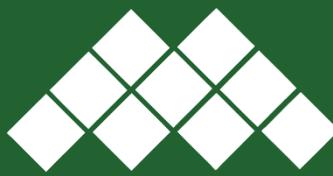




Village of Amisk

WHAT WE HEARD

Report to Council | March 2020



MUNICIPAL PLANNING SERVICES

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OVERVIEW

This What We Heard report provides a summary of the feedback received regarding the draft Municipal Development Plan (MDP) for the Village of Amisk. The details of the public engagement and the feedback received is outlined in **Appendix A and B**.

In the fall of 2018 and throughout 2019, MPS worked with the Village Council and Administration to gather and review the Village's background information including history, demographics, current land uses, subdivision and development patterns, and existing infrastructure, and to prepare the draft MDP.

In early October 2019, a newsletter was prepared that provided information about the project and opportunities to get involved, including the details of the Open House. On October 16, 2019, Village Administration and Municipal Planning Services (MPS) held the Open House in Amisk to provide residents with information about the project and the contents of the proposed draft MDP, and gather feedback from residents. Attendees at the Open House provided excellent information about community features and development considerations in the Village.

A survey was provided to residents who attended the Open House, which was also provided on the Village's website along with the draft MDP.

The draft MDP was also referred to various agencies for comments. The details of the responses are outlined in **Appendix B**.

WHAT WE HEARD

The section below summarizes What We Heard from residents and agencies regarding the draft MDP. Where necessary, MPS has outlined recommended changes to the draft MDP. Overall, the comments provided support the goals, objectives and policies in the MDP.

SUMMARY OF OPEN HOUSE FEEDBACK

MPS received **one (1) Open House survey** response and feedback from one resident regarding the MDP vision statement. The following is a summary of the survey response, vision statement feedback as well as additional feedback received at the Open House. The details of the Open House and feedback are provided in **Appendix A**.

1. CONSULTATION FEEDBACK

WHAT WE HEARD	MPS RESPONSE / RECOMMENDATION
<ul style="list-style-type: none"> • Questions and comments from the attendees at the Open House were generally positive. • Survey response: <ul style="list-style-type: none"> ○ The respondent believed that the information about the project was clear. ○ The respondent did not report any development considerations that they believed were not addressed within the MDP. ○ The respondent felt that they had an opportunity to share their thoughts and ideas. ○ The respondent felt that the MDP was heading in the right direction. 	<p>Overall feedback provided on the Open House and the MDP was generally positive.</p>

2. VISION STATEMENT FEEDBACK

The following are respondent comments pertaining to what they would like the vision statement to include. The current vision statement in the draft MDP reads:

“The Village of Amisk is a vibrant community with a proud agricultural heritage. As a service centre in east central Alberta, Amisk supports the regional oil and gas industry, local schools, and recreation service providers.”

WHAT WE HEARD	MPS RESPONSE / RECOMMENDATION
<ul style="list-style-type: none"> • The vision statement should be more inclusive and highlight the amenities that Amisk has to offer. • “The Village of Amisk is an inclusive community-involved centre from our library to sports, from our school to churches. Amisk is a great place to raise your family or retire in peace in east central Alberta. Join our Fire Department or start a small business.” 	<p>Excellent feedback provided by community member on what the vision statement should reflect.</p> <p>Recommendation: Revisit the vision statement to include respondent feedback.</p> <p>Option: “The Village of Amisk is a vibrant community with a proud agricultural heritage. As an inclusive community-involved centre in east central Alberta, Amisk provides a wide range of engaging amenities, supports industry, local schools and recreation, and is a great place to live throughout all stages of life.”</p>

3. ADDITIONAL IDEAS OR COMMENTS

WHAT WE HEARD	MPS RESPONSE / RECOMMENDATION
<ul style="list-style-type: none">Attendees at the Open House indicated there have been municipal boundary issues in the past.	Recommendation: MPS will review the municipal boundary information from the Government of Alberta and will determine if the Village boundary shown on the maps requires revision.
<ul style="list-style-type: none">Attendees at the Open House indicated there are residential uses within the northern section of the Commercial Area on the Future Land Use Map.	Recommendation: MPS will review this with Council and determine if revisions to the map and/or Commercial Area policies are required.

SUMMARY AGENCY FEEDBACK

The table below outlines the list of agencies contacted regarding the draft MDP. Copies of the complete agency responses are provided for in **Appendix B**.

AGENCY	RESPONSE
Alberta Energy Regulator	No response provided
Alberta Environment & Parks	No response provided
Alberta Health Services	Comments received – see Appendix B
Alberta Transportation	No response provided
Atco Gas	No response provided
Atco Pipelines	Comments received – see Appendix B
Battle River REA	No response provided
Buffalo Trail School	No response provided
Canada Post	No response provided
Canadian Pacific Railway	No response provided
Enbridge	No response provided
Fortis Alberta	No response provided
M.D. of Provost	No response provided
Ministry of Culture, Multiculturalism and the Status of Women	No response provided
Natural Gas Co-op	No response provided
Telus Communications Alberta NE	No response provided
TransCanada Pipelines	Comments received – see Appendix B

APPENDIX A

NEWSLETTER

A newsletter was mailed to residents in Fall 2019 to provide information about the project and outline the details of the Open House. The newsletter was also posted on the Summer Village website for residents to view.

VILLAGE of AMISK NEWSLETTER

Fall 2019
Municipal Development Plan

Hello!

In the summer of 2018, the Village Council engaged Municipal Planning Services (MPS) to assist with the preparation of a new Municipal Development Plan (MDP).

The purpose of this Fall Newsletter is to provide residents with background information about the project and outline the opportunities for residents to get involved.

What is an MDP?

An MDP is a statutory plan required for all municipalities in Alberta that identifies the future land uses within the municipality and guides future development. It provides direction regarding how development is expected to occur and how development decisions are made.

The MDP is also a comprehensive strategic document that provides municipalities with direction and guidelines on matters of social, economic and environmental importance.

The land uses identified in the MDP are general indications of future forms of development; they are not a redesignation of land use districts prescribed in the Land Use Bylaw.

An MDP must address:

FUTURE USE OF LAND

DEVELOPMENT PROPOSALS

INTERMUNICIPAL COMMUNICATION & INFRASTRUCTURE COORDINATION

TRANSPORTATION SYSTEMS

MUNICIPAL & SCHOOL RESERVES

PROTECTION OF AGRICULTURAL OPERATIONS

MUNICIPAL SERVICES

LAND USES ADJACENT TO SOUR GAS FACILITIES

The MDP must be consistent with approved Intermunicipal Development Plans (IDPs).

What is the difference between a Municipal Development Plan (MDP) and an Intermunicipal Development Plan (IDP)?

The MDP addresses future land uses **within** the Village. Like the MDP, an IDP is also a future land use plan required for all municipalities in Alberta. An IDP is different from an MDP because it is a future land use plan for **two or more municipalities that share a boundary**. It is intended to ensure land use management is coordinated along the shared municipal boundaries.

VILLAGE of AMISK NEWSLETTER

Fall 2019
Municipal Development Plan

What is the project status?

How can you participate?

We want your feedback! Please help us better understand your community and what you envision for the future.

The draft MDP will be posted on the website for residents to review. <https://www.amisk.ca/>

All residents are encouraged to attend the Public Open House, where the project team will present the draft MDP and answer questions.

Public Open House

Wednesday, October 16, 2019

Amisk Senior's Centre | 51 Street, Amisk, AB

6:00PM - 6:15PM Drop-in Panel Viewing
6:15PM - 6:45PM Presentation on Draft MDPs by MPS
6:45PM - 8:00PM Informal Q&A session with MPS at the panels

How do you contact us?

If you have any additional questions or comments please do not hesitate to contact Allison Rosland at Municipal Planning Services.

a.rosland@munplan.ab.ca

t: 780.486.1991

#206, 17511 - 107 Ave
Edmonton, AB T5S 1E5

OPEN HOUSE DETAILS

A Public Open House was held on October 16, 2019, for the Village of Amisk. Poster boards summarizing the community background information and maps were posted around the room and MPS gave a presentation about the MDP process and the background information collected. The Open House had approximately 17 attendees.

Following the presentation, Administration and MPS staff were available to answer questions about the draft MDP and poster board content. Printed copies of the posters and questionnaires were provided for residents.

DATE	Wednesday, October 16, 2019
TIME	6:00 – 8:00PM
VENUE	Amisk Senior's Centre, 51 Street, Amisk, AB
ATTENDANCE	Approximately 17 (includes members of Council and Administration)
PRESENTATION	Allison Rosland, MPS Planner

Attendees provided the project team with additional information about current land uses, the Village boundary, community features and constraints. The information provided by attendees was used to generate Development Considerations map and informed the content of the MDP.

OPEN HOUSE SURVEY RESPONSES

The Open House Survey was available to be complete at the Public Open House and on the Village website following the Open House. The printed questionnaire responses are documented below.

Questionnaires received: 1

MPS Note:

Some responses may have been lightly edited by MPS to fix spelling mistakes.

Not all questions were answered.

1. Was the information about the project clear?

- It provided explanation of policies and the project.

2. Are there any development considerations that were not addressed that should be included in the MDP?

- No response received.

3. Throughout this process, do you feel that you had an opportunity to share your thoughts and ideas? If not, what could we have done that would have made your experience better?

- Yes, speakers were willing to clarify questions.

4. Do you have any other ideas or comments?

- Heading in the right direction.

VISION STATEMENT RESPONSES

In addition to receiving responses from the Open House Survey, there was a response to the proposed Vision Statement within the Draft MDP.

The proposed Vision Statement being: *“The Village of Amisk is a vibrant community with a proud agricultural heritage. As a service centre in east central Alberta, Amisk supports the regional oil and gas industry, local schools, and recreation service providers.”*

The feedback for the Vision Statement proposed an alternative:

“The Village of Amisk is an inclusive community-involved centre from our Library to sports, from our school to churches. Amisk is a great place to raise your family or retire in peace in east central Alberta. Join our Fire Department or start a small business.”

APPENDIX B

ALBERTA HEALTH SERVICES

RE: Village of Amisk, Municipal Development Plan

Thank you for the opportunity to comment on the aforementioned document. The review conducted by this office, on behalf of the Alberta Health Services- Central Zone Environmental Public Health and Nutrition Services departments, was done using a public health lens that includes considerations for the design of healthy communities.

This review was done with the consideration of five health aspects: healthy neighbourhood design, healthy transportation networks, healthy natural environments, healthy housing and healthy food systems. The content of this letter includes a review of how these considerations are incorporated into the referral and any associate recommendations. These concepts are part of the Healthy Built Environments Linkages Tool Kit and are defined below:

Neighbourhood Design: Neighbourhoods where people can easily connect with each other and with a variety of day to day services.

Transportation Networks: Safe and accessible transportation systems that incorporate a diversity of transportation modes and place priority on active transportation over the use of private vehicles.

Natural Environments: A built environment where natural environments are protected and natural elements are incorporated, and are experienced by and accessible to all.

Housing: Affordable, accessible and good quality housing for all that is free of hazards and enables people to engage in activities of daily living while optimizing their health.

Food Systems: A built environment that can support access to and availability of healthy foods for all.

The proposed Municipal Development Plan (MDP) reviewed outlines the various principles held by the community of Amisk, and specific policy statements on how to achieve their identified goals and objectives. The community is surrounded by predominantly agricultural and natural state lands as well as 3 highways and a CP rail line. Amisk is characterized by a larger than provincial average in its young (0-14 yrs) and older (>65 yrs) population comprising 22% and 15% respectively. The MDP states under Section 4- Cooperation, the intention to support new seniors housing and affordable housing initiatives in the community, this is important given the above average portion of seniors in the community. Sustainable and appropriate housing is also mentioned in Section 5.3- Residential, with focus on ensuring a variety of housing options that meet not only current, but future resident needs that support aging in place. The World Health Organization outlines that to be successful, age friendly communities rely on not only safe, accessible and affordable housing, but also visually appealing environments with convenient access to green spaces and social gathering opportunities for physical, psychological and cultural activities where seniors feel included and empowered.

Amisk's housing demographics include an 80:20 owner-renter ratio, with most homes being single family dwellings. With 18 of the 24% non-single family dwelling homes being mobile homes and a significant portion of the residents (33%) being lone occupants. Households that spend more than 30% of their income on housing are described by Canadian Mortgage and Housing Corporation as those in "core housing need." For the MD of Provost, 38% of renters and 12% of homeowners reported spending >30% of their income on housing costs. Living in adequate quality housing is strongly associated with an increased sense of safety, decreased crime, and improved social connections, when compared to living in poorer quality housing. These factors help people enjoy better health and improved quality of life.

Section 5.3- Residential requires connection of new developments to municipal water and wastewater systems. Section 6.0- Infrastructure outlines the requirement for engineered water, wastewater and stormwater management services. AHS supports connection to existing Alberta Environment & Parks approved municipal drinking water and wastewater systems.

Despite the ACPLF community profile for all of the MD Provost reporting that 86% of residents feel that walking paths and green spaces are accessible within their communities, 83% of residents report they are not getting sufficient physical activity, this is in line with the MDP stating that no residents reported walking or cycling for daily transportation and 78% of people being employed outside the community itself.

As much as 50% of adults and 91% of children and youth today do not get the recommended levels of physical activity, contributing to the significantly increased obesity rates. It is shown that neighbourhoods can positively influence the overall mobility and physical activity levels of older adults. Enhanced connectivity can encourage people to walk or cycle for recreational or transportation purposes, thus increasing total physical activity levels. Improving streetscape aesthetics and making streets more usable by providing sidewalks, crosswalks, lighting and benches are all factors associated with increase in physical activity, especially among older adults. AHS recommends collaboration with community partners when developing future active transportation designs. This will ensure placement of utilities (benches, crosswalks, etc) and infrastructure are at best suited locations for resident's needs. As well, ensuring active transportation is a priority in neighborhood design and transportation networks are constructed so they are safe and accessible to all.

The Conference Board of Canada indicates that physical inactivity is the fourth leading risk factor for mortality worldwide and it is estimated to contribute to 3.2 million deaths per year. Individuals in ill health can experience reduced incomes or unemployment, causing increased economic strain on the communities due to the increased need for publicly funded resources and decreased tax revenues. By planning future developments to be complete neighbourhoods with intensified and diverse infill of existing areas, built with sufficient boulevards, as noted in Section 5.3- Residential Areas, the MDP will facilitate better pedestrian use within the community, which will in-turn support increased physical activity. Even moderate increases in the physical activity of Canadians from suboptimal levels can substantially reduce incidence rates of major chronic conditions, disease prevalence, and premature mortality. Active transportation such as cycling or walking promotes physical activity that has important health benefits, including significantly reducing the risk of all-cause mortality, cardiovascular disease, obesity, type-II diabetes, and certain types of cancer.

Complete neighbourhoods and communities with mixed use zoning are not only more convenient but promote a stronger sense of belonging and involvement, which was identified as a priority under Section 5.5- Community Areas with the goal of convenient access and a sense of community through ensuring sufficient services. Section 5.5 Community Area – AHS recommends the addition of the word “healthy” the goal identified under section 5.5 *“A safe, vibrant, healthy community with programs and facilities that respond to the current and anticipated needs of residents.”*

The ACPLF community profile report indicates while overall the sense of community including rates of volunteering are above the provincial rate, but that only 88% of MD Provost residents report feeling safe within their communities, compared to the provincial rate of 91%. As part of complete communities, parks and greenspaces provide areas for social interaction and may support community involvement reducing loneliness and associated health concerns. Creating a safe and welcoming sense of place by maximizing the use of aesthetically pleasing features that reflects the unique character of local communities, e.g. public art, murals, communal seating or by highlighting the natural scenery are all examples of how aesthetics can enhance physical activity and sense of community.

Section 5-Future Land Use of the MDP prioritizes having compatible land uses and places restrictions against confined feeding operations, aggregate resource extraction and oil and gas developments within the village. This combined with the prohibition of developments that could have significant offsite or detrimental impacts to humans or the environment; a planned commercial/light industrial buffer between major transportation routes and residential areas; and requirements

for sufficient berms and setbacks will all work to ensure that incompatible uses are avoided and reduce human exposure to air and noise pollution. Reducing truck transportation routes in residential areas and lowering vehicle speed limits can help to also reduce air pollution exposure.

Acute effects of noise pollution include decreased sleep quality and quantity, increased annoyance and stress. Chronic effects include: hypertension, decreased learning and productivity and endocrine disruption. According to the International Institute for Sustainable Development the direct welfare costs of air pollution in Canada was estimated to be \$36 billion in 2015 due to premature death and illness with premature deaths numbering 7,712 people a year for PM2.5 and ground level ozone.

Section 5.4 Commercial/Industrial Area - the diversification of commercial opportunities identifies the need for promoting Amisk as a good place to live, as the community grows having access to healthy affordable foods locally will support residents with meeting basic needs within the community.

Section 5.6- Natural Environment states the goal of preserving important and protected ecological features including environmentally sensitive areas. Ecosystem services are the benefits humans receive from nature (i.e., clean drinking water, flood protection, food, shade and materials for fuel, shelter and medicine). Green spaces have been linked to better mental and physical health through increased physical activity, decreased exposure to air pollution, more social interactions and/or feeling less stress.

Plan measures include prevention of development in areas with steep slopes or high water tables. Map 8.3 indicates that there are historically sandy soils in the future commercial/industrial areas which are upstream of the natural drainage flow from the municipal drinking water wells. AHS recommends that a hydrogeological assessment be conducted to identify any potential impacts future industrial developments could have on the community's drinking water supply.

It is important to note that the MDP does not specify in any requirements for Environmental Impact Assessments (EIA), Environmental Site Assessments (ESA), hydrogeological assessments, human health impact assessments (HIA) for future developments, or the types of developments which would warrant them. AHS supports municipalities including, at minimum, discretionary statements that such types of reports/investigations or assessments could be required at the development stage. AHS would like the opportunity to review and comment on such reports as part of the evaluation of any potential environmental concerns related to past or present land uses of the property and surrounding uses.

Map 8.3 notes that there is a former gas station site, which had a registered "nuisance" on title, however it is unclear if this site has attained remediation status and there are no specific mentions in the MDP about redevelopment of brownfields. Brownfield is defined as an industrial or commercial site that is idle or underused because of real or perceived environmental pollution. AHS recommends at any future development of this site require, at minimum, a Phase 1 ESA. Additional mapping of the current surrounding land use, existence of neighbor's wells and sewage systems is recommended in order to ensure compliance with Section 15 of the *Nuisance and General Sanitation Regulation* (AR 243/2003) http://www.qp.alberta.ca/documents/Regs/2003_243.pdf . If you have any questions or concerns regarding this application, please contact the undersigned.

ATCO GAS & PIPELINES

RE: Proposed Municipal Development Plans for the Village of Amisk

The Engineering Department of ATCO Pipelines (a division of ATCO Gas and Pipelines Ltd.) has reviewed the above named plan and has no objections subject to the following conditions:

1. Any existing land rights shall be carried forward in kind and registered on any newly created lots, public utility lots, or other properties.
2. A pipeline alteration may be required in this area.
 - All costs associated with any alterations to ATCO Pipelines' facility(s) and/or appurtenances to accommodate development will be borne by the developer/owner.
 - This process can take up to 18 months to complete.
3. Ground disturbances and surface works within 30 meters require prior written approval from ATCO Pipelines before commencing any work.
 - Municipal circulation file number must be referenced; proposed works must be compliant with ATCO Pipelines' requirements as set forth in the company's conditional approval letter.
 - Contact ATCO Pipelines' Land Department at 1-888-420-3464 for more information.
4. Road crossings are subject to Engineering review and approval.
 - Road crossing(s) must be paved and cross at a perpendicular angle.
 - Parallel roads are not permitted within ATCO Pipelines' right(s)-of-way.
 - If the road crossing(s) requires a pipeline alteration, the cost will be borne by the developer/owner and can take up to 18 months to complete.
5. Parking and/or storage is not permitted on ATCO Pipelines' pipeline(s) and/or right(s)-of-way.
6. ATCO Pipelines recommends a minimum 15 meter setback from the centerline of the pipeline(s) to any buildings.
7. Any changes to grading that alter drainage affecting ATCO Pipelines' right-of-way or facilities must be adequate to allow for ongoing access and maintenance activities.
 - If alterations are required, the cost will be borne by the developer/owner.
8. Any revisions or amendments to the proposed plans(s) must be re-circulated to ATCO Pipelines for further review.
9. An evaluation must be completed to assess the electrical hazards of the proposed facilities to the pipeline. Mitigation of electrical hazards may be required.
 - All costs associated with the evaluation and any mitigation will be borne by the developer/owner.
 - This process can take up to 18 months to complete.

TRANSCANADA

RE: Village of Amisk Proposed MDP

Thank you for circulating this application to us. On behalf of TC Energy (TC), B&A Planning Group has reviewed the information provided and have determined that it is not within 200m of a TC pipeline or 750m of a TC facility. Therefore, we have no comments on this proposal. Please see Attachment 1. which contains a map of your area showing the approximate location of the TC Energy pipelines and infrastructure and associated referral buffers.

In relation to the attached map and in support of the referral process, we provide GIS data free of charge pending the completion of a Confidentiality Agreement with TC (see Attachment 2). The data indicates the approximate location of TC infrastructure in your municipality through two buffers:

- The 30m Prescribed Area, within which TC must provide written consent for any activity through the Canadian Third Party Crossings Application Portal - <https://writtenconsent.transcanada.com>; and
- The 200m pipeline and 750m facility notification zone, within which TC should be notified of any development to work collaboratively on safe development (as per NEB requirements).

Please continue to advise us of all land use, development, subdivision, and crossing related proposals in proximity to TC Energy's infrastructure. You may refer to TC Energy's Work Safely booklet (see Attachment 3.) and: <https://www.tcenergy.com/sustainability/safety/safe-digging/canada/landowners-and-neighbours/> for further information. Additionally, the Canadian Standards Association's Z663-18 Standard regarding "Land use planning in the vicinity of pipeline systems" is recommended to be purchased (\$200: <https://store.csagroup.org/>) and reviewed for information along with recommended best practices and policies related to planning and development in proximity to pipelines and related infrastructure.

TransCanada