

COUNCIL MEETING AGENDA

Date: **September 13, 2016**
Call to Order: **9:00 a.m.**
Open Session: **2:00 p.m.**
Location: **Council Chambers**

Pages

- 1. CALL TO ORDER**
- 2. ADDITIONS / DELETIONS / CHANGES TO AGENDA**
- 3. ADOPT AGENDA (Motion)**
- 4. [9:05 a.m.] IN CAMERA SESSION (Motion)**
 - 4.1 Chief Commissioner - Introduction of Topics
 - 4.2 Community Housing Implementation Plan Report – Potential Sites
FOIP Section 25, economic interests of the municipality
 - 4.3 Organizational Success Discussions
FOIP Section 21, harmful to intergovernmental relations
FOIP Section 23, local public body confidences
FOIP Section 24, advice from officials
 - 4.4 REVERT TO OPEN SESSION (Motion)
- 5. MOTIONS ARISING OUT OF IN CAMERA SESSION**
- 6. CONSENT AGENDA (Motion)**
- 7. CONFIRMATION OF MINUTES**
 - 7.1 July 19, 2016 Council Meeting Minutes
- 8. PROCLAMATIONS**
- 9. COUNCIL PRIORITIES**

4 - 15

10. TIME SPECIFIC AGENDA ITEMS

10.1 [5:00 p.m.] PUBLIC HEARINGS

- | | | |
|--------|---|---------|
| 10.1.1 | Amendment to Conceptual Scheme for Pt. NW 7-51-22-W4 (Ward 6) | 16 - 51 |
| | To amend the Conceptual Scheme for Pt. NW 7-51-22-W4 to allow for the realignment of the proposed service road. | |
| 10.1.2 | Bylaw 39-2016 Amendment to Land Use Bylaw 6-2015 and rescission of two readings of Bylaw 34-2014 (Ward 6) | 52 - 62 |
| | To give two readings to a bylaw that proposes to rezone approximately 39.5 hectares (97.6 acres) of land from AG Agriculture: General District and RA Rural Residential/Agriculture District to RA Rural Residential/Agriculture District; RS Small Holdings District and PC Conservation District within the Agriculture - Small Holdings Policy Area of the Municipal Development Plan (MDP). | |
| 10.1.3 | Bylaw 40-2016 Text Amendment to Salisbury Village Area Structure Plan Bylaw 51-2015 (Ward 3/6) | 63 - 76 |
| | To give three readings to a bylaw that proposes to amend the Salisbury Village Area Structure Plan (ASP) Bylaw 51-2015 to enable consideration of a variety of building design strategies to minimize impacts of the front attached garages of single dwellings on the pedestrian streetscape within Phase 2, Stage 2 of the Salisbury Village ASP. | |
| 10.1.4 | Bylaw 37-2016 Text Amendment to Land Use Bylaw 6-2015 (Ward 3) | 77 - 86 |
| | To give three readings to a bylaw that proposes to amend the text of UV4 Salisbury Village Zoning District Area 5 within Land Use Bylaw 6-2015 to revise the building design requirements within Salisbury Village Area 5 to reduce the impact of front attached garages on the pedestrian streetscape. | |
| 10.1.5 | Bylaw 38-2016 Text Amendment to Land Use Bylaw 6-2015 (Ward 6) | 87 - 95 |
| | To give three readings to a bylaw that proposes to add a regulation to the R1C Single Detached Residential C district to increase the maximum width for an attached garage located within Phase 2 of the Salisbury Village Area Structure Plan to 7.92 m. | |

11. CORPORATE PLANNING AND INTERGOVERNMENTAL AFFAIRS

- | | | |
|------|--|----------|
| 11.1 | Metro Mayors Alliance – Memorandum of Understanding (MOU) | 96 - 101 |
| | To present the Memorandum of Understanding (MOU) created by the Metro Mayors Alliance to Council for approval. | |

12. LEGISLATIVE AND LEGAL SERVICES

- 12.1 Bylaw 22-2016 Municipal Ward Boundaries and Council Composition (Repeals 59-2006) 102 - 118

To give second and third reading to Bylaw 22-2016, a bylaw that proposes to change the municipal ward boundaries.

- 12.2 Taxi Cab Safety Bylaw Update 119 - 120

To communicate the need for a review of Bylaw 20-2013, the Taxi Cab Safety Bylaw, including obtaining input from stakeholders.

13. PLANNING AND DEVELOPMENT SERVICES

- 13.1 Bylaw 32-2016 Amendment to Land Use Bylaw 6-2015 (Wards 1, 2 and 3) 121 - 137

To give third reading to a bylaw that proposes to establish a Mature Neighbourhood Overlay.

14. COUNCILLOR REQUESTS (INFORMATION / PROGRAM REQUEST) AND NOTICES OF MOTION

- 14.1 Councillor Request Report 138

To add or remove items from the Councillor Request Report; and to serve Notices of Motion that will be brought forward for debate at a future Council meeting.

- 14.2 Councillor Funding Request – Fiscal Services 139 - 140

Canadian Urban Transit Association Transit Awareness Forum

- 14.3 Councillor Funding Request – Fiscal Services 141 - 142

Healthy Communities Conference - Harvesting the Benefits

15. ADJOURNMENT (Motion)

**COUNCIL MEETING
MINUTES**

July 19, 2016

9:00 a.m. Call to Order

9:05 a.m. In Camera Session

2:00 p.m. Open Session

Council Chambers

Members Present: Roxanne Carr, Mayor
Vic Bidzinski, Councillor Ward 1
Brian Botterill, Councillor Ward 3
Carla Howatt, Councillor Ward 4
Paul Smith, Councillor Ward 5
Linton Delainey, Councillor Ward 6
Bonnie Riddell, Councillor Ward 7
Fiona Beland-Quest, Councillor Ward 8

Members Absent: Dave Anderson, Councillor Ward 2 (present for item 10.2.1 via conference call)

Administration Present: Rob Coon, Chief Commissioner
Grant Heer, Acting Assoc. Commissioner, Corporate Services
Kevin Glebe, Assoc. Commissioner, Infrastructure and Planning Services
Gord Johnston, Assoc. Commissioner, Community Services
Greg Yeomans, Chief Financial Officer
Mavis Nathoo, Director, Legislative and Legal Services
Jeremy Tremblett, Legislative Officer
Lana Dyrland, Legislative Officer

1. CALL TO ORDER

Mayor Carr called the meeting to order at 9:00 a.m.

2. ADDITIONS/ DELETIONS/ CHANGES TO AGENDA

The Chair called for additions/deletions/changes to the agenda.

2016/ 239

Moved by: C. Howatt

That the following additions and changes be made to the July 19, 2016, Agenda:

- Add Enclosure 2 to item 10.1 – Urban Agriculture Strategy Development PowerPoint
- Add Enclosure 1 to item 14.3 – Taxi Cab Safety Bylaw Update PowerPoint
- And that item 9.2 be made time specific for 6:30 pm

In Favor (8): R. Carr, V. Bidzinski, B. Botterill, C. Howatt, P. Smith, L. Delainey, B. Riddell, and F. Beland-Quest

Carried

3. ADOPT AGENDA

2016/ 240

Moved by: B. Botterill

THAT the agenda be adopted, as amended.

In Favor (8): R. Carr, V. Bidzinski, B. Botterill, C. Howatt, P. Smith, L. Delainey, B. Riddell, and F. Beland-Quest

Carried

4. IN CAMERA SESSION

2016/ 241

Moved by: P. Smith

THAT Council meet in private to discuss matters protected from disclosure under the Freedom of Information and Protection of Privacy (FOIP) Act at 9:05 a.m.

In Favor (8): R. Carr, V. Bidzinski, B. Botterill, C. Howatt, P. Smith, L. Delainey, B. Riddell, and F. Beland-Quest

Carried

4.1 Chief Commissioner - Introduction of Topics

4.2 Organizational Success Discussions

- Centralized Industrial Property Assessment
FOIP Section 25, Economic interests of the municipality
FOIP Section 24, Advice from officials

4.3 2016 Capital Budget Amendment Discussion

FOIP Section 25, Economic interests of the municipality
FOIP Section 27, Legal privilege

2016/ 242

Moved by: C. Howatt

THAT Council revert to regular session at 10:45 a.m. and recess until 2:00 p.m.

In Favor (8): R. Carr, V. Bidzinski, B. Botterill, C. Howatt, P. Smith, L. Delainey, B. Riddell, and F. Beland-Quest

Carried

5. MOTIONS ARISING OUT OF IN CAMERA SESSION

Centralized Industrial Property Assessment

2016/ 243

Moved by: C. Howatt

THAT attachment 1 – Letter to Minister of Municipal Affairs on centralized industrial property assessment be created; and that the Mayor, on behalf of Council, sign and forward the attached letter to the Minister of Municipal Affairs in response to the May 25, 2016 letter received from the province on the Municipal Government Act amendments relating to centralized industrial property assessment.

In Favor (8): R. Carr, V. Bidzinski, B. Botterill, C. Howatt, P. Smith, L. Delainey, B. Riddell, and F. Beland-Quest

Carried
ACTION: Assessment & Taxation/ Office of the Mayor
DUE: IMMEDIATE

Fiona Beland-Quest left the meeting at 2:20 pm.

6. CONSENT AGENDA

2016/ 244

Moved by: C. Howatt

THAT Council consent to approve the following agenda items without debate, which motions read as follows:

7.1

July 5, 2016 Council Meeting Minutes

THAT the minutes of the July 5, 2016 Council Meeting be approved.

12.1

Federal Public Transit Infrastructure Fund Project List

THAT the Federal Public Transit Infrastructure Fund project list, as set out in the July 19, 2016 Strathcona County Transit report, be approved.

14.1

Bylaw 28-2016 – Amendment to Bylaw 46-2015 to amend the Terms of Reference for the Agricultural Service Board

THAT Bylaw 28-2016, a bylaw to amend Bylaw 46-2015, The Strathcona County Boards and Committees Bylaw, thereby amending the Terms of Reference for the Agricultural Service Board, be given first reading.

THAT Bylaw 28-2016 be given second reading.

THAT third reading of Bylaw 28-2016 be considered.

THAT Bylaw 28-2016 be given third reading.

14.2

Bylaw 29-2016 – Amendment to Bylaw 46-2015 to amend the Terms of Reference for the Energy Exploration Advisory Committee

THAT Bylaw 29-2016, a bylaw to amend Bylaw 46-2015, the Strathcona County Boards and Committees Bylaw, thereby amending the Terms of Reference for the Energy Exploration Advisory Committee, be given first reading.

THAT Bylaw 29-2016 be given second reading.

THAT third reading of Bylaw 29-2016 be considered.

THAT Bylaw 29-2016 be given third reading.

15.5

Road Naming Ardrossan Heights

THAT the following road names in Ardrossan Heights: "Taylor Place", "Berwick Bay", "Horton Way", "Harness Link", and "Rancher Road" be approved.

15.6

Development Area Naming – Rocky Knoll Estates

THAT the development area name "Rocky Knoll Estates" be approved.

15.7

Notice of Intent to Designate – Miller Residence

THAT issuance and service of a 60-day Notice of Intention to Designate a Municipal Historic Resource, pursuant to section 26 of the Historical Resources Act, in relation to the proposed designation of the Miller Residence, be approved.

15.8

Notice of Intent to Designate – Prochnau Homestead

THAT issuance and service of a 60-day Notice of Intention to Designate a Municipal Historic Resource, pursuant to section 26 of the Historical Resources Act, in relation to the proposed designation of the Prochnau Homestead, be approved.

In Favor (7): R. Carr, V. Bidzinski, B. Botterill, C. Howatt, P. Smith, L. Delainey, and B. Riddell

Carried

8. PROCLAMATIONS

Beaver Hills Biosphere Day - September 9, 2016

9. COUNCIL PRIORITIES

9.1 Highway 16:20 Functional Planning Study Update

2016/ 245

Moved by: P. Smith

THAT the Mayor, on behalf of Council, write to the Minister of Transportation, with copies to the three Members of the Legislative Assembly from Strathcona County, requesting that Alberta Transportation make geometric improvements on Highway 16 at the intersection of Highway 830, as per the Stage 1 recommendations within the Highway 16:20 Functional Planning Study to improve intersection turning movements, highway operational conditions, and public safety.

In Favor (7): R. Carr, V. Bidzinski, B. Botterill, C. Howatt, P. Smith, L. Delainey, and B. Riddell

Carried

10. TIME SPECIFIC AGENDA ITEMS

10.1 Urban Agriculture Strategy Development

Council was provided with an update on the progress of the Urban Agriculture Strategy.

External Presenter:

John Lewis, President, Intelligent Futures

11. UTILITIES

11.1 Regal Way Storm System Remediation Project

2016/ 246

Moved by: C. Howatt

THAT the Regal Way Storm System Remediation project in the amount of \$150,000, to be funded from the Utilities Infrastructure Lifecycle, Maintenance and Replacement Reserve (11.4440), be approved.

In Favor (7): R. Carr, V. Bidzinski, B. Botterill, C. Howatt, P. Smith, L. Delaine, and B. Riddell

Carried

13. TRANSPORTATION AND AGRICULTURE SERVICES

13.1 Centre in the Park – Public Art Sculpture (Volunteer Plaza)

Fiona Beland-Quest re-joined the meeting at 4:09 pm.

2016/ 247

Moved by: B. Botterill

THAT the commissioning and completion of the art sculpture for the Volunteer Plaza area, as identified in the Centre in the Park Public Art Program and as portrayed in Enclosure 3 to the July 19, 2016, Transportation and Agriculture Services report, be approved.

2016/ 248

Moved by: B. Botterill

THAT the motion on the floor be referred to Administration to return to Council in the fall of 2016 with additional information and recommendations with respect to commissioning and completion of art work for the Volunteer Plaza, including recommendations related to any necessary approvals required under policy.

In Favor (6): R. Carr, V. Bidzinski, D. Anderson, B. Botterill, C. Howatt, P. Smith, and F. Beland-Quest

Opposed (2): B. Riddell, L. Delaine

Carried

ACTION: Infrastructure and Planning Services Division

DUE: FALL 2016

Dave Anderson joined the meeting at 4:54 pm. via conference call.

10. TIME SPECIFIC AGENDA ITEMS

10.2 PUBLIC HEARINGS

10.2.1 Bylaw 32-2016 Amendment to Land Use Bylaw 6-2015

The Chair recessed the regular session of Council in order to convene the Public Hearing for Bylaw 32-2016 at 5:13 p.m.

Registered Speakers / Letters:

Brent Jewell - with concern

Don Read - with concern (written submission only)

The Chair closed the Public Hearing for Bylaw 32-2016 and resumed the regular session of Council at 5:26 p.m.

2016/ 249

Moved by: V. Bidzinski

THAT Bylaw 32-2016, a bylaw that establishes a Mature Neighbourhood Overlay, be given first reading.

In Favor (8): R. Carr, V. Bidzinski, D. Anderson, B. Botterill, C. Howatt, P. Smith, L. Delainey, and F. Beland-Quest

Opposed (1): B. Riddell

Carried

2016/ 250

Moved by: C. Howatt

THAT Bylaw 32-2016 be given second reading.

In Favor (8): R. Carr, V. Bidzinski, D. Anderson, B. Botterill, C. Howatt, P. Smith, L. Delainey, and F. Beland-Quest

Opposed (1): B. Riddell

Carried

Dave Anderson left the meeting at 6:34 pm.

9. COUNCIL PRIORITIES

9.2 Metro Mayors' Alliance Continued Participation

2016/ 251

Moved by: B. Riddell

THAT Administration review the Memorandum of Understanding, attached as Appendix 1 to the Report, and return to Council on September 13, 2016 with the Memorandum of Understanding, and any proposed changes, for Council's consideration and approval.

2016/ 252

Moved By: B. Botterill

Mayor Carr called the vote to move a substitute motion.

In Favor (7): R. Carr, B. Botterill, C. Howatt, P. Smith, L. Delainey, B. Riddell, and F. Beland-Quest

Opposed (1): V. Bidzinski

2016/ 253

AMENDMENT Moved by: B. Botterill

Motion to Substitute the following:

THAT Strathcona County affirm its participation in the Metro Mayors' Alliance by entering into a Memorandum of Understanding, subject to a final review of the draft memorandum, that outlines a commitment to plan, decide and act as one Edmonton Metro Region.

In Favor (7): R. Carr, B. Botterill, C. Howatt, P. Smith, L. Delaine, B. Riddell, and F. Beland-Quest

Opposed (1): V. Bidzinski

Carried

**ACTION: CORPORATE PLANNING & INTERGOVERNMENTAL
AFFAIRS/LEGISLATIVE & LEGAL SERVICES**

DUE: FALL 2016

14. LEGISLATIVE AND LEGAL SERVICES

14.3 Taxi Cab Safety Bylaw Update

2016/ 254

Moved by: B. Riddell

THAT item 14.3, Taxi Cab Safety Bylaw Update, be postponed to the September 13, 2016 Council Meeting.

In Favor (6): R. Carr, V. Bidzinski, C. Howatt, P. Smith, B. Riddell, and F. Beland-Quest

Opposed (2): B. Botterill, and L. Delaine

Carried

ACTION: LEGISLATIVE & LEGAL SERVICES

DUE: SEPTEMBER 13, 2016

15. PLANNING AND DEVELOPMENT SERVICES

15.1 Bylaw 4-2016 Amendment to Land Use Bylaw 6-2015

Pursuant to s. 184(a) of the Municipal Government Act, and the Meeting Procedures Bylaw, Councillors Riddell and Botterill abstained from the discussion and vote on Bylaw 4-2016 because they were absent from the Public Hearing on the Bylaw.

2016/ 255

Moved by: P. Smith

THAT Bylaw 4-2016 be amended by removing the portion of SW 27-55-21-W4 from the area proposed to be rezoned, resulting in a change in the approximate area to be rezoned from 110.8 to 106.8 hectares (273.9 to 263.9 acres).

In Favor (6): R. Carr, V. Bidzinski, C. Howatt, P. Smith, L. Delaine, and F. Beland-Quest

Abstain (2): B. Botterill, and B. Riddell

Carried

2016/ 256

Moved by: L. Delainey

THAT Bylaw 4-2016, a bylaw that proposes to rezone approximately 106.8 hectares (263.9 acres) of land in Pt. SW and NW 26-55-21-W4 and Pt. SE 275521W4 from AG - Agriculture: General District to IHH – Heavy Industrial (Heartland) District to allow for consideration of future industrial development be given third reading, as amended.

In Favor (6): R. Carr, V. Bidzinski, C. Howatt, P. Smith, L. Delainey, and F. Beland-Quest
Abstain (2): B. Botterill, and B. Riddell

Carried

15.2 Development Agreement – Sherwood Golf and Country Club Estates Stage 2

2016/ 257

Moved by: L. Delainey

THAT a Development Agreement between Strathcona County and 1057494 Alberta Ltd., on the terms and conditions in the County's standard form Development Agreement with the additional provisions set out in Enclosure 2 to the July 19, 2016, Planning and Development Services report, be approved, subject to third reading of Bylaw 13-2015.

In Favor (8): R. Carr, V. Bidzinski, B. Botterill, C. Howatt, P. Smith, L. Delainey, B. Riddell, and F. Beland-Quest

Carried

15.3 Bylaw 13-2015 Amendment to Land Use Bylaw 6-2015

2016/ 258

Moved by: L. Delainey

THAT Bylaw 13-2015 be amended to reflect the current Land Use Bylaw number, to adjust the approximate area to be rezoned from 17.8 hectares (44.07 acres) to 17.59 hectares (43.46 acres) and to include the PU Public Utilities District for the public utility lots within the subject lands.

In Favor (8): R. Carr, V. Bidzinski, B. Botterill, C. Howatt, P. Smith, L. Delainey, B. Riddell, and F. Beland-Quest

Carried

2016/ 259

Moved by: L. Delainey

THAT Bylaw 13-2015, a bylaw that proposes to rezone approximately 17.59 hectares (43.46 acres) of land from PG Golf Course District to RE Estate Residential District, PR Recreation District and PU Public Utilities District within the Sherwood Golf and Country Club Estates ASP, be given third reading as amended.

In Favor (8): R. Carr, V. Bidzinski, B. Botterill, C. Howatt, P. Smith, L. Delainey, B. Riddell, and F. Beland-Quest

Carried

15.4 Bylaw 18-2016 2016 Offsite Development Levies (Repeals Bylaw 28-2015)

2016/ 260

Moved by: B. Riddell

THAT Bylaw 18-2016, a bylaw that imposes new offsite development levies used to collect developer contributions for water, sewer, stormwater, and roadway improvements, be given second reading.

In Favor (8): R. Carr, V. Bidzinski, B. Botterill, C. Howatt, P. Smith, L. Delainey, B. Riddell, and F. Beland-Quest

Carried

2016/ 261

Moved by: P. Smith

THAT Bylaw 18-2016 be given third reading.

In Favor (8): R. Carr, V. Bidzinski, B. Botterill, C. Howatt, P. Smith, L. Delainey, B. Riddell, and F. Beland-Quest

Carried

15.9 Bylaw 31-2016 Electric Distribution System Franchise Agreement

2016/ 262

Moved by: F. Beland-Quest

THAT Bylaw 31-2016, a bylaw that proposes to enter into an Electric Distribution Franchise Agreement, be given first reading.

In Favor (6): R. Carr, V. Bidzinski, B. Botterill, C. Howatt, B. Riddell, and F. Beland-Quest
Opposed (2): P. Smith, and L. Delainey

Carried

2016/ 263

Moved by: B. Riddell

THAT Bylaw 31-2016 be given second reading.

In Favor (6): R. Carr, V. Bidzinski, B. Botterill, C. Howatt, B. Riddell, and F. Beland-Quest
Opposed (2): P. Smith, and L. Delainey

Carried

16. COUNCILLOR REQUESTS (INFORMATION REQUESTS AND NOTICES OF MOTION)

16.1 Councillor Request Report

| Ward | Category | Request | Department | Due Date |
|------------------|---------------------|---|-----------------------------------|----------------|
| 5 P. Smith | Information Request | UPDATE: Please provide an update on the status of the Highway 15 Study, its timeline and when it will be presented to Council. | Capital Planning and Construction | August 2, 2016 |
| | Information Request | UPDATE: Please provide an update on the status of the Heartland Area road study, its timeline and when it will be presented to Council | Capital Planning and Construction | August 2, 2016 |
| | Information Request | Electricity Service Please provide information regarding the other options we have, such as what the City and County of Grande Prairie has done regarding electrical transmission services. | Planning and Development Services | August 2, 2016 |

16.2 Expenditure of Council Priority Funds

2016/ 264

Moved by: V. Bidzinski

THAT an expenditure of \$8000.00 from Council Priority Funds as follows:

| | |
|-------------------------|-----------|
| Mayor Carr | \$1500.00 |
| Councillor Bidzinski | \$2000.00 |
| Councillor Anderson | \$500.00 |
| Councillor Botterill | \$500.00 |
| Councillor Howatt | \$1500.00 |
| Councillor Smith | \$500.00 |
| Councillor Delainey | \$500.00 |
| Councillor Beland-Quest | \$1000.00 |

for the purpose of providing funds to Clover Bar Pioneer Court for costs associated with replacing the atrium floor, be approved.

In Favor (8): R. Carr, V. Bidzinski, B. Botterill, C. Howatt, P. Smith, L. Delainey, B. Riddell, and F. Beland-Quest

Carried

16.3 Expenditure of Council Priority Funds

2016/ 265

Moved by: P. Smith

THAT an expenditure of \$1500.00 from Council Priority Funds as follows:

| | |
|--------------------|----------|
| Mayor Carr | \$500.00 |
| Councillor Smith | \$500.00 |
| Councillor Riddell | \$500.00 |

for the purpose of providing funds to Strathcona 4-H Rein Riders for costs associated with hosting an Exchange Canada event, be approved.

In Favor (8): R. Carr, V. Bidzinski, B. Botterill, C. Howatt, P. Smith, L. Delaine, B. Riddell, and F. Beland-Quest

Carried

16.4 Expenditure of Council Priority Funds

2016/ 266

Moved by: P. Smith

THAT an expenditure of \$1,500.00 from Council Priority Funds as follows:

| | |
|-------------------------|----------|
| Mayor Carr | \$214.00 |
| Councillor Anderson | \$214.00 |
| Councillor Howatt | \$214.00 |
| Councillor Smith | \$216.00 |
| Councillor Delaine | \$214.00 |
| Councillor Beland-Quest | \$214.00 |
| Councillor Bidzinski | \$214.00 |

for the purpose of providing funds to District 99 Toastmasters for costs associated with refreshments and gifts for speakers at the upcoming District 99 Toastmaster 2016 Fall Conference, be approved.

In Favor (8): R. Carr, V. Bidzinski, B. Botterill, C. Howatt, P. Smith, L. Delaine, B. Riddell, and F. Beland-Quest

Carried

16.5 Expenditure of Council Priority Funds Report

2016/ 267

Moved by: F. Beland-Quest

THAT an expenditure of \$5,000.00 from Council Priority Funds as follows:

| | |
|-------------------------|----------|
| Mayor Carr | \$562.50 |
| Councillor Bidzinski | \$562.50 |
| Councillor Anderson | \$562.50 |
| Councillor Botterill | \$562.50 |
| Councillor Howatt | \$562.50 |
| Councillor Smith | \$562.50 |
| Councillor Delaine | \$500.00 |
| Councillor Riddell | \$562.50 |
| Councillor Beland-Quest | \$562.50 |

for the purpose of providing funds to ZOE's Animal Rescue Society for costs associated with the Dog Days of Summer event on Sunday, September 11, 2016, be approved.

In Favor (8): R. Carr, V. Bidzinski, B. Botterill, C. Howatt, P. Smith, L. Delaine, B. Riddell, and F. Beland-Quest

Carried

17. FACILITY SERVICES

- 17.1 2016 Capital Budget Amendment – Strathcona Public Services Yard Facility Master Plan– Design and Transit Bus Barn–Functional Program Development

2016/ 268

Moved by: B. Riddell

THAT an amendment to the 2016 Capital Budget to increase the funding for the Strathcona Public Services Yard Facility Master Plan – Design project in the amount of \$20,000 (from \$630,000 to \$650,000) to be funded from the Municipal Projects Reserve (1.3773); and a corresponding amendment to the 2016 Capital Budget to decrease the funding for the Transit Bus Barn – Functional Program Development project in the amount of \$20,000 (from \$700,000 to \$680,000) to be released back to the Municipal Projects Reserve (1.3773), be approved.

In Favor (8): R. Carr, V. Bidzinski, B. Botterill, C. Howatt, P. Smith, L. Delainey, B. Riddell, and F. Beland-Quest

Carried

18. ADJOURNMENT

2016/ 269

Moved by: P. Smith

THAT the Council meeting adjourn at 9:09 p.m.

In Favor (8): R. Carr, V. Bidzinski, B. Botterill, C. Howatt, P. Smith, L. Delainey, B. Riddell, and F. Beland-Quest

Carried

Mayor

Director, Legislative & Legal Services

Amendment to Conceptual Scheme for Pt. NW 7-51-22-W4 (Ward 6)

Owner/Applicant: Curt Beyer
Legal Description: NW 7-51-22-W4; Lot 1A, Plan 0120399
Location: South of Township Road 512, east of Highway 21

Report Purpose

To amend the Conceptual Scheme for Pt. NW 7-51-22-W4 to allow for the realignment of the proposed service road.

Recommendation

THAT the amended Conceptual Scheme for Pt. NW 7-51-22-W4, which allows for the realignment of the proposed service road, be approved.

Council History

May 22, 2007 – Council adopted Municipal Development Plan Bylaw 1-2007

September 23, 2014 – Council adopted the Conceptual Scheme for Pt. NW 7-51-22-W4

Strategic Plan Priority Areas

Economy: n/a

Governance: The Public Hearing provides Council with the opportunity to receive public input prior to making a decision on the proposed Conceptual Scheme amendment.

Social: n/a

Culture: n/a

Environment: The proposal meets the strategic priority to protect our environment and preserve biodiversity by alleviating the need for the Developer to construct a service road that crosses the Foley Drainage Ditch to service the proposed development.

Other Impacts

Policy: The subject parcel is located within the Agriculture Small Holdings Policy Area of Municipal Development Plan (MDP) Bylaw 1-2007. The amendment to the existing Conceptual Scheme was prepared in accordance with the Conceptual Scheme Policy SER-008-019.

Legislative/Legal: The *Municipal Government Act* and the Subdivision and Development Regulation provide Council the ability to adopt Conceptual Schemes.

Interdepartmental: The proposal has been circulated to internal County departments and external agencies. No objections were received.

Summary

The subject lands are located within the Agriculture Small Holdings Policy Area of the MDP. In accordance with MDP policy, a Conceptual Scheme was previously adopted on September 23, 2014, which currently provides a framework for subsequent subdivision, rezoning and/or development of the property based on conservation design principles.

Subsequent to the adoption of the Conceptual Scheme for the subject lands, a subdivision application was submitted by the landowner to the County which proposed to create three additional (four in total) residential lots and dedicate all required municipal and environmental reserves in accordance with the adopted Conceptual Scheme. The proposed subdivision also included the construction of a service road to provide access to the proposed lots from Township Road 512 as Alberta Transportation (AT) requires that the

existing direct access to NW 7-51-22-W4 from Highway 21 be closed at the time of subdivision.

As per the adopted Conceptual Scheme, the service road is currently contemplated to run parallel to Highway 21 along the west boundary of Lot, 1 Plan 0120399 and NW 7-51-22-W4. However, in circulating the subdivision application, a letter of objection was received from ATCO Pipelines as the proposed service road would run parallel to and within their pipeline right-of-way. The objection was as a result of a change in ATCO Pipelines' requirements since the time of the Conceptual Scheme's original adoption.

Through correspondence with AT, two alignment options for the proposed service road have been established, one of which is the realignment being proposed as part of this amendment and is illustrated in Figure 5 of Enclosure 5. This proposed realignment of the service road ensures that it is no longer within ATCO Pipelines' right-of-way and also eliminates the need for the developer to construct a structure to enable the service road to cross the Foley Drainage Ditch located on the subject property.

At the time of subdivision registration, the required land necessary to facilitate AT's future improvements to Highway 21 will need to be dedicated to AT. This dedication includes the land necessary to extend the proposed service road south in order to provide access to properties south of the plan area if required in the future.

In summary, the amendment to the Conceptual Scheme proposes to realign the proposed service road from the western boundary of the subject lands as currently contemplated in the adopted Conceptual Scheme to the eastern boundary of Lot 1A, Plan 0120399, which would provide access from Township Road 512 to all four proposed parcels as shown in Figure 5 of Enclosure 5. The proposed amendment results in a reduction of overall roadway infrastructure that addresses the concerns of ATCO Pipelines and reduces the impact upon the environment.

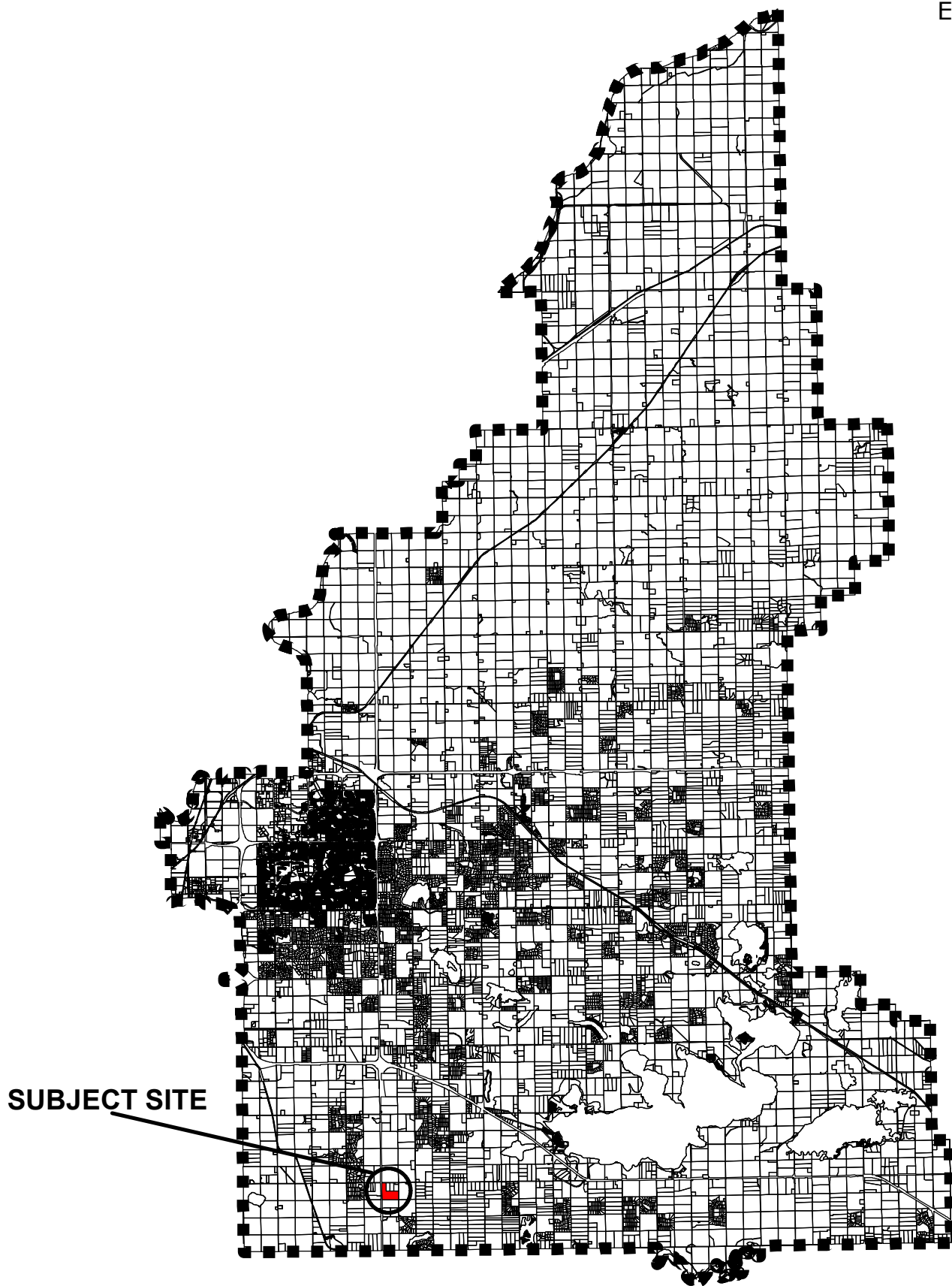
As part of the development of the proposed amendment the County was unable to obtain comments on the proposal from the titled landowner of adjacent Lot 2, Plan 0124725, despite numerous attempts to establish contact, including registered mail and conversations with the property's current occupants. Although unsuccessful, Administration is confident that it has made every attempt to provide a means for the adjacent landowner to provide comments on the proposed amendment. The Public Hearing has been advertised in accordance with notification requirements of the *Municipal Government Act*, which also provides notification of the amendment. Further, should Council approve the proposed amendment to the Conceptual Scheme, adjacent landowners will also be notified of the revised subdivision application when submitted; at which time they will have further opportunity to provide comments on the application including the exact location of the proposed service road.

Communication Plan

Newspaper advertisement, letter

Enclosures

- 1 Rural Location Map
- 2 Location Map
- 3 Notification Map
- 4 Adopted Development Concept
- 5 Proposed Amended Conceptual Scheme with changes indicated
- 6 Proposed clean copy of the Amended Conceptual Scheme



RURAL LOCATION MAP

NW 7-51-22-W4

 Subject Area

PLANNING & DEVELOPMENT SERVICES



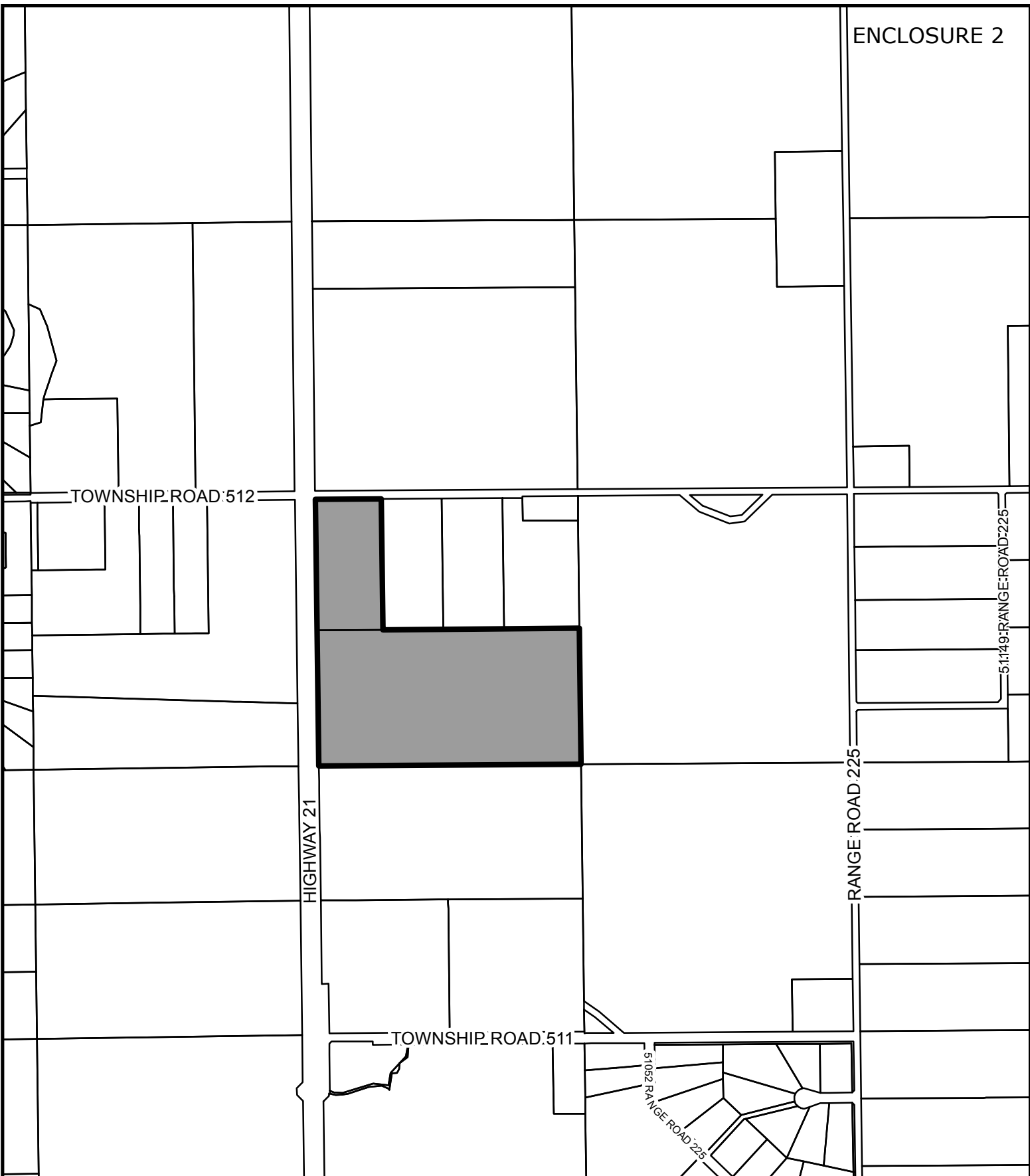
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File No.: 4090-2016CS001

Date Drawn: June 2, 2016

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2016CS001 Curt Beyer\MAPS

Scale: Not to Scale



**LOCATION MAP
FIGURE 1**

NW 7-51-22-W4

 **Subject Area**

PLANNING & DEVELOPMENT SERVICES



| | |
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TOWNSHIP ROAD 512

HIGHWAY 21

RANGE ROAD 225

51052 R.
RANGE ROAD 225

NOTIFICATION MAP

NW 7-51-22-W4

-  Subject Area
-  100m Notification Area
-  Notification Area

PLANNING & DEVELOPMENT SERVICES



STRATHCONA
COUNTY



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Date Drawn: June 2, 2016

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File No.: 4090-2016CS001


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TOWNSHIP ROAD 512

NW 7-51-22-W4

Lot 1C,
Plan 012 0399Lot 2,
Plan 012 4725Lot 3,
Plan 012 4725Proposed
Lot 1
(6.0 ha)

HIGHWAY 21

Proposed
Lot 2
(11.7 ha)Proposed
Lot 4
(8.2 ha)Proposed
Lot 3
(10.7 ha)ADOPTED DEVELOPMENT CONCEPT
NW 07-51-22-W4
 Conceptual Scheme =
Approx. 39.5 ha (97.6 ac) ±


 Proposed Environmental Reserve
Easement
Approx. 1.30 ha (3.21 ac) ±

 Proposed Conservation Easement
Approx. 1.41 ha (3.49 ac) ±

 Drainage Easement


 Service Road to be
Constructed

 Service Road Caveat

 Proposed Joint Access

 Proposed Access

 Existing Access

 Pipeline Right of Way

PLANNING & DEVELOPMENT SERVICES



Drawn by: E. Shukle

File No.: 4090-2013CS005

Date Drawn: Oct 15, 2013

 Dwg No.:
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 4090 Land Use Bylaw -Conceptual Plans\
 2013\2013CS005\MAPS

Revision Date: Feb 21, 2014

Scale: Not to scale

Conceptual Scheme

Pt. of NW 07-51-22-W4

September 2014

Revised May 2016



Conceptual Scheme

Pt. NW 07-51-22-W4

1. PURPOSE

- 1.1. The purpose of a Conceptual Scheme (CS) is to:
- a) provide a framework for the subsequent subdivision, rezoning and/or development of a specific area of land based on conservation design principles; and
 - b) establish a potential plan of future subdivision that applies to the existing titled area(s) within the plan area; and
 - c) ensure that a proposed rezoning and/or subdivision does not prohibit the ability of remnant or adjacent lots to be further subdivided in the future.
- 1.2. As per Strathcona County Council Policy statement SER-008-019, the proposed Conceptual scheme is necessary in this case as:
- a) The policies of the Agricultural Small Holdings Policy Area of the Municipal Development Plan require that a conceptual scheme is prepared for the quarter section;
 - b) according to the regulations of Service Policy SER-008-019, the land being proposed for rezoning or subdivision has the potential to be further subdivided;

2. OVERVIEW

- 2.1. **Plan Area:** The plan area for this conceptual scheme includes the remainder of NW 07-51-22-W4 and Lot 1A, Plan 012 0399. With the exception of Lot 1A, Plan 012 0399, lots that exist within the northern half of the quarter section have been excluded from this conceptual scheme area as no further subdivision potential exists for these lots pursuant to Section 6 of the Strathcona County conceptual scheme Policy. Although this conceptual scheme does not contemplate further subdivision of Lot 1A, Plan 012 0399, it is necessary to include within the plan area to accommodate the service road required within the conceptual scheme.
- 2.2. **Legal Descriptions: (see *Figure 2 – Air Photo*)**
- a) NW 07-51-22-W4; 32.07 ha (79.25 ac)
 - b) Lot 1A, Plan 012 0399; 7.69 ha (19.00 ac)
- 2.3. **Existing Land Uses: (see *Figure 2 – Air Photo*)**
- a) NW 07-51-22-W4; Single detached dwelling; shop; shed
 - b) Lot 1A, Plan 012 0399; vacant
- 2.4. **Adjacent Land Uses:**
- Within Quarter section:
- a) Lot 1C, Plan 012 0399; Single detached dwelling; detached garage; sheds
 - b) Lot 2, Plan 012 4725; Single detached dwelling; shop; detached garage
 - c) Lot 3, Plan 012 4725; Single detached dwelling
 - d) NW 07-51-22-W4; Single detached dwelling; detached garage; sheds
- North: Township Road 512, beyond which lies a quarter section containing two parcels zoned AG Agriculture: General.
- East: An unsubdivided quarter section zoned AG Agriculture: General.
- South: A quarter section containing three parcels zoned AG Agriculture: General.
- West: Highway 21, beyond which lies a quarter containing five parcels zoned RA Rural Residential / Agriculture and one parcel zoned AG Agriculture: General.

Conceptual Scheme

Pt. NW 07-51-22-W4

- 2.5. **Canada Land Inventory Soil Rating:** All of the lands within the plan area are designated as Class 3 soils.
- 2.6. **Encumbrances:**
 a) **Caveat (registration # 002 216 996):** The Crown has a caveat registered against Lot 1A Plan 012 0399 for establishing a service road upon the western portion of the quarter section along Highway 21.
- 2.7. **Municipal Development Plan:** The subject lands are located within the Agriculture Small Holdings Policy Area of the Municipal Development Plan (Bylaw 1-2007). This policy area allows for the subdivision of land in accordance with a Council approved conceptual scheme.
- 2.8. **Land Use Bylaw:** The south half of the quarter section is currently zoned AG Agriculture: General. Pursuant to Land Use Bylaw 8-2001. Rezoning to an appropriate land use district will be required prior to subdivision endorsement. The appropriate land use district will depend upon the size and intended use of lots proposed for subdivision.

Lot 1A, Plan 012 0399 in the northwest corner of the quarter section is currently zoned RA Rural Residential / Agriculture. This lot will not be required to be rezoned for the plan to be realized.

3. CONCEPTUAL SCHEME (DESIGN CONCEPT)

- 3.1. The goal of this conceptual scheme is to establish a framework for subdivision and development of the plan area that compliments and enhances the traditional agricultural/rural residential lifestyle found in the area, while ensuring that the requirements within the applicable statutory plans, bylaws and policies are addressed. The objective of this conceptual scheme is to illustrate the lot size and distribution, reserve dedications and access/road locations.
- 3.2. Both affected landowners (those owning property within the plan area) and adjacent residents (those owning property adjacent to the plan area) have been provided opportunity to provide input as part of the preparation of this plan.
- 3.3. This Conceptual scheme contemplates the potential subdivision of the quarter section into a total of eight (8) parcels. As there are already six (6) parcels on the quarter section, a total of two (2) additional lots may be accommodated under this plan.
- 3.4. The development concept shown in Figures 5 and 6 is conceptual and may be subject to modification at the time of subdivision if further investigation warrants the change (see Section 8 – Development Criteria). Final lot sizes and dimensions will be determined at time of subdivision.

Conceptual Scheme

Pt. NW 07-51-22-W4

4. ENVIRONMENTAL CONSIDERATIONS

- 4.1. A Biophysical Assessment was prepared by Strathcona County in August 2013. The assessment consisted of a survey of landscape, vegetation and wildlife on the subject property. The survey technique consisted of identifying and describing the general plant communities based on the landscape features and identifying signs of wildlife activity. The information was used to make recommendations for Environmental and Municipal Reserve dedications.

a) Landscape Overview

Overall the landscape is hummocky with an elevation change of approximately eight metres, from 762 metres along the east property boundary to 754 metres in the southeast corner of the quarter section. The most significant landscape features are bog in the southwest and the Foley Lake Drainage Ditch which runs south down the west side of the subject area. There are also two well-developed forest stands in the southeast portion of the subject property.

b) Vegetation

Approximately 85 percent of the subject property has been cleared of upland vegetation and has been under agricultural management for at least four decades. The forest stands that remain on the subject property are predominantly aspen poplar interspersed with paper birch. Their understory consists of a variety of shrubs, mosses, forbes, wildflowers and grasses. Overall, the diversity of landscape and plant communities across the subject property is relatively high.

c) Wetlands

The wetlands located within the plan area fluctuate seasonally and provide important habitat for wildlife and various plant species. Typical wetland vegetation that indicates wet soils and water at or below surface was present. The wetlands are distinguished by abundant growth of grass species and willows; these wetlands provide both a localized groundwater recharge and a water storage function. They did not have distinct drainage corridors connecting them to other wetland features but the air photo review shows some connectivity between these features on the east half the quarter section.

d) Wildlife

Signs of wildlife within and surrounding the subject area were abundant at the time of biophysical assessment. A wildlife habitat corridor was identified adjacent to the eastern boundary of the subject quarter section. Deer, moose, coyote and rabbit scat as well as tracks and bedding areas were observed throughout the tree stands on the subject property. Frogs and various insects were observed within bog. Given the evidence found, the priority habitat includes the bog, poplar forest stands, ephemeral wetlands and Foley Lake Drainage Ditch.

Conceptual Scheme

Pt. NW 07-51-22-W4

5. RESERVES

- 5.1. Municipal Reserve shall be dedicated in accordance with the Municipal Government Act and County Policy.
- 5.2. The form of Municipal Reserve dedication may be dedicated as land, cash-in-lieu or a combination of the two.
- 5.3. Further to 5.2, the forest stands identified for conservation contain environmentally significant land and wildlife habitat, however, there may be difficulty gaining access to these areas for management as Municipal Reserve. Therefore, Conservation Easements may be registered on the private parcels which protect these landscape features in perpetuity will be considered as illustrated in Figures 5 and 6.
- 5.4. The bog habitat identified for conservation is environmentally significant land and wildlife habitat; however, there is difficulty gaining access to these areas for management as Environmental Reserve. Therefore, Environmental Reserve Easements as illustrated in Figures 5 and 6 will be considered at the time of subdivision to be registered on the private parcels to protect the bog habitat in perpetuity.
- 5.5. Should an Environmental Reserve Easement not be agreed upon by the municipality or the landowner, then the bog habitat identified in Figures 5 and 6 shall be dedicated as Environmental Reserve (ER) and in order to provide public access, a strip of land surrounding the bog habitat and along the common property line of proposed lots 3 and 4 shall also be dedicated as ER in accordance with County policy.
- 5.6. Any ER shall be dedicated at the time of subdivision and final determination of the exact boundaries is to be confirmed on site by the County Biologist and an Alberta Land Surveyor.
- 5.7. The landowner will be required to provide fencing and/or marker posts to delineate the boundaries of any Environmental Reserve, Environmental Reserve Easement or Conservation Easement required at the time of subdivision.

6. TRANSPORTATION

- 6.1. As the subject area is located within 800 meters of Provincial Highway 21, a Roadside Development Permit must be issued by Alberta Transportation before any development may occur within the subject lands.
- 6.2. Alberta Transportation has indicated that Highway 21 has been identified for future upgrades that may include twinning of the Highway adjacent to the subject property and the potential for an interchange to be located at the intersection of Township Road 512 and Highway 21. In this regard, Alberta Transportation will require that prior to the subdivision of additional parcels:
 1. all existing direct access points to Highway 21 are to be removed and no new direct access will be permitted.
 2. a service road is to be constructed along the ~~western boundary of the plan area~~ eastern boundary of proposed Lot 1, which will provide access to additional parcels.

Conceptual Scheme

Pt. NW 07-51-22-W4

- 6.3. Should an application for subdivision be submitted prior to Alberta Transportation initiating upgrades to Highway 21 and/or the construction of a service road, the applicant shall be responsible for constructing the portion of the required service road from Township Road 512 up to and including necessary area to provide access to proposed Lot 4 as identified on Figures 5 and 6.
- 6.4. Further to section 6.3, at the time of subdivision registration, a caveat shall be registered on certificate of title for proposed Lot 4, which ensures that the land necessary to extend the service road is available to Alberta Transportation in order to provide access to properties south of the plan area as needed. Alberta Transportation will be responsible for all costs associated with the construction of the portion of service road south of the access for proposed Lot 4. In addition, at the time of subdivision registration, the required road widening along Township 512 as well as the required corner cut at the intersection of Township Road 512 and Highway 21 shall be registered on certificate of title for proposed Lot 1 to ensure that the land necessary for a future interchange is available to Alberta Transportation. Alberta Transportation will be responsible for all costs associated with construction of the future interchange.
- 6.5. Should Alberta Transportation initiate upgrades to Highway 21 and/or construct a service road on the subject property prior to subdivision commencing in accordance with this conceptual scheme, Alberta Transportation will be responsible for all associated costs and land acquisition required for the construction.
- a) As part of a subdivision application, the completion of a Traffic Impact Assessment (TIA) for the intersection of Highway 21 and Township Road 512 satisfactory to Strathcona County and Alberta Transportation will be required.
- 6.6. The final design of the service road will be determined at the time of subdivision. The roadway including any required turnaround must be designed in accordance with Alberta Transportation requirements and Strathcona County's Design & Construction Standards and meet provincial and municipal regulations for any portion of the roadway that may impact natural drainage courses.
- 6.7. Construction of the service road as part of a subdivision application will require the owner/developer to enter into a Development Agreement with Strathcona County for financial obligations associated with the required road improvements.
- 6.8. All access to the proposed lots shall be provided from the future service road upon its construction. For the purpose of this Conceptual scheme, accesses are considered part of the service road design and construction when referenced.
- 6.9. Access locations shall be provided in general accordance with Figures 5 and 6 but are to be confirmed by Strathcona County at the time of subdivision.
- 6.10. All accesses are to be constructed and/or upgraded in accordance with Strathcona County Design and Construction Standards.

Conceptual Scheme

Pt. NW 07-51-22-W4

- 6.11. Any newly created lots will be subject to payment of the rural road levy. The levy will be charged at the rate in effect at the time of subdivision endorsement.
- 6.12. A Noise Attenuation Assessment may be required at the time of subdivision. A noise caveat may be required to be registered on lots adjacent to Highway 21. The owner/developer will be required to address noise attenuation to the satisfaction of Alberta Transportation and Strathcona County's Design and Construction Standards.

7. SERVICING AND UTILITIES

- 7.1. Prior to subdivision application, geotechnical testing shall be conducted on the proposed undeveloped lots by a qualified professional so that suitable locations can be chosen for building sites and private sewage disposal systems. The report is to include a development area plan showing the suitable building site locations in accordance with Alberta Environment and Strathcona County criteria.
- 7.2. The Biophysical Assessment identified that the Foley Lake Drainage Ditch facilitates drainage southward from adjacent properties and thus needs to be maintained. As part of any application for subdivision in accordance with this conceptual scheme, the applicant will be responsible for ensuring the drainage flows of the Foley Lake Drainage Ditch are maintained through one or a combination of the following as identified in Figure 5 and 6 ~~Option A and Option B~~:
 - a) Incorporating drainage provisions within the design of the service road that can accommodate necessary flow capacity to the satisfaction of Strathcona County; and/or
 - b) the registration of a drainage easement that protects the existing overland drainage course and on all private properties within the plan area that it runs through.
- 7.3. Should Alberta Transportation have need to construct the service road prior to an application for subdivision being submitted and the landowner prefers that drainage from the Foley Lake Drainage Ditch is facilitated in the service road design at that time, any additional cost related to facilitating the drainage as part the construction of the service road at that time will be borne by the landowner.
- 7.4. An existing ATCO Pipeline's pipeline crosses through the northwest corner of proposed Lot 1 and an existing ATCO Gas right-of-way extends along the western boundary of the plan area parallel to Highway 21. If it should be necessary to lower, relocate, or make any alterations to the existing pipeline and/or appurtenances due any the requirements outlined in this conceptual scheme to facilitate subdivision, all costs will be borne by the developer/landowner. In this regard, the term developer is intended to include Alberta Transportation should the province instigate the service road as outlined in Section 6.5.
- 7.5. A drainage easement will be required along the eastern boundary of proposed Lot 2 as identified in Figures 5 and 6.
- 7.6. Wherever a drainage easement is utilized within the plan area, it shall be the responsibility of the landowner to maintain the canal.
- 7.7. The applicant may be required to provide a surface drainage assessment to address pre- and post-development drainage and recommendations to eliminate any negative impacts

Conceptual Scheme

Pt. NW 07-51-22-W4

on adjacent or downstream areas. The assessment shall be completed by a qualified professional.

- 7.8. The applicant will be required to contact Alberta Environment regarding any potential drainage licenses and/or approvals for the conveyance of drainage from either onsite or offsite lands.
- 7.9. Existing and proposed private sewage system discharge locations shall comply with Provincial set-back requirements.
- 7.10. The applicant may be required to provide information prepared by a qualified professional regarding groundwater availability for domestic purposes in accordance with the Water Act
- 7.11. The applicant may be required to provide a stormwater management and site grading plan to the satisfaction of Strathcona County
- 7.12. At time of subdivision the applicant will be responsible for confirming and coordinating the provision of shallow utilities with the appropriate companies.

8. DEVELOPMENT CRITERIA

- 8.1. The applicant/developer may, through the redistricting and/or subdivision process, be required to address the provision of private sewage systems, the construction of required accesses, surface drainage, rural road levies and any other matter deemed applicable, to the satisfaction of Strathcona County.
- 8.2. Technical considerations, including a geotechnical assessment, stormwater management report, and any other studies deemed appropriate by Strathcona County, shall be addressed to the satisfaction of Strathcona County at the time of redistricting and/or subdivision application.
- 8.3. The design and development of future parcels should protect and develop amenities to take advantage of natural topography and other environmental features such as unique tree stands and water courses. Alberta Environment and Strathcona County shall be consulted regarding any changes to topography which may influence drainage. No alterations to drainage courses, waterbodies, water courses or wetlands are permitted without the prior approval of Alberta Environment, Sustainable Resource Development and Strathcona County.
- 8.4. Development adjacent to slopes, wetlands and water courses shall conform to environmental setbacks contained within the Land Use Bylaw and any other regulatory document.
- 8.5. Implementation of this Conceptual scheme will be required to conform to all County standards and policy in effect at the time of future application for any subdivision and/or rezoning.
- 8.6. Final location of property lines and parcel areas shall be determined at the time of subdivision. All proposed lots shall comply with the regulations of the Land Use Bylaw.

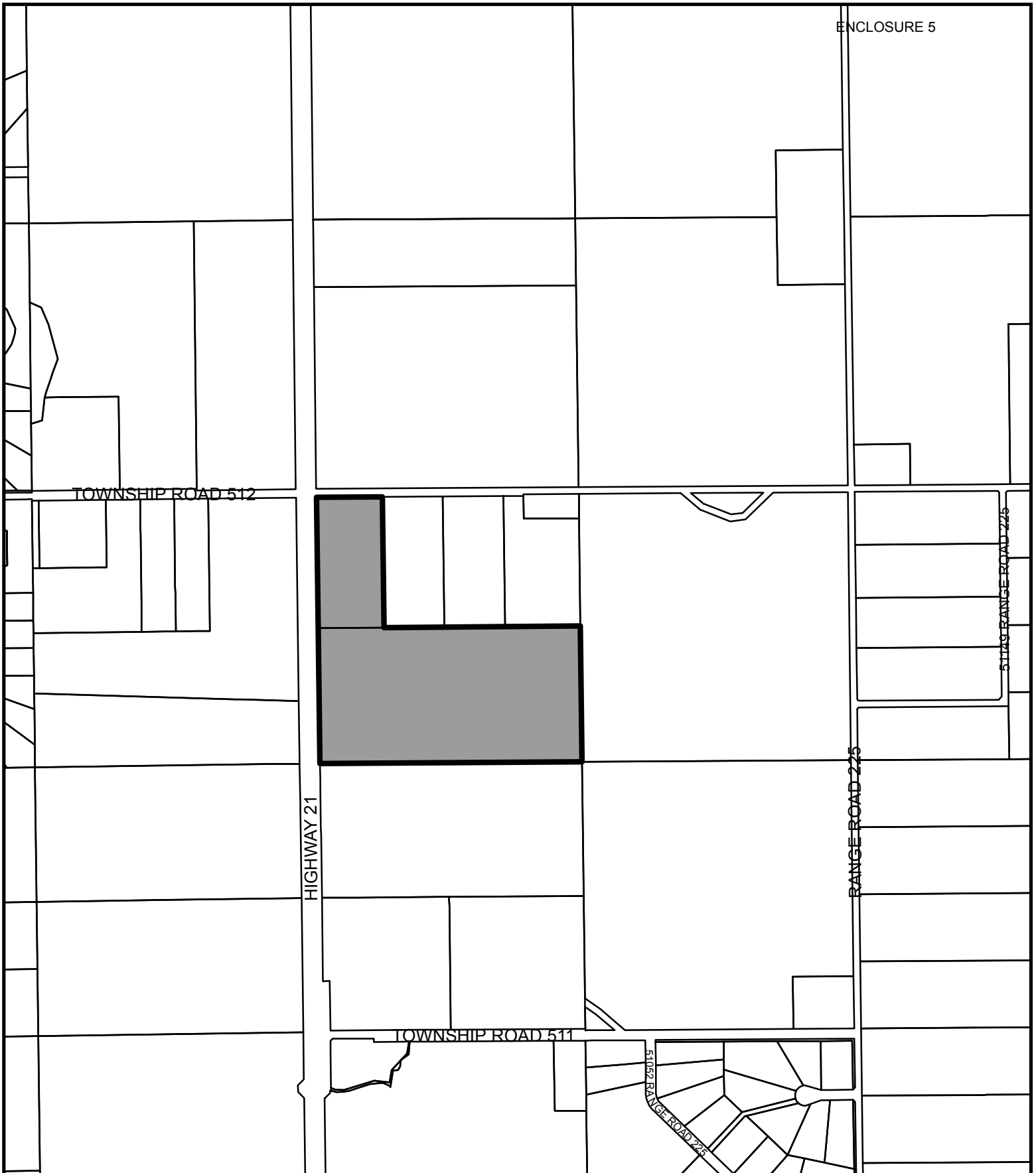
Conceptual Scheme

Pt. NW 07-51-22-W4

- 8.7. A subdivision application will be subject to the municipal policies, standards or regulations in effect at the time of the subdivision application, should the said policies differ from those outlined within this plan it shall be at the discretion of the Director of Planning and Development Services as to which policies, standards or regulations will be applied.
- 8.8. Where any changes are proposed to the Council adopted Conceptual scheme it will be at the discretion of the Director of Planning and Development Services to determine if an amendment to the adopted Conceptual scheme is required.

9. COMPLIANCE WITH OTHER LEGISLATION

Nothing in this conceptual scheme shall be interpreted as relieving a person from complying with federal, provincial or municipal statutes or bylaws. In the event of a conflict between any of the provisions of this Conceptual scheme and the provisions of any statute or bylaw, the provisions of the statute or bylaw shall prevail.



LOCATION MAP FIGURE 1

NW 7-51-22-W4



Subject Area

PLANNING & DEVELOPMENT SERVICES



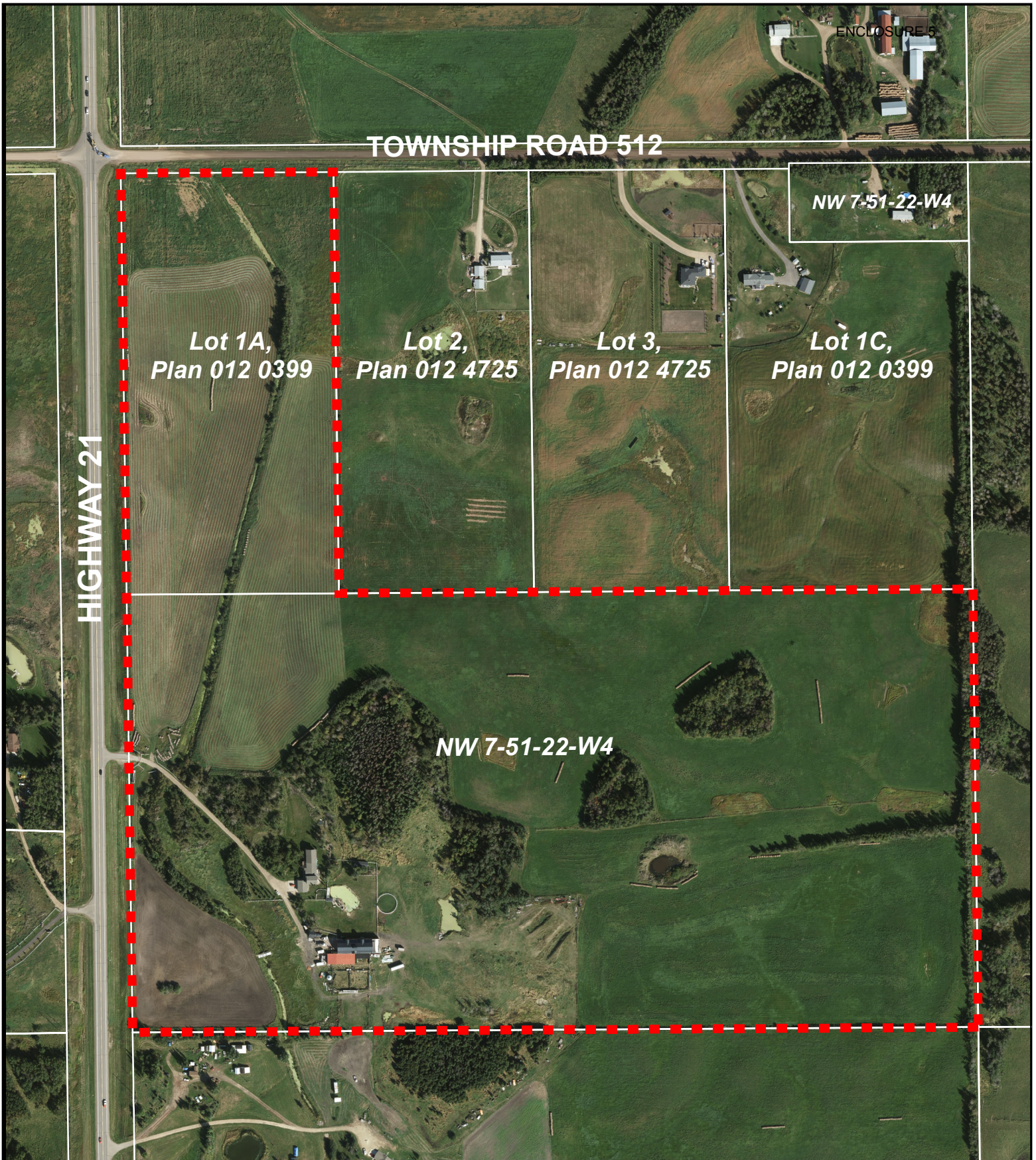
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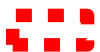
Date Drawn: June 2, 2016

Scale: Not to Scale

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**AIR PHOTO
FIGURE 2
NW 7-51-22-W4**



Subject Area

PLANNING & DEVELOPMENT SERVICES



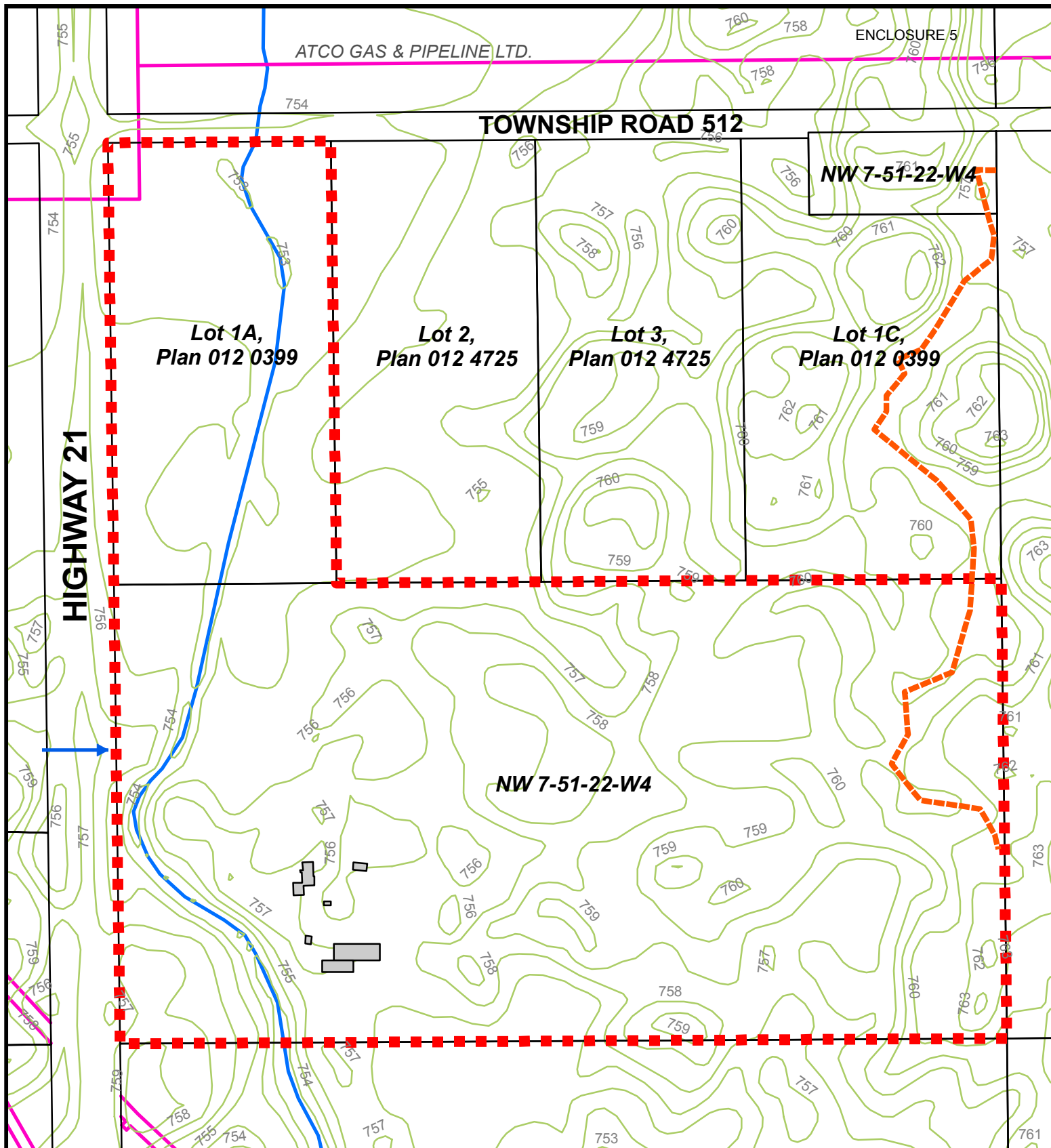
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File No.: 4090-2016CS001

Date Drawn: June 2, 2016

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4090 Land Use -Conceptual Scheme\2016\
2016CS001\MAPS\AIR PHOTO

Scale: Not to scale



SITE FEATURES - FIGURE 3

NW 7-51-22-W4

■ ■ ■ ■ Conceptual Scheme =
Approx. 39.5 ha (97.6 ac)

2m Contours

Existing Access

Pipeline Right of Way

Drainage Swale

Drainage Easement

Buildings

PLANNING & DEVELOPMENT SERVICES

STRATHCONA
COUNTY

Drawn By: S. McCann

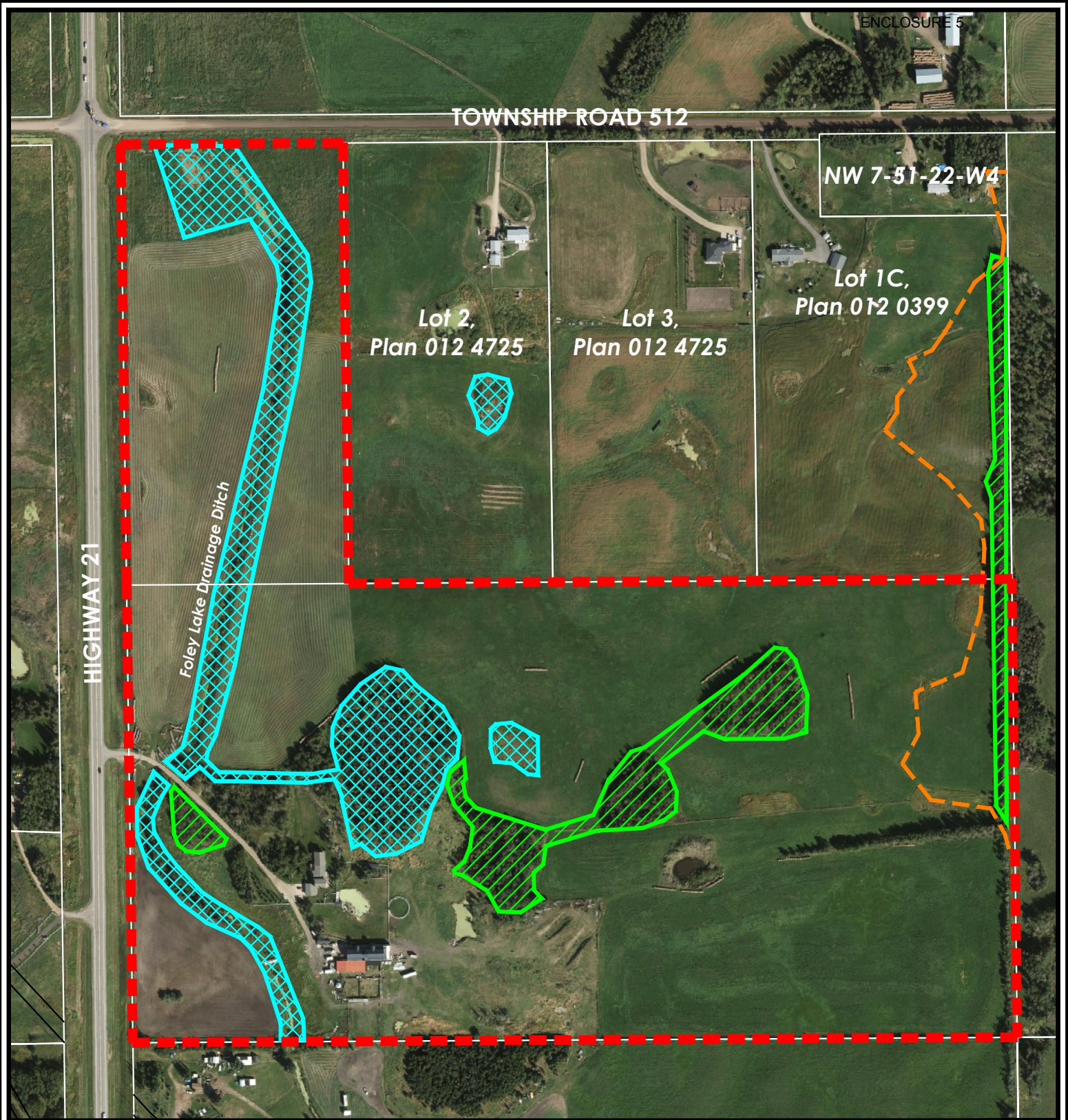
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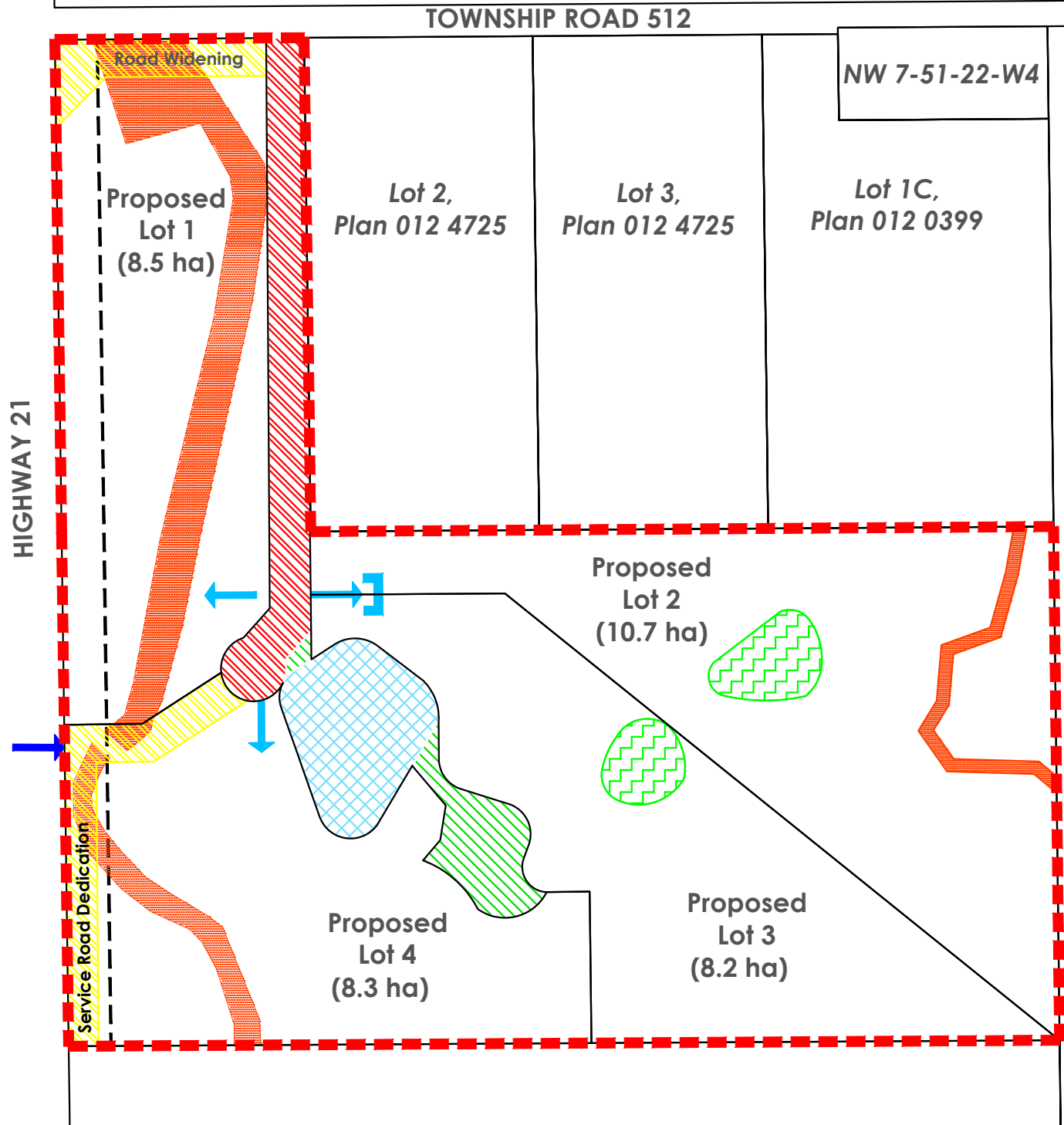
BIOPHYSICAL - FIGURE 4 **NW 07-51-22-W4**

- ■ ■ ■ Conceptual Scheme =
Approx. 39.5 ha (97.6 ac) ±
- ▨ ▨ ▨ ▨ Environmentally Significant Lands
- ▨ ▨ ▨ ▨ Qualifies for Environmental Protection
- ▨ ▨ ▨ ▨ Drainage Easement

PLANNING & DEVELOPMENT SERVICES



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| Drawn by: S. McCann | File No.: 4090-2016CS001 |
| Date Drawn: June 2, 2016 | Dwg No.: N:\PDS Admin\4000 - 4499 Land Use Services\ 4090 Land Use Bylaw -Conceptual Plans\ 2016\2016CS001\MAPS |
| Revision Date: | |
| Scale: Not to scale | |



DEVELOPMENT CONCEPT - FIGURE 5

NW 07-51-22-W4

- | | |
|---|----------------------------|
| Conceptual Scheme Approx. 39.5 ha (97.6 ac) ± | Constructed Road |
| Proposed Environmental Reserve Approx. 1.31 ha (3.24 ac) ± | Road Dedication |
| Proposed Municipal Reserve Approx. 0.7 ha (1.75 ac) ± | ATCO Gas Right of Way |
| Proposed Conservation Easement Approx. 0.8 ha (1.98 ac) ± | ATCO Pipeline Right of Way |
| Drainage Easement | Joint Access |
| | Proposed Access |
| | Existing Access |

PLANNING & DEVELOPMENT SERVICES



Drawn by: S. McCann

File No.: 4090-2016CS001

Date Drawn: June 2, 2016

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4090 Land Use Bylaw - Conceptual Plans\
2016\2016CS001\MAPS

Revision Date:

Scale: Not to scale



DEVELOPMENT CONCEPT - FIGURE 6

NW 07-51-22-W4

- | | | | |
|--|---|--|----------------------------|
| | Conceptual Scheme Approx. 39.5 ha (97.6 ac) ± | | Constructed Road |
| | Road Dedication | | ATCO Gas Right of Way |
| | Proposed Environmental Reserve Approx. 1.31 ha (3.24 ac) ± | | ATCO Pipeline Right of Way |
| | Proposed Municipal Reserve Approx. 0.7 ha (1.75 ac) ± | | Joint Access |
| | Proposed Conservation Easement Approx. 0.8 ha (1.98 ac) ± | | Proposed Access |
| | Drainage Easement | | Existing Access |

PLANNING & DEVELOPMENT SERVICES



Drawn by: S. McCann

File No.: 4090-2016CS001

Date Drawn: June 2, 2016

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4090 Land Use Bylaw -Conceptual Plans\
2016\2016CS001\MAPS

Revision Date:

Scale: Not to scale

Conceptual Scheme Pt. of NW 07-51-22-W4

September 2014

Revised May 2016



Conceptual Scheme

Pt. NW 07-51-22-W4

1. PURPOSE

- 1.1. The purpose of a Conceptual Scheme (CS) is to:
- a) provide a framework for the subsequent subdivision, rezoning and/or development of a specific area of land based on conservation design principles; and
 - b) establish a potential plan of future subdivision that applies to the existing titled area(s) within the plan area; and
 - c) ensure that a proposed rezoning and/or subdivision does not prohibit the ability of remnant or adjacent lots to be further subdivided in the future.
- 1.2. As per Strathcona County Council Policy statement SER-008-019, the proposed Conceptual scheme is necessary in this case as:
- a) The policies of the Agricultural Small Holdings Policy Area of the Municipal Development Plan require that a conceptual scheme is prepared for the quarter section;
 - b) according to the regulations of Service Policy SER-008-019, the land being proposed for rezoning or subdivision has the potential to be further subdivided;

2. OVERVIEW

- 2.1. **Plan Area:** The plan area for this conceptual scheme includes the remainder of NW 07-51-22-W4 and Lot 1A, Plan 012 0399. With the exception of Lot 1A, Plan 012 0399, lots that exist within the northern half of the quarter section have been excluded from this conceptual scheme area as no further subdivision potential exists for these lots pursuant to Section 6 of the Strathcona County conceptual scheme Policy. Although this conceptual scheme does not contemplate further subdivision of Lot 1A, Plan 012 0399, it is necessary to include within the plan area to accommodate the service road required within the conceptual scheme.
- 2.2. **Legal Descriptions: (see *Figure 2 – Air Photo*)**
- a) NW 07-51-22-W4; 32.07 ha (79.25 ac)
 - b) Lot 1A, Plan 012 0399; 7.69 ha (19.00 ac)
- 2.3. **Existing Land Uses: (see *Figure 2 – Air Photo*)**
- a) NW 07-51-22-W4; Single detached dwelling; shop; shed
 - b) Lot 1A, Plan 012 0399; vacant
- 2.4. **Adjacent Land Uses:**
- Within Quarter section:
- a) Lot 1C, Plan 012 0399; Single detached dwelling; detached garage; sheds
 - b) Lot 2, Plan 012 4725; Single detached dwelling; shop; detached garage
 - c) Lot 3, Plan 012 4725; Single detached dwelling
 - d) NW 07-51-22-W4; Single detached dwelling; detached garage; sheds
- North: Township Road 512, beyond which lies a quarter section containing two parcels zoned AG Agriculture: General.
- East: An unsubdivided quarter section zoned AG Agriculture: General.
- South: A quarter section containing three parcels zoned AG Agriculture: General.
- West: Highway 21, beyond which lies a quarter containing five parcels zoned RA Rural Residential / Agriculture and one parcel zoned AG Agriculture: General.

Conceptual Scheme

Pt. NW 07-51-22-W4

- 2.5. **Canada Land Inventory Soil Rating:** All of the lands within the plan area are designated as Class 3 soils.
- 2.6. **Encumbrances:**
 a) **Caveat (registration # 002 216 996):** The Crown has a caveat registered against Lot 1A Plan 012 0399 for establishing a service road upon the western portion of the quarter section along Highway 21.
- 2.7. **Municipal Development Plan:** The subject lands are located within the Agriculture Small Holdings Policy Area of the Municipal Development Plan (Bylaw 1-2007). This policy area allows for the subdivision of land in accordance with a Council approved conceptual scheme.
- 2.8. **Land Use Bylaw:** The south half of the quarter section is currently zoned AG Agriculture: General. Pursuant to Land Use Bylaw 8-2001. Rezoning to an appropriate land use district will be required prior to subdivision endorsement. The appropriate land use district will depend upon the size and intended use of lots proposed for subdivision.

Lot 1A, Plan 012 0399 in the northwest corner of the quarter section is currently zoned RA Rural Residential / Agriculture. This lot will not be required to be rezoned for the plan to be realized.

3. CONCEPTUAL SCHEME (DESIGN CONCEPT)

- 3.1. The goal of this conceptual scheme is to establish a framework for subdivision and development of the plan area that compliments and enhances the traditional agricultural/rural residential lifestyle found in the area, while ensuring that the requirements within the applicable statutory plans, bylaws and policies are addressed. The objective of this conceptual scheme is to illustrate the lot size and distribution, reserve dedications and access/road locations.
- 3.2. Both affected landowners (those owning property within the plan area) and adjacent residents (those owning property adjacent to the plan area) have been provided opportunity to provide input as part of the preparation of this plan.
- 3.3. This Conceptual scheme contemplates the potential subdivision of the quarter section into a total of eight (8) parcels. As there are already six (6) parcels on the quarter section, a total of two (2) additional lots may be accommodated under this plan.
- 3.4. The development concept shown in Figure 5 is conceptual and may be subject to modification at the time of subdivision if further investigation warrants the change (see Section 8 – Development Criteria). Final lot sizes and dimensions will be determined at time of subdivision.

Conceptual Scheme

Pt. NW 07-51-22-W4

4. ENVIRONMENTAL CONSIDERATIONS

- 4.1. A Biophysical Assessment was prepared by Strathcona County in August 2013. The assessment consisted of a survey of landscape, vegetation and wildlife on the subject property. The survey technique consisted of identifying and describing the general plant communities based on the landscape features and identifying signs of wildlife activity. The information was used to make recommendations for Environmental and Municipal Reserve dedications.

a) Landscape Overview

Overall the landscape is hummocky with an elevation change of approximately eight metres, from 762 metres along the east property boundary to 754 metres in the southeast corner of the quarter section. The most significant landscape features are bog in the southwest and the Foley Lake Drainage Ditch which runs south down the west side of the subject area. There are also two well-developed forest stands in the southeast portion of the subject property.

b) Vegetation

Approximately 85 percent of the subject property has been cleared of upland vegetation and has been under agricultural management for at least four decades. The forest stands that remain on the subject property are predominantly aspen poplar interspersed with paper birch. Their understory consists of a variety of shrubs, mosses, forbes, wildflowers and grasses. Overall, the diversity of landscape and plant communities across the subject property is relatively high.

c) Wetlands

The wetlands located within the plan area fluctuate seasonally and provide important habitat for wildlife and various plant species. Typical wetland vegetation that indicates wet soils and water at or below surface was present. The wetlands are distinguished by abundant growth of grass species and willows; these wetlands provide both a localized groundwater recharge and a water storage function. They did not have distinct drainage corridors connecting them to other wetland features but the air photo review shows some connectivity between these features on the east half the quarter section.

d) Wildlife

Signs of wildlife within and surrounding the subject area were abundant at the time of biophysical assessment. A wildlife habitat corridor was identified adjacent to the eastern boundary of the subject quarter section. Deer, moose, coyote and rabbit scat as well as tracks and bedding areas were observed throughout the tree stands on the subject property. Frogs and various insects were observed within bog. Given the evidence found, the priority habitat includes the bog, poplar forest stands, ephemeral wetlands and Foley Lake Drainage Ditch.

Conceptual Scheme

Pt. NW 07-51-22-W4

5. RESERVES

- 5.1. Municipal Reserve shall be dedicated in accordance with the Municipal Government Act and County Policy.
- 5.2. The form of Municipal Reserve dedication may be dedicated as land, cash-in-lieu or a combination of the two.
- 5.3. Further to 5.2, the forest stands identified for conservation contain environmentally significant land and wildlife habitat, however, there may be difficulty gaining access to these areas for management as Municipal Reserve. Therefore, Conservation Easements may be registered on the private parcels which protect these landscape features in perpetuity will be considered as illustrated in Figure 5.
- 5.4. The bog habitat identified for conservation is environmentally significant land and wildlife habitat; however, there is difficulty gaining access to these areas for management as Environmental Reserve. Therefore, Environmental Reserve Easements as illustrated in Figure 5 will be considered at the time of subdivision to be registered on the private parcels to protect the bog habitat in perpetuity.
- 5.5. Should an Environmental Reserve Easement not be agreed upon by the municipality or the landowner, then the bog habitat identified in Figure 5 shall be dedicated as Environmental Reserve (ER) and in order to provide public access, a strip of land surrounding the bog habitat and along the common property line of proposed lots 3 and 4 shall also be dedicated as ER in accordance with County policy.
- 5.6. Any ER shall be dedicated at the time of subdivision and final determination of the exact boundaries is to be confirmed on site by the County Biologist and an Alberta Land Surveyor.
- 5.7. The landowner will be required to provide fencing and/or marker posts to delineate the boundaries of any Environmental Reserve, Environmental Reserve Easement or Conservation Easement required at the time of subdivision.

6. TRANSPORTATION

- 6.1. As the subject area is located within 800 meters of Provincial Highway 21, a Roadside Development Permit must be issued by Alberta Transportation before any development may occur within the subject lands.
- 6.2. Alberta Transportation has indicated that Highway 21 has been identified for future upgrades that may include twinning of the Highway adjacent to the subject property and the potential for an interchange to be located at the intersection of Township Road 512 and Highway 21. In this regard, Alberta Transportation will require that prior to the subdivision of additional parcels:
 1. all existing direct access points to Highway 21 are to be removed and no new direct access will be permitted.
 2. a service road is to be constructed along the eastern boundary of proposed Lot 1, which will provide access to additional parcels.

Conceptual Scheme

Pt. NW 07-51-22-W4

- 6.3. Should an application for subdivision be submitted prior to Alberta Transportation initiating upgrades to Highway 21 and/or the construction of a service road, the applicant shall be responsible for constructing the portion of the required service road from Township Road 512 up to and including necessary area to provide access to proposed Lot 4 as identified on Figure 5.
- 6.4. Further to section 6.3, at the time of subdivision registration, a caveat shall be registered on certificate of title for proposed Lot 4, which ensures that the land necessary to extend the service road is available to Alberta Transportation in order to provide access to properties south of the plan area as needed. Alberta Transportation will be responsible for all costs associated with the construction of the portion of service road south of the access for proposed Lot 4. In addition, at the time of subdivision registration, the required road widening along Township 512 as well as the required corner cut at the intersection of Township Road 512 and Highway 21 shall be registered on certificate of title for proposed Lot 1 to ensure that the land necessary for a future interchange is available to Alberta Transportation. Alberta Transportation will be responsible for all costs associated with construction of the future interchange.
- 6.5. Should Alberta Transportation initiate upgrades to Highway 21 and/or construct a service road on the subject property prior to subdivision commencing in accordance with this conceptual scheme, Alberta Transportation will be responsible for all associated costs and land acquisition required for the construction.
- a) As part of a subdivision application, the completion of a Traffic Impact Assessment (TIA) for the intersection of Highway 21 and Township Road 512 satisfactory to Strathcona County and Alberta Transportation will be required.
- 6.6. The final design of the service road will be determined at the time of subdivision. The roadway including any required turnaround must be designed in accordance with Alberta Transportation requirements and Strathcona County's Design & Construction Standards and meet provincial and municipal regulations for any portion of the roadway that may impact natural drainage courses.
- 6.7. Construction of the service road as part of a subdivision application will require the owner/developer to enter into a Development Agreement with Strathcona County for financial obligations associated with the required road improvements.
- 6.8. All access to the proposed lots shall be provided from the future service road upon its construction. For the purpose of this Conceptual scheme, accesses are considered part of the service road design and construction when referenced.
- 6.9. Access locations shall be provided in general accordance with Figure but are to be confirmed by Strathcona County at the time of subdivision.
- 6.10. All accesses are to be constructed and/or upgraded in accordance with Strathcona County Design and Construction Standards.

Conceptual Scheme

Pt. NW 07-51-22-W4

- 6.11. Any newly created lots will be subject to payment of the rural road levy. The levy will be charged at the rate in effect at the time of subdivision endorsement.
- 6.12. A Noise Attenuation Assessment may be required at the time of subdivision. A noise caveat may be required to be registered on lots adjacent to Highway 21. The owner/developer will be required to address noise attenuation to the satisfaction of Alberta Transportation and Strathcona County's Design and Construction Standards.

7. SERVICING AND UTILITIES

- 7.1. Prior to subdivision application, geotechnical testing shall be conducted on the proposed undeveloped lots by a qualified professional so that suitable locations can be chosen for building sites and private sewage disposal systems. The report is to include a development area plan showing the suitable building site locations in accordance with Alberta Environment and Strathcona County criteria.
- 7.2. The Biophysical Assessment identified that the Foley Lake Drainage Ditch facilitates drainage southward from adjacent properties and thus needs to be maintained. As part of any application for subdivision in accordance with this conceptual scheme, the applicant will be responsible for ensuring the drainage flows of the Foley Lake Drainage Ditch are maintained through one or a combination of the following as identified in Figure 5:
 - a) Incorporating drainage provisions within the design of the service road that can accommodate necessary flow capacity to the satisfaction of Strathcona County; and/or
 - b) the registration of a drainage easement that protects the existing overland drainage course and on all private properties within the plan area that it runs through.
- 7.3. Should Alberta Transportation have need to construct the service road prior to an application for subdivision being submitted and the landowner prefers that drainage from the Foley Lake Drainage Ditch is facilitated in the service road design at that time, any additional cost related to facilitating the drainage as part the construction of the service road at that time will be borne by the landowner.
- 7.4. An existing ATCO Pipeline's pipeline crosses through the northwest corner of proposed Lot 1 and an existing ATCO Gas right-of-way extends along the western boundary of the plan area parallel to Highway 21. If it should be necessary to lower, relocate, or make any alterations to the existing pipeline and/or appurtenances due any the requirements outlined in this conceptual scheme to facilitate subdivision, all costs will be borne by the developer/landowner. In this regard, the term developer is intended to include Alberta Transportation should the province instigate the service road as outlined in Section 6.5.
- 7.5. A drainage easement will be required along the eastern boundary of proposed Lot 2 as identified in Figure 5.
- 7.6. Wherever a drainage easement is utilized within the plan area, it shall be the responsibility of the landowner to maintain the canal.
- 7.7. The applicant may be required to provide a surface drainage assessment to address pre-and post-development drainage and recommendations to eliminate any negative impacts on adjacent or downstream areas. The assessment shall be completed by a qualified professional.

Conceptual Scheme

Pt. NW 07-51-22-W4

- 7.8. The applicant will be required to contact Alberta Environment regarding any potential drainage licenses and/or approvals for the conveyance of drainage from either onsite or offsite lands.
- 7.9. Existing and proposed private sewage system discharge locations shall comply with Provincial set-back requirements.
- 7.10. The applicant may be required to provide information prepared by a qualified professional regarding groundwater availability for domestic purposes in accordance with the Water Act
- 7.11. The applicant may be required to provide a stormwater management and site grading plan to the satisfaction of Strathcona County
- 7.12. At time of subdivision the applicant will be responsible for confirming and coordinating the provision of shallow utilities with the appropriate companies.

8. DEVELOPMENT CRITERIA

- 8.1. The applicant/developer may, through the redistricting and/or subdivision process, be required to address the provision of private sewage systems, the construction of required accesses, surface drainage, rural road levies and any other matter deemed applicable, to the satisfaction of Strathcona County.
- 8.2. Technical considerations, including a geotechnical assessment, stormwater management report, and any other studies deemed appropriate by Strathcona County, shall be addressed to the satisfaction of Strathcona County at the time of redistricting and/or subdivision application.
- 8.3. The design and development of future parcels should protect and develop amenities to take advantage of natural topography and other environmental features such as unique tree stands and water courses. Alberta Environment and Strathcona County shall be consulted regarding any changes to topography which may influence drainage. No alterations to drainage courses, waterbodies, water courses or wetlands are permitted without the prior approval of Alberta Environment, Sustainable Resource Development and Strathcona County.
- 8.4. Development adjacent to slopes, wetlands and water courses shall conform to environmental setbacks contained within the Land Use Bylaw and any other regulatory document.
- 8.5. Implementation of this Conceptual scheme will be required to conform to all County standards and policy in effect at the time of future application for any subdivision and/or rezoning.
- 8.6. Final location of property lines and parcel areas shall be determined at the time of subdivision. All proposed lots shall comply with the regulations of the Land Use Bylaw.

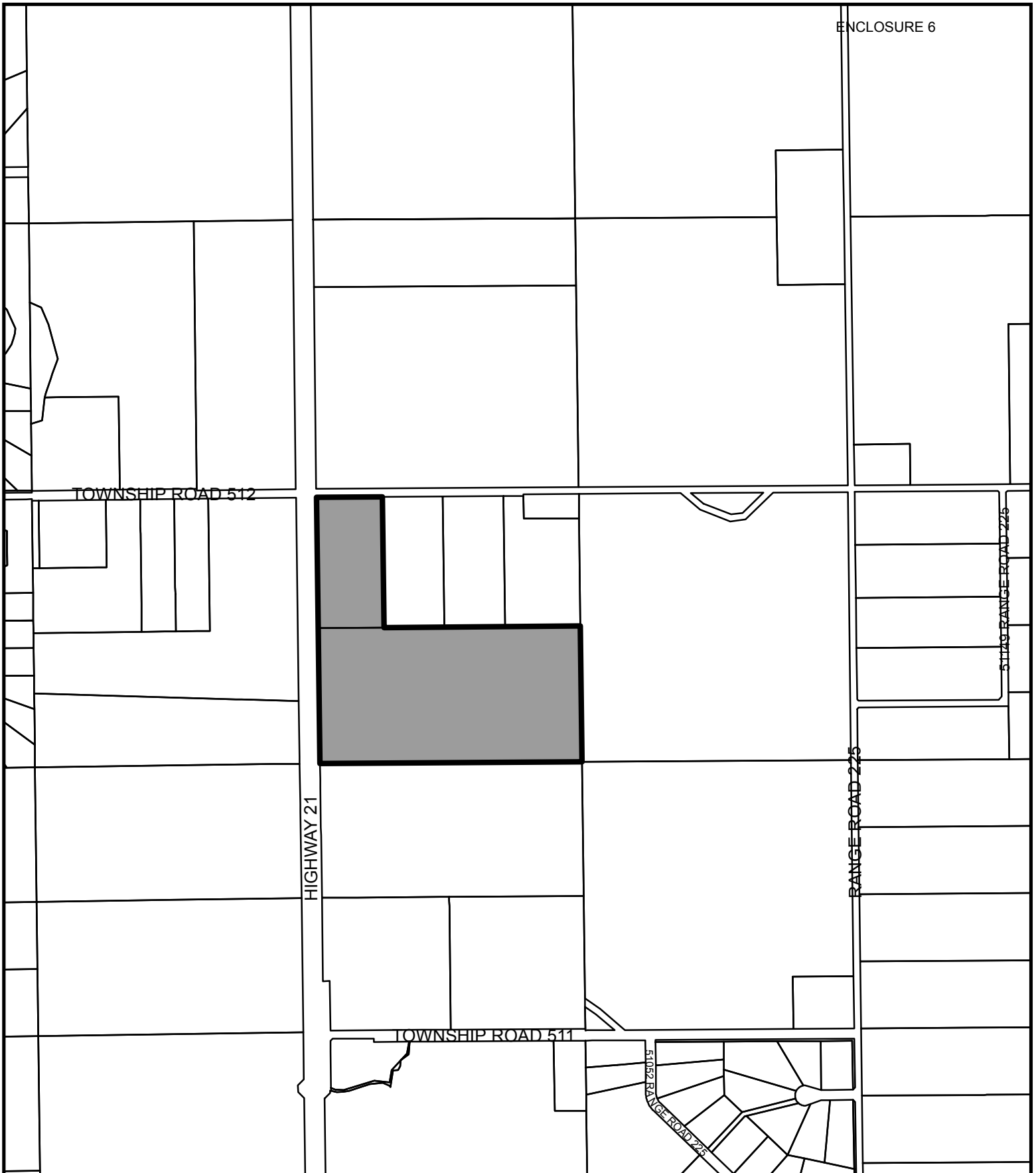
Conceptual Scheme

Pt. NW 07-51-22-W4

- 8.7. A subdivision application will be subject to the municipal policies, standards or regulations in effect at the time of the subdivision application, should the said policies differ from those outlined within this plan it shall be at the discretion of the Director of Planning and Development Services as to which policies, standards or regulations will be applied.
- 8.8. Where any changes are proposed to the Council adopted Conceptual scheme it will be at the discretion of the Director of Planning and Development Services to determine if an amendment to the adopted Conceptual scheme is required.

9. COMPLIANCE WITH OTHER LEGISLATION

Nothing in this conceptual scheme shall be interpreted as relieving a person from complying with federal, provincial or municipal statutes or bylaws. In the event of a conflict between any of the provisions of this Conceptual scheme and the provisions of any statute or bylaw, the provisions of the statute or bylaw shall prevail.



LOCATION MAP FIGURE 1

NW 7-51-22-W4

 **Subject Area**

PLANNING & DEVELOPMENT SERVICES



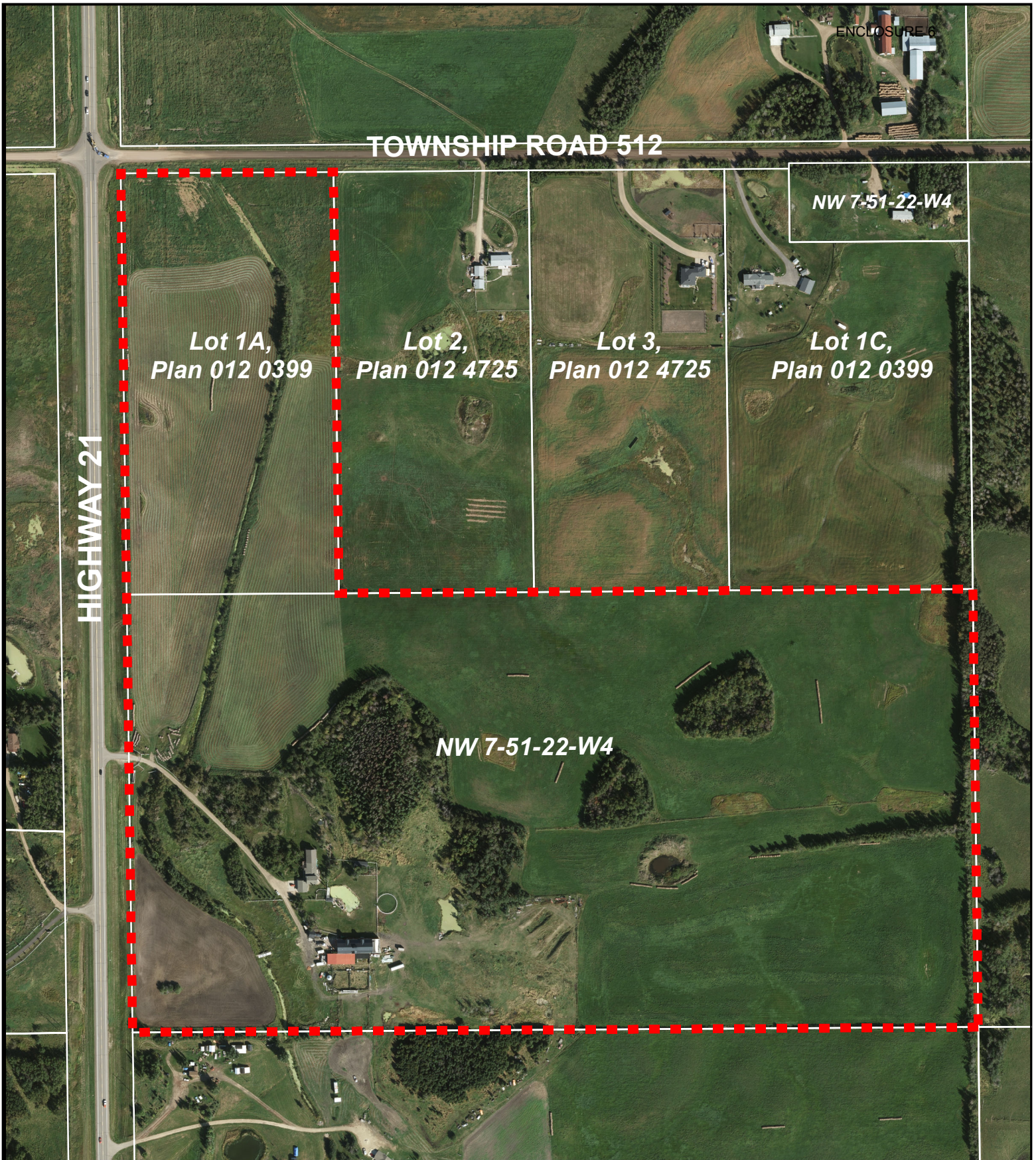
Drawn By: S. McCann

File No.: 4090-2016CS001

Date Drawn: June 2, 2016

Scale: Not to Scale

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**AIR PHOTO
FIGURE 2
NW 7-51-22-W4**

 **Subject Area**

PLANNING & DEVELOPMENT SERVICES



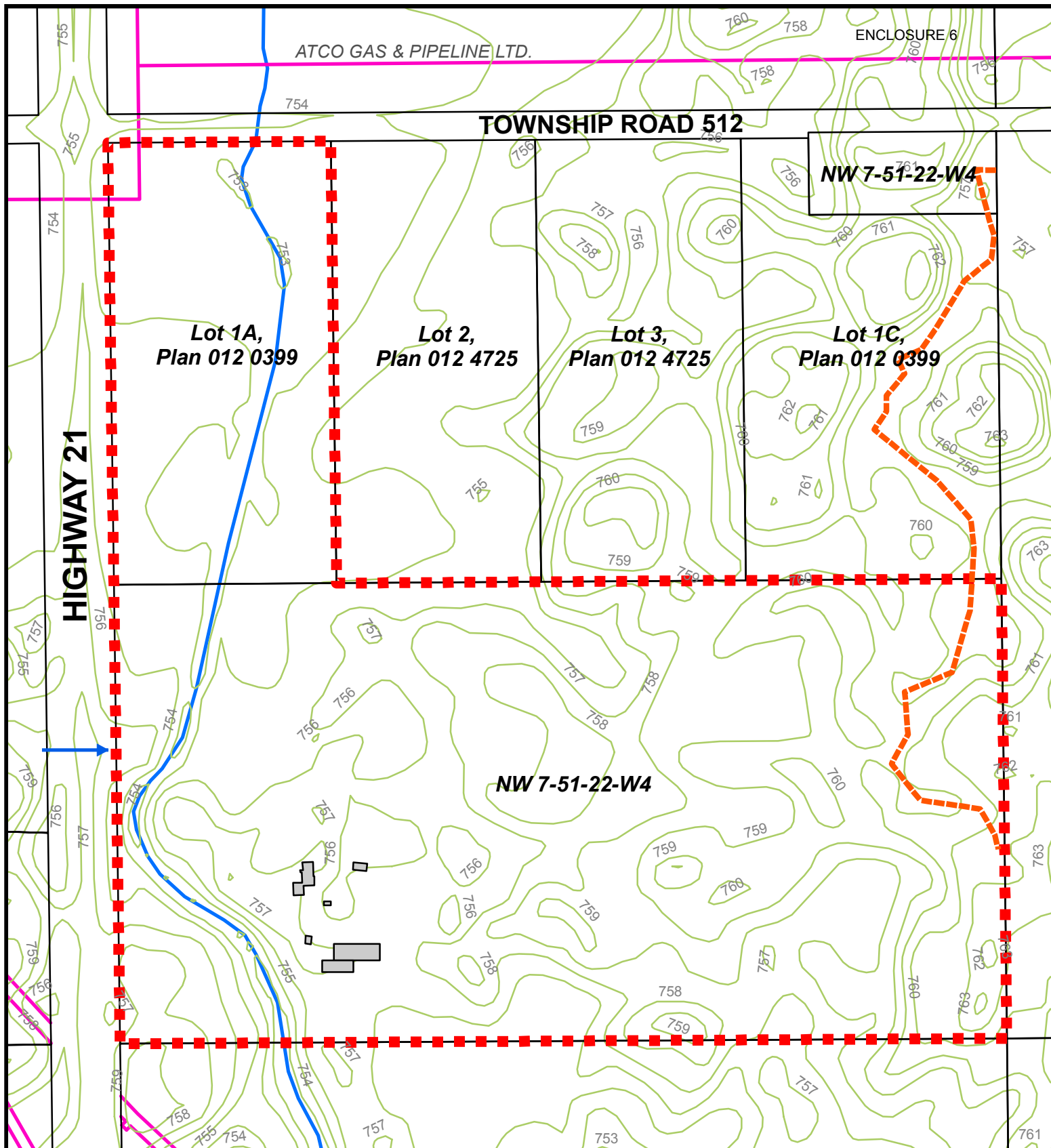
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File No.: 4090-2016CS001

Date Drawn: June 2, 2016

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2016CS001\MAPS\AIR PHOTO

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SITE FEATURES - FIGURE 3

NW 7-51-22-W4

■ ■ ■ ■ ■ Conceptual Scheme =
Approx. 39.5 ha (97.6 ac)

2m Contours

Existing Access

Pipeline Right of Way

Drainage Swale

Drainage Easement

Buildings

PLANNING & DEVELOPMENT SERVICES

STRATHCONA
COUNTY

Drawn By: S. McCann

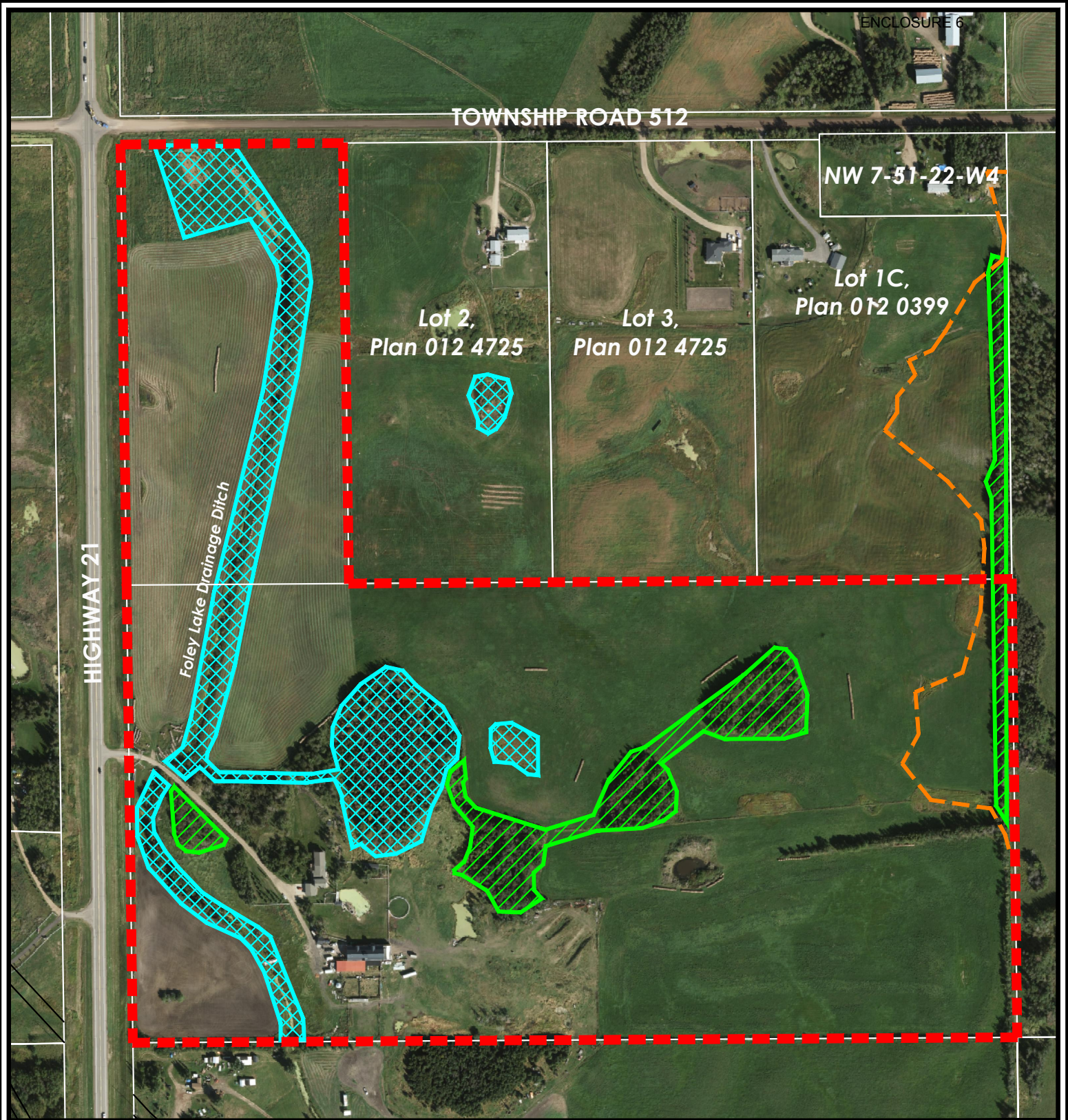
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48



BIOPHYSICAL - FIGURE 4 **NW 07-51-22-W4**

- ■ ■ ■ Conceptual Scheme =
Approx. 39.5 ha (97.6 ac) ±
- Environmentally Significant Lands
- Qualifies for Environmental Protection
- — — — Drainage Easement

PLANNING & DEVELOPMENT SERVICES



Drawn by: S. McCann

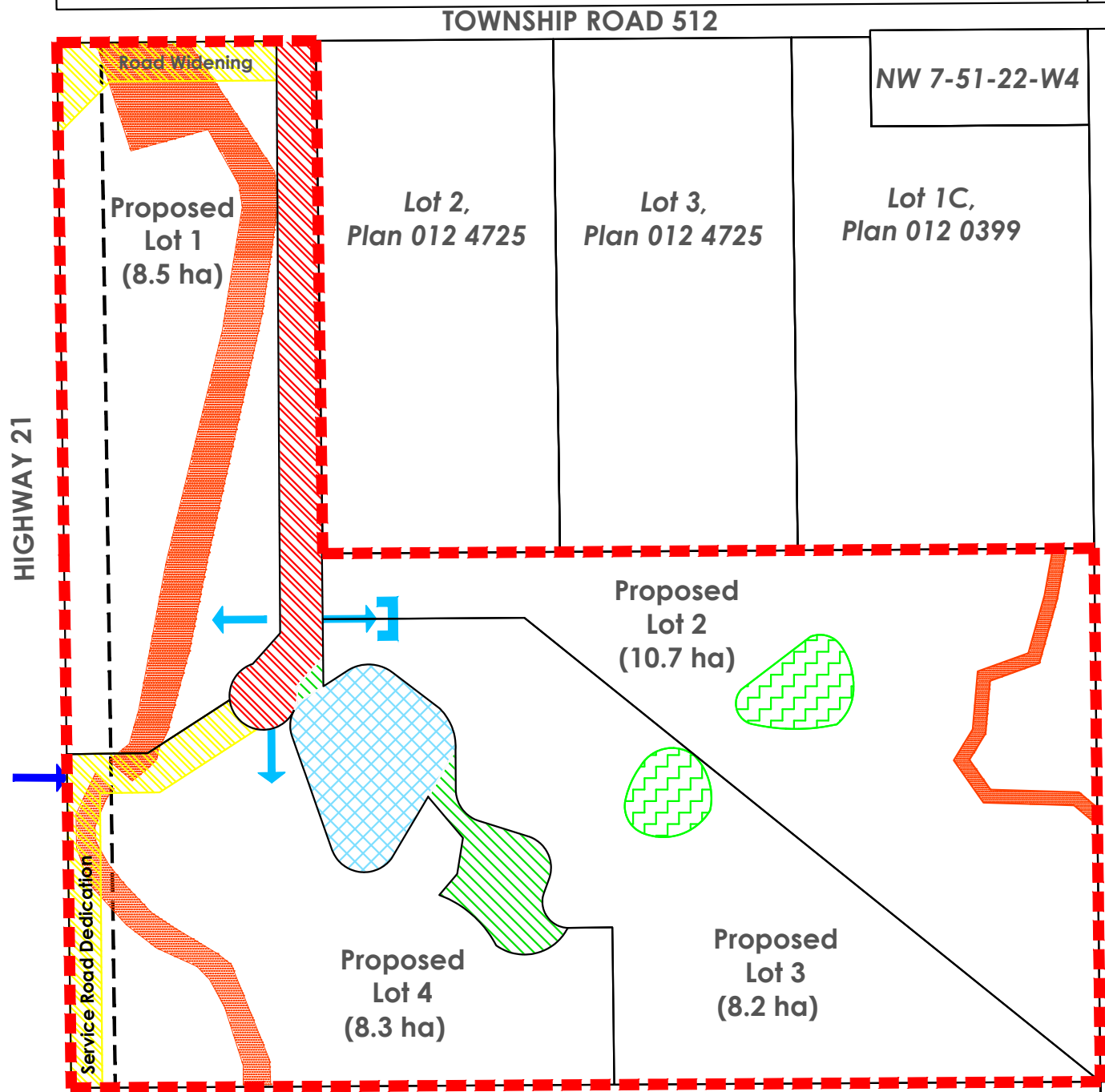
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Date Drawn: June 2, 2016

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4090 Land Use Bylaw -Conceptual Plans\
2016\2016CS001\MAPS

Revision Date:

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DEVELOPMENT CONCEPT - FIGURE 5

NW 07-51-22-W4

- | | |
|---|----------------------------|
| Conceptual Scheme Approx. 39.5 ha (97.6 ac) ± | Constructed Road |
| Proposed Environmental Reserve Approx. 1.31 ha (3.24 ac) ± | Road Dedication |
| Proposed Municipal Reserve Approx. 0.7 ha (1.75 ac) ± | ATCO Gas Right of Way |
| Proposed Conservation Easement Approx. 0.8 ha (1.98 ac) ± | ATCO Pipeline Right of Way |
| Drainage Easement | Joint Access |
| | Proposed Access |
| | Existing Access |

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Revision Date:

Scale: Not to scale



DEVELOPMENT CONCEPT - FIGURE 6

NW 07-51-22-W4

- | | | | |
|--|---|--|----------------------------|
| | Conceptual Scheme Approx. 39.5 ha (97.6 ac) ± | | Constructed Road |
| | Road Dedication | | ATCO Gas Right of Way |
| | Proposed Environmental Reserve Approx. 1.31 ha (3.24 ac) ± | | ATCO Pipeline Right of Way |
| | Proposed Municipal Reserve Approx. 0.7 ha (1.75 ac) ± | | Joint Access |
| | Proposed Conservation Easement Approx. 0.8 ha (1.98 ac) ± | | Proposed Access |
| | Drainage Easement | | Existing Access |

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Drawn by: S. McCann

File No.: 4090-2016CS001

Date Drawn: June 2, 2016

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4090 Land Use Bylaw -Conceptual Plans\
2016\2016CS001\MAPS

Revision Date:

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Bylaw 39-2016 Amendment to Land Use Bylaw 6-2015 and rescission of two readings of Bylaw 34-2014 (Ward 6)

Owner/Applicant: Curt Beyer
Legal Description: Lot 1A, Plan 012 0399; NW 7-51-22-W4
Location: South of Township Road 512, East of Highway 21

Report Purpose

To give two readings to a bylaw that proposes to rezone approximately 39.5 hectares (97.6 acres) of land from AG Agriculture: General District and RA Rural Residential/Agriculture District to RA Rural Residential/Agriculture District; RS Small Holdings District and PC Conservation District within the Agriculture - Small Holdings Policy Area of the Municipal Development Plan (MDP).

Recommendations

1. THAT the following readings of Bylaw 34-2014 Amendment to Land Use Bylaw 8-2001 be rescinded:
 - a. First reading – September 23, 2014
 - b. Second reading – September 23, 2014
2. THAT Bylaw 39-2016, a bylaw that proposes to rezone approximately 39.5 hectares (97.6 acres) of land from AG Agriculture: General District and RA Rural Residential/Agriculture District to RA Rural Residential/Agriculture District; RS Small Holdings District and PC Conservation District within the Agriculture - Small Holdings Policy Area of the Municipal Development Plan (MDP), be given first reading.
3. THAT Bylaw 39-2016 be given second reading.

Council History

September 23, 2014 – Council gave two readings to Bylaw 34-2014, which proposed to amend Land Use Bylaw 8-2001 to rezone approximately 39.5 hectares (97.6 acres) of land from AG Agriculture: General District and RA Rural Residential/Agriculture District to RA Rural Residential/Agriculture District; RS Small Holdings District; and PC Conservation District within the Agriculture - Small Holdings Policy Area of the Municipal Development Plan (MDP).

March 10, 2015 – Council adopted Land Use Bylaw 6-2015, with an effective date of May 11, 2015.

Strategic Plan Priority Areas

Economy: n/a

Governance: The Public Hearing provides Council with the opportunity to receive public input prior to making a decision on the proposed Land Use Bylaw rezoning.

Social: The proposal supports the strategic goal of building strong neighbourhoods/communities to support the diverse needs of our residents.

Culture: n/a

Environment: The proposed subdivision will conserve the existing environmentally sensitive areas within the subject properties.

Other Impacts

Policy: The subject parcels are located within the Agriculture Small Holdings Policy Area of the Municipal Development Plan Bylaw 1-2007 and the proposed rezoning is in accordance with SER-008-022 "Redistricting Bylaws".

Legislative/Legal: The *Municipal Government Act* provides Council the authority to pass a bylaw to amend the Land Use Bylaw.

Interdepartmental: The proposal was circulated to internal departments and external agencies.

Summary

The proposed rezoning facilitates the subdivision of the subject lands into four rural residential parcels as well as municipal and environmental reserve. A development agreement will be required prior to third reading of the proposed rezoning bylaw to address the construction of the service road.

The subject lands are located within the Agriculture Small Holdings Policy Area of the Municipal Development Plan (MDP). In accordance with MDP policy, a Conceptual Scheme to provide a framework for the subsequent subdivision, rezoning and/or development of the subject lands based on conservation design principles was prepared. Council adopted the Conceptual Scheme for NW 7-51-22-W4 by resolution and gave two readings to the accompanying rezoning Bylaw 34-2014 on September 23, 2014.

The landowner subsequently submitted a subdivision application in October 2015, which was circulated to internal departments and external agencies for comments. The applicant requires additional time to address some items resulting from the comments submitted by external agencies such as a realignment of the service road which is being proposed concurrently as part of an amendment to the adopted conceptual scheme.

The *Municipal Government Act* Section 188 (a) specifies that the previous readings of a proposed bylaw are rescinded if the proposed bylaw does not receive third reading within two years after first reading. Consequently, first and second reading of the existing zoning Bylaw 34-2014 will be automatically rescinded before the applicant will be able to address the external comments provided. Therefore, the two readings given to Bylaw 34-2014 are proposed to be rescinded, and the new Bylaw 39-2016 is proposed to replace Bylaw 34-2014, which will restart the mandated two-year timeframe for the bylaw to receive third reading. This will enable the applicant the additional time required to address the external agency concerns prior to the rezoning bylaw being presented to Council for third reading.

The new Bylaw 39-2016 has also been revised from the original rezoning bylaw to reflect the proposed configuration of lots based on the details in the subdivision application that was submitted by the landowner. As part of the realignment of the service road, the ability for the landowner to dedicate municipal and environmental reserve as lots rather than easements is accommodated. The proposed rezoning has been revised to reflect this ability through the addition of PC Conservation District for these areas within proposed Bylaw 39-2016.

Communication Plan

Newspaper advertisement, letter

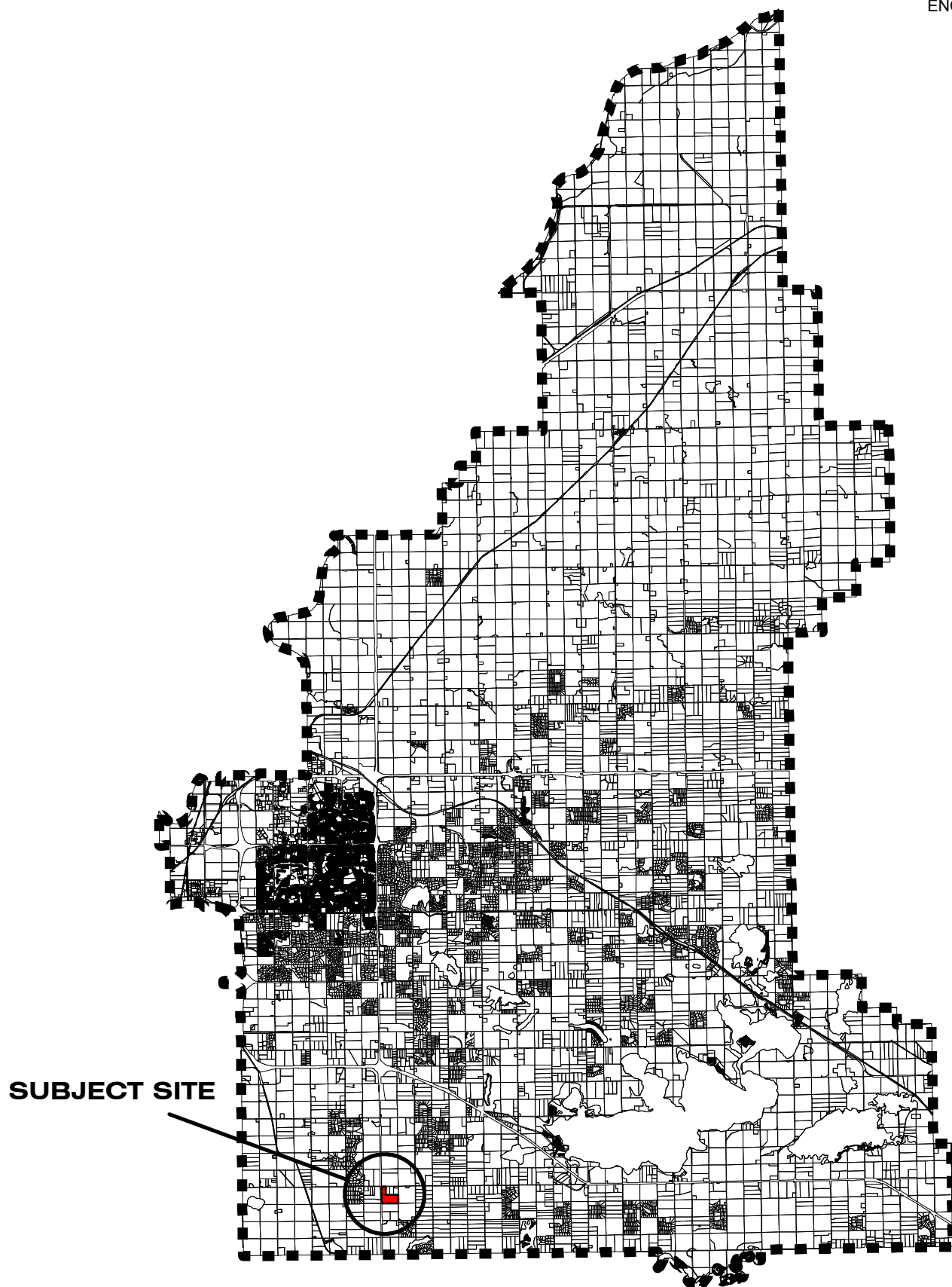
Enclosures

1 Rural Location Map

Author: Radhika Brown, Planning and Development Services
Director: Stacy Fedechko, Planning and Development Services
Associate Commissioner: Kevin Glebe, Infrastructure and Development Services
Lead Department: Planning and Development Services

Page 2 of 3

- 2 Location Map
- 3 Notification Map
- 4 Bylaw 34-2014 to be rescinded
- 5 Bylaw 39-2016
- 6 Air Photo



RURAL LOCATION MAP

Lot 1A, Plan 012 0399 &
NW 7-51-22-W4



Subject Area

PLANNING & DEVELOPMENT SERVICES



STRATHCONA
COUNTY



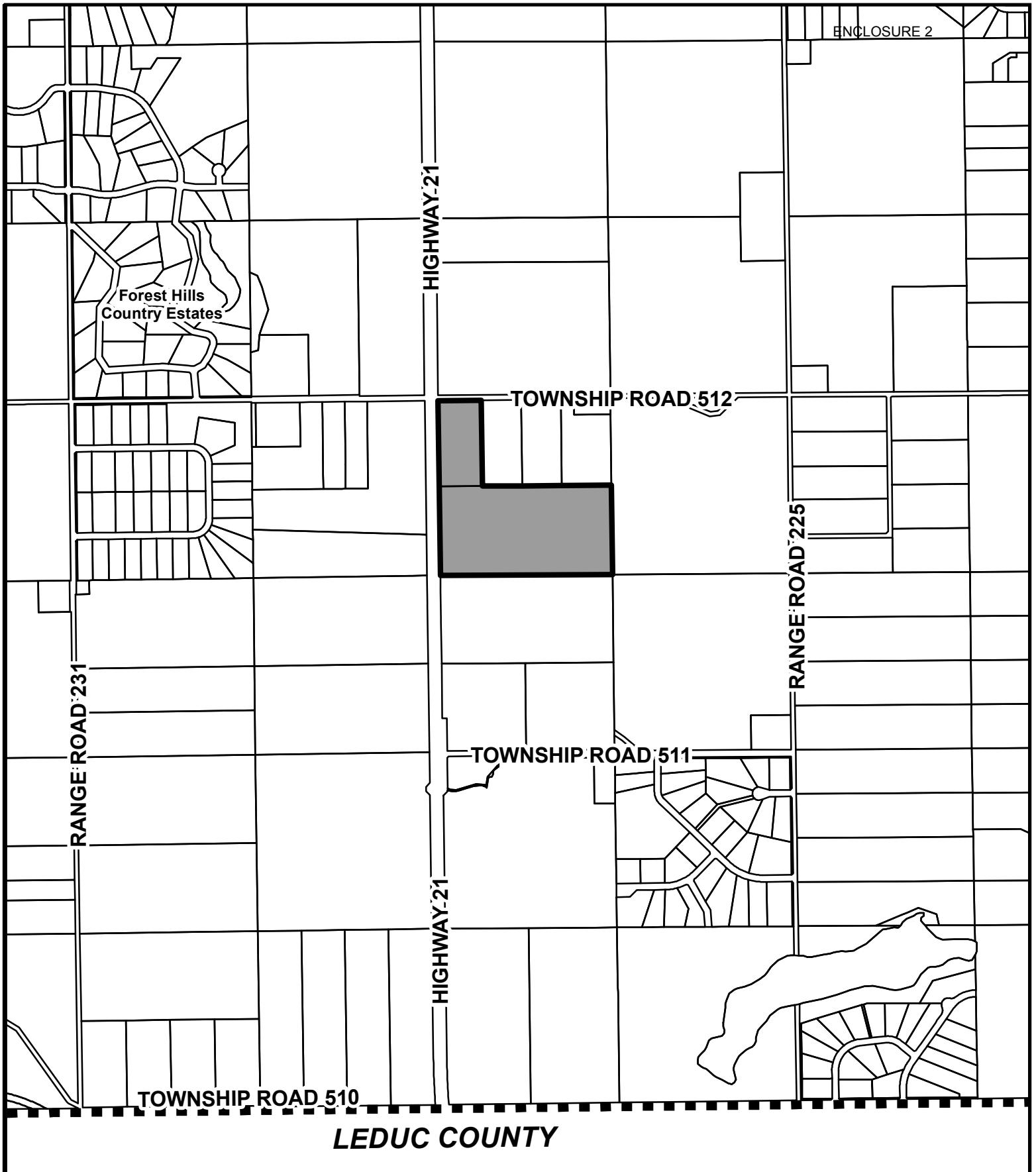
Drawn By: S. McCann

File No.: 4070-2016A011

Date Drawn: August 18, 2016

Scale: Not to Scale

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4070 Land Use Bylaw - Zoning Amendments -
Rural, Urban\2016\2016A011\MAPS\LOCATION MAP



LOCATION MAP

Lot 1A, Plan 012 0399 &
NW 7-51-22-W4



Subject Area

PLANNING & DEVELOPMENT SERVICES



Drawn By: S. McCann

File No.: 4070-2016A011

Date Drawn: August 18, 2016

Scale: Not to Scale

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4070 Land Use Bylaw - Zoning Amendments -
Rural, Urban\2016\2016A011\MAPS\LOCATION MAP

TOWNSHIP ROAD 512

RANGE ROAD 225

HIGHWAY 21

NOTIFICATION MAP

Lot 1A, Plan 012 0399;
NW 7-51-22-W4

-  **Subject Area**
 **100m Notification Area**
 **Notification Area**

PLANNING & DEVELOPMENT SERVICES

STRATHCONA
COUNTY



Drawn By: M. Fraser

File No.: 4070-2016A011

Date Drawn: August 11, 2014

Dwg No.: N:\PDS Admin\4000 - 4499 Land Use Services\
4070 Land Use Bylaw - Zoning Amendments -
Rural, Urban\2016\2016A011\MAPS

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BYLAW 34-2014

A BYLAW OF STRATHCONA COUNTY IN THE PROVINCE OF ALBERTA, FOR THE PURPOSE OF AMENDING BYLAW NO. 8-2001, AS AMENDED, BEING THE LAND USE BYLAW.

WHEREAS it is deemed advisable to amend the Land Use Bylaw;

NOW THEREFORE, the Council of Strathcona County, duly assembled, pursuant to the authority conferred upon it by the *Municipal Government Act, R.S.A. 2000, c. M-26*, and amendments thereto, enacts as follows:

That Bylaw 8-2001, as amended, be amended as follows:

1. That approximately 39.5 hectares (97.6 acres) of land be redistricted from AG Agriculture: General District and RA Rural Residential/Agriculture District to RA Rural Residential/Agriculture District and RS Small Holdings District as outlined on Schedule "A" attached hereto.
2. This bylaw comes into effect after third reading and upon being signed.

Read a first time this _____ day of _____, 2014.

Read a second time this _____ day of _____, 2014.

Read a third time and finally passed this _____ day of _____, 2014.

Mayor

Director, Legislative and Legal Services

Date Signed: _____

BYLAW 39-2016

A BYLAW OF STRATHCONA COUNTY IN THE PROVINCE OF ALBERTA, FOR THE PURPOSE *OF AMENDING BYLAW NO. 6-2015, AS AMENDED, BEING THE LAND USE BYLAW.*

WHEREAS it is deemed advisable to amend the Land Use Bylaw;

NOW THEREFORE, the Council of Strathcona County, duly assembled, pursuant to the authority conferred upon it by the *Municipal Government Act, R.S.A. 2000, c. M-26*, and amendments thereto, enacts as follows:

That Bylaw 6-2015, as amended, be amended as follows:

1. That approximately 39.5 hectares (97.6 acres) of land in the NW 7-51-21-W4 be rezoned from AG Agriculture: General District and RA Rural Residential/Agriculture District to RA Rural Residential/Agriculture District; RS Small Holdings District; and PC Conservation District as outlined on Schedule "A" attached hereto.
2. This bylaw comes into effect after third reading and upon being signed.

Read a first time this _____ day of _____, 2016.

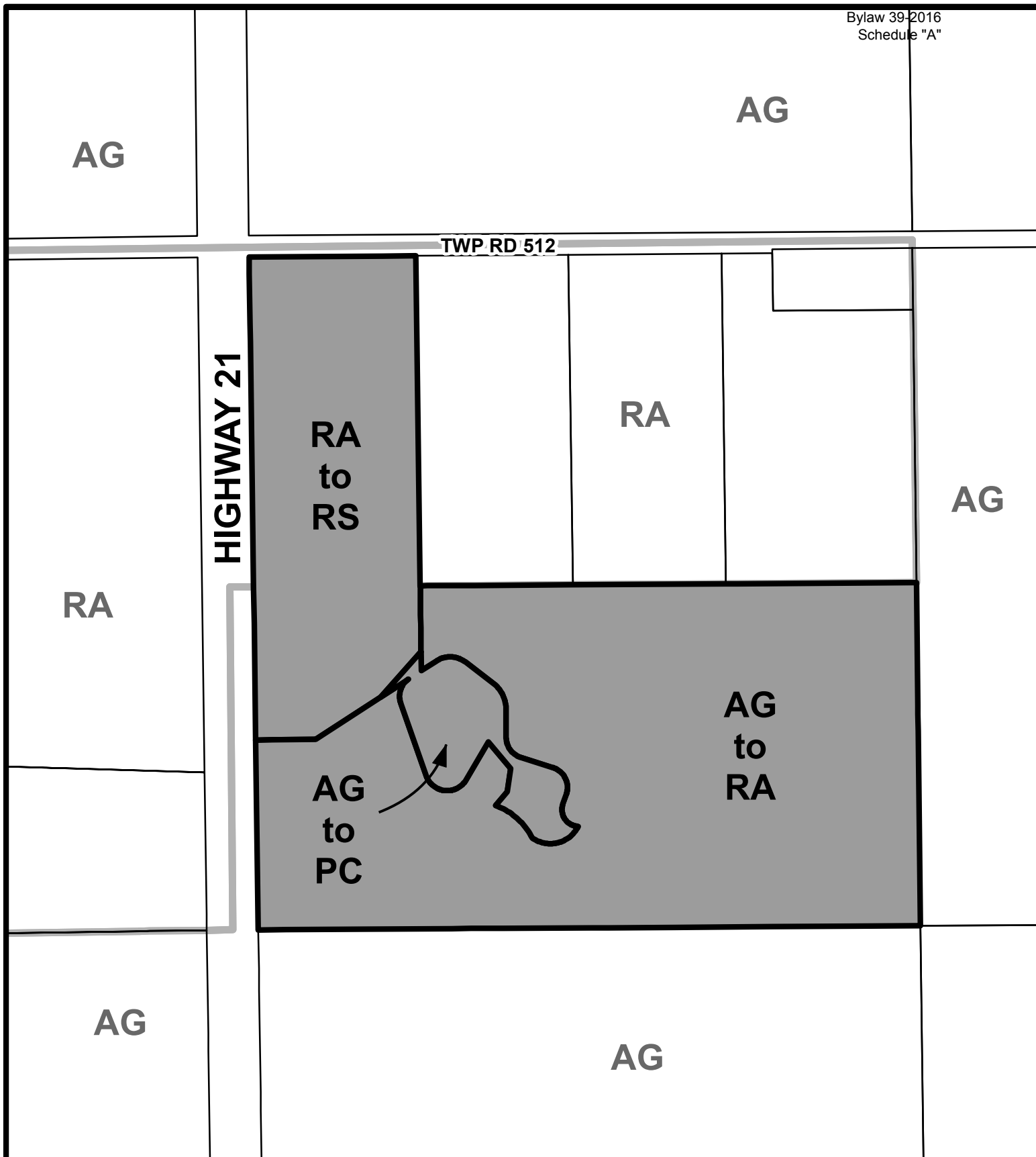
Read a second time this _____ day of _____, 2016.


Read a third time and finally passed this _____ day of _____, 2016.

Mayor

Director, Legislative and Legal Services

Date Signed: _____



 Proposed Amendment Area:
Approx. - 39.5 ha (97.6 ac)±

FROM: RA Rural Residential/Agriculture
District & AG Agriculture: General District
TO: RS Small Holdings District,
RA Rural Residential/Agriculture District,
& PC Conservation District

LAND USE BYLAW AMENDMENT

Legal: Lot 1A, Plan 012 0399 &
NW 7-51-22-W4

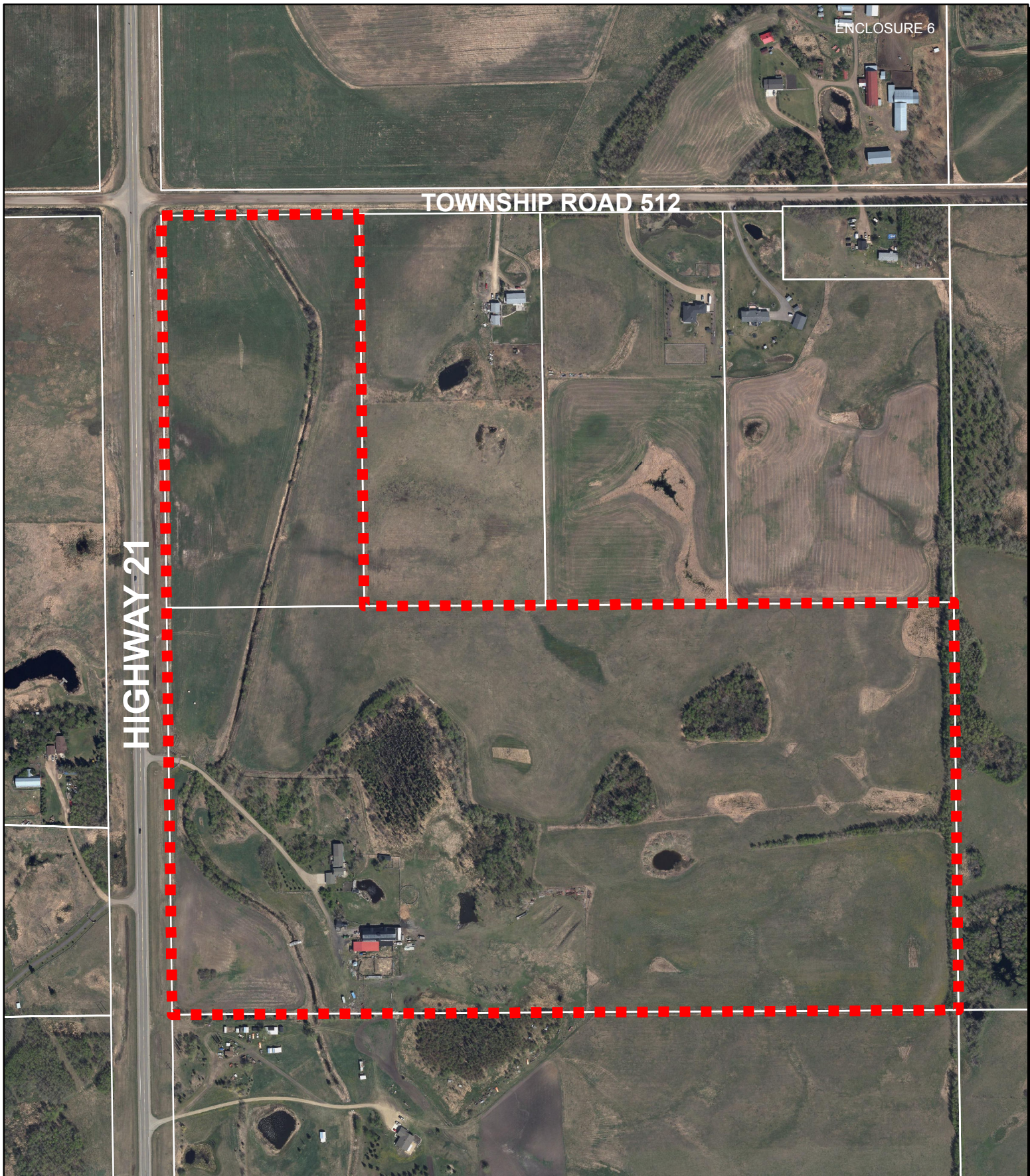


Revision: X

File No.: 4070-2016A011

PLANNING & DEVELOPMENT SERVICES

 STRATHCONA
COUNTY



AIR PHOTO

Lot 1A, Plan 012 0399 &
NW 7-51-22-W4



Subject Area

PLANNING & DEVELOPMENT SERVICES



Drawn By: S. McCann

Date Drawn: August 18, 2016

Scale: Not to Scale

File No.: 4070-2016A011

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4070 Land Use Bylaw - Zoning Amendments -
Rural, Urban\2016\2016A011\MAPS\AIR PHOTO



Bylaw 40-2016 Text Amendment to Salisbury Village Area Structure Plan Bylaw 51-2015 (Ward 3/6)

Owner: Campbelltown Village Developments Ltd.
Applicant: Strathcona County
Legal Description: Pt. NE 22-52-23-W4
Location: South of Wye Road; West of Range Road 232

Report Purpose

To give three readings to a bylaw that proposes to amend the Salisbury Village Area Structure Plan (ASP) Bylaw 51-2015 to enable consideration of a variety of building design strategies to minimize impacts of the front attached garages of single dwellings on the pedestrian streetscape within Phase 2, Stage 2 of the Salisbury Village ASP.

Recommendations

1. THAT Bylaw 40-2016, a bylaw that proposes to amend the Salisbury Village ASP Bylaw 51-2015 to enable consideration of a variety of building design strategies to minimize impacts of the front attached garages of single dwellings on the pedestrian streetscape within Phase 2, Stage 2 of the Salisbury Village ASP, be given first reading.
2. THAT Bylaw 40-2016 be given second reading.
3. THAT Bylaw 40-2016 be considered for third reading.
4. THAT Bylaw 40-2016 be given third reading.

Council History

November 3, 2015 – Council adopted the Salisbury Village ASP Bylaw 51-2015.

June 21, 2016 - Council adopted Salisbury Village ASP Amendment No. 1 Bylaw 23-2016.

Strategic Plan Priority Areas

Economy: n/a

Governance: To meet the strategic goal of public involvement and communicating with the community on issues affecting the County's future, the Public Hearing provides Council with the opportunity to receive public input prior to making a decision on the proposed amendment.

Social: The proposal supports the strategic goal of building strong neighbourhoods/communities to support the diverse needs of our residents.

Culture: n/a

Environment: n/a

Other Impacts

Policy: SER-008-007 "Area Concept Plans/Area Structure Plans". The subject parcel is located within Urban Village Policy Area of Municipal Development Plan 1-2007.

Legislative/Legal: The *Municipal Government Act* provides Council with the authority to pass a bylaw to amend the Salisbury Village ASP.

Interdepartmental: n/a

Summary

The purpose of Bylaw 40-2016 is to allow for flexibility in the design of front attached garages of single dwellings in Phase 2 Stage 2 of the Salisbury Village ASP while ensuring that their impact on the pedestrian streetscape is minimized.

The proposal is to amend the Salisbury Village ASP to:

1. change the text in Section 2.4.1.1. to remove the requirement for single detached units to be one or two storeys in height; and
2. replace the specific design strategies (recessing the garages below grade, rotating garage doors 90 degrees or front-drive access) listed within Sections 2.4.1.1. and Section 2.4.5. of the ASP with a general statement that single-detached units must incorporate strategies that minimize impacts of the front attached garages on the pedestrian streetscape.

The impetus for the proposed amendment resulted from the review of a number of development permit applications for single dwellings within Area 5 of Salisbury Village. Through the review process it was determined that the existing policies in the ASP specified design strategies that were impractical in some cases due to the lot sizes and configurations. These strategies ultimately limited design choices for single dwellings that reduced the ability to create diversity of housing within the area.

The amendment would allow for the consideration of a wide variety of design strategies that could minimize the impact of front attached garages on the pedestrian streetscape in Phase 2 Stage 2 of Salisbury Village. The amendment also ensures that appropriate dwelling design can be achieved without limiting the variety of housing type. Allowing a variety of appropriate design solutions to address the impact of front attached garages on the pedestrian streetscape provides the opportunity for innovation as well as a greater diversity of choice in the design of single dwellings which contributes to a positive pedestrian streetscape.

Bylaw 37-2016, a concurrently proposed text amendment to Land Use Bylaw 6-2015, would reflect the proposed changes to the ASP.

Communication Plan

Newspaper advertisement, letter

Enclosures

1. Urban Location Map
2. Location Map
3. Notification Map
4. Proposed Text Amendment to Salisbury Village ASP Bylaw 40-2016
5. Bylaw 40-2016
6. Air Photo

HIGHWAY 21

HIGHWAY 16

HIGHWAY 216

LAKELAND DR

CLOVER BAR RD

BASELINE RD

HIGHWAY 216

BROADMOOR BLVD

SHERWOOD DR

WYE RD

SUBJECT SITE

URBAN LOCATION MAP

PORTION OF
NE 22-52-23-W4

Subject Area

PLANNING & DEVELOPMENT SERVICES

STRATHCONA
COUNTY

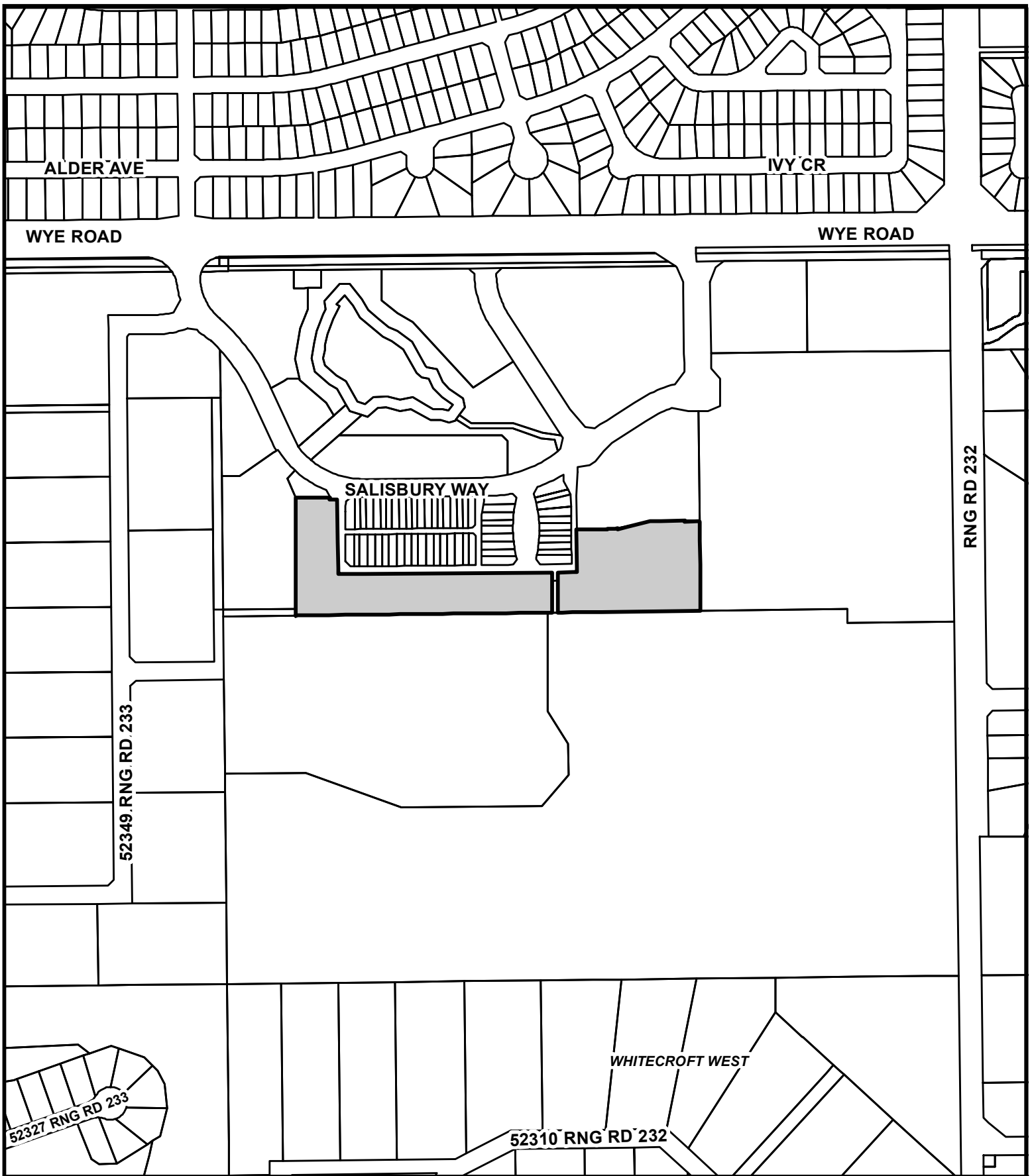
Drawn By: M. Fraser

Date Drawn: Aug 17, 2016

Scale: Not to Scale

File No.: 4410-2016P006

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4410 Area Structure Plans - Rural, Urban\2016
2016P006 SV Garage Impacts Text



LOCATION MAP

PORTION OF
NE 22-52-23-W4



Subject Area

PLANNING & DEVELOPMENT SERVICES



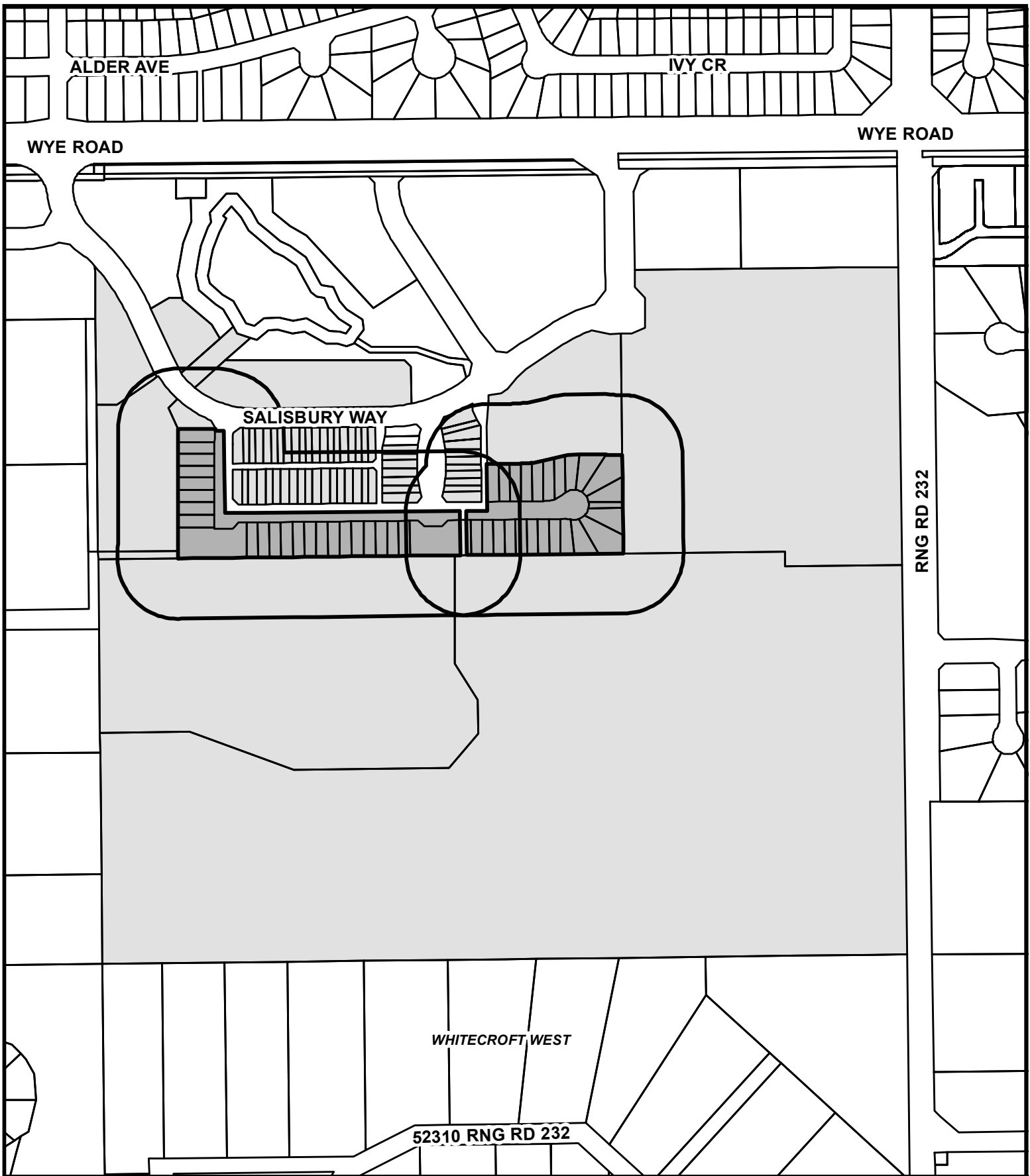
Drawn By: M.Fraser

Date Drawn: August 17, 2016

Scale: Not to Scale

File No.: 4410-2016P006

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4410 Area Structure Plans - Rural, Urban\2016\
2016P006 SV Garage Impacts Text



NOTIFICATION MAP

PORTION OF
NE 22-52-23-W4



Subject Area

PLANNING & DEVELOPMENT SERVICES



STRATHCONA
COUNTY

Drawn By: M.Fraser

Date Drawn: August 17, 2016

Scale: Not to Scale

File No.: 4410-2016P006

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4410 Area Structure Plans - Rural, Urban\2016\
2016P006 SV Garage Impacts Text

SALISBURY VILLAGE

AREA STRUCTURE PLAN



Prepared for: Campbelltown Village Developments Ltd.
Presented by: Select Engineering Consultants Ltd.
Date: August 26, 2016
RPT-1-148-15002-8.5-SVASP-160506.docx

Conceptual Main Street road cross-section



2.4 Residential

A full spectrum of residential options will be available to residents of Salisbury Village. The range of housing proposed includes single detached, semi-detached, townhouse and apartment units. To differentiate between residential densities four residential land use categories are identified in the Plan Area. In Phase 1 and 2 reduced density land uses have been situated adjacent to existing country residential to provide an adequate transition in terms of built form between Campbelltown Heights and Salisbury Village. Low density Residential and Semi Detached/ Townhouse land use is primarily designated in Phase 2. Salisbury Village also includes apartments to a maximum height of four storeys in Phase1 and Phase 2 and up to nine storeys in Phase 3. Townhouse sites are located in both Phase 1 and Phase 2.

"Residential" land use is not specifically designated in Phase 3 but one apartment building of up to 100 units may be included in the Mixed Business Park Area to complement and support the office and hotel uses proposed within Phase 3. These hotel and hotel/residential uses will be further supported by retail uses, as well as conference and fitness facilities. The hotel and hotel/residences will have a maximum height of 9 stories including parking (8 stories plus parking on the first level). Although not specifically identified as residential, the residential business hotel and/or residential condominiums will provide for longer term stays associated with local businesses and/or permanent residents.

Objective: to accommodate a variety of residential options in a compact design

Policy 2.1.1: Within Salisbury Village there shall be a range of housing types including single family, semi-detached, townhouses and apartments.

Policy 2.1.3: Residential adjacent to existing country residential in the west Plan area shall be ground oriented and low rise up to 10m.

2.4.1 Low Density Residential

2.4.1.1 Phase 2-Stage 2

Low Density Residential is designated along the south boundary of Phase 2, Stage 2 and east of the stormwater management facility in Stage 2. ~~Single detached units will be one or two storeys in height. To respect grade in the Plan area and minimize the impacts of garage accesses on pedestrian orientation in the Village single detached units must incorporate a combination of recessing the garages below grade, rotating garage doors 90 degrees or front drive access.~~ Single detached units must incorporate strategies that minimize impacts of front attached garages on the pedestrian streetscape. Low Density Residential has a maximum density of 25 units per net residential hectare and may include single detached and/or semi-detached units. This northern low density residential area is districted UV4 – Salisbury Village Zoning District. Care will be taken to ensure that a high standard of architecture, befitting an Urban Village, is applied to the single detached units in Salisbury Village and a consistent contemporary architectural theme is maintained. In order to improve streetscape and increase on-street parking opportunities the developer will commit to developing 25% of the single detached lots within Phase 2, Stage 2 with a minimum of 9.72 meter foot house pockets lot width of 12.12 meters. This also supports opportunity for innovation with garages and driveway widths.

2.4.1.2 Phase 2-Stage 3

Phase 2, Stage 3 is all designated for Low Density residential land use and may include a mix of single detached and/or semi-detached units. Semi-detached units will generally be located in the southeast area and be districted R2A – Semi-Detached Residential. The remaining units within Phase 2, Stage 3 will utilize the R1C – Single Detached Residential C District. Both districts are listed in Land Use Bylaw 6-2015.

2.4.2 Medium Density Residential – Semi-Detached/Townhouse

Six sites are designated for Medium Density Residential -Semi-Detached / Townhouse land use in Phase 2. These sites may accommodate fee simple semi-detached and/or townhouse units or they may be condominium style. Maximum density is 40 units per net residential hectare. All units will be street oriented to the greatest extent possible and will be accessed by a rear or internal garage.

These sites may be one or two storeys in height and must have amenity space provisions built into them. Amenity space may include front/rear yards and/or rooftop/deck space.

2.4.3 Flex Site

Due to its small size and proximity to both commercial and residential land uses in the west plan area, one parcel is designated for a "Flex" land use. Depending on market forces at the time this site may be developed as a commercial, medium density - townhouse or high density residential land use. These sites may include townhouse and or small scale apartment style buildings. If the sites are developed as an apartment complex, additional street articulation and design elements such as stepped back ground units and underground would be required. Townhouse sites must have amenity space provisions such as rooftop patio and yard space provisions.

The land use will be defined by the Direct Control District and only ultimately be determined at the development permit stage. Density on this site may be increased up to 125 units per hectare with a height of 4 storeys.

Access to medium density residential - townhouse sites will be provided by a combination of public road, public lane or private internal access.

2.4.4 High Density Residential

Two High Density Residential sites are designated in Phase 2 and one in Phase 1. These sites provide for apartment style development to a maximum of four storeys and a maximum density of 125 units net residential hectare. The sites may be developed with resident parking either below ground, incorporated as part of the building or surface parking. Provisions for ground orientation, street access to main floor units and stepping back of height will be addressed through Direct Control districting.

Policy 2.2.1: High Density Residential in Phase 2 shall achieve a minimum residential density of 90 units per net residential hectare and a maximum density of 125 units per net residential hectare.

2.4.5 Residential Specific Urban Design Guidelines

- All building facades should use compatible and harmonious exterior finishing materials.
- Building colours should provide visual interest in all seasons.
- Single Detached Units in Phase 2 Stage 2 are to be integrated into the Urban Village by ensuring that:
 - + Architectural quality is increased by creating greater variation in design between individual units, and by consistently applying the chosen architectural theme (e.g. contemporary) to the units; and
 - + ~~Garage and driveway impacts on the pedestrian streetscape should be minimized by orienting garages 90 degrees to the street, recessing garages below grade, or by other appropriate design solutions.~~ Garage impacts on the pedestrian streetscape are minimized through appropriate design solutions.
- To provide additional transition treatment to the directly adjacent Campbelltown Heights country residential lot to the west, two low density residential lots in Salisbury Village Phase 2, Stage 3 will be restricted to single storey bungalow development. These two lots are conceptually illustrated below. Final lot lines will be established through legal survey at the time of subdivision. As a condition of any subdivision approval that includes these two lots, a restrictive covenant shall be registered by the developer on each lot to ensure that a principal dwelling is prohibited from being constructed within a minimum 16 meter distance from the rear property line. This 16 meter development restriction is in addition to the 12 meter municipal reserve strip ensuring a minimum total distance of 28 meters between the existing country residential lot and new principal dwellings within Phase 2, Stage 3.



- Medium Density Residential sites, excluding semi-detached units, should provide pedestrian linkage to nearby neighbourhood pathways and bus stops.
- Medium Density Residential developments shall be designed having regard for building massing and human scale architecture.
- Medium Density Residential buildings on the Main Street in Phase 2 shall be sited, where possible, parallel to the road right-of-way to support an attractive public and pedestrian realm.
- Medium Density Residential development, excluding semi-detached units, shall provide private amenity space, and this space may include any outdoor or screened area accessible and usable to all tenants including a park, garden, deck, patio, etc.

2.5 Commercial

Phase 1, 2 and 3 all have commercial elements to a varying degree. Commercial land uses are located along the majority of Wye Road in Phase 1 and 2. Visibility along this transportation corridor provides opportunities for both large and small format commercial land uses. These buildings also provide separation from Wye Road for residential uses located to the south. The commercial land use extends south along the west side of Mitchell Street to the intersection of Salisbury Way.

Phase 1

The majority of the land in Phase 1 is designated for a mix of large and small format commercial use. Phase 1 is the primary commercial hub of Salisbury Village. It provides a full range of shops and services for residents in Salisbury Village and the surrounding area. Phase 1 already includes a hardware store, pharmacy, banks and a variety of restaurants.

BYLAW 40-2016

A BYLAW OF STRATHCONA COUNTY IN THE PROVINCE OF ALBERTA, FOR THE PURPOSE *OF AMENDING BYLAW 51-2015 BEING THE SALISBURY VILLAGE AREA STRUCTURE PLAN*.

WHEREAS it is deemed advisable to amend the Salisbury Village Area Structure Plan BYLAW 51-2015;

NOW THEREFORE, the Council of Strathcona County, duly assembled, pursuant to the authority conferred upon it by the *Municipal Government Act, R.S.A. 2000, c. M-26*, and amendments thereto, enacts as follows:

1. That Bylaw 40-2016 is to be cited as the "Salisbury Village Area Structure Plan Amendment No. 2"

2. That Bylaw 51-2015, as amended, be further amended as follows:

2.1 That Section 2.4.1 Low Density Residential, Subsection 2.4.1.1 Phase 2-Stage 2 be amended by:

a) deleting "Single detached units will be one or two storeys in height. To respect grade in the Plan area and minimize the impacts of garage accesses on pedestrian orientation in the Village single detached units must incorporate a combination of recessing the garages below grade, rotating garage doors 90 degrees or front drive access."

and replacing with "Single detached units must incorporate strategies that minimize impacts of front attached garages on the pedestrian streetscape."; and

b) deleting "of 9.72 meter foot house pockets" and replacing with "lot width of 12.12 meters".

2.2 That Section 2.4.5 Residential Specific Urban Design Guidelines be amended by:

a) adding "Stage 2" after "Phase 2" and before "are to be integrated into the Urban Village by ensuring that"; and

b) deleting

+ "Garage and driveway impacts on the pedestrian streetscape should be minimized by orienting garages 90 degrees to the street, recessing garages below grade, or by other appropriate designs solutions."

and replacing with

+ "Garage impacts on the pedestrian streetscape are minimized through appropriate design solutions."

3. This bylaw comes into effect after third reading and upon being signed.

Read a first time this _____ day of _____, 2016.

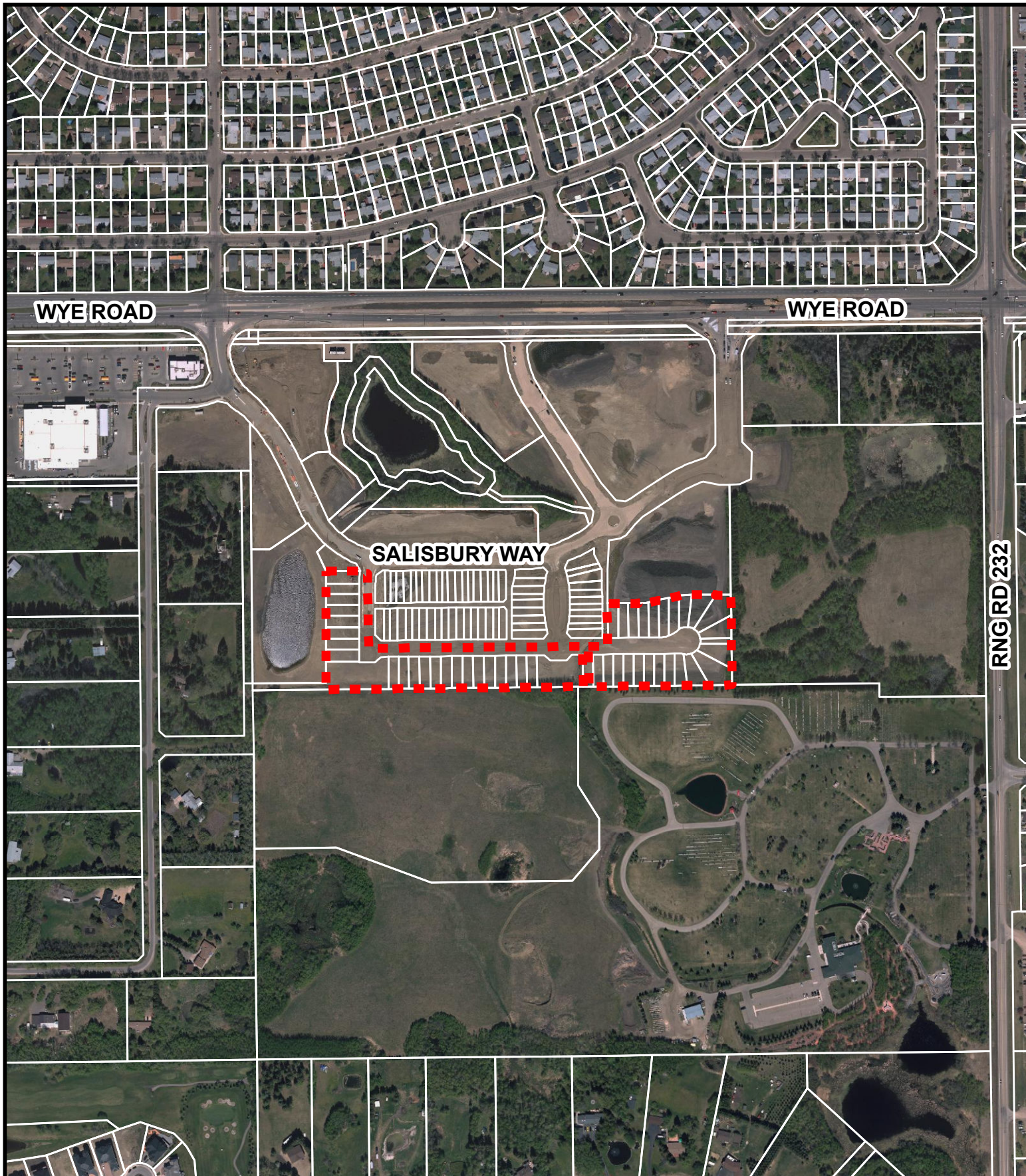
Read a second time this _____ day of _____, 2016.

Read a third time and finally passed this _____ day of _____, 2016.

Mayor

Director, Legislative and Legal Services

Date Signed: _____



AIR PHOTO
 PORTION OF
 NE 22-52-23-W4



Subject Area

PLANNING & DEVELOPMENT SERVICES



Drawn By: M.Fraser

File No.: 4410-2016P006

Date Drawn: Aug 17, 2016

N:\PDS Admin\4000 - 4499 Land Use Services\
 4410 Area Structure Plans - Rural, Urban\2016\
 2016P006 SV Garage Impacts Text

Scale: Not to Scale

Bylaw 37-2016 Text Amendment to Land Use Bylaw 6-2015 (Ward 3)

Owner: Campbelltown Village Developments Ltd.
Applicant: Strathcona County
Legal Description: Pt. NE 22-52-23-W4
Location: South of Wye Road, west of Range Road 232

Report Purpose

To give three readings to a bylaw that proposes to amend the text of UV4 Salisbury Village Zoning District Area 5 within Land Use Bylaw 6-2015 to revise the building design requirements within Salisbury Village Area 5 to reduce the impact of front attached garages on the pedestrian streetscape.

Recommendations

1. THAT Bylaw 37-2016, a bylaw that proposes to amend the text of UV4 Salisbury Village Zoning District Area 5 within Land Use Bylaw 6-2015 to revise the building design requirements within Salisbury Village Area 5 to reduce the impact of front attached garages on the pedestrian streetscape, be given first reading.
2. THAT Bylaw 37-2016 be given second reading.
3. THAT Bylaw 37-2016 be considered for third reading.
4. THAT Bylaw 37-2016 be given third reading.

Council History

March 10, 2015 – Council adopted Land Use Bylaw 6-2015, with an effective date of May 11, 2015.

Strategic Plan Priority Areas

Economy: n/a

Governance: To meet the strategic goal of public involvement and communicating with the community on issues affecting the County's future, the Public Hearing provides Council with the opportunity to receive public input prior to making a decision on the proposed Land Use Bylaw text amendment.

Social: The proposal supports the strategic goal of building strong neighbourhoods/communities to support the diverse needs of our residents.

Culture: n/a

Environment: n/a

Other Impacts

Policy: SER-008-022 "Redistricting Bylaws"

Legislative/Legal: The *Municipal Government Act* provides Council the authority to pass a bylaw to amend the Land Use Bylaw

Interdepartmental: n/a

Summary

The proposed text amendment to Land Use Bylaw 6-2015 is to revise the current building design requirements that are intended to minimize the impacts of front attached garages on the pedestrian streetscape within Salisbury Village.

The impetus for the proposed amendment resulted from the review of a number of development permit applications for single dwellings in Salisbury Village Area 5. Through the review process, it was determined that the required building design strategies were impractical, in some cases due to the lot sizes and configurations. These strategies ultimately limited design choices for single dwellings which reduced the ability to create diversity of housing within the area.

The proposed amendment would allow for the consideration of a wide variety of design strategies that could minimize the impact of front attached garages on the pedestrian streetscape in Phase 2 Stage 2 of Salisbury Village. The amendment ensures that a design can be achieved that is appropriate for each lot. Allowing a variety of appropriate design solutions provides the opportunity for innovation as well as a greater diversity of choice in the design of single dwellings that contributes to a positive pedestrian streetscape.

The proposed amendment also adds clarity to some of the existing design strategies to allow for easier interpretation and to provide clearer direction to a builder and Development Officer.

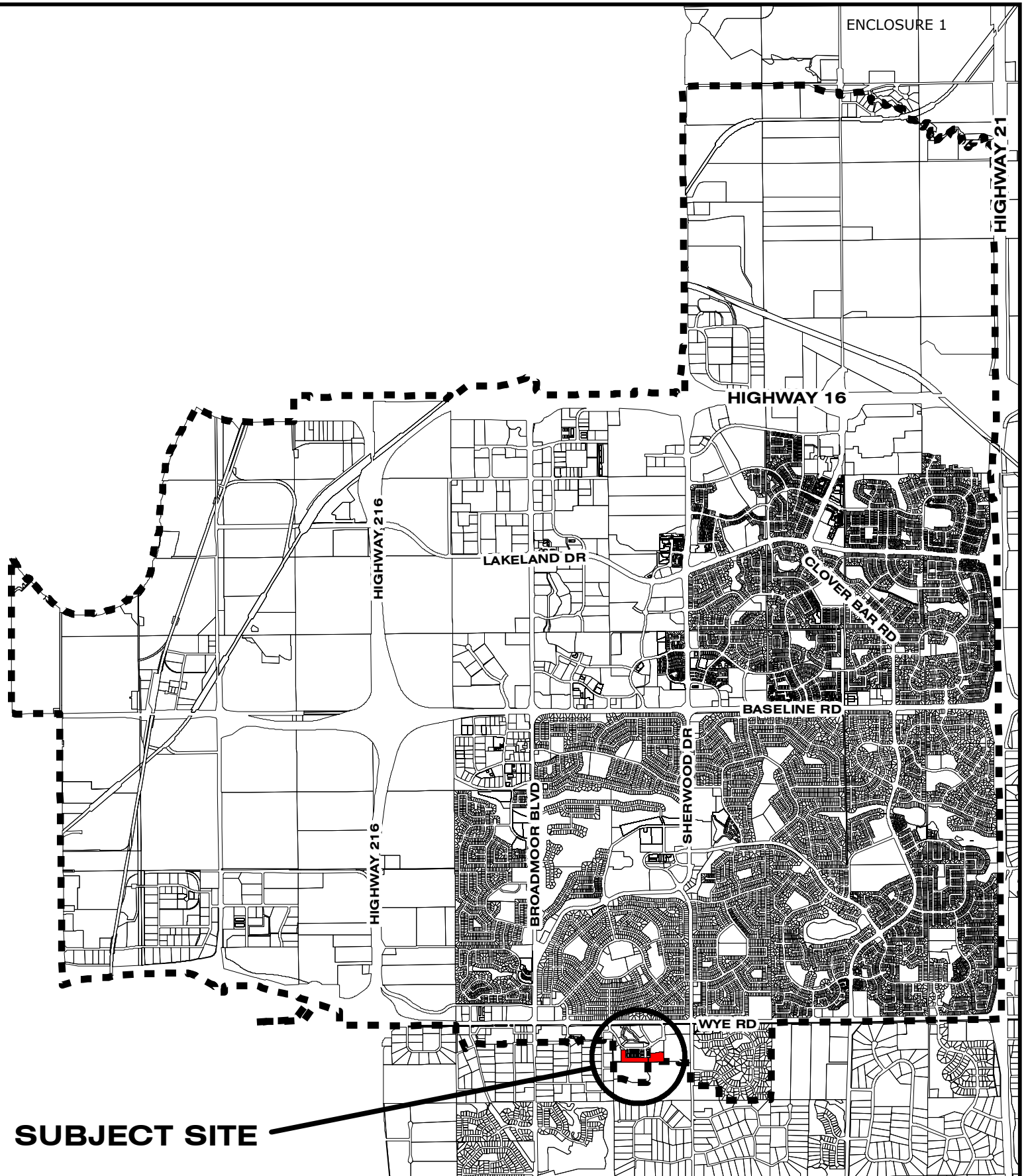
Bylaw 40-2016, a concurrently proposed text amendment to the Salisbury Village Area Structure Plan (ASP), is intended to enable consideration of a variety of design solutions to minimize impacts of the front attached garages of single dwellings on the pedestrian streetscape within Phase 2 Stage 2 of the Salisbury Village ASP.

Communication Plan

Newspaper advertisement, letter

Enclosures

1. Urban Location Map
2. Location Map
3. Notification Map
4. Proposed Text Amendment to Land Use Bylaw 6-2015
5. Bylaw 37-2016
6. Air Photo Bylaw



SUBJECT SITE

URBAN LOCATION MAP

PORTION OF
NE 22-52-23-W4



Subject Area

PLANNING & DEVELOPMENT SERVICES



STRATHCONA
COUNTY



Drawn By: M. Fraser

Date Drawn: Aug 17, 2016

Scale: Not to Scale

File No.: 4070-2016A010

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4070 Land Use Bylaw - Zoning Amendments\9
Rural, Urban\2016\2016A010\MAPS

ALDER AVE

IVY CR

WYE ROAD

WYE ROAD

SALISBURY WAY

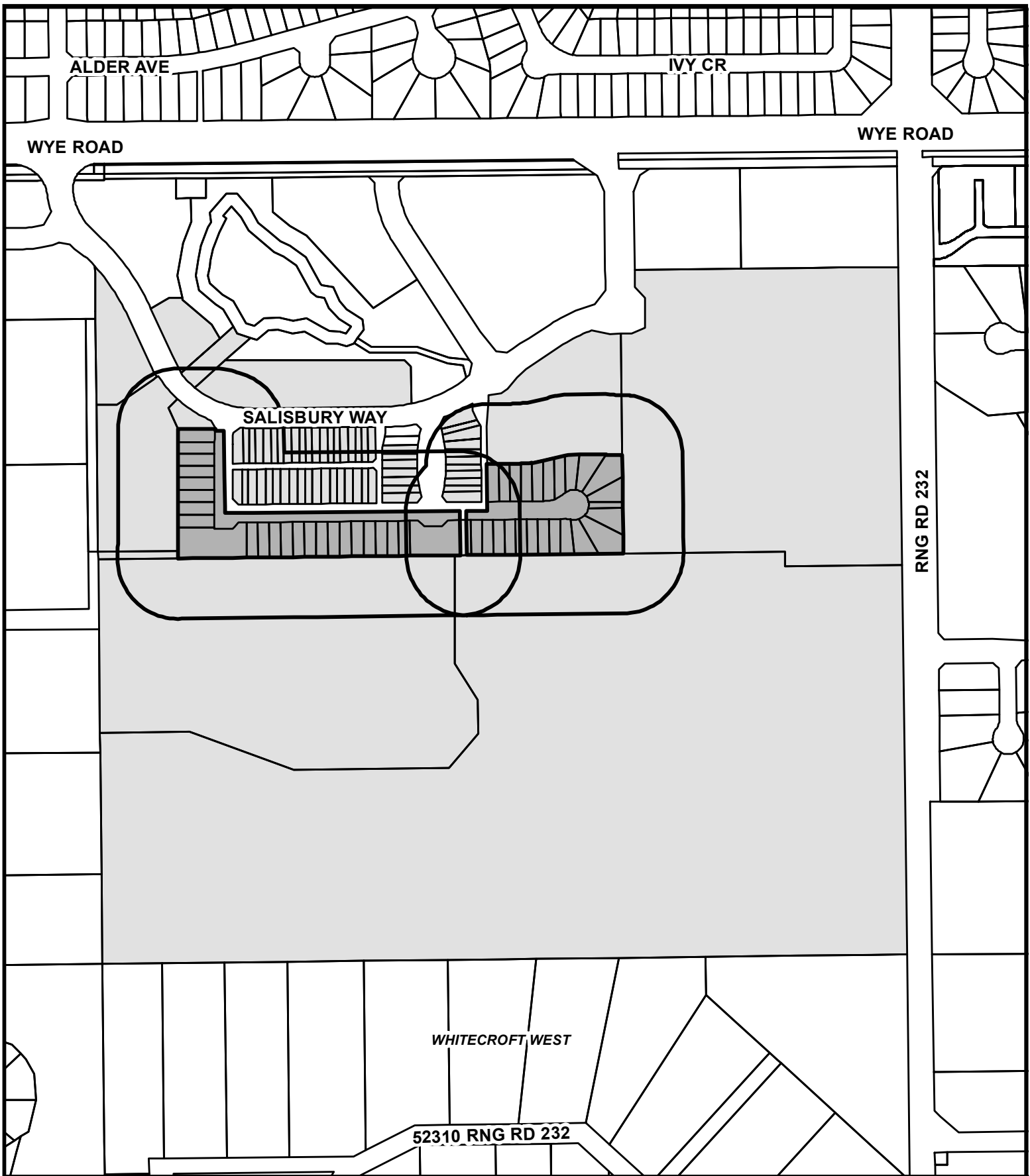
RNG RD 232

52349 RNG RD 233

WHITECROFT WEST

52310 RNG RD 232

LOCATION MAPPORTION OF
NE 22-52-23-W4**Subject Area****PLANNING & DEVELOPMENT SERVICES****STRATHCONA
COUNTY****Drawn By: M.Fraser****Date Drawn: August 17, 2016****Scale: Not to Scale****File No.: 4070-2016A010**N:\PDS Admin\4000 - 4499 Land Use Services\
4070 Land Use Bylaw - Zoning Amendments -
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NOTIFICATION MAP

PORTION OF
NE 22-52-23-W4



Subject Area

PLANNING & DEVELOPMENT SERVICES



STRATHCONA
COUNTY

Drawn By: M.Fraser

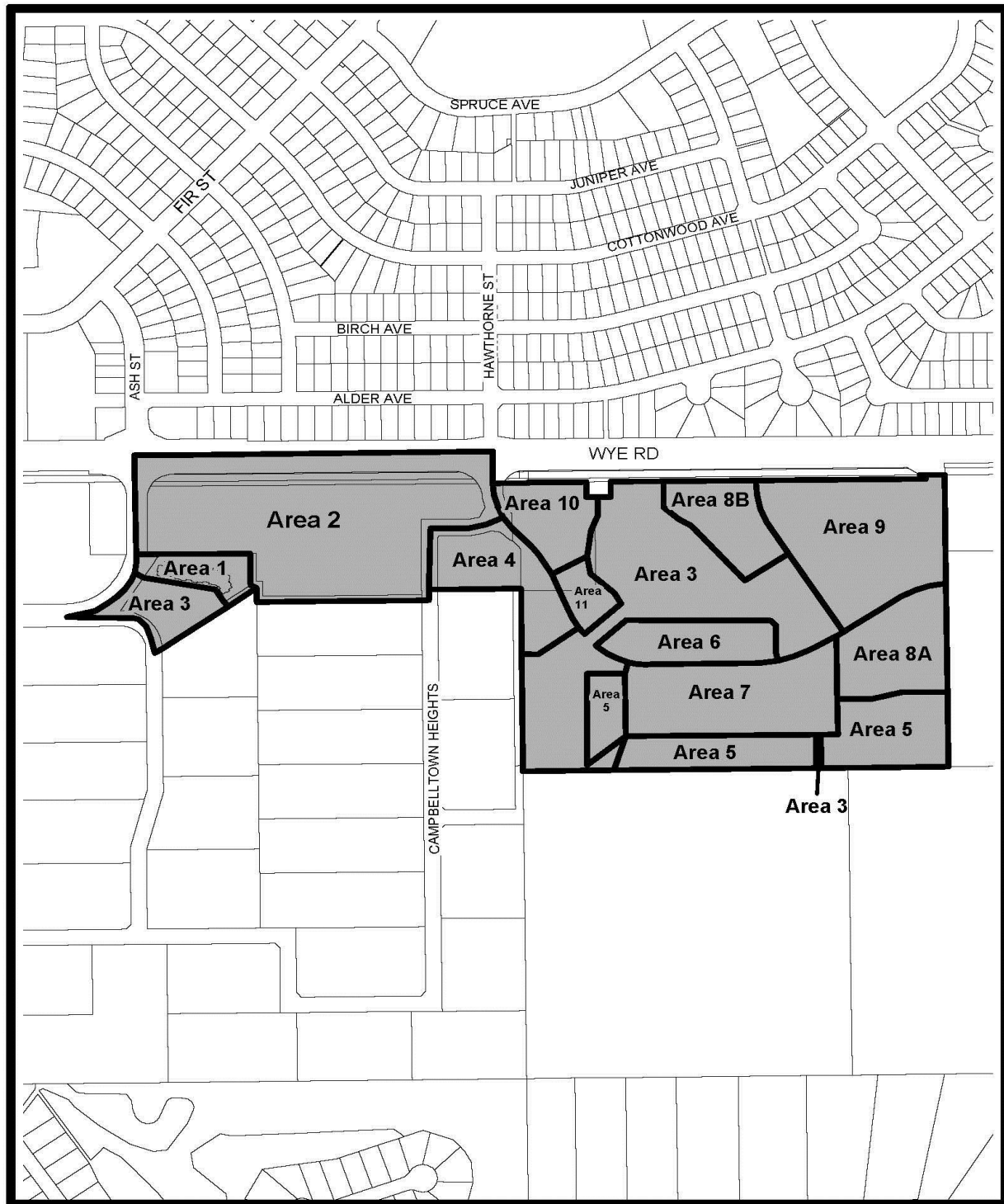
Date Drawn: August 17, 2016

Scale: Not to Scale

File No.: 4070-2016A010

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4070 Land Use Bylaw - Zoning Amendments -
Rural, Urban\2016\2016A010\MAPS

SALISBURY VILLAGE



6.6. Area 5 – Low Density Residential**6.6.1. Purpose**

The purpose of this district is to provide for single detached dwellings or semi-detached dwellings on individual lots. The district also provides for a limited range of complementary uses that are compatible with residential uses in an urban setting.

6.6.2. Uses

Dwelling, family care*
 Dwelling, single
 Semi-detached housing
 Group home, minor
 Home business, minor*
 Home business, major*
 Residential sales centre*

6.6.3. Subdivision Regulations

- a. Dwelling, Single minimum lot width is 10.6 m, except it is 13.0 m for a corner lot.
- b. Dwelling, Semi-Detached minimum lot width is 7.6 m for each internal dwelling and 11.6 m for each corner dwelling.
- c. Lot width is measured at 9.0 m from the front property line.
- d. The minimum lot depth is 32.0 m
- e. Within this area, a minimum of 25% of the Dwelling, Single lots must be in a range of 12.2 m to 13.6 m lot widths.

6.6.4. Development Regulations

- a. Setbacks
 - i. The building setbacks are illustrated on Attachment "B" - Area 5 Site Plan.
 - ii. The minimum front yard is 5.5 m.
 - iii. The minimum side yard is 1.2 m, except it is 3.0 m from a flanking public road other than a lane. Where there is not direct vehicular access to the rear yard or to an attached garage, one side yard shall be at least 3.0 m.
 - iv. Where a common wall of semi-detached housing is located on a mutual side lot line, the side yard is 0.0 m.
 - v. If the doors of a garage face a road, they shall be setback at least 6.0 m from the lot line.
 - vi. The minimum rear yard is 7.5 m.
- b. Building Height
 - i. The maximum building height is 10.0 m.
- c. Site Coverage
 - i. The maximum site coverage is 42.5%.
- d. Density
 - i. The maximum density is 25 units per net residential hectare.
- e. Accessory Structures
 - i. Accessory structures shall conform to the architectural design and finish of the principal building.

f. Other Regulations

- i. There shall be a minimum of 1.83 m frontage of the first storey of a dwelling, other than a garage, exposed to the street.
- ii. A driveway for a front attached garage should not be more than the width of the garage's façade.
- iii. Architectural quality shall be increased by creating greater variation in design between individual units, and by consistently applying the chosen architectural theme to the units.
- ~~iv. Garage and driveway impacts of Single Dwellings on the pedestrian streetscape shall be minimized by use of one or more of the following design solutions:
 - ~~A. A front attached garage entrance oriented 90 degrees to the street;~~
 - ~~B. A front attached garage not projecting more than 1m from the dwelling's front wall; and/or~~
 - ~~C. A front attached garage should be topped with a habitable second storey.~~~~
- iv. The impacts of a single dwelling front attached garage on the pedestrian streetscape shall be minimized by utilizing one of the following design solutions:
 - A. A front attached garage shall not project more than 1.0 m from the front façade of the dwelling;
 - B. A habitable second storey shall cover the entirety of the width and a minimum of 75% of the total length of the portion of the front attached garage that extends beyond the front façade of the dwelling;
 - C. Despite Section 6.6.4.f.i, there shall be a minimum of 2.44 m frontage of the first storey of a dwelling, other than a garage, exposed to the street. The entirety of the frontage shall include a covered front veranda; or
 - D. An alternate solution to the satisfaction of the Development Officer.
- v. Contemporary architectural design is required in Phase 2.

BYLAW 37-2016

A BYLAW OF STRATHCONA COUNTY IN THE PROVINCE OF ALBERTA, FOR THE PURPOSE OF AMENDING BYLAW 6-2015, AS AMENDED, BEING THE LAND USE BYLAW.

WHEREAS it is deemed advisable to amend the Land Use Bylaw;

NOW THEREFORE, the Council of Strathcona County, duly assembled, pursuant to the authority conferred upon it by the *Municipal Government Act, R.S.A. 2000 c.M-26* and amendments thereto, enacts as follows:

That Bylaw 6-2015, as amended, be further amended as follows:

1. That Section 8.21, Subsection 6.6.4.f.iv. be deleted and replaced with the following:

- iv. The impacts of a single dwelling front attached garage on the pedestrian streetscape shall be minimized by utilizing one of the following design solutions:
 - A. A front attached garage shall not project more than 1.0 m from the front façade of the dwelling;
 - B. A habitable second storey shall cover the entirety of the width and a minimum of 75% of the total length of the portion of the front attached garage that extends beyond the front façade of the dwelling;
 - C. Despite Section 6.6.4.f.i, there shall be a minimum of 2.44 m frontage of the first storey of a dwelling, other than a garage, exposed to the street. The entirety of the frontage shall include a covered front veranda; or
 - D. An alternate solution to the satisfaction of the Development Officer.

2. This Bylaw comes into effect after third reading and upon being signed.

Read a first time this _____ day of _____, 2016.

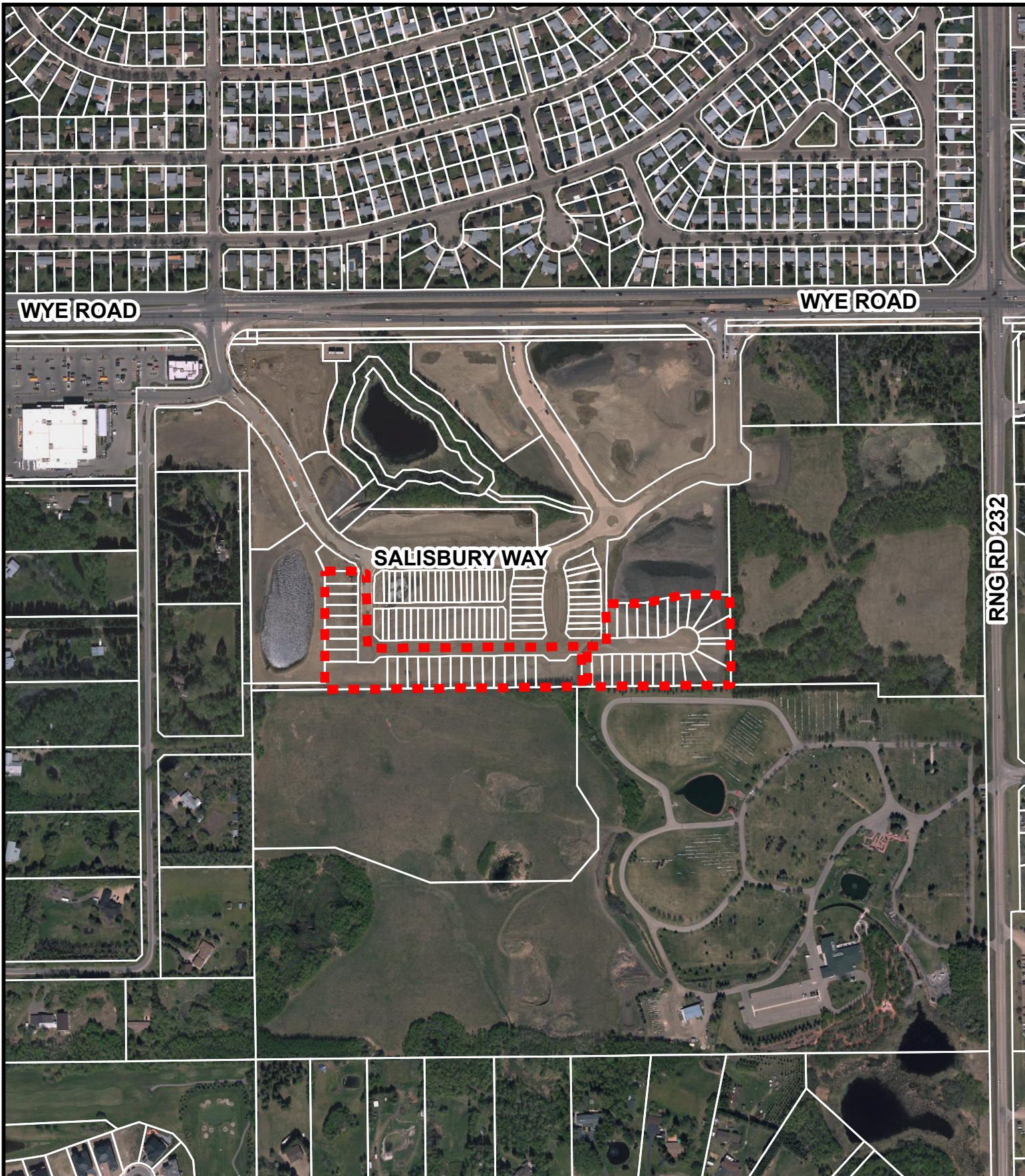
Read a second time this _____ day of _____, 2016.

Read a third time and finally passed this _____ day of _____, 2016.

Mayor

Director,
Legislative and Legal Services

Date Signed: _____



AIR PHOTO
PORTION OF
NE 22-52-23-W4



Subject Area

PLANNING & DEVELOPMENT SERVICES



Drawn By: M.Fraser

File No.: 4070-2016A010

Date Drawn: Aug 17, 2016

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4070 Land Use Bylaw - Zoning Amendments -
Rural, Urban\2016\2016A010\MAPS

Scale: Not to Scale

86

Bylaw 38-2016 Text Amendment to Land Use Bylaw 6-2015 (Ward 6)

Owner: Campbelltown Village Developments Ltd.
Applicant: Select Engineering Consultants Ltd.
Legal Description: Lot 1, Block 9, Plan 162 0919
Location: South of Wye Road, West of Range Road 232

Report Purpose

To give three readings to a bylaw that proposes to add a regulation to the R1C Single Detached Residential C district to increase the maximum width for an attached garage located within Phase 2 of the Salisbury Village Area Structure Plan to 7.92 m.

Recommendations

1. THAT Bylaw 38-2016, a bylaw that proposes to add a regulation to the R1C Single Detached Residential C district to increase the maximum width for an attached garage located within Phase 2 of the Salisbury Village Area Structure Plan to 7.92 m, be given first reading.
2. THAT Bylaw 38-2016 be given second reading.
3. THAT Bylaw 38-2016 be considered for third reading.
4. THAT Bylaw 38-2016 be given third reading.

Council History

March 10, 2015 – Council adopted Land Use Bylaw 6-2015, with an effective date of May 11, 2015.

Strategic Plan Priority Areas

Economy: n/a

Governance: To meet the strategic goal of public involvement and communicating with the community on issues affecting the County's future, the Public Hearing provides Council with the opportunity to receive public input prior to making a decision on the proposed Land Use Bylaw text amendment.

Social: The proposal supports the strategic goal of building strong neighbourhoods/communities to support the diverse needs of our residents.

Culture: n/a

Environment: n/a

Other Impacts

Policy: SER-008-022 "Redistricting Bylaws"

Legislative/Legal: The *Municipal Government Act* provides Council the authority to pass a bylaw to amend the Land Use Bylaw.

Interdepartmental: n/a

Summary

Bylaw 38-2016 proposes to amend the text in Land Use Bylaw 6-2015 to add a regulation to the R1C Single Detached Residential C district that allows the maximum width of an attached garage to be 7.92 m (26 ft) for single dwellings located within Phase 2 of the Salisbury Village Area Structure Plan (ASP).

To achieve a variety of housing choices in accordance with the Salisbury Village ASP, a range of single dwelling lot sizes within the same block have been proposed as part of a subdivision application within Stage 3 of Salisbury Village.

A portion of lots sizes are in conformance with the proposed R1C Single Detached Residential C zoning district for the subject area that has previously received two readings as part of Bylaw 52-2015. The R1C zoning district requires that the maximum width of an attached garage shall be 7.32 m (24 ft). Given the typically smaller lot widths in the R1C zoning district, this regulation is included to ensure that there is enough room between driveways on narrower lots to provide on-street parking as well as to reduce potential for driveway conflicts between abutting lots.

However, a number of larger lots are also mixed throughout this area of Salisbury Village and are more comparable to the larger lot sizes found within the R1B Single Detached Residential B zoning district. The R1B zoning district does not include a maximum garage width since they are wide enough that the same concerns about on-street parking and driveway conflicts between abutting lots are typically alleviated.

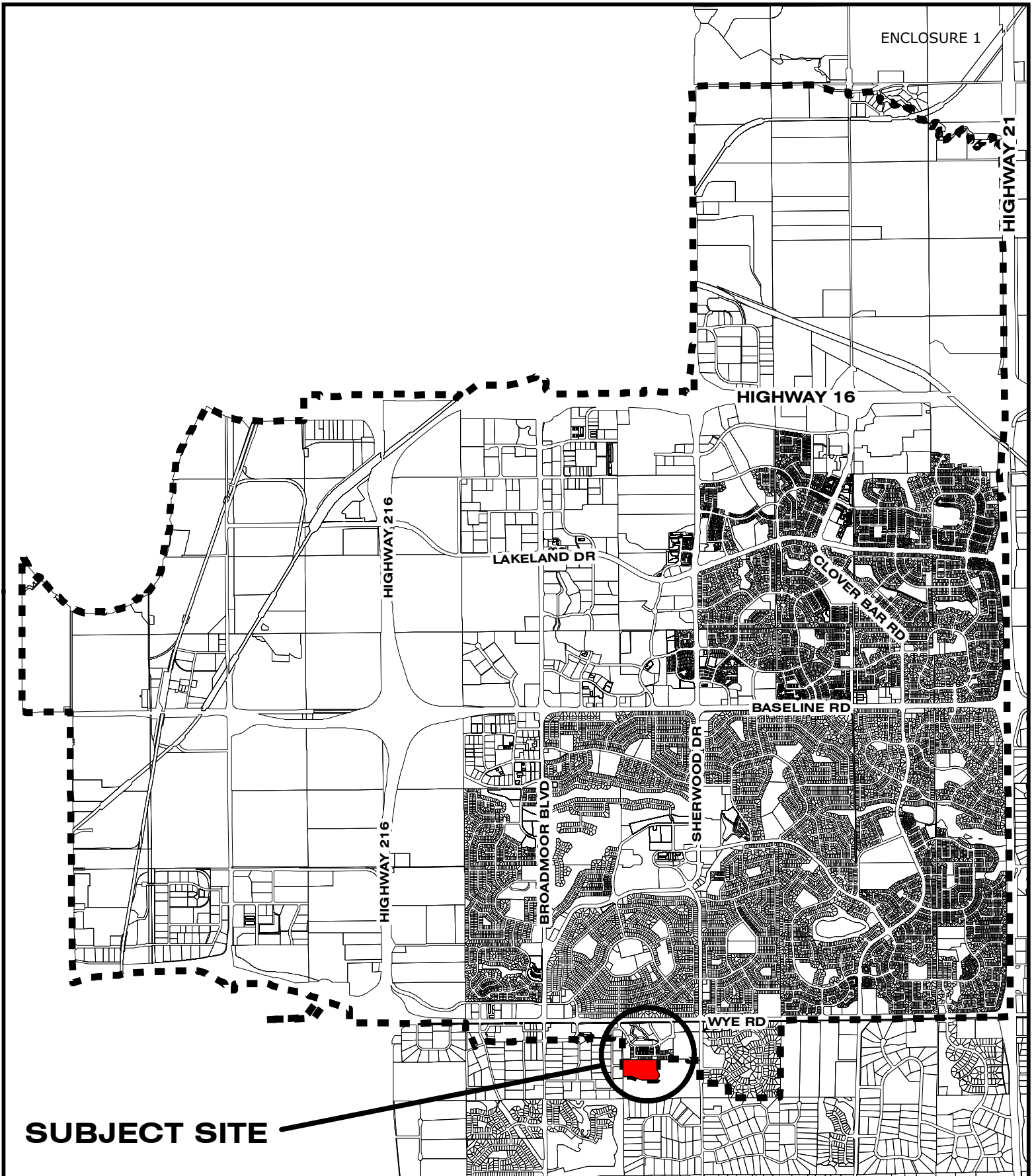
The developer would like to provide opportunity for a single dwelling design that can incorporate a slightly wider garage to facilitate additional storage ability. To accommodate this opportunity without spot zoning each individual lot, Bylaw 38-2016 is proposing that the maximum garage width for the proposed R1C zoning specifically within Salisbury Village Phase 2 is increased to 7.92 m (26 ft). The proposed amendment would allow for the consideration of proportionally wider garages on the wider lots in Salisbury Village Phase 2 under the R1C zoning. The existing regulations within the R1C zoning district combine so that larger garages are still not facilitated on narrower lots, therefore the concerns regarding on-street parking and driveway conflicts between abutting lots are still addressed if the subject proposal is adopted.

Communication Plan

Newspaper advertisement, letter

Enclosures

1. Urban Location Map
2. Location Map
3. Notification Map
4. Proposed Text Amendment to Land Use Bylaw 38-2016
5. Bylaw 38-2016
6. Air Photo



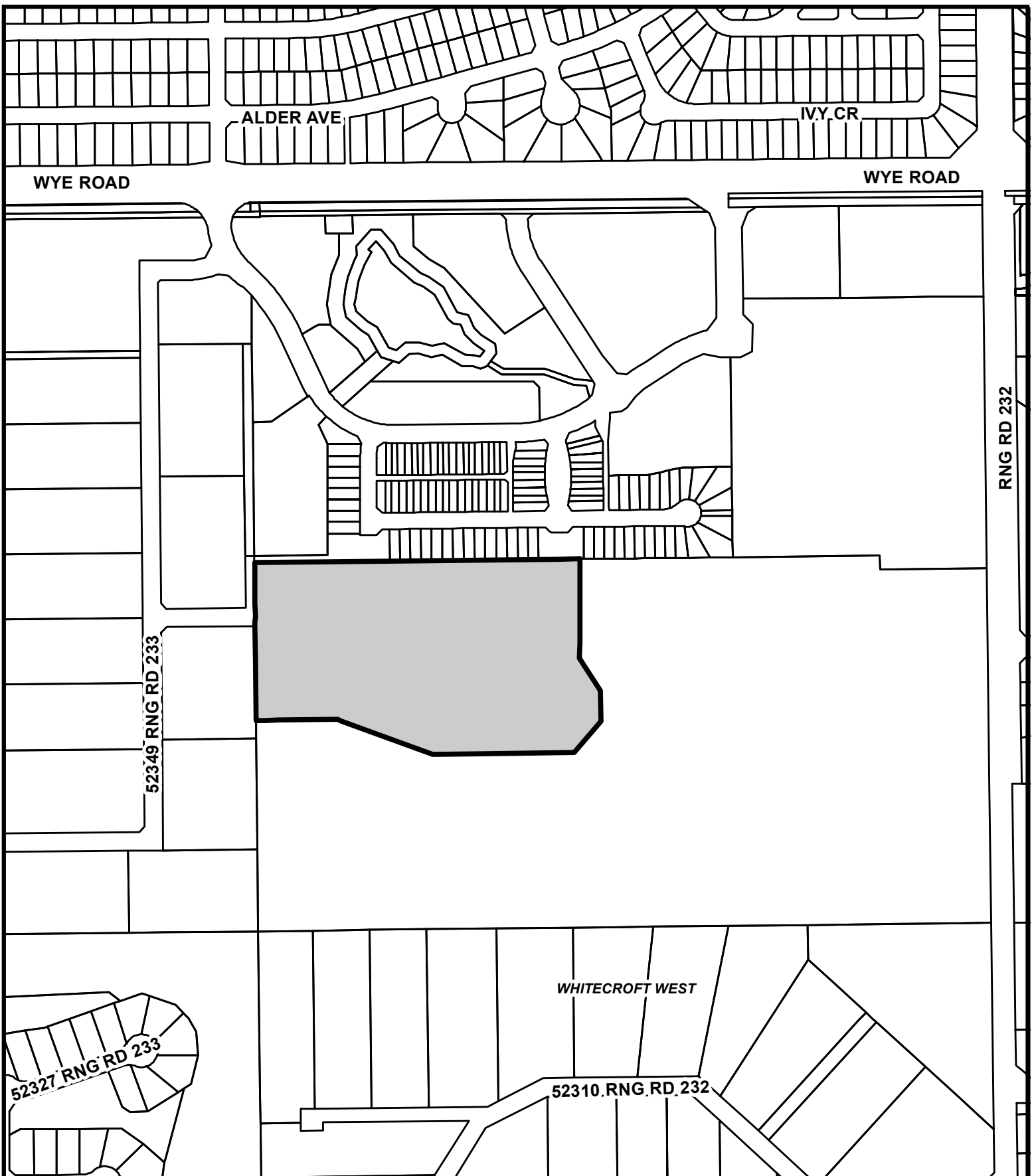
URBAN LOCATION MAP
PLANNING & DEVELOPMENT SERVICES

NE 22-52-23-W4
 LOT 1, BLOCK 9, PLAN 162 0919

 **Subject Area**



| | |
|--------------------------|---|
| Drawn By: M. Fraser | File No.: 4070-2016A009 |
| Date Drawn: Aug 17, 2016 | N:\PDS Admin\4000 - 4499 Land Use Services\4070 Land Use Bylaw - Zoning Amendments 89 |
| Scale: Not to Scale | Rural, Urban\2016\2016A009\MAPS\AIR PHOTO |



LOCATION MAP

NE 22-52-23-W4
LOT 1, BLOCK 9, PLAN 162 0919



Subject Area

PLANNING & DEVELOPMENT SERVICES



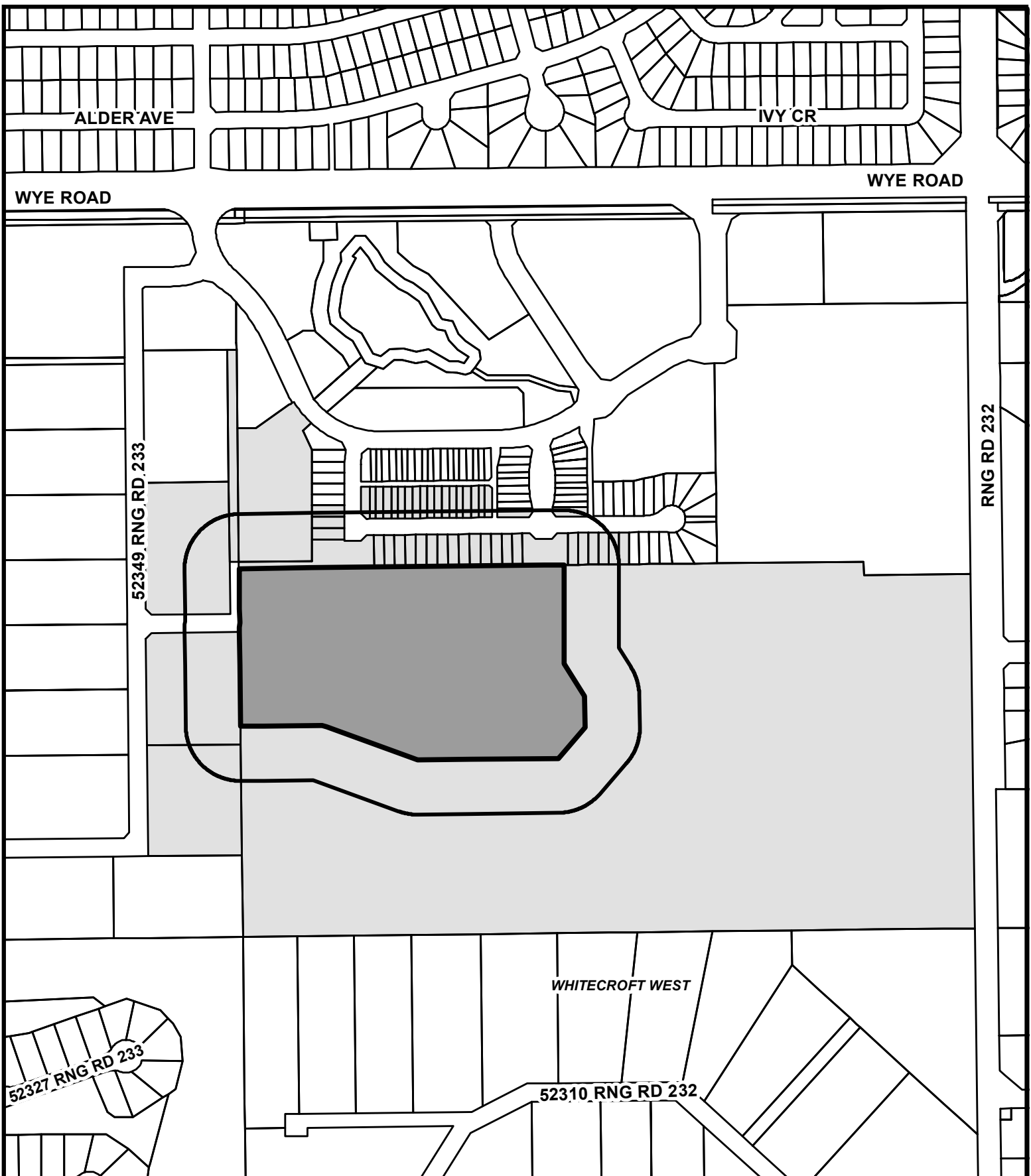
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Date Drawn: Aug 17, 2016

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Rural, Urban\2016\2016A009\MAPS\AIR PH 90



NOTIFICATION MAP

NE 22-52-23-W4

LOT 1, BLOCK 9, PLAN 162 0919



Subject Area



60m Buffer



Notification Area

PLANNING & DEVELOPMENT SERVICES



STRATHCONA
COUNTY

Drawn By: M.Fraser

Date Drawn: Aug 17, 2016

Scale: Not to Scale

File No.: 4070-2016A009

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4070 Land Use Bylaw - Zoning Amendments -
Rural, Urban\2016\2016A009\MAPS\AIR PH 910

7.3 R1C – SINGLE DETACHED RESIDENTIAL C

7.3.1. Purpose

To provide for single dwellings on residential lots with a minimum width of 10.4 m.

7.3.2. Permitted Uses and Discretionary Uses

Permitted Uses

Dwelling, single
Group home, minor
Home business, minor*

Discretionary Uses

Group home, major
Home business, intermediate*
Residential sales centre*

Refer to Part 6, Specific Use Regulations, for additional regulations pertaining to uses containing an asterisk (*)

7.3.3. Fundamental Use Criteria

- a) For any of the listed uses, those which are accessory to a single dwelling shall provide all required parking on-site.

7.3.4. Subdivision Regulations

- a) The minimum lot width shall be 10.4 m, or 13.0 m for a corner lot.
- b) The minimum lot area shall be 350 m².

7.3.5. Development Regulations – Principal Dwelling

- a) The maximum height shall be 9.1 m.
- b) Despite Section 7.3.5 a) for a lot within the Urban Service Area where an Area Structure Plan or Area Structure Plan amendment was approved after January 1, 2014, the maximum height shall be 10.5 m.
- c) Where the vehicle door of an attached garage faces a lane or road, the minimum setback from a lot line shall be 6.0 m.
- d) The minimum setback from the front lot line shall be 6.0 m or 4.5 m where access is gained from a lane.
- e) Despite Section 7.3.5 d) for a lot within the Urban Service Area where an Area Structure Plan or Area Structure Plan amendment was approved after January 1, 2014, the minimum setback from the front lot line shall be 5.5 m or 4.5 m where access is gained from a lane.
- f) For a side lot line:
 - i) The minimum setback from a side lot line shall be 1.2 m.
 - ii) The minimum setback from a side lot line that abuts a flanking road shall be 3.0 m.
 - iii) The minimum setback from a side lot line that abuts a multiple residential, commercial, or industrial Zoning District shall be 3.0 m.
 - iv) The minimum setback from one side lot line shall be 3.0 m where there is not direct vehicular access to the rear yard or to an attached garage.
- g) In addition to 7.3.5 d), a lot registered prior to July 3, 2001 may have a setback from a side lot line of 0.0 m where:
 - i) The side lot line is not adjacent to a road;
 - ii) The dwelling has no windows or doors facing that side lot line; and
 - iii) A 2.4 m access and maintenance easement is registered against the adjacent lot.

- h) The minimum setback from the rear lot line shall be 7.5 m, or 5.5 m for a corner lot.
- i) There shall be a minimum of 1.8 m of the first storey of the dwelling, other than a garage, exposed to the road.
- j) The maximum width of an attached garage shall be 7.32m.
- k) Despite 7.3.5 j), the maximum width of an attached garage located within Phase 2 of the Salisbury Village Area Structure Plan shall be 7.92m.
- l) To minimize driveway conflict and to promote exposure of the front façade of the dwelling to the road, the vehicle door(s) of an attached garage should be sited parallel to the front lot line.

7.3.6. Development Regulations – Accessory Buildings and Accessory Structures

- a) The maximum height shall be 4.5 m.
- b) Where the vehicle door of an garage faces a lane or road, the minimum setback from the lot line shall be 6.0 m.
- c) The minimum setback from the front lot line shall be 18.0 m.
- d) The minimum setback from a side lot line shall be 1.0 m, or 3.0 m from a lot line that abuts a flanking road.
- e) The minimum setback from the rear lot line shall be 1.0 m.
- f) The maximum combined ground floor area for all accessory buildings shall be 52 m².

7.3.7. Development Regulations – Site Coverage

- a) The maximum site coverage for all buildings shall be 42.5%.

7.3.8. Other Regulations

- a) In addition to the regulations listed above, permitted and discretionary uses are subject to the applicable regulations, provisions and requirements contained within the other Parts of this Bylaw.

BYLAW 38-2016

A BYLAW OF STRATHCONA COUNTY IN THE PROVINCE OF ALBERTA, FOR THE PURPOSE OF AMENDING BYLAW NO. 6-2015, AS AMENDED, BEING THE LAND USE BYLAW.

WHEREAS it is deemed advisable to amend the Land Use Bylaw;

NOW THEREFORE, the Council of Strathcona County, duly assembled, pursuant to the authority conferred upon it by the *Municipal Government Act, R.S.A. 2000 c.M-26* and amendments thereto, enacts as follows:

That Bylaw 6-2015, as amended, be further amended as follows:

1. That Section 7.3, Subsection 7.3.5 be amended by adding:

"k) Despite 7.3.5 j), the maximum width of an attached garage located within Phase 2 of the Salisbury Village Area Structure Plan shall be 7.92m."
immediately after 7.3.5 j).
2. This Bylaw comes into effect after third reading and upon being signed.

Read a first time this _____ day of _____, 2016.

Read a second time this _____ day of _____, 2016.

Read a third time and finally passed this _____ day of _____, 2016.

Mayor

Director,
Legislative and Legal Services

Date Signed: _____



AIR PHOTO

NE 22-52-23-W4
LOT 1, BLOCK 9, PLAN 162 0919



Subject Area

PLANNING & DEVELOPMENT SERVICES



Drawn By: M.Fraser

Date Drawn: Aug 17, 2016

Scale: Not to Scale

File No.: 4070-2016A009

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4070 Land Use Bylaw - Zoning Amendments -
Rural, Urban\2016\2016A009\MAPS\AIR PHOTO



RNG RD 232

Metro Mayors Alliance – Memorandum of Understanding (MOU)**Report Purpose**

To present the Memorandum of Understanding (MOU) created by the Metro Mayors Alliance to Council for approval.

Recommendation

THAT the Memorandum of Understanding, as set out in Enclosure 1 to the September 13, 2016, Corporate Planning and Intergovernmental Affairs report, be approved and signed by the Mayor, on behalf of Council.

Council History

July 19, 2016 – Council approved a motion that allowed for the Chief Commissioner to participate in discussions with his counterparts in the other participating municipalities to prepare the MOU (Enclosure 1).

Strategic Plan Priority Areas

Economy: One of the Cornerstones of Competitiveness identified in the report of the Advisory Panel on Metro Edmonton's Future "*Be Ready or Be Left Behind*" is economic development. Close alignment with Prioritized Strategic Goal (PSG) #1.

Governance: The Metro Mayors Alliance is made up of the elected officials of nine of the regions' municipalities. The structure of the group going forward will be an important deliverable of the next steps set out in the MOU. Close alignment to PSG #3.

Social: Efforts made to make the region more globally competitive are done to improve the quality of life for citizens of the region. This aligns closely with the vision statement of becoming Canada's most livable community.

Culture: Although it remains to be seen, one of the factors influencing regional competitiveness may be enhanced efforts to share the quality of place for prospective businesses. This includes sharing the culture of the region, and likely its diversity in this area. (PSG #12)

Environment: The environment continues to be an important part of the holistic package of assets that a region needs to champion as it sells itself to the rest of the world. (PSG #9, #10)

Other Impacts

Policy: n/a

Legislative/Legal: The MOU is a non-binding agreement.

Interdepartmental: Legislative and Legal Services, Economic Development and Tourism, Utilities, Planning and Development Services, Capital Planning and Construction, Recreation Parks and Culture, Facility Services, Strathcona County Emergency Services.

Summary

On May 31st, a panel of respected regional leaders brought forward a report, commissioned by the nine municipalities in the Metro Mayors Alliance, suggesting what needed to be considered by those municipalities to be recognized as a globally competitive region. The report was called "*Be Ready or Be Left Behind*".

Included in the report was an MOU that shared principles of engagement for the municipalities to use when going forward to discuss what were called the "Cornerstones of Competitiveness" – public transit, economic development and land use, and infrastructure development.

Author: Kelly Rudyk, Corporate Planning and Intergovernmental Affairs

Director: Kelly Rudyk, Corporate Planning and Intergovernmental Affairs

Chief Commissioner: Rob Coon

Lead Department: Corporate Planning and Intergovernmental Affairs

Council discussed the findings in the report on July 19, 2016. At that time, Chief Commissioner Coon was given the authority to use the Memorandum of Agreement that existed in the May 31, 2016 report as a guideline to bring forward another draft of the MOU, after having conferred with his counterparts in the other eight municipalities.

Enclosure 1 is the result of those conversations.

Communication Plan

If the MOU is approved, the other partners in the Metro Mayors Alliance will be informed.

Enclosure

1 Memorandum of Understanding

Appendix 1

Proposed Memorandum of Understanding

This Memorandum of Understanding is made effective this ____ day of _____, 2016.

Between:

The City of Edmonton

And

Strathcona County

And

The City of Leduc

And

Leduc County

And

The City of Fort Saskatchewan

And

The City of St. Albert

And

The City of Spruce Grove

And

Parkland County

And

Sturgeon County

(collectively the “Municipalities”)

PREAMBLE

The Municipalities wish to realize a globally competitive, future-ready Edmonton Metro Region that attracts people from across the country and around the world to live, work, invest and raise a family.

The Municipalities realize that such a region, one that is more resilient to up-turns and downturns in the economy and capable of welcoming one million new residents by 2044, is not possible if they continue working independently of one another on issues of regional significance.

The Municipalities agree that they must plan, decide and deliver key regional-level systems that enable the future competitiveness of the Edmonton Metro Region.

For these reasons, the Municipalities through their respective Mayors established the Advisory Panel on Metro Edmonton's Future ("the Advisory Panel") to provide advice and to recommend options on how best to leverage the combined assets and attributes of the region.

The Advisory Panel's report identifies the following competitive cornerstones to building a globally competitive Edmonton Metro Region:

- (a) economic development
- (b) public transit
- (c) land use and infrastructure

(hereinafter referred to as "Cornerstones of Competitiveness" or "cornerstones:").

Because the Municipalities' ability to cooperate on these cornerstones will determine the Edmonton Metro Region's future competitive capacity and success, the Advisory Panel recommended that action be taken so the Municipalities can plan, decide and act in aligned and integrated ways on the Cornerstones of Competitiveness.

The Advisory Panel also recommended that Municipalities enter into clear agreements providing for a "shared investment/shared benefit" model related to regional economic development and land use and infrastructure development.

The Municipalities wish to explore ways they can establish, align and integrate these Cornerstones of Competitiveness, including a means for sharing investments and benefits, and therefore wish to facilitate further discussions in regard to these matters.

THEREFORE the Municipalities record their mutual understanding and intent, as follows:

UNDERSTANDINGS

1.0 Definitions

1.1 In this Memorandum of Understanding, the following words and terms will have the following meanings:

- a. "Advisory Panel" has the meaning given that term in the preamble hereto.
- b. "Council" means the respective Municipal Council of each of the Municipalities.
- c. "Edmonton Metro Region" means the region comprising the Municipalities, collectively.
- d. "Memorandum of Understanding" or "MOU" will mean this Memorandum of Understanding.
- e. "Municipalities" means the City of Edmonton, Strathcona County, the City of Leduc, Leduc County, the City of Fort Saskatchewan, the City of St. Albert, the City of Spruce Grove, Parkland County, and Sturgeon County, collectively and a "Municipality" means any of them.

2.0 Purpose and Intent of MOU

2.1 This MOU provides the framework to negotiate and develop the tools to implement the cooperation, coordination and potential combination of the Cornerstones of Competitiveness, and the shared investment/shared benefit approach for regionally significant economic development and land use and infrastructure within the Edmonton Metro Region.

2.2 This is not a legally binding agreement, and does not create binding obligations upon or between the Municipalities. It does, however, reflect the shared intention of the Municipalities who commit to work to achieve the outcomes included herein as a start to better overall cooperation, coordination and potential collaborative delivery models across areas necessary to improve regional competitiveness. This MOU is therefore intended to guide participating Municipalities, their Councils, their management and their staff in addressing issues that impact regional competitiveness in these areas.

2.3 Any Municipality may withdraw from this MOU, or any process contemplated within it, at any time, on appropriate and reasonable notice to the other Municipalities.

3.0 Actions Related to the Cornerstones of Competitiveness

3.1 The Municipalities will establish a steering committee to discuss and negotiate the terms of cooperation, coordination and potential collaborative models for the Cornerstones of Competitiveness and the shared investment/shared benefit approach. The Municipalities will determine the committee type, its membership and the number of members.

3.2 To aid and accelerate the work of the steering committee, the Municipalities will establish a set of task forces. Led by the committee, these task forces will study and advise on issues related to the Cornerstones of Competitiveness and the shared investment/shared benefit approach. The Municipalities will determine the number of task forces and their respective mandates as well as their membership.

3.3 The Municipalities will continue to meet in this context until they make their final recommendations to their Councils, adopt a different governance structure, or for so long as the Municipalities find it useful to continue meeting.

3.4 To ensure adaptability to the circumstances in each municipality, the Municipalities may:

- a. Proceed with Cornerstones of Competitiveness with the participation of less than all of the Municipalities, or with the inclusion of municipalities not currently included in the Edmonton Metro Region;
- b. Proceed with the process with respect to an amended list of Cornerstones of Competitiveness which may expand upon, limit or otherwise alter the list of Cornerstones of Competitiveness.

However to the extent it is not inconsistent with its other obligations, each Party shall endeavour to keep the others informed of such determinations.

3.5 There is urgency to this work, and the Municipalities will work towards a deadline of **XXXX, 2016**, to put into action appropriate structures and processes for the Cornerstones of Competitiveness, and the investments/benefits structures required to sustain them.

4.0 Future Amendments or Agreements

4.1 The discussions contemplated in this MOU are intended to lead to formal agreements between the Municipalities, including appropriate investments/benefits agreements, public transit agreements, economic development agreements or land use and infrastructure commitments.

4.2 The Municipalities may also mutually agree to amend this MOU, in writing, at any time.

EXECUTED on behalf of each Municipality by its duly authorized representative.

The City of Edmonton

Per: _____

Strathcona County

Per: _____

The City of Leduc

Per: _____

Leduc County

Per: _____

The City of Fort Saskatchewan

Per: _____

The City of St. Albert

Per: _____

The City of Spruce Grove

Per: _____

Parkland County

Per: _____

Sturgeon County

Per: _____

Bylaw 22-2016**Municipal Ward Boundaries and Council Composition
(Repeals 59-2006)****Report Purpose**

To give second and third reading to Bylaw 22-2016, a bylaw that proposes to change the municipal ward boundaries.

Recommendation

1. THAT Bylaw 22-2016, being a bylaw to establish the municipal ward boundaries and Council composition, be given second reading.
2. THAT Bylaw 22-2016, being a bylaw to establish the municipal ward boundaries and Council composition, be given third and final reading.

Council History

December 12, 2006 - Council approved Bylaw 59-2006 being a bylaw to change the municipal ward boundaries for the 2007 and subsequent general municipal elections.

April 5, 2016 – Council approved GOV-002-032 the Ward Boundary Review Policy and directed Administration to conduct a Ward Boundary Review and report back to Council with boundary options on or before the May 24, 2016, Council meeting.

May 24, 2016 – Council amended the April 5, 2016, motion to change the date that Administration was required to report back to Council with ward boundary options from May 24, 2016 to June 21, 2016.

June 21, 2016 – Council gave first reading to Bylaw 22-2016.

Strategic Plan Priority Areas

Economy: n/a

Governance: Voters have the right to both equal and effective representation. "Equal" representation requires that a single vote is equal to any other vote cast in the area regardless of location. "Effective" representation ensures that voters have the ability to access their elected representative equal in strength to the rest of the population. Recognizing that truly 'equal' and 'effective' representation is impossible to achieve, the Supreme Court of Canada has ruled that an allowable representation range of + or – 25% from the population mean is appropriate.

Social: The proposed ward boundaries recognize and respect the importance of the urban and rural characteristics of Strathcona County and preserve the communities of interest wherever possible.

Culture: n/a

Environment: n/a

Other Impacts

Policy: GOV-002-032 Ward Boundary Review Policy

Legislative/Legal: *The Municipal Government Act (MGA)* and the *Local Authorities Election Act (LAEA)* govern processes associated with municipal elections. The legislation allows municipalities to establish electoral boundaries for municipal elections and to determine the number of councillors for each ward. Section 231 of the MGA required this bylaw to be

advertised and provide electors with the opportunity to submit a petition. No petitions were received within the sixty day petitioning period.

Interdepartmental: Information Technology Services, GIS Branch, Planning & Development Services, Communications

Summary

The criteria set out in GOV-002-032: Ward Boundary Review Policy (the "Policy") was used to complete the ward boundary review. Section 1 f) of the Policy states that "to provide stability in elected representation, ward boundary proposals should include the fewest changes possible to achieve the desired results."

The only recommended change to the ward boundaries is to align the urban service area boundary with the urban ward boundaries. Currently the Optima Wye Crossing condominiums and Salisbury Village are located in Ward 6 but are part of the urban service area. Under the proposed Bylaw, Ward 3 and Ward 6 boundaries would be changed to align with the urban service area boundary. These minimal changes will ensure compliance with the Policy for the 2017 election.

Communication Plan

New Release

Enclosures

1 Bylaw 22-2016, Ward Boundaries and Council Composition

BYLAW 22-2016

A BYLAW OF STRATHCONA COUNTY, IN THE PROVINCE OF ALBERTA, TO ESTABLISH MUNICIPAL WARD BOUNDARIES AND COUNCIL COMPOSITION

WHEREAS, pursuant to section 143 of the *Municipal Government Act*, R.S.A. 2000, c. M-26, Council by bylaw may specify the number of Councillors that Strathcona County Council will consist of; and

WHEREAS, pursuant to section 144 of the *Municipal Government Act*, this bylaw must be passed at least 180 days before a general election at which it is to take effect; and

WHEREAS, pursuant to section 148 of the *Municipal Government Act*, Council may by bylaw divide the city into wards, establish their boundaries and provide that Councillors are nominated and elected by ward; and

WHEREAS, pursuant to section 149 of the *Municipal Government Act*, this bylaw must be passed at least 180 days before the general election at which it is to take effect; and

WHEREAS, pursuant to section 155 of the *Municipal Government Act*, a Councillor shall have the title of "Councillor" and the chief elected official may be referred to by a title appropriate to the office as directed by Council;

NOW THEREFORE THE COUNCIL OF STRATHCONA COUNTY, IN THE PROVINCE OF ALBERTA, DULY ASSEMBLED, ENACTS AS FOLLOWS:

1. This Bylaw may be referred to as the "Municipal Ward Boundaries and Council Composition Bylaw".
2. In this bylaw,
 - a) "Councillor" does not include the Mayor;
 - b) "Mayor" means the chief elected official under the *Municipal Government Act*.
3. The Municipal Council for Strathcona County shall be composed of the number of members as set out in Schedule "A", attached hereto and forming part of this Bylaw.
4. Strathcona County is hereby divided into the number of Wards with Council representation as set out in Schedule "B", attached hereto and forming part of this Bylaw.

5. The Wards are outlined in the maps as shown on Schedule "C", attached hereto and forming part of this Bylaw.
6. Where any highway, street, avenue, lane, road, parkway trail, or creek is given as the boundary of a Ward, the centre line of the said highway, street, avenue, lane, road, parkway trail, or creek shall be the boundary for the purpose of this Bylaw.
7. Ward residency requirements for any person nominated as a candidate in the 2017 General Municipal Election, and all subsequent Municipal Elections, will be based on the Wards as set out in this Bylaw.
8. This Bylaw comes into effect for the 2017 General Municipal Election after three readings and upon being signed.
9. This Bylaw repeals Bylaw 59-2006.

Read a first time this 21st day of June, 2016.

Read a second time this ____ day of _____, 2016.

Read a third time this ____ day of _____, 2016, and finally passed.

Mayor

Director, Legislative & Legal Services

Date Signed

COUNCIL COMPOSITION

The Municipal Council for Strathcona County shall consist of eight (8) Councillors and one (1) Mayor.

NUMBER OF WARDS AND COUNCIL REPRESENTATION

Strathcona County is divided into eight (8) Wards with one (1) Councillor to be elected in each Ward.

Strathcona County shall elect one (1) Mayor who shall be elected at-large.

2016 Ward Boundary Review

Overview of Wards

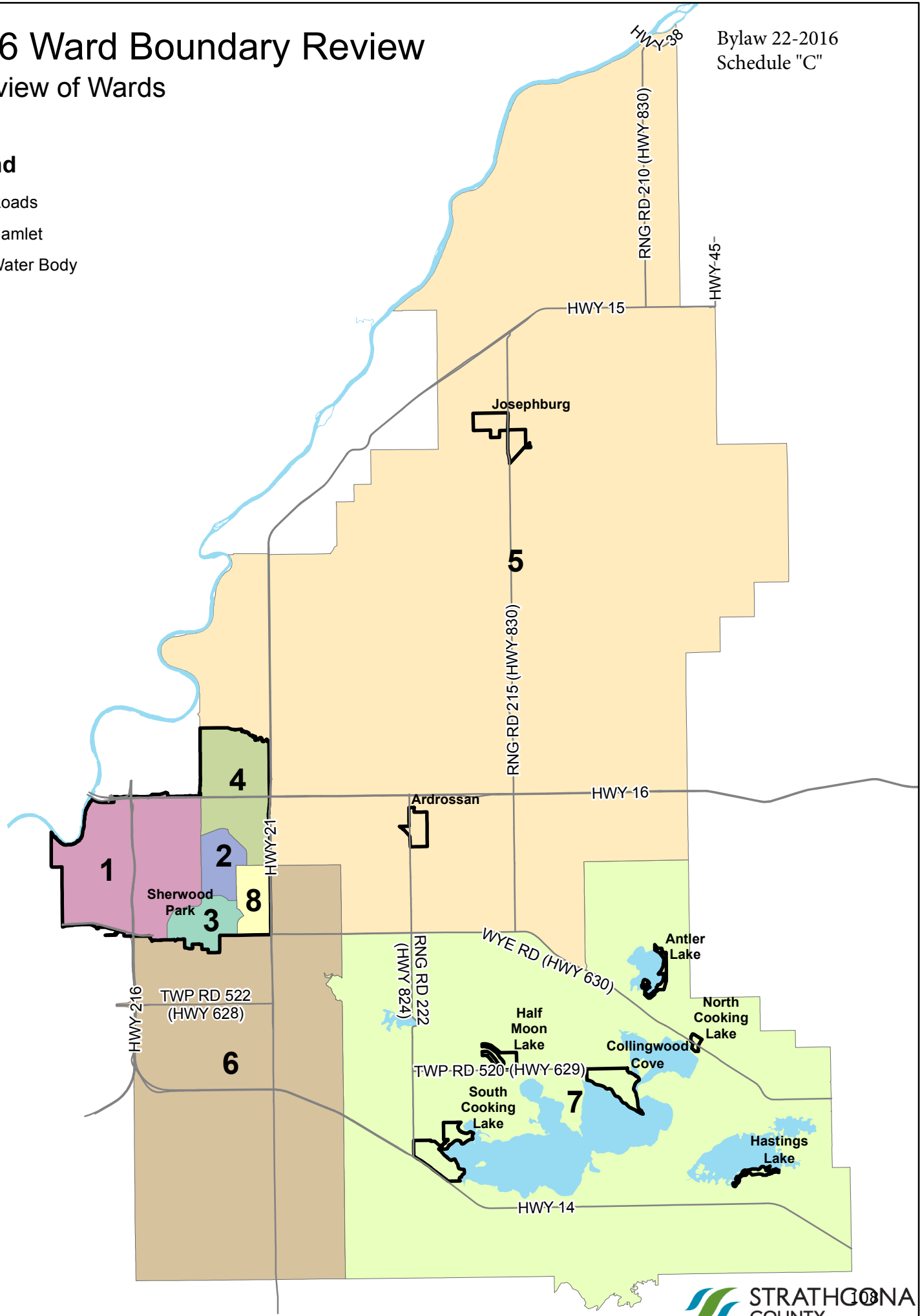
Bylaw 22-2016
Schedule "C"

Legend

- Roads
- ⬢ Hamlet
- 💧 Water Body

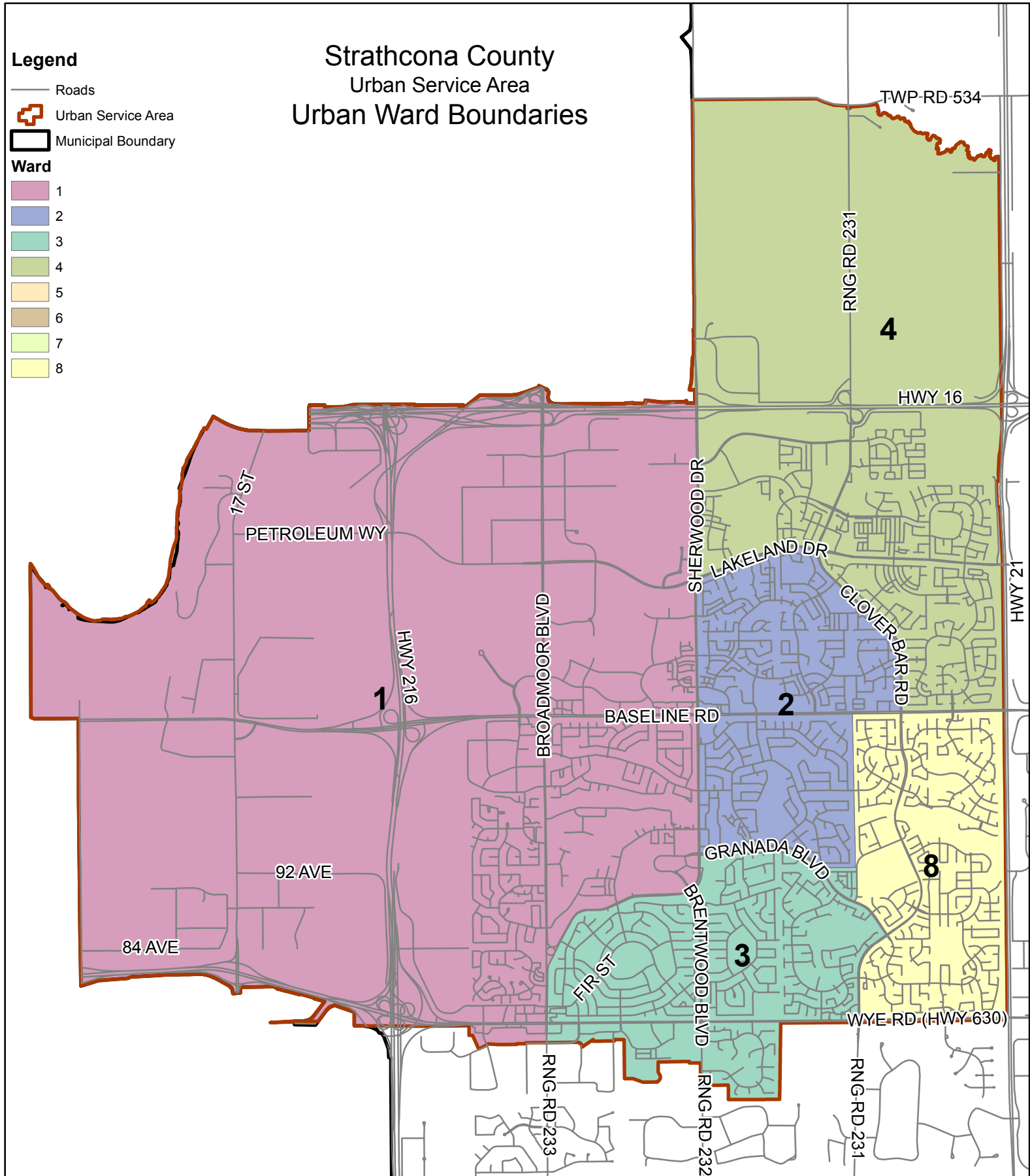
Ward

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2016 Ward Boundary Review

Urban Service Area Wards



2016 Ward Boundary Review

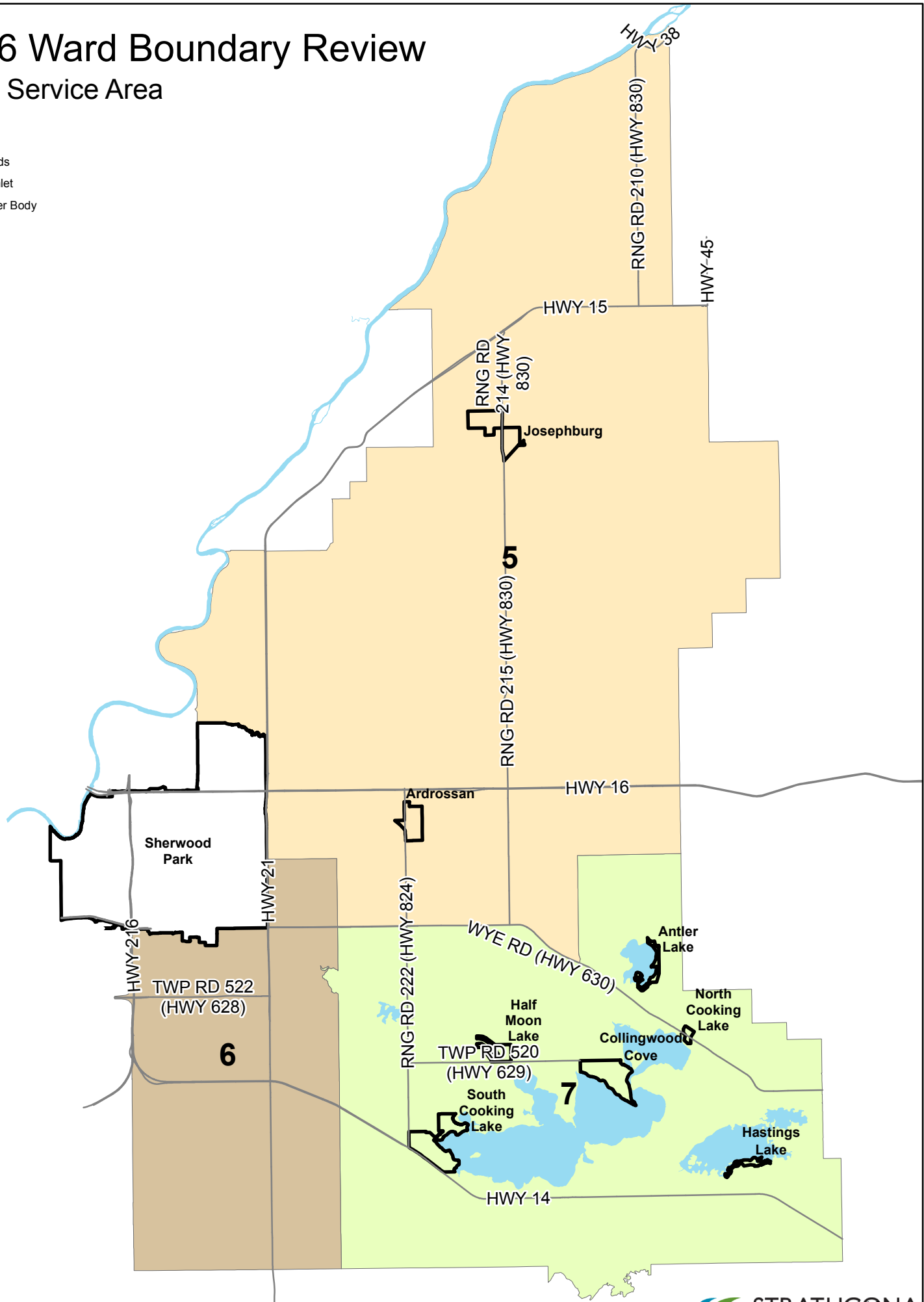
Rural Service Area

Legend

- Roads
- Hamlet
- Water Body

Ward

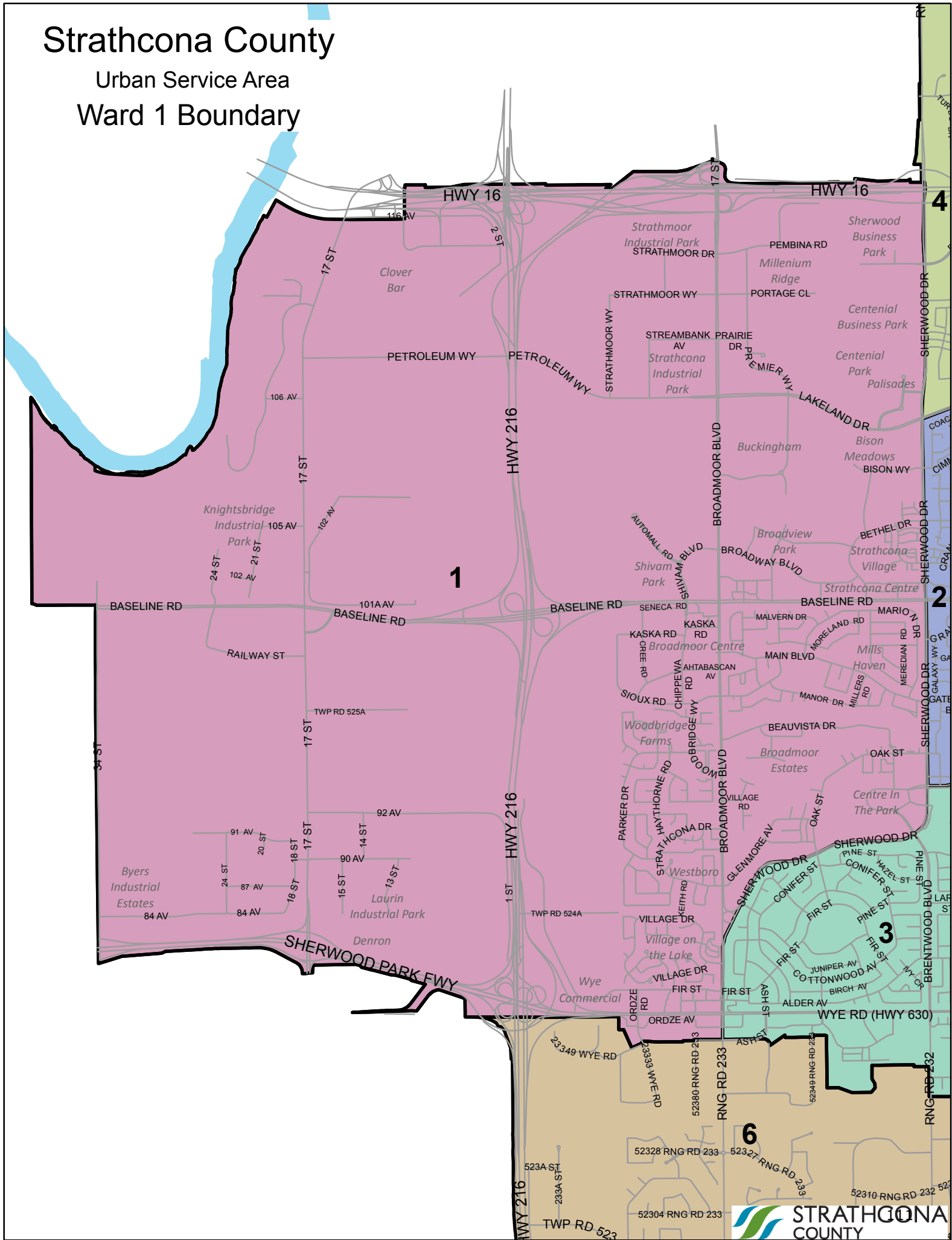
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Strathcona County

Urban Service Area

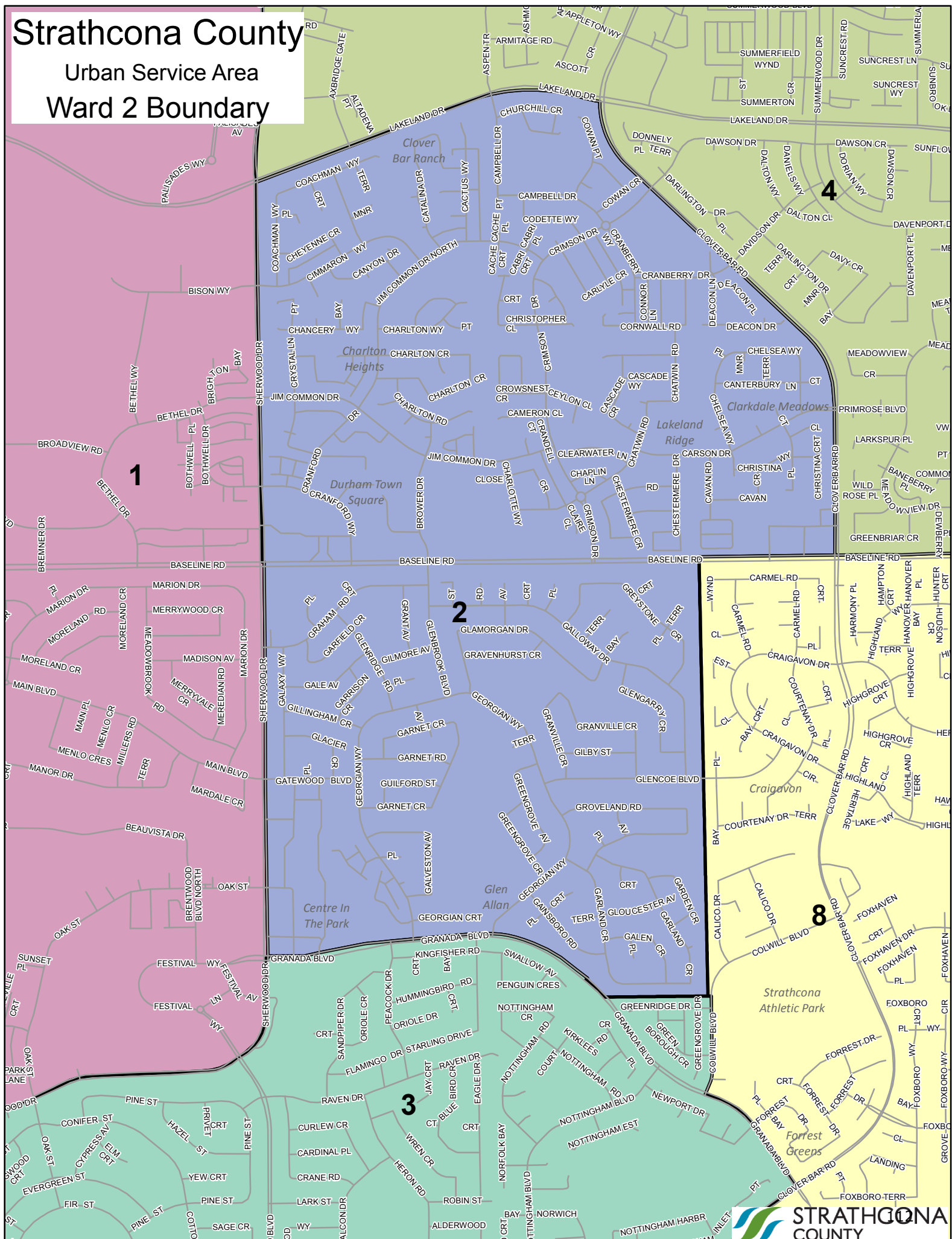
Ward 1 Boundary



Strathcona County

Urban Service Area

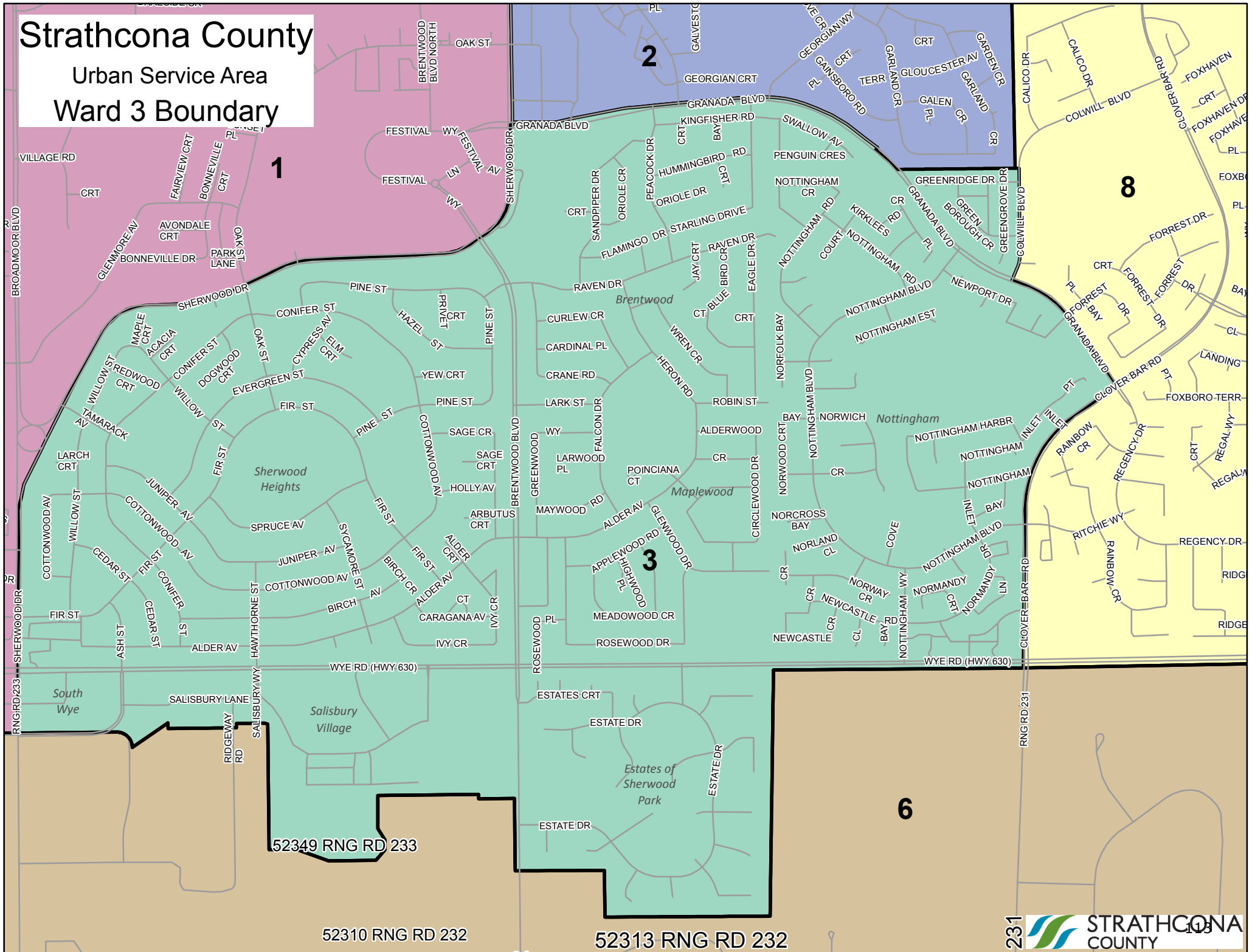
Ward 2 Boundary



Strathcona County

Urban Service Area

Ward 3 Boundary



52349 RNG RD 233

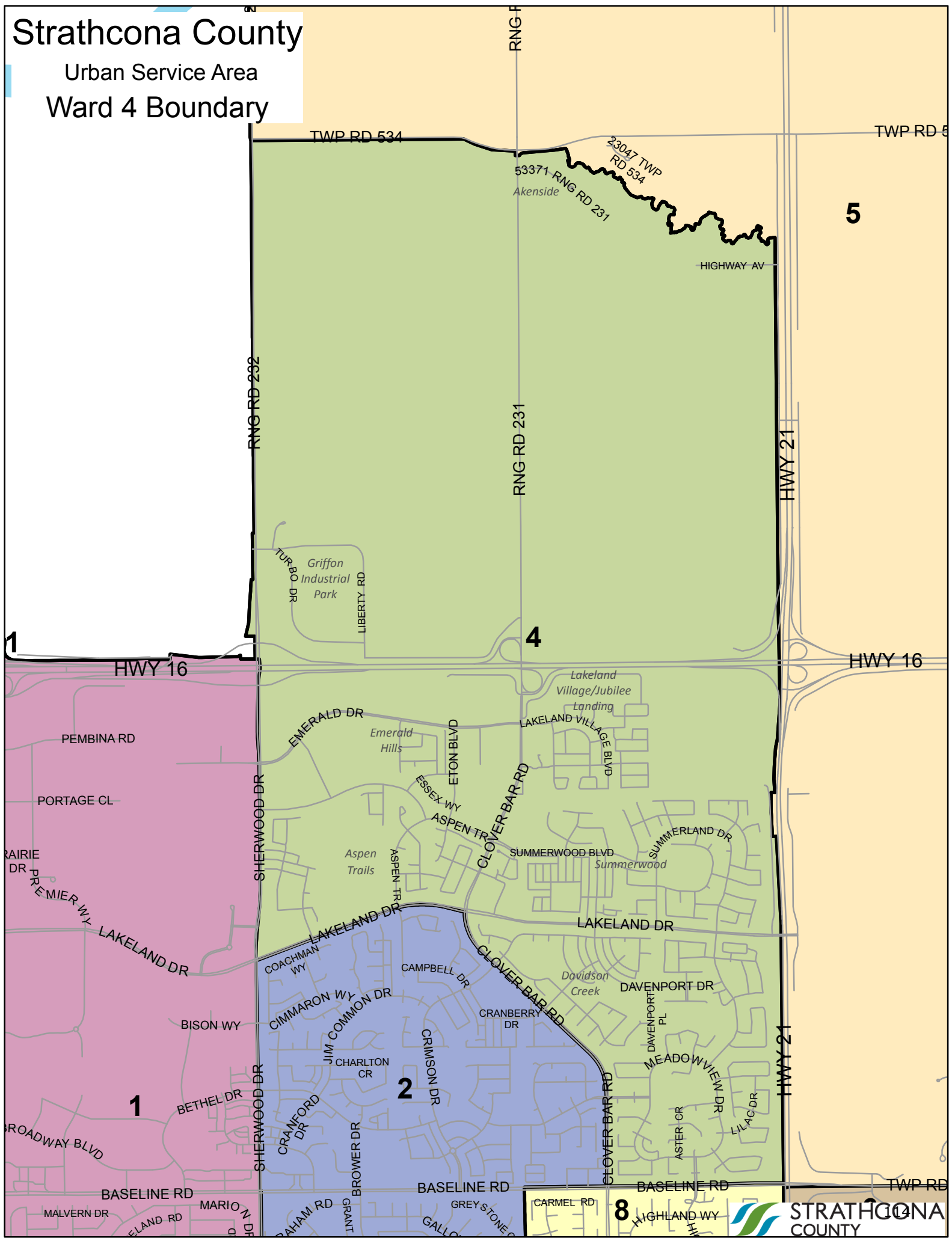
52310 RNG RD 232

52313 RNG RD 232

231

Strathcona County

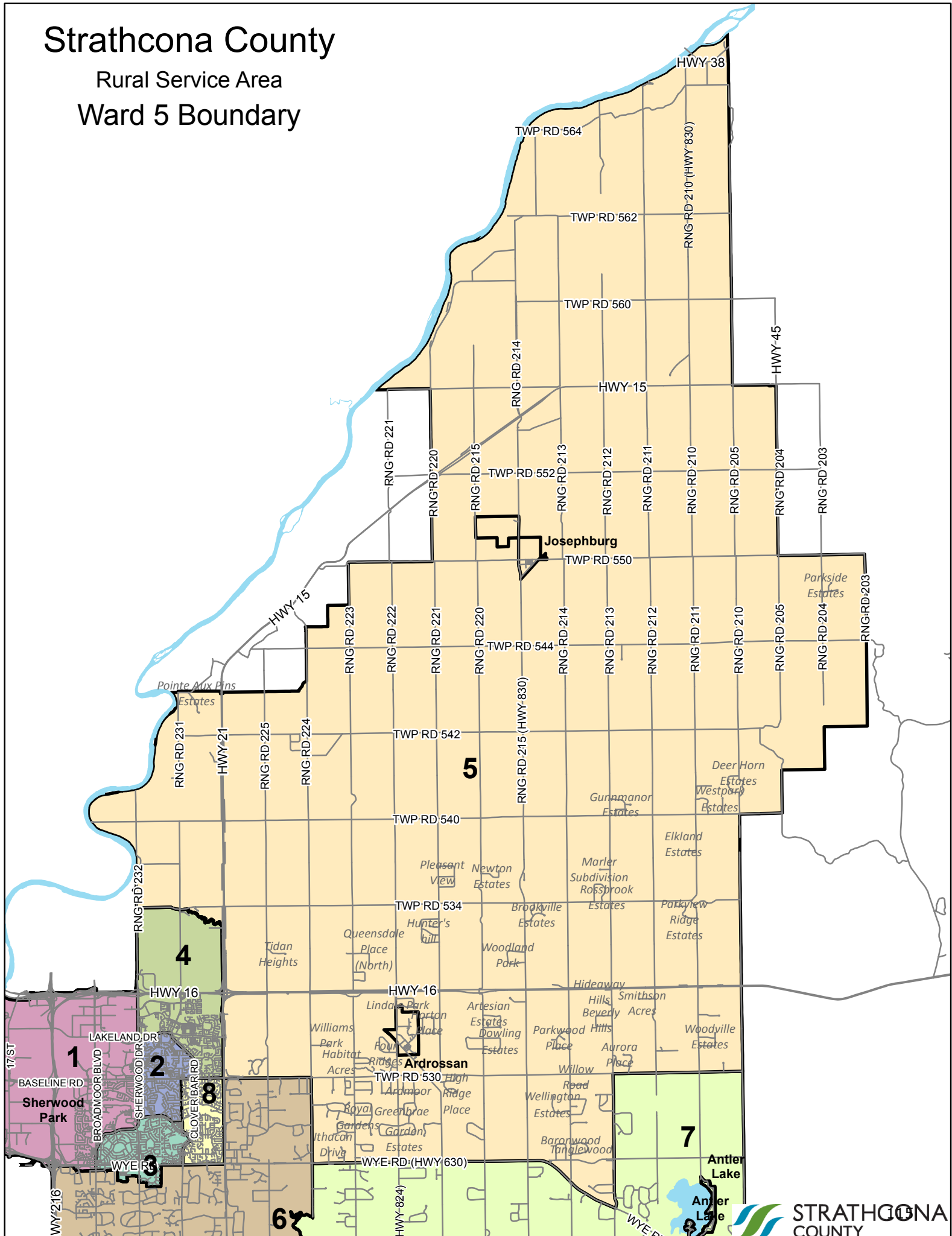
Urban Service Area Ward 4 Boundary



Strathcona County

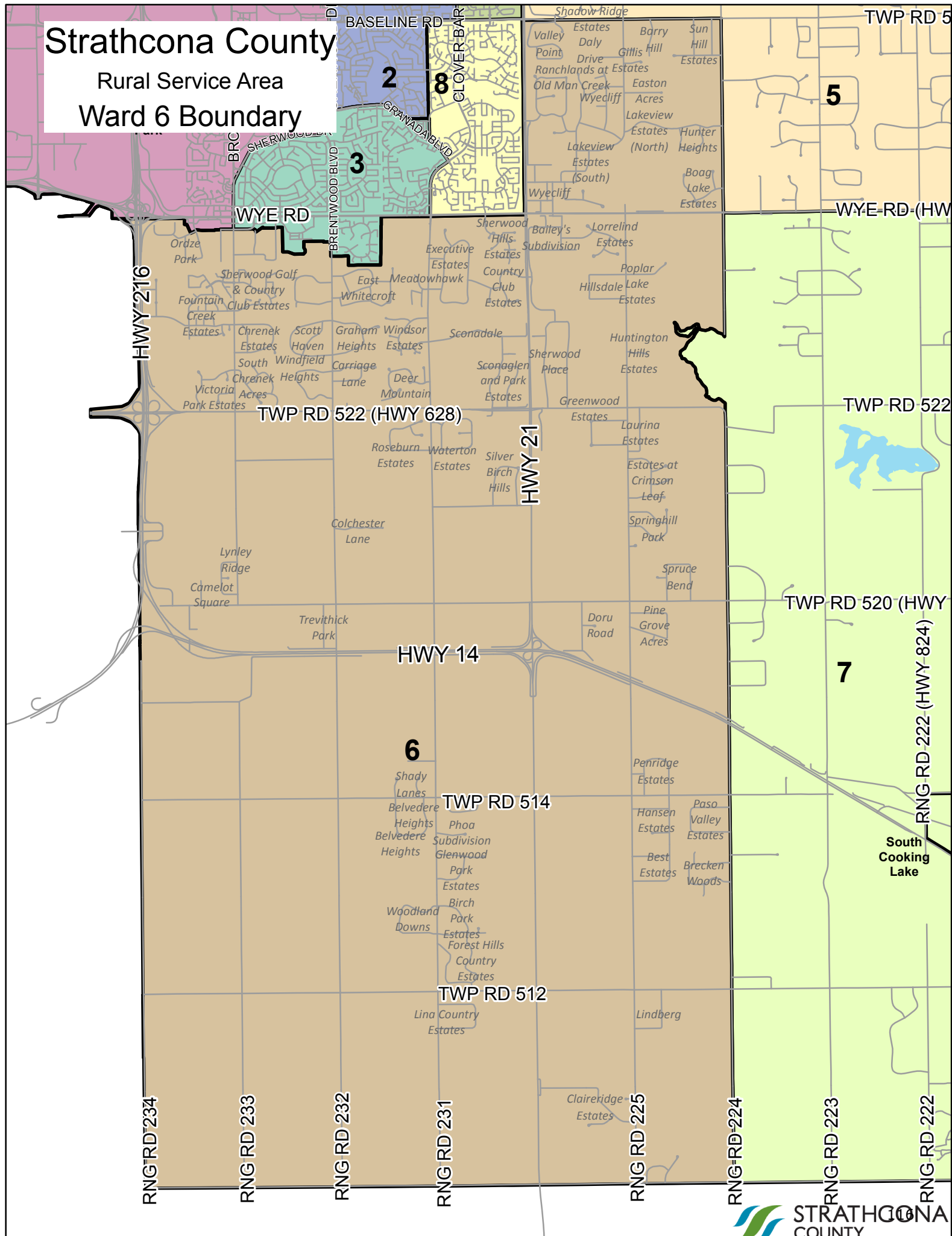
Rural Service Area

Ward 5 Boundary



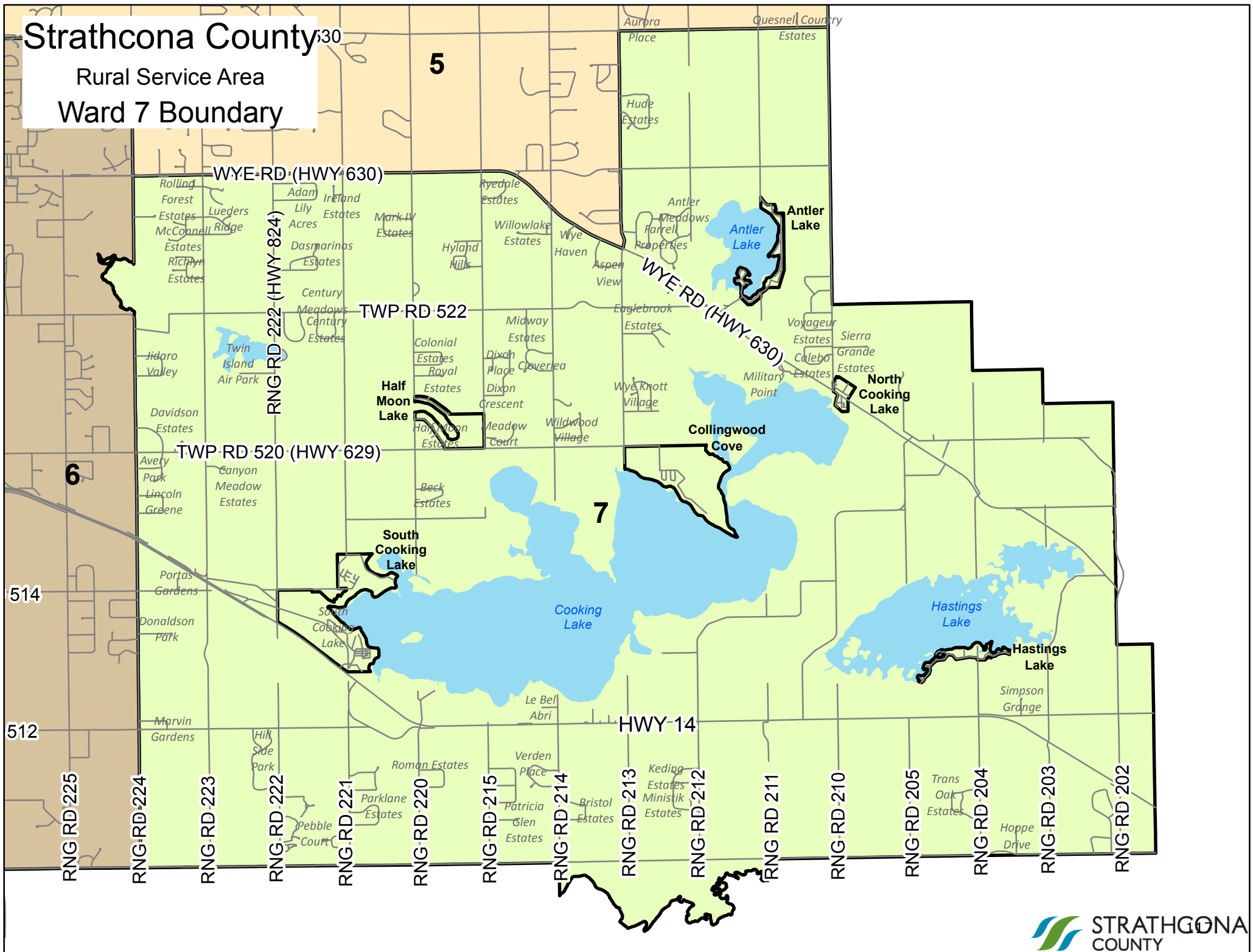
Strathcona County

Rural Service Area
Ward 6 Boundary



Strathcona County

Rural Service Area
Ward 7 Boundary



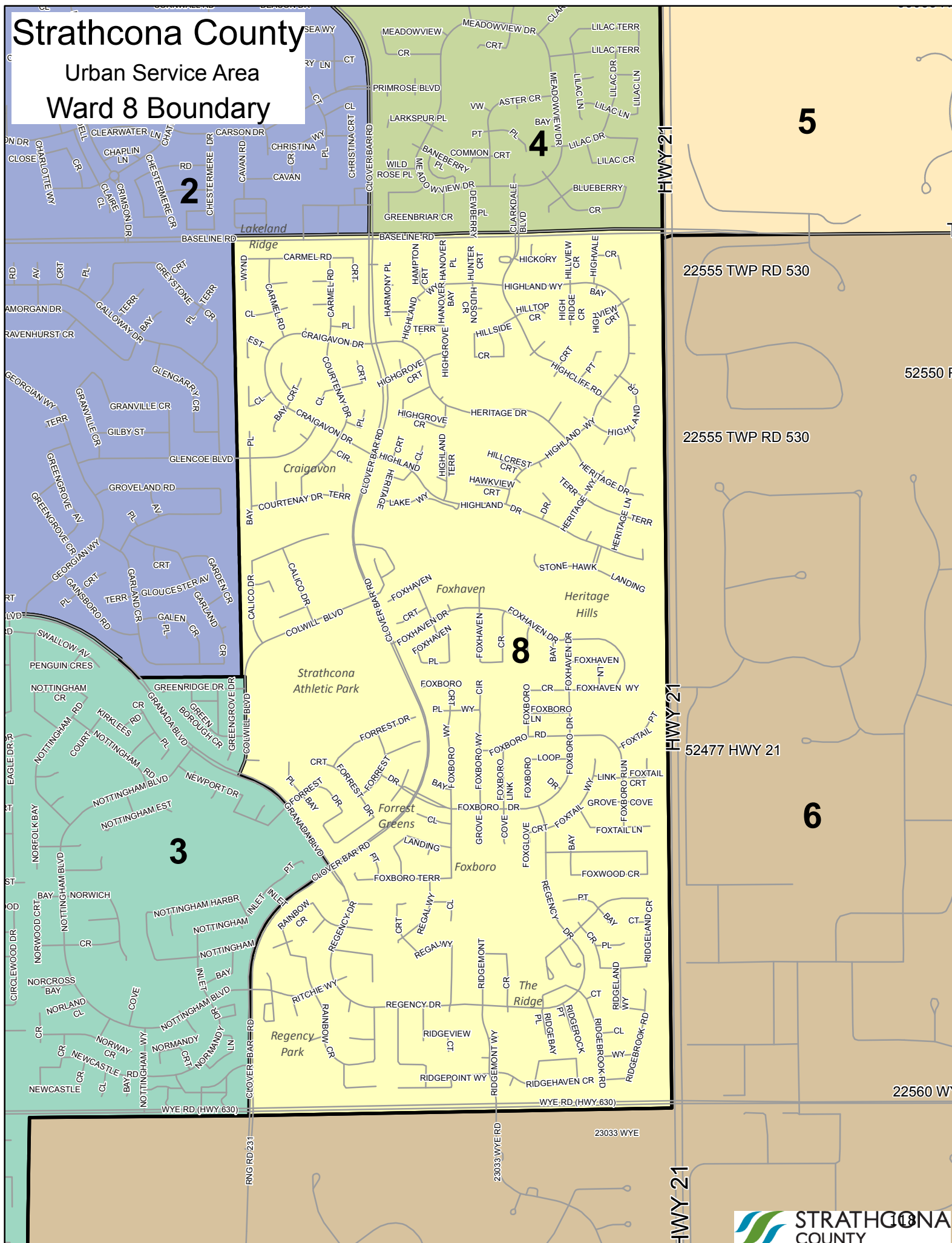
Strathcona County

Urban Service Area

Ward 8 Boundary

Urban Service Area

Ward 8 Boundary



Taxi Cab Safety Bylaw Update**Report Purpose**

To communicate the need for a review of Bylaw 20-2013, the Taxi Cab Safety Bylaw, including obtaining input from stakeholders.

Recommendation

THAT Administration conduct a review of Bylaw 20-2013, the Taxi Cab Safety Bylaw, and bring forward any recommended amendments for Council's consideration, prior to the end of the fourth quarter of 2016.

Council History

October 7, 2014 – Council gave third reading to Bylaw 20-2013.

July 1, 2015 – Bylaw 20-2013 came into effect.

July 19, 2016 – Council approved that the Taxi Cab Safety Bylaw Update be postponed to the September 13, 2016 Council Meeting.

Strategic Plan Priority Areas

Economy: n/a

Governance: Ongoing review of bylaws is a best practice for municipalities.

Social: Vehicles for hire, including taxis, provide a necessary means of transportation for residents of Strathcona County. The safety of passengers and drivers is of significant importance.

Culture: n/a

Environment: n/a

Other Impacts

Policy: Governance Policy 002-025 details the Public Engagement policy and includes guidelines for public engagement.

Legislative/Legal: The *Municipal Government Act*, RSA 2000, c M-26, authorizes Council to pass and amend bylaws respecting various matters.

Interdepartmental: Enforcement Services, Communications, Transit, and Legislative and Legal Services will each be involved in a comprehensive review of Bylaw 20-2013.

Summary

Over the past few years changes have occurred in the vehicle for hire industry including the introduction of innovative technologies that directly compete with traditional taxi business models. These technological advances have brought new participants into the vehicle for hire industry in Strathcona County. This has resulted in confusion regarding whether Bylaw 20-2013, the Taxi Cab Safety Bylaw, is applicable to these new participants. Additionally, the Province of Alberta has recently amended the *Traffic Safety Act*, RSA 2000, c T-6, and has regulated the responsibilities of Transportation Network Companies and their drivers through the Transportation Network Companies Regulation. These developments affect municipalities throughout the region, and one neighbouring municipality has already taken steps to address these issues through significant amendments to its bylaws.

Given the above mentioned innovations in the vehicle for hire industry, the operation of Transportation Network Companies within Strathcona County, the steps taken by the Province of Alberta, and the desire to address these issues being mindful of the regional context, it is prudent to undertake a review of Bylaw 20-2013. Administration will report to Council with any recommended amendments to Bylaw 20-2013 resulting from the review by the end of the fourth quarter of 2016.

Communication Plan

Commencing this fall, Communications will support a public engagement process aligned with Policy GOV 002-025 Public Engagement. This process will include outreach to industry stakeholders and residents.

Bylaw 32-2016 Amendment to Land Use Bylaw 6-2015 (Wards 1, 2 and 3)**Report Purpose**

To give third reading to a bylaw that proposes to establish a Mature Neighbourhood Overlay.

Recommendation

THAT Bylaw 32-2016, a bylaw that establishes a Mature Neighbourhood Overlay, be given third reading.

Council History

May 22, 2007 - Council adopted Municipal Development Plan (MDP) Bylaw 1-2007.

September 25, 2012 - Council received an update on the Mature Neighbourhood Strategy Phase 1.

January 8, 2013 - Council directed Administration to proceed with a participatory gathering for Phase 1.

May 7, 2013 - Council received an update on the Mature Neighbourhood Strategy Phase 1.

June 11, 2013 - Council received a summary report of consultation conducted to date with regard to the Mature Neighbourhood Strategy Phase 1.

February 11, 2014 - Council was provided an overview of the first phase completed in 2013 and proposed next steps to be pursued in 2014 and beyond.

April 8, 2014 - Council approved the Terms of Reference for the Mature Neighbourhood Strategy Phase 2 Task Force.

June 10, 2014 - Council appointed citizen members to the Mature Neighbourhood Strategy Phase 2 Task Force.

September 9, 2014 - Council appointed an additional citizen member to the Mature Neighbourhood Strategy Phase 2 Task Force.

October 28, 2014 - Priorities Committee received an update on Phase 2 of the Mature Neighbourhood Strategy.

January 27, 2015 - Priorities Committee received an update on Phase 2 of the Mature Neighbourhood Strategy.

March 10, 2015 - Council accepted the Mature Neighbourhood Strategy Urban Form and Architectural Character Assessment as information.

March 10, 2015 - Council directed Administration and the Mature Neighbourhood Strategy Phase 2 Citizen's Task Force to begin the next steps for Phase 2, by working on incorporating information from the Urban Form and Architectural Character Assessment into policy and regulation.

July 14, 2015 - Priorities Committee received an update on Phase 2 of the Mature Neighbourhood Strategy.

November 10, 2015 - Priorities Committee received an update on Phase 2 of the Mature Neighbourhood Strategy.

March 8, 2016 – Priorities Committee received an update on Phase 2 of the Mature Neighbourhood Strategy.

July 12, 2016 – Priorities Committee was presented with the final draft of the Mature Neighbourhood Overlay as part of Phase 2 of the Mature Neighbourhood Strategy.

July 19, 2016 – Council held a Public Hearing and gave first and second reading to Bylaw 32-2016.

Strategic Plan Priority Areas

Economy: The Mature Neighbourhood Strategy supports efficient use of municipal infrastructure.

Governance: Phase 2 of the Mature Neighbourhood Strategy can improve public involvement in the project via a Task Force that includes Strathcona County citizens.

Social: The consultation conducted for Phase 2 of the Mature Neighbourhood Strategy has reflected the principle of Social Inclusion from the Social Sustainability Framework, by engaging community stakeholders interested in mature neighbourhoods.

Culture: Phase 2 of the Mature Neighbourhood Strategy seeks to create tools to assist in the preservation of the unique identity and heritage of mature neighbourhoods.

Environment: The Mature Neighbourhood Strategy supports the efficient use of land and protection of natural areas.

Other Impacts

Policy: Policy GOV-001-029: Organizational Roles and Responsibilities, identifies that Administration has a responsibility to identify and update Council of strategic priorities.

Legislative/Legal: The Capital Region Land Use Plan requires all municipalities to implement intensification strategies through policy in their MDP's. The MDP directs Administration to review opportunities for redevelopment and infill in the older areas of Sherwood Park.

Interdepartmental: The first phase of the Mature Neighbourhood Strategy included interdepartmental participation, including representatives from 14 County departments. The draft overlay has been referred to various departments for review and comment.

Summary

The Mature Neighbourhood Urban Form and Architectural Character Assessment was accepted by Council in March of 2015. Council then directed the Citizen's Task Force and Administration to proceed with the next step of Phase 2 of the Mature Neighbourhood Strategy, which includes work on a Mature Neighbourhood Overlay for the Land Use Bylaw.

The Citizen's Task Force and Administration have reviewed the Urban Form and Architectural Character Assessment, public consultation, as well as implementation strategies undertaken by other municipalities in order to complete the Mature Neighbourhood Overlay.

The purpose of the Mature Neighbourhood Overlay is to provide for development within mature neighbourhoods that respects and maintains the overall character of these areas. The neighbourhoods covered by the Overlay include Mills Haven, Glen Allan, Broadmoor Estates, Brentwood, Sherwood Heights, Maple Grove, Maplewood, Village on the Lake, Westboro, and Woodbridge Farms.

The Mature Neighbourhood Overlay provides additional regulations within the Land Use Bylaw above and beyond the underlying zoning district related to height, front and side setbacks, attached garages, site coverage, roof pitch, landscaping and architectural character.

The Land Use Bylaw is periodically amended by Council throughout the year for the purposes of zoning and text amendments; therefore, at any time Administration may bring the Mature Neighbourhood Overlay back to Council to consider changes if there are instances where modifications may be needed to the regulations in the Overlay.

Communication Plan

Administration, with assistance from the Task Force, held public meetings on April 27 and April 28, 2016. Three pop-up street stalls were held on March 30, April 11 and April 20, 2016. An online survey ran for two weeks from April 29 to May 15, 2016. A Public Engagement Summary was completed and posted on the County Website.

Enclosures

- 1 Bylaw 32-2016
- 2 Urban Location Map
- 3 Location Map
- 4 Air Photo

BYLAW 32-2016

A BYLAW OF STRATHCONA COUNTY IN THE PROVINCE OF ALBERTA, FOR THE PURPOSE OF AMENDING BYLAW NO. 6-2015, AS AMENDED, BEING THE LAND USE BYLAW.

WHEREAS it is deemed advisable to amend the Land Use Bylaw;

NOW THEREFORE, the Council of Strathcona County, duly assembled, pursuant to the authority conferred upon it by the *Municipal Government Act, R.S.A. 2000 c.M-26* and amendments thereto, enacts as follows:

That Bylaw 6-2015, as amended, be further amended as follows:

1. That Part 12: Mature Neighbourhood Overlay be added after Part 11: Direct Control Zoning Districts and before Schedule A – Direct Control Districts, as outlined on Schedule "A" attached hereto.

This Bylaw comes into effect on September 1, 2016.

Read a first time this 19th day of July, 2016.

Read a second time this 19th day of July, 2016.

Read a third time and finally passed this _____ day of _____, 2016.

Mayor

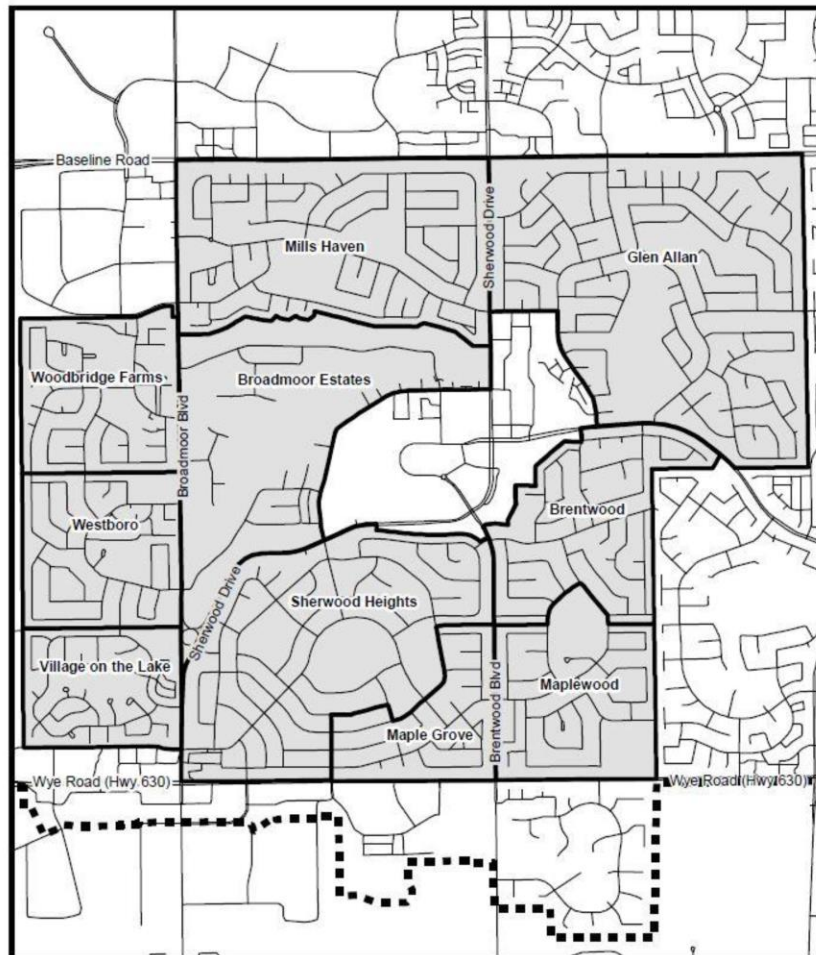
Director,
Legislative and Legal Services

Date Signed: _____

STRATHCONA COUNTY

LAND USE BYLAW 6-2015

MNO – MATURE NEIGHBOURHOOD OVERLAY



OVERLAYS

PART 12 – PAGE 1

STRATHCONA COUNTY

LAND USE BYLAW 6-2015

12.1 MNO – MATURE NEIGHBOURHOOD OVERLAY

12.1.1. Purpose

The purpose of the Mature Neighbourhood Overlay is to provide for residential development within mature neighbourhoods that respects and maintains the overall character of these areas.

12.1.2. Application

a) The Mature Neighbourhood Overlay applies to the following zoning districts located in the mature neighbourhoods as identified on the Mature Neighbourhood Overlay map (Part 12.1 - Page 1): R1A, R1B, R1C, R2A, R2B, R3, R4

12.1.3. Definitions

For the purposes of interpretation of Section 12.1 MNO – Mature Neighbourhood Overlay, the following words, terms, and phrases have the meaning assigned to them as follows:

ARCHITECTURAL CHARACTER means the overall architectural style of development, as well as identifiable characters associated with development including, but not limited to, massing, siting, building typology, and landscaping.

ARCHITECTURAL CHARACTER ASSESSMENT CHECKLIST means a tool to be used when assessing the architectural design elements of a development permit application.

ARCHITECTURAL DESIGN ELEMENTS means external features of a building that form the architectural style. These features include, but are not limited to, elements such as form, method of construction, building materials and building features.

ARCHITECTURAL STYLE means various external features of a building that can be characterized by a specific time in history. Examples of this include, but are not limited to, colonial style, prairie style, craftsman style.



Colonial style



Prairie style



Craftsman style

STRATHCONA COUNTY

LAND USE BYLAW 6-2015

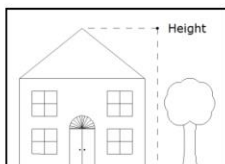
ABUT or ABUTTING means:

- immediately contiguous to, or physically touching, and when used with respect to lots or sites, means to share a common side lot line;
- despite Section 3.8, in the case of a corner lot, the Development Officer may determine the abutting lot or lots based on the orientation of the development in relation to the corner lot.

COMPLEMENTARY means visually compatible with surrounding features.

FRONT FAÇADE means the front exterior wall of a dwelling, exposed to the road, typically containing the primary entrance to the dwelling.

HEIGHT means the maximum vertical distance measured between building grade and the highest point of the building (peak), regardless of roof pitch.



Height illustration

MATURE NEIGHBOURHOOD URBAN FORM AND ARCHITECTURAL CHARACTER ASSESSMENT means a technical background study prepared for Strathcona County (February 2015) that identifies the defining features of mature neighbourhoods that contribute to their unique character.

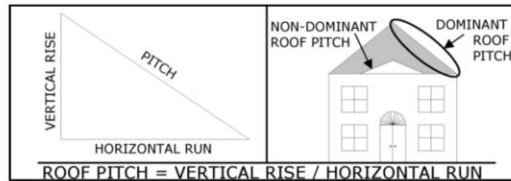
NEIGHBOURING means up to three lots located immediately next to the lot, on each side, on which the development is proposed.

PRIMARY ARCHITECTURAL STYLE means the dominant architectural style of a building.

STRATHCONA COUNTY

LAND USE BYLAW 6-2015

ROOF PITCH means the vertical rise of the roof divided by the horizontal run of the roof, for the dominant portion of the roof visible from the road.

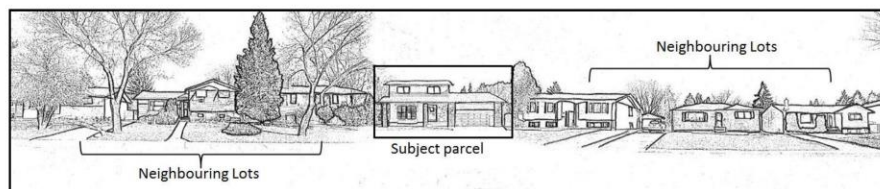


Roof pitch calculation

STEPBACK means the entire horizontal distance that the second storey of a dwelling is set back from the front façade of the first storey.



STREETSCAPE means neighbouring lots that are visible from the road, facing the front of a lot on which a development is proposed.



Streetscape in a mature neighbourhood

SUN/SHADOW IMPACT STUDY means a technical document prepared by an accredited professional that provides a visual model and written description of the impact of shadows cast by a development on an adjacent lot.

12.1.4. **Development Regulations**

Except where specifically excluded or modified by the following regulations, the regulations of the underlying zoning district shall apply.

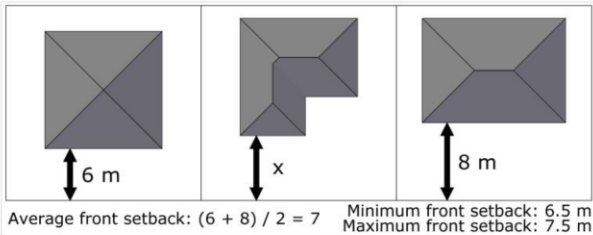
STRATHCONA COUNTY

LAND USE BYLAW 6-2015

The regulations of the Mature Neighbourhood Overlay shall apply where any conflict exists within the other Parts of this Bylaw.

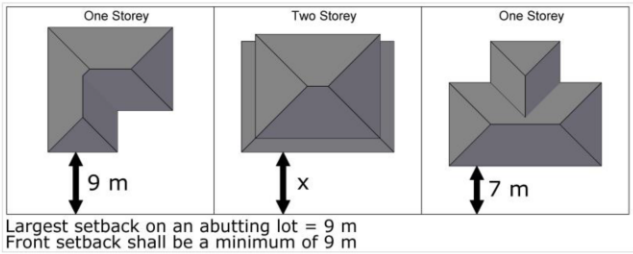
12.1.5. Development Regulations - Principal Dwelling

- a) Where the dwelling on each abutting lot is single storey, or less than 6.0 m in height, a new two storey dwelling or an addition of a second storey to an existing single storey dwelling shall:
 - i) have a maximum height of 8.5 m, and
 - ii) have a minimum 1.5 m stepback from the front façade of the first storey.
- b) Front setback:
 - i) The minimum and maximum setback from the front lot line shall be within 0.5 m of the average setback from the front line of the dwelling on each abutting lot.



Front setback calculation

- ii) Despite Section 12.1.5. b) i), where the dwelling on each abutting lot consists of only one storey, or is less than 6.0 m in height, the setback from the front lot line of a two storey dwelling shall be no less than that of the dwelling on an abutting lot with the largest setback from the front lot line.

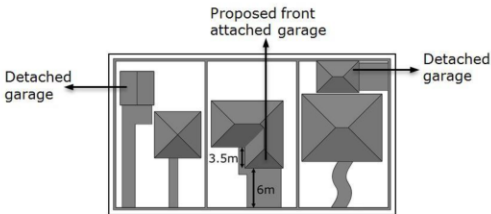


Front setback calculation

STRATHCONA COUNTY

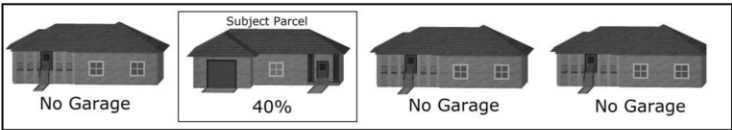
LAND USE BYLAW 6-2015

- c) Side setback:
- i) The minimum setback from a side lot line shall not be reduced more than 1.0 m of the setback of the previous dwelling on the lot or of the existing dwelling, but in no case shall it be less than the minimum setback required in the underlying zoning district.
- d) Front attached garages:
- i) Where dwellings on the abutting lots do not have protruding front attached garages, a front attached garage shall not protrude more than 3.5 m from the front façade of the dwelling, and in no case shall a front attached garage be less than the minimum setback from the front lot line.



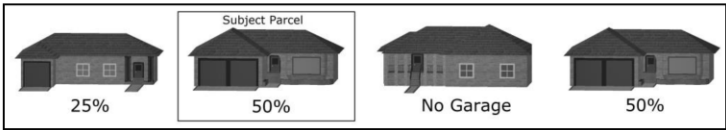
Front attached garage maximum protrusion

- ii) Where each dwelling within the streetscape does not have a front attached garage, or where front attached garage front façades are less than 40% for each dwelling within the streetscape a front attached garage shall not exceed 40% of the front façade.



Maximum attached garage front façade

- iii) Shall be complementary to the front attached garage front façades existing within the streetscape.



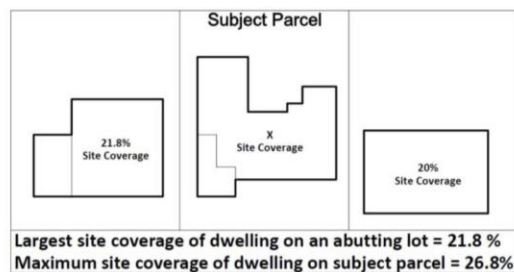
Complementary front attached garage

STRATHCONA COUNTY

LAND USE BYLAW 6-2015

12.1.6. **Development Regulations - Site Coverage**

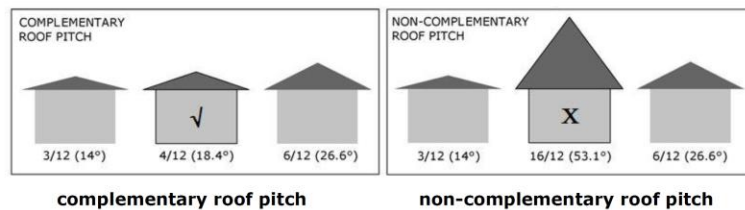
- a) The site coverage for a dwelling shall not exceed the site coverage of the previous dwelling or exceed 5% of the site coverage of the dwelling on the abutting lot with the largest site coverage, whichever is greater.
- b) Despite Section 12.1.6 a), the total site coverage for a lot shall not exceed the maximum in the underlying zoning district.



Site Coverage

12.1.7. **Development Regulations - Roof Pitch**

- a) Roof pitch shall be complementary to the dominant roof pitch on each abutting lot, to the satisfaction of the Development Officer.



complementary roof pitch

non-complementary roof pitch

12.1.8. **Development Regulations - Landscaping**

- a) A landscape plan shall be submitted with a development permit application, indicating an inventory of the location, species and condition of all physical features on the applicable yards of the lot and any planting material proposed. A landscape plan shall also indicate the method of protection for existing landscaping or natural vegetation to be conserved during construction, including but not limited to, physical barriers, and buffer area to limit soil disturbance.
- b) Existing landscaping or natural vegetation should be conserved unless the Development Officer determines that removal is necessary to efficiently accommodate the proposed development.
- c) Despite Section 12.1.8 b), where existing landscaping cannot be conserved, the following minimum landscape

STRATHCONA COUNTY

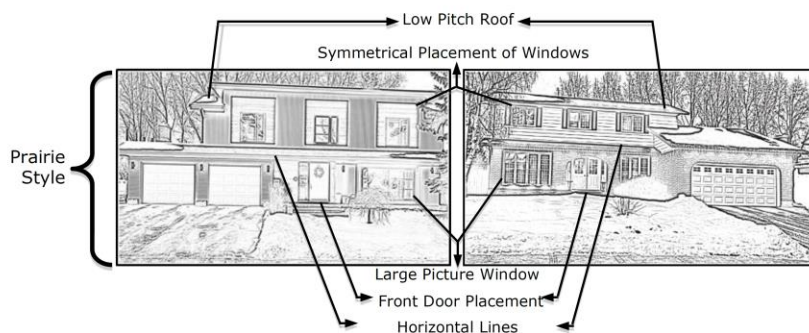
LAND USE BYLAW 6-2015

requirements may be applied at the discretion of the Development Officer:

- i) An existing tree that needs to be removed to accommodate the development on a lot shall be replaced at the rate of two (2) new trees planted on that lot for every one (1) existing tree removed.
- ii) All required landscaping materials shall be installed in accordance with the provisions of Section 3.10.38.

12.1.9. **Development Regulations - Architectural Character**

- a) In addition to the development permit application requirements listed in Section 2.9, an application for a development permit shall include the following:
 - i. the primary architectural style of the development.
 - ii. identification of at least two architectural design elements from the primary architectural style found in the streetscape to be incorporated into the development.



- iii. should the identified primary architectural style of the development be modern, identification of at least two elements from a different primary architectural style found in the streetscape (ex: craftsman style) to be incorporated into the development.
- b) The Development Officer shall evaluate development permit applications in the context of the Mature Neighbourhood Urban Form and Architectural Character Assessment by utilizing the Architectural Character Assessment Checklist to evaluate the architectural design elements.
- c) The Development Officer may accept architectural design elements not otherwise found in the Mature Neighbourhood Urban Form and Architectural Character Assessment as long as the Development Officer is satisfied with the documentation

STRATHCONA COUNTY

LAND USE BYLAW 6-2015

provided by the applicant identifying that these elements exist within the streetscape.

- d) The two architectural design elements from the primary architectural style found in the streetscape to be incorporated into the development shall not be duplicated (example two types of windows).
- e) Colours shall not be considered as either of the two architectural design elements from the primary architectural style found in the streetscape to be incorporated into the development.
- f) To ensure the preservation of the architectural character within mature neighbourhoods, incorporating more than two architectural design elements found in the streetscape into a development is strongly encouraged.

12.1.10. **Other Regulations – Public Notification Process**

- a) In addition to Section 2.12.1, the Development Authority shall provide advisement of the decision including the legal description, civic address, and nature of the development by sending a letter by regular mail to landowners of adjacent lots as identified on the County's Assessment Roll.



Adjacent Lots

12.1.11. **Other Regulations – Review Process**

- a) When reviewing an application for development within the Mature Neighbourhoods, the Development Officer shall conduct at least one site inspection during the application review.

12.1.12. **Other Regulations – Special Information Requirements**

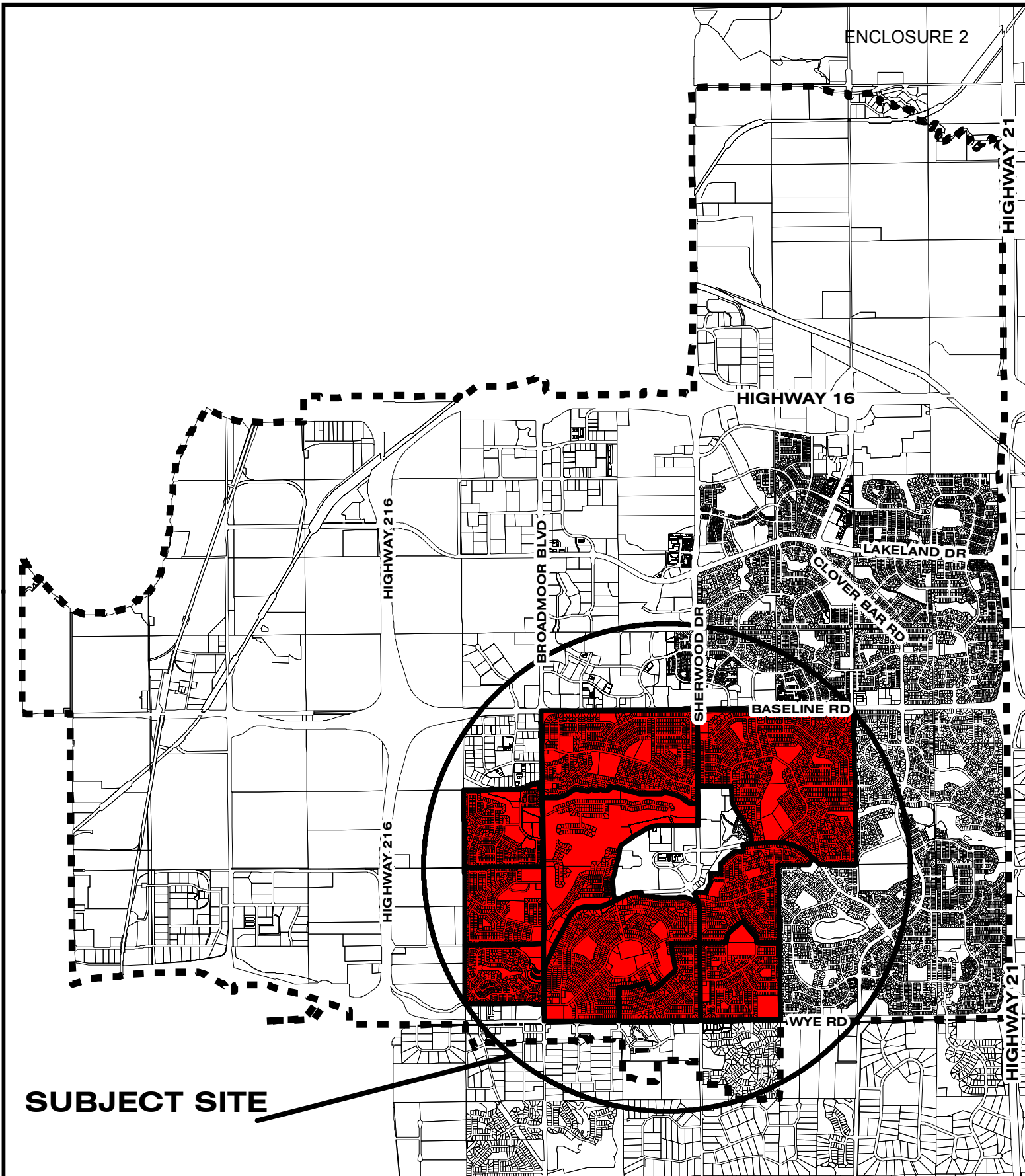
- a) To ensure compliance with the Mature Neighbourhood Overlay, the Development Officer may require that as a condition of issuing a development permit, the applicant provide a Surveyor's Certificate or Real Property Report, signed by an Alberta Land Surveyor, relating to the building that is the subject of the development permit application. The Surveyor's Certificate or Real Property Report shall be submitted upon completion of the building foundation, and prior to commencement of framing or further structural development.
- b) At the discretion of the Development Officer, an applicant may be required to provide a Sun/Shadow Impact prior to the decision being made.

STRATHCONA COUNTY

LAND USE BYLAW 6-2015

12.1.13. Other Regulations

- a) In addition to the regulations listed above, permitted and discretionary uses are subject to the applicable regulations, provisions and requirements contained within the other Parts of this Bylaw.
- b) In addition to the regulations listed above, provisions and regulations contained within Section 3.13 shall apply.
- c) Commercial development located in the mature neighbourhoods as identified on the Mature Neighbourhood Overlay map (Part 12.1 - Page 1) is encouraged to incorporate architectural design elements that respects and maintains the architectural character of mature neighbourhoods.
- d) The Development Officer shall not approve a variance for a development permit for a permitted use or discretionary use, which does not comply with the regulations of this overlay.
- e) Despite Section 12.1.13 d), an addition to a non-conforming dwelling may be considered in accordance with Section 1.12.6 and the regulations of this overlay.
- f) In instances where a dwelling has been damaged or destroyed, the Director of Planning and Development Services may deem it appropriate for a Development Officer to consider a variance to the principle dwelling development regulations of this overlay.
- g) The site grading on a lot for a dwelling shall not in the opinion of the Development Officer be substantially altered from the existing grading and shall be in accordance with the Strathcona County Surface Drainage and Grading Bylaw.



SUBJECT SITE

URBAN LOCATION MAP

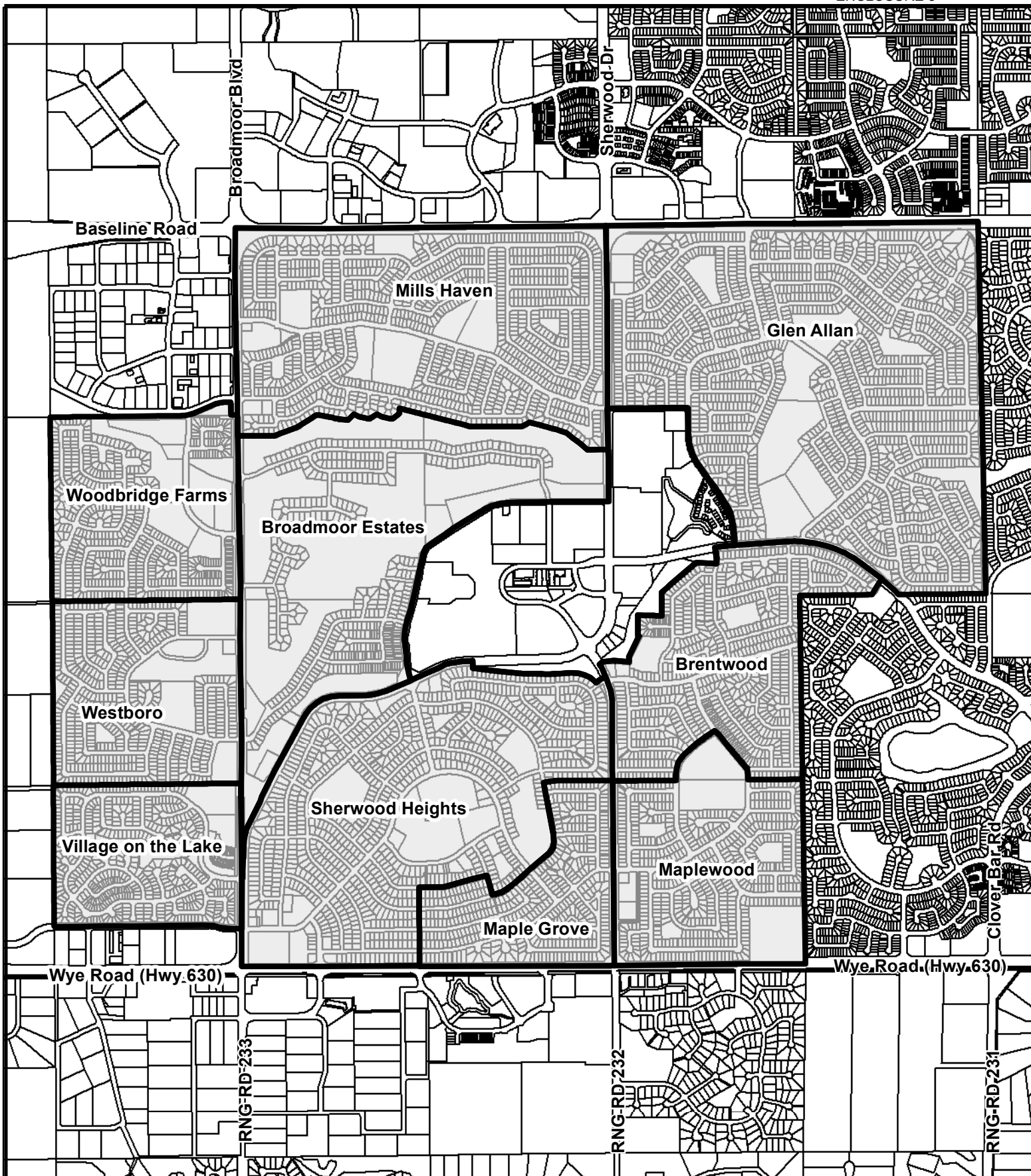
ALL OF 34-52-23-W4, 35-52-23-W4, 26-52-23-W4
 NE 22-52-23-W4, NE 28-52-23-W4
 SE 33-52-23-W4
 & PARTS OF
 SE/SW 25-52-23-W4, NW/SW 36-52-23-W4, SE/SW 2-53-23-W4
 SE/SW 3-53-23-W4, SE 4-53-23-W4, NE 33-55-23-W4, NW 28-52-23-W4,
 SW 33-52-23-W4, SW 25-52-23-W4, NE 23-52-23-W4, NW 23-52-23-W4,
 NW 22-52-23-W4, NE 21-52-23-W4

 **Subject Area**

PLANNING & DEVELOPMENT SERVICES



| | |
|--------------------------|--|
| Drawn By: M.Fraser | File No.: MNS Overlay |
| Date Drawn: May 19, 2016 | N:\PDS Admin\4000 - 4499 Land Use Services\4060 Special Projects\MNS |
| Scale: Not to Scale | 135 |



LOCATION MAP

 Subject Site

PLANNING & DEVELOPMENT SERVICES



Drawn By: M. Fraser

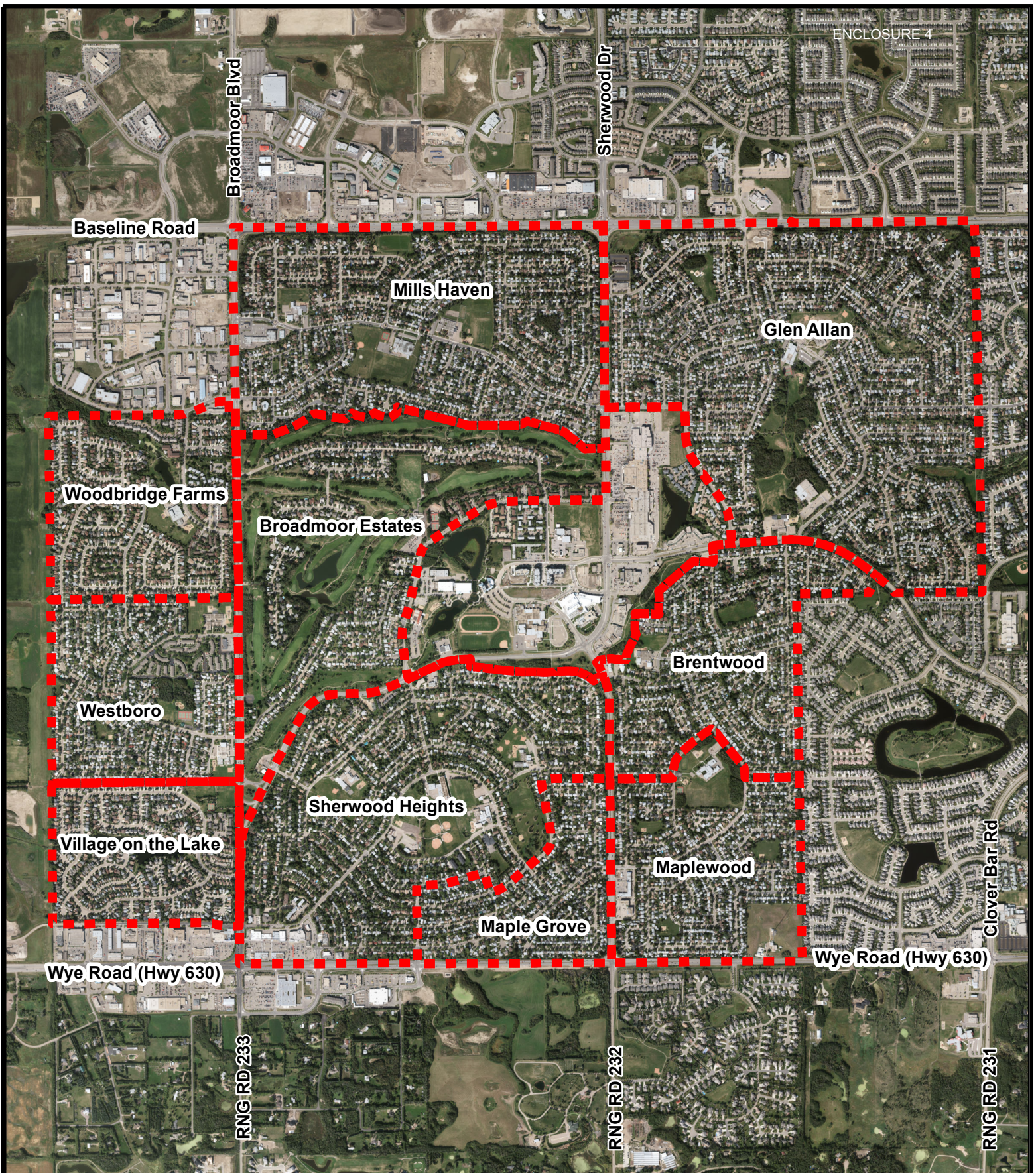
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Services\4060 - Special Projects\MNS





AIR PHOTO MAP

 Subject Site

PLANNING & DEVELOPMENT SERVICES

 STRATHCONA
COUNTY

Drawn By: M. Fraser

Date Drawn: Feb 3, 2016

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Services\4060 - Special Projects\MNS



Councillor Request Report

September 13, 2016

| # | Elected Official Name | Subject | Req type | Meeting date | Due date | Resp Dept | 2nd Dept | Request | Reponse date | Reponse | Status |
|-----|-----------------------|--|-------------|--------------|------------|-----------|----------|--|--------------|---|-------------|
| 105 | SMITH Paul | Gravel and Clay Extraction Regulations | Information | 21/06/2016 | 06/07/2016 | PDS | | Please provide an explanation of how gravel and clay extraction is regulated in Strathcona County including zones such as where it is allowed, and the permitting process through to reclamation? Why is aggregate and clay extraction a listed use in our agricultural zones, given its negative impact on agricultural production? | 14/07/2016 | Reponse was provided via email to Council and Executive Team. Due to its length it has not been included on this report. | Complete |
| 109 | BELAND-QUEST Fiona | Savour Strathcona | Information | 12/07/2016 | 26/07/2016 | EDT | | Please provide information regarding the Savour Strathcona event including its history, growth, event attendance, staff resources required, budgetary impacts both revenue and expenses, as well as information on the partnership with Travel Alberta. | 26/07/2016 | Response was provided vis email to Council and Executive Team. Due to its length, it has not been included on this report. | Complete |
| 110 | SMITH Paul | Highway 15 Study | Information | 19/07/2016 | 02/08/2016 | CPC | | Please provide an update on the status of the Highway 15 Study, its timeline and when it will be presented to Council. | 20/07/2016 | Alberta Transportation's Highway 15 Functional Planning Study is nearing completion. As project managers on this study, Capital Planning & Construction's (CPC) Transportation Planning branch is working with the consultant to resolve the remaining concerns expressed by Alberta Transportation (AT). This work is expected to take one additional month, after which the study will be submitted for AT's final approval. Alberta Transportation has advised they will be accepting the report as a guiding document rather than a policy document, which is similar to the status of Highway 16:20 Functional Planning Study. If desired by Council, CPC can request AT to make a presentation to Council, or submit an information report to Priority Committee once the Province has approved the report. | Complete |
| 111 | SMITH Paul | Heartland Area Road Study | Information | 19/07/2016 | 02/08/2016 | CPC | | Please provide an update on the status of the Heartland Area road study, its timeline and when it will be presented to Council | 20/07/2016 | Capital Planning & Construction's Transportation Planning branch, together with the consultant, Stantec, is actively working on the Alberta Industrial Heartland Area Transportation Study. Capital Planning & Construction continues to closely liaise with key stakeholders (MEG Energy, TransCanada Terminals, Gibsons Energy, Enbridge, Providence Grain Group) in the southeast quadrant where outstanding issues remain. A meeting with Providence Grain Group occurred on June 6, 2016, and meetings with TransCanada and MEG Energy were held on July 5, 2016. Capital Planning & Construction anticipates that the study has an additional three months of supplementary work before finalized in order to resolve the unique transportation requirements from these business. As a result, the Alberta Industrial Heartland Area project that the Planning & Development Services department is also undertaking may be delayed. Both the Area Structure Plan and Transportation Study will require Council approval before any implementation. | Complete |
| 112 | SMITH Paul | Electricity Service | Information | 19/07/2016 | 02/08/2016 | PDS | | Please provide information regarding what other municipalities, such as Grande Prairie, have done regarding electricity services. | | | Outstanding |

Councillor Funding Request – Fiscal Services

Canadian Urban Transit Association Transit Awareness Forum

Recommendation

THAT Councillor Dave Anderson be approved to attend the Canadian Urban Transit Association Transit Awareness Forum and, subject to Policy GOV-001-026: Council Business Expense Policy, all allowable business expenses associated with attendance at the above event be covered by Fiscal Services (1801.7420).

Enclosure

- 1 Canadian Urban Transit Association Transit Awareness Forum Expenditure Form

Office of the Elected Officials

Councillor Dave Anderson Ward 2

Currently appointed as

Member ☒Alternate ☐

Other _____

Program type (check the appropriate box)

Conference ☐Workshop/Seminar ☐Course ☐Other ForumEvent name Canadian Urban Transit Association Transit Awareness ForumLocation Ottawa
City/townOntario
ProvinceEvent date(s) September 19 – 20, 2016Supporting Documentation Attached Yes ☐ No ☒

Reason for attending:

This forum focuses on issues directly related to Councillor Anderson's membership on the Canadian Urban Transit Association (CUTA).Every year, CUTA members gather in Ottawa to deliver key transit messages to decision makers at the Parliament of Canada, it is important for CUTA to establish its presence and ensure that parliamentarians are made aware of transit related issues.This forum will be dedicated to urban mobility policy making and advocacy with the Members of Parliament. The policy sessions are designed to engage CUTA members, decision makers and other key stakeholders on important municipal, provincial and federal policies impacting the transit industry.

| | | | |
|-------------------|---------------|-----------|---------------------------|
| Estimated cost(s) | registration | \$ 0.00 | |
| | meal(s) | \$ 0.00 | |
| | accommodation | \$ 696.15 | |
| | travel | \$ 633.79 | |
| | other | \$ 0.00 | Total \$ 1, 329.94 |

Councillor signature  Date July 27, 2016

Date of Council Approval _____

Conditions

1. Approval by Council will indicate authorization of expenditures charged to Fiscal Services (1801).

Councillor Funding Request – Fiscal Services

Healthy Communities Conference - Harvesting the Benefits

Recommendation

THAT Councillor Bonnie Riddell be approved to attend the Healthy Communities Conference - Harvesting the Benefits and, subject to Policy GOV-001-026: Council Business Expense Policy, all allowable business expenses associated with attendance at the above event be covered by Fiscal Services (1801.7420).

Enclosure

- 1 Healthy Communities Conference - Harvesting the Benefits Expenditure Form

Office of the Elected Officials

Councillor Bonnie Riddell Ward 7

Currently appointed as

Member ☒Alternate ☐

Other _____

Program type (check the appropriate box)

Conference ☒Workshop/Seminar ☐Course ☐

Other _____

Event name Healthy Communities Conference: Harvesting the BenefitsLocation Regina Saskatchewan
City/town ProvinceEvent date(s) October 26 – 29, 2016Supporting Documentation Attached Yes ☐ No ☒

Reason for attending:

This conference focuses on issues and topics directly related to the Councillor Riddell's work on the Community Living Advisory Committee and the Agricultural Service Board.

| | | | |
|-------------------|---------------|-----------|------------------------|
| Estimated cost(s) | registration | \$ 300 | |
| | meal(s) | \$ 175 | |
| | accommodation | \$ 718.68 | |
| | travel | \$ 450.50 | |
| | other | \$ 0.00 | |
| | Total | \$ | <u>1,644.18</u> |

Councillor signature  Date July 28/16

Date of Council Approval _____

Conditions

1. Approval by Council will indicate authorization of expenditures charged to Fiscal Services (1801).