 15 participants who shared their questions, comments and concerns regarding the “Preserving our Heritage” section of the MDP.

The online survey included the following questions:

- 1. What do you consider diversification of agricultural operations?**
- 2. How can the County support this diversification?**
- 3. Have the County’s agricultural preservation policies been successful?**
- 4. What does agricultural preservation mean to you?**
- 5. How can we better preserve agricultural lands?**
- 6. Are there ways in which the County can protect our water resources?**
- 7. Should the County prohibit multi-lot residential development unless it can tie into municipal servicing?**
- 8. How has the County done in promoting its historical resources?**
- 9. The policies currently focus on the agricultural history of the County. Should they expand to cultural and paleontological history as well?**
- 10. What’s your vision for the County’s growth over the next 20 years?**

## FEEDBACK THEMES

After reviewing and analyzing all responses to the survey, the following themes emerged, outlining the key areas of interest, concern or comment among community stakeholders:



**Small/New Business Incentives**

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**Land Development Guidelines and Rights**

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**Balancing Agricultural, Business and Residential Development**

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**Agricultural Funding and Resources**

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**Increase/Improve County Services**

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**Intergration of County History**

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**Increased County Promotion for Business, Residential and Tourism Opportunities**

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## FEEDBACK SUMMARY

The dialogue from the engagement session, online survey and communication with community stakeholders have been transcribed below, along with a summary of common themes among the answers provided. The project team has responded to each question below.

### QUESTION 1 | WHAT DO YOU CONSIDER DIVERSIFICATION OF AGRICULTURAL OPERATIONS?

#### THEMES

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**Small/New Business Incentives**



**Agricultural Funding and Resources**

#### ANSWERS/COMMENTS

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- A mix of agricultural and commercial offerings that contribute to the community, including elevators, feedlots, gravel pits, restaurants, and butcher shops - these are vital for agriculture.
- Aquaponics, Upicks, Garden Plots for rent, feedlots, compost facilities.
- Small manufacturing business. Not harmful to the land.
- An agricultural operation's ability to have diverse revenue streams from operations that complement each other in timing, waste and/more intensive land utilization and value-added services.
- Ag tourism; ag goods created and sold on-farm, i.e. jams, wines, jerky, etc.; off-farm sales; services provided on-farms, such as goat yoga, riding classes, etc.; and possibly, protection of areas of a farm not suited to ag necessarily, such as wetlands.
- Agricultural operation diversification would be where you grow, breed or further process a farming product.
- Small farms where you can grow small amounts of garden vegs or beef for sale to others rather than having multiple acres to do so.
- Operations that may not be considered traditional crop agriculture but still fit within the idea.

## QUESTION 2 | HOW CAN THE COUNTY SUPPORT THIS DIVERSIFICATION?

### THEMES

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**Small/New Business Incentives**



**Land Development Guidelines and Rights**



**Balancing Agricultural, Business and Residential Development**



**Increased County Promotion for Business, Residential and Tourism Opportunities**

### ANSWERS/COMMENTS

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- Speed up the permitting process.
- Advertise for small businesses with incentives. e.g. lower taxes for the first year or two of operations to allow for local businesses to succeed.
- Providing more information on opportunities and funding avenues as well as expediting the application process.
- Provide easy to understand “regulations” on starting and maintaining an on-farm business or service; keeping fees low; perhaps offering assistance via staff who have knowledge/expertise in these areas.
- Allow more small parcels of land per quarter section with set regulations in place.
- Keep the rural, rural and the urban, urban. Don’t call these businesses, acreages.
- Stop taking the limited good topsoil and putting a house acreage on it and then having them tell us what we can and can’t do on our land that produces the food.
- With agricultural operations and equipment becoming larger, some of the smaller plots of land are no longer feasible.

### QUESTION 3 | HAVE THE COUNTY'S AGRICULTURAL PRESERVATION POLICIES BEEN SUCCESSFUL?

#### THEMES

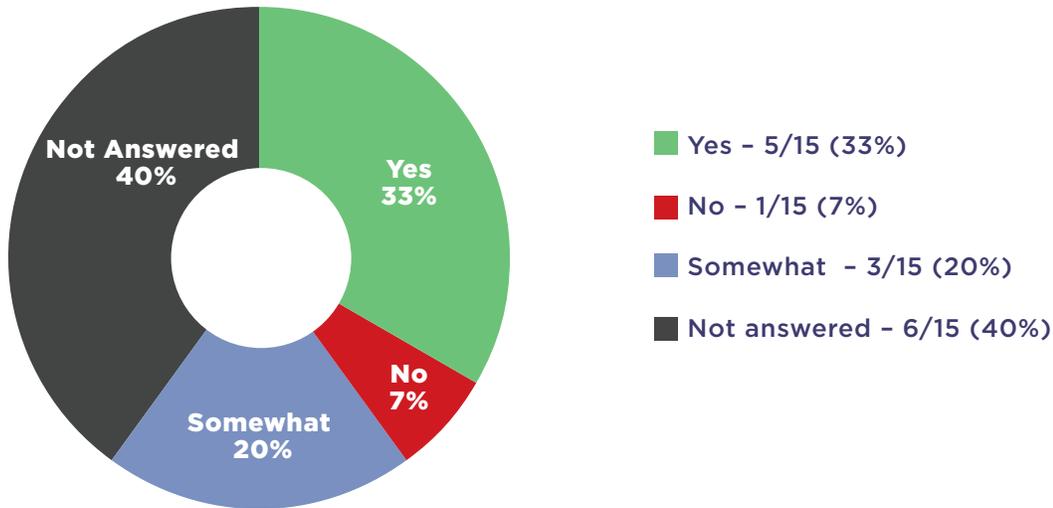


Balancing Agricultural, Business and Residential Development



Land Development Guidelines and Rights

#### ANSWERS



#### COMMENTS

- There should be a better agricultural representation on Council. There are only one or two active farmers or ranchers.
- I would need further information about the policies to make a decision.

## QUESTION 4 | WHAT DOES AGRICULTURAL PRESERVATION MEAN TO YOU?

### THEMES

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**Land Development Guidelines and Rights**



**Balancing Agricultural, Business and Residential Development**



**Agricultural Funding and Resources**

### ANSWERS/COMMENTS

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- Maintaining good producing farmland as farmland, not developing into residential land.
- Medium growth but not allowing good productive land to be used. We have enough land around that could be operated for manufacturing/business and still preserve our water/wildlife and not contaminate agricultural land.
- That land that is productive for farming practice be preserved in a manner and large enough parcels that it remains viable for food production. It means putting in place policies and regulations that support this. It means having a long term vision that supports the values, economic stimuli, community amenities that encourage people to keep their farming operations and pass them on to the next generation.
- Ensuring farmers and ranchers are allowed to continue their agriculture business and welcome new and interested farmers and ranchers to the area. Ensuring farmers and ranchers have all the tools they need to continue to proactively maintain their business in an environmentally sustainable way while at the same time, realizing profits.
- It should mean having agricultural lands and businesses as a priority within the County. It is one of Wheatland County's most important bases of people, employment, and so much more.
- Maintaining our large farms as well as allowing smaller parcels to have the opportunity to participate in production.
- Making the land sustainable to long-term agriculture.
- Communication between agricultural producers to ensure that pesticide spraying does not interfere with apiary businesses.

## QUESTION 5 | HOW CAN WE BETTER PRESERVE AGRICULTURAL LANDS?

### THEMES

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**Agricultural Funding and Resources**



**Land Development Guidelines and Rights**



**Balancing Agricultural, Business and Residential Development**



**Increased County Promotion for Business, Residential and Tourism Opportunities**

### ANSWERS/COMMENTS

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- Build on poor land, not on rich, productive soil.
- Try to encourage the subdivisions to occur on the marginal land for production, as current procedures limit producing land and use rough land for manufacturing/business.
- As a municipality, the County can support rural schools, rural family and community support services and other rural associations that provide rural residents' vital services.
- Keep supports in place to encourage services to remain local, so residents feel proud and critical to their local community.
- Continue with the current policies, i.e. only one 5-acre parcel per quarter section. But also look at making the best of non-producing agricultural lands by either working with farmers/ranchers to make these lands productive or considering partnering with organizations that can help preserve these lands for future generations. This can be done by perhaps encouraging an education component or natural area type of tourism opportunity—lots of potential here.
- People's influence may be located more within the towns and hamlets, ensuring that the rural landowners of agricultural land remain in the mix.
- Continue to limit subdivisions and parcels.
- I do not feel that the County should get into policing farming methods, including encouraging land owners to designate certain areas to wetlands or maintain native prairies.

## QUESTION 6 | ARE THERE WAYS IN WHICH THE COUNTY CAN PROTECT OUR WATER RESOURCES?

### THEMES

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**Agricultural Funding and Resources**



**Land Development Guidelines and Rights**



**Balancing Agricultural, Business and Residential Development**

### ANSWERS/COMMENTS

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- Leave it to the Western Irrigation District (WID) - they are mostly farmers and ranchers.
- Get on board with the WID and CMSI - be sure developments manage their stormwater properly.
- Supporting WID to allocate and use resources wisely. Educate and promote riparian health. Partner with Ducks Unlimited to preserve and increase wetlands to support natural water purification and wildlife populations. Work ALUS in land preservation projects for ecologically sensitive areas like river basins.
- Grazing rules. I'm not sure the County has grazing rules to encourage landowners to provide alternate water sources beyond the rivers/streams that flow through the County.
- I would encourage a program through the ASB to introduce and provide assistance to ranchers to develop alternative water sources. That can be as easy as diverting water from the river/stream into water troughs. It'd just be useful to keep the animals away from the stream banks, thus keeping the water bodies clean and healthy.
- Ensure no overbuilding in areas. Developers buy parcels of land and shove as many homes as possible - as is seen in Calgary; this needs to be changed. The lot sizes are ridiculous, resulting in more taxes and less safety in many areas.

## QUESTION 7 | SHOULD THE COUNTY PROHIBIT MULTI-LOT RESIDENTIAL DEVELOPMENT UNLESS IT CAN TIE INTO MUNICIPAL SERVICING?

### THEMES



Land Development Guidelines and Rights

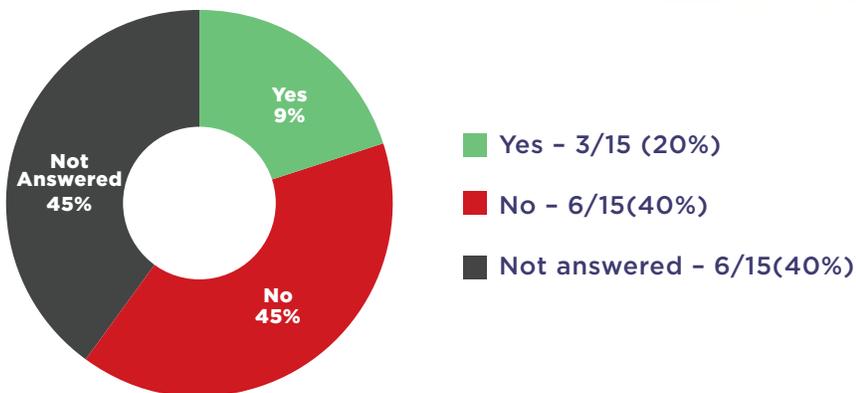


Increased County Promotion for Business, Residential and Tourism Opportunities



Balancing Agricultural, Business and Residential Development

### ANSWERS



### COMMENTS

- Most areas have adequate groundwater that can be accessed by wells. Properly designed sewage systems work just fine.
- I am not certain about that. If the numbers are kept low, e.g. one-acre parcels, that would help in many ways.
- Each application should be considered on its own merits and see what projected water use is - and whether adequate wells are available.
- As we've seen from Lakes of Muirfield, ensuring developers have all their ducks in a row is crucial. It's unfair to the County and potential residents of multi-lot developments to suffer through the less-than-adequate planning measures for a safe and progressive "country" lifestyle.
- Prohibit is a strong word. There may be a situation where it is the best-case scenario. We have experienced administrators taking similar comments and are unwilling to think outside the box for what is best for all involved.
- They should be allowed their septic and water supply, again with regulations in place.
- Rosebud is a prime example of where we are now dealing with the headache of a poorly designed waste water system.
- Municipal servicing is not the only way water and waste water can be treated. If someone wants to "live on the land", I believe they should be able to within health guidelines.

## QUESTION 8 | HOW HAS THE COUNTY DONE IN PROMOTING ITS HISTORICAL RESOURCES?

### THEMES



Agricultural Funding and Resources

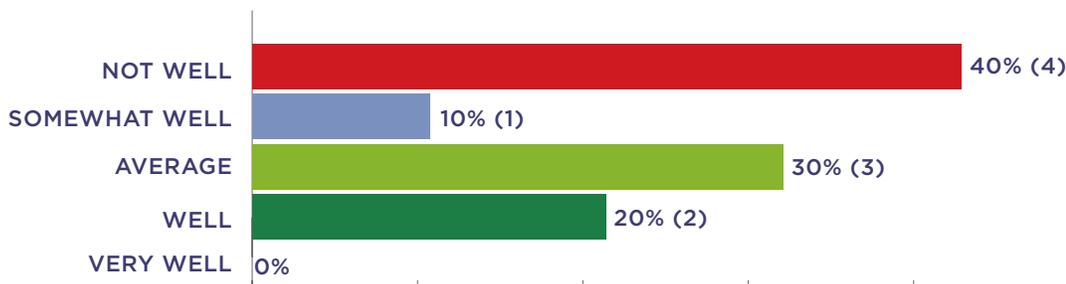


Land Development Guidelines and Rights



Balancing Agricultural, Business and Residential Development

### ANSWERS



### COMMENTS

- The Gleichen Water Tower looks great.
- I am not sure about this matter.
- There is not enough information provided to the public.
- Many people do not know of these and other resources. Rosebud and District Centennial Museum is one of these resources. Other small private museums are a part of these resources and are not mentioned in planning, nor are they offered any resources to improve their accessibility to tourists and residents.
- I've never heard of the Ward Effigy Archaeological Site until now! Nor did I realize the Gleichen Water Tower is the oldest and highest in southern Alberta. Gosh, there's a tourism draw! Especially in this day and age of Covid, the potential for tourism into the County is high. Along with the hamlet of Rosebud and the Western District Historical Society's On This Spot app, these two sites are all great draws to the area.
- I had not heard of any of the mentioned places except the Rosebud Hotel, and our farm is just 15 - 20 miles from Gleichen.
- I realize counties and towns are separate, but some towns take down old and develop new buildings with no historical reference.
- Considering the size of the County, I would think there were more examples of historical places than those noted above.
- To me "The County" includes the people within the County; the County's residents could do more as well.
- Other than the efforts by residents in the hamlet of Rosebud and Standard, I don't know that there are historical resources in our County.

**QUESTION 9 | THE POLICIES CURRENTLY FOCUS ON THE AGRICULTURAL HISTORY OF THE COUNTY. SHOULD THEY EXPAND TO CULTURAL AND PALEONTOLOGICAL HISTORY AS WELL?**

**THEMES**



**Agricultural Funding and Resources**



**Increased County Promotion for Business, Residential and Tourism Opportunities**



**Balancing Agricultural, Business and Residential Development**

**ANSWERS**

Total Respondents: 10



**COMMENTS**

- With a tight budget now, funds should not be allocated there at this time.
- We have to offer all aspects of the County for people to want to experience it.
- There are many different cultural heritages included within the County, Danish, Hutterian, ranching, and cultural events such as rodeo, stampedes, and unique collections. Many of these cultural heritages are impacted by the current economic conditions; others have limited resources and are in danger of being lost as their establishers are ageing out.
- We have Siksika, and the opportunities to help the Nation promote its culture and history are unlimited. Also, I suspect part of the County is classified as “badlands,” and there are certainly possibilities for areas of paleontological interest within the County. Perhaps encouraging and even inviting the Alberta Palaeontological Society and the Archaeological Society of Alberta to visit Wheatland County and provide an overview of possible sites in the County would be interesting?
- In certain circumstances, yes.
- As long as they do not become so restrictive to the growth of business and on land owners.
- History is not only farming; It is also people, events, inventions, and how the past has taken us to where we are currently.
- Having a variety of historical resources would support peoples’ differing interests in the community.
- I’m most interested in human history, but flora, fauna, and paleontological history is also part of the story of this land.

## QUESTION 10 | WHAT'S YOUR VISION FOR THE COUNTY'S GROWTH OVER THE NEXT 20 YEARS?

### THEMES



Small/New Business Incentives



Agricultural Funding and Resources



Balancing Agricultural, Business and Residential Development



Intergration of County History



Increased County Promotion for Business, Residential and Tourism Opportunities

### ANSWERS/COMMENTS

- More locally produced produce and some value-added production, for example, a potato chip plant.
- Hopefully added small manufacturing/business which includes employment for younger generations. Incentives for tourism. Medium population growth. Maintain history of the County and towns within the County. Give people a reason to want to be here.
- Providing amenities and services to attract a new generation to maintain the cultural and economic uniqueness of our County.
- Increase tourism via cultural, paleontological and archaeological sites/information.
- Encourage and invite continued agricultural production via promoting the County as a great place to settle and also encouraging new technologies and ideas (new crops, new production methods, etc.) with current and future farmers/ranchers. Maintain and improve the environment within the County by protecting vulnerable areas and encouraging landowners to take good care of their land for future generations.
- I want it to be a place where people want to live and create small business agriculture and other types with some regulations but not all the red tape that costs an entrepreneur a large amount of cash to get started. With these small businesses, a certain level of appeal visually and have a fair tax levy to maintain their business and the physical view of the properties—promotion from our County for all businesses, agriculture and others. I would like to see this County as a desirable place for families to prosper.
- Ensure careful planning of the County's growth.
- Agriculture is our backbone, a large percentage of the people living in major centers outside our County do not understand agriculture. Therefore, I would like to see the County demonstrate Tourism related to agriculture.
- The Tourism section of the MDP describes “encouraging the historic, environmental, and agri-tourism resources,” but the MDP fails to mention visual arts, music, theatre, and the performing arts.

## ENGAGEMENT SESSION 2 | MANAGING GROWTH, INFRASTRUCTURE AND SERVICING

This phase of the engagement focused on the first section of the Municipal Development Plan (MDP), entitled “Preserving our Heritage,” addressing this section’s intent and what changes or amendments will be considered.

### WEBINAR ENGAGEMENT SESSION

The webinar began with a presentation by Amber Link, Reeve and Matthew Boscaroli, General Manager of Community and Development Services, followed by a facilitated Question and Answer period to provide attendees an opportunity to ask questions and share comments. A recording of the webinar is available at [www.wheatlandcounty.ca/mdp](http://www.wheatlandcounty.ca/mdp) and the presentation slides can be found within Appendix B.

The following summarizes stakeholder questions, comments and concerns heard during the first webinar engagement session.

STAKEHOLDER COMMENT	WHEATLAND COUNTY RESPONSE
<p>Is Wheatland County a part of a capital region board?</p>	<p>Wheatland County is not part of the Capital Regional Board; we are part of the Calgary Metropolitan Regional Board, along Highway 1. It spans from The County Administrative Building to Rocky View County. We are a member municipality and work with other municipal administrations in the CMRB.</p> <p>We continually advocate being removed from the Board for the boundaries of the growing region to be reconsidered by the Provincial Government, primarily because we struggle to see a Return on Investment for the cost associated with the Board. Additionally, the potential implications for the long-term expenses involved with the Board could negatively impact Wheatland County.</p>
<p>Are there any future plans or policies related to public transportation from industrial areas of the County to Calgary?</p>	<p>At this point, this is not a topic of discussion at the Council table. There have been private initiatives for transportation between Strathmore and Calgary that have been implemented, and there are those services available from the public sector. In terms of Municipal services, we have not looked at that. As part of the CMRB, we have a complete transportation plan developed for the region; at this point, it does not address public transportation to Wheatland County.</p> <p>Public transportation is drive by cost-benefit analysis per rider and driven by demand – given its cost.</p>

STAKEHOLDER COMMENT	WHEATLAND COUNTY RESPONSE
<p>Is the new MDP based on an updated growth study for the County? What is Wheatland County's growth projection?</p>	<p>We do not have the resources and capacity to facilitate growth studies continually; however, our economic development division works closely with Community and Development services that use empirical data to make growth models. We do not have a growth projection; we will utilize census data from next year's census to determine our growth.</p> <p>However, we can track trends through the number of development permits submitted and building permits; this provides us with insight into the types of dwellings being developed in Wheatland County.</p> <p>After next year's census, we will be able to make some recommendations to Council and have robust, up-to-date population data that we can use.</p> <p>We are focusing on growth in terms of industry, and less so in residential. We actively support our agriculture producers and agri tourism in the County and mitigate fragmentation in Ag land. Our focus is on trying to make our hamlets attractive hamlets for people to move into – this declines the ag fragmentation. The more we try to focus our residential growth into hamlets, the less agricultural land loss we will see. This way, we will minimize the impact on adjacent neighbours.</p>
<p>Is the County prepared to offer incentives to businesses looking to locate to the County?</p>	<p>This will be a key consideration for Council moving forward as we look at attracting developments looking to build or invest. We encourage everyone to reach out to their respective Councillors with complaints, suggestions, etc., to address better this type of growth or things that we can be doing better or more efficiently.</p> <p>On the economic development side, we work very closely with our County businesses and love to hear what you have to say as examples for continuing our growth.</p>
<p>Wastewater and potable water have been an issue here for a while. Do the existing guidelines and policies you have established here outline a proper potable and wastewater solution approval process to ensure this doesn't become an ongoing issue?</p>	<p>Council is committed to finding solutions specific to these issues. We are looking at westside servicing, given there are economies of scale that we want to address in that area. We need to address those issues for those residents in Lakes of Muirfield and that industrial corridor.</p> <p>These are lessons learned and lessons that we will move forward and integrate best practices for future developments. Strategic Leadership and Council are aligned in creating a seamless process to prevent future issues similar to this one.</p>

## ONLINE SURVEY SUMMARY

This survey focuses on the Managing Growth and Infrastructure and Servicing sections of the MDP. During this engagement phase, the project team discussed these sections' intent and what changes, or amendments were being considered. At the time of this engagement summary, there were no completed surveys; however, the project team continues to encourage community members to participate in the MDP review and contact us through the project website with questions and comments.

## WHAT WE ASKED

This survey encourages questions, comments and concerns regarding the Managing Growth and Infrastructure and Servicing sections of the MDP. The online survey includes the following questions:

- 1. Do the MDP Residential Development Policies and Objectives promote hamlet growth and expansion?**
- 2. What more should be considered to encourage hamlet development?**
- 3. Has the County supported the development and promotion of affordable and diverse housing types to accommodate all stages of life?**
- 4. Has the County been successful in addressing residential servicing and compatibility with existing uses?**
- 5. Staff and Council are working diligently to streamline our processes to shorten processing timelines. What other ways can we help facilitate commercial and industrial development in the County?**
- 6. What incentives can the County consider to encourage development to locate in the existing communities and identified ASP areas?**
- 7. Has the County succeeded in considering significant adverse impacts of new industrial and commercial developments?**
- 8. Do you believe requiring new developments to connect to municipal services (when available) is an appropriate way to protect the County's groundwater sources?**
- 9. If water and wastewater are not available, and the development is proposed to utilize a significant amount of water, the County requires the developer to install a cistern. Should the MDP contain policies requiring water and wastewater servicing be installed for new industrial and commercial subdivisions?**
- 10. Do the County's urban areas have sufficient multi-modal networks?**
- 11. How can the County encourage businesses to divert their wastes from the landfill?**
- 12. Should the County continue to support alternative waste management practices?**
- 13. Do you believe the County should support sustainable energy developments?**
- 14. Have the policies been effective in preventing adverse impacts on permitted sustainable energy developments?**
- 15. What is your vision for the County's growth over the next 20 years?**

# NEXT STEPS

The project team is currently reviewing all feedback received through the engagement session webinars and online surveys facilitated from August to November 2020. Upon completing this review, the County will prepare revisions to the MDP. Further engagement opportunities will be promoted on the project website, through social media and in the Strathmore Times.

We are committed to ensuring the public has access to timely information regarding this project and will continue to share updates as they become available.



# CONTACT INFORMATION



**Megan Williams, BCD**

Planner II, Wheatland County

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**APPENDIX A**  
**Engagement Session #1 Slides**

Aug 20

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# A Vision for the Future

Reviewing the Wheatland County MDP

Engagement Session #1

**Preserving Our Heritage**

Aug 20  
20  
20

# A Vision for the Future

Reviewing the Wheatland County MDP



# Introductions

Thank You for Joining Us.

**Amber Link**

Reeve, Wheatland County

**Matthew Boscariol**

General Manager of Community and Development Services, Wheatland County

**Sherry Baers**

Manager of Planning and Safety Codes, Wheatland County

**Megan Williams**

Planner, Wheatland County

**Tamille Beynon**

Communications & Engagement Advisor, B&A Planning Group

Aug 20  
20  
20

## A Vision for the Future

Reviewing the Wheatland County MDP



# Purpose

Provide multiple opportunities for County residents, business owners and stakeholders to participate and share their ideas.

## MDP Review Engagement Series

**PART 1** Preserving Our Heritage (We Are Here)

**PART 2** Managing Growth and Infrastructure and Servicing

Aug 20  
20  
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## A Vision for the Future

Reviewing the Wheatland County MDP



# Meeting Format

- » 15-minute presentation
- » Q&A period
- » Ask questions by typing into the chat function on your device
- » Online survey and FAQ @ [www.wheatlandcounty.ca/MDP](http://www.wheatlandcounty.ca/MDP)

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20  
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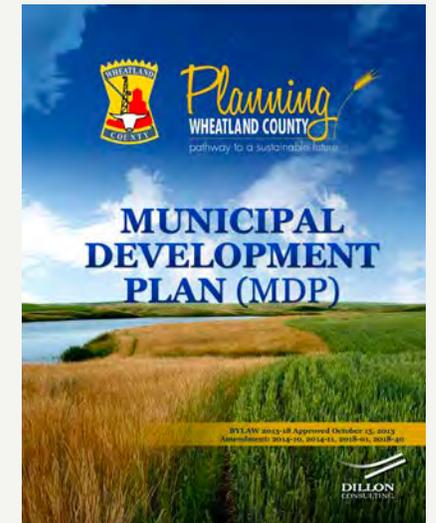
## A Vision for the Future

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# What is a Municipal Development Plan / MDP?

- » Provides direction and guides the County in its decision-making processes, particularly those that impact land and development.
- » Guides Staff and Council to achieve the “ideal vision” for Wheatland County.



Aug 20  
20  
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- » **Do the existing policies capture your vision of heritage preservation?**
- » **Are there changes that you believe should be made?**

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20  
20

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# Preserving Our Heritage

The intent is to consider the County's long-standing tradition of agriculture, its historical resources, natural areas and water resources and how to preserve and protect them.



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20  
20

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# Diversification & Innovation

MDP direction:

- » Protecting the right to farm
- » Encouraging diversification of agricultural operations
- » Restricting the number of subdivisions allowed out of a quarter section



- » What do you consider diversification of agricultural operations?
- » How can the County support this?



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20  
20

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# Preserving Agricultural Lands

### MDP direction:

- » Restricts number of parcels allowed to be subdivided from quarter section to five
- » 790 acres of land removed from the agricultural general district between 2017 and 2019



- » Have the County's agricultural preservation policies been successful?
- » What does agricultural preservation mean to you?
- » How can we better preserve agricultural lands?

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20  
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# Protecting Environmentally Significant Areas

### MDP direction:

- » Protect ground and surface water
- » Protect riparian areas
- » Encourage multi-lot residential developments to supply their own water on-site



- » Are there other ways in which the County can protect our water resources?
- » Should the County prohibit multi-lot residential development unless it can tie into municipal servicing?

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20  
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# Historic Resources and Tourism Opportunities

## MDP direction:

- » Preservation of historic resources for enjoyment and education for future generations
- » Recognize and encourage promotion of historical resources as tourism opportunities
- » Restoration of historic buildings
- » Protection of historic resources



- » How has the County done in promoting its historical resources?
- » The policies focus on the agricultural history of the County, should they expand to cultural and paleontological history as well?

Aug 20  
20  
20

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# Tourism

- » Tourism development applications required to demonstrate no adverse effect on nearby land uses
- » Tourism opportunities for historic resources (i.e. museums and guided tours)

## Integration of historic resources with tourism

- » Nurtures and supports the local cultural identity
- » Contributes to the local economy = fund historical conservation efforts
- » Agri-tourism (i.e. “Open Farm Days”)

In order to avoid inconsistencies between the MDP and the County’s Economic Development Plan, the number of policies relating to tourism in the MDP will be pared back.

Aug 20  
20  
20

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# Conclusion



**What's YOUR vision for the  
County's growth over the  
next 20 years?**

Aug 20  
20  
20

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# Q & A



Aug 20  
20  
20

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# Thank You

Please complete the online survey at  
[www.WheatlandCounty.ca/MDP](http://www.WheatlandCounty.ca/MDP)

Stay tuned for details about Part Two of our  
engagement sessions: Managing Growth and  
Infrastructure and Servicing.



**APPENDIX B**  
**Engagement Session #2 Slides**



Oct 21

20  
20

# A Vision for the Future

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Engagement Session #2

**Managing Growth, Infrastructure  
and Servicing**

Oct 21  
20  
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# A Vision for the Future

Reviewing the Wheatland County MDP



# Introductions

Thank You for Joining Us.

**Amber Link**

Reeve, Wheatland County

**Matthew Boscariol**

General Manager of Community and Development Services, Wheatland County

**Sherry Baers**

Manager of Planning and Safety Code Services, Wheatland County

**Megan Williams**

Planner II, Wheatland County

**Tamille Beynon**

Communications & Engagement Advisor, B&A Planning Group

Oct 21  
20  
20

## A Vision for the Future

Reviewing the Wheatland County MDP



# Purpose

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## MDP Review Engagement Series

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(We Are Here)

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20

## A Vision for the Future

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20  
20

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- » **Do the existing policies guide development to appropriate locations?**
- » **Do the existing policies encourage commercial and industrial development?**
- » **Are the existing infrastructure and utilities sufficient for the County's continued growth?**
- » **If you've answered 'no' to any of the above, what needs to change?**

Oct 21  
20  
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Reviewing the Wheatland County MDP

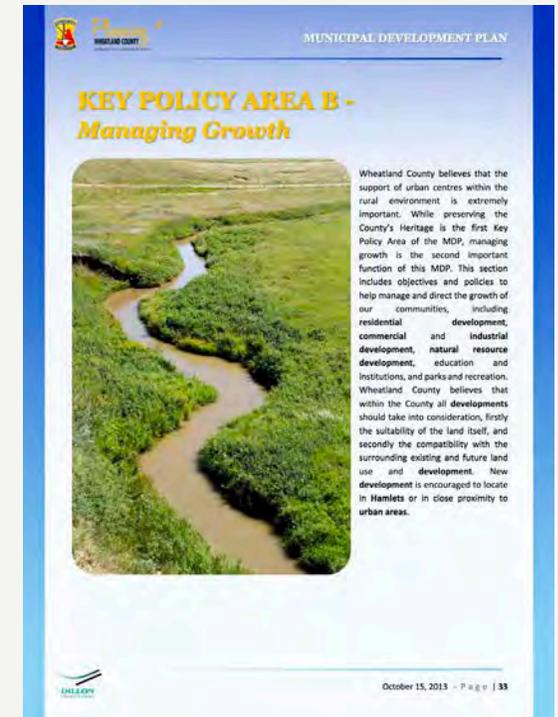


# Managing Growth

## MDP direction:

Manage and direct the growth of our communities, specifically:

- » Residential Development
- » Commercial and Industrial Development
- » Natural Resource Development
- » Institutional Development
- » Parks and Recreation Development



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20  
20

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### MDP direction:

- » Guide development toward existing hamlets
- » Minimize the encroachment on agricultural lands
- » Assess the impact of residential development on natural lands

- » Do the MDP Residential Development Policies and Objectives promote hamlet growth and expansion? What more should be considered to encourage hamlet development?
- » Has the County supported the development and promotion of affordable and diverse housing types to accommodate all stages of life?
- » Has the County been successful in addressing residential servicing and compatibility with existing uses?

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20  
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# Commercial & Industrial Development

Two County-Led Area Structure Plans (ASPs) guide future commercial and industrial development:

- » Goldfinch Area Structure Plan
- » West Highway 1 Area Structure Plan

**MDP direction:**

- » Direct new commercial and industrial development to designated areas
- » Encourage retail development to locate in hamlets
- » Require development applications to demonstrate no significant adverse impacts on surrounding lands



- » Staff and Council are working diligently to streamline our processes to shorten processing timelines; what other ways can we help facilitate commercial and industrial development in the County?
- » What incentives can the County consider to encourage development to locate in the existing communities and identified ASP areas?
- » Has the County succeeded in considering significant adverse impacts of new industrial and commercial developments?

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20  
20

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# Institutional and Parks & Recreation

As our communities grow, we want to ensure these developments are well-supported and are available to both urban and rural residents.

- » County Staff are working on a new Open Space, Culture, and Recreation Master Plan
- » Proposing to pare back relevant policies within the MDP to avoid inconsistency between the two documents
- » The MDP and the Open Space, Culture and Recreation Master Plan will work together to protect and expand natural areas, and to encourage high-quality recreational facilities

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20  
20

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# Servicing our County

MDP direction:

» Make new and existing developments sustainable through:

- Water and Wastewater Servicing
- Multi-Modal Transportation
- Waste Management
- Provision of Social and Emergency Services

Policies guiding sustainable energy developments (wind and solar farms) to be pared back

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20  
20

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# Water & Wastewater



### MDP direction:

- » Recommends new development locates in proximity to existing services in order to connect to it
  - » When existing services aren't available, groundwater usage is carefully regulated
- 
- » Do you believe requiring new developments to connect to municipal services (when available) is an appropriate way to protect the County's groundwater sources?
  - » If water and wastewater are not available, and the development is proposed to utilize a significant amount of water, the County requires the developer to install a cistern. Should the MDP contain policies requiring water and wastewater servicing be installed for new industrial and commercial subdivisions?

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20  
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# Waste Management

## MDP direction:

- » Minimization of waste production
- » Support of business opportunities that consume recyclable materials
- » Education for residents and business owners on waste diversion and related topics

## Current initiatives:

- » Plastic processing facility
- » Water rebate program for low-flow water fixtures
- » Advocacy campaign for extended producer responsibility regulations



- » How can the County encourage businesses to divert their wastes from the landfill?
- » Should the County continue to support alternative waste management practices?

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20  
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# Mobility and Transportation

## MDP direction:

In addition to vehicular transportation policies, pedestrian infrastructure in Hamlets, such as sidewalks, trails and lighting should be prioritized



- » Do the County's urban areas have sufficient multi-modal networks?



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# Sustainable Energy

## MDP direction:

- » Support sustainable energy development and encourage renewable energy developments
- » Require developments to demonstrate no adverse impacts to the County

Land Use Bylaw under review to understand best practices



- » Do you believe the County should support sustainable energy developments?
- » Have the policies been effective in preventing adverse impacts on permitted sustainable energy developments?



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20  
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# Health and Safety

MDP direction:

- » Encourage developments to locate near urban centres to increase the efficiency of existing emergency services
- » County to support and coordinate with emergency services to ensure needs of residents are met



Oct 21  
20  
20

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# Conclusion



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20  
20

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# Q & A



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20  
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