

PARKLAND COUNTY  
PROVINCE OF ALBERTA

BYLAW 2023-10

BEING A BYLAW FOR THE PURPOSE OF ADOPTING WABAMUN HAMLET AREA REDEVELOPMENT  
PLAN

---

WHEREAS the Municipal Government Act, RSA 2000 c.M-26, authorizes council to pass bylaws for municipal purposes with respect to rescinding and adopting area redevelopment plans;

WHEREAS Council of Parkland County wishes to pass a bylaw for the purpose adopting the Wabamun Hamlet Area Redevelopment Plan to support future development within the hamlet;

NOW THEREFORE the Council of Parkland County, duly assembled and under the authority of the Municipal Government Act, as amended, hereby enacts the following:

TITLE

1. This bylaw shall be known as the "Wabamun Hamlet Area Redevelopment Plan Bylaw".

DEFINITIONS

2. The following definitions will apply to the corresponding words in this bylaw:

- (1) "County" means the municipality of Parkland County in the Province of Alberta;
- (2) "Hamlet" means the municipality formerly known as the Village of Wabamun.

INTERPRETATION

3. The headings in this bylaw are for reference purposes only.

ENACTMENT

4. Bylaw 2023-10 Wabamun Hamlet Area Redevelopment Plan, as outlined in Schedule A, which is attached to and forms part of this Bylaw, is hereby adopted.
5. Bylaw 06-2010 – The Village of Wabamun Municipal Development Plan is hereby repealed.
6. This bylaw shall come into force and take effect on the day of third reading and signing thereof.

READ A FIRST TIME this 26<sup>th</sup> day of September, 2023.

READ A SECOND TIME this 28<sup>th</sup> day of November, 2023.

READ A THIRD TIME and finally passed this 12<sup>th</sup> day of March, 2024.

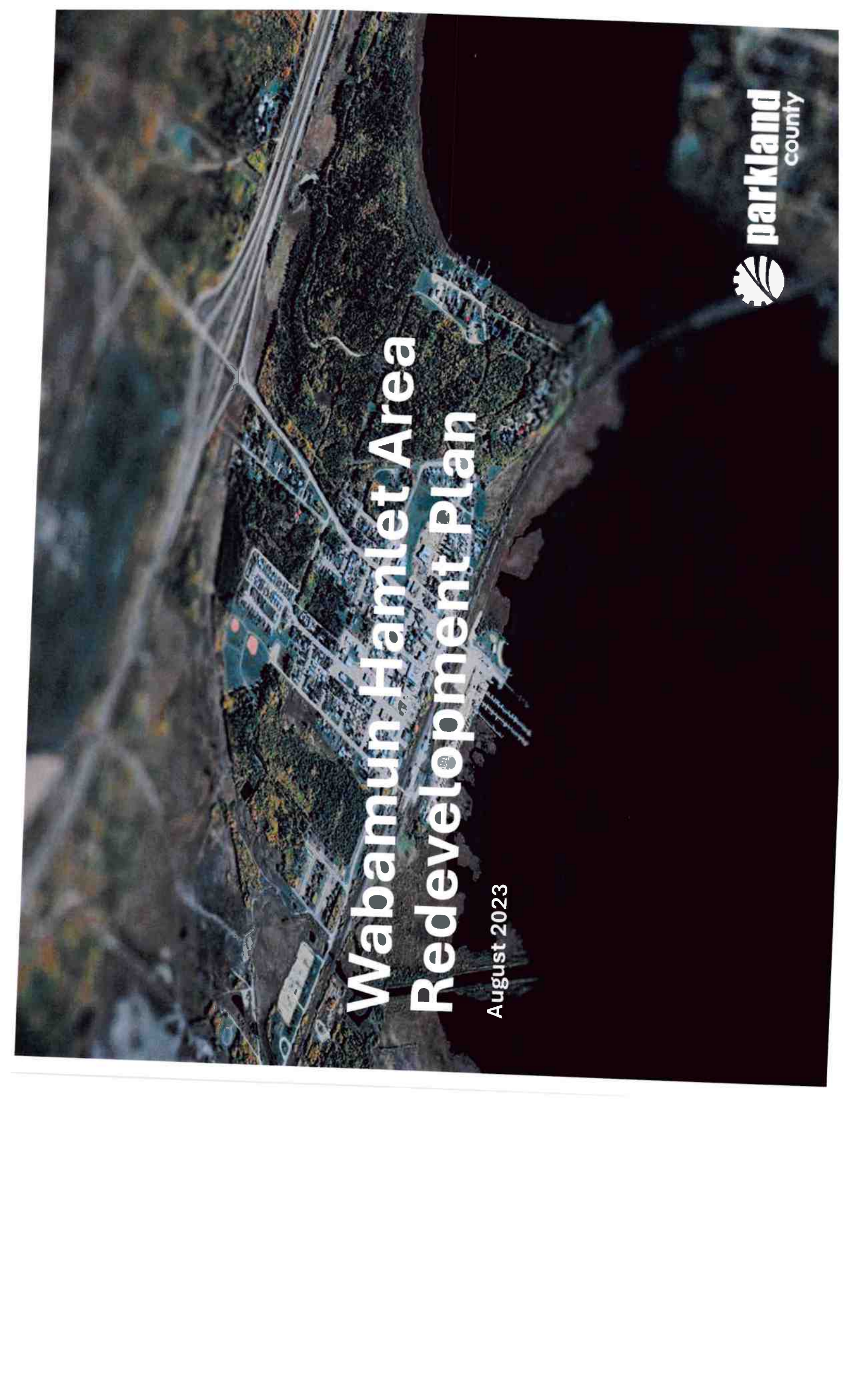
SIGNED AND PASSED this 12<sup>th</sup> day of March, 2024.

  
\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
Chief Administrative Officer

**SCHEDULE "A"**  
**Bylaw No. 2023-10**

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An aerial photograph of the Wabamun Hamlet Area, showing a mix of residential, commercial, and natural landscapes. Overlaid on the image are various colored lines and shapes representing the redevelopment plan, including green for parks, blue for water features, and yellow for commercial zones. A major road, likely Highway 16, runs diagonally across the upper left portion of the image.

# Wabamun Hamlet Area Redevelopment Plan

August 2023

# Land Acknowledgment

*We acknowledge that these lands are located within Treaty 6 and in Metis Region 4, on the traditional and ancestral lands of many Indigenous peoples, including Paul First Nation, Alexander Cree Nation, Alexis Nakota Sioux Nation, and Enoch Cree Nation. We look forward to continuing to learn from each other and to working together towards a shared future.*

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# 1 Introduction

*The Hamlet of Wabamun is experiencing a significant transition. It is moving away from its history as an industrial centre toward a more diversified economy, emerging as a new Priority Growth Hamlet within Parkland County.*

# Introduction

This Hamlet Area Redevelopment Plan (HARP) will guide Wabamun’s transition by establishing an overall development vision for the Hamlet over the next 15 years.

The HARP contains a series of policies and actions to enhance Wabamun’s unique identity as a key centre within the broader Wabamun Lake Area, improve the quality of life for present and future residents, and transform the Hamlet into a memorable visitor destination.

The creation of the HARP, and the list of actions and priorities within it, was informed by community champions, business owners, residents, and visitors to the area who care deeply about Wabamun. The HARP is the starting place for redevelopment over the next 15 years, bringing together existing initiatives and setting the course for future ones. Seeing through the HARP’s vision will involve sustained commitment and ongoing collaboration and community partnerships.

## 1.1 Plan Area

The Hamlet of Wabamun is located along the shore of Wabamun Lake within Parkland County. The Hamlet is adjacent to the summer villages of Lakeview and Point Allison as well as Wabamun Lake Provincial Park. It includes a mix of residential and commercial uses as well as former industrial lands and parkland. The developed areas of the Hamlet are surrounded by a gently rolling landscape of natural aspen forests and wetland areas.

The Wabamun Hamlet Area Redevelopment Plan encompasses much of the area in the boundary of the former Village of Wabamun, excluding the lands within the existing Waterfront Area Structure Plan south of the CN railway (Map 1). The plan area also includes the former Wabamun Power Generation Station lands and surrounding former industrial lands to the west.

### What is a HARP?

A HARP is a statutory (legally binding) plan that sets out a future development vision and policies for a hamlet, including direction for its land use, transportation, servicing, and public realm. The plan must align with the County’s higher-level Municipal Development Plan (MDP) and meet the requirements of the Edmonton Metropolitan Region Growth Plan and the *Municipal Government Act*.

Map 1

Plan Area

Legend  
--- Plan boundary



## 1.2 Timeline

Work on the HARP began in Spring 2022 and was completed in Spring 2023. Throughout the process, there were three stages of engagement with the public and key stakeholders, and a public hearing in November 2023. The feedback from the engagement process is summarized in Section 1.4.

### Project Timeline

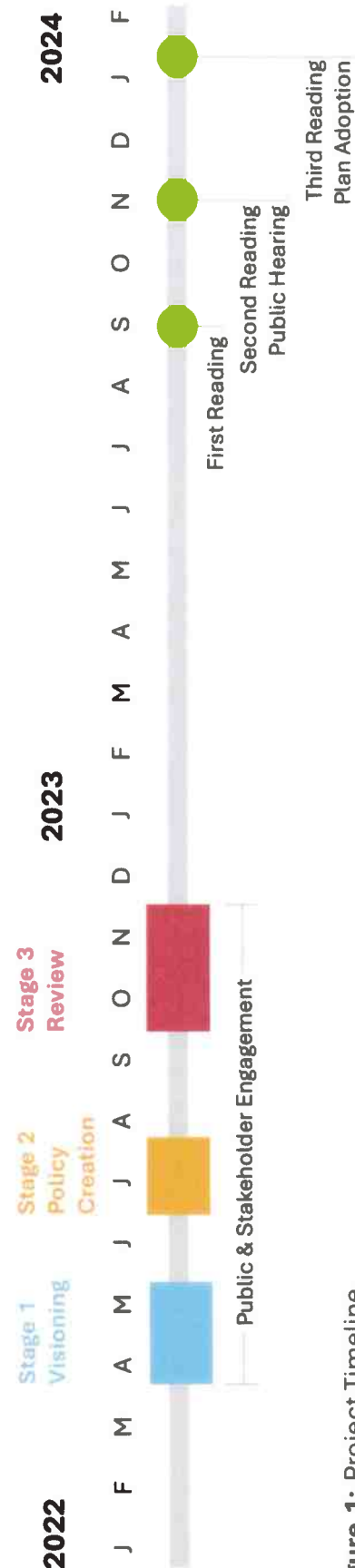


Figure 1: Project Timeline

# 1.3 Policy Framework

The Hamlet Area Redevelopment Plan is part of the County’s overall planning and policy framework. The plan must align with the County’s Municipal Development Plan (MDP), the statutory (legally binding) land use plan for the entire County, which sets out the future growth patterns and goals for the area. Within the MDP development concept, Wabamun is identified as a Priority Growth Hamlet.

Priority Growth Hamlets are full service rural communities with a range of land uses, housing types, and rural services. They also have minimum density requirements as per the Edmonton Metropolitan Region Growth Plan.

In addition to the planning documents shown in the hierarchy, the creation of the HARP also considered the direction from the following:

- Wabamun Area Vision (2022)
- Hamlet Reinvestment Strategy (2021)
- Parkland County Tourism Action Plan (2018)
- Parks, Recreation, and Cultural Master Plan (2017)
- Former Village of Wabamun Municipal Development Plan (2010)
- Waterfront Area Structure Plan (2010)

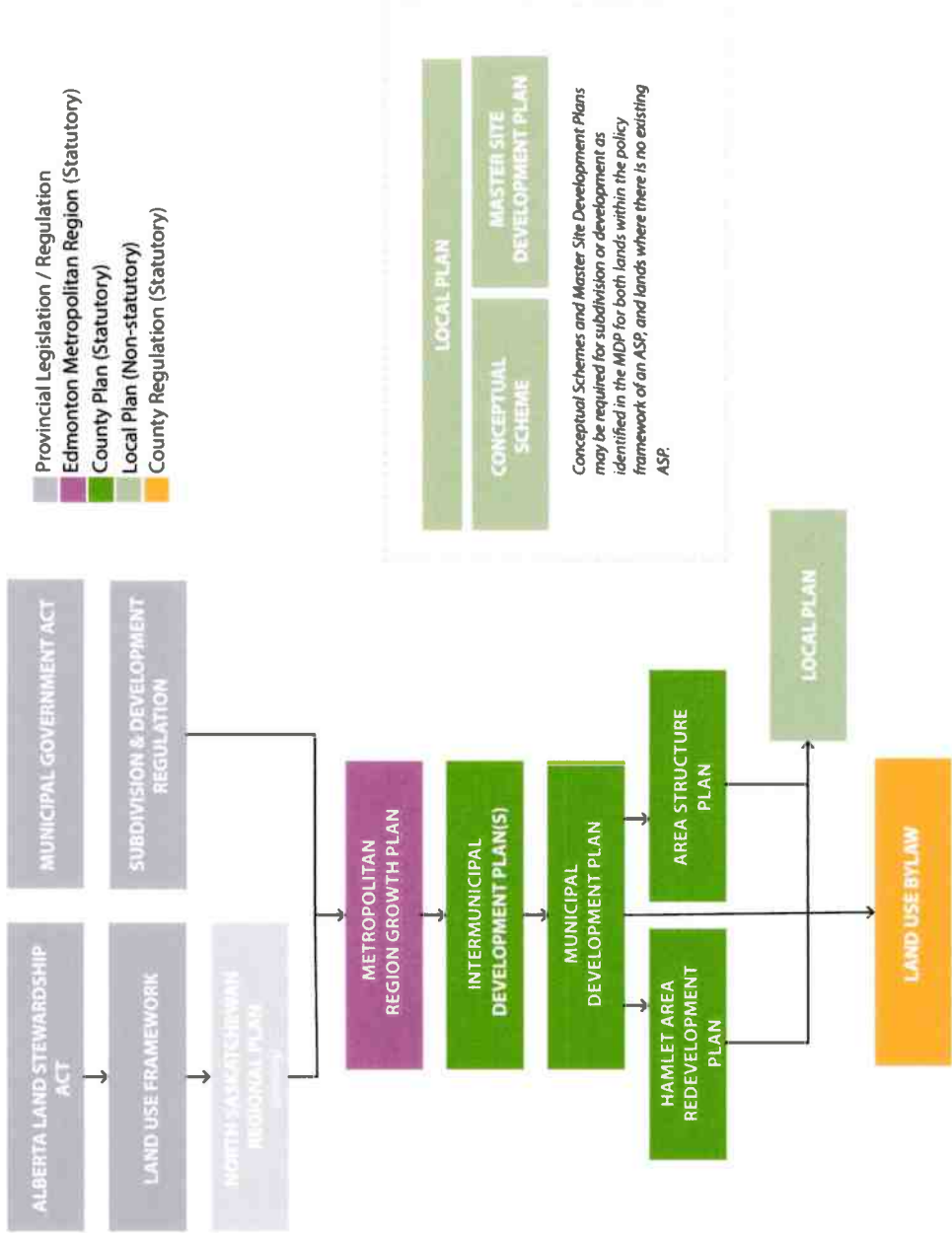


Figure 2: County Policy Hierarchy

### 1.3.1 Hamlet Reinvestment Strategy

The Hamlet Reinvestment Strategy identifies priority capital improvements for the eight hamlets in Parkland County to enhance unique hamlet identities, foster economic and community growth, and improve quality of life (Figure 3). In the servicing gap analysis for Wabamun, seven priority services were identified as needing improvement:

- Beautification
- Economic development
- Planning & development services
- Recreation and natural areas
- Community programs
- Facilities and signage
- Tourism

Community-specific investment recommendations for Wabamun were centered around increased recreational and tourism amenities. Additionally, it was recommended that internet service (connected community) and urban agriculture be added as new services for the hamlet.

The creation of this Hamlet Area Redevelopment Plan achieves the goal of improving planning and land coordination in Wabamun and addresses all other identified service area improvements.

## Pillars of Hamlet Reinvestment



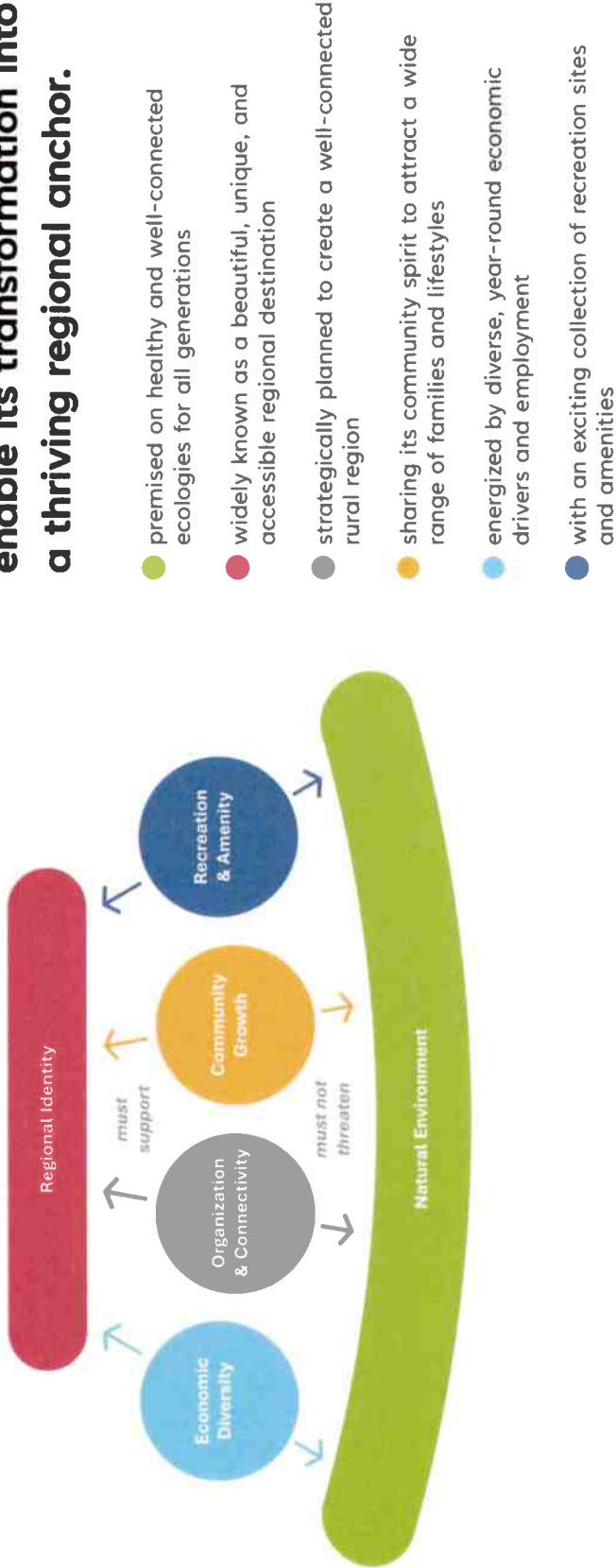
**Figure 3:** Pillars of Hamlet Reinvestment, Hamlet Reinvestment Strategy (2021)

### 1.3.2 Wabamun Area Vision

The Wabamun Area Vision is a long-range plan for Wabamun Country, a significant region surrounding Wabamun Lake and encompassing the Hamlet of Wabamun and the former TransAlta coal mine lands. Though the plan is not statutory, it provides a high-level vision and recommendations to guide the economic, social, and cultural transition of the region over the next 50 years.

The Wabamun Area Vision sets out an overall vision and six pillars for the region (Figure 4). The Hamlet of Wabamun inherits these pillars and the Hamlet-specific direction from the Wabamun Area Vision concept (Figure 5).

**The Wabamun Area will leverage its unique natural and industrial assets to enable its transformation into a thriving regional anchor.**



**Figure 4:** Wabamun Area Vision and Pillars

# Wabamun Area Vision - Hamlet Concept

The Wabamun Area Vision describes intents for this area as a hub for new growth and regional activity. Wabamun Hamlet is positioned as the cultural heart, service centre, and base camp for the region.

- A. Passive and active recreation uses grow in the area north of Highway 16
- B. Removed (Council decision RFD 23-15 to remove the existing underpass on January 24, 2023)
- C. Gateway highway signage indicates traffic is entering or exiting 'Wabamun Country'.
- D. Former industrial lands are leveraged to create unique RV and camping sites
- E. New growth is focused in Wabamun Hamlet
- F. A formalized and well-signed pathway connection links the Provincial Park and Wabamun Hamlet
- G. A naturalized wetland amenity treats stormwater and creates a green corridor
- H. A revitalized waterfront creates public access and new amenity
- I. A pedestrian bridge runs parallel to the CN rail bridge, providing a key link in the lake perimeter trail system
- J. A public ferry connection and winter snowmobile routes link boat launches, creating a wide range of experiences and loops
- K. The south boat launch becomes a new public activity focal point, drawing new recreation and commercial amenity and providing a public anchor to the south shore.

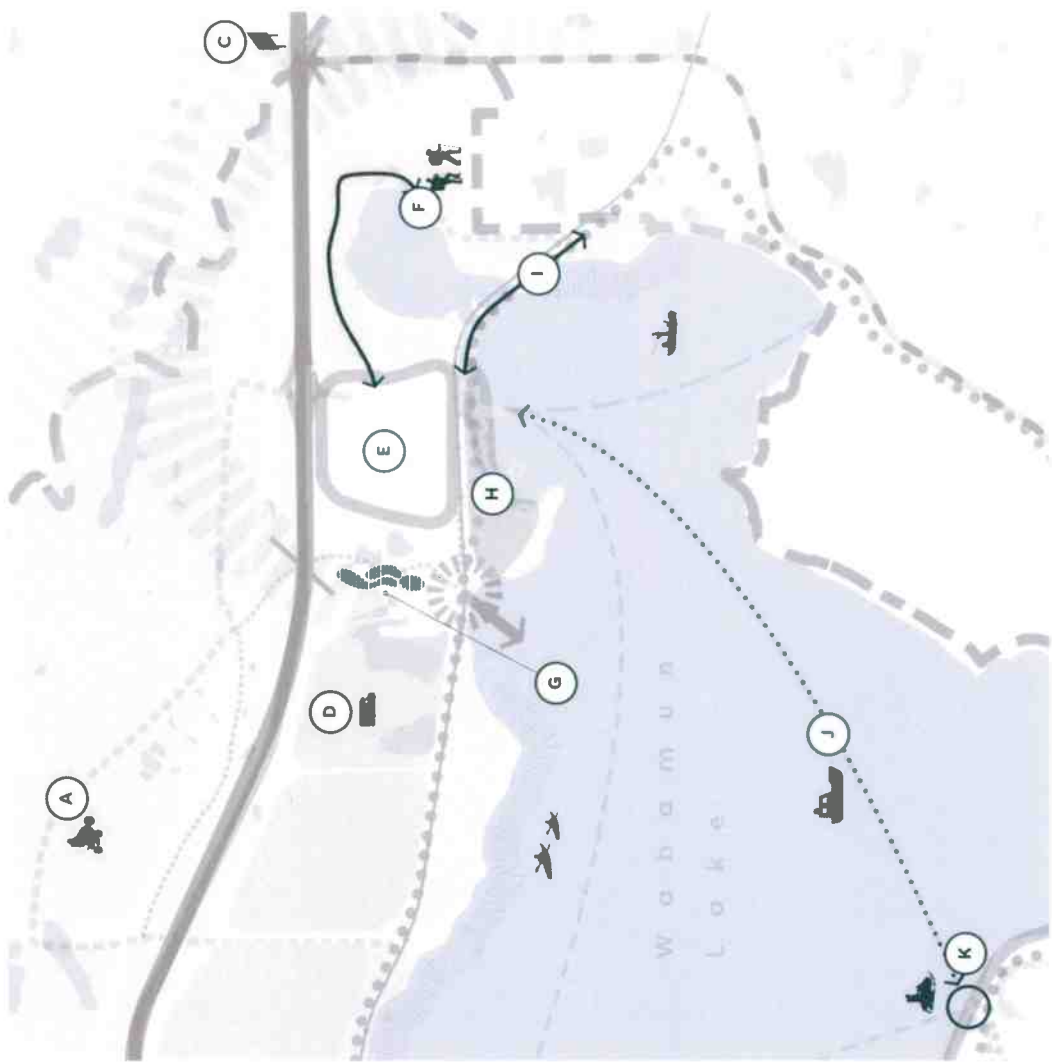
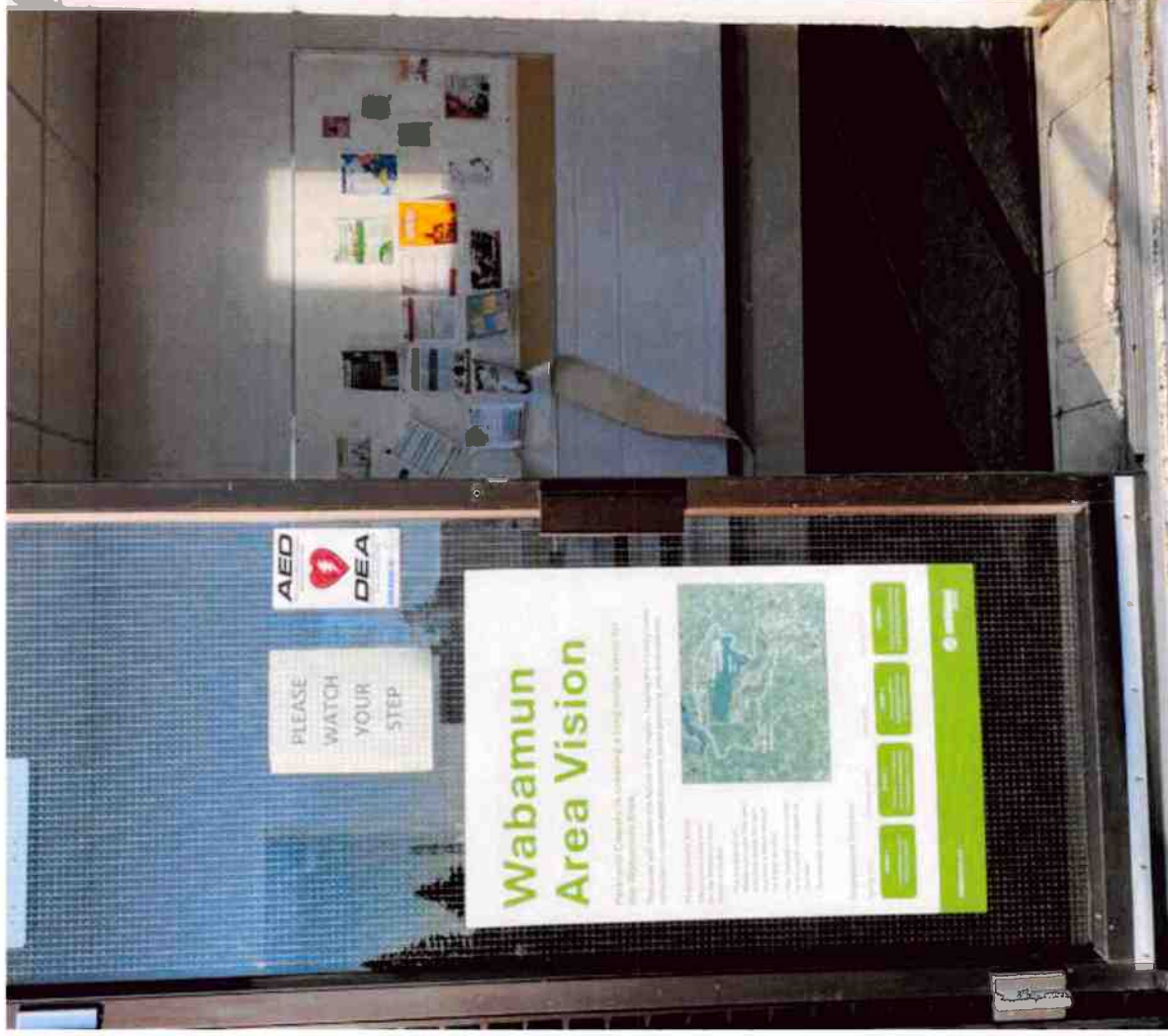


Figure 5: Wabamun Area Vision - Hamlet Specific Direction

## 1.4 Community Engagement

Future redevelopment of Wabamun must be shaped by the community. Wabamun residents, business owners, community organizations, and other stakeholders bring valuable knowledge and instinct to the planning process — a lived understanding of the area’s challenges and opportunities. As such, the plan is founded on meaningful and transparent community and stakeholder engagement.

There were three main stages of community input throughout the plan’s development prior to the public hearing and approval of the plan in November 2023. These engagement processes were conducted in tandem with the engagement for the Wabamun Area Vision (for the full What We Heard Reports, see Appendix A).



### 1.4.1 Stage 1 Engagement

(April 4 - May 23, 2022)

The aim of the first phase of engagement was to introduce the project, gather feedback on the draft vision and pillars, and collect information on issues and opportunities in the area. Stage 1 involved an online public survey and map tool from April to May, 2022. 411 people responded to the survey and 231 comments were provided in the survey’s online mapping tool.

Participants wanted to see the Hamlet of Wabamun take on a larger role as a visitor destination, entertainment / dining centre, and area for new recreation opportunities (Figure 6). Other key themes that emerged included the need:

- for protection and expansion of access to Wabamun Lake
- to balance recreational and ecosystem priorities
- for more recreation and social opportunities for youth and seniors
- to recognize existing initiatives and community organizations
- to provide more seniors housing and supports

The feedback from Stage 1 was used to refine the vision and pillars and as input into the opportunities analysis for the project.

What role should the Wabamun Hamlet play in the broader region?

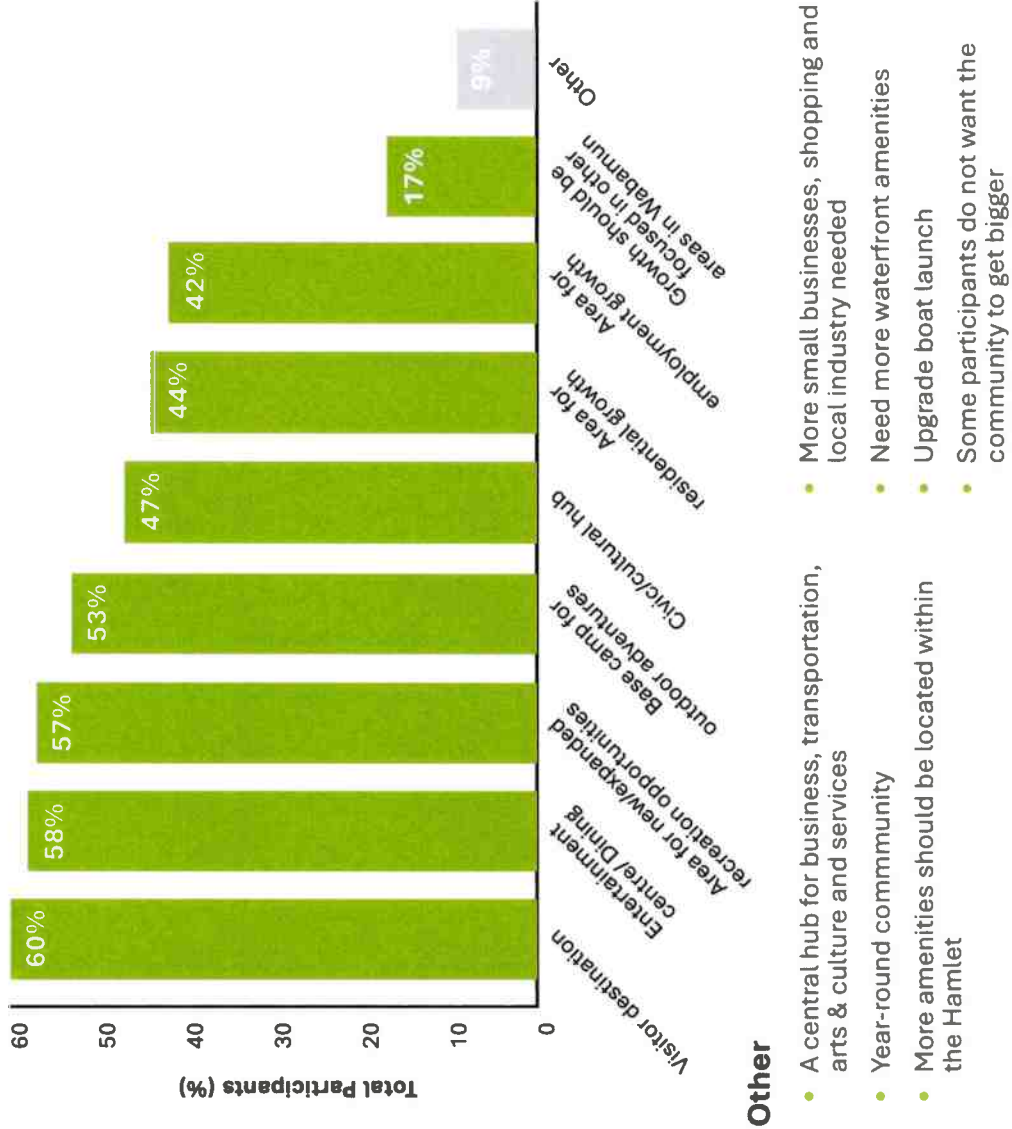


Figure 6: Stage 1 Engagement Results: Hamlet Role

## 1.4.2 Stage 2 Engagement

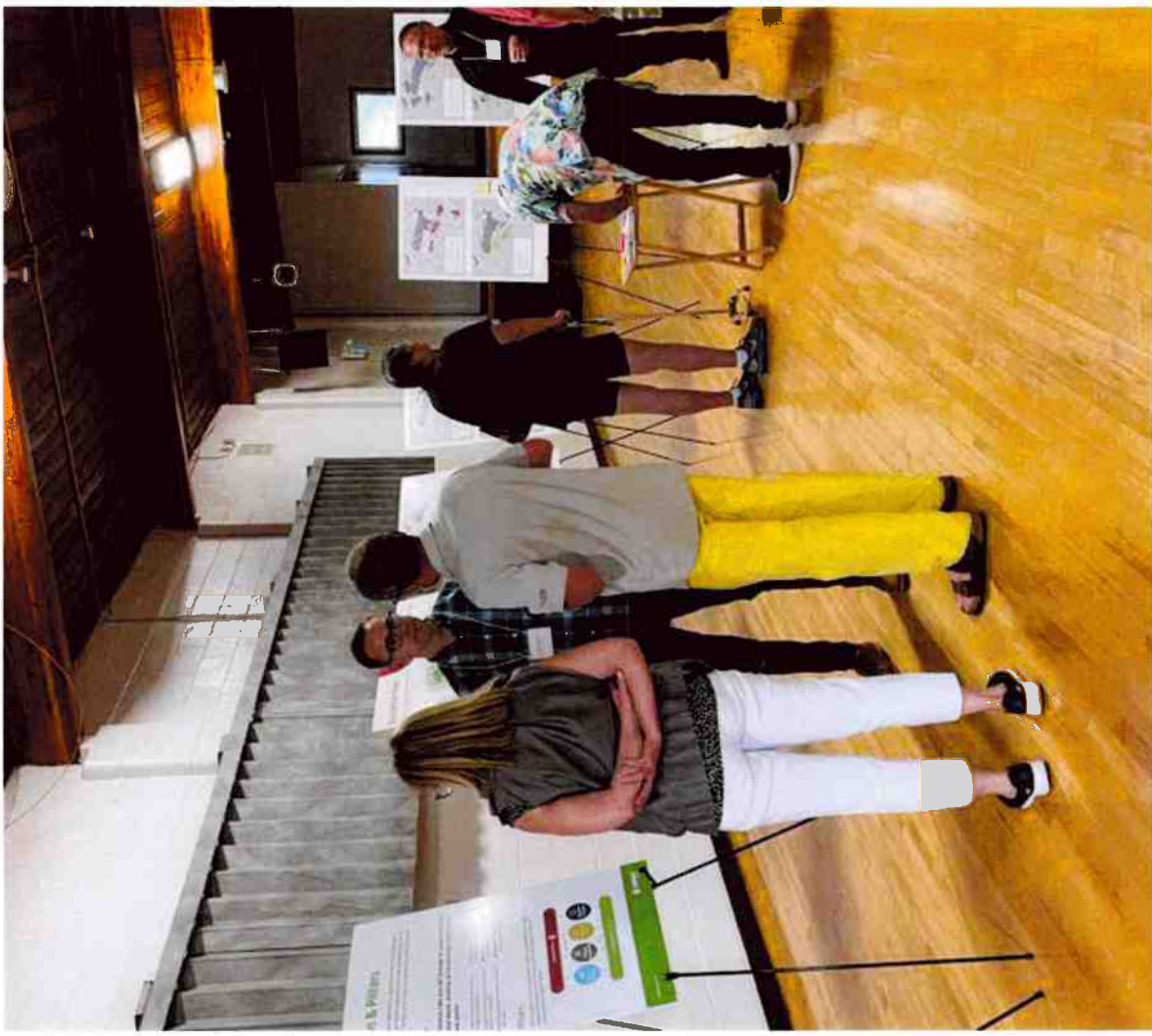
*(July 3 - July 31, 2022)*

Stage 2 engagement took place in July 2022 and included a series of in-person events, pop-ups, and an online survey. The aim of this second stage of engagement was to share the opportunities analysis and to gather feedback to help determine where future uses and development should be prioritized in the Wabamun Area. Feedback from Stage 2 also informed the list of implementation actions and key places for the HARP. The online survey received 172 responses and more than 80 participants interacted with the project team in-person.

Participants wanted to see future full-time residential, destination resort, and commercial development prioritized within the Hamlet of Wabamun. The reasons included:

- Desire for compact, walkable development
- Supportive of increased business, tourism opportunities, and amenities
- Developing within an already developed area reduces environmental impacts of developing a new site in the region.

Non-motorized recreation was identified as a priority west of the Hamlet, to be accessible to existing and future residents of the area. Overall, this indicated a desire to see the Hamlet expand its role as a regional service centre and a walkable, complete community for all ages.



### 1.4.3 Stage 3 Engagement

(October 12 - November 10, 2022)

Stage 3 Engagement took place from October to November 2022 and included both online and in-person engagement. The project team connected with over 130 people. The aim of this stage was to confirm and solicit feedback on the draft vision, goals, concept, and proposed actions for the HARP.

Overall, the plan components received a high level of overall support, particularly for activity nodes and trails. Participants shared several perspectives for what they would like to see improved overall, including:

- Greater emphasis on sustainability in the HARP goals
- Balance between growth and protection of natural areas / Wabamun Lake
- Promotion and support for all-season recreation and business
- Inclusive and sustained implementation (make it happen)

The feedback from this Stage helped to refine the draft concept, policies, and implementation actions of the HARP.

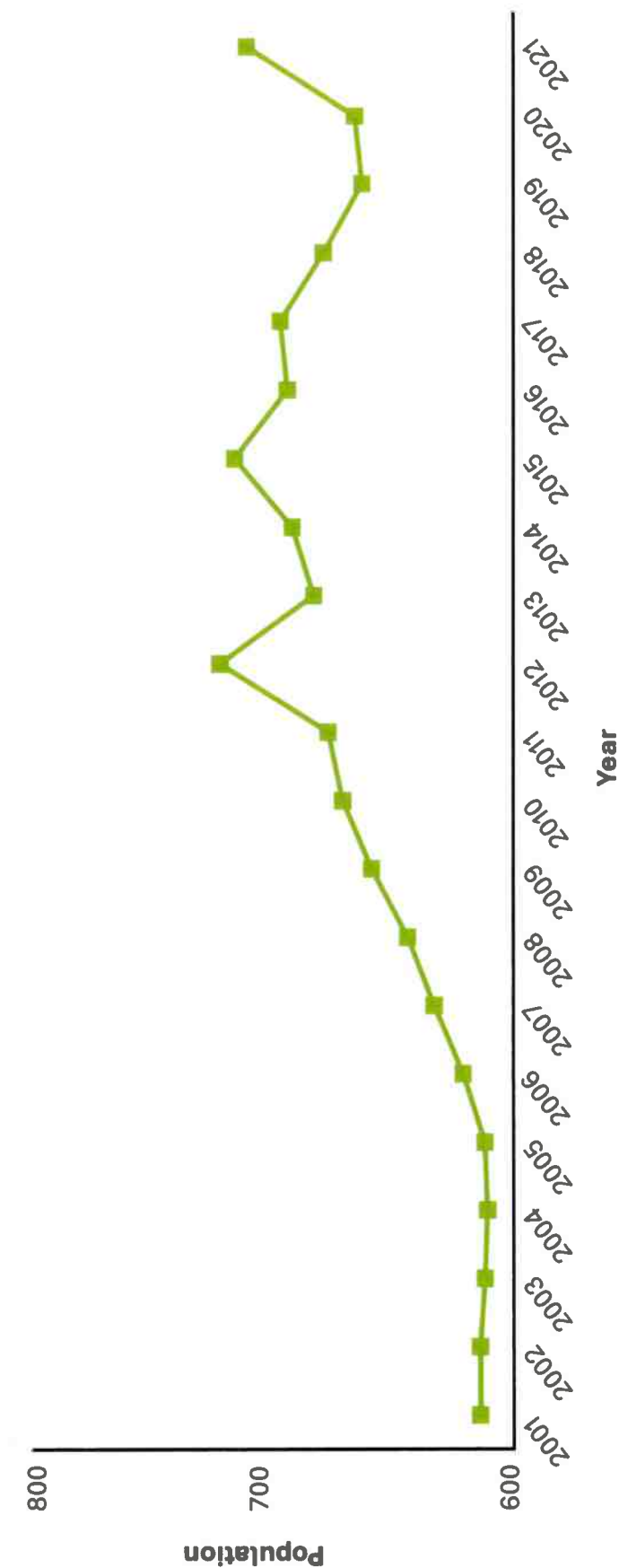


# 1.5 Current Context

## 1.5.1 Demographics

Wabamun's population is growing and anticipated to continue growing at a moderate rate. The Hamlet had a population of 711 people in 2021, approximately double the population of Entwistle, Parkland County's second Priority Growth Hamlet (Figure 7).

Wabamun had a growth rate of 2.45% over the last five years, which included a decrease from 2015-2020 and then significant growth from 2020 to 2021 (Alberta, 2022). This was about half the provincial growth rate of 4.8% for the same five years (Statistics Canada, 2022).

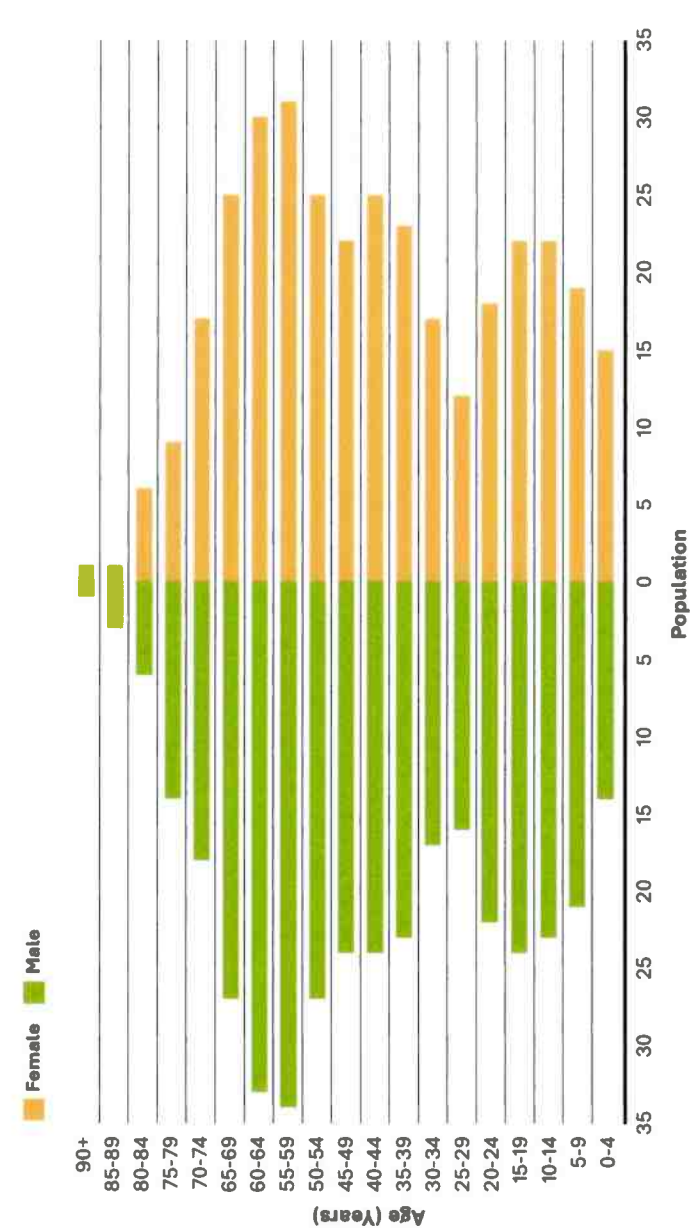


**Figure 7: Wabamun Population Growth (Alberta, 2022)**

Source: Province of Alberta (2022). Wabamun Population. From <https://regionaldashboard.alberta.ca/>

The Edmonton Metropolitan Region (EMR) projected a low growth scenario of 1,100 and a high growth scenario of 1,400 people living in Wabamun by 2044. The high growth scenario would involve a doubling of the existing population. Growth in Wabamun has implications for infrastructure, services, and housing. With an average household size of 2.5 people (Statistics Canada, 2016), the Hamlet would need approximately 275 new dwelling units by 2044. At 20 dwelling units per net residential hectare, this is equivalent to about 12-15 net residential hectares of land. However, with continued **infill** growth in existing developed areas, less **greenfield** land will be required.

The median age of Wabamun residents was 44.5 years old in 2016, slightly higher than Parkland County's median age of 43.3 years old, and much higher than the provincial median of 36.7 years old (Statistics Canada, 2016; Figure 8). Overall, the population of the Wabamun and the County is aging. It is likely that Wabamun will continue to see growth in its senior population, as residents move from more rural parts of the County to be closer to services.



**Figure 8:** Wabamun Population Pyramid

Source: Province of Alberta (2022). Wabamun Population. From <https://regionaldashboard.alberta.ca/>

## 1.5.2 Assets, Constraints, & Opportunities

Through engagement and technical analysis as part of this work, several assets and constraints were identified and considered in the creation of the HARP. These assets and constraints highlight several opportunities for the Hamlet.

| Assets                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Constraints                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"><li>Location on Wabamun Lake and existing Waterfront Park &amp; boat launch amenities</li><li>Access from Highway 16</li><li>Wabamun School</li><li>Jubilee Hall &amp; Library</li><li>Lions Bowling Alley &amp; Seniors Centre</li><li>Coal Diamond Sports Park</li><li>Existing community volunteer organizations, events, &amp; initiatives</li><li>New clinic and fire station</li><li>Recent wastewater upgrades</li><li>Existing trails</li><li>Existing public buildings and lands</li><li>Proximity to Wabamun Lake Provincial Park</li><li>Surrounding agricultural community to support local food and agri-tourism</li></ul> | <ul style="list-style-type: none"><li>Rail line severing Hamlet from the waterfront with few crossings</li><li>Loss of mines as major employers in the region</li><li>Infrastructure upgrades required to support fire suppression requirements for commercial / industrial development</li><li>Industrial or contaminated lands requiring remediation</li><li>Significant utility corridors (power lines, pipelines)</li><li>Lack of bank lending confidence for commercial businesses</li><li>Single highway access</li><li>Significantly large road rights of way and minimal <b>active transportation</b> infrastructure</li></ul> |

## History of Wabamun

Wabamun inherits its name from the Cree word “wâpamon”, which means mirror. The Hamlet is located in Treaty 6 Territory and in Metis Region 4, on the traditional ancestral lands of many indigenous peoples including Paul First Nation, Alexander Cree Nation, Alexis Nakota Sioux Nation, and Enoch Cree Nation.

European settlement in the area began after the signing of Treaty 6 in 1876, in the mid 1910s. The townsite was actually moved from its original location in Moonlight Bay to its current location, with the arrival of the Grand Trunk Pacific Railway.

Wabamun’s economy has transitioned multiple times. The settlement was officially incorporated as a village in 1912 with the economic and population boost of the railway, but reverted back to a hamlet in 1945 when its population declined. With the introduction of electric power generation, and then the Whitewood Coal mine in the 1950-60s, the Hamlet’s economy and population grew to again receive village status in 1980. With the closure of the Wabamun Generating Station in 2010 and ceasing of coal mining operations in the surrounding area, Wabamun lost a major employer and revenue source, leading to the decision to amalgamate as a hamlet within Parkland County in 2021.

A major focus of the HARP is leveraging Wabamun’s unique assets and proximity to Wabamun Lake to diversify the Hamlet’s economy, writing the next resilient chapter for this remarkable place.

### Sources:

Waugh, E. (2023). Alberta Elder’s Cree Dictionary / alberta ohci kehtehayak nehiyaw otwestamakewasinihikan. From [creedictionary.com](http://creedictionary.com).  
Florkewich, V. et al. (1976). Hills of Hope. Spruce Grove: Carvel Uniform.  
Beird, C. (2022). The History of Wabamun. Canadian History Ehx. From <https://canadaehx.com/2022/04/22/the-history-of-wabamun/>

## Wabamun Lake

The Hamlet's greatest asset is its location along Wabamun Lake; however, the Hamlet has not yet harnessed this asset fully. Waterfront Park is the only public water access and boat launch for the Hamlet, which becomes very crowded in the summer. This is also a heavily programmed area, which does not address the desire for a more natural interface with the lake and shoreline habitat. The CN rail line also creates a significant physical and visual barrier to accessing the lake and viewing the lake.

There are several opportunities to increase both access and visual connectivity to the waterfront, including strategic clearing of vegetation to provide view corridors, establishing new trail connections, providing more passive waterfront use areas, and providing additional rail crossings in collaboration with CN and as part of the overall connectivity concept for the Wabamun Region.

Growth must also consider impacts to the Lake and riparian habitat. There are opportunities to provide naturalized filtrations systems to improve the quality of stormwater runoff from the Hamlet before it enters the lake.

## Municipal Servicing

Wabamun is a fully serviced community. Work has been completed recently to upgrade parts of the wastewater system. Future upgrades will be needed to increase the water servicing capacity and ensure there is adequate fire suppression to meet commercial standards (see Appendix B for full servicing report). Internet service is another area for improvement identified by the public and within the Hamlet Reinvestment Strategy.

## Existing Community Organizations

Wabamun has a dedicated series of volunteer organizations that have been working in the community for years. These volunteer organizations contribute to the overall vibrancy and community life of the Hamlet by running events, fundraising for community amenities, and providing beautification throughout the area. There is great opportunity for the County to work in partnership with these organizations towards mutual Hamlet revitalization goals.

## Large Road Widths

Wabamun has significantly wide vehicle right of ways. This is a challenge from a maintenance and operations perspective (large amount of asphalt to maintain) and prioritizes vehicle mobility over other modes. On the other hand, the significant right of way presents an opportunity to reduce driving lane widths and use the extra space for streetscape beautification, providing

safe spaces for non-vehicle modes of transportation, and providing public street parking to support businesses.

## Position within the Wabamun Lake Region

Wabamun is well positioned in the region, with access to Highway 16, situation along the shores of Wabamun Lake, and proximity to Wabamun Lake Provincial Park. The Hamlet has the potential to become the fully serviced first stop for those looking to explore the Wabamun area. There is opportunity to enhance trail connections and enhance Wabamun's appeal as a visitor destination through additional hospitality and recreation-focused development.

## Remediation of Former Industrial / Contaminated Lands

There are several former industrial sites on the west side of the plan area that are being remediated by TransAlta. Some of these lands will not be suitable for certain types of new development post remediation. These areas provide a significant opportunity to re-naturalize lands and expand year-round public recreation access. There is also opportunity to explore the creation of drainage and naturalized stormwater treatment facilities in these areas to help filter runoff from the Hamlet and the remediated lands.

In addition to the TransAlta lands, the former RaceTrac gas station site and surrounding road rights of way will also require remediation prior to any redevelopment.



## 2 Vision & Goals

*The vision and goals are the heart of the plan. They articulate a common intention for where the Hamlet needs to go and how it will get there. The Vision & Goals of the HARP build from the vision and pillars of the Wabamun Area Vision and the recommendations from the Hamlet Reinvestment Strategy.*

# Vision & Goals

The vision reflects the aspirational future for the Hamlet of Wabamun. The goals provide more detail on how to achieve that vision. Both the vision and goals were informed by the Wabamun Area Vision pillars as well as three phases of public engagement.

## The Vision

*The Hamlet of Wabamun is a complete, sustainable, lakeside community that provides a gateway to the Wabamun Lake Region.*



**Figure 9:** Hamlet Goals

## Goals



Develop sustainably for human  
and natural health

Wabamun is surrounded by incredible natural landscapes that connect to Wabamun Lake. Future growth and development should be compact and contiguous to existing development to protect natural areas and reduce impacts on the lake, ensuring these landscapes will remain for future generations.



Grow as a complete,  
fully serviced community

Wabamun is a Priority Growth hamlet within Parkland County. Concentrating housing, services, public spaces, and amenities in the Hamlet will help to sustain a thriving community where everyone can meet their basic needs within walking distance of home.



Enhance connections to the Region

The Hamlet is part of the broader Wabamun Lake Region. Linking the Hamlet to a regional network of trails and connections will provide local recreational opportunities for both residents and visitors of the region, and a means to travel without relying on an automobile.



Sustain a thriving local  
business community

Local businesses are a key ingredient for the success of the Hamlet, providing key services, amenities, and employment opportunities. There is a symbiotic relationship between residential and commercial uses, as more residents will help to sustain local business and local business will help to support a full-time resident population.



Support quality of life for all ages

Wabamun is a diverse community with diverse needs. To support health and wellbeing for all, the Hamlet should provide activities, places, and services that support the full spectrum of life stages – from children and teens through to adults and seniors. This means ensuring a good mix of housing types and providing accessible recreation opportunities and public spaces for everyone.



Reinforce the Hamlet's identity  
as a lakeside destination

The Hamlet's greatest asset is the Lake. Improving waterfront access and views of Wabamun Lake from the Hamlet. Encouraging lake-based recreation and associated hospitality amenities will help to reinforce the Hamlet's role as a key lakeside destination in the region.





## 3 Concept

*The Hamlet Area Redevelopment Plan (HARP) concept sets out the overall organizational framework for redevelopment and improvements in the Hamlet. It shows how land use, open space, and mobility networks can be organized to achieve the vision and goals. The concept is implemented through the policies and actions of the plan.*

# Concept

The concept concentrates commercial development and residential density into a vibrant, mixed-use Hamlet Centre. The Hamlet Centre is supported by a framework of pedestrian-oriented Main Streets and Mixed-use Priority Streets (50 Street, 51 Avenue, 52 Street, 53 Avenue). These pedestrian-oriented streets are anchored at each intersection by four main activity nodes: Waterfront Park, Wabamun Commons, Jubilee Hall, and Wabamun School. The activity nodes are intended to serve as centres for community activity and public life, which will be supported by public realm improvements and programming.

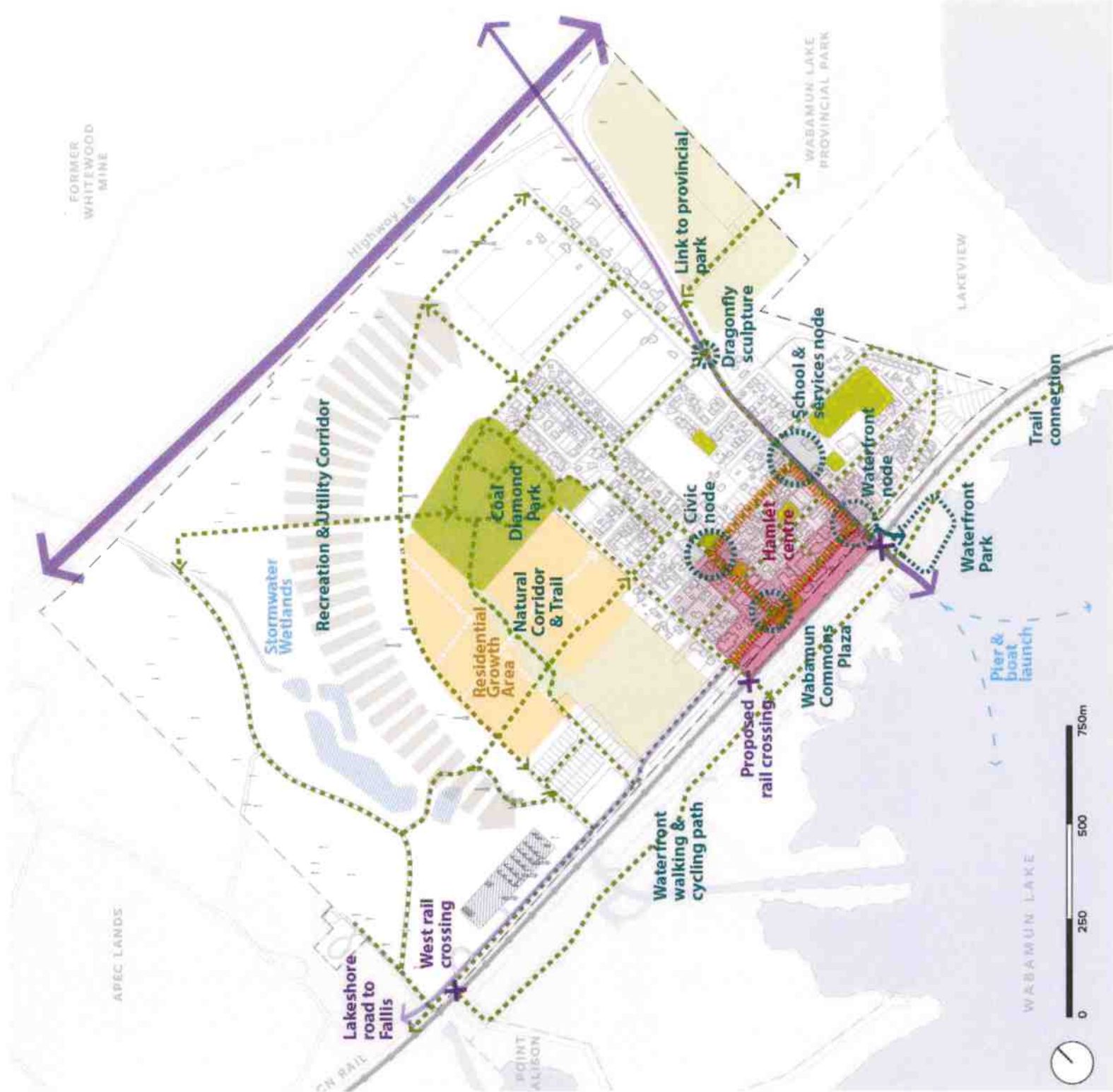
Residential growth should be in the form of ground-oriented housing in existing developed areas and through the extension of a residential growth area to connect the Hamlet Centre to the currently isolated Osprey subdivision in the west. A natural corridor should be maintained throughout the growth area to protect the existing watercourse and forested areas.

The former industrial lands in the west of the plan area should be remediated as part of the overarching Recreation and Utility

Corridor that wraps around the northwest of the Hamlet. This corridor can support summer and winter recreation opportunities while also improving the ecological function and connectivity. Naturalized stormwater features will help to filter runoff from development before it is released into the lake.

New trail linkages are proposed to expand pedestrian and multi-modal connectivity in a series of arcs and spokes radiating from the Hamlet Centre to key destinations like the waterfront and Wabamun Provincial Park. New street connections are shown to stitch together existing neighbourhoods and provide access to the new Recreation and Utility Corridor. A new at-grade rail crossing is also envisioned at the terminus of 53 Street to create additional access to the Hamlet's greatest amenity – Wabamun Lake. The concept will reinforce connections to the waterfront, connecting to the development and trail connections proposed in the approved Waterfront Area Structure Plan.

Map 2  
**Hamlet Area  
 Redevelopment  
 Plan Concept**



**Legend**

- Plan boundary
- Hamlet Centre
- Active Commercial Frontage
- Residential Growth Area
- Parks
- Open Space
- Stormwater Wetlands
- Recreation & Utility Corridor
- Proposed Active Transportation Network and Trails
- Primary Roadways
- Pedestrian Focused Streets
- Rail Crossing
- Activity Node





## 4 Policies

*The policies form the main statutory elements of the HARP, setting out the requirements for new private and public development in alignment with the overall concept. There are three main policy sections: Mobility, Land Use, and County Initiatives. Each section has accompanying concept maps and graphics to help illustrate the policy intent.*

# 4.1 Land Use

The Land Use Policies provide direction for the types of uses that are supported in the Hamlet and how those uses should be developed in the future. To sustain a complete and fully-serviced community, as well as make the Hamlet a lakeside destination, uses need to provide a mix of services and functions for both residents and visitors. The form of buildings and their setback, height, and building design also influence a building's relationship to public streets and spaces and, in turn, how people perceive and experience the Hamlet.

The land use concept shown in Map 3 divides the plan area into six land use areas:

- Hamlet centre
- **Ground-oriented residential**
- Civic facilities & parks
- Recreation & utility corridor
- General open space

Each district has a series of policies associated with it, to guide future development and land use in that area. The plan also provides general land use policies that apply to all future development. The Land Use Policies of the HARP will be implemented through the County's Land Use Bylaw and development permit process.

The Land Use Concept concentrates commercial activity along main streets and focuses residential density within the Hamlet Centre to reinforce a pedestrian-oriented central heart of the community. To the west, a new **ground-oriented residential** growth area is linked between existing developed areas of the Hamlet, enabling a walkable and fully-serviced new neighbourhood. In the reclaimed industrial lands to the west, the concept provides for a future recreation and open space corridor that will support a series of connected trails and amenities to expand all season use of the area. Throughout the rest of the Hamlet, compact ground-oriented housing areas provide a variety of housing types to support quality of life for all ages.

## Objectives

- Reinforce the Hamlet Centre as the social and commercial heart of the Hamlet.
- Activate Main Streets by encouraging ground floor retail, restaurants, and other pedestrian attracting businesses to locate along them.
- Logically extend new serviced residential neighbourhoods, connecting them to the Hamlet Centre to ensure walkability.
- Maintain high-quality public spaces, parks, and facilities to enhance quality of life of residents and the visitor experience of the Hamlet.
- Establish a Recreation and Utility Corridor to expand all-season recreation access in the reclaimed TransAlta lands.

## Policy Interpretation

For interpretation of the policies:

- Where “shall” is used in a policy, the policy is considered mandatory.
- Where “should” is used in a policy, it can be relaxed at the discretion of the development authority as long as the relaxation is consistent with the overall intent of the policy.
- Where “may” is used, this is considered an optional policy.

Map 3

# Land Use Concept



## Legend

- Hamlet Centre
- Ground-oriented Residential
- Civic Facilities & Parks
- Recreation & Utility Corridor
- General Open Space
- Stormwater Wetlands

## 4.1.1 General Policies

The general policies apply to all of the Land Use Areas within the Hamlet.

### Conformity

- a. All existing development shall be considered conforming to this Plan.
- b. All future development and land use bylaw re-designations shall conform to the policies of the relevant Land Use Area and the general land use policies in this plan.

### Servicing

- c. All new development shall be connected to municipal water and wastewater servicing and shall demonstrate adequate servicing capacity to support the development.
- d. All new development shall use **best management practices** for stormwater management to slow and filter runoff before it reaches Wabamun Lake.

### Reserve Lands

- e. All environmentally sensitive areas shall be designated as part of subdivision in accordance with the Municipal Government Act to protect environmentally sensitive lands and watercourses.
- f. Municipal reserve dedication or cash in lieu shall be required as part of subdivision, as per the Municipal Development Plan and applicable County bylaws.

## 4.1.2 Hamlet Centre

The Hamlet Centre is the commercial heart of the Hamlet. Commercial and mixed-use development should be concentrated here to maximize active frontage along main streets. Active frontage means ground floor commercial or other uses that generate foot-traffic and activate the street. These uses can spill out onto the sidewalk in the form of patios or displays, adding to the interest and overall vibrancy for passersby. Less active spaces, such as surface parking lots or drive-throughs, will be avoided, and existing ones programmed or screened to create consistent activity and vibrancy along main streets.

Buildings should be limited to two storeys in height on the south side of 51 Avenue to protect views of Wabamun Lake. To take advantage of views to the Lake, buildings are encouraged to provide rooftop patios. Higher density multi-family residential and commercial forms will be clustered on supporting main streets. Professional services, **light industrial**, and residential uses will also be encouraged throughout the Hamlet Centre to increase the number of people living and working here.

### Land Use

- a. New mixed-use buildings shall be encouraged and permitted in the Hamlet Centre to increase the number of commercial services and residential dwelling units in the Hamlet.
- b. New **active commercial uses** shall be encouraged and permitted along Main Streets in the Hamlet Centre, as shown on Map 4, to create a sense of destination and generate additional foot-traffic.
- c. New single-use commercial buildings and multi-unit residential buildings should be permitted in the Hamlet Centre, provided that they contribute to a high-quality pedestrian experience and meet any applicable active frontage requirements of Main Streets Identified in Map 4

- d. **Light industrial** uses, should be permitted in the Hamlet Centre, provided that they contribute to a high-quality pedestrian experience and meet any applicable active frontage requirements of Main Streets Identified in Map 4.
- e. Large format commercial uses, drive-throughs, and auto-oriented uses may be permitted in the Hamlet Centre if significant design measures are undertaken to limit their negative impacts on the pedestrian experience.
- f. New single-detached dwellings shall not be permitted in the Hamlet Centre.
- g. Seniors' group care facilities and associated amenities and services shall be encouraged and permitted in the Hamlet Centre to support a growing senior population.
- h. Rooftop patios should be encouraged and permitted in the Hamlet Centre to capitalize on upper storey views of Wabamun Lake.
- i. Multi-unit residential development in the Hamlet Centre should accommodate a range of dwelling unit types, including larger family units, seniors' units, rental units, and accessible units, to accommodate different income levels, age groups, households, tenures, and lifestyles.
- j. New value-added agricultural uses shall be encouraged and permitted within the region Hamlet Centre to promote economic growth, job creation, and diversification of the local agricultural sector, in accordance with the Edmonton Metropolitan Region Board Regional Agricultural Master Plan.
- k. Community gardens, rooftop gardens, vertical farming structures or small-scale greenhouse facilities may be permitted in the Hamlet Centre to support urban agriculture initiatives while enhancing the public realm.



Map 1

## Active Frontage Areas

Active Frontage Requirements

- l. Development with frontage along Main Streets, as identified in Map 4, is subject to the following active frontage requirements:
  - i. Active commercial uses shall be permitted and strongly encouraged on the ground floor frontage of new buildings;
  - ii. **Non-active uses** should be located above or behind ground floor **active commercial uses** in new buildings;
  - iii. Small scale or temporary **active commercial uses**, such as a small retail/food vendor, artist display, outdoor seating area, or a photo opportunity, should be permitted and encouraged as part of existing and new development;
  - iv. New commercial buildings with frontages exceeding 15 metres wide should provide multiple entrances on the street.
  - v. Outdoor patio extensions onto Main Streets should be permitted and encouraged in accordance with applicable bylaws, provided a minimum 1.5 metre unobstructed pedestrian pathway is maintained.
- m. Development fronting onto Main Streets should be designed to encourage foot traffic and enhance the pedestrian experience of the street (Refer to Appendix D for Design Guidelines – Private Development on Main Streets).

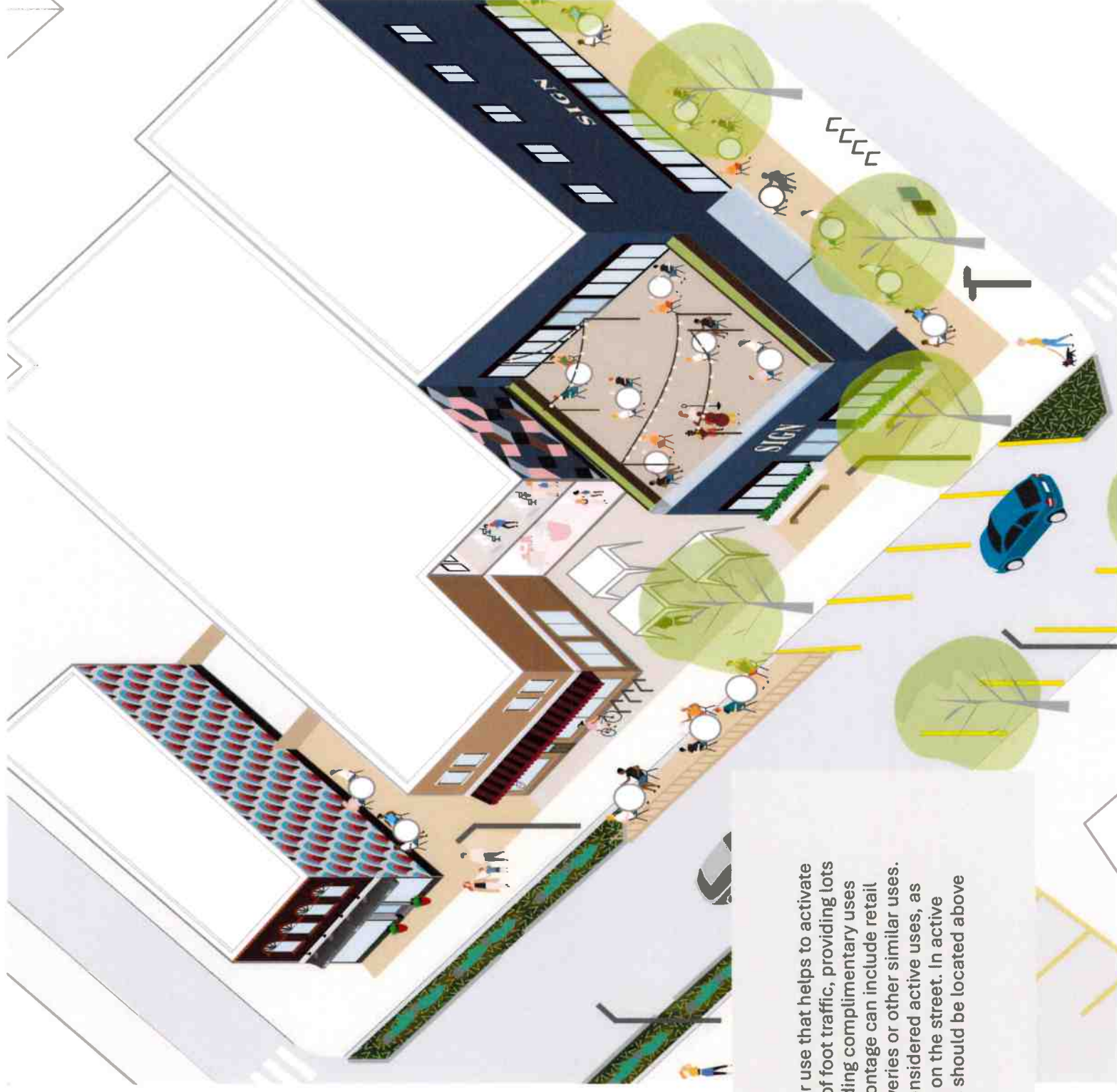
Height and Setbacks

- n. Buildings along the south side of 51 Avenue should be limited to 2 storeys in height to retain views of the lake from the North side of 51 Avenue.
- o. Buildings in the remainder of the Hamlet Centre should be limited to 4 storeys in height.
- p. New development may be set back up to a maximum of 3 metres from the property line along a public street to allow for expansion of the pedestrian realm while maintaining an active street interface.

Parking and Servicing

- q. All new on-site parking should be located behind or beside buildings and accessed by a lane. Where there is no lane, driveways providing site access should be as narrow as possible to minimize impacts on street parking and the pedestrian experience of the street.
- r. New on-site surface parking lots should not be permitted along public streets.
- s. Servicing and loading access should be located where it is least disruptive to the pedestrian environment, such as at the rear of buildings with access from a lane.

**Figure 10:** Active Frontage  
Example



### **Active Frontage**

Active frontage refers to a ground floor use that helps to activate an adjacent street by generating lots of foot traffic, providing lots of entrances and windows, and providing complimentary uses such as patios on the street. Active frontage can include retail shops, restaurants, art galleries, breweries or other similar uses. Residential and office uses are not considered active uses, as they do not generate as much activity on the street. In active frontage areas, these less active uses should be located above or behind the active ground floor use.

### 4.1.3 Ground Oriented Residential

Ground Oriented Residential areas include existing residential neighbourhoods in the Hamlet and future areas for residential growth. Ground Oriented Residential neighbourhoods should provide a range of housing types for residents to meet the diverse needs of the community. Gradual **infill** in and the creation of **hidden density**, such as secondary suites and cottages, will be encouraged in these areas to continue to provide a range of affordable housing choices.

New neighbourhoods will be connected to existing developed areas of the hamlet, serving as a logical extension of the community. These areas will be fully serviced and must comply with the Edmonton Metropolitan Region growth policies.

#### Land Use

- a. A mix of **ground-oriented residential** forms, including single-detached residential, duplexes, triplexes, and fourplexes, and manufactured homes shall be permitted throughout Ground-Oriented Residential Areas.
- b. Secondary suites and bed and breakfast cottages shall be permitted and encouraged in Ground-Oriented Residential areas to provide additional density in existing developed areas.
- c. Live-work uses and home based businesses should be permitted in Ground-Oriented Residential areas to provide local services.
- d. Buildings in Ground-Oriented Residential areas should be limited to 2 storeys in height. Exemptions may be made for seniors' housing developments, provided they are contextually sensitive to surrounding residential development.
- e. Seniors' residential group care facilities shall be permitted in the Ground-Oriented Residential area and should be located near the Hamlet Centre to be close to existing services.

### Greenfield Development

- f. All future residential **greenfield** development shall:
  - i. require an approved **Local Plan**, as per the requirements of the County's Municipal Development Plan.
  - ii. connect to municipal water and wastewater servicing;
  - iii. provide a minimum density of 20 dwelling units per net residential hectare;
  - iv. implement **best management practices** for stormwater management;
  - v. support robust **tree canopy** in the hamlet;
  - vi. locate utilities underground;
  - vii. preserve sensitive natural areas and watercourses;
  - viii. provide street connections to the Hamlet Centre;
  - ix. provide linkages to existing trail networks.

## 4.1.4 Civic Facilities and Parks

Civic facilities and parks are critical elements of a complete community. These spaces are “third places”, separate from living and working areas, that provide community members with indoor and outdoor public places to socialize, gather, perform, and connect with each other. This land use area includes important community facilities like Jubilee Hall and Wabamun School and significant recreation areas such as the Coal Diamond Sports Park.

Parks have multiple functions in the Hamlet, serving as places for gathering, celebration, nature, and play. The Hamlet is fortunate to have significant open spaces for its population size. These spaces invite participation in civic life and are focal points for community activities and programs. Parks support quality of life for residents, providing opportunities for both passive and active recreation. They also contribute to the visitor experience of the area and provide ecological functions that support human and environmental health.

- a. Civic uses, such as community centres, schools, emergency services, and parks shall be permitted in the Civic Facilities and Parks areas.
- b. Limited commercial uses may be permitted in the Civic Facilities and Parks areas provided they are consistent with the intent of providing active public spaces.
- c. Parks should be designed to support a wide range of passive and active recreation opportunities for diverse users (Refer to Appendix C Public Realm Design Guidelines – Civic Facilities and Parks).

## 4.1.5 Recreation and Utility Corridor

The Recreation and Utility Corridor wraps around the northwest of the Hamlet. The former industrial lands to the west of the developed area of the Hamlet are being reclaimed, providing new opportunities for use. This area will act as a naturalized greenbelt and exploratory trail network throughout remediated areas. Any future park and trail development in this area will focus on providing all season recreation opportunities while retaining naturalized lands for habitat and stormwater management.

- a. Recreation development, such as campgrounds, should be permitted in the Recreation and Utility Corridor, subject to a **Local Plan**.
- b. Public parkland and trail development shall be permitted and encouraged in the Recreation and Utility Corridor.
- c. Former industrial lands in the Recreation and Utility Corridor should be reclaimed and naturalized.

## 4.1.6 General Open Space

General open spaces are unprogrammed publicly owned green spaces within the Hamlet. Some of these spaces provide important ecological functions, such as the provision of habitat or buffer spaces around watercourses. Others are primarily used as utility corridors. Some of these spaces may become parks in the future.

- a. Public amenities and public utilities, such as parks, trails and related amenities, shall be permitted in General Open Space areas.
- b. Undeveloped lands in General Open Space areas should be naturalized.

# 4.2 Mobility

Streets and trails are the key routes that enable movement through the Hamlet. Streets provide the structure for all development in Wabamun. They are an important part of the Hamlet’s public space network, especially in the Hamlet Centre. Trails provide additional connections and recreational routes for alternative modes of transportation, such as walking, biking, or snowshoeing.

The policies in this section establish a clear hierarchy of types of streets and their functions, which will guide future improvements made by the County. There are 5 types of streets identified in the mobility concept in Map 5. These are:

- Hamlet entrance (50 Street)
- Main Streets (51 Avenue & 52 Street)
- Mixed Use Priority Streets (52 Avenue, 53 Avenue, 51 Street)
- Lakeshore Road
- Local Streets & Lanes

All street types are subject to the general streets policies as well as policies specific to their type. There are also policies that apply to trails.

## Objectives

- Support **active transportation** throughout the Hamlet, like walking and biking, through well-connected streets and pathway networks
- Reinforce the Hamlet Centre as a pedestrian priority destination by designing Main Streets and Mixed-use Priority Streets as both high-quality mobility corridors and public places
- Increase safety for all modes of transportation and reduce modal conflicts at intersections

## 4.2.1 Complete Streets

**Complete streets** provide safe routes, space, and amenities for all modes of transportation. They serve as not just movement corridors, but also as public places for people to spend time in. Each mode has its own needs and user experience, requiring different approaches to ensure safety, accessibility, and wayfinding. The policies in this section apply to County improvements of Main Streets and Mixed-Use Priority Streets in the Hamlet.

- a. Design Main Streets and Mixed-Use Priority Streets in Wabamun as **complete streets** to prioritize safe mobility and comfort for **active transportation** modes, including walking and cycling, in addition to serving as movement corridors for vehicles (Refer to Appendix C Design Guidelines - Complete Streets).
- b. Street parking along public streets in the Hamlet Centre should be retained, where possible, to ensure easy access to businesses and services and to provide a buffer between moving vehicles and pedestrians.

Map 5  
**Mobility Concept**





**Figure 11:** Complete Streets  
Example

**Complete Streets**

Compared to roads in other rural areas of Parkland County, which are primarily designed to move vehicles efficiently, streets in Wabamun need to dedicate more of their total right of way to safe mobility for other modes of travel as well. In particular, main streets and mixed-use priority streets should be designed as both mobility corridors for all modes of travel and as places to linger. A street designed as both a multi-modal corridor and a place will have wider sidewalks, more landscaping, traffic calming, and street parking than a typical rural roadway.

## 4.2.2 Hamlet Entrance - 50 Street

50th Street is the primary entrance to Wabamun, connecting the Hamlet from Highway 16 to Wabamun Lake and the Waterfront Park. This is the main route for vehicles towing boats to the boat launch and for anyone coming to visit the Hamlet Centre. The drive along this road provides the first impression for visitors entering the Hamlet. The sidewalks along 50th Street also provide the main **active transportation** connection between the Hamlet Centre and the access road to Wabamun Lake Provincial Park.

- a. Maintain a safe and well-signed sidewalk connection from Waterfront Park to the Wabamun Lake Provincial Park access road.
- b. Consider upgrades to the 50 Street and 51 Avenue intersection, to improve pedestrian safety and traffic flow, such as:
  - i. Creating crosswalk curb bump-outs or raised crosswalks;
  - ii. Changing the surface texture of the road or crosswalks; and
  - iii. Realigning or signalizing the intersection.
- c. Consider providing an updated entrance feature at the 50 Street and 51 Avenue to enhance sense of place and to signal the entrances to the Hamlet Centre and to Waterfront Park.
- d. Consider providing a pedestrian-controlled signal at the 53 Avenue crosswalk to ensure safety for those crossing to and from Wabamun School.

## 4.2.3 Main Streets

The two Main Streets, 51 Avenue and 52 Street, provide the framework for the vibrant, mixed-use Hamlet Centre. These are the highest pedestrian priority streets within the overall network hierarchy and the location of the majority of the Hamlet’s commercial development. They should provide wide sidewalks and significant amenities to support public life and pedestrian mobility. These will also be priority streets for accessibility upgrades to support daily mobility and walkable access to services for residents.

- a. When conducting future upgrades to 52 Street, consider re-allocating right of way to accommodate wider sidewalks and landscaped areas, reduce vehicle drive lane width, and enhance the pedestrian experience of the street.
- b. Provide a higher level of service for Main Streets than a typical County collector road, including a higher level of landscaping, street furniture, signage, and lighting, to enhance the sense of place and reinforce Main Streets as the highest order pedestrian streets in the Hamlet.
- c. Consider the provision of a mid-block pedestrian crossing on 51 Avenue in front of Wabamun Commons to enhance connectivity between the public space and businesses across the street.
- d. Consider the provision of an at-grade rail crossing at 51 Avenue and 53 Street to increase connectivity between the Hamlet Centre and the Wabamun Lake waterfront.

## 4.2.4 Mixed-use Priority Streets

Mixed-Use Priority Streets are the remainder of the streets that make up the framework of the Hamlet Centre, including 52 and 53 Avenues and 51 Street. These streets will be upgraded over time as new mixed-used development occurs in the area to support increased mobility and quality of life for community members.

- a. When conducting future upgrades to Mixed-use Priority Streets, consider re-allocating right of way to accommodate wider sidewalks and landscaped areas, reduce vehicle drive lane width, and enhance the pedestrian experience of the street.
- b. Provide a higher level of service for Mixed-use Priority Streets than a typical County collector road, but less than Main Streets. Mixed-use Priority Streets should provide some landscaping, street furniture, signage, and lighting, to enhance the sense of place and support a comfortable walkable environment in the Hamlet Centre. These amenities could be clustered into sidewalk and curb “bumpouts” rather than distributed evenly throughout the street.
- c. Consider the provision of angled parking on both sides of the Mixed-Use Priority Streets to increase the availability of parking in front of future mixed-use development.

## 4.2.5 Lakeshore Road

Lakeshore Road is a secondary entrance into the Hamlet along the rail corridor and lake, providing connections to the rest of the region. This connection is a key part of the regional **active transportation** network outlined in the Wabamun Area Vision.

- a. Maintain the existing separated multi-use pathway along the north side of Lakeshore Drive.
- b. Consider providing the following improvements to enhance active mode connectivity and safety along Lakeshore Road, in alignment with the Wabamun Area Vision:
  - i. a shoulder or extending the multi-use pathway to Prospect Drive;
  - ii. a formal crosswalk at Prospect Drive; and
  - iii. road and trail signage to identify points of interest along the route.

## 4.2.6 Local Streets and Lanes

Local Streets and Lanes make up the remainder of the street network in the Hamlet. These provide important vehicle access to residential properties while also serving as key pedestrian connections throughout the Hamlet.

- a. As part of the creation of new residential neighbourhoods, extend Local Streets to connect to the existing developed areas of the Hamlet.
- b. Consider the provision of a rural road connection from 56 Street to 50 Street to support access to Coal Diamond Park and the Recreation and Utility Corridor.
- c. Retain the public right of way between 50 Street and Westview Estates for a potential future Local Road connection to support any future subdivision and **infill** of existing large lot residential.



## 4.2.7 Trails and Pathways

Trails provide multi-modal connections within and beyond the Hamlet, linking the area to other important destinations in the region. These routes also provide recreational opportunities for both residents and visitors to explore, exercise, and connect with nature. A series of new and enhanced trail connections are proposed throughout the Hamlet as shown in Map 6.

- a.** Expand the trail network in Wabamun to connect the Hamlet Centre to other key destinations in the region and provide local opportunities for all-season trail-based recreation.
- b.** Develop different levels of service for trails, such as paved, gravel, and natural surface to provide a diversity of trail experiences in the Hamlet.
- c.** Formalize a trail connection to Wabamun Provincial Park, in collaboration with the Province.
- d.** Establish a series of trails and trailheads throughout the recreation and utility corridor, making use of existing service roads to provide all-season trail-based recreation opportunities.
- e.** Align local wayfinding to the regional wayfinding as directed by the Wabamun Area Vision.
- f.** Investigate opportunities to formalize cycling routes through the Hamlet, such as dedicated bike lanes, multi-use pathways, or shared streets.

Map 6  
Trails Concept

- Legend**
- Plan boundary
  - Primary pedestrian routes
  - Shared-use routes (pedestrian and cycling)
  - Proposed connections
  - Pedestrian-focused streets
  - Priority Intersection



## 4.3 County Initiatives

In addition to setting out policies to direct future land use and mobility, the HARP sets out direction for future County initiatives to improve the Hamlet. These improvements, which were identified through internal and external engagement as well as through previous work on the Hamlet Reinvestment Strategy, are intended to improve quality of life in the Hamlet and reinforce other goals within the Plan. Additional actions and initiatives are outlined in Appendix E Action Plan.

### Objectives:

- Ensure adequate servicing capacity to support sustainable Hamlet growth.
- Conduct strategic upgrades to Main Streets and other Key Places in the Hamlet to foster public life and improve the visitor experience.
- Reinforce the Hamlet Centre as the social and commercial heart of the Hamlet through programming and other initiatives.

### 4.3.1 Servicing and Utilities

Through the servicing and utilities analysis (Appendix B), several servicing upgrades were recommended to support sustainable Hamlet growth over time. These are reflected in the policies below.

- a. Assess and conduct necessary upgrades to water and wastewater servicing to support Hamlet growth and development as envisioned in the Land Use Concept.
- b. Investigate the opportunity to create a naturalized stormwater filtration system in the Recreation and Utility Corridor to achieve the dual benefits of stormwater management and the creation of a recreational amenity.
- c. Work with utility providers to enhance internet service throughout the Hamlet.

### 4.3.2 Public Land and Facilities

The following policies reflect priority Hamlet-wide considerations for public lands and facilities. This includes operations, future retrofit considerations, and land divestment and acquisition direction.

### Operations

- a. Continue to operate existing civic facilities for community uses, where feasible, to support quality of life and recreation.
- b. Support Parkland School Division with the continued operation of Wabamun School to provide for community growth.
- c. Provide opportunities for community urban agriculture, such as space for community gardens or food forests, in accordance with the Edmonton Metropolitan Region Board Regional Agricultural Master Plan.

### Facility Retrofits

- d. Incorporate universal accessibility upgrades when retrofitting civic facilities and parks.
- e. Integrate stormwater management into the design of new / retrofit civic facilities and parks, and investigate opportunity for water capture, storage, and recycling for irrigation on public property.

### Public Ownership / Acquisition

- f. When public buildings are no longer required by the municipality, consider leveraging public ownership to convert the buildings to another active use that supports the goals of Hamlet revitalization.
- g. Consider acquiring public land in the Recreation and Utility Corridor to provide for public access and passive recreation use.



### 4.3.3 Key Places

Through the HARP process and engagement, five Key Places were identified as priorities for public realm improvements. The intent of the key places is to serve as the main indoor and outdoor public places in the Hamlet, providing focal points or “nodes” for community activity.

The six key places shown on Map 7 include:

1. Jubilee Hall and Old Fire Hall
2. Community Hub
3. Wabamun Commons
4. Waterfront Entrance
5. Provincial Park Trailhead

The first four key places should anchor the Main Streets and Mixed-use Priority Streets in the Hamlet Centre. These include Wabamun Commons, the Community Hub, Jubilee Hall and the Old Fire Hall, and the Waterfront Entrance. These spaces should support public life by encouraging people to linger, gather with others, or participate in civic activities. These should be priority places for visitor-oriented amenities, in addition to providing important gathering spaces for recreation and community. The key places are intended to be programmed more regularly with events, activating the Hamlet Centre.

The final proposed key place is the Provincial Park Trailhead. This key place should be an important node along the existing access route to Wabamun Lake Provincial Park. Formalizing this area as a trailhead can help support greater use of this route and bring more foot traffic into the Hamlet.

This section provides high-level direction for the County on how to improve and program these key places. Additional detail on potential improvements is provided in the Action Plan in Appendix E.

Map 7

# Key Places Map

- 1. Jubilee Hall & Old Fire Hall
- 2. Community Hub
- 3. Wabamun Commons
- 4. Wabamun Entrance
- 5. Provincial Park Trailhead



## 1. Jubilee Hall & Old Fire Hall

Jubilee Hall is an important community events space within the Hamlet, supporting everything from arts and cultural performances to weddings and family gatherings. The space has seen some recent building retrofits to the exterior but could use some additional retrofits to modernize the building.

With the relocation of the fire department to the new fire hall, the former fire hall building presents an opportunity for a new use that will generate activity and support the existing functions of the adjacent Jubilee Hall. The existing vehicle bays and garage doors present a unique opportunity for joint indoor and outdoor uses, which has been demonstrated through the use of the space for the seasonal Wabamun Farmer's Market. The critical action for this key place is to find a year-round use for the building and reconfigure existing open spaces and parking in front of both buildings support greater connectivity to these spaces and host a range of programming.

- a. Leverage the existing public ownership of the fire hall building to ensure adaptive re-use of the building for an active use that programs both indoor and outdoor space. This may be implemented through a conditional lease or by selling the building with a conditional agreement.
- b. Consider redesigning the surface parking and open space in front of and between Jubilee Hall and the former Wabamun Fire Hall into a cohesive park and plaza space that can be activated by community events.
- c. Consider conducting building modernization improvements to Jubilee Hall to facilitate greater use as a performance and events space.
- d. Review and update current venue rental agreements and pricing to ensure the space is affordable for use by community organizations.



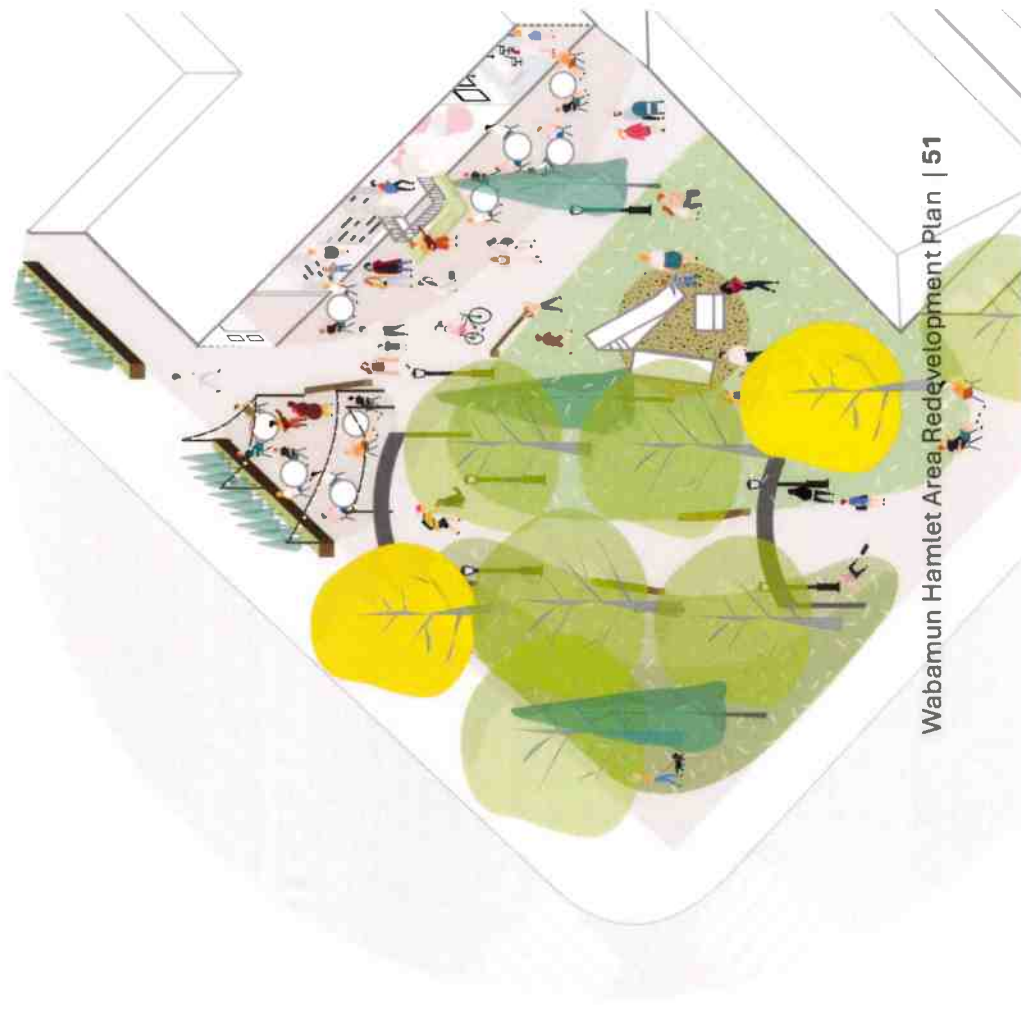
## 2. Community Hub

The Community Hub lies at the centre of the 52 Street Main Street at the intersection with 52 Avenue in the Hamlet Centre. This key place includes the former Village of Wabamun Office – now the Wabamun Community Centre – the Wabamun & District Museum, and the park adjoining the two buildings.

The Wabamun Community Centre presents an opportunity to create a dynamic community space that brings together multiple community services, activities, and supports under one roof. Envisioning the space as a multi-purpose hub, it could be reconfigured to accommodate both office and meeting type spaces to support community uses and economic development.

A key opportunity is to relocate the Wabamun Public Library to the building. This would resolve two issues: one of the deteriorating conditions of the library's current space in the basement of Jubilee Hall, and the second, the need to provide an anchor use for the community hub. The library is already an important service within the community, providing not only a place to read and borrow books, but a space to connect with others and learn important skills. Retrofitted space in the Community Centre could provide further opportunities for the library to expand its mandate, particularly to serve youth and senior citizens.

- a. Retrofit and re-program the Community Centre as part of a community hub for multiple complimentary community and economic development uses to activate the Hamlet Centre, improve quality of life for residents, and support economic growth.
- b. When completing retrofits, seek to create a more integrated relationship between the buildings and park spaces in the Community Hub through programming and design.
- c. When completing retrofits, improve the accessibility of the buildings and the park spaces in the Community Hub to ensure inclusive access for all.



### 3. Wabamun Commons

Wabamun Commons is the central plaza space in the Hamlet Centre at the corner of the 51 Avenue and 52 Street Main Streets. This space has already been recently improved. Future improvements should focus on creating a better visual connection to Wabamun Lake and enhancing the programmability of the space by ensuring adequate hookups for power and water to support food vendors and other events. There is also opportunity to provide a feature public art installation and additional seating to attract more visitors to venture into the Hamlet Centre and linger there.

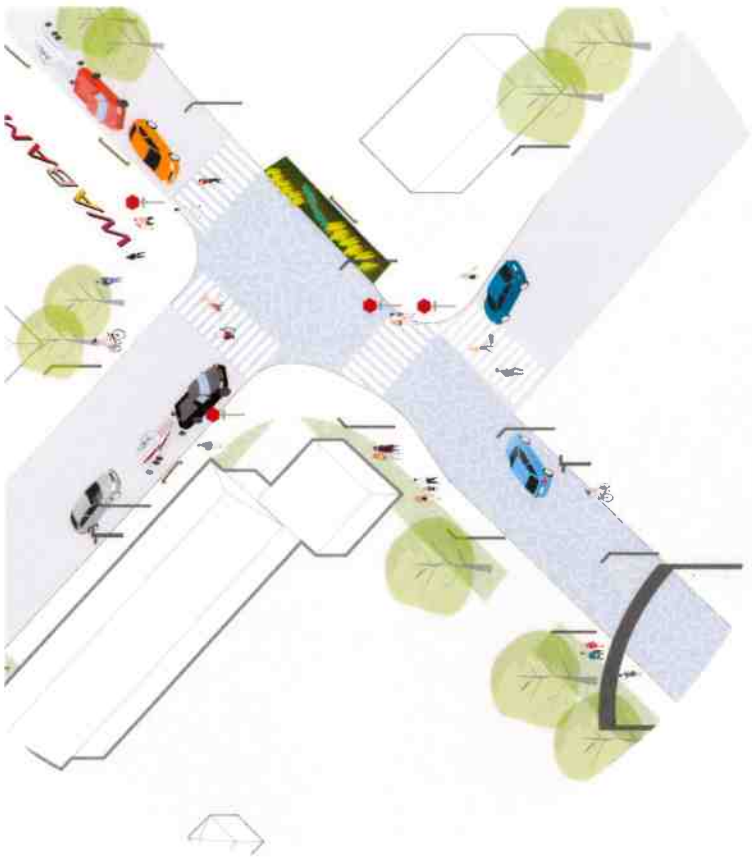
- a. Create a viewpoint to Wabamun Lake from Wabamun Commons to create a clearer visual link between the Hamlet and the water.
- b. Consider opportunities to enhance programming in the park to bring new activities and events to the Hamlet Centre and generate more foot traffic for surrounding businesses.
- c. Consider the provision of an interactive public art feature or attraction in the centre of the plaza space to generate additional foot traffic and provide a reason for visitors to visit the Hamlet Centre.



## 4. Wabamun Entrance

The 50 Street and 51 Avenue intersection is an important entrance to both Waterfront Park and the Hamlet Centre. Improvements here will focus on creating a safer intersection that reduces mode conflicts between cars and pedestrians as well as providing gateway features and wayfinding.

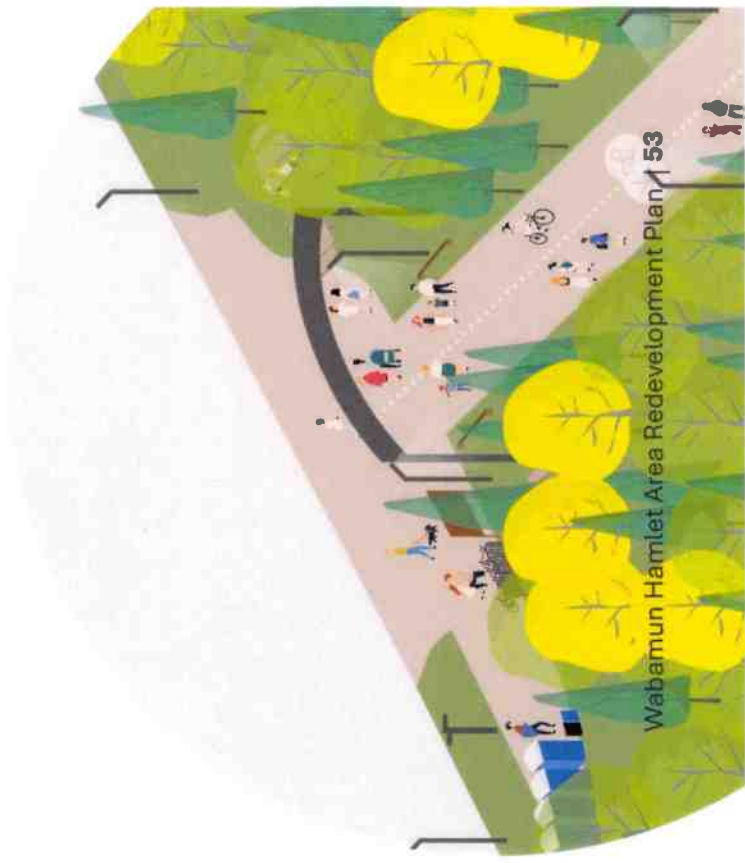
- a. Assess and improve the intersection to promote better pedestrian connectivity and safety.
- b. Upgrade entrance features to Waterfront Park to create a clearer visual connection between the Hamlet and the Lake.
- c. Provide clear wayfinding direction to Waterfront Park and the Hamlet Centre to encourage visitors to visit both locations.
- d. When replacing the existing Wabamun welcome signage, seek to relocate the signage to this intersection in a location where it can be easily interacted with.



## 5. Provincial Park Trailhead

The creation of a trailhead off of 50th Street will help formalize the multi-modal connection to Wabamun Lake Provincial Park. Improvements here will focus on providing amenities and wayfinding for trail users.

- a. Collaborate with the province to create a trailhead off of 50th Street to formalize the existing access road as a multi-use trail between the Hamlet and Wabamun Lake Provincial Park.
- b. Create a cleared space with amenities for trail users to support greater recreation and visitor use.
- c. Consider the provision of temporary washrooms and/or drinking water station at the trailhead during the summertime to support recreation use.







## 5 Implementation

*Ongoing revitalization of the Wabamun Hamlet will require sustained momentum and investment. The following section provides direction to coordinate HARP priorities with other County Initiatives as well as high level phasing considerations.*

# Implementation

*A more detailed Action Plan can be found in Appendix E. The Action Plan is a non-statutory appendix that outlines current priorities and initiatives for the Hamlet that were developed through the HARP process and engagement. The Action Plan is intended to be a live document, which will change over time to address new opportunities, funding, and community and Council priorities.*

## 5.1 Internal Coordination

Several policy and regulatory changes are needed to implement the HARP effectively. The following guidance will ensure that the work of the HARP is coordinated with other County planning initiatives and documents.

### Land Use Planning

- a. Update the Land Use Bylaw districts and regulations to align with and implement the Land Use Concept of the HARP. In the updates to the Land Use Bylaw, consider the following:
  - i. Removing or reducing parking minimum requirements and establishing parking maximums for commercial development in the Hamlet Centre to enable greater flexibility for development and reduce the amount of private surface parking in the Hamlet Centre.
  - ii. Creating flexible district regulations to allow for a greater mix of uses in the Hamlet Centre, such as live/work units, **light industrial** or manufacturing, or breweries, that may not fit into conventional land use categories.

- iii. Simplifying and reducing the number of residential districts and creating a more flexible hamlet residential land use district that permits a wide variety of ground oriented residential buildings.
- iv. Embedding active frontage requirements into land use regulations.
- v. Providing some form-based regulations for development along Main Streets to ensure a cohesive pedestrian district.

- b. Coordinate planning and initiatives in the Wabamun HARP with the Waterfront ASP area to ensure connectivity and cohesiveness.

### Operational Considerations

- c. Update engineering design standards to accommodate new design standards for Hamlet Main Street and Mixed-Use Priority Street types.
- d. Coordinate trail design and standards with the broader trails strategy in the Wabamun Area Vision and the County's Trail Strategy.
- e. Ensure public assets in the Wabamun Hamlet are evaluated and their anticipated replacement costs are included in County asset management and lifecycle planning.

### Collaboration

- f. Continue to foster relationships with and engage First Nations, residents, community organizations, regional partners, and other stakeholders on major initiatives and improvements conducted in the Hamlet.
- g. Consider the Hamlet as part of the broader Wabamun Region and seek opportunities to further advance the Wabamun Area Vision.

## 5.2 Phasing

The timeline for implementation of the HARP is anticipated to be 15 years. Priorities from both internal and public engagement have been grouped into three 5-year phases: Short, Medium, and Long-term. The following section describes the overall intent of each phase. The full list of recommended actions and initiatives can be found in Appendix E: Action Plan. It is anticipated that the specific actions within each phase will likely change as new opportunities arise; however, the overall intent of each phase should be consistent to generate momentum, development, and activity in the Hamlet.

### 5.2.1 Short Term (0-5 years)

#### *Connect and Activate*

Short term actions in Wabamun should focus on building upon existing community assets, including community initiatives, events, and facilities to increase connections (physical and social) and activate the Hamlet year-round. From engagement, it was clear that mobility and quality of life were high priorities, which were reflected in the support for actions like new trail connections, seniors housing incentives, and accessibility upgrades. Food culture was also a theme, with a desire to see more restaurants, food trucks, and outdoor patios.

In this phase, ideas should be tested through temporary uses and pilots, such as pop-ups, food-trucks, and events to generate more year-round activity in the Hamlet and incubate businesses that could eventually inhabit retail space in the Hamlet Centre.

Overall short-term priorities should include:

1. Completing trail connections to increase trail-based recreation opportunities for residents and visitors and implement the Wabamun Area Vision.
2. Improving servicing, public facilities, and housing opportunities to support sustainable residential and commercial growth and quality of life for residents.

3. Building upon the success of existing events and venues to generate more activity in the Hamlet throughout the year.
4. Supporting the growth of local business and a vibrant public food culture.
5. Supporting and promoting waterfront connectivity and use.
6. Tracking, sharing, and celebrating success to build momentum and support for future initiatives.

### 5.2.2 Medium Term (6-10 years)

#### *Reinforce the Hamlet Centre*

With the momentum and activity generated through public investments and programming in years 1-5, medium term priorities should be to formalize the Hamlet Centre as a destination through larger streetscape upgrades and economic development initiatives and supports. Successful pilot programs from Phase 1 should be translated into permanent programs or improvements.

Overall medium-term priorities include:

1. Completing public realm upgrades to improve the pedestrian experience of Main Streets and encourage public life.
2. Building on existing programming and formalizing successful pilot programs from phase 1 to activate public spaces and streets, focusing on the Hamlet Centre.
3. Working with businesses and the arts/cultural community to improve financing, coordination, and marketing of Wabamun's Hamlet Centre as a unique destination.
4. Incentivizing new mixed-use and active commercial development along upgraded Main Streets.
5. Reviewing and updating wayfinding by testing different approaches.

## 5.2.3 Long Term (11-15 years)

### *Sustain Momentum*

After 10 years of work on the HARP initiatives, there should be a significant level of activity and development generated in the Hamlet. The focus of this final phase is ensuring initiatives are self-sustaining. This will be a time to assess which programs and incentives have been most successful and determine which ones the County will continue with, seek to partner on, or transfer ownership of, or discontinue.

By this phase, there will likely also be new community priorities and challenges that will need to be considered and addressed. As such, this phase should focus re-assessing community needs, particularly recreation and community services, which may be facing additional pressure from population growth.

Finally, this phase should be about celebrating success and continuing to promote all the Hamlet has to offer to continue to attract new employment, residents, and visitors.

Overall long-term priorities include:

1. Evaluating work completed on the Hamlet Area Redevelopment Plan and reviewing priorities.
2. Succession planning for successful HARP initiatives to ensure their continued sustainability, with or without future County involvement.
3. Assessing recreation needs in the community and conducting upgrades to support identified needs.
4. Formalizing wayfinding and tying into regional wayfinding initiatives and strategies.
5. Identifying additional major actions, such as new public-private partnerships or attracting catalytic new anchor uses / institutions to the Hamlet.
6. Celebrating and sharing success.

## 5.3 Plan Monitoring

The Hamlet Area Redevelopment Plan should be regularly monitored and undergo a review at the end of every five years to ensure it remains consistent with community and Council priorities and economic realities. Where possible, plan reporting should be made publicly available to demonstrate accountability and show progress towards the HARP goals. A list of potential plan indicators is provided in Appendix E.

# Definitions

**Active Transportation:** Active transportation includes any mode of travel that uses human-power to move. This includes walking, cycling, roller-blading, and many other modes.

**Active Commercial Uses:** Active Uses are land uses that generate foot-traffic and activity on public streets. Buildings with active uses generally provide frequent entrances, windows, and spill-over uses, such as patios, that blur the edges between private and public space.

**Best Management Practices:** Best Management Practices are proven industry standards, technical methods, and guidelines used to ensure that development meets environmental legislation, regulation, and policies. Best Management Practices adapt over time as new methods are tested and improved.

**Complete Streets:** Complete Streets are streets that focus on safe mobility for people using all types of transportation. They are different from many traditional streets, which are designed primarily for motor vehicles, as they provide more space and amenities for pedestrians and those using transit or active transportation.

**Greenfield:** means the redistricting, subdivision or development of a previously undeveloped, un-serviced site.

**Ground-Oriented Residential:** Ground-Oriented Residential refers to various forms of housing between 1-2 storeys, with main entrances at-grade. This can include **infill** or **greenfield** development.

**Hidden Density:** Hidden Density refers the provision of additional dwelling units in established low-density residential areas, generally in the form of secondary residences such as secondary suites, basement suites, and garage / granny suites.

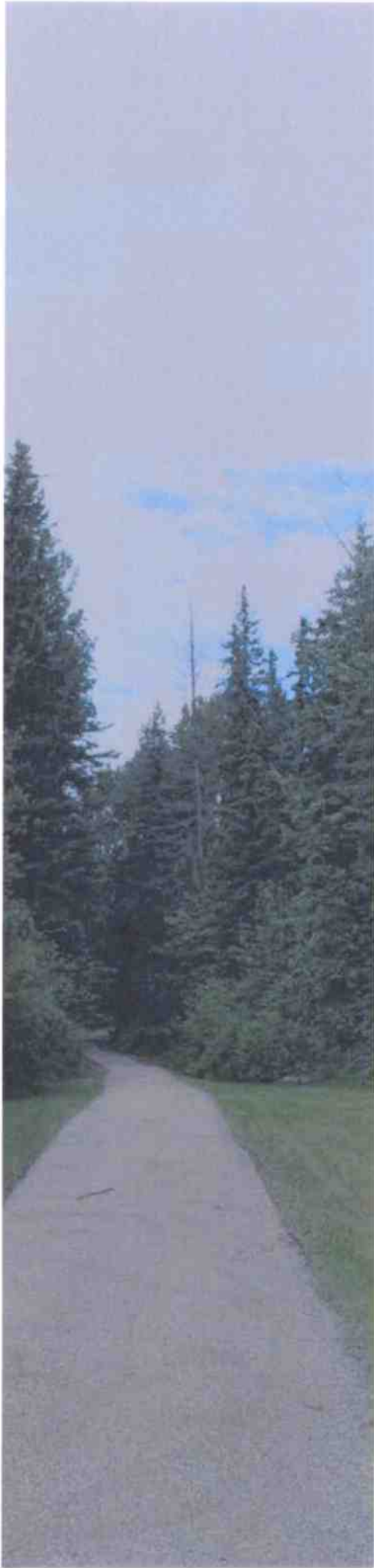
**Infill:** Infill means the development of vacant or under-utilized lands and buildings within otherwise built-up or mature areas. These areas are already served by public infrastructure such as transportation, water, wastewater and other utilities.

**Light Industrial:** Light industrial uses are smaller manufacturing, service, and/or warehouse uses that are primarily contained within a building and do not contain significant outdoor operations or storage. Light industrial uses are intended to be compatible with commercial / retail and residential uses.

**Local Plan:** Local Plan means a Conceptual Scheme or a Master Site Development Plan as defined in the County's Municipal Development Plan. A Local Plan must include planning considerations and requirements specific to the Plan area as outlined in this HARP, in addition to the requirements outlined the County's Municipal Development Plan.

**Non-Active Use:** A Non-Active Use is a land use that does not generate a significant amount of foot-traffic or activity on public streets. These uses are usually more self-contained within a building and may include offices or other employment activities that do not involve a lot of interaction with public streets.

**Tree Canopy:** Tree Canopy is a term used in urban forestry that refers to the aboveground branches / coverage of mature trees. Tree canopy is usually calculated as a percentage coverage of an area.



# Plan Appendices

# Appendix A | Engagement Summaries

# Wabamun Area Vision

## Stage 1 Public Engagement Summary

June 2022

|                            |           |
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# Project Introduction

Parkland County is creating a long-range vision for the Wabamun Area. The Wabamun Area Vision will inform the future of the region, helping the County make consistent, coordinated decisions about planning and development. This is a planning process that will result in two planning documents:

- **The Wabamun Area Long Range Plan** will provide high level vision and direction for the broader Wabamun Study Area around Wabamun Lake, identifying opportunities for growth, development, and collaboration over the next 30 years.
- **The Hamlet of Wabamun Area Redevelopment Plan (ARP)** is a land use plan specific to the Hamlet. This plan will provide future land use, transportation, servicing, and public space priorities along with a series of actions to revitalize the area over the next 15 years.

## Project Timeline

The Wabamun Area Vision process started in Winter 2021 and will be completed in Spring of 2023. Understanding and learning from local knowledge and community feedback is critical for creating plans that will serve this transitioning area effectively. There are four main stages of engagement as part of the planning process.

- **Stage 1: | Spring 2022**  
The first phase of engagement confirmed the draft vision and pillars and gathered insights and ideas from the community on issues and opportunities in the Wabamun Area. This stage is summarized in this report.
- **Stage 2: | Summer 2022**  
Stage two will involve gathering feedback on the Wabamun opportunities mapping completed to date and brainstorming implementation actions for the area.
- **Stage 3: | Fall 2022**  
Stage three will involve showcasing the draft Long Range Plan and prioritizing actions for the Hamlet Area Redevelopment Plan.
- **Stage 4: | Spring 2023**  
Stage four includes the public hearing for the Hamlet Area Redevelopment Plan and associated Municipal Development Plan and Land Use Bylaw amendments.

# Engagement Approach

## Why We Engaged

The aim of this first stage of engagement was to introduce the project, gather feedback on the draft vision and pillars, and collect information about issues and opportunities in the area. The feedback will be used to refine the vision and pillars and as input into the opportunities analysis for the project.

## Who We Engaged

In Stage one, we engaged with the general public, including residents of and visitors to the Wabamun Area as well as other Parkland County residents.

## How We Engaged

Stage 1 engagement consisted of an online survey that included an online mapping tool. In addition to the online survey, participants could also pick up a paper version from the Parkland County office to fill out. A total of 411 people completed a survey and 231 comments were collected through our online mapping tool.

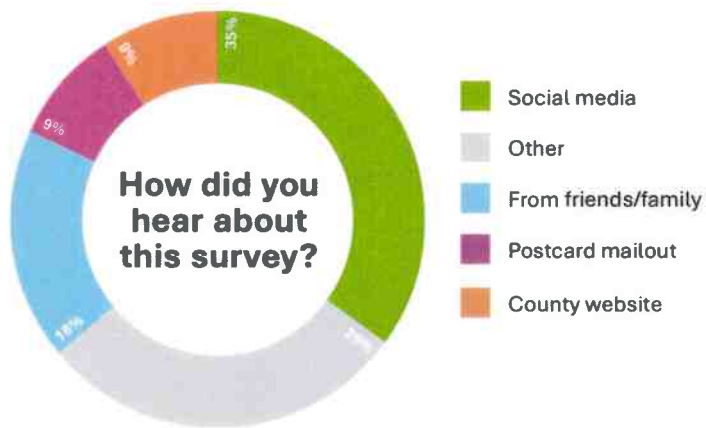
Stage 1 engagement was open from **April 4 to May 23, 2022**.

**411**  
ONLINE SURVEY  
RESPONSES

**231**  
ONLINE MAP  
COMMENTS

**1200+**  
UNIQUE VISITORS  
TO THE WEBSITE

| RESOURCES                                                                           | DESCRIPTION                                                                                                                                                                                                 | STATS                                               | AUDIENCE |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|----------|
| <b>Engagement Opportunities</b>                                                     |                                                                                                                                                                                                             |                                                     |          |
|    | <b>Public Survey</b><br>The online survey was the primary means used to collect input from residents.<br>Paper copies were available for pick up at the County office.                                      | <b>411 Survey Respondents</b>                       | Public   |
|    | <b>Mapping Tool</b><br>Opportunity for people to provide spatial comments on a map of the study area.                                                                                                       | <b>231 comments</b>                                 | Public   |
| <b>Communications Tactics</b>                                                       |                                                                                                                                                                                                             |                                                     |          |
|    | <b>Project Webpage</b><br>All project information was available on the project website at wabamun.ca.                                                                                                       | <b>1200 unique webpage visits</b>                   | Public   |
|    | <b>Social Media</b><br>Posts on Facebook and Twitter directing people to the online survey.                                                                                                                 | <b>2 posts, 4 likes, 11 interactions, 29 shares</b> | Public   |
|    | <b>County Tax Notice</b><br>A general note on parkland County's ongoing initiatives and a link to the website was provided in the notice of assessment on May 19, 2022.                                     | <b>21,177 people received the notice</b>            | Public   |
|   | <b>Emails</b><br>An email with the survey link was sent to the summer villages and to those subscribed to the Parkland County Wabamun update list on April 4, 2022.                                         | <b>63 emails sent</b>                               | Public   |
|  | <b>Postcard</b><br>Postcards were sent to homes, farms, and businesses with a Wabamun postal code. The remaining postcards were placed in the brochure rack at PCC with other Wabamun-related publications. | <b>651 postcards sent out</b>                       | Public   |



- Most participants told us they heard about the survey through social media or through other communications including:
- County email update
  - Summer village update / notification
  - Wabamun Sailing Club
  - Trans Alta website
  - WWMC / watershed management
  - Business chamber

# Engagement Findings

# What We Asked

The aim of the first phase of engagement was to introduce the project, gather feedback on the draft vision and pillars, and collect information on issues and opportunities in the area. Through the online survey, we asked about participant demographics, their level of agreement with the draft Vision, and a series of questions related to the draft pillars about existing issues and opportunities. At the end of the survey, participants also had the option to contribute to the online mapping tool.

**Demographics:** We asked the age of participants and whether they were a resident, seasonal resident, or visitor to the Wabamun Area. Depending on the response, participants were asked some of the following follow-up questions including:

- Where do you live in the Wabamun Area?
- Which months of the year do you typically live in the Wabamun Area?
- Where is your permanent residence?
- Would you ever consider becoming a permanent resident of the Wabamun area? (If you wish, please explain)

**Vision:** We asked for input to both confirm and refine the draft vision statement.

- Does the draft vision align with your wishes for the future of the Wabamun Area?
- Have we missed anything in the vision?

**Pillars:** We asked several questions related to each of the six pillars to explore current issues and opportunities in the area.

- What natural features should be protected and celebrated in the Wabamun Area?
- What types of economic development actions do you think would help to increase jobs in the Wabamun Area?
- Are there any types of job, services, or businesses that you would like to see in the Wabamun Area?
- What recreation activities do you love to do in the Wabamun Area?
- How could the municipality encourage more year-round recreation in the Wabamun Area? Are there any opportunities for new amenities or activities?
- What would help connect the Wabamun Area better?
- How should space / land be prioritized?
- What role should the Hamlet of Wabamun play in the broader region?
- What types of housing are needed in the Wabamun Area to support existing and new residents?
- What does the Wabamun Area need to attract and retain the following types of residents? (Young professionals, Families, Retirees, Newcomers, Other)
- What makes the Wabamun Area unique?
- What aspects of the Wabamun Area should be highlighted to promote it as a year-round destination?

**Online Mapping Tool:** Participants could place comments spatially on a map of the study area. There were three types of pins that participants could select: like, issue, and reimagine.

# Key Findings

There were several key themes that were present throughout the survey responses.

## Protection of Wabamun Lake

A critical theme arising from this phase of engagement was the need to emphasize Wabamun Lake as the central pillar of the Wabamun Area Vision. The lake was the number one mentioned natural feature that should be protected and celebrated. Many expressed their concerns over the health of the lake and the potential impacts of additional development and recreation traffic in the area. Wabamun Lake is the main reason that people choose to live, recreate, and do business in the area, which is why it was felt that protecting the lake should be the fundamental guiding element of any future plans.

## Natural Areas and Recreation

Within the comments there was a tension between opinions surrounding the protection of natural areas and the desire for new recreation and tourism developments to support increased use. Some participants felt that increasing visitor traffic and public access would threaten lake health and would impact the quiet rural character of the area. On the other hand, other participants mentioned that they wanted to see increased access to the lake, more interconnected trails, and new amenities and development to support tourism-based economic development. Some of these participants expressed that there was no point in protecting natural areas and the lake if no one is able to enjoy them. A few comments indicated a need for balance between these priorities, to ensure ecological health and responsible recreation.

## Opportunities for Seniors and Youth

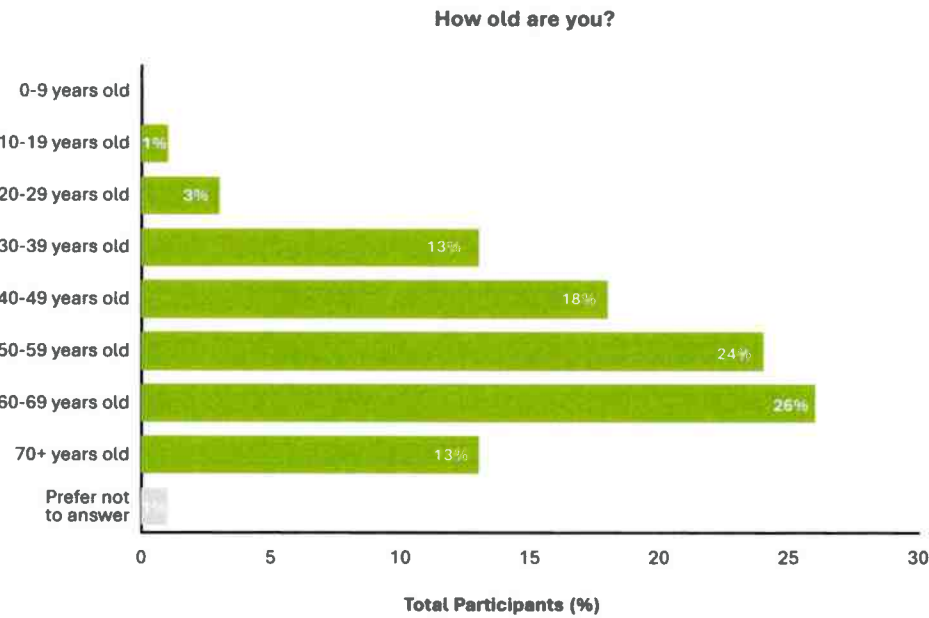
Many participants emphasized the need for amenities and services for both seniors and youth in the Wabamun Area. Seniors' housing was the most selected housing type that people felt the area needed. When asked about recreation and services, many said they wanted to see gathering places for seniors, additional health services, and supportive living facilities. Additionally, many commented on the lack of opportunities for youth, including recreational amenities (e.g. arenas, skateparks, affordable baseball diamonds, other sports teams) as well as the lack of entry level jobs for teens in high school or post graduation.

### EXAMPLE COMMENTS:

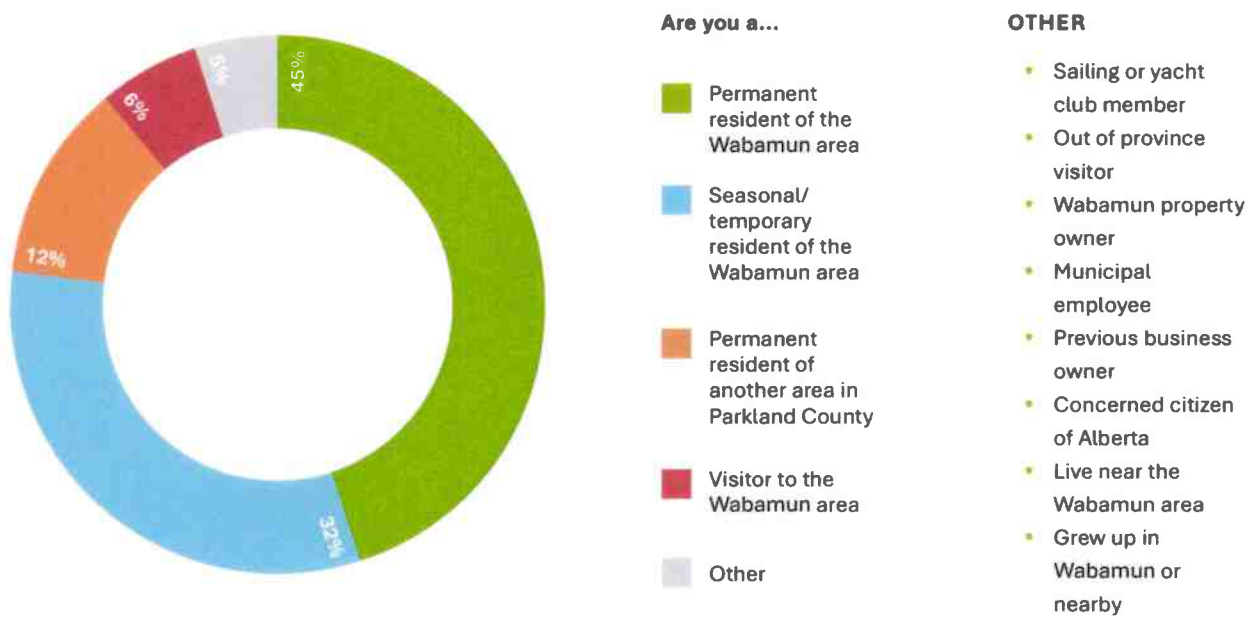
- “...I just don’t want to see the area I choose to live turn into something busy. I looked for a long time and decided to settle in a small lake community. Very quiet and relaxing year round. This is very new, so I’m intrigued to see the different ideas that do come to the table.”
- “I think you’ve captured everything, but I don’t think all of the components are equal. Thriving natural landscapes are foundational and what attract homeowners, businesses, etc. to the area - the other five pillars are secondary.”
- “Would like to see more emphasis on thriving natural landscapes to maximize protection of the lake and the watershed.”
- “Recreational use can be done responsibly and protect the lake and the environment. We must remember people use the lake and areas for recreational purposes and is why people have chosen the Wabamun Lake area.”
- “I would like to see more emphasis around waterfront recreational development. Although I may not be part of the popular opinion.”
- “The stress needs to be placed on the health of the lake. Increased visitor traffic isn’t the answer to that.”

# Demographics

To better understand who was participating in the online survey and where they are from, we asked a series of demographic questions.

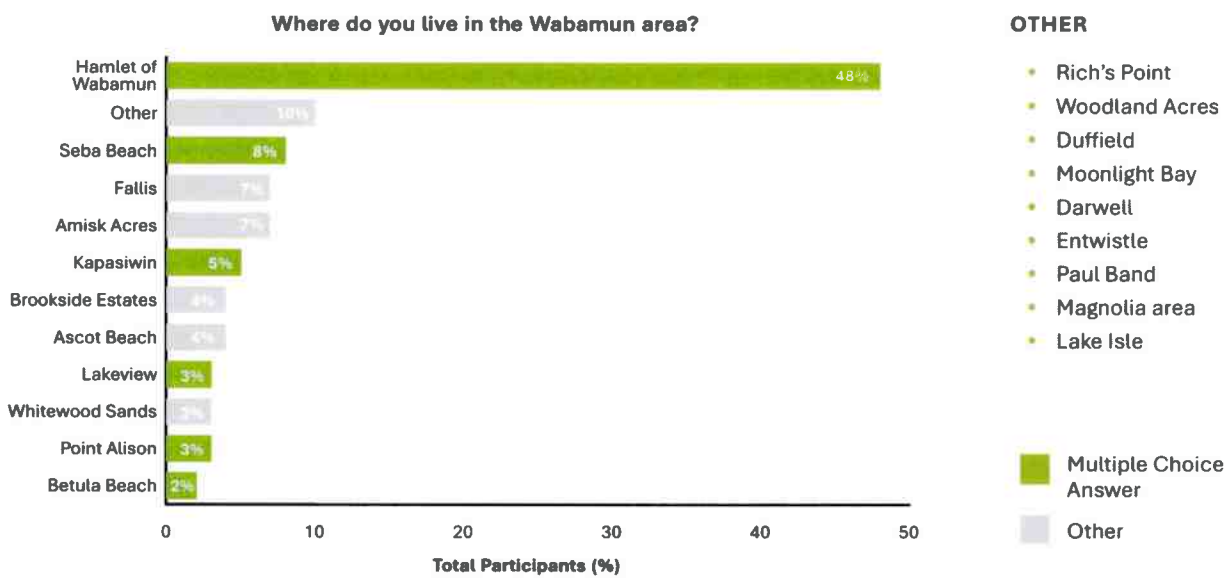


Over half of participants (63%) said they were 50 years old or older, indicating a high level of engagement from older adults. Only 4% of participants were 29 or under. The remaining 31% were between 30-49 years old. There were no participants 9 years of age or younger.



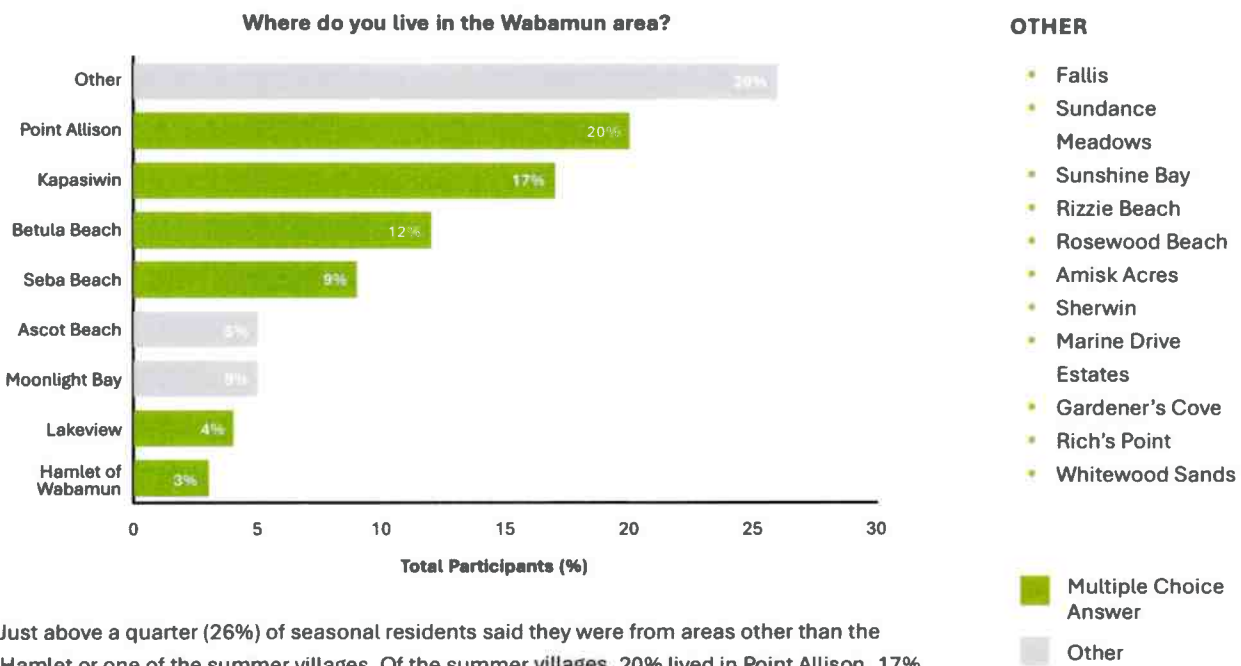
Most survey participants were either permanent (45%) or seasonal residents (32%) of the Wabamun area. An additional 12% were residents from other areas of Parkland County and 6% were visitors to the area. There was a total of 20 “other” responses to the question, summarized to the right.

## Permanent Residents of Wabamun

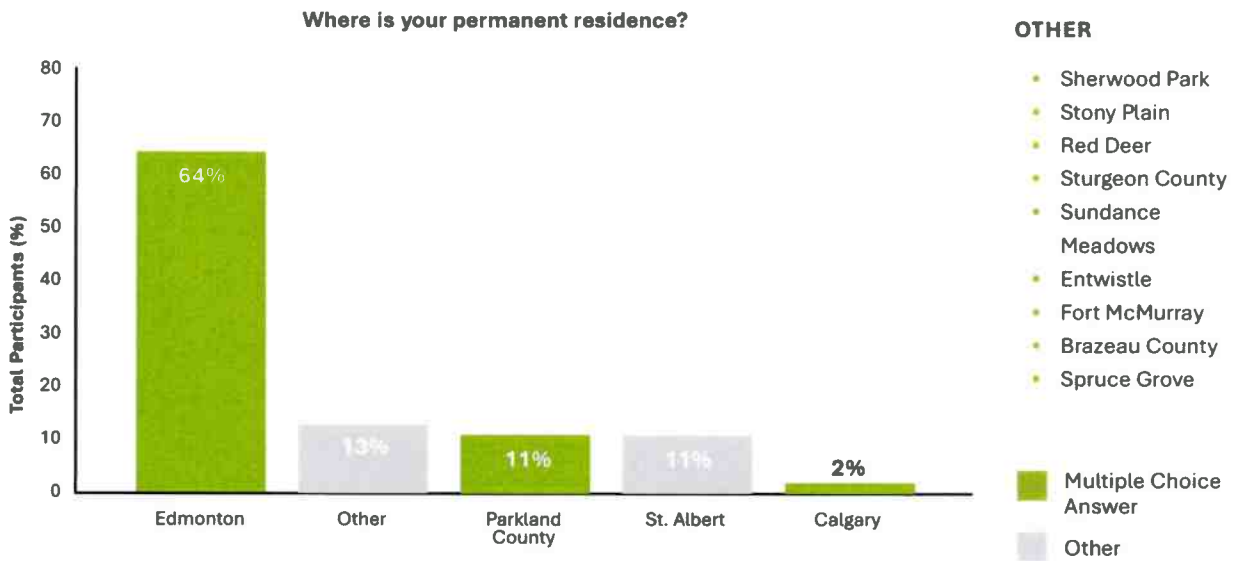


Of those who selected permanent resident, nearly half (48%) said they live in the Hamlet of Wabamun. There were participants who also lived in several of the summer villages. Approximately 10% of participants said they lived in an “other” location that was not listed (shown in grey and summarized to the right).

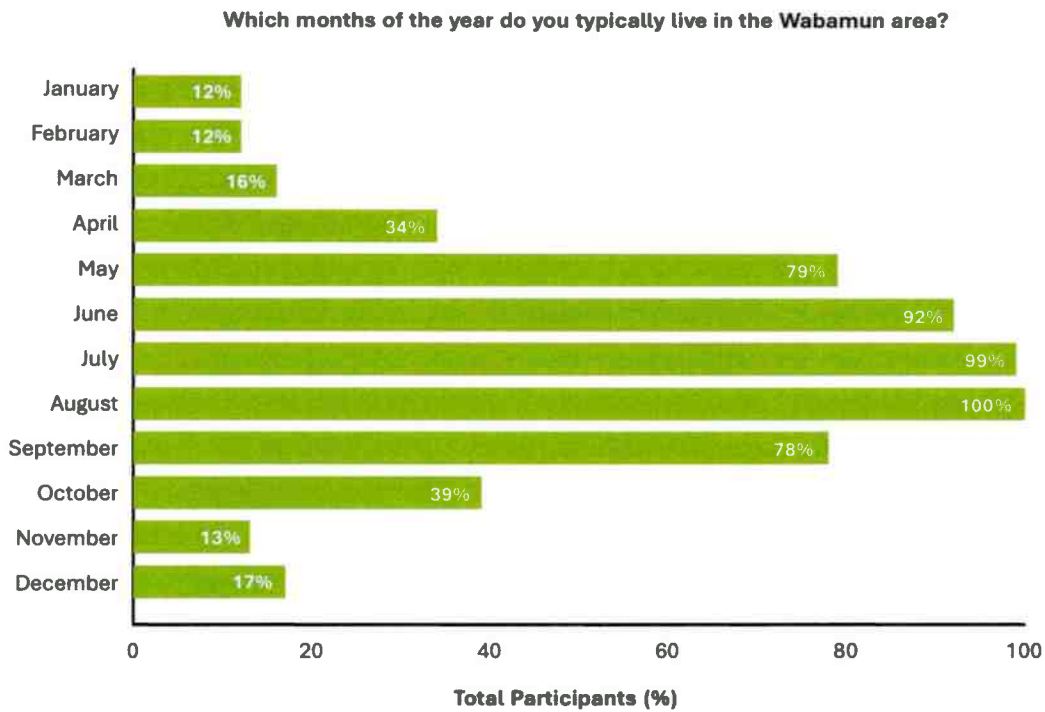
## Seasonal residents of Wabamun



Just above a quarter (26%) of seasonal residents said they were from areas other than the Hamlet or one of the summer villages. Of the summer villages, 20% lived in Point Allison, 17% in Kapasiwin, 12% from Betula Beach, 9% from Seba Beach, and 4% from Lakeview.

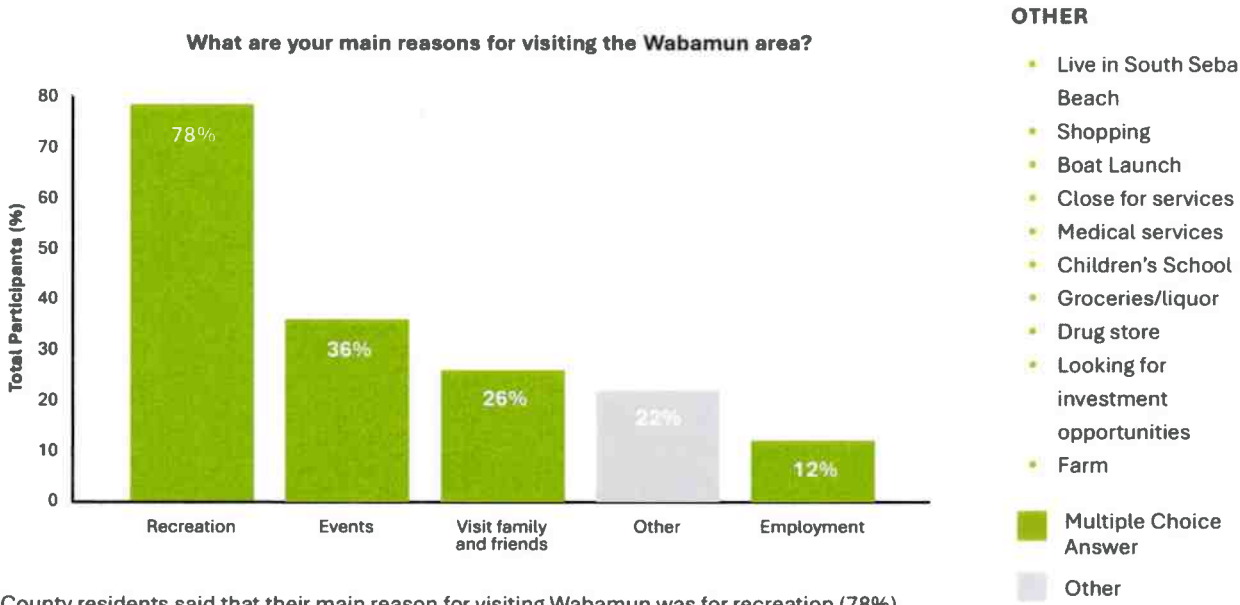


Of the seasonal residents, 64% said that they were from Edmonton. Another 11% said they were from Parkland County and 11% from St. Albert. Only 2% said they were from Calgary. Another 13% said that they were from somewhere else.



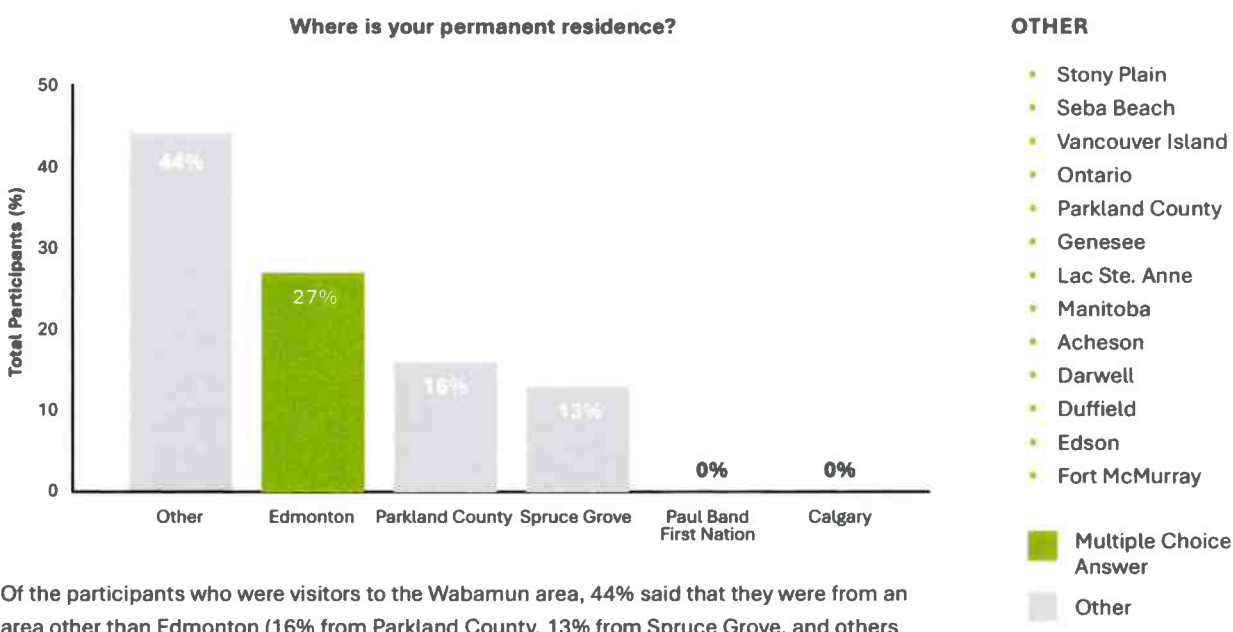
Most seasonal residents indicated that they typically live in Wabamun during the summer months from June to August. May and September were also popular months, seeing over 70% of seasonal residents. There were just over 10% of seasonal residents who said they live in Wabamun throughout other times of the year, including the winter months.

Permanent County residents

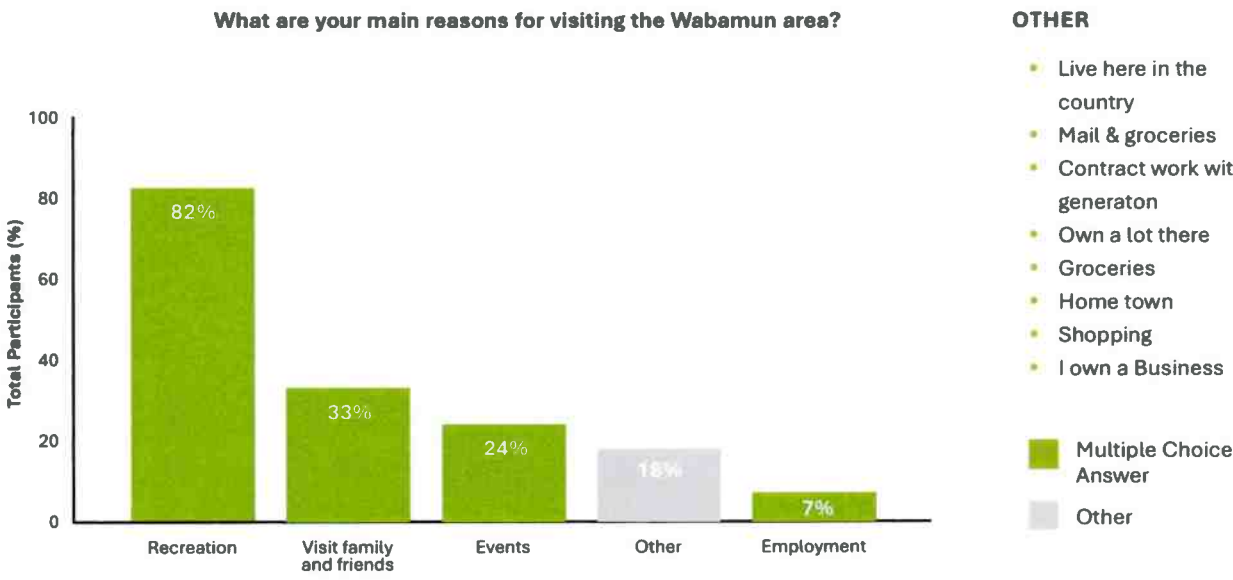


County residents said that their main reason for visiting Wabamun was for recreation (78%). Approximately 12% said they work in the Wabamun Area.

Visitor/Other

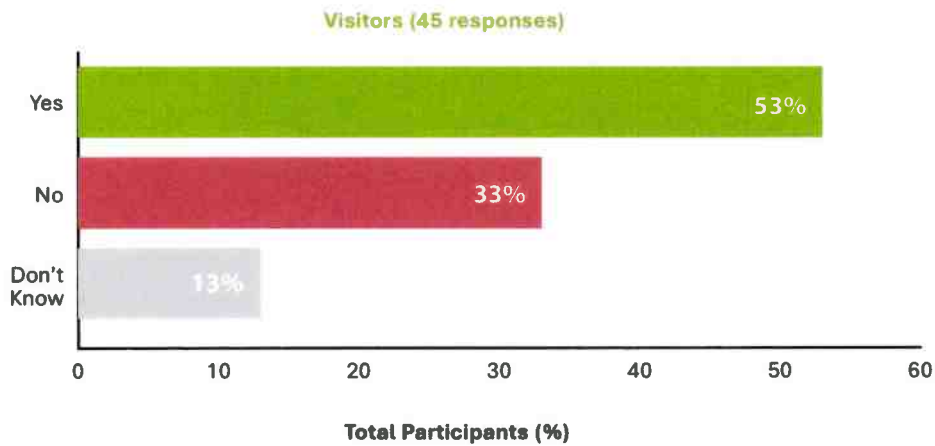
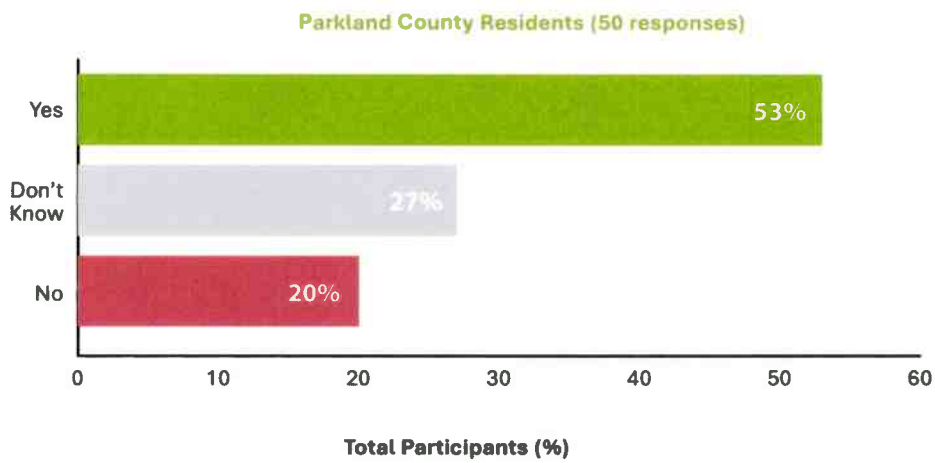
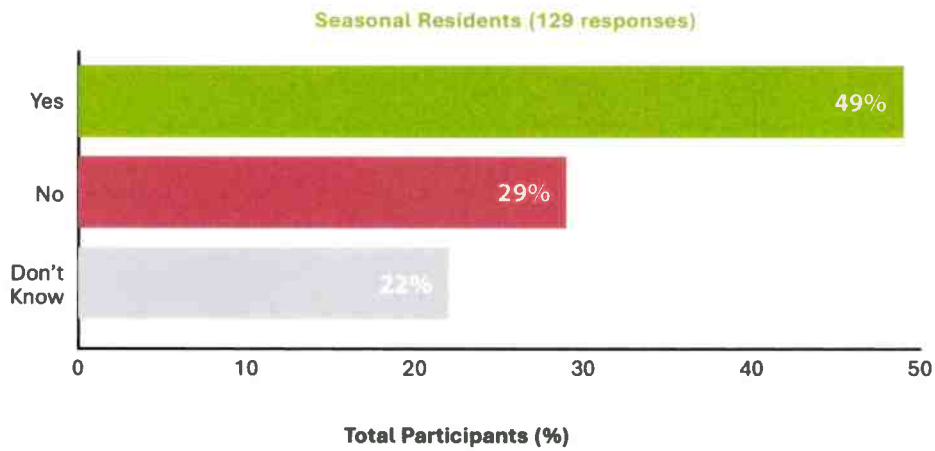


Of the participants who were visitors to the Wabamun area, 44% said that they were from an area other than Edmonton (16% from Parkland County, 13% from Spruce Grove, and others noted to the right). None of the visitors selected that they were from Paul Band First Nation or Calgary.



Visitors said that their main reason for visiting the area was for recreation (82%), followed by visiting friends and family (33%). Approximately 7% said they visit to work in the Wabamun area.

Would you ever consider becoming a permanent resident of the Wabamun Area?



## Would you live in Wabamun?

Non-permanent residents of Wabamun were asked if they would ever consider becoming a permanent resident of the area. Just about half of participants said that yes, they would consider it. Many said that they would like to retire in the area and that the reason they do not live in Wabamun full time now is due to the long commute from Edmonton, employment, and/or having children. Lifestyle was a main reason that participants said they would consider living in Wabamun, including:

- Proximity to nature (not a far drive for some from Edmonton – far enough to feel like you’re not in the city but not too far)
- Lakeside living, which is valued by those who visit and participate in water activities
- The quiet atmosphere
- Love of the village community

There were several reasons that people said they would not consider living in Wabamun full-time. The commute is far from Edmonton and some people had concerns about the drive in the winter. Some felt that the area is too remote and they had concerns about safety (e.g. break-ins, other crime). These comments noted that Wabamun is very quiet and is a great place to vacation but does not provide the lifestyle and amenities that a city like Edmonton can provide. Further to this, many participants said that they felt that the schools and the hospital are too far away. A few participants said that their current seasonal properties are not winterized, so it is not possible to be there during the colder months. Others mentioned that they were unsure if buying property in Wabamun was a good investment and saw the area only as a summertime recreational destination for water sports.



Image: Tobias Mandat

# Vision and Pillars

## Vision

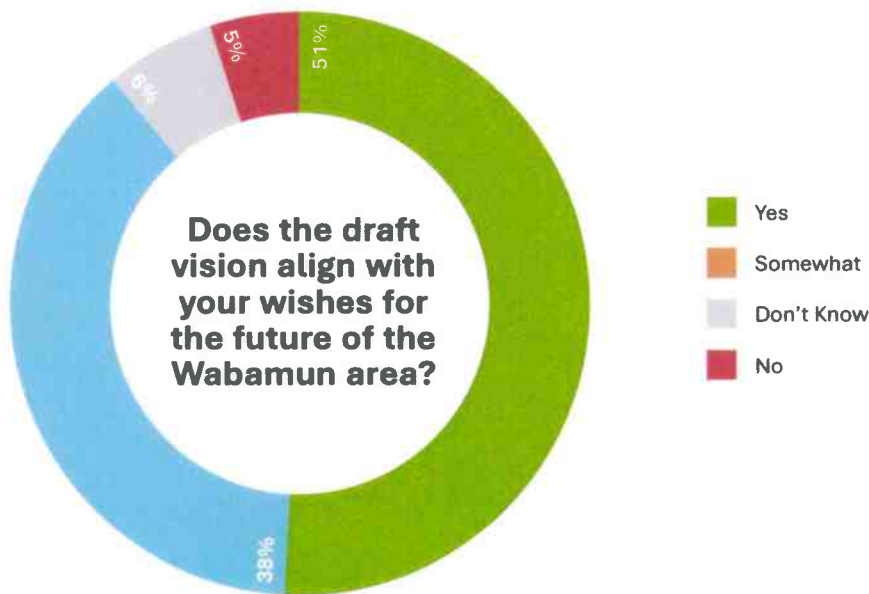
There was overall agreement with the draft vision and pillars. Over half (51%) of respondents indicated that the vision for the Wabamun Area aligns with their wishes for the future of the Wabamun area. A further 38% said that the vision somewhat aligns with their wishes for the area. A total of 5% of participants said that the vision does not align with their wishes. In addition to the multiple choice question, 147 people provided comments on the vision and whether they felt anything was missing.

The largest theme arising from these comments was that participants wanted to see a greater emphasis placed on lake stewardship and lake health. Many felt that protection of the lake should be the fundamental pillar of the vision and should be placed or weighted higher than the rest of the pillars. Participants also wanted to see greater connections and relationships between the pillars, feeling that many of the other pillars were particularly dependent on protection of the natural landscape and the lake.

Within the comments there was a tension between opinions surrounding the protection of natural areas and increasing tourism and recreation activities in the area. Some participants felt that increasing visitors would threaten lake health or had concerns that this would impact the quiet rural character of the area. On the other hand, other participants mentioned that they wanted to see increased access to the lake, expressing that there is no reason to protect the lake if no one can enjoy it. A few comments indicated a need for balance between these priorities.

### IS ANYTHING MISSING?

- Greater emphasis on lake health
- Safety / addressing crime
- Affordability
- Indigenous perspectives and collaboration
- Agriculture
- More amenities for youth, children, and seniors
- More explicit mention of tourism
- Collaborative governance (informed by meaningful engagement with the community)
- Community services and supports (e.g. medical, education, etc)
- Development of new businesses
- Milestones to track progress and demonstrate success



Pillars

Thriving Natural Landscapes

Wabamun Lake was the most important natural feature that participants said needed to be protected and celebrated (161 of 298 comments). Participants shared that they specifically want to see protection of water quality, water levels, the overall watershed, fish habitat, and shoreline / riparian areas of the lake. A few comments mentioned the protection of views, public access, and existing trails around the lake while others wanted to see more limited access to natural areas. There were specific concerns about development impacts to the lake, especially stormwater, erosion, and septic impacts on water quality.

In addition to the lake itself, many people mentioned specifically wanting to see wildlife and habitat protected and celebrated. This includes fish habitat, bird nesting areas, wetlands, streams / riparian areas, and forests. Protecting East Pit Lake was also specifically mentioned.



NATURAL FEATURES TO PROTECT AND CELEBRATE

- Wabamun Lake (watershed, water quality, water level, shoreline, views)
- Wildlife and habitat (fish, birds, other)
- Forests and vegetation
- Streams, wetlands, and riparian areas
- Existing trails and water access
- East Pit Lake



Economic Diversification

Of the listed economic development actions, the top selected was “providing additional services to attract more people who can work from home” (61% of answers). Following this was “provide economic incentives for businesses / industry” (49% of answers) and “enable more home-based business opportunities” (40%). Zoning more lands for employment areas was the least selected option (19% of answers).

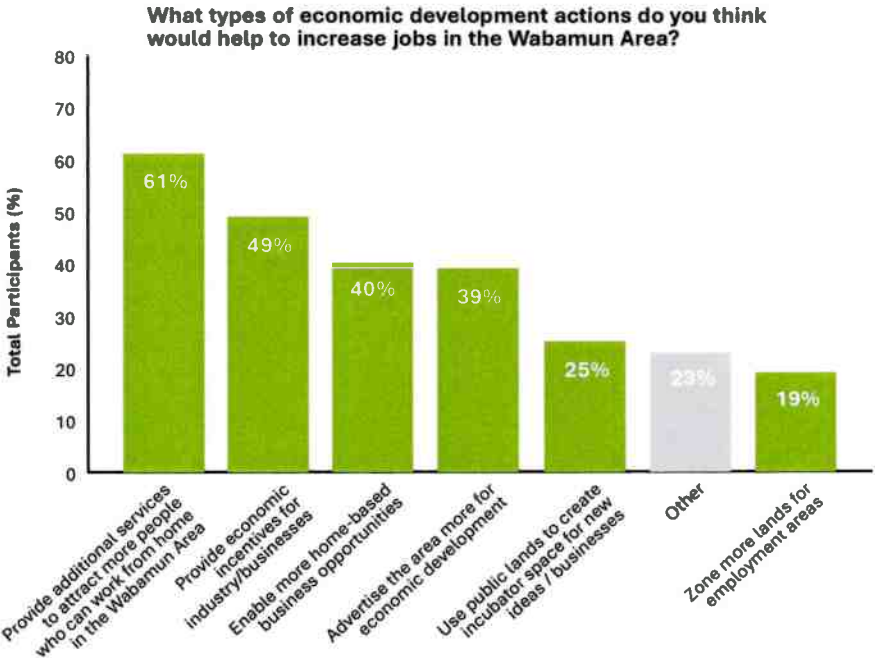
There were 74 “other” responses to the question. Many comments provided additional suggestions for economic development actions, which are listed to the right. These included ideas such as providing transit connections, providing better internet, filling vacant buildings, and incentivizing green energy, among others. A few comments also noted the need for economic development to consider impacts to the lake, natural areas, and current residents. There were a few concerns about economic development in general, as some participants do not want to see any additional growth or new jobs in the area.

A total of 209 participants told us what types of jobs, services, or businesses they would like to see in the Wabamun Area. There was a broad range of answers, which are reflected on the next page. Many wanted to see specific types of retail and community services, such as medical services, seniors supports, and fitness / recreation centres, to serve local residents. Other participants wanted to see more recreation and tourism focused jobs and businesses, such as tours, recreation equipment rentals, spas, and accommodations. More food services, such as restaurants, breweries, bakeries, and coffee shops were also suggested. There were some concerns about new development, particularly along the waterfront, or a desire for development not to get too large in size. Others felt that development should be concentrated into nodes rather than sprawl across the whole area along the highway. There were a few comments that also spoke to the need for more businesses that could employ youth and that would better support persons with a disability.



OTHER

- Need larger area approach (consider other communities in Power Alley)
- Provide supports and incentives for small businesses
- Provide better internet
- Freshen up tired businesses / fill vacant buildings
- Allow for more industrial development in existing industrial sites
- Provide bus service to spruce grove
- Prioritize low impact recreation and tourism development / sustainable development
- Develop a lakeside village
- Incentivize carbon capture / green energy projects
- Bring in more boutique businesses / franchise businesses
- More winter activities
- More events
- More lake access
- Revisit waterfront plan
- More supports for seniors



Are there any types of job, services, or businesses that you would like to see in the Wabamun Area?

COMMUNITY SERVICES

- Seniors living / services and long term care
- County offices / public works
- Medical services (e.g. dentist, optometrist, extended care, physio, massage)
- Church
- Parks
- Children's activity centre
- Off leash dog parks
- Upgrade library
- Police / RCMP station
- Internet provider / local utility services

RETAIL AND LOCAL SERVICES

- Groceries
- Bakery
- Clothing store
- Insurance
- Liquor stores (both more and fewer)
- Office supplies
- Building contractors (e.g. electrical, plumbing, etc)
- Lawyer
- Accountant
- Non-profits
- Shopping
- Big box retail (e.g. Costco, Walmart)
- More banks
- Coffee shops
- Gas station
- Vape store
- Dollar store
- Hunting / sporting store
- Craft / hobby store
- Veterinarian
- Tech store

WELLNESS

- Gym / fitness / yoga
- Wellness centre
- Rec centre
- Esthetics
- Wildlife sanctuary

DINING AND ENTERTAINMENT

- Restaurants, cafes, diners, drive-thru, fine-dining
- Brewery
- Art galleries
- Pub

- Farmer's market (permanent)
- Indigenous history / sharing
- Museum
- Arcade
- Mini golf
- Amusement rides
- Event venue

RECREATION & TOURISM

- Tourist information centre
- Golf course
- Campground
- Hotel
- Lakefront resort
- Bed and breakfasts / Vacation Rental by Owner (VRBO) (e.g. AirBnB)
- Equipment rentals (e.g. paddling, etc)
- Destination learning centre (e.g. Hollyhock resort in BC), nature based businesses, outdoor experiences
- Boat inspection and wash station (invasive species)
- Winter activity centres
- RV and boat storage facilities / RV and boat repair / sales
- Red apple
- Sport facilities
- All season cabin rentals

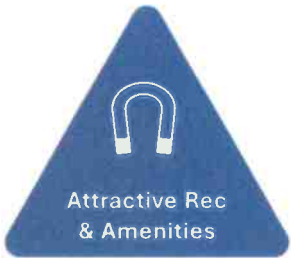
INDUSTRY AND ENERGY

- Clean industry / light industry
- Sustainable businesses
- Training for those out of industry
- Nuclear power
- Green energy
- Greenhouses / agriculture

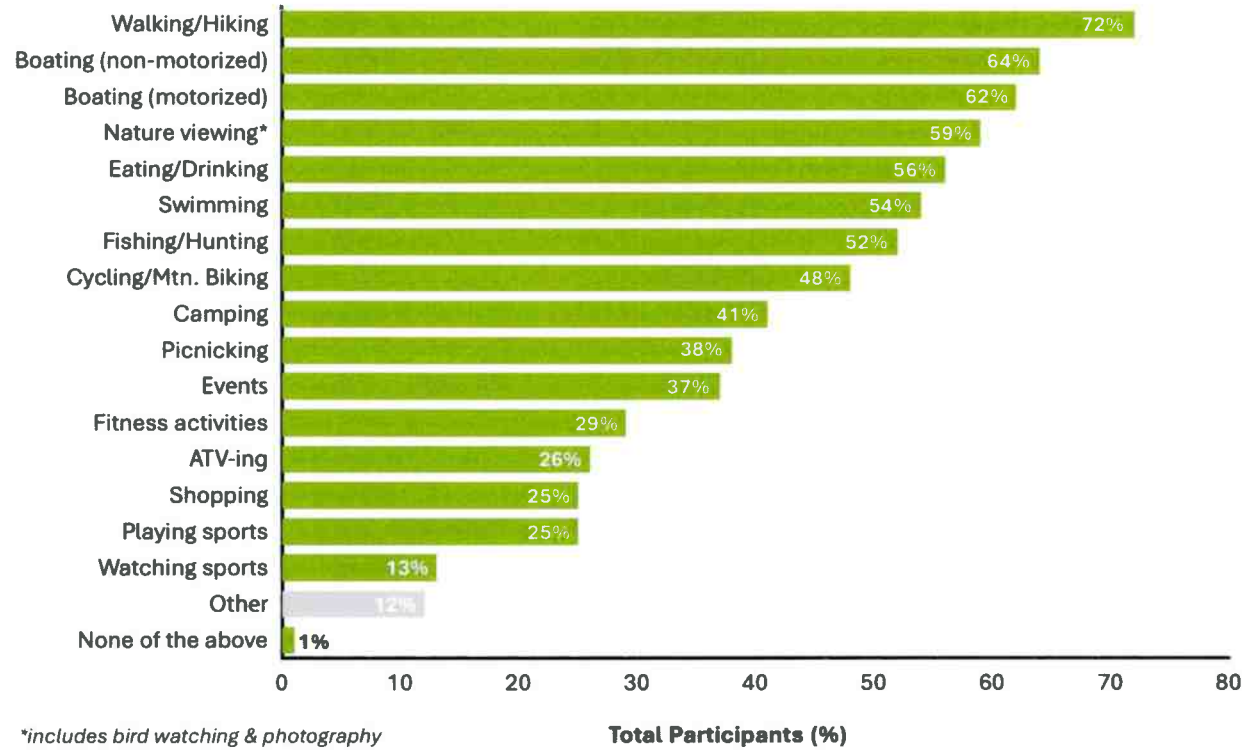
Attractive Recreation & Amenities

The three most popular activities in the Wabamun Area are walking and hiking (72%), non-motorized boating (64%), and motorized boating (62%). Of those who answered the question, less than 1% stated they do not participate in any recreation activities. Approximately 12% of those who answered selected “other” and provided another activity. These additional activities are summarized to the right.

The survey also asked what the County could do to encourage more year-round recreation. We received 218 responses to the question. Participants suggested a variety of different amenities and incentives to encourage more year round recreation, which are summarized on the following page.



What recreation activities do you love to do in the Wabamun Area?  
Select all that apply.



OTHER RECREATION ACTIVITIES

- All of the above
- Snowmobiling
- Cottage living
- Socializing
- Being alone
- Sailing
- Tennis / pickleball
- Cross-country skiing
- Snowshoeing
- Windsurfing
- Stand up paddle boarding
- ATV-ing
- Recreational sport shooting (gun club)
- Beach volleyball
- Golf
- Art walks / musical events
- Stargazing
- Motorcycle rides
- Skiing

**How could the municipality encourage more year-round recreation in the Wabamun Area? Are there any opportunities for new amenities or activities?**

**EVENTS AND PROGRAMS**

- Fishing derbies
- Snowmobile rallies
- Winter festival, ice sculptures
- Fest 99.3 and Dragonfly Festival
- Fireworks
- Events and activities for kids
- Concerts
- Hockey, volleyball, baseball, and other sport tournaments
- Rodeos
- Guided walks / tours – promote existing businesses
- Classes (yoga /fitness, crafts, cooking, baking, computers)
- Mural walk
- Farmer’s market

**RECREATION FACILITIES**

- More affordable amenities for residents (e.g. ball diamond, boat launch)
- Arena
- Indoor swimming pool
- Recreation centre / gym / multi-sport hub
- Indoor sports courts / pickleball
- Curling rink
- Downhill ski hill
- Yoga studio
- Sports clubs
- Recreation / leisure focused on mind growth and nature retreat (e.g. Hollyhock, BC)
- Wellness centre and workshops (e.g. nutrition, exercise, art, science, children’s activities)
- Sports lessons
- School gyms rentals
- Winter equipment rentals (e.g. snowshoes, skis, ice fishing huts, etc)
- Lake equipment rentals (e.g. boats, kayaks, etc)
- Warming facilities / centre for winter activities
- More campgrounds / cabins
- Wabamun Sailing Club (already exists)
- Outdoor education
- Library upgrades

**TOURIST AMENITIES**

- Hotels

- Short term rentals / AirBnB
- Arts & culture hub
- Spa (like Kananaskis)
- Condos by the tracks / post office rentable / sellable
- Tourist / service jobs
- Touristy updates to town

**TRAILS & PARKS**

- Trails around the lake / beside rail line
- Snowmobiling / sledding trails
- Cross country ski trails
- Mountain biking trails
- Network of connected parks
- Bike lanes along roads
- Dog parks
- More waterfront park amenities
- Winter trail maintenance

**RECREATION AMENITIES**

- Picnic sites & BBQs / ovens
- Places to socialize (restaurants / food trucks)
- More liquor stores
- Low-impact recreation sites
- Skating rinks
- Golf course
- More / less ATV areas
- More for children and families
- Skate park
- Minigolf
- Waterslide
- Longer water park open season and hours
- Toboggan hill

**SUPPORTING AMENITIES**

- More parking for boats / trailers / RVs
- More garbage cans
- Public washrooms / changing areas (Leave bathrooms at the marina open year-round)

**LAKE & WATERFRONT**

- More boat launches / public (not just resident) access / better marina
- Ice fishing amenities
- Ice sailing / sports on the frozen lake
- Better beaches / more accessible beaches

**MANAGEMENT / ENFORCEMENT**

- Parking weekday pass for residents / no parking fees for waterfront / better traffic and parking management
- More enforcement (e.g. noise, boats, motorized vehicles destroying trails etc) vs. less enforcement / fun ruining
- Concerns about crime and vandalism
- Leave as is / no more development / overused already
- Capacity limit for visitors
- Concern over restricting boat access at the end of range roads and prices to use the dock
- More funding to maintain roads

**DEVELOPMENT**

- More private development and recreation areas
- Use the south side of the lake so the train isn't an inconvenience / remove the train tracks

**OTHER**

- Some doubt about County's ability to action / implement this
- Allow golf carts in the hamlet
- Assist start up businesses
- More advertising of existing amenities

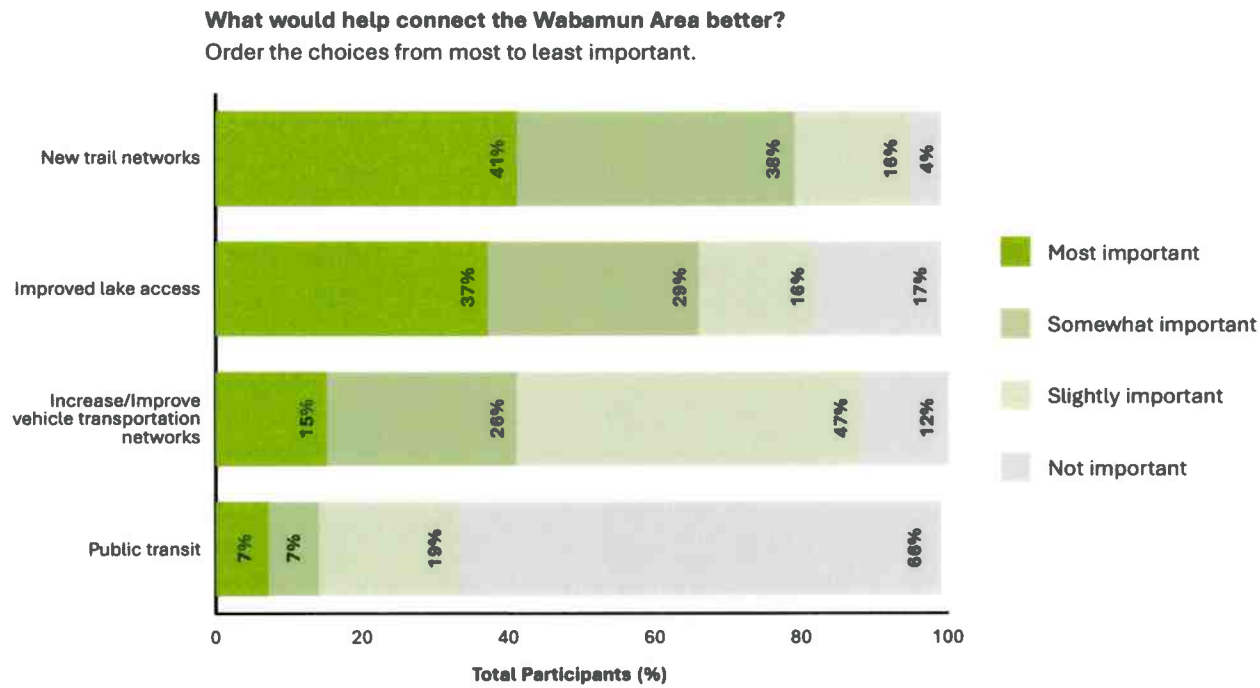
Strategic Development

Participants ranked new trail networks as the most important way to better connect the Wabamun area. Improved lake access and increased vehicle transportation networks were ranked second and third respectively. Public transit was the least important for participants.

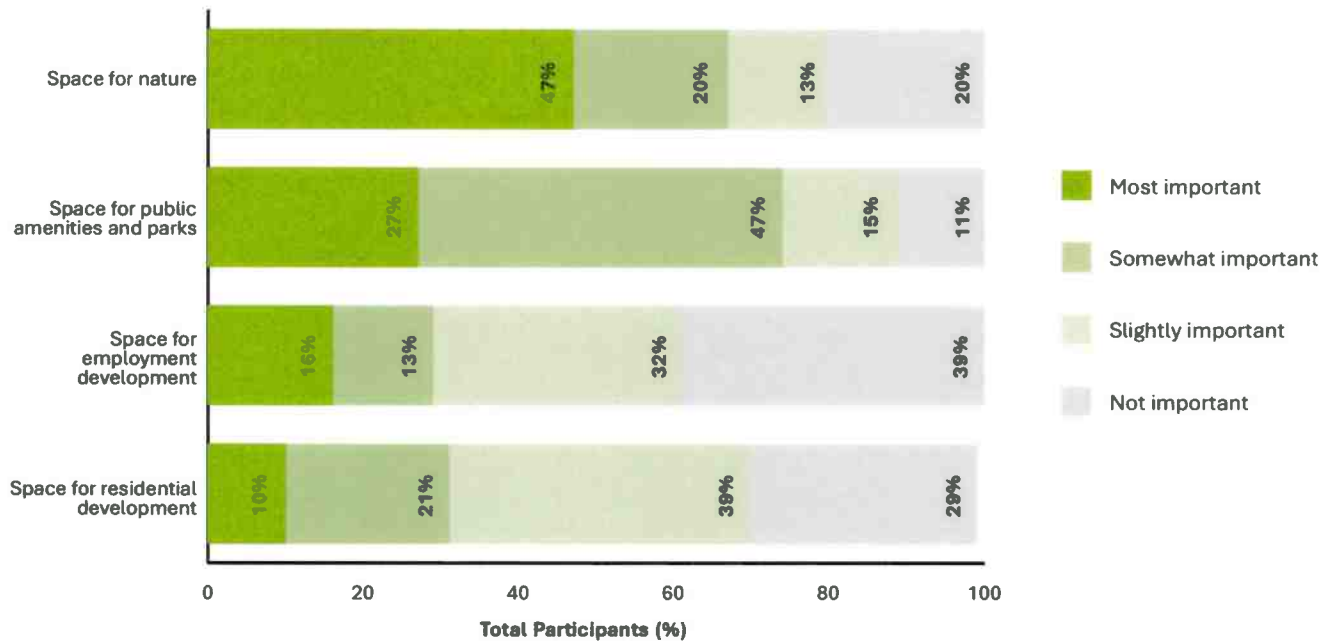
Participants were also asked how land should be prioritized in the future (see following page). Space for nature was ranked as the most important, followed closely by space for public amenities and parks. Space for residential development and for employment development were not as important to participants and were ranked third and fourth respectively.

When asked what role they see Wabamun playing in the broader region, most participants (60%) mentioned that they see Wabamun as a visitor destination. Many participants also mentioned that they see the role of Wabamun as being a dining and entertainment centre (57.6%) as well as an area for new and expanded recreational opportunities (57.2%). Participants also mentioned that they saw Wabamun as a civic and cultural hub in the region. There was slightly less support for the Hamlet of Wabamun serving as an area for residential and employment growth. Most participants voiced that Wabamun should be an area for growth in the region, though 17% are opposed to growth in the hamlet.

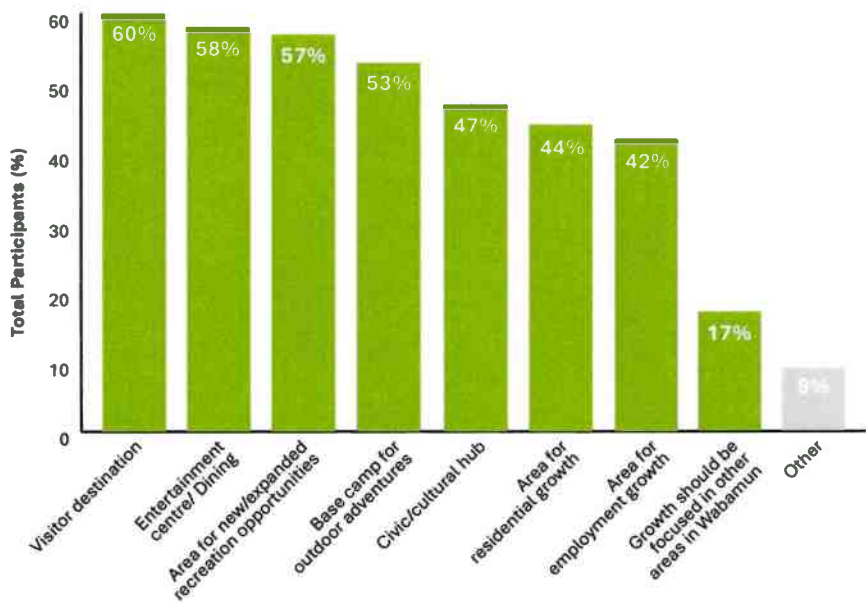
Overall, participants see Wabamun as a central hub in the region. Many participants mentioned that Wabamun should serve as a central business hub, transportation hub, or arts and culture hub. The Hamlet should be a central gathering place for residents of the region, as well as an administrative and service centre. Some participants mentioned that they want Wabamun to be more than a seasonal destination and would like it to become a year round community.



How should the space/land be prioritized?  
Order the choices from most to least important.



What role should the Hamlet of Wabamun play in the broader region?



OTHER

- A central hub for business, transportation, arts & culture, and services
- Year round community
- More amenities should be located within the hamlet
- More small businesses, shopping, and local industry needed
- Need more waterfront amenities
- Upgrade boat launch
- Some participants do not want the community to get bigger

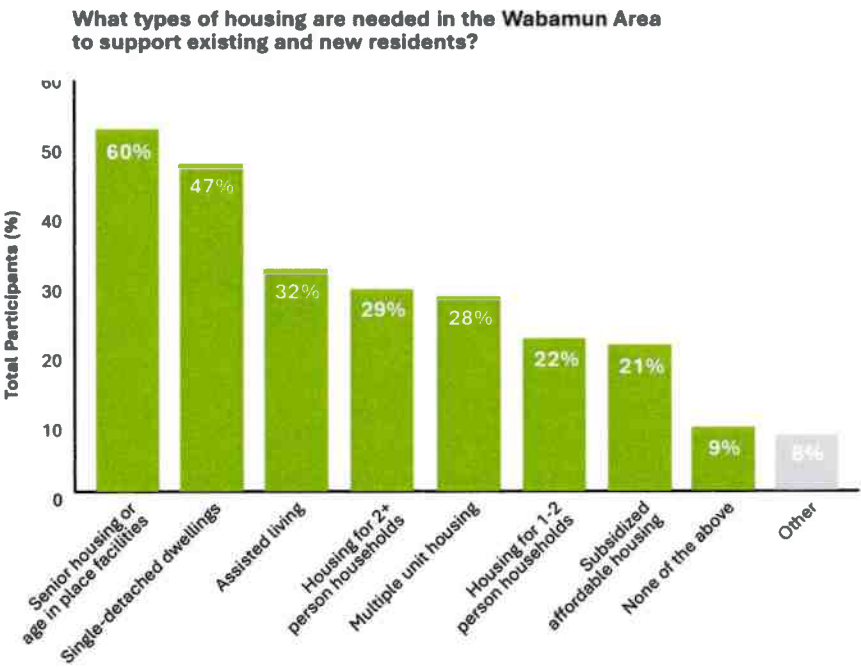
Community Growth

When asked about the types of housing needed in Wabamun to support future growth, participants mentioned that they wanted to see more seniors housing (52%) and single-detached dwellings (47%). A number of participants also mentioned that they wanted more assisted living facilities (32%). There was less support for other forms of housing, including housing for 2+ person households (29%), multiple unit housing (28%), housing for 1-2 person households (22%), and subsidized affordable housing (21%). Around 9% of participants did not support any of the housing options provided.

Participants expressed the desire to see more housing for middle class families rather than more expensive waterfront properties. They were concerned about the price of these properties as well as their impact on the lake. Participants also mentioned that they wanted housing to remain affordable and attractive for professional families. Tiny homes and rental homes were also frequently mentioned.

Many participants stated that Wabamun needs increased economic development in order to attract young professionals. High-speed internet access was one of the most commonly mentioned areas for improvement. Participants also mentioned the need for increased employment opportunities, as well as work from home opportunities. The need for more businesses, services, and commercial spaces was also raised by many participants, as well as the desire for more housing options.

The need to cater to children and youth was also emphasized, in order to attract more families to Wabamun. This includes the need for good schools and youth programs, as well as libraries and extracurricular activities for children and youth. Childcare was also mentioned as important for families. Recreation and community amenities were also mentioned, including a desire for more trails, parks, and sports facilities.



- OTHER**
- More middle class housing rather than expensive waterfront properties
  - Housing should be affordable and attractive
  - Tiny home options for people who want to downsize
  - More rental housing
  - Concerns about impact of housing on lake and riparian loss

Participants indicated the need for seniors’ amenities and leisure opportunities in order to attract more retirees to the Wabamun area. This includes seniors clubs or a seniors centre that would allow seniors to socialize or participate in activities such as pickleball. Low impact recreational opportunities like walking trails are also needed. Health care and medical facilities are seen as essential to attracting retirees to the area. Housing options such as retirement communities, seniors housing, or assisted living facilities are also desirable. Participants also noted the importance of creating a safe and quiet environment for retirees to enjoy.

Participants expressed the importance of community in attracting newcomers to the Wabamun area. Creating a welcoming community is essential for newcomers. There were some suggestions of creating a welcome package or committee to help create a sense of community for newcomers and to provide social support. Volunteer and social opportunities are also important, as well as cultural spaces. Jobs and affordable and diverse residential options were also seen as critical to attracting newcomers.

**What does the Wabamun Area need to attract and retain the following types of residents?**

**YOUNG PROFESSIONALS**

- High speed internet
- Employment opportunities, including work from home options
- Businesses, services, and commercial spaces
- Amenities like restaurants, coffee shops, and a spa or brewery
- Entertainment and vibrancy
- Commuting options such as buses and trains
- Trails, parks, and recreational/ sports amenities
- Lake views and access
- Proximity to Edmonton should be advertised
- Quality of life
- Environmental sustainability is key
- Some mention of not wanting young professionals

**FAMILIES**

- Good schools, youth programs, and extracurricular activities
- Childcare services

- Variety of vibrant indoor and outdoor activities, including winter or all season sports (within hamlet)
- Health care services
- Community services and facilities
- Existing infrastructure needs upgrading
- Recreational access to the water and better waterfront amenities
- High speed internet
- Safety is a big issue

**RETIREEES**

- Seniors amenities and leisure opportunities like a seniors centre
- Healthcare and medical facilities
- Retirement communities, assisted living facilities, affordable housing, and tiny homes
- Safe and quiet environment
- Amenities like food, recreation, and health facilities located close by
- Senior’s buses or shuttles to appointments
- Grocery delivery
- A civic square or other public places

- A sense of community is important
- Lake should be protected

**NEWCOMERS**

- Welcoming community (including a welcome package or committee)
- Volunteer, social, recreation, and cultural opportunities
- Jobs and diverse residential options
- Internet access is essential
- Moving incentives might be useful
- Public access to the lake
- Language and integration services
- Public transportation
- Better community maintenance
- Reduce racism
- Some participants did not want newcomers

**OTHER**

- Art galleries and artistic endeavours
- Municipal bus service
- Reduce government regulations
- More off-leash dog parks
- Safety and lack of police presence
- More health care professionals are needed

Cohesive & Engaging Identity

Three key themes emerged from participant responses about the area’s uniqueness and identity: Wabamun Lake, the area’s proximity to Edmonton, and the nearby protected areas. Participants described the lake as foundational to the area’s identity and expressed a desire to protect it and enjoy it through recreation. They mentioned the short drive from Edmonton, but appreciated how the area maintained a small-town feel. They also showed pride in the area’s protected areas, especially Wabamun Lake Provincial Park.



Participants voiced the desire for the lake to be highlighted and promoted. They mentioned the need to protect the lake and enhance its use year-round. Many participants mentioned that there should be more waterfront activities around the lake and that these activities should extent throughout the year. However, there were some concerns with year round activities around the lake, as some participants mentioned that the lake needs time to recover from the use that occurs during the summer. Participants also mentioned that Wabamun’s proximity to nature should be used to promote the area as a year-round destination. More winter activities are also needed.

THEMES: UNIQUELY  
WABAMUN

- Lake Wabamun
- Proximity to Edmonton
- Small town feel
- Proximity to provincial park
- Relative affordability of the community
- Landscapes and natural setting
- The tight knit beach community
- Art scene
- Giant dragonfly statue

THEMES: YEAR ROUND  
DESTINATION

- Lake should be highlighted and promoted
- Year-round waterfront uses
- Lake needs to recover in the winter
- Promote Wabamun’s natural landscapes
- Connect with the provincial park
- More trails and activities like icefishing, etc
- Dragonfly identity should be highlighted
- Need beach improvements and upgrades to the marina/ boat launches
- Some people think the area should not be promoted

# Online Map Summary

At the end of the online survey, participants were invited to add feedback using an online mapping tool. Comments could be added under three categories: likes, issues, and reimagine. A total of 231 comments were received on the map: 80 like, 63 issue, and 88 reimagine comments. A map indicating the location of these comments can be found on the following page.

Most of the ‘Like’ responses were found in the areas around the Wabamun hamlet, Fallis, and Seba Beach. Most of the ‘Issue’ comments were located on the north side of Wabamun Lake. There were also some ‘Issue’ comments on the western part of the lake near Seba Beach. The areas that participants pointed to for reimagining were mostly along the southern side of Wabamun Lake. Participants also had suggestions for reimagining the Hamlet and Seba Beach.

Participants mentioned a number of things that they enjoyed about the Wabamun area. Specifically, comments stated enjoyment of the beaches and swimming in the lake. Various trails and recreational opportunities were also identified throughout the area.

A number of issues were also tagged on the map. There were some concerns with the lack of parking in the area. There was also some comments on boat access in the area, with concerns over maintenance and impacts on the lake as well as on other recreation users.

Reimagine comments indicated a desire for more access to the water and repurposing of the reclaimed lands for recreational amenities and habitat restoration. This included ideas for moving the train tracks, creating new trail links, and redeveloping waterfront areas.

## LIKES

- Love the beach – great for swimming
- Excellent trails – great places to walk or cycle
- Need public lake access and better maintenance of the lake
- Great for recreational activities like camping, sailing, fishing, and kayaking
- Desire for amenities along the waterfront including a boardwalk

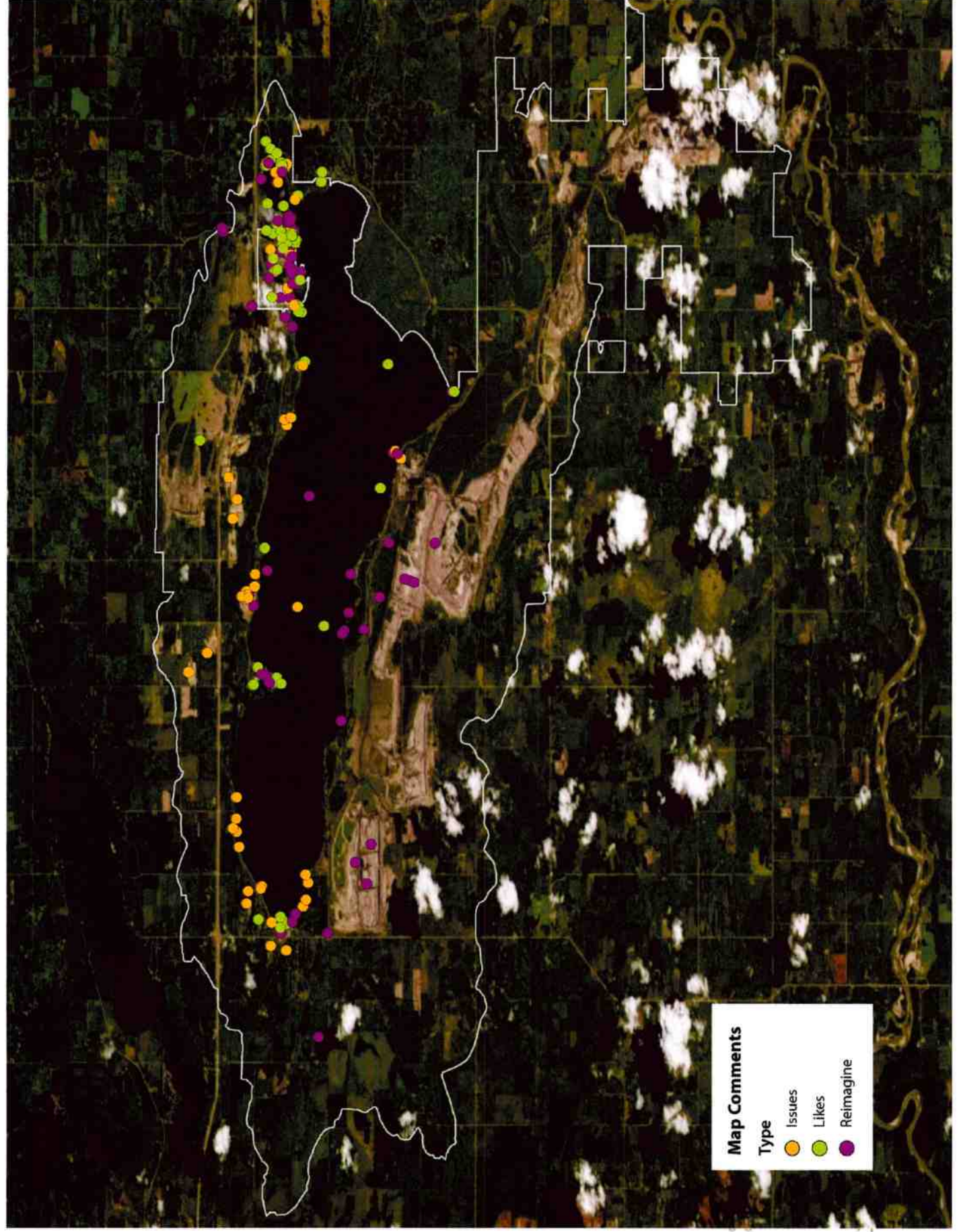
- More dining and entertainment options
- Potential with the Dragonfly Festival
- Increased access to Goosequill Bay and the Canal District

## ISSUES

- Lack of parking
- Parking should be free
- Boat launch needs improvement including maintenance and expansion
- Train tracks are disruptive – the train is loud and fast and there are derailment concerns
- Many habitats have been destroyed by development and are currently impacted by motorized boats
- Concerns over erosion and runoff
- Residential lots are being used for recreation – this is taxing on infrastructure
- No wake zones should be enforced
- A lack of access for non-boating uses
- Campgrounds are too big

## REIMAGINE

- Need public access to the water
- More trails are needed
- Needs to be balance for other recreational users, not just boaters
- More boating limited areas are needed
- Area should be redeveloped and could include a beach, boat launch, boardwalk, recreational amenities, and a natural area
- Area is currently too industrial – should be made more natural with some small businesses and tourism opportunities
- Incentives to attract a brewery
- A toboggan run near East Pit Lake
- More festival and event spaces
- Reclaim wildlife and lessen impact on lake
- Reclaimed lands could be used for natural spaces, recreation, or a provincial park space
- Build a hotel and conference centre
- Desire to move train track
- Potential for pedestrian overpass to improve walkability

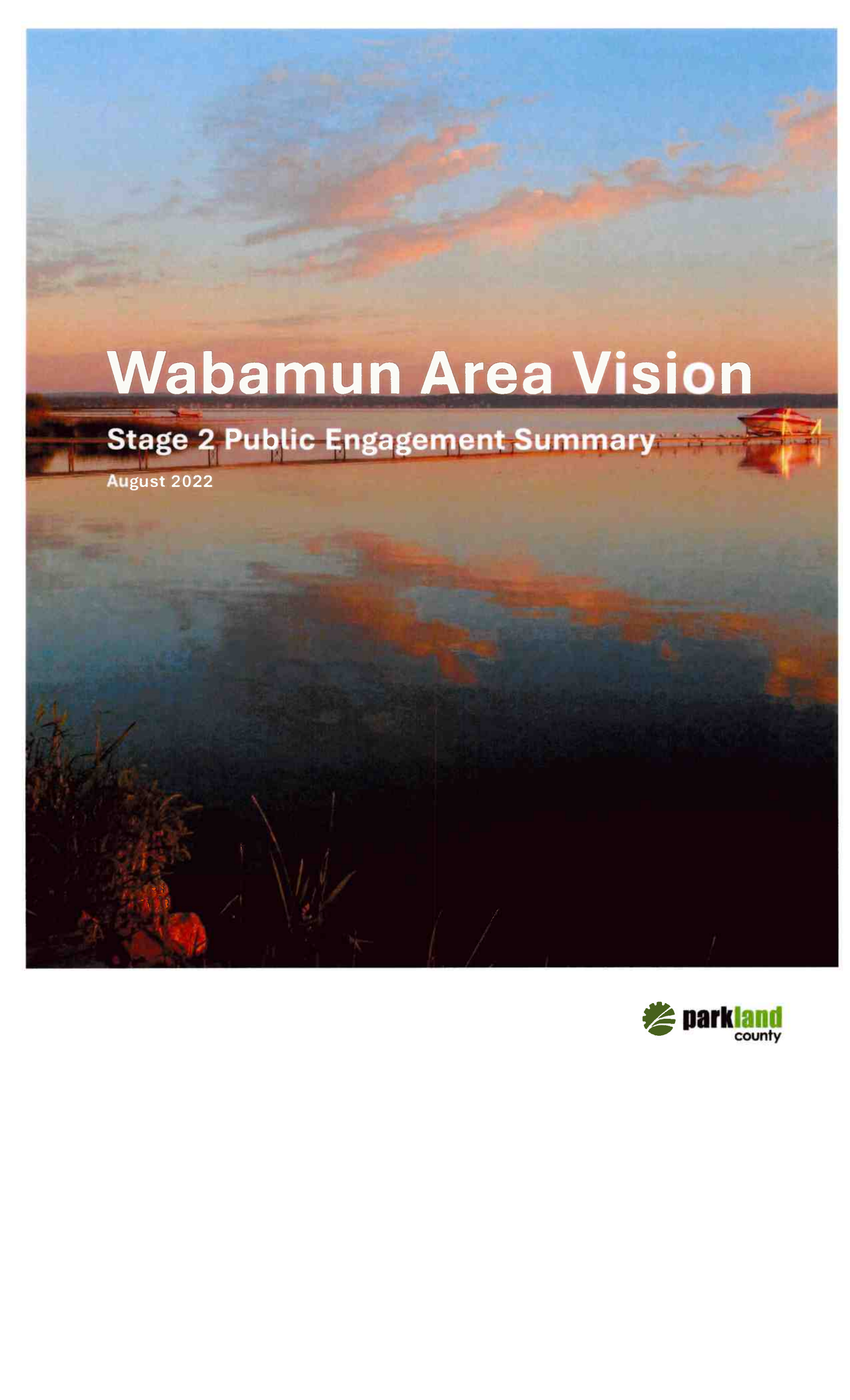


# Next Steps

**Thank you to everyone who participated in Stage 1!**

Your feedback will be integrated into our analysis and used to refine the vision and pillars.

Details about Stage 2 will be released soon – stay tuned to [wabamun.ca](http://wabamun.ca) for updates.



# Wabamun Area Vision

## Stage 2 Public Engagement Summary

August 2022

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# Project Introduction

Parkland County is creating a long-range vision for the Wabamun Area. The Wabamun Area Vision will inform the future of the region, helping the County make consistent, coordinated decisions about planning and development. This is a planning process that will result in two planning documents:

- **The Wabamun Area Long Range Plan** will provide high level vision and direction for the broader Wabamun Study Area around Wabamun Lake, identifying opportunities for growth, development, and collaboration over the next 30 years.
- **The Hamlet of Wabamun Area Redevelopment Plan (ARP)** is a land use plan specific to the Hamlet. This plan will provide future land use, transportation, servicing, and public space priorities along with a series of actions to revitalize the area over the next 15 years.

## Project Timeline

The Wabamun Area Vision process started in Winter 2021 and will be completed in Spring of 2023. Understanding and learning from local knowledge and community feedback is critical for creating plans that will serve this transitioning area effectively. There are four main stages of engagement as part of the planning process.

- **Stage 1: | Spring 2022**  
The first phase of engagement confirmed the draft vision and pillars and gathered insights and ideas from the community on issues and opportunities in the Wabamun Area.
- **Stage 2: | Summer 2022**  
Stage two involved gathering feedback on the Wabamun opportunities mapping completed to date and brainstorming implementation actions for the Wabamun Area, the Hamlet, and Waterfront Park. This stage is summarized in this report.
- **Stage 3: | Fall 2022**  
Stage three will involve showcasing the draft Long Range Plan and prioritizing actions for the Hamlet Area Redevelopment Plan.
- **Stage 4: | Spring 2023**  
Stage four includes the public hearing for the Hamlet Area Redevelopment Plan and associated Municipal Development Plan and Land Use Bylaw amendments.

# Engagement Approach

## Why We Engaged

The aim of this second stage of engagement was to share the opportunities analysis and to gather feedback to help determine where future uses and development should be prioritized in the Wabamun Area. Feedback from Stage 2 also informed a list of implementation actions for the Hamlet Area Redevelopment Plan and generated ideas to inform the redevelopment of Waterfront Park.

## Who We Engaged

In Stage 2, we engaged with the general public, including residents of and visitors to the Wabamun Area as well as other Parkland County residents.

## How We Engaged

Stage 2 engagement involved both in-person events and online engagement. All of these events, activities, and communication tactics are summarized on the following page.

A total of 172 people completed the survey and 91 comments were collected through the online mapping tool. There were 22 attendees of the public sessions and over 60 interactions at the pop-up farmer’s market events.

Stage 2 engagement was open from July 3 to July 31, 2022.

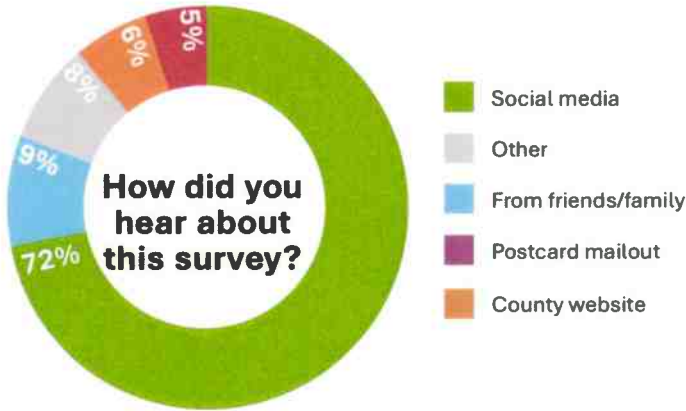
172  
ONLINE SURVEY  
RESPONSES

91  
ONLINE MAP  
COMMENTS

700+  
UNIQUE VISITORS  
TO THE WEBSITE

22  
PUBLIC SESSION  
ATTENDEES

60+  
POP-UP EVENT  
INTERACTIONS



Similar to Stage 1, most participants found out about the online survey via social media (72%).

In addition to the listed categories, people said they heard about the survey from:

- a newspaper
- farmer’s market
- online public session
- Seba Beach website

| RESOURCES                                                                                                                  | DESCRIPTION                                                                                                                                                                                                                                                                                                                                     | STATS                                        | AUDIENCE |
|----------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------|----------|
| Engagement Opportunities                                                                                                   |                                                                                                                                                                                                                                                                                                                                                 |                                              |          |
|  <b>Public Survey</b>                     | The online survey was a primary means used to collect input from residents. The survey ran from July 3 to 31, 2022. Paper copies of the survey were also available by request at the County office and the Wabamun Library.                                                                                                                     | 172 survey respondents                       | Public   |
|  <b>Mapping Tool</b>                      | Opportunity for people to provide spatial comments on a map of the study area. The mapping tool was available from July 3 to 31, 2022.                                                                                                                                                                                                          | 91 comments                                  | Public   |
|  <b>In Person Drop-in Public Sessions</b> | <p>At the two in-person sessions, participants could stop by at anytime during the session to learn about the project and participate in three activity stations. These events were hosted on:</p> <ul style="list-style-type: none"> <li>July 8, 2022 from 6-8 PM at Jubilee Hall</li> <li>July 9, 2022 from 2-5 PM at Jubilee Hall</li> </ul> | 19 participants                              | Public   |
|  <b>Virtual Public Session</b>            | At the zoom session, participants received a presentation about the project and participated in two activity stations hosted on a virtual whiteboard (mural.com). The event was hosted on July 12, 2022 on zoom from 6-8 PM.                                                                                                                    | 3 participants                               | Public   |
|  <b>Farmer's Market Pop-ups</b>         | The project team setup a station at two farmer's market days at the Fire Hall to share information about the project and encourage people to fill out the online survey. The market pop-ups were hosted on July 3 and 10, 2022 from 12-3 PM at the Wabamun Fire Hall.                                                                           | 60+ visitors                                 | Public   |
| Communications Tactics                                                                                                     |                                                                                                                                                                                                                                                                                                                                                 |                                              |          |
|  <b>Project Webpage</b>                 | All project information was available on the project website at <a href="http://wabamun.ca">wabamun.ca</a> .                                                                                                                                                                                                                                    | 700+ unique webpage visits                   | Public   |
|  <b>Social Media</b>                    | Posts on Facebook and Twitter throughout July 2022 directed people to the public events and online survey.                                                                                                                                                                                                                                      | 6 posts, 31 likes, 4 interactions, 12 shares | Public   |
|  <b>Emails</b>                          | Two email posts with the link to the website/survey were sent to those subscribed to the Parkland County Wabamun update list on July 4 and 25, 2022.                                                                                                                                                                                            | 65 subscribers                               | Public   |
|  <b>Postcard</b>                        | Postcards were handed out at the various engagement events to encourage people to fill out the survey.                                                                                                                                                                                                                                          | 100+ postcards handed out                    | Public   |
|  <b>Digital Sign</b>                    | The Parkland County lobby sign & Wabamun digital sign ran from July 4 – 31, 2022.                                                                                                                                                                                                                                                               | 2 digital signs                              | Public   |
|  <b>Newspaper Ad</b>                    | A newspaper ad ran on July 1 and 8, 2022 in the Stony Plain Reporter and Spruce Grove Examiner.                                                                                                                                                                                                                                                 | 4 newspaper ads                              | Public   |
|  <b>Public Calendar</b>                 | All scheduled public engagement events were posted on the County's event calendar.                                                                                                                                                                                                                                                              | 4 calendar events                            | Public   |

# Engagement Findings

# What We Asked

In this second stage of engagement, we asked about where participants wanted to see certain types of development, what actions should be considered as part of the redevelopment plan for the Hamlet, and how Waterfront Park should be redesigned. The results from both the online and in-person sessions are reported together in the following sections.

**Demographics (survey only):** We asked the age of participants and whether they were a resident, seasonal resident, resident of another part of parkland county, or visitor to the Wabamun Area. Depending on the response, participants were asked one of the following follow-up questions:

- Where do you live in the Wabamun Area?
- Where is your permanent residence?

**Prioritizing Opportunities in the Wabamun Area:** We asked where participants wanted to see nine types of development prioritized. Participants were given a map with potential areas identified for each use to respond to. The nine development types were:

- Full-time residential
- Vacation residential
- Destination resort
- Commercial
- Energy & production
- Motorized recreation
- Non-motorized recreation
- Agriculture
- Naturalized and restored areas

**Hamlet:** We asked two questions about the Hamlet area.

- What sorts of actions would you like to see implemented in the Hamlet to:
  - improve the quality of life of residents
  - generate more activity,
  - support local businesses
- Which places should be prioritized for reimagination and reinvestment?

**Waterfront Park:** We asked for feedback to inform a new concept for waterfront park. In-person, participants could put coloured sticky notes on the map of the park with comments or choose an image from the image bank to reflect the types of experiences they wanted to have in the park. On the online map, participants could choose to write a comment by placing three types of pins:

- I want this to be a place where I can
- This area is already working well
- This area needs improvement

## Key Findings

### Focus residential, commercial, and tourism growth and amenities in Wabamun Hamlet

Participants indicated a preference towards prioritizing future full-time residential, destination resort, and commercial development, within the Hamlet of Wabamun. Concentrating development in the established Hamlet will make the area more compact, walkable, and supportive of increased business, tourism opportunities, and amenities. Developing within an already developed area also reduces environmental impacts of developing a new site. Non-motorized recreation was identified as a priority west of the Hamlet, to be accessible to existing and future residents of the area. Overall this indicates a desire to see the Hamlet expand its role as a regional service centre and a complete community for all ages.

### Use trails and new routes to stitch together existing experiences and initiatives in the Wabamun Area

The Wabamun Area is diverse and contains a variety of different landscapes, recreation experiences, events, destinations, and communities -- from golf and ice fishing, to art galleries and birdwatching. One of the most important things that the Wabamun Area Vision can do is connect these opportunities and build upon them. Many participants want to see an integrated year-round trail system connecting all of the communities in the area and allowing for access around Wabamun Lake. These trail networks should consider both motorized and non-motorized transportation, including walking, biking, ATVing, snowmobiling, and cross-country skiing. Connecting the Hamlet to Wabamun Provincial Park is also a key priority.

### Strike a balance between resident and visitor needs

Wabamun plays a dual role as a place to live and a place to visit. Careful consideration needs to be made to ensure that both the resident and visitor experiences can coexist and benefit from one another. Some of the improvements that can have mutual benefits for both resident and visitor experiences include those to public spaces like Waterfront Park, other amenities, public water access points, and

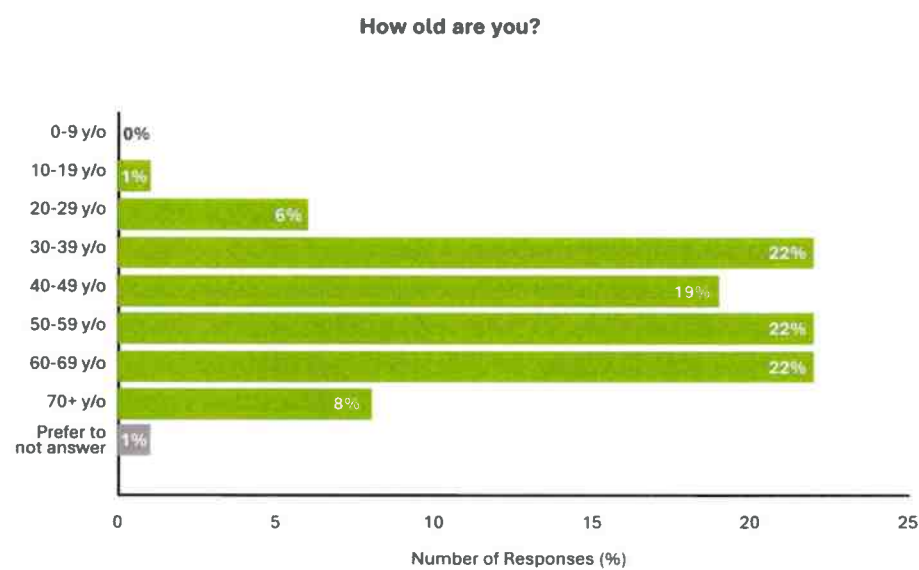
recreation opportunities. Some of the existing conflicts in experiences include traffic backlogs, crowding, trespassing issues, noise, and littering. Enforcement of responsible recreation as well as clear signage, routes, and wayfinding are some of the ways participants suggested to help mitigate these conflicts. New initiatives should also consider and collaborate with existing community champions and organizations.

### Protect and expand public access to Wabamun Lake

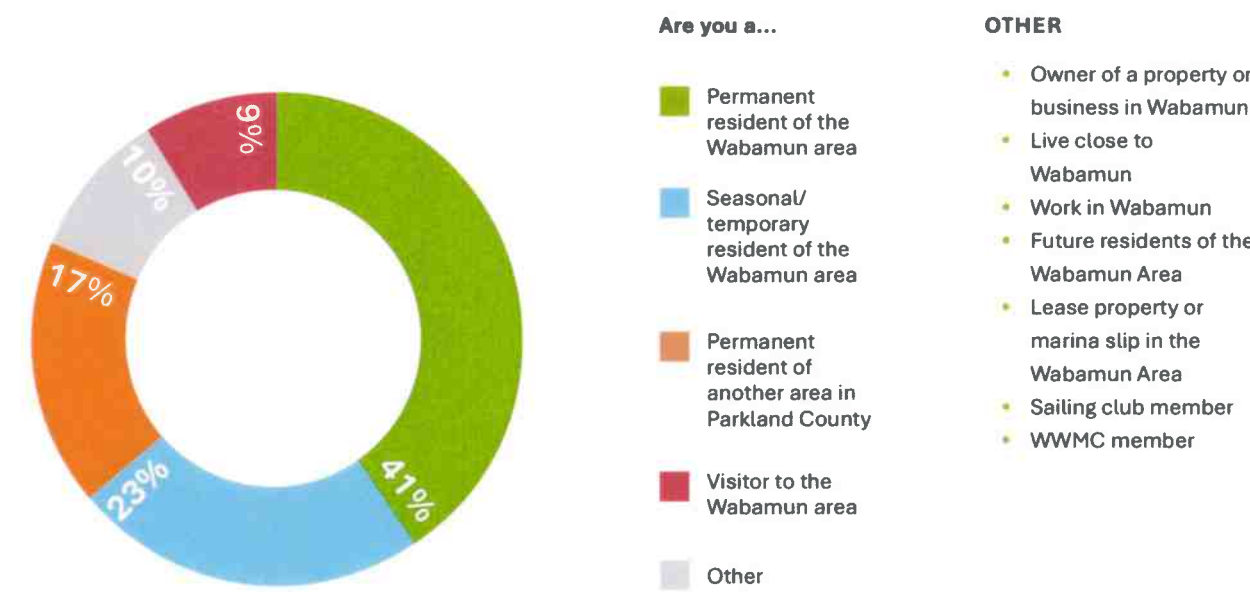
Wabamun Lake is central to all aspects of the visitor and resident experience in the area. In the opportunities section of the engagement, many participants noted that lake health is a critical factor to consider when selecting locations for development. There is a desire to see uses like naturalized and non-motorized recreation expanded near the lake to increase public access while other uses such as energy and production, motorized recreation, and agriculture were more often prioritized further from the waterfront. There is also a strong desire to see Waterfront Park expanded to both allow more beach access and also expand opportunities for quieter nature appreciation spaces along the water.

# Demographics

To better understand who was participating in the online survey and where they are from, we asked a series of demographic questions.

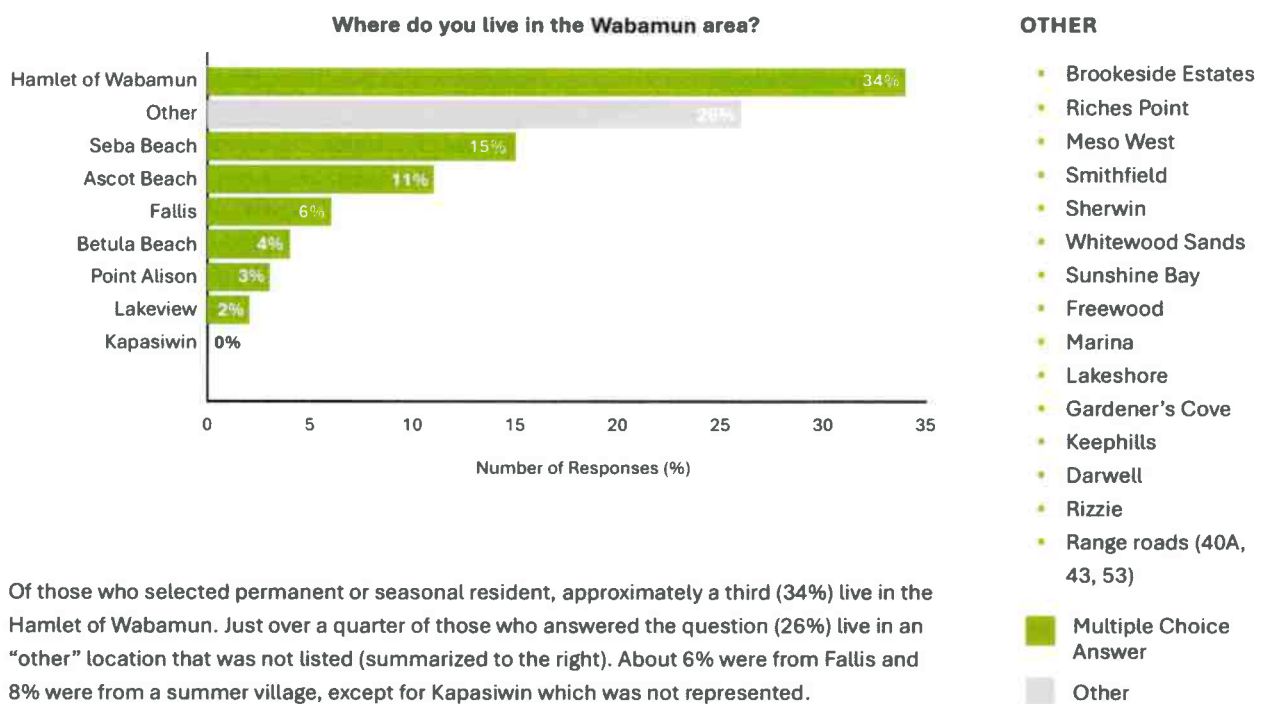


The top three age brackets represented were 30-39, 50-59, and 60-69 years old (each 22%). Ages 40-49 years were also relatively well represented at 19%. There were no responses from those under 9, and only 1% representation of 10-19 year olds. Approximately 7% were aged 70 and over.

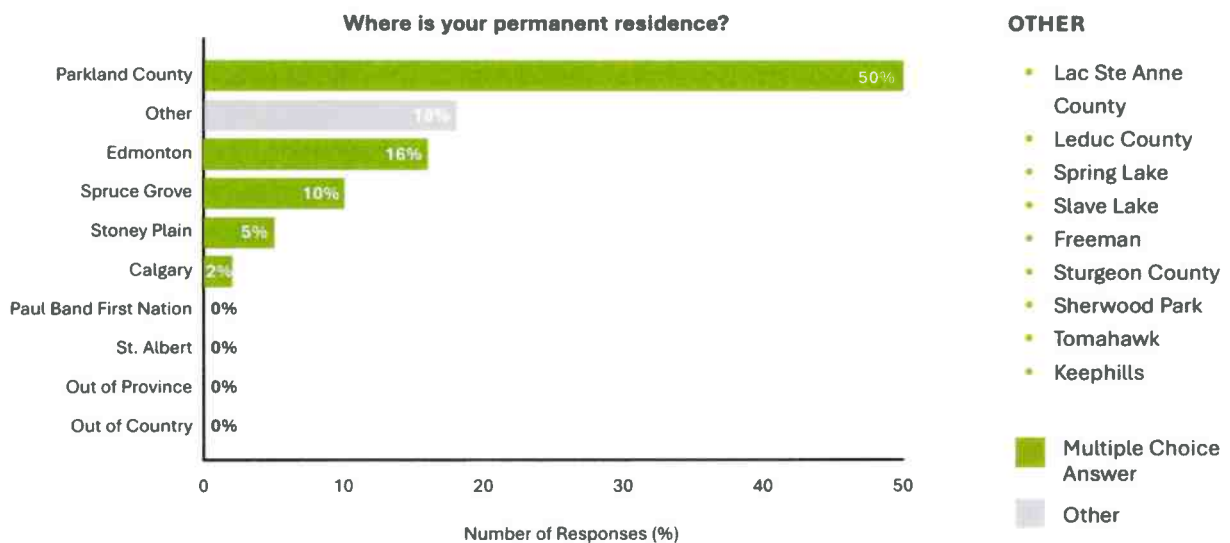


Most survey participants were either permanent (41%) or seasonal residents (23%) of the Wabamun area. An additional 17% were residents from other areas of Parkland County and 9% were visitors to the area. There was a total of 10% “other” responses to the question, summarized to the right.

## Permanent/Seasonal Residents of Wabamun



## Non-Residents of Wabamun



# Prioritizing Opportunities in the Wabamun Area

After Stage 1 of public engagement, the project team conducted an opportunities analysis for the Wabamun Area. This involved looking at different types of development opportunities and identifying potentially suitable locations for them. The analysis was based on several spatial criteria that influence development, including factors like environmentally sensitive areas, existing servicing / utilities, road access, and many others.

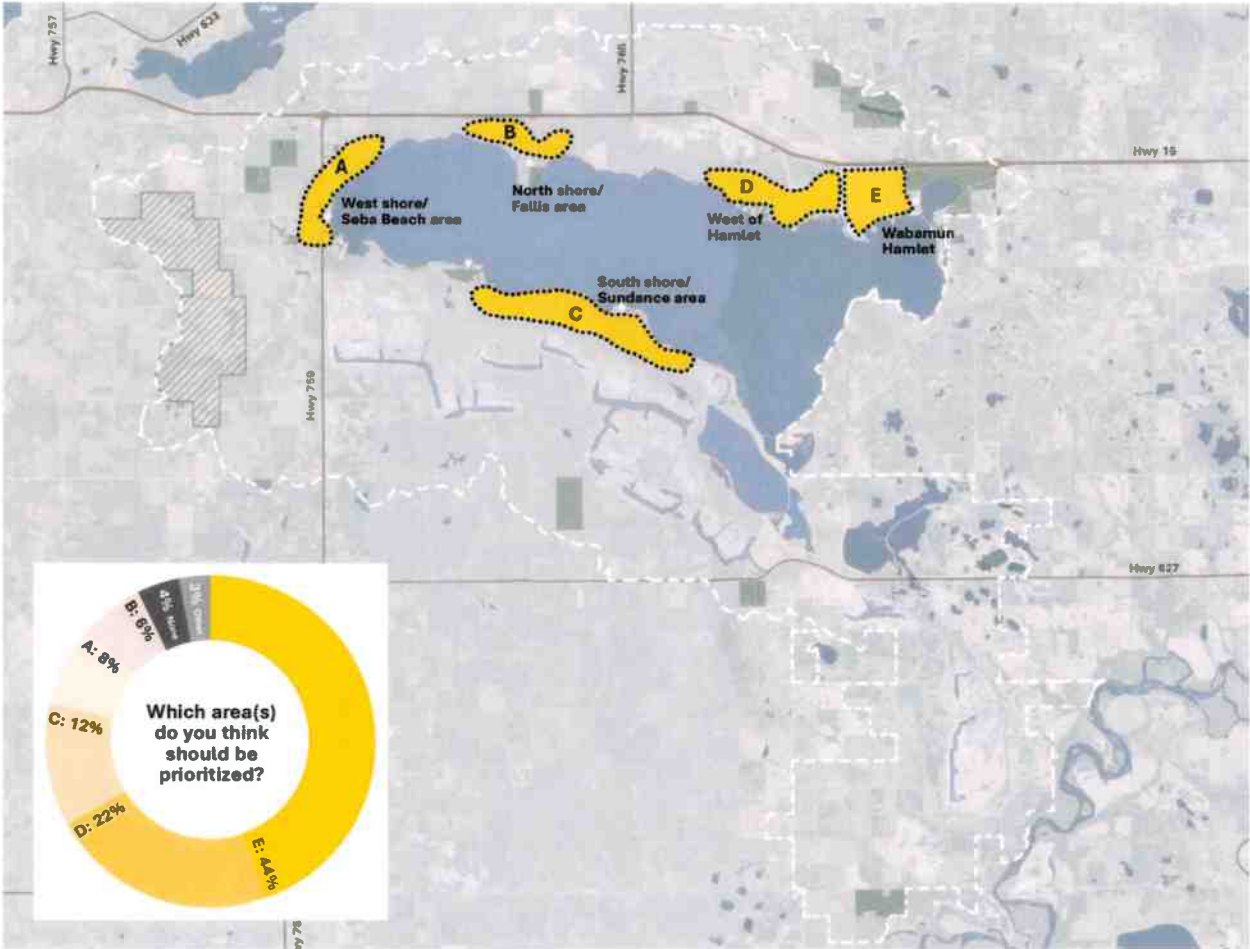
Several maps were generated from that analysis to show these potential locations for each development type. At both the in-person events and through the online survey, participants were presented with nine different maps and asked to choose the areas they felt should be a priority for that type of development.

The results from the following types of development are discussed in the following section:

- Full-time residential
- Vacation residential
- Destination resort
- Commercial
- Energy & production
- Motorized recreation
- Non-motorized recreation
- Agriculture
- Naturalized and restored areas



Full-Time Residential



The Hamlet of Wabamun (E) was identified as a priority area for full-time residential (44% of all selections). The main reasons include:

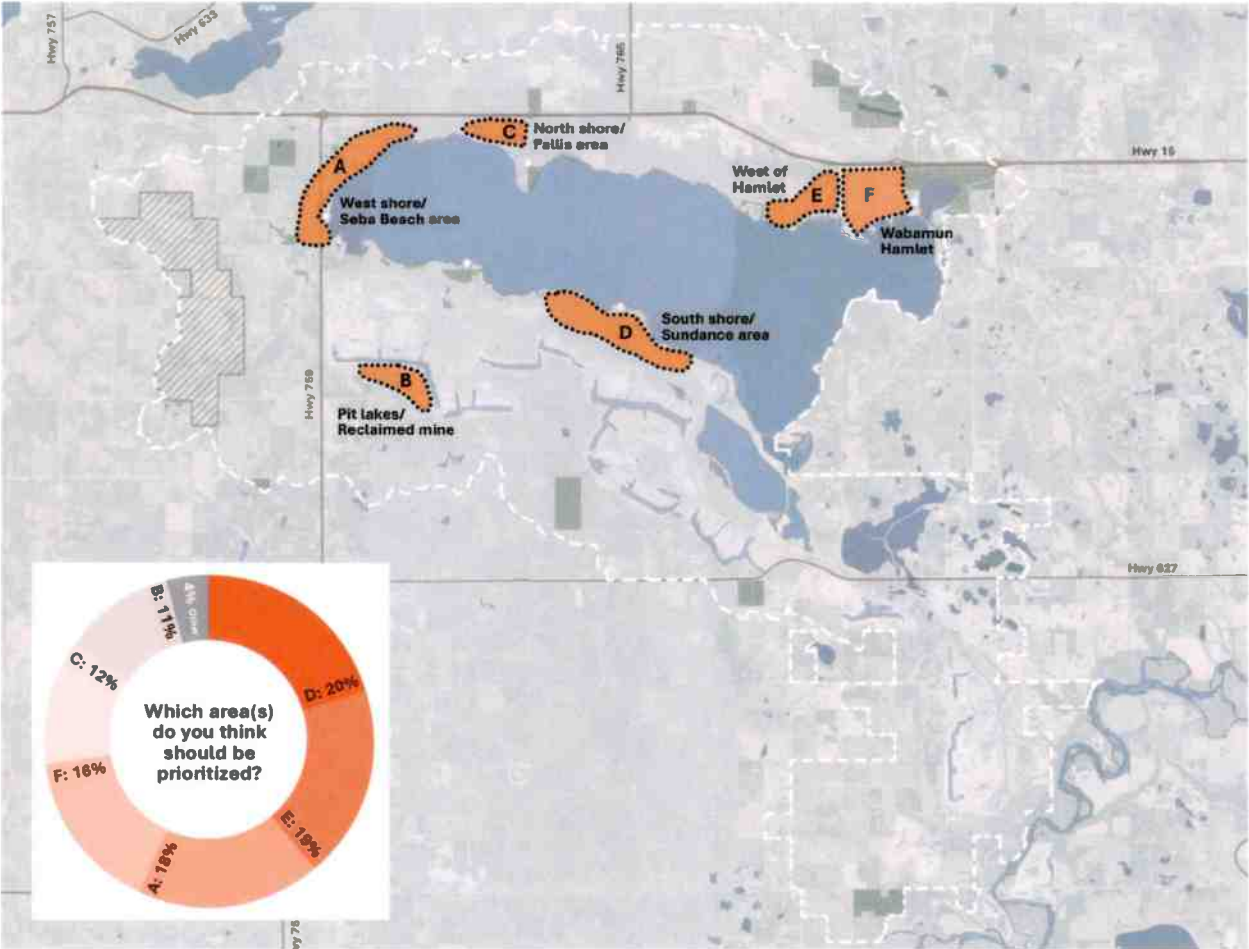
- existing servicing, infrastructure, and amenities to support growth
- concentrating development in established areas helps to reduce environmental impacts
- new development in the Hamlet will be more walkable, especially for seniors
- greater population density will help local businesses and economic development
- close highway access makes it easy to commute from other communities

The area west of the Hamlet (D) was the second most selected option for many of the same reasons.

OTHER

- No opinion
- Not sure
- Range Rd 52 and Highway 627

# Vacation Residential



For vacation residential, there was a more even split across area selections with West Shore / Sundance (D - 20%), West of Hamlet (E - 19%), and West Shore / Seba Beach (A - 18%) areas within a percent of each other. Some of the main reasons include:

- concentrating development in established areas helps to reduce environmental impacts
- close to existing amenities, services, and recreation opportunities
- would continue development of existing RV or vacation residential areas
- near the Hamlet to support economic development and tourism
- will give people a feeling of “getting away”

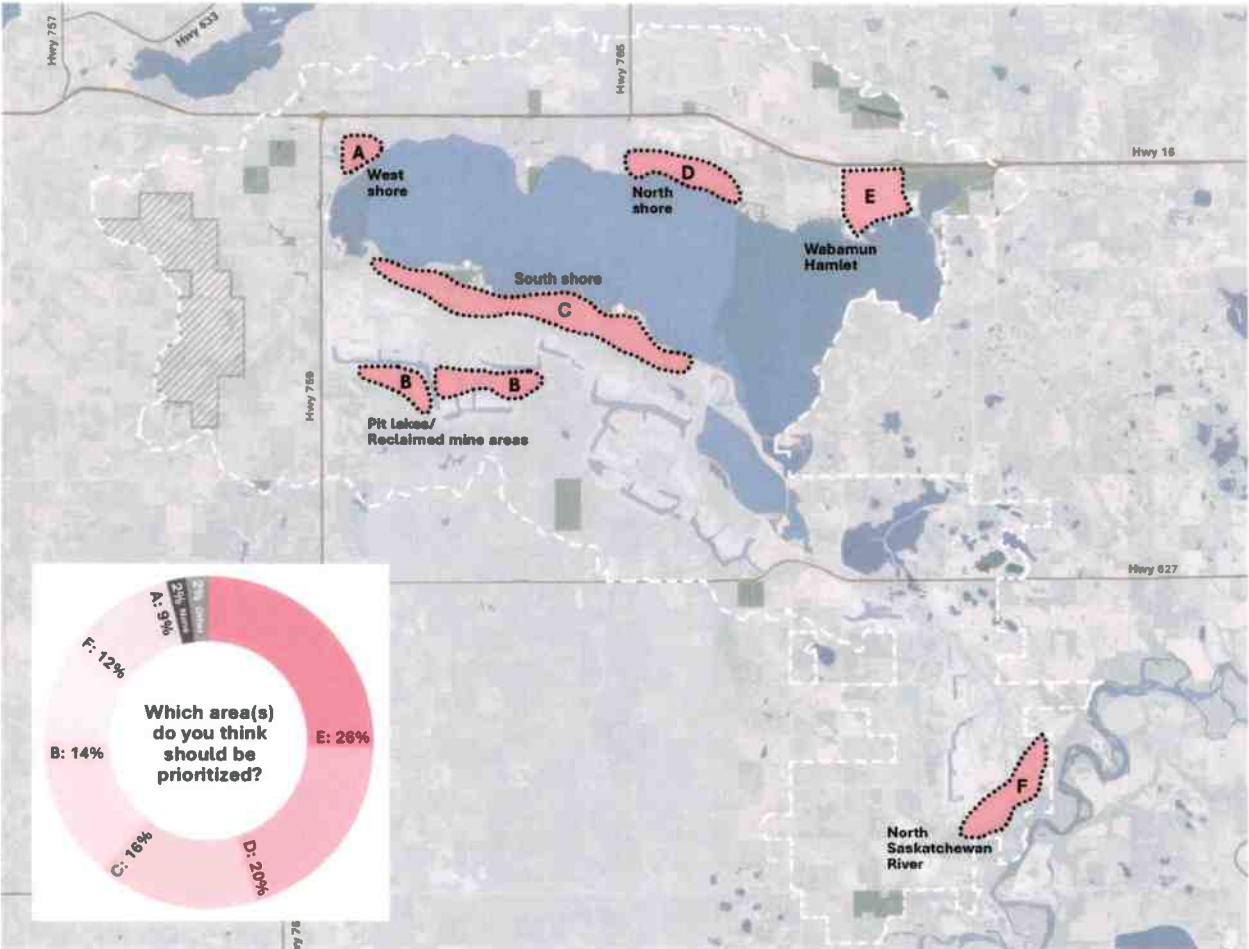
Some participants noted that highway access was important for vacation residential, but not as important as it is for full-time residential who may need to commute more often. There were also a few contrasting opinions on whether there should be more development around Seba beach, with some feeling that it was already too busy and others wanting to see more growth there to support economic development.

It is important to participants that vacation residential development does not negatively impact the lake. There are many opportunities to incorporate recreational development and vacation oriented development in a sustainable way.

## OTHER

- No opinion
- Osprey
- West along Lakeshore Road

# Destination Resort



Wabamun Hamlet (E) was most selected for destination resort development (26% of total selections), followed by the North Shore (D - 20%). There were differing perspectives on whether resort development should encompass undeveloped or already developed / disturbed areas.

Undeveloped areas were seen as better for incorporation of natural areas, trails, and other recreational opportunities. However, there were some concerns about the environmental impacts, especially to the lake, of creating a new development area.

Developed areas have the advantage of existing services, infrastructure, and amenities. Creating a destination resort specifically within the Hamlet would help to support economic development and local business in the area. Developing in already disturbed areas would also mitigate environmental impacts. Some participants said they wanted to see existing industrial features turned into resort development, such as the pit lakes or the canals from the old power plant.

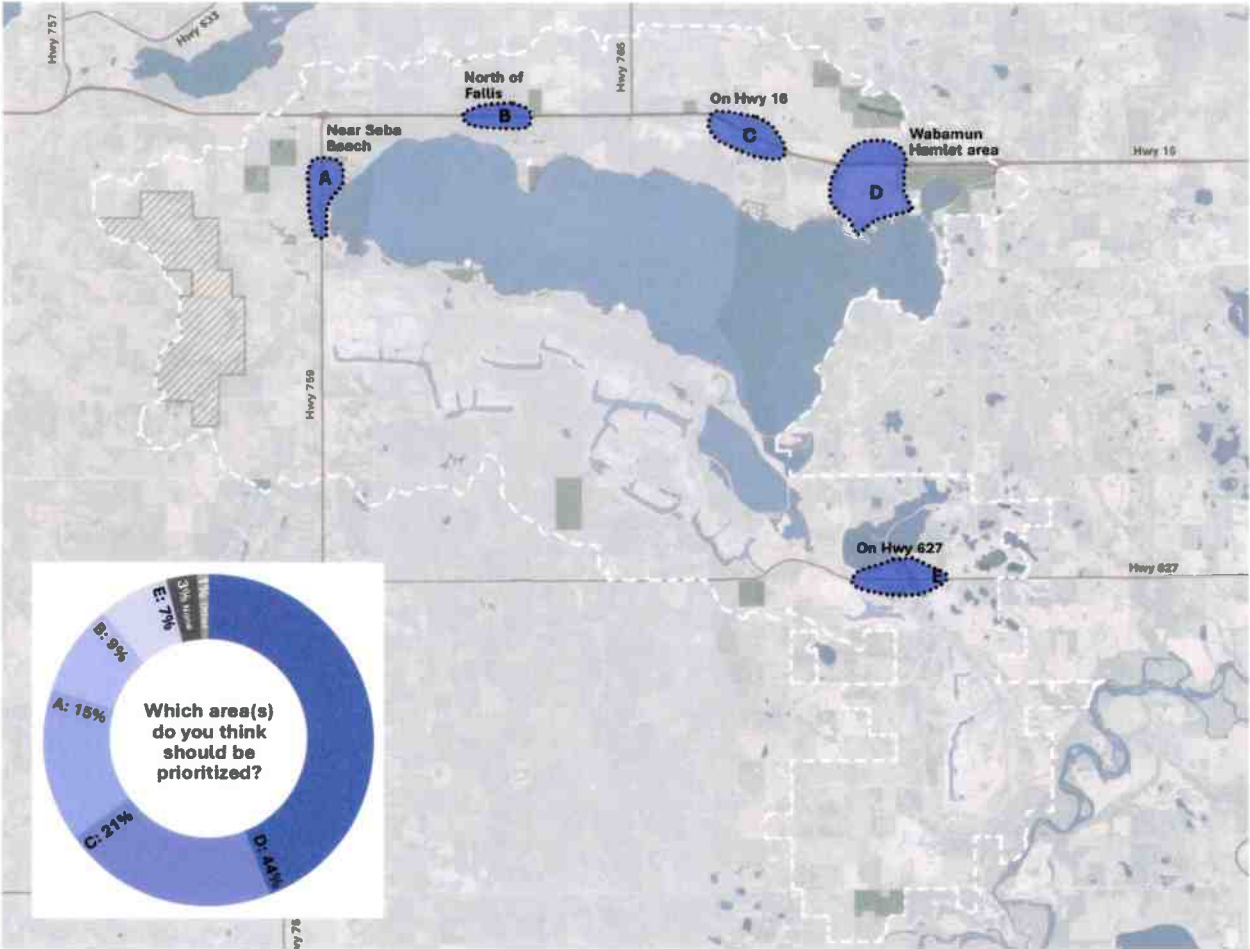
Some additional reasons for selected locations included:

- away from train tracks
- close to highway
- away from full-time residential

## OTHER

- No opinion
- Non-hillside areas
- Goosequill Bay
- Discovery Wharf
- Resort like Sunset Shores on the lake

# Commercial



The top selected priority area for commercial development was Wabamun Hamlet (D - 44% of total selections). The main reasons include:

- concentrating development in established areas helps to reduce environmental impacts
- more draw and economic development for the Hamlet
- supports year-round residents with services and amenities
- supports continued growth of arts and culture activities and businesses
- preserves rural character by concentrating development in existing centres

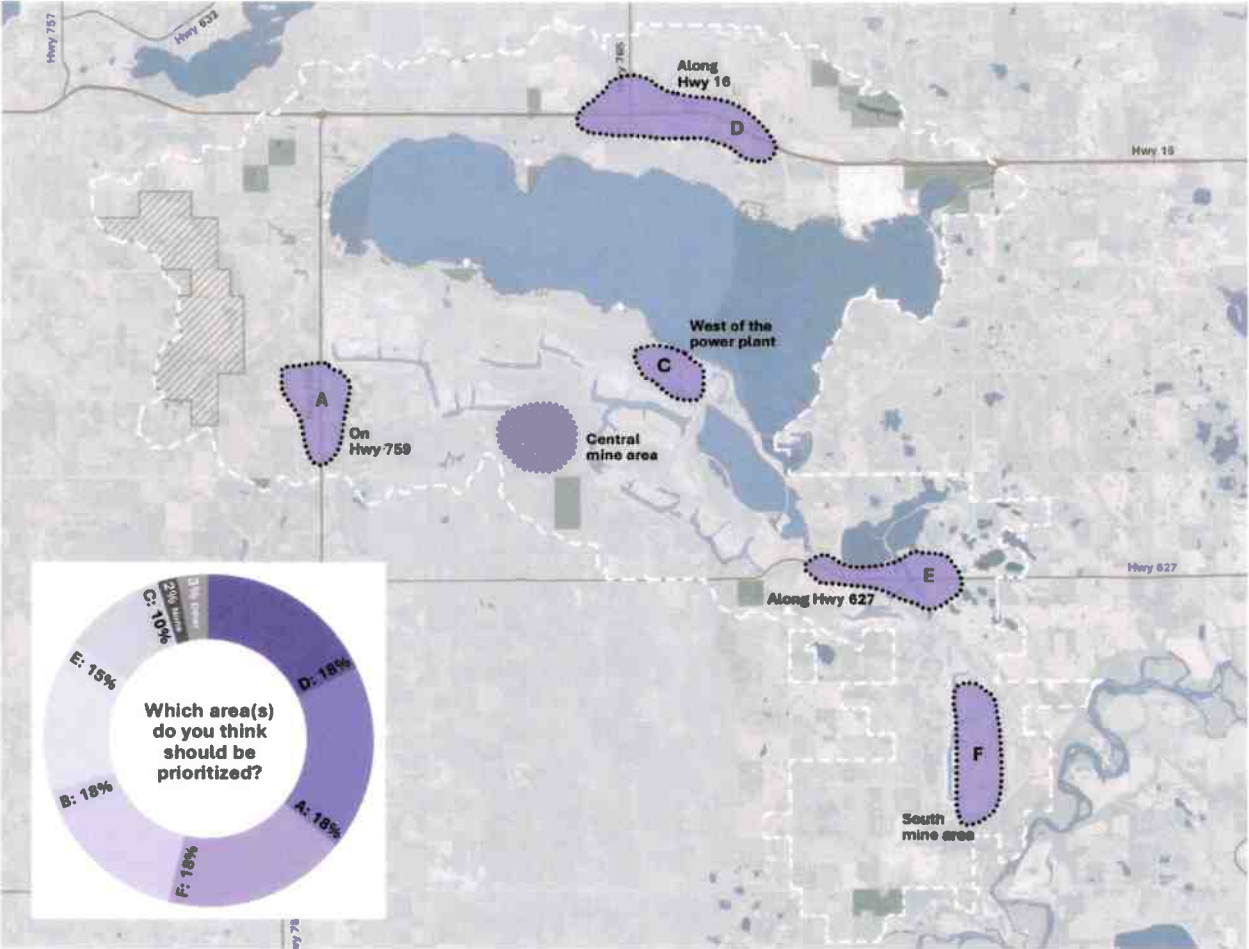
About a fifth of all selections (21%) identified Highway 16 (C) as a priority for commercial. Participants said that highway access was important to capture traffic / business and that development would help support communities north of the highway.

About 15% wanted to see commercial development prioritized around Seba Beach (A) and 9% north of Fallis (B), indicating a preference to concentrate it near existing communities.

## OTHER

- No opinion
- Next to existing roadways
- Hydrogen fueling at C
- Power plant site suitable for arena, commercial development
- Need e-charging stations

Energy & Production



Energy and Production was the most divided on what areas to prioritize. There was no clear leader, with along Highway 16 (D), on Highway 759 (A), and the South Mine area (F) each receiving 18% of the total selections and both the Central Mine area (B) and Highway 267 (E) closely behind at 16% each. West of the Power Plant (C) was the least selected option on the map at 10%.

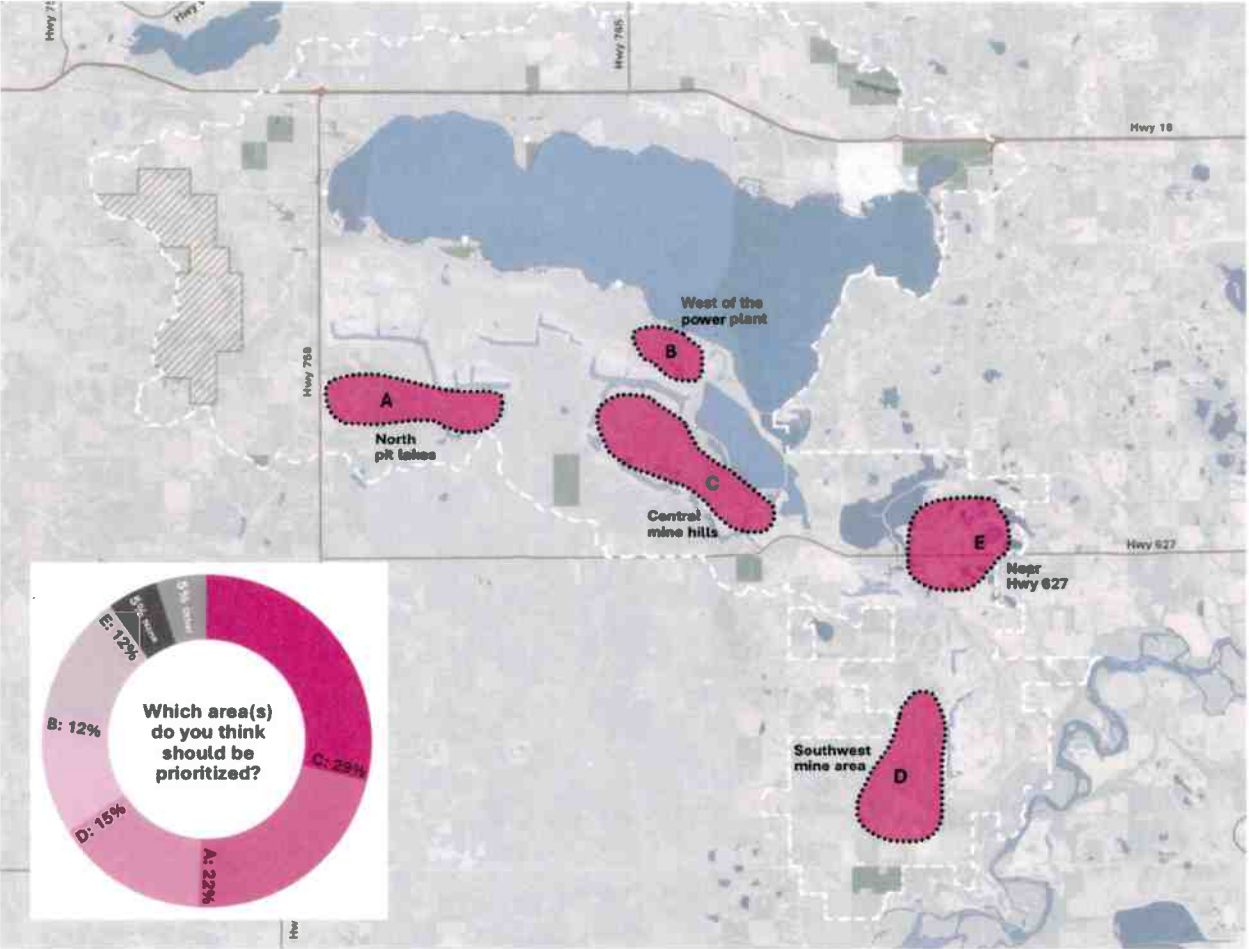
The main reasons included:

- locate it in already disturbed areas
- locate near existing infrastructure, utility corridors, and transportation networks
- locate away from tourist and residential areas
- locate away from the lake (concerns about runoff and algae blooms)

OTHER

- Solar micro-generation in residential areas
- no opinion
- unsure
- reopen the steel mill
- No solar or wind, not economical in this region
- Keephills is a good place for industrial (& restaurant to support workers

## Motorized Recreation



The top two areas selected for new motorized recreation were both former mine sites: Central Mine Hills (C - 29%) and North Pit Lakes (A - 22%). The main reasons included:

- good terrain / topography
- away from existing residential areas and kids camps
- good use of disturbed mine lands

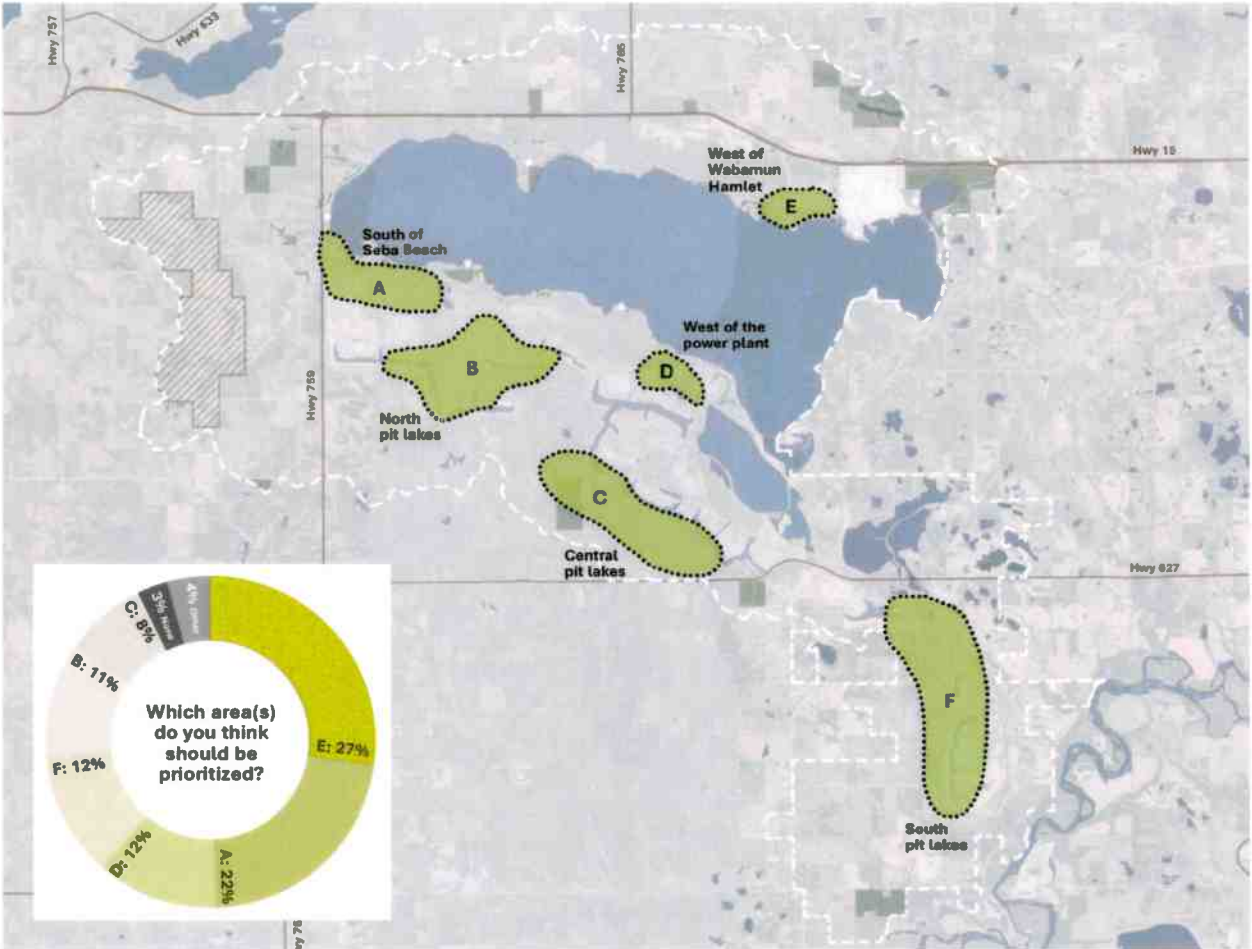
There were some concerns about enforcement of responsible motorized recreation use. Some participants expressed issues with trespassing on private property, noise, conflicts with non-motorized users, and environmental degradation related to motorized use (land and water). Several wanted to see the use located away from the lake and off of main hills that could interfere with views and motorized boats restricted along the shore of nesting areas.

On the other hand, there were comments expressing a desire to see less restrictive regulations and more integration of both motorized and non-motorized use. Connected trails between recreation areas and residential communities were also suggested for motorized users. A minimum distance of 25 km was suggested as a typical day-trip on an ATV or snowmobile.

### OTHER

- Range Rd 44 gravel pit
- East pit lake
- Reclaimed Whitewood mine site
- Boat launch on North Saskatchewan River
- Steamship / passenger boat
- Include flight - powered chutes / gliders

Non-Motorized Recreation



The top prioritized new areas for non-motorized recreation were West of Wabamun Hamlet (E - 27%) and South of Seba beach (A - 22%). Participants said they want to see new year-round trail systems connected to already established communities and residential areas, natural areas, and Wabamun Lake. These connections are seen as important for local residents as well as for attracting more visitors to the area. Specific connections that were suggested include:

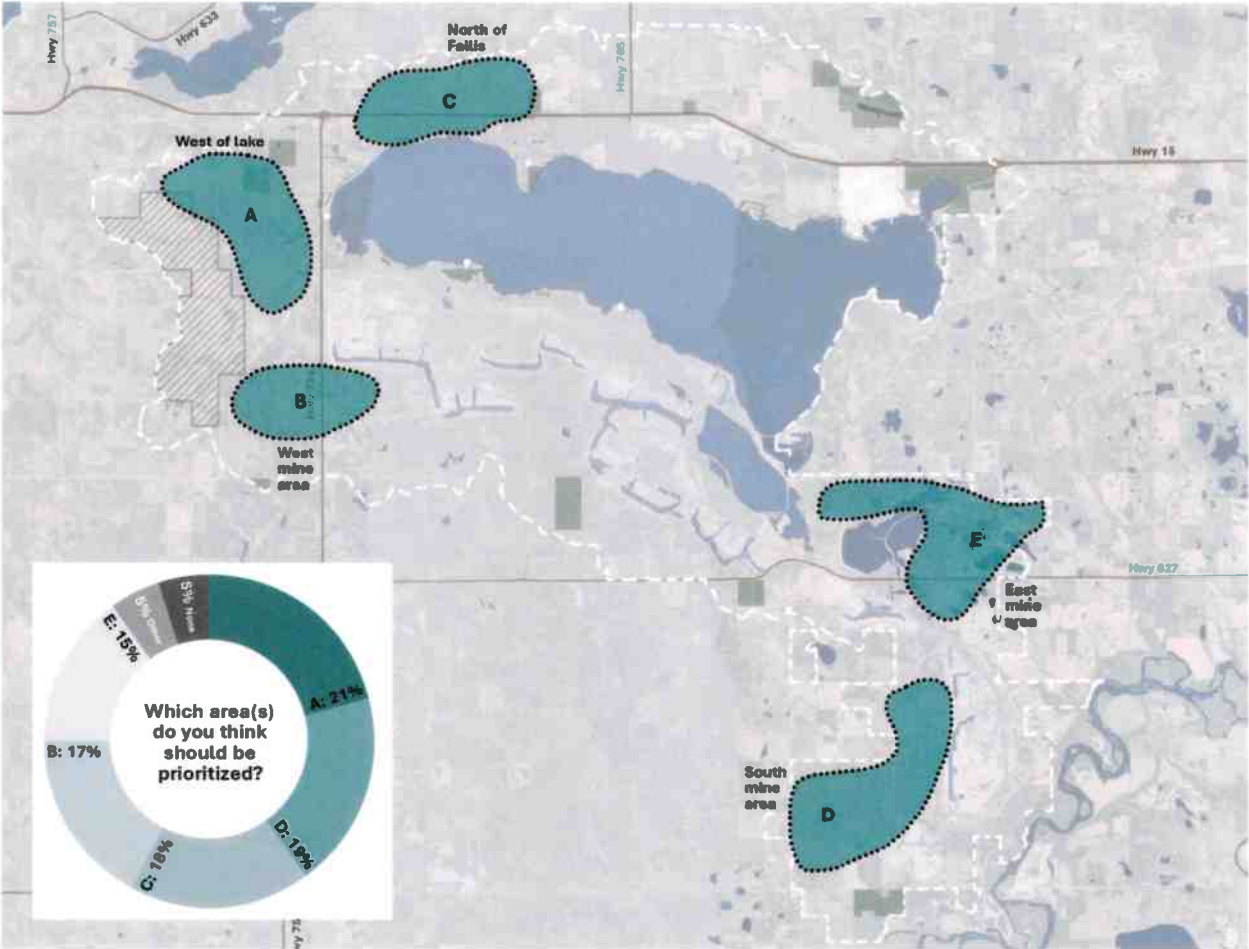
- Hamlet to Wabamun Provincial Park
- Fallis to Seba Beach
- Alternate route to walking on the highways
- Bike trail into Wabamun Hamlet away from Lakeshore Rd.
- Connection to new boat launch

In addition to identifying specific connections, participants expressed the need to balance protection of ecologically sensitive areas and provide access to nature trails. It was generally felt that non-motorized uses were more suitable for areas near the lake and adjacent to residential uses than motorized use.

OTHER

- No opinion
- Within Wabamun Hamlet and Seba Beach
- On the edge of the Hamlet close to the canals
- All areas
- No Discovery Wharf - keep for wildlife
- Transalta land west side, NW of Hamlet could be a wildlife recovery centre
- Golf resort
- Toboggan place by pit lakes
- Ziplines at B

# Agriculture



Similarly to energy and production development, there was less of a clear top priority identified for new agricultural uses. West of the lake (A) received 21% of the selections, with the South Mine Area (D), North of Fallis (C), and West mine area (B) closely behind at 19%, 18%, and 17% respectively.

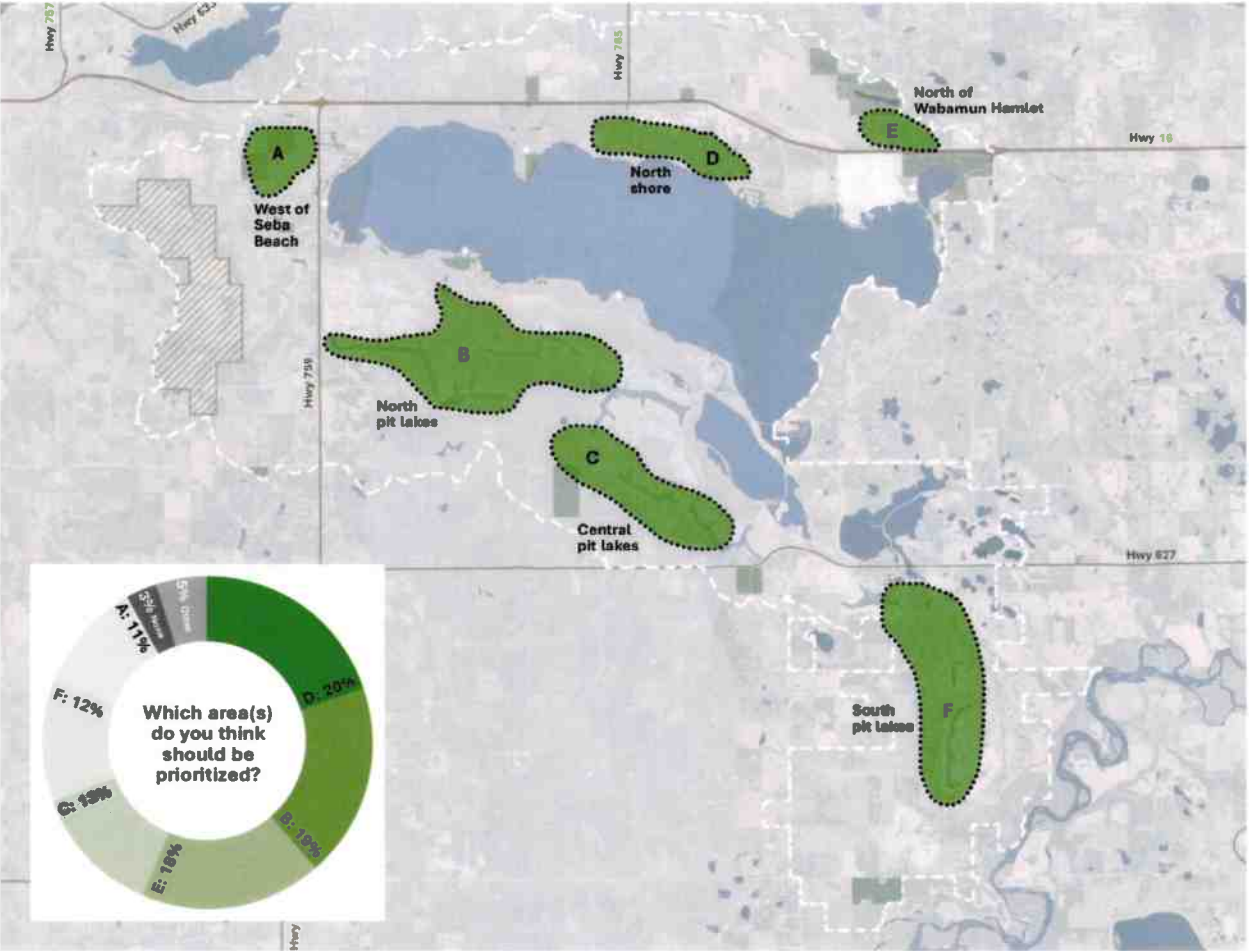
Many participants said that they had concerns about the environmental impacts to the watershed from agricultural use. There was a desire to see these uses located away from the lake and other drainage courses leading into the lake. Some participants also wanted it away from residential areas due to odours. There was a preference noted by some participants for using already disturbed lands for agriculture, rather than disrupting undeveloped areas. Others felt that any mine lands that could not be reforested should be reclaimed for agricultural use.

A few participants wanted to see agriculture located in the areas with the best quality soils.

## OTHER

- No opinion
- Not sure
- Keep away from the lake
- All of the above
- Old Whitewood Mine
- Flat land along highway 16
- Include greenhouses (need power and water)

## Naturalized & Restored Areas



North Shore (D), North pit lakes (B), and North of Wabamun Hamlet (E) were the top prioritized for naturalized or restored areas at 20%, 19%, and 18% respectively. Several participants felt that all of the areas on the map should be naturalized or restored as well as other areas that are either unsuitable for development or the most damaged.

In addition to restoring ecological function and helping support lake health, participants also wanted to see public access to natural areas, which is a main reason that many selected areas closest to existing settlements. Birdwatching was of particular interest to many participants.

### OTHER

- No opinion
- Ascot beach reserve
- All areas other than D
- All areas
- Hillsides west of D
- Anywhere not suitable for agriculture
- The parts of SE9-53-4-W5 and NW/SW of 10-53-4-W5 which are not privately owned
- None, not a priority

# Hamlet Area Redevelopment

In this phase of engagement we asked about the places in the Hamlet that should be prioritized for reimagination and reinvestment as well as the types of actions that should be implemented in the area.

## Actions

Four main types of actions were suggested to guide responses.

- **Upgrades:** Physical built improvements to the public realm, infrastructure, and buildings.
- **Incentives:** “behind the scenes” tactics like grants or mechanisms that change the conditions of investment.
- **Activities:** Programs or events that are intended to bring life to the Hamlet and its public spaces.
- **Supports:** supports that enable facilitation and coordination of all other actions.

The responses have been grouped into these categories for reporting purposes. A full list of suggested actions is provided on the following page.

### Upgrades

The main upgrades that participants wanted to see were:

- improvements and beautification of public streets
- additional sports and community facilities
- repurposing Jubilee Hall, the fire hall, and the former village office for various community uses
- improvements to the waterfront and Waterfront Park

### Incentives

The main incentives that participants wanted to see were:

- storefront grants tied to design guidelines
- grants for non-profits, arts & cultural activities, and event organizers
- lower taxes for businesses
- streamline permit processes
- business incubation centre
- targeted incentives to attract specific types of development or services

### Activities

The main activities that participants wanted to see were:

- more winter recreation opportunities
- more recreation opportunities for youth and seniors
- guided tours with connections to existing amenities
- more events, concerts, and markets
- group classes and programs

### Supports

The main supports that participants wanted to see were:

- more enforcement of traffic, boating, littering, etc
- more support from County staff for organizing events
- broader communications and advertising of events and activities
- ensuring banks are supportive of investment in Wabamun

**What sorts of actions would you like to see implemented in the Hamlet to improve the quality of life of residents, generate more activity, and support local businesses?**

**UPGRADES**

- Public streets and beautification
  - more main street development, landscaping, furniture, and seating
  - sidewalk and accessibility upgrades
  - alley upgrades
  - more temporary parking
  - more trees and screening of vacant / underutilized properties
  - remove vacant buildings
  - dead end sign at 54th Ave
- Community Facilities
  - upgrade waterfront park
  - upgrade library and turn into community hub
  - upgrade Jubilee Hall for more events and performances
  - arena / sports centre / indoor pool facility
  - curling rink
  - community gardens
  - indoor public baths / spa
  - outdoor courts (tennis / basketball)
- Connections
  - more public water access points
  - second access from highway
  - relocate railway / have pedestrian trolley
  - create a pathway across the lake
  - connect to Provincial Park

**INCENTIVES**

- For businesses
  - storefront grants with design guidelines / theme
  - lower taxes
  - remove regulations / streamline permit process
  - business incubation centre
  - grants for renewable energy

- For community organizations
  - grants for non-profits and event organizations
  - grants for arts and cultural programming (public art, art education, artist in residence)
- Encourage / attract specific development
  - daycares
  - healthcare
  - subsidized seniors housing and long-term care
  - retail
  - hotel
  - restaurants / cafes / coffee shops
  - full time RV / resort locations
  - watercraft businesses and rentals

**ACTIVITIES**

- Guided tours / trails
  - fishing
  - birdwatching
  - walking tour (tied to museum)
  - geocaching
  - name existing trails and provide interpretation
- Recreation
  - winter recreation (tobogganing, skating, skiing, etc)
  - affordable youth recreation and sports (skating, hockey, music, etc)
  - larger playgrounds
  - longer spray park hours
  - birdwatching
- Events
  - races
  - concerts / music festivals
  - events for tourists / more activities like the farmer’s market to draw people in

- Programming
  - events and theatre at Jubilee Hall
  - indoor and outdoor group classes
  - food trucks

## **SUPPORTS**

- Enforcement
  - speed limits
  - boaters
  - garbage / littering
- Convince banks that Wabamun is safe to invest in
- Support existing non-profits and community organizations and initiatives
- Multi-layer approach to communications (not just online)
- Advertise events outside of Wabamun (Edmonton, other communities)
- Reduce entrance fees and other barriers to entry (events / programs)
- More staff / public works support for events organization and facilitation

Priority Places

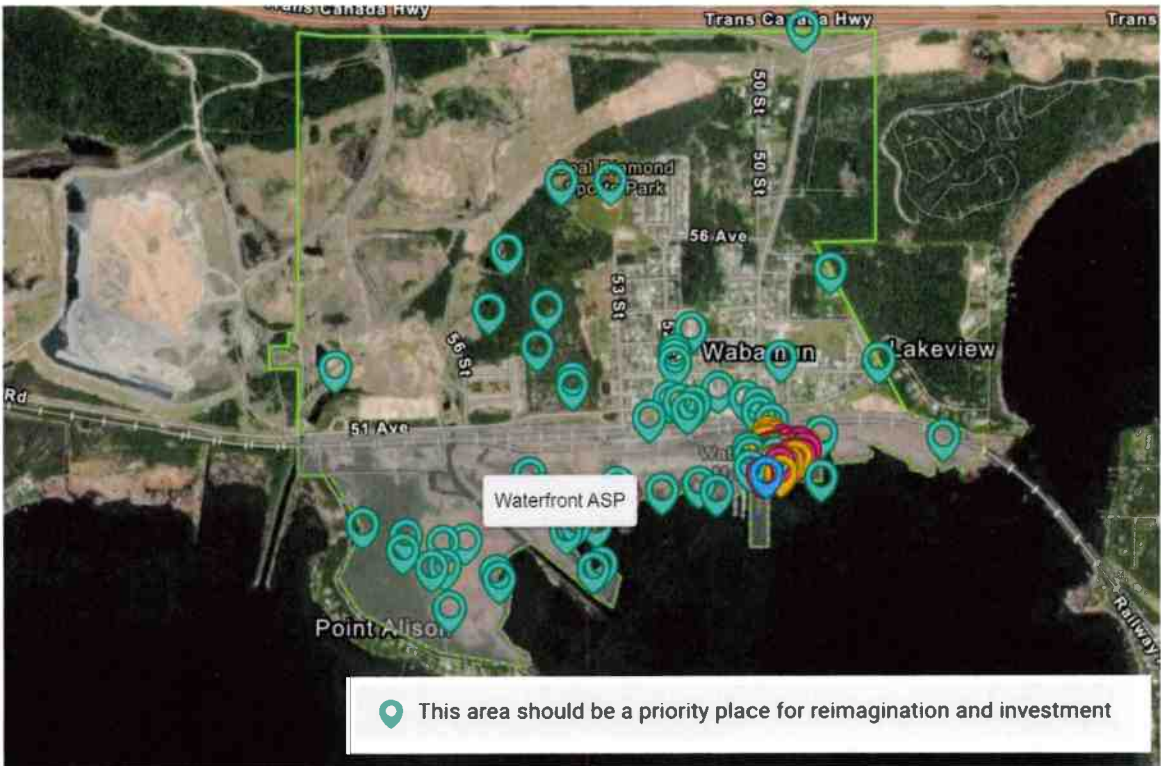
To get a sense of which areas should be a priority for reimagination and reinvestment in the Hamlet, we asked participants to place pins/stars on a map of the area. There were 58 pins provided on the online map and 17 comments from the in-person events. The following key places were identified within the plan boundary:

- Main Street (51 Ave): improve street and buildings, create a better connection to the waterfront
- 52 Street: provide median and traffic circle
- Trail Connection: to the Provincial Park
- Jubilee Hall: upgrade, use for more events and performances
- Former Village office: turn into community hub, move the library here
- Wabamun Commons: replace the Christmas tree, use for markets / events
- Coal Diamond Sports Park: encourage more use, expand camp sites
- Highway junction into Wabamun: provide some type of service stop to encourage people to drive in to town
- WAVES activity park: support / improve on existing skating rink

There were also some comments on the areas within the existing Waterfront Area Structure Plan. Many of these were about the Waterfront Park, which are summarized in the next section. Several comments indicated a desire to see more waterfront development, such as restaurants, shops, resorts, day-use areas, and additional public water access. Other comments wanted to see waterfront lands remain undeveloped or kept natural with some level of trail access.

58  
ONLINE MAP  
POINTS

17  
STICKY NOTE  
COMMENTS



# Waterfront Park

We asked participants to tell us about what is working well or not in Waterfront Park and what types of experiences they wanted to see in the future. There were 33 points provided on the online map and 32 sticky note comments from the public events.

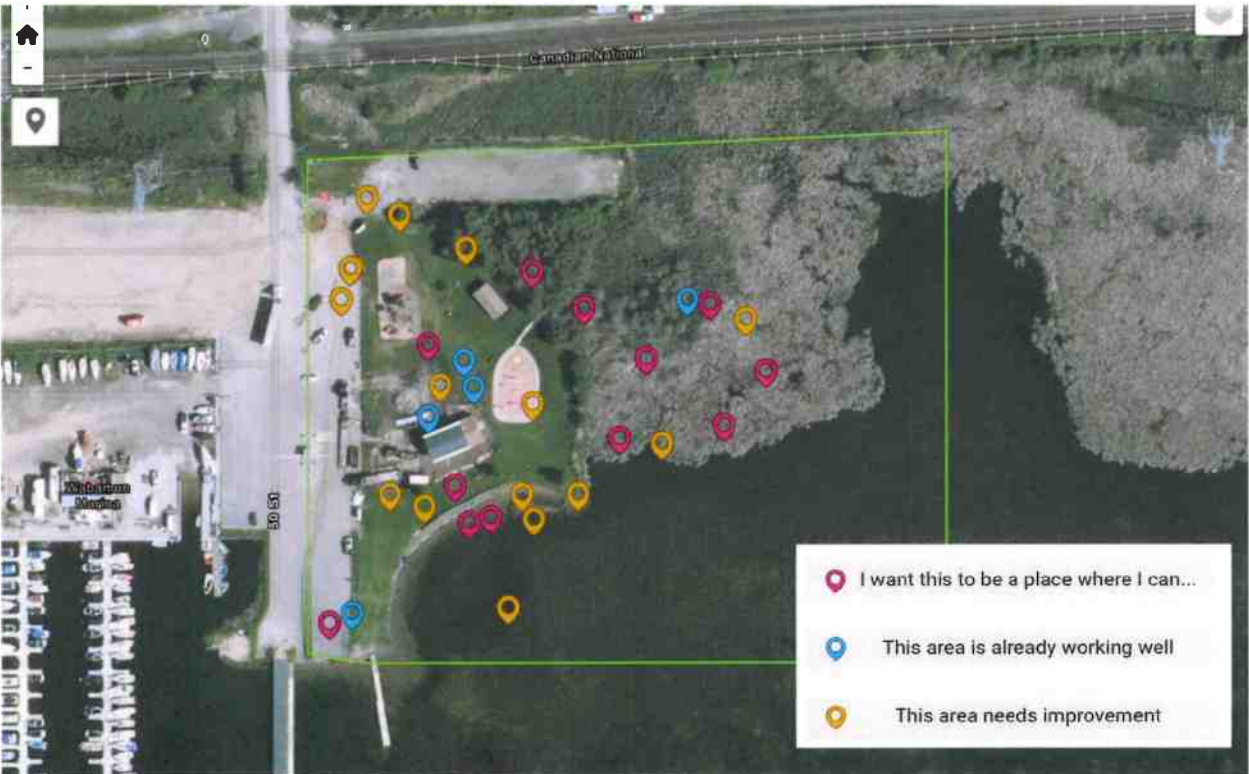
## What's Working Well

Most of the comments about what is working well in the park were about existing amenities and activities, including:

- public toilets with running water
- spray park / family areas
- bird watching
- natural area east of park
- day use areas
- kids ice fishing
- existing pier
- dragon boats

33  
ONLINE MAP  
POINTS

32  
STICKY NOTE  
COMMENTS



**What Needs Improvement**

The main ideas for improvement involved the beach area, expansion of the park, new or improved amenities, parking / traffic, and maintenance / enforcement.

- Beach
  - bigger sandy beach area
  - weed-free swimming area
  - protected from the boat launch
- Park expansion
  - tension between expanding the park and protecting existing natural area
  - concerns that it is too expensive to develop the park further
  - park is too busy / overrun
- Amenities
  - add watercraft rentals
  - add food service or trucks
  - spray park needs recirculation system to allow it to run for longer
  - add beach volleyball courts
  - more infrastructure to support events
  - add small bandshell for live music / events
  - add fishing dock
  - add off-leash park
  - more dock slips or a seasonal floating dock like in BC
- Parking / Traffic
  - fix traffic bottleneck to get to boat launch or remove boat launch from park
  - delineate parking for trailers and day use better
  - allow for some 24 hour parking again
  - allow a season's parking / launch pass for locals
- Maintenance & enforcement
  - not enough enforcement
  - light standards on pier keep getting knocked down
  - need better maintenance and cleanliness
  - washrooms are locked during off hours

**Future Experiences**

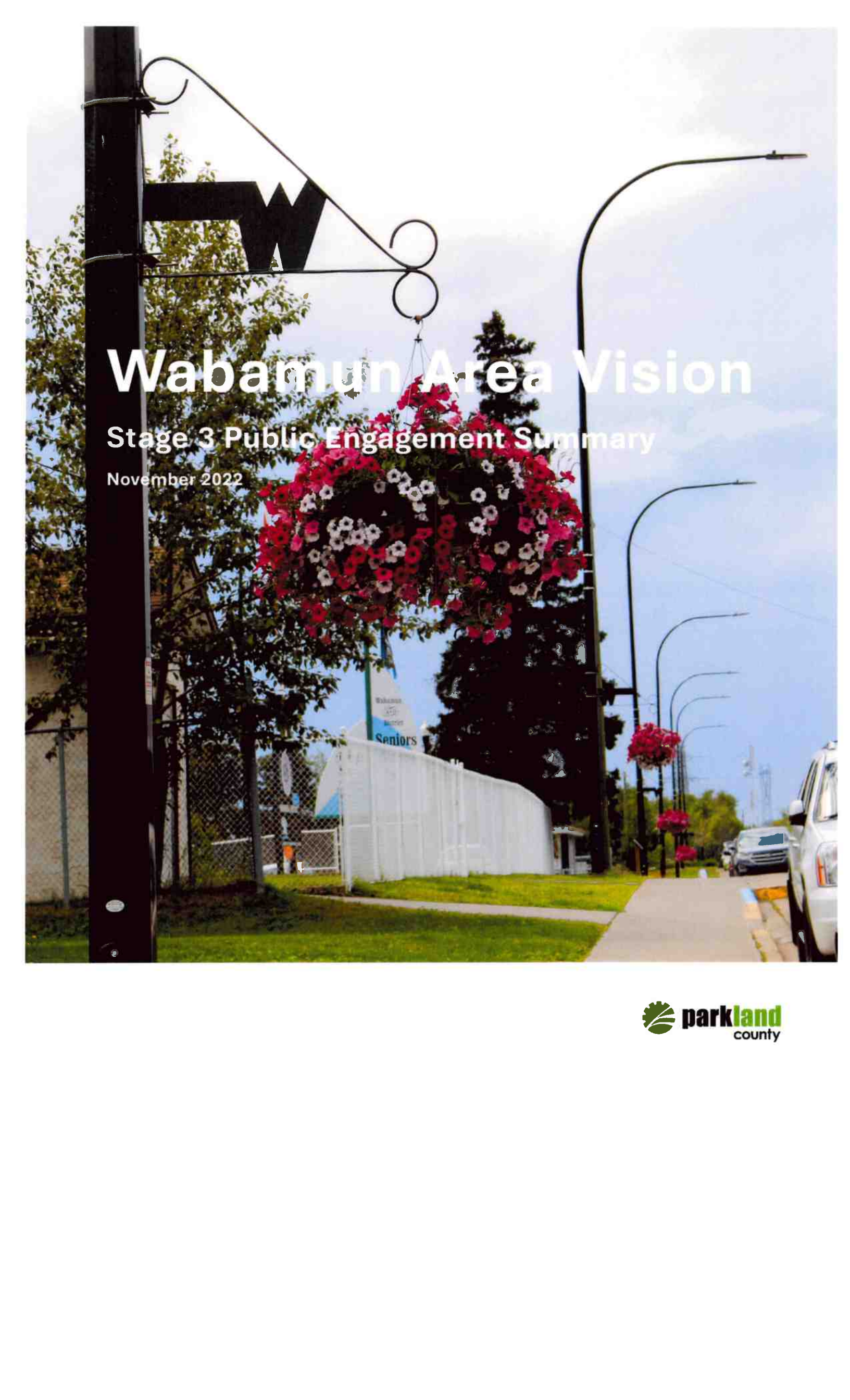
There were several different experiences that participants said they would like to have at the park in the future, including:

- bird watching from towers / canoe tours
- winter skating and hot chocolate
- have a fire in a fire pit
- drop off area for visitors with parking elsewhere
- keep small scale
- participate in outdoor recreation such as yoga classes
- go to a proper beach
- spend time with family and friends
- go swimming
- go to a market
- not pay \$20 every time to launch / take in boat

# Next Steps

Thank you to everyone who participated in Stage 2!

Your feedback will be integrated into the creation of the concepts for the Wabamun Vision, the Hamlet Area Redevelopment Plan, and the Waterfront Park Design Concept. Details about Stage 3 will be released soon – stay tuned to [wabamun.ca](http://wabamun.ca) for updates.



# Wabamun Area Vision

## Stage 3 Public Engagement Summary

November 2022

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# Project Introduction

Parkland County is creating a long-range vision for the Wabamun Area. The Wabamun Area Vision will inform the future of the region, helping the County make consistent, coordinated decisions about planning and development. This is a planning process that will result in two planning documents:

- **The Wabamun Area Long Range Plan** will provide high level vision and direction for the broader Wabamun Study Area around Wabamun Lake, identifying opportunities for growth, development, and collaboration over the next 30 years.
- **The Hamlet of Wabamun Area Redevelopment Plan (ARP)** is a land use plan specific to the Hamlet. This plan will provide future land use, transportation, servicing, and public space priorities along with a series of actions to revitalize the area over the next 15 years.

## Project Timeline

The Wabamun Area Vision process started in Winter 2021 and will be completed in Spring of 2023. Understanding and learning from local knowledge and community feedback is critical for creating plans that will serve this transitioning area effectively. There are four main stages of engagement as part of the planning process.

- **Stage 1: | Spring 2022**  
The first phase of engagement confirmed the draft vision and pillars and gathered insights and ideas from the community on issues and opportunities in the Wabamun Area.
- **Stage 2: | Summer 2022**  
Stage two involved gathering feedback on the Wabamun opportunities mapping completed to date and brainstorming implementation actions for the Wabamun Area, the Hamlet, and Waterfront Park. This stage is summarized in this report.
- **Stage 3: | Fall 2022**  
Stage three involved showcasing the draft Long Range Plan and prioritizing actions for the Hamlet Area Redevelopment Plan.
- **Stage 4: | Spring 2023**  
Stage four includes the public hearing for the Hamlet Area Redevelopment Plan and associated Municipal Development Plan and Land Use Bylaw amendments.

# Engagement Approach

## Why We Engaged

The aim of this third stage of engagement was to share the Wabamun Area Vision document and ask for feedback on key concepts and actions for the Hamlet Area Redevelopment Plan (HARP). Feedback from Stage 3 will inform the completion of the final HARP and its implementation strategy.

**129**  
ONLINE SURVEY  
RESPONSES

## Who We Engaged

In Stage 3, we engaged with the general public, including residents of and visitors to the Wabamun Area as well as other Parkland County residents.

**500+**  
UNIQUE VISITORS  
TO THE WEBSITE

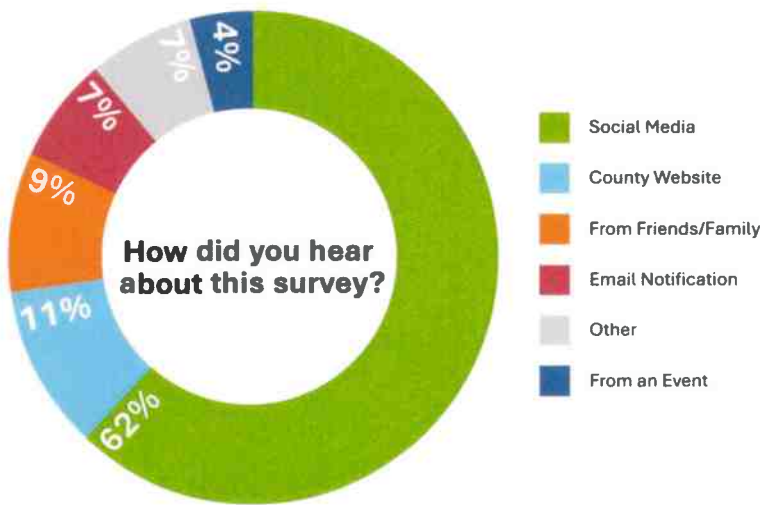
## How We Engaged

Stage 3 engagement involved both in-person events and online engagement. All of these events, activities, and communication tactics are summarized on the following page.

A total of 129 people completed the survey. There were 23 attendees of both the virtual and in-person sessions.

**23**  
PUBLIC SESSION  
ATTENDEES

Stage 3 engagement was open from **October 12 to November 10, 2022.**



Similar to Stage 1 and 2, most participants found out about the online survey via social media (62%).

In addition to the listed categories, people said they heard about the survey from:

- Wabamun Library
- Poster
- Reporter

| RESOURCES                                                                                                       | DESCRIPTION                                                                                                                                                                                                                              | STATS                        | AUDIENCE |
|-----------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|----------|
| Engagement Opportunities                                                                                        |                                                                                                                                                                                                                                          |                              |          |
|  <b>Public Survey</b>          | The online survey was a primary means used to collect input from residents. The survey ran from October 12 to November 12, 2022. Paper copies of the survey were also available by request at the County office and the Wabamun Library. | 129 survey respondents       | Public   |
|  <b>Drop-in Public Session</b> | The in-person session was hosted on October 27, 2022 from 4-7 PM. Participants could stop by at anytime during the session to learn about the project and participate in the activity stations.                                          | 14 participants              | Public   |
|  <b>Virtual Public Session</b> | At the Zoom session, participants received a presentation about the project and participated in two activity stations hosted on a virtual whiteboard (mural.com). The event was hosted on July 12, 2022 on Zoom from 6-8 PM.             | 9 participants               | Public   |
| Communications Tactics                                                                                          |                                                                                                                                                                                                                                          |                              |          |
|  <b>Project Webpage</b>        | All project information was available on the project website at <a href="http://wabamun.ca">wabamun.ca</a> .                                                                                                                             | 500+ unique webpage visits   | Public   |
|  <b>Social Media</b>           | Posts on Facebook and Twitter throughout October and November 2022 directed people to the public events and online survey.                                                                                                               | 5 posts, 22 likes, 15 shares | Public   |
|  <b>Emails</b>               | One email post with the link to the website/survey was sent to those subscribed to the Parkland County Wabamun update list on October 6, 2022.                                                                                           | 68 subscribers               | Public   |
|  <b>Postcard</b>             | Postcards were handed out at the various engagement events and at the County office to encourage people to fill out the survey.                                                                                                          | 100+ postcards handed out    | Public   |
|  <b>Digital Sign</b>         | The Parkland County lobby sign & Wabamun digital sign ran from October 7 - November 10, 2022.                                                                                                                                            | 2 digital signs              | Public   |
|  <b>Newspaper Ad</b>         | A newspaper ad ran on October 21, 2022 in the Stony Plain Reporter.                                                                                                                                                                      | 1 newspaper ad               | Public   |
|  <b>Public Calendar</b>      | All scheduled public engagement events were posted on the County's event calendar.                                                                                                                                                       | 2 calendar events            | Public   |

# Engagement Findings

# What We Asked

In this third stage of engagement, we showcased the draft concept for the Wabamun Area Vision and key concepts and actions for the Hamlet Area Redevelopment Plan (HARP). The online survey asked about the HARP, while the in-person and virtual public sessions included both the Wabamun Area Vision and the HARP content and activities. The results from both the online and in-person sessions are reported together in the following sections.

**Demographics (survey only):** We asked the age of participants and whether they were a resident, seasonal resident, resident of another part of parkland county, or visitor to the Wabamun Area. Depending on the response, participants were asked one of the following follow-up questions:

- Where do you live in the Wabamun Area?
- Where is your permanent residence?

**Wabamun Area Vision Showcase (events only):** We shared the draft concept for the Wabamun Area Vision and asked for final feedback. The concept included four illustrative maps:

- Overall Concept
- Natural Systems
- Connectivity
- Use Priority

**Hamlet Area Redevelopment Plan (HARP):** We asked about the following four topics specific to the Hamlet of Wabamun:

- Vision & Goals: How well do the vision / goals align with your wishes for the future of the Hamlet? Would you suggest any changes to the draft vision/goals?
- HARP Concept: How well do the following concept components align with your wishes for the future of the Hamlet?
- Key Places: Which of the 10 place based actions do you think should be prioritized?
- Redevelopment Actions: Which of the following actions should be prioritized in the Hamlet?

# Overall Themes

## Wabamun Area Vision

Overall, participants indicated that they felt the vision and concepts for the Wabamun Area Vision were generally in alignment with their aspirations for the area and that their feedback from prior phases was adequately incorporated into the plan. There were a few additional suggestions relating to the vision and concepts presented below.

### Reinforce Natural Environment as the Foundation of the Wabamun Area Vision

We heard throughout all three stages of engagement that the health of Wabamun Lake, its watershed, and ecosystems, are the foundation of life, recreation, and employment in the Wabamun Area. Participants suggested that there should be even further emphasis of natural area priority in the Vision. It was recommended that the bottom “Natural Environment” pillar be made larger than the rest in the diagram.

### Improve Runoff Water Quality

Participants suggested several additional ways to retain and improve the quality of Wabamun Lake, including ensuring septic upgrades and retrofits for private properties and providing better stormwater management at Seba Beach and Wabamun Hamlet specifically.

### Protect Natural Areas East of Fallis

Several participants noted that the area adjacent to Fallis was shown as “Seasonal Residential Priority” on the use concept. Some were concerned by this and felt that any development east of Fallis should be adequately setback from the waterfront. This is an important natural area that could be better reflected in the overall use concept.

### Support Public Regional Transit

Regional Transit was suggested as another element to include within the connectivity concept and actions of the Vision. This would help residents and visitors connect more easily between communities and to other destinations in the area.

### Include Northern Motorized Recreation Connection

It was suggested that in addition to the motorized priority area in the south mine areas that another connection be made north of Highway 16 via the existing underpass.

## Hamlet Area Redevelopment Plan

In general, most participants felt that the Hamlet Area Redevelopment Plan draft vision, goals, and concept aligned with their wishes for the hamlet. Many participants shared additional ideas and feedback through the comments on what they liked about the draft materials and what they felt could be improved. The overall themes are summarized below.

### Sustainability Priorities

There was a desire for greater emphasis on sustainability priorities in the vision and goals for the hamlet. This includes more explicitly mentioning protection of Wabamun Lake, taking climate action, and protecting natural areas. Some participants wanted to see specific mention of improved stormwater treatment for existing development in the hamlet.

### Growth and Lake Protection

There was a tension between the desire for increased growth in the hamlet and those who wanted limited or no growth. For those participants who wanted to see more growth, the reasons were usually to support more businesses and services, provide more affordable housing options, and revitalize the community. Those that wanted to see limited or no growth were concerned about the impacts of new development on watershed health, servicing capacity, and natural areas. There were a few specific concerns about the Waterfront ASP area not being included in the plan. Some participants were also concerned about Wabamun becoming too busy or losing its ‘small-town’ feeling.

### Non-vehicle Mobility

The proposed trail connections in the hamlet concept and in the redevelopment actions were popular among participants. Providing winter trails and a connection to the Provincial Park were in the top 10 prioritized redevelopment actions. Many participants liked the emphasis of the concept on non-vehicle mobility and the idea of creating a walkable Hamlet Centre connected by Main Streets. There were a few concerns about specific trail connections behind existing residential properties.

**Vibrancy & Activity in All Seasons**

The top prioritized redevelopment actions indicated a desire to see more winter and summer activation of the hamlet through new events, recreation opportunities, and incentives for new indoor and outdoor dining experiences. Activity Nodes were also the most highly supported element of the hamlet concept. Increased activity and public spaces in the hamlet will support both residents and visitors. Participants mentioned that there need to be activities for all ages.

**Inclusive & Sustained Implementation**

One of the final themes arising from this stage of engagement was implementation. There were a few comments expressing a desire for Parkland County to work closely with existing community organizations and landowners in implementation of the HARP as well as recognize existing revitalization work happening in the community. A few participants also mentioned a need to ensure sustained operation and upkeep of any upgraded spaces or initiatives. Some were concerned about the cost of completing these initiatives. Additionally, several participants were eager to see the plan implemented quickly and wanted to see clear tracking of performance, such as the use and reporting on key performance indicators and objectives.

**Example Comments**

*Environmental concerns are a key concern. None of the above speak to Wabamun as a sustainable community on an environmental level (i.e. climate change, climate action items for zoning and development, energy conservation and such), as well as sharing with nonhuman (animals, birds, plants).*

*Growth is necessary for the Hamlet to for it's existence without a certain amount of populace a community will wither and be obsolete.*

*Stay true to the working class coal mining, farming and fishing history of the area, instead of continuing with the short sighted push to become a wannabe resort town, Wabamun is not and should never try to be 'Marthas Vineyard but with ice and snow'. Remember the authentic feel Wabamun had in the 1990s when industry was alive here...*

*Further development and additional density should not be part of the future of Lake wabamun. If you are sincere in your strategic goal to maintain Lake Wabamun as a sustainable water source for future generations, you need to restrict further development along its shores and in close proximity to the lake.*

*I like the emphasis on non-vehicle access to many hamlet and surrounding areas.*

*Attractive trails and easy access encourage people to walk or bike instead of drive.*

*walking/nature trails along the lake and extending to Whitewood Sands reclamation area---huge potential for low impact recreation and facilitation of wildlife corridors. Really appreciate the pedestrian focus.*

*Work with existing volunteer groups and show them appreciation and respect - they have been working towards these goals for a long time.*

*You also have to staff things and care for them with paid staff. Make a commitment to care...*

*Wabamun needs to have better access to its greatest resource, the lake itself.*

*This place can be so much better then what it is, make me want to goto Wabamun to enjoy life and what it has to bring for not only me but my family as well*

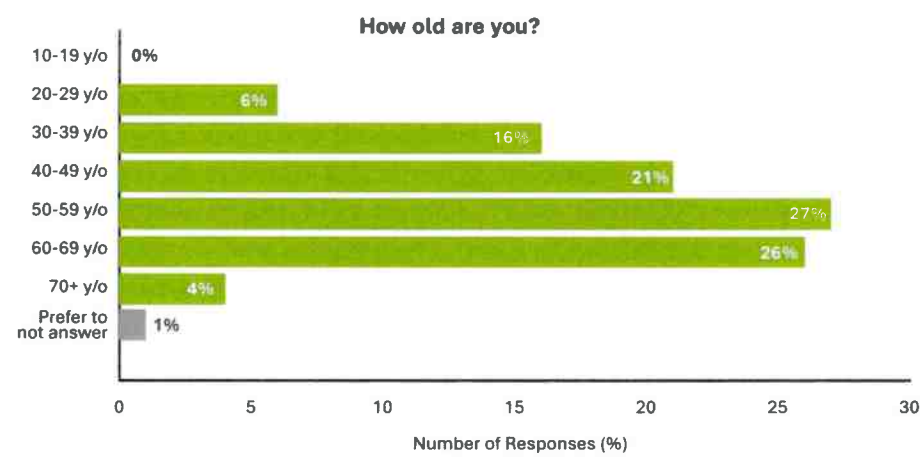
*Stop planning and start doing....*

# Demographics

To better understand who was participating in the online survey and where they are from, we asked a series of demographic questions.

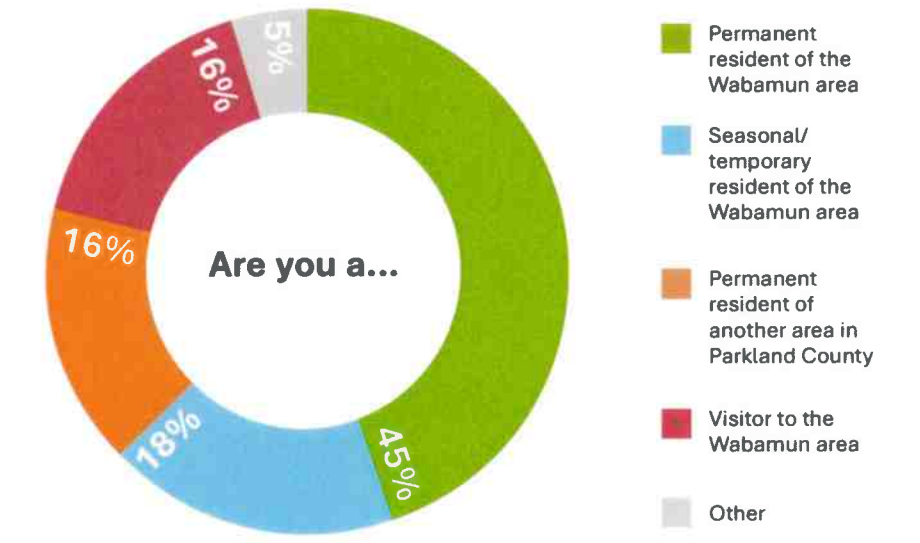
## Age of Participants

Almost 80% of participants were 40 years old or older. Approximately 6% were under 30 years old. There were no responses from those under 19 years old.



## Relationship to the Wabamun Area

Most survey participants were either permanent residents of Wabamun (45%) or of another area in Parkland County (18%). Approximately 16% were seasonal residents of the Wabamun Area and 16% were visitors to the area. There was a total of 5% “other” responses to the question, summarized to the right.

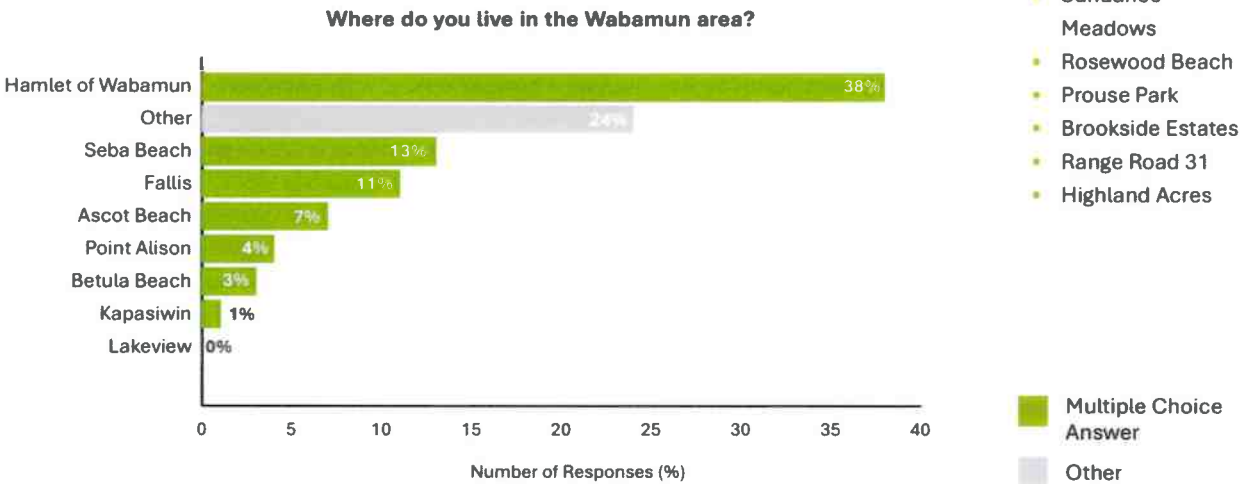


### Other

- Executor of estate in Wabamun
- Work or own a business in Wabamun
- Realtor

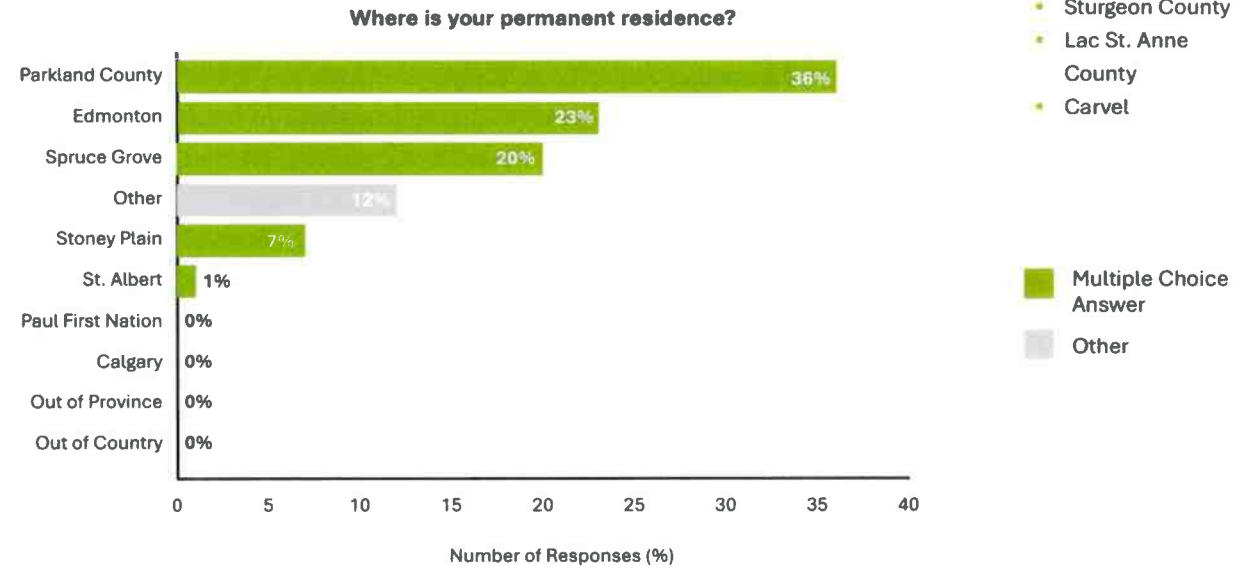
### Permanent/Seasonal Residents of Wabamun

Of those who selected permanent or seasonal resident, over a third (38%) live in the Hamlet of Wabamun. Just under a quarter of those who answered the question (24%) live in an “other” location that was not listed (summarized to the right). About 11% were from Fallis, and 21% were from a summer village, except for Lakeview which was not represented. Seba Beach was the most represented summer village (13%).



### Non-Residents of Wabamun

Over a third of seasonal residents, visitors, or “other” participants said they were from another area of Parkland County (36%). About 23% were from Edmonton, 20% from Spruce Grove, 7% from Stoney Plain, and 1% from St. Albert. Approximately 12% selected “other” and provided another location (summarized to the right). There were no responses for Paul First Nation, Calgary, or out of province / country.



# Vision & Goals

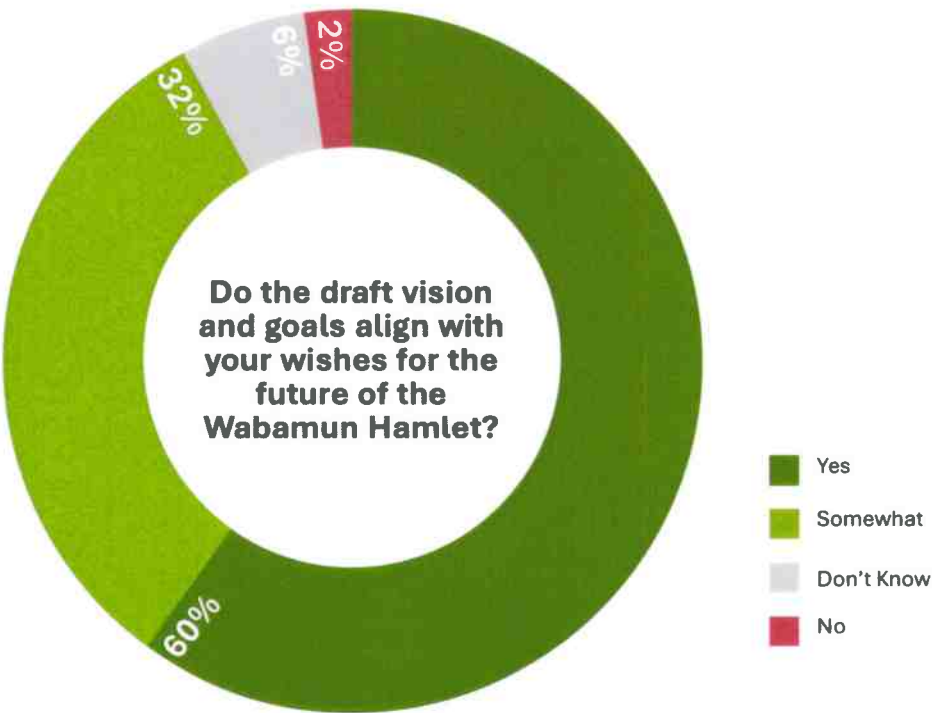
There was overall agreement with the draft vision and goals. About 60% of respondents indicated that the vision for the HARP aligns with their wishes for the future of the Hamlet. A further 32% said that the vision somewhat aligns with their wishes for the area. A total of 2% of participants said that the vision does not align with their wishes and 6% said they did not know.

In addition to the multiple choice question, 28 people provided comments suggesting changes or improvements to the vision and goals. Some of the suggestions were very specific, such as the incorporation of certain types of services or upgrades. A few were higher level suggestions, such as providing more emphasis in the vision and goals on sustainability and the protection of natural systems. These are summarized to the right.

There was a tension between wanting to see additional growth in the Hamlet and wanting no or limited development. Several participants wanted to see greater emphasis on limiting development, usually to retain natural areas or limit negative impacts on Wabamun Lake. Others felt that growth is needed and will support businesses and services.

People also asked questions for clarification, including:

- Who determines what is a “threat” to the natural environment?
- Why is it important to connect to the region?
- What is Wabamun Country?



## Suggested Changes

- Reinforce sustainability / protection of natural areas and Wabamun Lake
- Prioritize servicing upgrades
- Include new services, such as: veterinary care, services for children and youth, and new businesses
- Add waterfront areas and APEC lands to plan area
- Specific suggestions for improving Waterfront Park (parking, water park, beach)
- Move the railway
- Better upkeep of businesses
- Keep Wabamun authentic feeling (don't overdo tourism)
- Ensure vision aligns with local developers' plans
- Support local organizations / volunteer groups
- Make sure its implementable / use objectives & KPIs



# Hamlet Concept

The hamlet concept and the components were well received by participants. For all six components of the concept, approximately 80% or more of participants who answered selected “well” or “very well” to describe how well they felt the component aligned with their wishes for the hamlet. There were 42 comments expressing what was successful about the concept and 46 for what could be improved. The results and comments are summarized by component.

## Activity Nodes

Activity Nodes was the component with the highest level of agreement (90% well or very well). A few participants commented that they liked the nodes and felt that these would help to integrate and improve public spaces for both residents and visitors in the centre of the hamlet. The waterfront node was particularly important to people and there were several comments about improving, expanding, and promoting Waterfront Park. Other suggestions included:

- Providing a covered outdoor area for events
- More dog parks
- More pickleball courts
- More activities for youth / children
- More activities for visitors
- Building an arena
- Keeping waterpark open longer
- Adding a new waterpark on the lake
- Lowering the cost of renting sports field

## Hamlet Centre District

The Hamlet Centre was the second highest ranked component of the concept (90% well or very well). There were several comments that indicated agreement with concentrating mixed use development, commercial activities, and medium density residential uses in the centre of the hamlet in connection with the four main activity nodes. Many wanted to see the area revitalized and beautified. Some wanted to see even a larger commercial area, shopping centre, or more specific winter focused development. There were a few concerns about making sure that infrastructure capacity was updated first, prior to any new growth.

## Trail Connections

When asked about what was successful about the concept, many participants expressed that they liked the new trail connections proposed and the overall focus on non-vehicle mobility. Several specifically mentioned that they appreciated the suggested waterfront connection and the natural corridor along the west edge of the plan area. Some of the suggestions for improvement were to provide even further connections to the lake, improve the quality of existing trails, and to winterize trail connections. A few people were concerned about the trail connection behind Westview Estates and a few felt that the proposed trails in the west of the hamlet were unnecessary. Overall, trails had 86% agreement (very well / well).

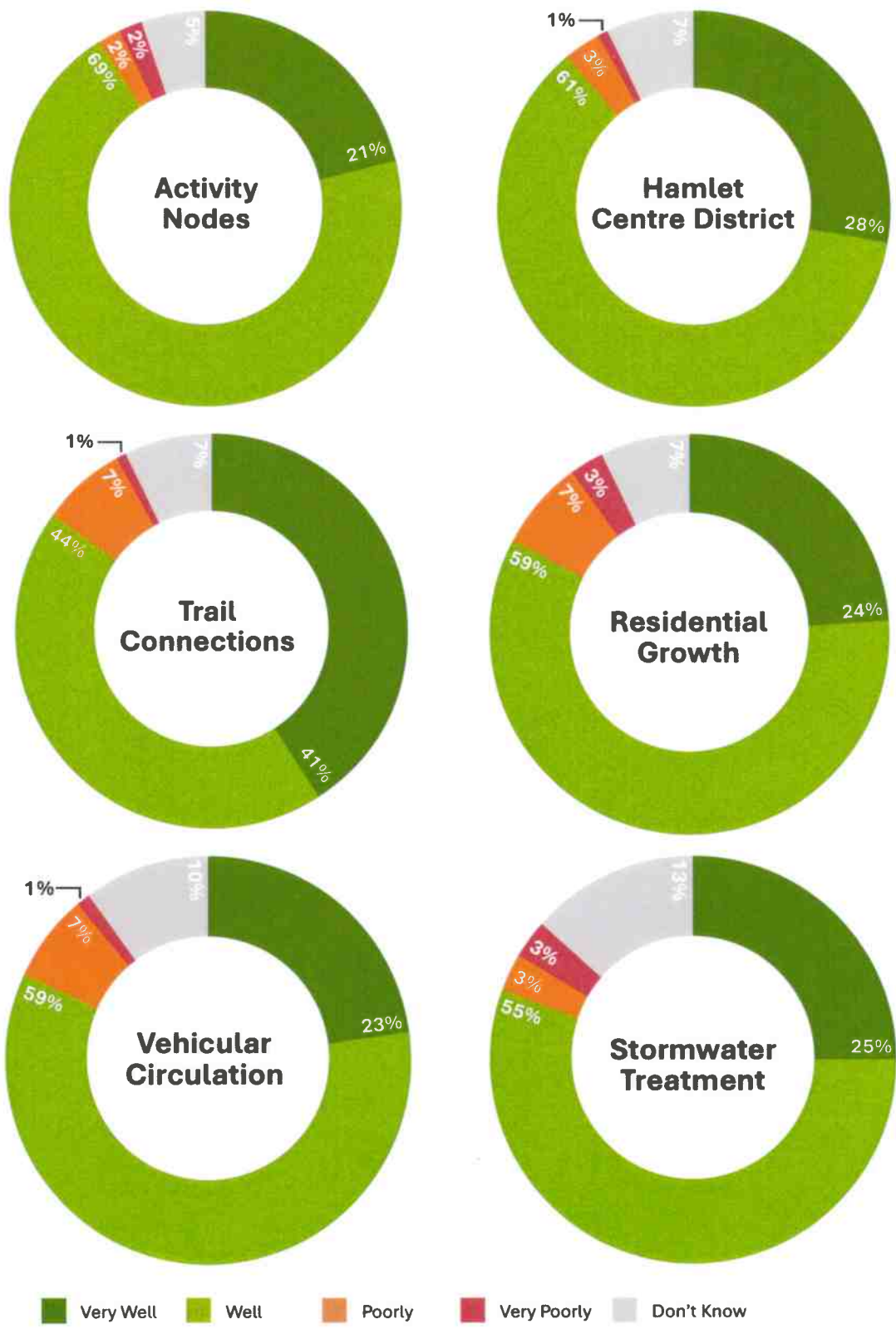
## Residential Growth

The component with the greatest level of disagreement was residential growth (10% poorly or very poorly). There was some tension between the desire for preservation of natural areas and protection of the lake with the desire for additional residential growth. Some comments indicated a desire to see no further development at all, while others indicated a need to ensure that new development does not have a detrimental impact on the lake or surrounding areas. Others said that growth was essential to support businesses, community services, and affordable housing in the hamlet and a few wanted to see even greater density within new residential areas. Another concern was that the residential growth area was too far from the Hamlet Centre to be walkable. Though this component had the highest level of disagreement, it still had 84% agreement overall from those who responded.

## Vehicle Circulation

Vehicle Circulation had majority agreement (80% well or very well) but had approximately 10% of participants select “don’t know”. It was suggested in the comments that there be more consideration for traffic and parking impacts of concentrating development and growth, particularly in the Hamlet Centre. The existing congestion during busy summer months was a concern.

How well do the following concept components align with your wishes for the future of the Hamlet?



**Stormwater Treatment**

Stormwater Treatment had the highest level of don't know responses (13%). Some comments expressed a desire to know more details and definition around what 'naturalized' wetlands would mean. Others wanted to see specific stormwater treatment for runoff from the existing developed areas of the hamlet.

**Other**

- There were a few additional suggestions to improve the concept. These included:
- Advertising the hamlet's services at the Provincial Park
  - Including plans for the waterfront / AECOM lands
  - Moving the suggested camping / RV area
  - Focusing on lake health / natural areas
  - Making it happen
  - Keeping the plan flexible



# Key Places

Participants were asked about 10 key places and which ones they thought should be prioritized for improvements. The key places are provided below in order of total level of support:

- 1. Provincial Park Trail Linkage (88%)
- 2. Fire Hall (86%)
- 3. Jubilee Hall (85%)
- 4. Trail Signage (83%)
- 5. 50 St & 51 Ave Intersection (81%)
- 6. Community Hub (80%)
- 7. Main Streets (78%)
- 8. Entrance Signage (71%)
- 9. Wabamun Commons (65%)
- 10. Art Park (61%)

All of the key places received at least 60% support from those who answered the question. In addition to the multiple choice selection, we asked if there were any key places that were missing. There were 26 responses, which are summarized to the right.

## Other Key Place suggestions

- Infrastructure upgrades
- More physical and mental health services (people & pets)
- Do main street upgrades on 52 Street as well
- Include bowling alley as an activity node
- Provide a year-round family centre
- Provide an arena / pool
- Support the WAVES activity park
- Reduce rental costs for Jubilee Hall
- Relocate existing unsightly uses near waterfront
- Curate a visitor experience (more garbage cans, less crime, more landscaping, overall theme)
- Upgrade Coal Diamond Park
- Winterize trails
- Reduce road widths to prioritize pedestrians
- Address traffic and parking
- Make the farmer's market less of a competition with local businesses
- Provide better highway signage
- Provide staffing to help care for infrastructure
- Ensure there is money to do these actions



## Redevelopment Actions

A list of 46 potential redevelopment actions was provided, based off of implementation ideas generated in Stages 1 and 2 of engagement. We asked which of these actions participants would support and which should be a priority.

Actions were divided into four main types.

- **Upgrades:** Physical built improvements to the public realm, infrastructure, and buildings.
- **Incentives:** “behind the scenes” tactics like grants or mechanisms that change the conditions of investment.
- **Activities:** Programs or events that are intended to bring life to the Hamlet and its public spaces.
- **Supports:** supports that enable facilitation and coordination of all other actions.

**Key Places** improvements from the previous question are also included in the overall prioritized list shown to the right.

The top activities were Winter Trails, Winter Festival, New Restaurant Incentives, Outdoor Patios, Outdoor Concerts, and the Provincial Park Trail Linkage, which all received over 88% support. These activities reflect a mix of all of the four types of actions and an overall desire for all season activities that contribute to public life and recreation. The top actions also reflect activities and connections that would benefit both residents and visitors to the area.

The lowest ranked activities were Neighbourhood Block Parties, Renewable Energy, Visitor Info Kiosk, Outdoor Curling, and Co-working Spaces Incentives. In general, small placemaking type actions were ranked lower. Overall, only the last two actions in the list received below 50% support. This was

Seven of the 10 key places made it into the top half of the prioritized list, with only Art Park, Wabamun Commons, and Entrance Signage being in the bottom half.

### Which actions should be prioritized in the Hamlet?

| Action                            | Support | Type       |
|-----------------------------------|---------|------------|
| Winter Trails                     | 93%     | Upgrades   |
| Winter Festival                   | 92%     | Activities |
| New Restaurants Incentives        | 90%     | Incentives |
| Outdoor Patios                    | 89%     | Supports   |
| Outdoor Concerts                  | 89%     | Activities |
| Provincial Park Trail Linkage     | 88%     | Key Places |
| Seniors' Housing Incentives       | 87%     | Incentives |
| Fire Hall                         | 86%     | Key Places |
| Jubilee Hall                      | 85%     | Key Places |
| Accessibility Upgrades            | 84%     | Upgrades   |
| Bike or Watercraft Rentals        | 84%     | Incentives |
| Hamlet Website                    | 84%     | Supports   |
| Pop-up Businesses                 | 83%     | Activities |
| Trail Signage                     | 83%     | Key Places |
| Community Events                  | 82%     | Incentives |
| 50 St & 51 Ave Intersection       | 81%     | Key Places |
| Sports Court                      | 81%     | Upgrades   |
| Community Hub                     | 80%     | Key Places |
| Regional Advertising              | 80%     | Supports   |
| Food Trucks                       | 79%     | Supports   |
| Main Streets                      | 78%     | Key Places |
| Internet Upgrades                 | 78%     | Upgrades   |
| Improve Financing                 | 74%     | Supports   |
| Mixed-Use Development             | 71%     | Incentives |
| Entrance Signage                  | 71%     | Key Places |
| Hamlet Stories Project            | 71%     | Activities |
| Outdoor Movies                    | 71%     | Activities |
| Coordinated Store Hours           | 69%     | Supports   |
| Wayfinding / Signage Strategy     | 69%     | Supports   |
| Off-leash Dog Area                | 68%     | Upgrades   |
| Wabamun Commons                   | 65%     | Key Places |
| Outdoor Fitness Classes           | 65%     | Activities |
| Façade / Building Grants          | 64%     | Incentives |
| Arts & Cultural Activities Grants | 62%     | Incentives |
| Community Garden                  | 62%     | Upgrades   |
| Business Incubator                | 61%     | Supports   |
| Community League                  | 61%     | Supports   |
| Temporary Placemaking             | 61%     | Activities |
| Art Park                          | 61%     | Key Places |
| Outdoor Games                     | 60%     | Activities |
| Public Art / Mural Project        | 58%     | Upgrades   |
| Co-working Spaces Incentives      | 54%     | Incentives |
| Outdoor Curling                   | 51%     | Activities |
| Visitor Info Kiosk                | 51%     | Upgrades   |
| Renewable Energy                  | 46%     | Incentives |
| Neighbourhood Block Parties       | 46%     | Activities |

## Other Redevelopment Action Ideas

In addition to the multiple choice prioritization, participants were also asked if they had any final ideas for other actions that should be prioritized. This feedback included:

- Provide a place for children / teens
- Work with existing volunteer groups
- Help finish the WAVES activity park
- Provide a staffed booth at Waterfront Park
- Provide a winter and summer business directory
- Improve accessibility on west side of 50 Street
- Start a market garden with the school
- Put sports courts inside the outdoor rink
- Don't develop a dog park because owners don't clean up after their dogs
- Create a permanent winter festival area
- Loved movies in the park this summer
- Replace heritage signs
- Need organized / lower insurance for new businesses
- Attract an educational facility
- Add more seating near playground at Coal Diamond Park
- Repurpose old clinic next to fire hall
- Provide short term housing options for summer employment / students

# Next Steps

**Thank you to everyone who participated in Stage 3!**

Your feedback will be integrated into the final draft of the Wabamun Area Vision and the Hamlet Area Redevelopment Plan. There will be a public hearing for the Hamlet Area Redevelopment Plan in 2023 – stay tuned to [wabamun.ca](http://wabamun.ca) for updates on how to participate.

# Appendix B | Servicing Report

## Technical Memorandum

**Date:** December 15, 2022  
**Update:** February 8, 2023  
**Attention:** Mr. Matt Knapik, MArch, MEdes  
Urban Designer, Associate, O2  
**From:** Andrew Stankieveh, R.E.T.  
**Re:** Hamlet of Wabamun  
Preliminary Utility Capacity Review

File: 717-001

As requested, we have prepared a high-level review of the services in the Hamlet of Wabamun and present our findings in this Technical Memorandum. We understand that with future development, there are concerns with the limitations of the current sewer and water infrastructure servicing the Hamlet. For the purposes of this analysis, we have referred to the following documents.

- ♦ Wabamun Infrastructure Study completed by ISL Engineering – July 2020
- ♦ West Interlake District Regional Water Services Commission – 202 System Business Plan

The commentary put forward reflects AI-Terra's best judgment of the information available at this time. Any use of this information in a manner not intended or with the knowledge that situations have changed shall not be the responsibility of AI-Terra Engineering Ltd.

### 1.0 Water Supply & Distribution

At present, the Hamlet of Wabamun receives its water supply from the West Inter Lake Regional Water System (WILD) to its existing pumphouse located on 53<sup>rd</sup> Street. The WILD Business model Report has an estimated provision for supply of 543 cubic meters per day for a population of 1808 out to year 2043. Population increase in the Hamlet of Wabamun is dependent on growth node locations and the rate of growth applied. If deviation from this occurs, the Hamlet may have to provide additional reservoir capacity to accommodate the additional peak day demand that may occur.

#### 1.1 Distribution Pumps and Reservoir Storage

Domestic demands and Fire flow is achievable with the existing pumping conditions. However, if higher density residential, commercial, or industrial land is developed, the reservoir is undersized for fire fighting storage. A fire underwriters survey would have to be completed at time of development to determine the extents of the upgrade or if alternate measures would need to be imposed specifically to the development.

#### 1.2 Distribution Network

The report notes that the existing piping network in Wabamun is in fair condition with limited yearly breaks but recommends that the Hamlet set aside funds for ongoing replacement of the aging

asbestos cement lines that are nearing their lifespan (20yrs). With the added development, the Hamlet may project some of these costs onto the proposed development with the additional use generated. With development along the north shore, two offsite water mainline extensions will be required from the north side of 51<sup>st</sup> Avenue to complete a looped system. Constructing these mains and extending them across the CN right of way could prove to be costly as CN will require them to be installed by trenchless construction and encased in a steel liner. A hydraulic network analysis would need to be completed to verify sizes, residual pressures, and fire fighting capabilities. With the existing pump house and reservoir being located close, it is expected that the pipe sizing will be roughly in the 200mm diameter range.

## 2.0 Sanitary Sewer

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### 2.1 Existing Sanitary Pipe Network

With development along the north shore of the lake, it is assumed that the sanitary sewage will be directed to the main lift station located on 51<sup>st</sup> Avenue, east of 49<sup>th</sup> Street. It is identified that several lengths of old 200mm sanitary sewer are under capacity and will need to be increased in size to accommodate the added flow. This increase in size will be dependent on the contributing flow from the projected population of the growth area plus the shortfall in capacity per the existing contribution from the hamlet.

### 2.2 Lift Station

The ISL report summarizes the lift station capacity assessment in great detail and outlines very specific upgrades to it when capacity is increased resulting from the increase in the Hamlets population. For a detailed analysis, refer to Section 4.2 of the ISL report. The lift station is more than 50 years old and needs upgrading.

### 2.3 Force Main from Lift Station to Lagoon

The force main from the pump house to the lagoon is 150mm in diameter and is operating at a high-pressure head due to the elevation difference. This line also has air relief chambers with valves located along it to relieve the system of air during pumping but are no longer operational and require replacement. There may be an opportunity to explore options to install a new force main with a higher pumping capacity to reduce the demand on the lift station storage during peak contributing times plus the wet weather flows. Along with that, modern ARV's can be installed along the force main to accommodate the change in elevations and high points where air can collect.

### 2.4 Lagoon

To assess the lagoon, we have to look at all three stages of the lagoon treatment cycle. The current population of Wabamun is utilizing less than 50% of the capacity in the lagoon based on the anaerobic cells storage availability. Based on Alberta Environments requirement for a minimum of two anaerobic cells and a maximum of four cells operated in series, the current lagoon could have capacity for a population of 2857 people. This was using the conservative generation rate of 350 l/c/d. However, the two facultative cells only have 29,400m3 of storage available for the required 60-day detention time. Working backwards from that, a population of 1400 is all these two cells have capacity for. Additionally, the 3 storage cells have a combined storage of 179,000m3 which will accommodate up to 1687 people, but this does not take into consideration rainfall events and seasonal evaporation. Based on the capacities of each of the progressive cells, the facultative cells



will be the limiting factor for population growth. There may be an option to add an additional cell to the southeast of the 2 existing ones but will depend on land ownership. The storage cells could be expanded to the west to increase the long-term retention and provide additional capacity for increased population as well. Also of note, the generation factors used for the purpose of this report are conservative in nature. With the current trends in water conservation, the per capita demand could be reduced, but should be confirmed by reviewing metering rates from the pump house and from what the WILD Water Commission is supplying.

### 3.0 Storm Sewer & Stormwater Management.

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The existing storm sewer network in Wabamun isn't very complex and most of the drainage is by overland flow to several catch basins scattered around the Hamlet. Based on the proposed growth nodes in the Hamlet, it is expected that it will not impact the old infrastructure. It is anticipated that with any new development, new infrastructure will include storm sewer, catch basins and storm ponds with outfalls to provide an acceptable level of service.

### 4.0 Closure

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The infrastructure in Wabamun is in varying states of competency and will require a thorough review with the advancement of future development and will be very interdependent on the population projections. What we have confirmed is as follows:

- ◆ The watermain is in reasonable shape but will require upgrades over time to replace the aging asbestos cement & ductile iron pipe. It is not expected that with the added development, the pipe integrity will decrease any faster than usual.
- ◆ There is a water storage deficit for fire fighting for commercial and industrial type development.
- ◆ The sanitary sewers near the pump house will require upgrades to accommodate the future development due to being under capacity.
- ◆ The lift station and pumps are aging out and will need to be replaced in the near future.
- ◆ The forcemain to the lagoon is under capacity and aging out as well. It will need replacing with the advancement of new development.
- ◆ The lagoon has capacity for additional growth and is in reasonable condition providing adequate treatment. Some minor maintenance to the berms is required.
- ◆ Stormwater system has nothing notable to mention.

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Enclosures.



# Appendix C | Public Realm Design Guidelines

*The following public realm design guidelines are intended to provide the County with design guidance for streets and public places. These guidelines should be consulted when designing new public spaces or completing retrofits to existing public spaces and streets in the Wabamun Hamlet.*

## Complete Streets

Compared to roads in other rural areas of Parkland County, which are primarily designed to move vehicles efficiently, streets in Wabamun need to dedicate more of their total right of way to safe mobility for other modes of travel. In particular, main streets and mixed-use priority streets should be designed as both mobility corridors and as places to linger. A street designed as both a multi-modal corridor and a place will have wide sidewalks, more landscaping, traffic calming, and street parking than a typical rural roadway.

The following guidelines apply to public streets in the Hamlet.

### Right of Way

- a. Maximize the right of way available for pedestrians and active modes, reducing vehicle lanes as required while retaining a minimum lane width of 3.5 metres.

### Sidewalks

- b. Provide an even, and clear sidewalk surface to ensure pathways remain safe, accessible, and easy to maintain/clear of snow and ice.
- c. Remove driveway curb cuts where they are no longer required to make sidewalks level and more accessible.
- d. Locate utility infrastructure, municipal signage, and lighting standards so that they do not impede pedestrian flow on sidewalks.

- e. Provide curb and sidewalk bumpouts to accommodate the provision of clusters of seating and trees and to delineate parking areas.

### Trees and Vegetation

- f. Use hardy tree and plant species that are well adapted to Wabamun's climate and winter conditions. Where possible, use native vegetation in landscaping or xeriscaping to reduce watering requirements.
- g. Ensure street trees are provided with ample soil for root growth and protection from soil compaction.
- h. Integrate trees and vegetation as part of green stormwater management infrastructure, such as bio-swales or rain gardens, where possible.
- i. Ensure vegetation does not impede driver and pedestrian sightlines at intersections.
- j. Locate street trees so that they do not block business signage, where possible.

### Street Furniture

- k. Provide public waste/recycling receptacles near street corners for ease of use and maintenance, where possible.
- l. When providing lighting on a street, consider the use of light fixtures that can be used for interchangeable displays such as festive signage/displays/banners.

### Public Parking

- m. Ensure that off-street municipally-owned parking is clearly signed and located to minimize impact on sidewalks.
- n. Demarcate street parking areas with curb bumpouts, where possible.

### Intersections

- o. Provide high-quality pedestrian focused design at intersections, including:
  - i. Curb extensions;
  - ii. Directional curb cuts;
  - iii. Street braille on curb cuts;
  - iv. High-visibility crosswalk markings on the roadway; and
  - v. Pedestrian-scaled lighting.

## Main Streets

- p.** Ensure Main Streets are safe and accessible for all users and modes by:
  - i.** Providing adequate pedestrian scaled lighting;
  - ii.** Placing accessible seating at approximately 30 metre intervals or closer along Main Streets;
  - iii.** Providing designated accessible street parking on every block;
  - iv.** Providing bike racks at regular intervals along Main Streets; and
  - v.** Prioritizing snow clearance of Main Streets and Main Street sidewalks in the winter.

# Civic Facilities and Parks

Civic Facilities and parks should be designed to be inclusive and welcoming to all. The following guidelines apply to County owned and operated facilities and parks in the Hamlet.

## Safety & Inclusivity

- a.** Design civic facilities and parks to be welcoming and accessible to all users by:
- b.** Avoiding the use of defensive architecture, such as spikes along planters or benches with central armrests to prevent lying down, intended to exclude certain groups or activities;
- c.** Designing spaces to be universally accessible for people of all ages and abilities, including providing accessible seating; and
- d.** Where accessible seating and amenities are provided, ensuring there are accessible paths leading to them.
- e.** Implement Crime Prevention Through Environmental Design (CPTED) principles in the design of civic facilities and parks, including:
  - i.** Ensuring public spaces and pathways are well lit; and
  - ii.** Maintaining clear pedestrian sightlines throughout public spaces.
- f.** Design pathways and hardscaped spaces to accommodate snow removal and storage.
- g.** Follow the Council Dark Sky Outdoor Lighting Policy (C-ES06) to mitigate lighting impacts.

## Wayfinding

- h.** Coordinate wayfinding in civic facilities and parks with wayfinding on streets.
- i.** Where possible, use similar furnishings on streets and parks for continuity of the public realm, such as benches, bicycle racks, and waste receptacles.

## Multi-functionality

- j.** Consider designing surface parking to enable adaptation as a programmable extension of park spaces for events.
- k.** Collaborate with local artists and fabricators in the design of park amenities, public art, and furnishings.
- l.** Consider providing multi-functional amenities, such as planters that also serve as seating.
- m.** Ensure frequent waste, organics, and recycling receptacles are provided and are located where they can be easily collected/maintained.
- n.** Provide clusters of seating and shade adjacent to playground facilities.
- o.** Provide a mix of spaces with shade and shelter from the elements as well as sunny open spaces.
- p.** Provide a mix of vegetated and hardscaped areas to increase water infiltration and reduce urban heat island impacts.

# Appendix D | Design Guidelines for Private Development on Main Streets

*The Hamlet Area Redevelopment Plan (HARP) aims to create a vibrant main street district that is pedestrian focused and concentrates the Hamlet’s commercial activities. Creating a successful district and a positive pedestrian experience along the street involves coordination between private development and public streets. The following guidelines should be consulted when developing or redeveloping private properties fronting onto Main Streets, as designated in the HARP, but they are not binding.*

## Multi-unit Residential

- a. Dwelling units within new mixed-use buildings should be:
  - i. located above or behind commercial uses, and
  - ii. have entrances accessed via a separate lobby on the street, with a potential secondary access from a lane.
- b. New multi-unit residential development should provide separate dedicated entrances and patios for ground floor units fronting onto the public street.

## Entrances

- c. All front entrances of buildings should face the street and be easily identifiable through elements such as:
  - i. Material changes and/or colour accents;
  - ii. Accent paving in front of entrances; and
  - iii. Lighting.

- d. For corner properties, entrances should be provided on both public streets. Alternatively, a feature corner entrance may be provided.

## Façade Design

- e. New ground floor commercial development should provide clear glass windows and doors to maximize transparency of frontage on public streets.
- f. New development should avoid creating blank walls along the street.
- g. Murals may be used to activate existing blank walls.
- h. Buildings should provide snow, wind, and rain protection along Main Streets, such as canopies, awnings, and recessed entrances. Weather protection:
  - i. Should be provided at a consistent height;
  - ii. Should be designed to compliment the building design, material, and colour; and
  - iii. May encroach over the sidewalk if it does not obstruct pedestrian movement.
- i. High-quality materials, such as wood, masonry, metal, and textured concrete should be used in façade design.
- j. The number of materials and colours used in one façade should be limited.
- k. Where feasible, consider adaptive reuse of heritage buildings or providing heritage interpretation if the historic building is not able to be re-purposed.
- l. Vacant lots and buildings should be screened from the street or activated through temporary programming, such as park space, pop ups, and public art.
- m. Landscaping and other pedestrian amenities are encouraged to improve the pedestrian experience and transition between private and public spaces.

## Parking and Servicing

- n. Existing development with on-site surface parking lots adjacent to the street should provide a landscaped edge or other pedestrian amenities along the sidewalk.
- o. Utilities, vents, and other utilitarian elements should be located away from the lower levels of building facades adjacent to the public realm.

# Appendix E | Action Plan

Ongoing revitalization of the Wabamun Hamlet will require sustained momentum and investment. Through engagement with residents and stakeholders, as well as technical analysis of the area and existing conditions, a series of actions were generated to guide improvements to the Hamlet, in alignment with the HARP goals and policies. These actions were prioritized by the community and have been grouped and phased within this Action Plan to ensure successful implementation of the HARP.

The Action Plan is intended to be a non-statutory living document. It should be frequently updated to incorporate new opportunities and conditions and reflect changing community and Council priorities.

The Action Plan is structured into the following four sections:

- Actions
- Key Places
- Phasing
- Measuring Success

## Actions

The actions are key initiatives that can help to achieve the goals of the HARP. These actions were generated and prioritized through engagement with the community.

There are four main types of actions:

**Upgrades:** Physical built improvements to the public realm, infrastructure, and buildings.

**Incentives:** “Behind the scenes” tactics like grants or mechanisms that change the conditions of investment.

**Activities:** Programs or events that are intended to bring life to the Hamlet and its public spaces.

**Supports:** Supporting actions that enable facilitation and coordination of all other actions.

When applied strategically together, these types of actions can build upon each other. For example, creating a new public space (upgrade) can make it easier to host events (activities).

A summary of each of the actions is provided with its description, and level of participant support from Stage 3 Engagement. Throughout the life of the HARP, additional actions should be added to the library, informed by new ideas, innovations, lessons learned, and opportunities.

Upgrades

| Action                                | Description                                                                                                            | Support |
|---------------------------------------|------------------------------------------------------------------------------------------------------------------------|---------|
| Winter Trails                         | Partner to develop cross-country ski/ snowshoe trails and connections.                                                 | 93%     |
| Accessibility Upgrades                | Conduct an age-friendly mobility assessment and upgrades of the Hamlet Centre to make it more accessible for everyone. | 84%     |
| Sports Court                          | Provide additional outdoor recreation courts, such as basketball or tennis/ pickleball.                                | 81%     |
| Internet Upgrades                     | Work with internet providers to install reliable high speed internet throughout the Hamlet.                            | 78%     |
| Off-leash Dog Area                    | Provide a designated space for residents and visitors to bring their dogs to play/run.                                 | 68%     |
| Community Garden                      | Support the creation and operation of a community garden.                                                              | 62%     |
| Public Art / Mural Project            | Create a community mural program to activate existing blank building walls and spaces in the Hamlet Centre.            | 58%     |
| Visitor Info Kiosk                    | Provide and staff a small visitor kiosk with tourism information on the region and what activities to do.              | 51%     |
| Wastewater & Water Servicing Upgrades | Upgrade fire capacity of water servicing and wastewater capacity to support Hamlet Growth.                             | -       |

“-” means that the idea was not part of the prioritization exercise in Phase 3 engagement.

Activities

| Action                  | Description                                                                                                                                                         | Support |
|-------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|
| Winter Festival         | Partner to provide a winter event with lights and winter programming such as fire pits, warming huts, skating, and hot chocolate.                                   | 92%     |
| Outdoor Concerts        | Partner to host free outdoor concerts in public places. Could be supported by food trucks and/or an outdoor market.                                                 | 89%     |
| Pop-up Businesses       | Work with property owners to accommodate “pop-up” businesses to occupy empty commercial spaces or vacant lots temporarily, such as container shops.                 | 83%     |
| Hamlet Stories Project  | In collaboration with the Wabamun Museum, update existing historic walk signage, create a virtual historic tour, and work towards guided walking tours of the area. | 71%     |
| Outdoor Movies          | Host free outdoor movie showing in public places. Could be supported by food trucks and/or a night market.                                                          | 71%     |
| Outdoor Fitness Classes | Encourage group fitness activities such as yoga or dance in parks.                                                                                                  | 65%     |
| Temporary Placemaking   | Turn small, unused spaces into public spaces/ small parks using temporary and low cost materials.                                                                   | 61%     |
| Outdoor Games           | Increase opportunities for spontaneous play along main streets and in public places, such as outdoor ping pong tables, human scaled chess sets, and connect four.   | 60%     |

### Incentives

| Action                                    | Description                                                                                                                                     | Support |
|-------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|---------|
| New Restaurant / Food Business Incentives | Provide economic incentives to encourage support existing and new food establishments, coffee shops, breweries, food trucks, etc                | 90%     |
| Seniors' Housing Incentives               | Provide economic incentives to encourage the provision of supportive housing or age-in-place facilities for seniors.                            | 87%     |
| Bike or Watercraft Rental Incentives      | Provide economic incentives to encourage establishment of short-term bike and boat rentals.                                                     | 84%     |
| Community Events Grants                   | Provide grant funding to support more events/ festivals.                                                                                        | 82%     |
| Mixed-Use Development Incentives          | Provide economic incentives to support the development of mixed use buildings (Commercial on the ground floor and residential above).           | 71%     |
| Façade / Building Grants                  | Provide grants to support private landowners to improve the appearance of their property from main streets, in accordance with design criteria. | 64%     |
| Arts & Cultural Activities Grants         | Provide grants to support public art, art programs, performances, etc.                                                                          | 62%     |
| Co-working Spaces Incentives              | Provide incentives or space for the creation of rentable shared workspaces.                                                                     | 54%     |

### Supports

| Action                        | Description                                                                                                                                                               | Support |
|-------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|
| Outdoor Patios                | Make it easier for businesses to establish outdoor patios year round by providing a clear permitting system.                                                              | 89%     |
| Hamlet Website                | Create and maintain a website of initiatives/ events in the Hamlet.                                                                                                       | 84%     |
| Regional Advertising          | Advertise community events and opportunities in the region/ other communities.                                                                                            | 80%     |
| Food Trucks                   | Designate areas with movable seating and develop policies to support mobile food vendors in the Hamlet Centre.                                                            | 79%     |
| Improve Financing             | Liaise with banks to improve business access funding for new ventures in the Hamlet.                                                                                      | 74%     |
| Coordinated Store Hours       | Work with businesses to coordinate store hours on certain days or weekends.                                                                                               | 69%     |
| Wayfinding / Signage Strategy | Create a comprehensive wayfinding system with signage to help visitors navigate the area and work with online map tools/ search engines to update wayfinding information. | 69%     |
| Business Incubator            | Subsidize lease rates in a storefront for start-up businesses to lower the businesses' initial occupancy expenses.                                                        | 61%     |
| Community League              | Work with the community to formalize a Wabamun Community League and associated funding.                                                                                   | 61%     |
| Boat Launch Booking System    | Develop a boat launch queuing app and booking system so that vehicles can reserve a time to use the boat launch and do not need to queue at Waterfront Park.              | -       |
| WAVES Activity Park           | Support the completion of the WAVES activity park.                                                                                                                        | -       |

# Key Places

Five key places are identified in the Hamlet Area Redevelopment Plan (HARP). These key places are intended to provide focal points or “nodes” for community activity. The HARP sets out high-level direction to improve and program these spaces. In this Action Plan, additional recommendations are provided to guide future improvements.

The five key places are:

- Jubilee Hall & Old Fire Hall
- Community Hub
- Wabamun Commons
- Wabamun Entrance
- Provincial Park Trailhead

## Jubilee Hall & Old Fire Hall

| HARP Direction                                                                                                                                                                                                                                                                                              | Action Plan Guidance                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>p.</b> Leverage the existing public ownership of the fire hall building to ensure adaptive re-use of the building for an active use that makes use of both indoor and outdoor space. This may be implemented through a conditional lease or by selling the building with a conditional agreement.</p> | <p>Potential active uses could include but are not limited to:</p> <ul style="list-style-type: none"><li>• A permanent indoor / outdoor market</li><li>• A brewery or restaurant with outdoor patio space</li><li>• A maker space for artists and fabricators</li><li>• Rock climbing gym or other recreation facility.</li></ul>                                                                                                                                                                                                                                                             |
| <p><b>q.</b> Consider redesigning the surface parking and open space in front of and between Jubilee Hall and the former Wabamun Fire Hall into a cohesive park and plaza space that can be activated by community events.</p>                                                                              | <p>Explore the following opportunities:</p> <ul style="list-style-type: none"><li>• Providing outdoor event space to be used in tandem with events at Jubilee Hall.</li><li>• Re-organizing and potentially reduce parking area to be more efficient and reduce impacts on the pedestrian experience of the site.</li><li>• Providing additional permanent and temporary seating, including picnic tables or similar.</li><li>• Providing overhead string or other lighting in the park.</li><li>• Incorporating low impact development (LID) features to reduce stormwater runoff.</li></ul> |

| HARP Direction                                                                                                                                        | Action Plan Guidance                                                                                                                                                                                                                                                                                                                                                                              |
|-------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>r.</b> Consider conducting building modernization improvements to Jubilee Hall to facilitate greater use as a performance and events space.</p> | <p>Consider upgrades such as:</p> <ul style="list-style-type: none"><li>• Accessibility upgrades to entrances and facilities</li><li>• Additional electrical outlets</li><li>• Upgraded stage</li><li>• Upgraded facility lighting</li><li>• Upgraded sound system</li><li>• Upgrades to support the use of the facility as an emergency centre (warming shelter, cooling shelter, etc)</li></ul> |
| <p><b>s.</b> Review and update current venue rental agreements and pricing to ensure the space is affordable for use by community organizations.</p>  | <p>N/A</p>                                                                                                                                                                                                                                                                                                                                                                                        |

Community Hub

| HARP Direction                                                                                                                                                                                                                                          | Action Plan Guidance                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>a. Retrofit and re-program the Community Centre as part of a community hub for multiple complimentary community and economic development uses to activate the Hamlet Centre, improve quality of life for residents, and support economic growth.</p> | <p>Explore opportunities, such as providing:</p> <ul style="list-style-type: none"><li>• Space for the library to re-locate from the Jubilee Hall basement (dependent on loading requirements and feasibility), and potentially expand its overall footprint</li><li>• Flexible indoor community gathering spaces, linked to the potential library use</li><li>• Offices for local County staff use</li><li>• Bookable or leasable offices or meeting spaces for community organizations</li><li>• Social service offices, as permanent or flexible spaces</li><li>• Economic development space, such as co-working space</li><li>• Tourism supportive services, such as brochures or a staff interpreter</li><li>• Space for a private local food service, such as a coffee shop, to support community and economic development uses</li><li>• Accessible public washroom facilities</li></ul> <p>Consider opportunities to partner with local community groups to re-program the Community Hub.</p>                                                     |
| <p>b. When completing retrofits, seek to create a more integrated relationship between the buildings and park spaces in the Community Hub through programming and design.</p>                                                                           | <p>Consider the following programming and design options:</p> <ul style="list-style-type: none"><li>• Expanding historical programming from the museum to the rest of the site, such as a temporary exhibit space in the Community Centre or interactive art or displays in the park</li><li>• If feasible, providing an additional entrance or windows to the park space from the Community Centre as part of building retrofits to allow for greater passive surveillance of the space</li><li>• Providing a mural on the wall of the Community Centre adjacent to the park</li><li>• Creating a small plaza space with seating adjacent to the former village office building and re-organizing the community signage boards</li><li>• Provide complimentary programming in the park, such as library or museum events or rentable activity kits</li><li>• At the end of the playground’s lifecycle, collaborating with the museum to replace it with custom interactive play structures and interpretation that relate to Wabamun’s history</li></ul> |
| <p>c. When completing retrofits, improve the accessibility of the buildings and the park spaces in the Community Hub to ensure inclusive access for all.</p>                                                                                            | <ul style="list-style-type: none"><li>• Consider the following accessibility improvements:</li><li>• Additional accessible seating, including picnic-style seating</li><li>• Clear, accessible pathways from adjacent accessible street parking to amenities and seating</li><li>• Accessible play features in the playground</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |

Wabamun Commons

| HARP Direction                                                                                                                                                                                                  | Action Plan Guidance                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| a. Create a viewpoint to Wabamun Lake from Wabamun Commons to create a clearer visual link between the Hamlet and the water.                                                                                    | <p>Consider the following initiatives:</p> <ul style="list-style-type: none"><li>Strategically clearing some vegetation to create a view corridor</li><li>Working with CN rail to maintain the aesthetic condition of the view corridor</li><li>Providing a structure or frame for the viewpoint, to encourage photo taking and interaction</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| b. Consider opportunities to enhance programming in the park to bring new activities and events to the Hamlet Centre and generate more foot traffic for surrounding businesses.                                 | <p>Consider the following opportunities:</p> <ul style="list-style-type: none"><li>Providing dedicated food truck / vendor spaces in the existing parking lot surrounding the park</li><li>Upgrading servicing in the park in to support events, including water and electrical hookups for lighting, sound equipment, food service, etc</li><li>Investing in a temporary stage for the park to support events</li><li>Providing additional picnic seating in the park to support food trucks and nearby food service businesses</li><li>Enabling easy booking of the space for community events and temporary closure of the parking lot to extend event space</li><li>Providing visitor information signage and direction to the nearest public washroom facilities (Community Centre &amp; Waterfront Park)</li><li>Providing temporary portable washrooms and/ or a potable water station during the peak visitor season</li><li>Relocating the Wabamun Farmer's Market to this space and closing the parking lot for the event</li></ul> |
| c. Consider the provision of an interactive public art feature or attraction in the centre of the plaza space to generate additional foot traffic and provide a reason for visitors to visit the Hamlet Centre. | <p>Consider:</p> <ul style="list-style-type: none"><li>Relocating the Dragon Fly Sculpture to the park from the Hamlet entrance; or</li><li>Providing a new feature public art piece.</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |

Wabamun Entrance / Intersection

| HARP Direction                                                                                                                                                         | Action Plan Guidance                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>a.</b> Assess and improve the intersection to promote better pedestrian connectivity and safety.                                                                    | <p>Remediation of the area will be required prior to any redevelopment of the intersection or adjacent lands due to existing contamination from a former gas station.</p> <p>Consider the following improvements:</p> <ul style="list-style-type: none"><li>• Providing significant sidewalk bulbouts at the intersection to reduce the crossing distance for pedestrians</li><li>• Clearly demarcating crosswalks with different paving, raised crosswalk, or uniquely painted crosswalks</li><li>• Consolidating and reducing signage</li><li>• Mitigating curb cuts along 50 Street</li><li>• Providing a feature, elevated pedestrian crossing of the CN rail tracks to enable greater mobility across the tracks</li><li>• Providing pedestrian scaled lighting</li></ul> |
| <b>b.</b> Upgrade entrance features to Waterfront Park to create a clearer visual connection between the Hamlet and the Lake.                                          | <p>Consider the following suggestions:</p> <ul style="list-style-type: none"><li>• Providing an entrance feature, such as an archway</li><li>• Providing public art as part of intersection bulbouts</li><li>• Providing some kind of textured pathway or device that demonstrates which way the lake is.</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>c.</b> Provide clear wayfinding direction to Waterfront Park and the Hamlet Centre to encourage visitors to visit both locations.                                   | <p>Consider:</p> <ul style="list-style-type: none"><li>• Providing trail information and other wayfinding that ties into regional wayfinding initiatives</li><li>• Providing wayfinding information on public access to Wabamun Lake</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>d.</b> When replacing the existing Wabamun welcome signage, seek to relocate the signage to this intersection in a location where it can be easily interacted with. | <p>Consider modernizing the main ‘welcome to Wabamun’ sign and providing a sculptural or interactive sign that encourages visitors to stop and take photos.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |

Provincial Park Trailhead

| HARP Direction                                                                                                                                                                            | Action Plan Guidance                                                                                                                                                                                                                                                                              |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| a. Collaborate with the province to create a trailhead off of 50th Street to formalize the existing access road as a multi-use trail between the Hamlet and Wabamun Lake Provincial Park. | N/A                                                                                                                                                                                                                                                                                               |
| b. Create a cleared space with amenities for trail users to support greater recreation and visitor use.                                                                                   | Consider providing the following amenities: <ul style="list-style-type: none"><li>A map and notice board for trail information and wayfinding.</li><li>Bike racks (and potentially cross-country ski racks).</li><li>Seating / benches.</li><li>Waste receptacles and dog cleanup bags.</li></ul> |
| c. Consider the provision of temporary washrooms and/or drinking water station at the trailhead during the summertime to support recreation use.                                          | N/A                                                                                                                                                                                                                                                                                               |

# Phasing

The following section provides additional phasing recommendations to accompany the implementation section of the HARP.

## Short Term (0-5 years)

### Connect and Activate

Short term actions in Wabamun should focus on building upon existing community assets, including community initiatives, events, and facilities to increase connections (physical and social) and activate the Hamlet year-round. From engagement, it was clear that mobility and quality of life were high priorities, which were reflected in the support for actions like new trail connections, seniors housing incentives, and accessibility upgrades. Food culture was also a theme, with a desire to see more restaurants, food trucks, and outdoor patios.

In this phase, ideas should be tested through temporary uses and pilots, such as pop-ups, food-trucks, and events to generate more year-round activity in the Hamlet and incubate businesses that could eventually inhabit retail space in the Hamlet Centre.

Overall short-term priorities include:

1. Completing trail connections to increase trail-based recreation opportunities for residents and visitors and implement the Wabamun Area Vision.
2. Improving servicing, public facilities, and housing opportunities to support sustainable residential and commercial growth and quality of life for residents.
3. Building upon the success of existing events and venues to generate more activity in the Hamlet throughout the year.
4. Supporting the growth of local business and a vibrant public food culture.
5. Supporting and promoting waterfront connectivity and use.
6. Tracking, sharing, and celebrating success to build momentum and support for future initiatives.

## Potential Short-Term Actions | 0-5 years

| Key Places                                                                                                                                                                                        |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"><li>Provincial Park trail connection</li><li>Fire Hall &amp; Jubilee Hall</li><li>Community Hub</li></ul>                                                       |
| Upgrades                                                                                                                                                                                          |
| <ul style="list-style-type: none"><li>Water &amp; wastewater infrastructure upgrades</li><li>Internet upgrades</li><li>Winter trails</li><li>Accessibility upgrades</li></ul>                     |
| Activities                                                                                                                                                                                        |
| <ul style="list-style-type: none"><li>Winter festival</li><li>Outdoor concerts</li><li>Pop-up businesses</li><li>Temporary placemaking</li></ul>                                                  |
| Incentives                                                                                                                                                                                        |
| <ul style="list-style-type: none"><li>New restaurant / food business incentives</li><li>Senior’s housing incentives</li><li>Watercraft rental incentives</li><li>Community event grants</li></ul> |
| Supports                                                                                                                                                                                          |
| <ul style="list-style-type: none"><li>Outdoor patios</li><li>Food trucks</li><li>Hamlet website</li><li>Regional advertising</li><li>Boat launch booking system*</li></ul>                        |

# Medium Term (6-10 years)

## Reinforce the Hamlet Centre

With the momentum and activity generated through public investments and programming in years 1-5, medium term priorities should be to formalize the Hamlet Centre as a destination through larger streetscape upgrades and economic development initiatives and supports. Successful pilot programs from Phase 1 should be translated into permanent programs or improvements.

Overall medium-term priorities include:

1. Completing public realm upgrades to improve the pedestrian experience of Main Streets and encourage public life.
2. Building on existing programming and formalizing successful pilot programs to activate public spaces and streets, focusing on the Hamlet Centre.
3. Working with businesses and the arts/cultural community to improve financing, coordination, and marketing of Wabamun’s Hamlet Centre as a unique destination.
4. Incentivizing new mixed-use and active commercial development along upgraded Main Streets.
5. Reviewing and updating wayfinding by testing different approaches.

# Potential Medium-Term Actions | 6-10 years

| Key Places                                                                                                                                                                                                              |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"><li>• Wabamun Entrance (50 St &amp; 51 Ave intersection)</li><li>• Entrance Signage</li></ul>                                                                                         |
| Upgrades                                                                                                                                                                                                                |
| <ul style="list-style-type: none"><li>• Main Streets</li></ul>                                                                                                                                                          |
| Activities                                                                                                                                                                                                              |
| <ul style="list-style-type: none"><li>• Hamlet stories project</li><li>• Outdoor movies</li><li>• Outdoor fitness classes</li><li>• Outdoor games</li></ul>                                                             |
| Incentives                                                                                                                                                                                                              |
| <ul style="list-style-type: none"><li>• Mixed-use development incentives</li><li>• Façade / building improvement grants</li><li>• Arts &amp; cultural activities grants</li><li>• Co-working space incentives</li></ul> |
| Supports                                                                                                                                                                                                                |
| <ul style="list-style-type: none"><li>• Wayfinding / signage strategy</li><li>• Improve financing</li><li>• Business incubator</li><li>• Coordinated store hours</li></ul>                                              |

# Long Term (11-15 years)

## Sustain Momentum

After 10 years of work on the HARP initiatives, there should be a significant level of activity and development generated in the Hamlet. The focus of this final phase is ensuring initiatives are self-sustaining. This will be a time to assess which programs and incentives have been most successful and determine which ones the County will continue with, seek to partner on, or transfer ownership of, or discontinue.

By this phase, there will likely also be new community priorities and challenges that will need to be considered and addressed. As such, this phase should focus re-assessing community needs, particularly recreation and community services, which may be facing additional pressure from population growth.

Finally, this phase should be about celebrating success and continuing to promote all the Hamlet has to offer to continue to attract new employment, residents, and visitors.

Overall long-term priorities include:

1. Evaluating work completed on the Hamlet Area Redevelopment Plan and reviewing priorities.
2. Succession planning for successful HARP initiatives to ensure their continued sustainability, with or without future County involvement.
3. Assessing recreation needs in the community and conducting upgrades to support identified needs.
4. Formalizing wayfinding and tying into regional wayfinding initiatives and strategies.
5. Identifying additional major actions, such as new public-private partnerships or attracting new catalytic new anchor uses / institutions to the Hamlet.
6. Celebrating success.

# Potential Medium-Term Actions | 6-10 years

| Key Places                                                                                                                                                                      |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"><li>Wabamun Commons</li></ul>                                                                                                                 |
| Upgrades                                                                                                                                                                        |
| <ul style="list-style-type: none"><li>Sports courts</li><li>Off-leash dog area</li><li>Community garden</li><li>Public art / mural project</li><li>Visitor info kiosk</li></ul> |

# Measuring Success

Implementation of the HARP should be measured and shared with the community to track and celebrate progress and ensure accountability. As monitoring and data collection can be resource intensive, the County will evaluate existing data sources first and seek to partner with other organizations or institutions in the collection and sharing of new data.

The following performance measures are suggested for monitoring plan implementation.

| HARP Goal               | Metric                                                                                                                                                                                                                                                                                                                                                                                                                                       | Potential Sources                                                                                                                                                                                                                                    |
|-------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| All                     | <ul style="list-style-type: none"><li>• Actions started</li><li>• Actions completed</li><li>• Number of grant applications for each program</li></ul>                                                                                                                                                                                                                                                                                        | <ul style="list-style-type: none"><li>• Annual action inventory</li></ul>                                                                                                                                                                            |
| Sustainable Development | <ul style="list-style-type: none"><li>• Overall <b>tree canopy</b> coverage (maintain / improve)</li><li>• Overall impervious area (decrease)</li><li>• New low-impact development or best stormwater management practice features (increase)</li><li>• Lake health (maintain / improve)</li><li>• Number of algae blooms (reduce)</li><li>• Biodiversity (increase)</li><li>• Stormwater quality entering Wabamun Lake (improve)</li></ul>  | <ul style="list-style-type: none"><li>• Aerial imagery / remote sensing</li><li>• Annual bioblitz / wildlife survey</li><li>• iNaturalist and eBird data</li><li>• Stormwater quality monitoring at outflows</li><li>• Development permits</li></ul> |
| Complete Community      | <ul style="list-style-type: none"><li>• Walk / Bike score of services (increase)</li><li>• Servicing capacity (increase)</li><li>• Community diversity (age, gender, ethnicity, etc)</li><li>• Number of new residences built (increase)</li><li>• Diversity of residential unit type and tenure (increase)</li><li>• Number of new senior’s facilities built (increase)</li><li>• Number of students at Wabamun School (increase)</li></ul> | <ul style="list-style-type: none"><li>• Resident survey</li><li>• County servicing data</li><li>• Census block data, Statistics Canada</li><li>• Development permits</li></ul>                                                                       |
| Regional Connections    | <ul style="list-style-type: none"><li>• Length of new trails (increase)</li><li>• Number of trail users (increase)</li><li>• Visitor trips / routes (increase / more year round)</li></ul>                                                                                                                                                                                                                                                   | <ul style="list-style-type: none"><li>• Capital construction data</li><li>• Trail counters</li><li>• Anonymized cellphone data</li></ul>                                                                                                             |

|                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                 |
|------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Thriving Local Business      | <ul style="list-style-type: none"><li>• Total number of businesses (increase)</li><li>• Square foot of additional active commercial and office space built (increase)</li><li>• Annual business change (increase new, decrease loss)</li><li>• Diversity of businesses (increase)</li><li>• Number of vacant properties in the Hamlet Centre (decrease)</li><li>• Number of full-time &amp; part-time employment (increase)</li><li>• Number of visitors and estimated value by season</li><li>• Visitor satisfaction</li><li>• Annual number of events hosted and total value (increase)</li><li>• Residential vs Commercial tax split (increase commercial)</li></ul> | <ul style="list-style-type: none"><li>• Business survey</li><li>• Visitor survey</li><li>• Regional business and tourism data</li></ul>                         |
| Quality of Life for All Ages | <ul style="list-style-type: none"><li>• Resident satisfaction (maintain/increase)</li><li>• Number of community volunteers (maintain / increase)</li><li>• Community amenity and facility use (increase)</li><li>• Annual cost of living</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                      | <ul style="list-style-type: none"><li>• Resident survey</li><li>• Community partner data</li><li>• County rental / booking data</li><li>• Market data</li></ul> |