

COUNCIL MEETING AGENDA

Date: **October 25, 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 Levy Funding Strategies
 - FOIP Section 24 - advice from officials
 - FOIP Section 25 - economic interests of the municipality
 - 4.3 Capital Region Board 2017-2018 Proposed Budget
 - FOIP Section 21 - harmful to intergovernmental relations
 - FOIP Section 24 - advice from officials
 - 4.4 Organizational Success Discussions
 - FOIP Section 21, harmful to intergovernmental relations
 - FOIP Section 23, local public body confidences
 - FOIP Section 24, advice from officials
 - 4.5 REVERT TO OPEN SESSION (Motion)
- 5. MOTIONS ARISING OUT OF IN CAMERA SESSION**
- 6. CONSENT AGENDA (Motion)**
- 7. CONFIRMATION OF MINUTES**
 - 7.1 October 11, 2016 Council Meeting Minutes
- 8. PROCLAMATIONS**

9. COUNCIL PRIORITIES

- | | | |
|-----|--|----|
| 9.1 | Motion following Notice of Motion | 9 |
| | Request for Delay | |
| 9.2 | Motion following Notice of Motion | 10 |
| | Canada 150 Community Leaders Network Appointment | |

10. TIME SPECIFIC AGENDA ITEMS

- | | | |
|------|---|---------|
| 10.1 | [2:00 p.m.] Multi-Purpose Agricultural Facility Functional Programming and Conceptual Design | 11 - 19 |
| | To review the conceptual design options and related functional programming for the Multi-Purpose Agricultural Facility. | |

11. UTILITIES

- | | | |
|------|--|---------|
| 11.1 | South Strathcona County Truck Fill Update | 20 - 21 |
| | To report back to Council on the review of resident needs and resident satisfaction related to the South Strathcona County Truck Fill. | |

12. BOARDS AND COMMITTEES

- | | | |
|------|--|---------|
| 12.1 | Priorities Committee Bylaw 19-2015 Review | 22 - 24 |
| | To provide Council with the Governance Advisory Committee's recommendations on revising the mandate and structure of the Priorities Committee. | |

13. PLANNING AND DEVELOPMENT SERVICES

- | | | |
|------|---|---------|
| 13.1 | Bylaw 36-2016 Proposed Map Amendment to Land Use Bylaw 6-2015 – 2 (Ward 5) | 25 - 31 |
| | To give third reading to a bylaw that proposes to rezone approximately 3.73 hectares (9.2 acres) of land from AG – Agriculture: General District to IHH – Heavy Industrial (Heartland) District to allow for the consideration of future industrial development. | |
| 13.2 | Bylaw 15-2016 Amendment to Municipal Development Plan Bylaw 1-2007 | 32 - 88 |
| | To give second and third reading to a bylaw as amended that proposes to amend the Municipal Development Plan (MDP) to clearly identify the Urban Reserve Policy Area (Bremner) as the County's next area for growth; and incorporate the Urban Reserve Policy Area (Bremner) into the Urban Service Area; and incorporate the majority of the West of 21 Area Concept Plan (ACP) into the Urban Service Area. | |

13.3	Lease Agreement – Roger’s Communication Inc	89 - 91
	To seek approval to enter into a long term Lease Agreement between Strathcona County and Roger’s Communication Inc. for the installation of a cellular tower.	
13.4	Status of Report – Franchise Agreement Implications -FortisAlberta	92
	To provide a status update on a presentation to Council respecting the implications of the proposed FortisAlberta franchise agreement.	
14.	COUNCILLOR REQUESTS (INFORMATION / PROGRAM REQUEST) AND NOTICES OF MOTION	
14.1	Councillor Request Report	93
	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	Expenditure of Council Priority Funds Report	94 - 98
	169th Glen Allan Scout Group	
14.3	Expenditure of Council Priority Funds Report	99 - 103
	Glen Allan Elementary School	
15.	ADJOURNMENT (Motion)	

COUNCIL MEETING MINUTES

October 11, 2016
Call to Order 9:00 a.m.
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
Dave Anderson, Councillor Ward 2
Brian Botterill, Councillor Ward 3 (arrived at 10:55 a.m.)
Carla Howatt, Councillor Ward 4
Paul Smith, Councillor Ward 5
Linton Delaine, Councillor Ward 6
Bonnie Riddell, Councillor Ward 7
Fiona Beland-Quest, Councillor Ward 8

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
Jeremy Tremblett, Legislative Officer
Lana Dyrland, Legislative Officer
Mavis Nathoo, Director, Legislative and Legal Services

1. CALL TO ORDER

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

2. ADDITIONS/DELETIONS/CHANGES TO AGENDA &

3. ADOPTION of AGENDA

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

2016/ 319

Moved by: B. Riddell

THAT Item 9.1 be deleted from the agenda.

After the motion was stated, Councillor Riddell moved to the motion be WITHDRAWN.

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

Withdrawn

2016/ 320

Moved by: F. Beland-Quest

THAT the agenda be adopted with the following additions:

Item 4.4 Urban Agriculture concerns

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

Carried

4. IN CAMERA SESSION

2016/ 321

Moved by: D. Anderson

THAT Council meet in private to discuss matters protected from disclosure under the Freedom of Information and Protection of Privacy (FOIP) Act at 9:18 a.m.

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

Carried

- 4.1 Chief Commissioner - Introduction of Topics
- 4.2 2016 Q3 Strathcona Community Investment Program (SCIP) Fund Application Review
FOIP Section 24, advice from officials
- 4.3 Human Resources Process Review
FOIP Section 24, advice from officials
FOIP Section 25, economic interests of the municipality
- 4.4 Urban Agriculture concerns
FOIP Section 24, advice from officials
- 4.5 Organizational Success Discussions
-Update on School Sites
-Canada 150 Community Leaders Network Appointment
FOIP Section 21, harmful to intergovernmental relations
FOIP Section 24, advice from officials
FOIP Section 27, Legal privilege

The Mayor declared a recess from 12:00 p.m. to 1:15 p.m.

2016/ 322

Moved by: D. Anderson

THAT Council revert to regular session at 2:15 p.m.

In Favor (9): R. Carr, V. Bidzinski, D. Anderson, B. Botterill, C. Howatt, P. Smith, L. Delainey, B. Riddell, and F. Beland-Quest

Carried

5. MOTIONS ARISING OUT OF IN CAMERA SESSION

No motions arose from the In Camera session.

6. CONSENT AGENDA

2016/ 323

Moved by: D. Anderson

THAT Council consent to approve the following agenda item without debate:

7.1

September 27, 2016 Council meeting minutes

THAT the minutes from the September 27, 2016 Council meeting be approved.

In Favor (9): R. Carr, V. Bidzinski, D. Anderson, B. Botterill, C. Howatt, P. Smith, L. Delainey, B. Riddell, and F. Beland-Quest

Carried

9. TIME SPECIFIC AGENDA ITEMS

- 9.1 Report from Member of Parliament
Council received a presentation from Member of Parliament, Garnett Genius.

8. PROCLAMATIONS

Breast Cancer Awareness Month	October 2016
National Teen Driver Safety Week	October 17-23, 2016
Waste Reduction Week	October 17-23, 2016

10. COUNCIL PRIORITIES

- 10.1 Motion following Notice of Motion
Recording and Declaration of Voting Results

2016/ 324

Moved by: V. Bidzinski

THAT Administration prepare, for Council's consideration, an amendment to Bylaw 20-2015 The Meeting Procedures Bylaw, to require that all votes taken by Council at a Council Meeting (Regular or Special) be recorded electronically; and that if electronic voting is not available, then voting will be by hand, with each individual vote audibly called out by the chair as either 'for' or 'against', including when a unanimous vote occurs.

In Favor (5): V. Bidzinski, D. Anderson, B. Botterill, L. Delainey, and B. Riddell

Opposed (4): R. Carr, C. Howatt, P. Smith, and F. Beland-Quest

Carried

ACTION: Legislative and Legal Services

DUE:

- 10.2 Motion following Notice of Motion
Canada 150 Community Leaders Network Appointment

Mayor Carr asked if there was any objections to postponing item 10.2 to the October 25, 2016 Council Meeting. No member of Council objected and therefore item 10.2 was POSTPONED to October 25, 2016.

11. CHIEF COMMISSIONER'S OFFICE

- 11.1 School Site Allocation Agreement

2016/ 325

Moved by: P. Smith

THAT the School Site Allocation Agreement, as set out in Enclosure 1 to the October 11, 2016 Chief Commissioner's Office report, be approved.

In Favor (8): R. Carr, V. Bidzinski, D. Anderson, B. Botterill, P. Smith, L. Delainey, B. Riddell, and F. Beland-Quest
Opposed (1): C. Howatt

Carried

12. CHIEF FINANCIAL OFFICER

12.1 2016 Q3 Strathcona Community Investment Program (SCIP) Fund Allocations

2016/ 326

Moved by: B. Riddell

THAT Enclosure 1 to the October 11, 2016 Chief Financial Officer's report remain private pursuant to sections 17 and 24 of the Freedom of Information and Protection of Privacy Act;

THAT Enclosure 2 to the October 11, 2016 Chief Financial Officer's report remain private, pursuant to sections 24 and 29 of the Freedom of Information and Protection of Privacy Act, until approved by Council; and

THAT, in accordance with the Strathcona Community Investment Program, the allocation of grants, as set out in Enclosure 2 to the October 11, 2016 Chief Financial Officer's report, be approved.

In Favor (9): R. Carr, V. Bidzinski, D. Anderson, B. Botterill, C. Howatt, P. Smith, L. Delainey, B. Riddell, and F. Beland-Quest

Carried

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

13.1 Councillor Request Report

Ward	Category	Request	Department	Due Date
Mayor Carr	Notice of Motion	Councillor Delainey SERVED Notice of the following motion to be presented for debate and vote at the October 25, 2016 Council Meeting: THAT the proposed expenditure of \$380,000 for Requests for Proposals (RFP) for the Bremner Area Concept Plan (ACP) be delayed until the next Council is elected in 2017.	Office of the Elected Officials	October 25, 2016

14. ADJOURNMENT

2016/ 328

Moved by: F. Beland-Quest

THAT the Council meeting adjourn at 4:04 p.m.

In Favor (9): R. Carr, V. Bidzinski, D. Anderson, B. Botterill, C. Howatt, P. Smith, L. Delaine, B. Riddell, and F. Beland-Quest

Carried

Mayor

Director, Legislative & Legal Services

Motion following Notice of Motion

Request for Delay

THAT the proposed expenditure of \$380,000 for Requests for Proposals (RFP) for the Bremner Area Concept Plan (ACP) be delayed until the next Council is elected in 2017.

Background

Councillor Linton Delainey presented the 'Request for Delay' Notice of Motion at the October 11, 2016 Council Meeting.

Motion following Notice of Motion

Canada 150 Community Leaders Network Appointment

THAT the following individuals:

be approved as Strathcona County representatives to the Canada 150 Leaders Network.

Background

Mayor Carr presented 'Canada 150 Community Leaders Network Appointment' notice of motion at the September 27th, 2016 Council Meeting.

Multi-Purpose Agricultural Facility Functional Programming and Conceptual Design**Report Purpose**

To review the conceptual design options and related functional programming for the Multi-Purpose Agricultural Facility.

Recommendation

THAT the Regional Multi-Purpose Agricultural Facility concept, as outlined in Enclosure 2 of the October 25, 2016 Transportation and Agriculture report, be approved and that the site chosen be of adequate size to allow opportunity for future growth.

Council History

January 20, 2015 - Council accepted the Strathcona County Multi-Purpose Agricultural Facility Feasibility Study

May 12, 2015 - Council directed administration to take the next steps as outlined in the study, and solicit potential partnership for facility development and/or operations

April 19, 2016 – Council directed administration to create a functional plan and return with options for the facility

Strategic Plan Priority Areas

Economy: Municipal infrastructure which will diversify agricultural business

Governance: Partnership and support of stakeholder groups

Social: Incorporates indoor and outdoor community amenities, programs, and services to support the diverse needs of our residents

Culture: Highlights community agricultural heritage

Environment: Incorporates the natural environment and efficiently uses resources

Other Impacts

Policy: n/a

Legislative/Legal: n/a

Interdepartmental: Planning and Development Services; Economic Development and Tourism; Transportation and Agriculture Services; Recreation, Parks and Culture; Facility Services; Financial Services

Summary

Over the months of June to August 2016, Agriculture Services began the development of the Functional Plan for the Multi-Purpose Agricultural Facility. The intent of the Functional Plan is to establish the conceptual design, scale and relationship among the components of the project. The objective is to arrive at a clearly defined, feasible concept while exploring the most promising alternative design solutions.

Functional Plan Components	Progress
<i>Functional Programming</i>	<i>Complete</i>
1. Confirmation of requirements	Complete
<ul style="list-style-type: none">• Minimum requirements for club, event, and other indoor use• Hours of use (for clubs, and events)• Type and level of use	

2. Operating Model	Complete
<ul style="list-style-type: none"> • Confirmation of users • Facility operation and staffing • Hours of operation • Relative cost to operate • Estimated user fees 	
Conceptual Design	In progress
1. Develop conceptual options based on programming	Complete
2. Detailed cost evaluation and summary	In progress
<ul style="list-style-type: none"> • Review of Materials • Code and structural review 	
Review of funding options	In progress
Site Selection	In progress

Functional Programming

In order to confirm community need, the project team performed in-depth interviews with groups and organizations in our community. 66 organizations were contacted and 38 participated in validating the findings of the Feasibility Study (2014). Discussions with these organizations ranged from potential time usage to facility requirements that meet the needs of each. Organizations contacted spanned local, regional, and provincial groups and covered various agricultural events, activities, and disciplines. Non-agricultural groups were also contacted to ensure that conceptual design options would meet the “multi-purpose” function.

To date, the functional programming and conceptual design portions of the Functional Plan have been developed through a needs assessment of potential user groups. To develop the functional programming, Agriculture Services focused on validating the feasibility study and confirming the user groups. This focus allowed for the architectural consulting firm Riddell Kurczaba, in partnership with Baird Sampson Neurt, to create conceptual design options that best meet the needs of our community and potential user groups.

Conceptual Design

Based on our research, operating principles, and the expertise brought by the architectural consulting firms, three conceptual design options were created. Options range in size, scale, and amenities which meet the requirements of the community and potential facility users.

Basic Local Facility (see Proposed Usage chart Enclosure 2)

This type of facility would serve small local groups in terms of extending their season and keeping participants sheltered from the elements. This facility would be a basic covered arena, with limited amenities and space. A facility of this type would not allow room for phasing and/or expansion and would require five acres of land. Currently there would be seven County-owned properties that may accommodate this facility.

For an arena of this size, it is possible for an agricultural society or community organization to operate the facility. The construction, and land costs are estimated at \$6.7 million; the maintenance costs are estimated at \$120,000 per year.

Regional Facility (see Proposed Usage chart Enclosure 2)

This type of facility would serve many of the local groups and organizations, along with a few smaller regional groups. This facility would be operated year-round. It would also include outdoor amenities, and would allow for future expansion if the site chosen could accommodate growth. The indoor component could also be added to an existing recreational facility such as the Moyer Recreation Centre or the Strathcona Olympiette Centre. A facility of this type would require a minimum of 17 acres of land. Currently there would be five County-owned properties that may accommodate this facility.

A facility of this size and scope could be operated on an “open as booked” basis by Strathcona County, similar to the operating model of the Strathcona Olympiette Centre, and the Moyer Recreation Centre. The construction, servicing, and land costs are estimated at \$30 million; the net operating and maintenance costs are estimated at \$150,700 per year.

Provincial Facility (see Proposed Usage chart Enclosure 2)

This type of facility would serve all of our local groups, and have the ability to serve larger regional and provincial organizations. This facility would have the capability to host multiple events indoors and out. Not only could it be operated year-round, it would also have the ability to host banquets, conferences, and seasonal events. A facility of this type would require 160 acres. No current County-owned properties could accommodate this facility to its full extent. The option does exist to build up to this size of facility gradually by identifying phasing and expansion opportunities.

For a provincial level facility there are various operating models which could be considered. The facility could be operated by Strathcona County, by an exhibition board, or by a specially designed mixed model. The construction, servicing, land costs are estimated at \$62 million; the net operating and maintenance costs are estimated at \$422,700 per year.

Site Selection

Site locations are being considered based on the criteria presented in the Feasibility Study (2014) including: access to major routes and highways, site servicing, proximity to Sherwood Park, and size of the property.

Next Steps

Upon the selection of a conceptual design, administration can continue with a site servicing study and preliminary engineering designs of the favoured option.

Communication Plan

Interested stakeholders will be updated through County website and media release.

Enclosures

- 1 Multi-Purpose Agricultural Facility Conceptual Design Options presentation
- 2 Multi-Purpose Agricultural Facility Proposed Usage

Multi-Purpose Agricultural Facility

Conceptual Design Options

LOCAL FACILITY

PUBLIC AMENITIES

- 01: Lobby
- 02: Community Plaza
- 03: Temporary Seating
- 04: Washrooms

ARENA & EVENT SPACE

- 05: Tarped Outdoor Arena (100x200)
- 06: Outdoor Arena / Potential expansion (100x200)

EQUINE

- 07: Covered Drop Off Area

MAINTENANCE & STORAGE

- 08: Maintenance & Footing Storage
- 09: Manure Management
- 10: Storage Room

SITE FEATURES

- 11: Visitor Parking (35 cars)
- 12: Over- flow Parking / Unserved Camping



REGIONAL FACILITY

PUBLIC AMENITIES

- 01: Lobby
- 02: Community Plaza
- 03: Washrooms
- 04: Ticket Booth and offices
- 05: Concession Stand
- 06: Staff Room
- 07: Meeting Rooms

ARENA & EVENT SPACE

- 08: Main Indoor Arena (100x200)
- 09: Indoor Warm-Up (60x60)
- 10: Outdoor Arena & Multi. Space (100x200)
- 11: Rodeo Chutes
- 12: Temporary Seating

EQUINE

- 13: Staging
- 14: Covered Drop Off
- 15: Wash Racks
- 16: Flexible Stabling (252 Stalls)
- 17: Pasture

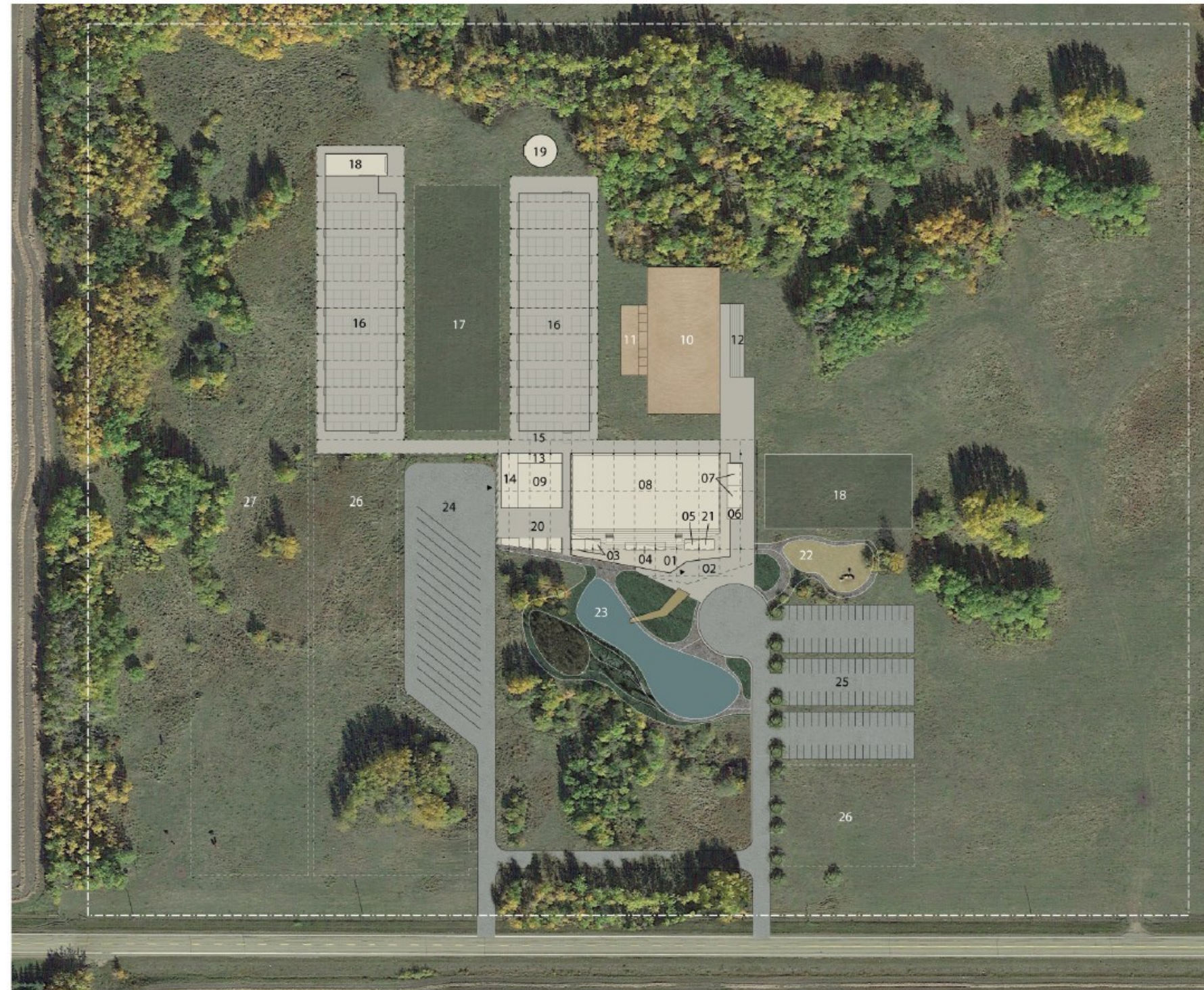
MAINTENANCE & STORAGE

- 18: Maintenance Building
- 19: Manure Management
- 20: Footing Storage
- 21: Community Storage

SITE FEATURES

- 22: Playground
- 23: Stormwater Management & Park
- 24: Competitor Parking
- 25: Visitor Parking (108 cars)
- 26: Over-flow Parking
- 27: Un-serviced Camping

BAIRD SAMPSON NEUERT +
RIDDELL KURCZABA architects in joint venture



PROVINCIAL FACILITY

PUBLIC AMENITIES

- 01: Lobby
- 02: Banquet Hall
- 03: Plaza
- 04: Core Public Program

ARENA & EVENT SPACE

- 05: Main Indoor Arena (130x250)
- 06: Indoor Warm-Up (110x110)
- 07: Tarped Outdoor Arena (140x120)
- 08: Outdoor Arena & Multi. Courtyard (100x200)
- 09: Outdoor Ring (80x100)
- 10: Polo / Fairground / Truck show
- 11: Performance Stage
- 12: Tractor Pull

EQUINE

- 13: Small Events & Temp. Stabling (80x100)
- 14: Staging
- 15: Temporary Stabling (192 Stalls)
- 16: Permanent Stabling (170 Stalls)
- 17: Covered Drop Off
- 18: Paddock / Pasture

MAINTENANCE & STORAGE

- 19: Maintenance / Storage
- 20: Manure Management / Footing Storage

SITE AMENITIES

- 21: Visitor Parking
- 22: Stormwater Management
- 23: Park / Playground
- 24: Un-serviced Camping
- 25: Perimeter Trails
- 26: Serviced / RV Camping
- 27: Competitor Parking
- 28: Future Expansion site (National Arena)

BAIRD SAMPSON NEUERT +
RIDDELL KURCZABA architects in joint venture



Multi-Purpose Agricultural Facility

Proposed Usage

As of August 30, 2016 public engagement and research reflects the following:

Facility Type	Programming	User Group Fit (Based on Public Engagement)	Estimated Cost Breakdown
Basic Local Facility Basic covered arena, with limited amenities and space. Estimated Tourism Expenditures: \$0	6 events (two day) Little weekday activity	Local : 5/18 Regional: 0/5 Provincial: 0/7 Businesses: 1/7	Estimated total construction cost: \$4.7 million Estimated maintenance cost: \$120,000 Estimated site servicing costs: \$2 million
Regional Facility Year round indoor heated arena, with some outdoor amenities. Estimated Tourism Expenditures: \$1Million	36 events (two day) Casual weekday use	Local : 13/18 Regional: 1/5 Provincial: 0/7 Businesses: 5/7	Estimated total construction cost: \$20 million Estimated net operating and maintenance costs: \$150,700 Estimated land costs: \$5 million Estimated site servicing costs: \$5 million
Provincial Facility Host multiple events indoor and outdoor. Year-round operations and the ability to host banquets, conferences, and seasonal events. Estimated Tourism Expenditures: \$12Million	52 events (two day) Scheduled weekday bookings	Local : 18/18 Regional: 4/4 Provincial: 7/7 Businesses: 7/7	Estimated total construction cost: \$48 million Estimated net operating and maintenance cost: \$422,700 Estimated land costs: \$7 million Estimated site servicing cost: \$7 million

Event and User Group by Facility

Event Type	Local	Regional	Provincial
Agricultural			
4H Shows and Sales			
Barrel Racing			
Carriage Club			
Cattle Breed Show and Sales			
Cattle Penning			
Cutting Show			
Diary Shows			
Draft Horse Pull			
Farmer's Markets			
Gymkhana Use			
Horse Breed Show			
Horse Clinics			
Horse Show			
Hunter/ Jumper Shows			
Junior Cattle Shows/ Jackpots			
Machinery Clinics			
Miniature Donkey & Horse Shows			
Mounted Shooters			
Other Livestock Clinics			
Polo Competitions			
Ranch Horse Show			
Reining Show			
Small Breed Livestock Show			
Trail Riders			
Vintage Tractor Pulls			
Working Reined Cow/Horse			
Multi-Purpose			
Archery Clubs			
BMX Racing			
Canines Clubs and Shows			
Community Garden			
Conferences			
Cross Country Skiing			
Dancing/ Cheerleading Competitions			
Educational Training			
Exotic Bird Shows/Sales			
Lumber Jack Competitions			
Motor Cross			
Music Concerts			
Private Parties/Banquets			
Rabbit Shows/sales			
RV Shows			
Skeet Shooting			
Trade Shows			
Weddings			

South Strathcona County Truck Fill Update**Report Purpose**

To report back to Council on the review of resident needs and resident satisfaction related to the South Strathcona County Truck Fill.

Recommendation

THAT cancellation of the South Strathcona County Truck Fill project be approved.

Council History

June 8, 2010 – Council moved that Bylaw 23-2010, an amendment to Land Use Bylaw 8-2001 to provide for a proposed water reservoir and truck fill in South Cooking Lake, be referred back to Administration for consideration of the comments brought forward at the Public Hearing and bring a recommendation on the Bylaw back to Council.

January 14, 2014 – Council referred Administration to bring forward an amendment to Land Use Bylaw 8-2001 to provide for the development of a water reservoir and truck fill within the Hamlet of South Cooking Lake.

March 4, 2014 – Council authorized a Public Hearing for Bylaw 4-2014, Amendment to Land Use Bylaw 8-2001, for March 25, 2014 for a bylaw that proposes to redistrict an approximately 4.15 ha (10.25 acre) parcel from AD Agriculture: Future Development and PS Services Districts to a DC Direct Control District for the purpose of creating a site-specific district that allows for the existing on-site fire hall, contact office, wireless communication facility and a future truck fill.

March 25, 2014 – Council defeated Bylaw 4-2014, Amendment to Land Use Bylaw 8-2001, and referred Administration to bring forward recommendations on alternative Northern Bear or South Cooking Lake Airport sites.

April 22, 2014 – Council directed Administration to put the South Strathcona County Truck Fill project on hold and that Administration conduct a review in Q2 of 2015 and include a review of resident needs and resident satisfaction.

May 26, 2015 – Council directed Administration to postpone the South Strathcona County Truck Fill review of resident needs and resident satisfaction from Q2 to Q4 of 2015.

Strategic Plan Priority Areas

Economy: Effective and efficient municipal infrastructure.

Governance: n/a

Social: Improving the physical environment (convenient access to a potable water supply).

Culture: n/a

Environment: n/a

Other Impacts

Policy: n/a

Legislative/Legal: The Municipal Government Act (section 3) provides that a municipal purpose is to provide services, facilities or other things that, in the opinion of council, are necessary or desirable for all or a part of the municipality.

Interdepartmental: n/a

Summary

From August 8 to 14, 2016, Strathcona County staff were stationed at the three County-owned truck fills (Ardrossan, Half Moon Lake and Sherwood Drive) and one Beaver County-owned truck fill to have conversations with customers regarding their truck fill satisfaction. As a result, the County received information from 316 residents; mostly through personal conversations at the truck fill locations (an online questionnaire was also available until August 31, 2016).

Based on these conversations, only four residents indicated that the current truck fill locations were not meeting their needs. The main reason for this was that the locations were too far from home. Twelve residents expressed interest in a truck fill near South Cooking Lake but all twelve also said that the truck fill they currently use meets their needs.

Of particular interest were the Strathcona County residents that use the Beaver County truck fill. There are approximately 50 Strathcona County resident accounts set up for the Beaver County truck fill and of these 50 accounts, we were able to collect feedback from 25 residents. Of this group, only one expressed that the Beaver County truck fill was not meeting their needs. Their concern was related to pricing for the bottle fill. It was not related to the location of the truck fill.

This process also provided valuable feedback relative to operations of existing County-owned truck fills. Comments / suggestions from customers included items such as metering accuracy, maintenance enhancements and bay and equipment function.

GOVERNANCE ADVISORY COMMITTEE**Priorities Committee Bylaw 19-2015 Review****Report Purpose**

To provide Council with the Governance Advisory Committee's recommendations on revising the mandate and structure of the Priorities Committee.

Recommendation

That the recommendations for Priorities Committee Mandate and Structure, as detailed below in this report, be approved; and that Administration prepare any necessary bylaw amendments for Council's consideration by the December 13, 2016 Council meeting.

Summary

At the June 21, 2016 Council meeting, Council approved a motion to have Administration prepare, in consultation with the Governance Advisory Committee, a revised Priorities Committee Bylaw (19-2015) for Council's consideration. This revised bylaw was due back to Council in October 2016.

Following this direction, Administration worked with the Governance Advisory Committee to look at some potential revisions and updates to the current Priorities Committee Bylaw. As a part of this review, the Governance Advisory Committee looked at the history of the "Committee of the Whole" and how this device is used by other municipalities. This research demonstrated that Committee of the Whole is primarily used by decision making bodies as a means for deliberation (i.e. discussion and debate).

Municipal examples of this type of committee vary in terms of mandate and structure. Some larger municipalities adopt the parliamentary practice of having Council dissolve into Committee of the Whole when Council wishes to have a less formal and fulsome discussion on a particular issue. In these instances, the Committee does not have a set schedule and the mandate remains flexible. Other municipalities, similar to Strathcona County, follow a standing committee structure. In these examples the standing committee includes all members of Council, has a set meeting schedule, and adheres to a less formal set of rules than those of a regular Council meeting. While the mandate for the committee seems to vary depending on the particular municipality in question, in general these types of committees are used for strategic conversations on issues that will ultimately be decided by the municipal Council.

In exploring this topic and considering Council's current context, the Governance Advisory Committee noted that Council agendas are often quite full and that ensuring opportunities for fulsome discussion of municipal issues can be challenging. The Governance Advisory Committee felt that having a dedicated venue for discussion and debate apart from the limited time in Council meetings would be valuable. Further, the Committee believes that the Priorities Committee meetings could be better leveraged to meet this need. The Governance Advisory Committee also believes that moving the Priorities Committee meetings to a less formal venue and incorporating a variety of discussion formats (such as round table discussions, breakout sessions, and workshops) would support Council's decision making process.

Recommendations for Priorities Committee Mandate and Structure

The Governance Advisory Committee recommends that, in addition to some required housekeeping changes to the Priorities Committee Bylaw, the following changes be considered:

1. Expand the Priorities Committee mandate so that the Committee becomes the main venue for debate and discussion on policy issues that are ultimately presented to Council for final approval.
2. Provide the Priorities Committee with the ability to debate and discuss policy issues, make recommendations to Council that specify proposed actions, and refer items to Administration with instructions and direction for further work as required.
3. Rotate the Chair duties according to the Deputy Mayor schedule to allow for more training and experience for Council members.
4. Keep Open House as a part of Priorities Committee but have all other public presentations (i.e. those by industry, community groups, etc.) appear at Priorities Committee or Council meetings as determined by the Mayor's Executive Committee.
5. Effective January 2017, move Priorities Committee meetings to Community Centre Room 2 to allow for a less formal meeting venue and to enable options for various types of discussion formats such as workshops and breakout sessions.
6. Equip Community Centre room 2 with the necessary audio and visual technology to meet the requirements of Priorities Committee meetings.

Community Centre Room 2

In order to ensure that the recommendation to move the Priorities Committee meeting out of Council Chamber to Community Centre room 2 is feasible, the Governance Advisory Committee asked Administration to explore this possibility and to prepare a cost estimate. Administration looked at the cost of the following items:

- Single camera (fixed wall mounted)
- Wireless conference units (24 total)
- Presentation PC
- Clerk PC for drafting motions
- Switcher (control system)
- Document camera (ELMO or equivalent)
- PC requirements for electronic meeting management
- 80 inch display for the north wall

The cost to equip Community Centre room 2 as noted above would be approximately \$90,000.00 to \$130,000.00. Please see enclosure 1 for an example of the configuration of the meeting space.

Additional Considerations

If Council supports the recommendations, the Governance Advisory Committee also recommends that consideration be given to a name change for the current "Priorities Committee" to better reflect its updated mandate and structure. Finally, the Governance Committee also notes that an evaluation of the current meeting frequency for both Council and Priorities Committee should be undertaken approximately 6 to 12 months after changes are implemented.

Enclosure

- 1 Community Centre 2 Space Configuration for Priorities Committee Meetings

 **Conference Unit**

MEETING ROOM
CC-2

MEETING ROOM
CC-1

WC
G-111

Document Camera

Bylaw 36-2016 Proposed Map Amendment to Land Use Bylaw 6-2015 – 2 (Ward 5)

Owner: Hutterian Brethren Church of Scotford
Applicant: ParioPlan Inc.
Legal Description: Pt. SW 27-55-21-W4
Location: North of Highway 15; east of Range Road 213
From: AG Agriculture: General
To: IHH Heavy Industrial (Heartland)

Report Purpose

To give third reading to a bylaw that proposes to rezone approximately 3.73 hectares (9.2 acres) of land from AG – Agriculture: General District to IHH – Heavy Industrial (Heartland) District to allow for the consideration of future industrial development.

Recommendation

THAT Bylaw 36-2016, a bylaw to rezone approximately 3.73 hectares (9.2 acres) of land from AG – Agriculture: General District to IHH – Heavy Industrial (Heartland) District to allow for the consideration of future industrial development, be given third reading.

Council History

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

September 27, 2016 - Council gave first and second readings to Bylaw 36-2016.

Strategic Plan Priority Areas

Economy: The proposal directly reflects the economic priority area to be a world leader in the petrochemical industry and the strategic goal of increasing and diversifying the petrochemical business.

Governance: The Public Hearing provided Council with the opportunity to receive public input prior to making a decision on the proposed bylaw.

Social: n/a

Culture: n/a

Environment: n/a

Other Impacts

Policy: SER-008-022 “Redistricting Bylaws”

Legislative/Legal: The *Municipal Government Act* provides that Council may, by bylaw, amend the Land Use Bylaw.

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

Summary

The subject parcel is designated by the Municipal Development Plan (MDP) as Industrial Heavy Policy Area and by the Strathcona County Alberta’s Industrial Heartland Area Structure Plan (ASP) as Strathcona: Heavy Industrial Policy Area Transition Zone.

Proposed Bylaw 36-2016 is consistent with the applicable statutory plans in the Heartland area and will allow the landowner to make an application for a development permit to be considered for a heavy industrial use on the subject property that is in conformance with the policies of the statutory plans.

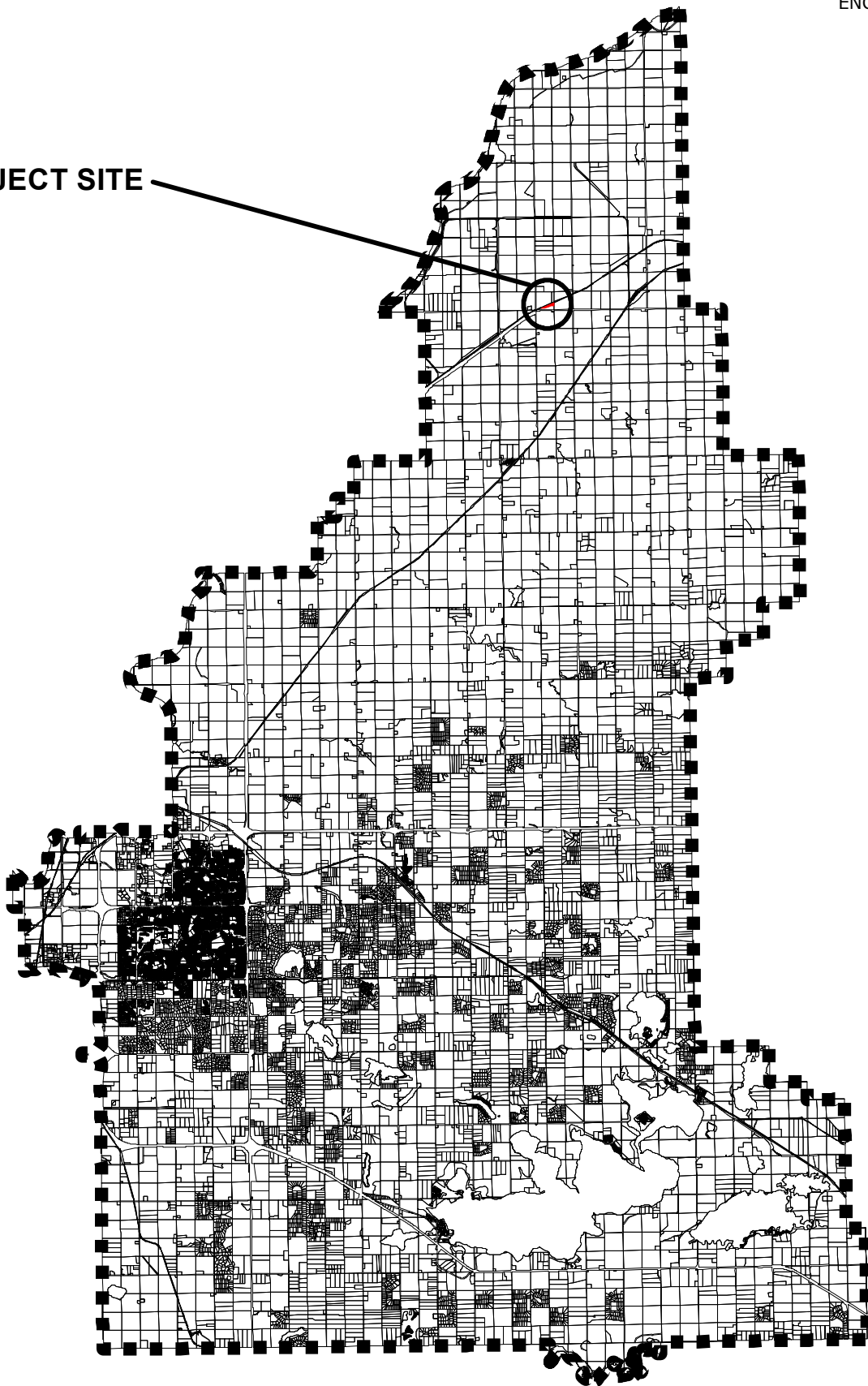
Communication Plan

Letter or email to landowner

Enclosure

1. Rural Location Map
2. Location Map
3. Bylaw 36-2016
4. Air Photo

SUBJECT SITE



RURAL LOCATION MAP

Part of SW 27-55-21-W4



Subject Area

PLANNING & DEVELOPMENT SERVICES



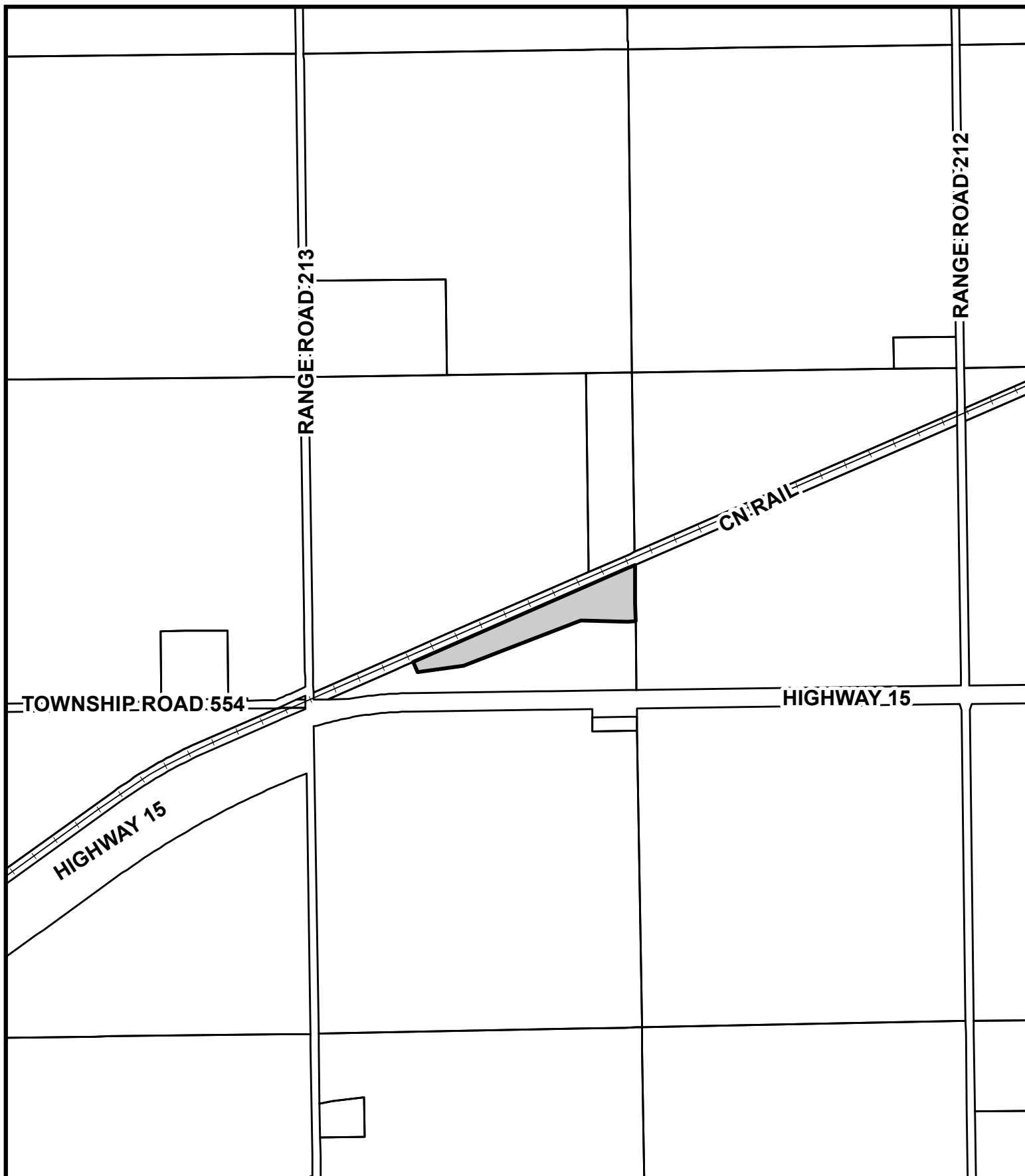
Drawn By: M. Fraser

File No.: 4070-2016A008

Date Drawn: Sept 1, 2016

N:\PDS Admin\4000 - 4499 Land Use Services\4070 Land Use Bylaw - Zoning Amendments - Rural, Urban\2016\2016A008 \MAPS

Scale: Not to Scale



LOCATION MAP

Part of SW 27-55-21-W4



Subject Area

PLANNING & DEVELOPMENT SERVICES



**STRATHCONA
COUNTY**

Drawn By: M.Fraser

Date Drawn: Sept. 1, 2016

Scale: Not to Scale

File No.: 4070-2016A008

N:\PDS Admin\4000 - 4499 Land Use Services\
4070 Land Use Bylaw - Zoning Amendments -
Rural, Urban\2016\2016A008\MAPS

BYLAW 36-2016

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 3.73 hectares (9.2 acres) of land in the portion of the SW 27-55-21-W4 south of the Canadian National Railway be rezoned from AG Agriculture: General District to IHH Heavy Industrial (Heartland) District as outlined on Schedule "A" attached hereto.

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

Read a first time this 27th day of September, 2016.

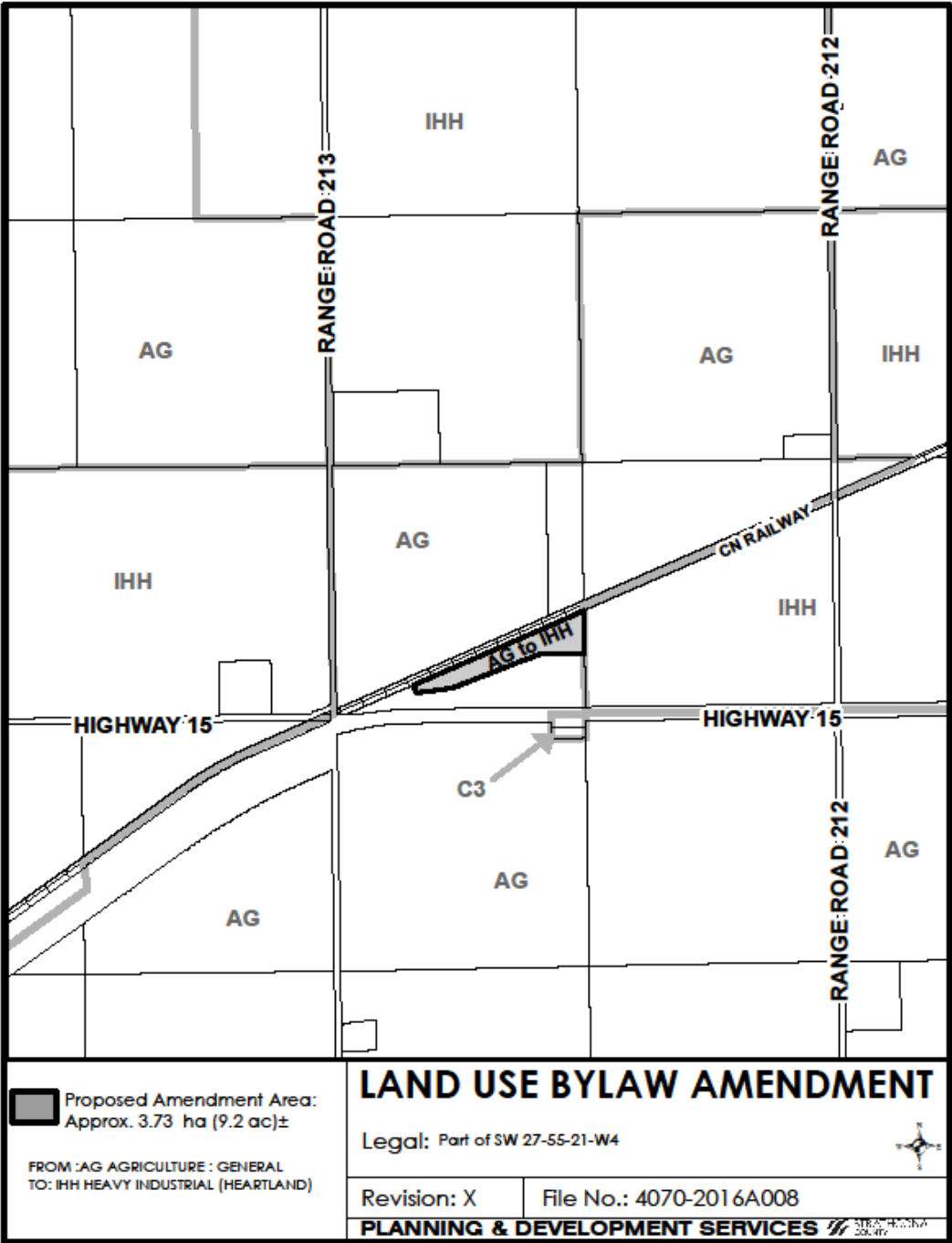
Read a second time this 27th day of September, 2016.

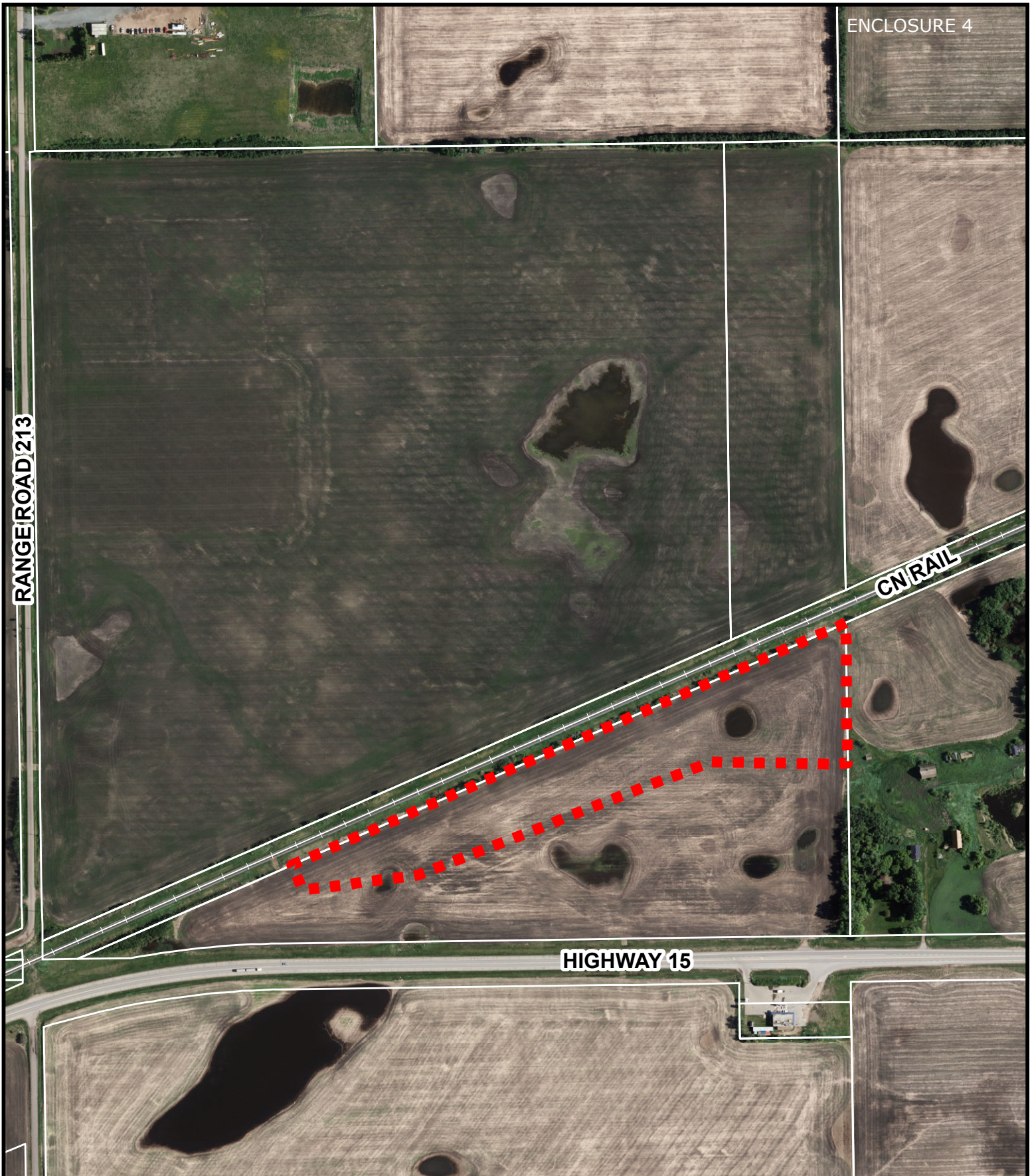
Read a third time and finally passed this _____ day of _____, 2016.

Mayor

Director,
Legislative and Legal Services

Date Signed: _____





RANGE ROAD 213

ENCLOSURE 4

CN RAIL

HIGHWAY 15

AIR PHOTO

Part of SW 27-55-21-W4



Subject Area

PLANNING & DEVELOPMENT SERVICES



Drawn By: M.Fraser

File No.: 4070-2016A008

Date Drawn: Sept 1, 2016

N:\PDS Admin\4000 - 4499 Land Use Services\
4070 Land Use Bylaw - Zoning Amendments -
Rural, Urban\2016\2016A008\MAPS

Scale: Not to Scale

Bylaw 15-2016 Amendment to Municipal Development Plan Bylaw 1-2007**Report Purpose**

To give second and third reading to a bylaw as amended that proposes to amend the Municipal Development Plan (MDP) to clearly identify the Urban Reserve Policy Area (Bremner) as the County's next area for growth; and incorporate the Urban Reserve Policy Area (Bremner) into the Urban Service Area; and incorporate the majority of the West of 21 Area Concept Plan (ACP) into the Urban Service Area.

Recommendations

1. That Bylaw 15-2016 be amended by reducing the proposed Urban Service Area boundary for the Urban Reserve Policy Area (Bremner) in order to correspond with the Metropolitan Area Boundary approved by the Capital Region Board on October 13, 2016 as part of the Edmonton Metropolitan Regional Growth Plan.
2. That Bylaw 15-2016 be amended by reducing the proposed Urban Service Area boundary for the West of 21 Area Concept Plan area that contains open space, Conservation Policy Area and Agriculture Large Holdings Policy Area as these areas are not planned for urban development.
3. THAT Bylaw 15-2016, a bylaw that proposes to amend the Municipal Development Plan (MDP) to clearly identify the Urban Reserve Policy Area (Bremner) as the County's next area for growth, and to incorporate the Urban Reserve Policy Area (Bremner) and the majority of the West of 21 Area Concept Plan (ACP) into the Urban Service Area, be given second reading, as amended.
4. THAT Bylaw 15-2016 be given third reading, as amended.

Council History

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

March 11, 2010 – Capital Region Growth Plan was adopted by Province.

October 23, 2012 – Council directed Administration to initiate a Growth Management Strategy and timeline for the Urban Reserve Area (Bremner).

February 19, 2013 - Council adopted Bylaw 42-2012, a Bylaw that amended the Municipal Development Plan (MDP) to conform to the Capital Region Growth Plan.

September 23, 2014 – Council received the Bremner Growth Management Strategy as information.

May 26, 2015 – Council adopted Bylaw 1-2015, the West of 21 ACP.

March 22, 2016 – Council endorsed the Growth Management Strategy for the Urban Reserve (Bremner) and directed that Administration proceed with preparation of an ACP for the endorsed growth area.

May 24, 2016 - Council held a Public Hearing and gave first reading to Bylaw 15-2016.

Strategic Plan Priority Areas

Economy: The Bremner Growth Management Strategy provides a framework for future planning and development for the Urban Reserve Policy Area (Bremner) and future investment in municipal infrastructure.

Governance: Creation of the Growth Management Strategies involved community organizations, landowners, the general public and external stakeholders providing them with opportunities to be involved in the decision making process.

Social: The Bremner Growth Management Strategy provides a foundation for future planning and development of strong communities and neighbourhoods that support the diverse needs of residents.

Culture: The Bremner Growth Management Strategy recognized the culture and heritage of the area and incorporated it into the strategy document.

Environment: Environmentally sensitive areas identified through the Bremner Growth Management Strategy process will promote the protection of the natural environment in future planning stages.

Other Impacts

Policy: n/a

Legislative/Legal: The *Municipal Government Act* provides that Council may, by bylaw, amend the MDP.

Interdepartmental: The proposal has been circulated to internal County departments and external agencies.

Alternative Option

THAT a Public Hearing be scheduled for Bylaw 15-2016 on November 29, 2016.

Summary

Since first reading on May 24, 2016, the following amendments are proposed to Bylaw 15-2016:

1. A reduction in the proposed Urban Service Area boundary for the Urban Reserve Policy Area (Bremner) in order to correspond with the Metropolitan Area Boundary approved by the Capital Region Board on October 13, 2016 as part of the Edmonton Metropolitan Regional Growth Plan. (The Growth Plan approved by the Capital Region Board will be sent for final approval by the Province before it is deemed in effect).
2. A reduction in the proposed Urban Service Area boundary for the West of 21 Area Concept Plan area that contains open space, Conservation Policy Area and Agriculture Large Holdings Policy Area as these areas are not planned for urban development.

Section 230(5) of the *Municipal Government Act* indicates that amendments may be made to a proposed Bylaw without further advertising or hearing. However, Council could choose the alternative option and hold a Public Hearing for the proposed Bylaw on November 29, 2016.

After first reading, proposed Bylaw 15-2016 received approval from the Capital Region Board on July 25, 2016, as it is in conformance with the principles and policies of the Capital Region Growth Plan currently in effect.

The intent of proposed Bylaw 15-2016 is to clarify within the Municipal Development Plan (MDP) that the Urban Reserve Policy Area (Bremner) is the County's next area for growth. This proposed bylaw is the result of a motion on March 22, 2016, in which the Growth Management Strategy for the Urban Reserve (Bremner) was endorsed by Council. The Urban Reserve Policy Area (Bremner) would be incorporated into the Urban Service Area boundary as part of the proposed bylaw, as amended.

In addition, given that the West of 21 ACP was approved for urban level industrial development on May 26, 2015, the majority of it would also be incorporated into the Urban Service Area boundary as part of the proposed Bylaw, as amended.

Amendments to the Rural/Urban Transition policy Area (Colchester) are not a part of this proposed bylaw. With regard to the motion made by Council on March 22, 2016, land use options for Colchester will be brought back to Council as part of the ongoing MDP Update.

The proposed bylaw consists of map and text amendments to MDP Bylaw 1-2007. The map changes are most easily reflected in Map 12 Policy Areas – Rural attached as Schedule L to Bylaw 15-2016 and Map 13 Municipal Development Plan Policy Areas – Urban Page 2 of 2 attached as Schedule M to Bylaw 15-2016.

Highlights include:

1. Urban Reserve Policy Area (Bremner) is proposed to be located within the Urban Service Area boundary;
2. The majority of the West of 21 ACP area is proposed to be located within the Urban Service Area boundary; and
3. All parcels north of Old Man Creek, south of Township Road 534 and west of Highway 21 including Old Man Creek Estates are proposed to be located within the Urban Service Area boundary.

As the land use is not changing at this time, the changes proposed to the Urban Service Area boundary will not have any impact on assessment values. As well, given that federal and provincial grants are allocated on a per capita basis, the proposed changes within the MDP will not have an effect on grant applications.

The Order in Council which identifies Strathcona County as a Specialized Municipality gives the County the authority to amend the boundaries of the Urban Service Area; therefore, changes to the Order in Council for this proposed bylaw amendment are not required.

In addition to the map amendments, Bylaw 15-2016 also contains text amendments. Highlights of the proposed text amendments include:

1. Definitions for Urban Service Area and Hamlet have been updated and there is a new definition for Urban Reserve Policy Area (Bremner).
2. References to the Transition Urban Reserve Policy Area are removed as this area is now encompassed by the West of 21 Area Concept Plan (ACP).
3. Removing references to Growth Management Strategies, as these have been completed.
4. Identifying the Urban Reserve Policy Area (Bremner) as the next urban growth area.
5. Identifying the need for the County to complete an ACP for the Urban Reserve Policy Area (Bremner).

6. Agriculture will continue within the Urban Reserve Policy Area (Bremner) and the Agriculture Large Holdings Policy Area policies will apply until an ACP is adopted.
7. Area Structure Plans, Land Use Bylaw amendments and subdivisions will not be accepted until the ACP for the Urban Reserve Policy Area (Bremner) is completed by Administration and adopted by Council.

Communication Plan

Advertisements for the Public Hearing were made in the newspaper on May 10, 17, and 20, 2016. The Bylaw was posted on the County website.

Enclosures

- 1 Bylaw 15-2016
- 2 MDP Chapter 2 Community Profile with proposed changes indicated
- 3 MDP Chapter 4 Sustainability and Growth Management with proposed changes indicated
- 4 MDP Chapter 17 Implementation with proposed changes indicated
- 5 MDP Definitions with proposed changes indicated

BYLAW 15-2016

A BYLAW OF STRATHCONA COUNTY IN THE PROVINCE OF ALBERTA, FOR THE PURPOSE OF AMENDING BYLAW NO. 1-2007, AS AMENDED, BEING THE MUNICIPAL DEVELOPMENT PLAN.

WHEREAS it is deemed advisable to further amend the Municipal Development Plan;

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 1-2007, as amended, be further amended as follows:

- 1.1 The definition of Future Urban Growth Area contained within the Chapter titled Definitions on page iv is deleted.
- 1.2 The definition of 'Hamlet' contained within the Chapter titled Definitions and located on page v is deleted and replaced with the following:

Hamlet: a small, rural, unincorporated community that includes a limited number of land uses. These are typically single family dwellings and rural commercial uses, where infill, minor expansion and diversification of support services may occur subject to the requirements of area structure plans. The Urban Service Area including the Hamlet of Sherwood Park, for the purposes of this Bylaw, is not included in this definition.

- 1.3 The definition of 'Transition Urban Reserve Policy Area' contained within the Chapter titled Definitions and located on page viii is deleted in its entirety.
- 1.4 A new definition for 'Urban Reserve Policy Area (Bremner)' be added to the Chapter titled Definitions on page ix immediately after the definition of 'Tributary' and before the definition of 'Urban Service Area' as follows:

Urban Reserve Policy Area (Bremner): an area of land that is part of the Urban Service Area designated for future urban development that will incorporate residential growth in the form of a complete community subject to the adoption of required statutory documents.

- 1.5 The definition of 'Urban Service Area' contained within the Chapter titled Definitions and located on page ix is deleted and replaced with the following:

Urban Service Area: an area that provides an urban residential function; a diversified commercial and industrial base; as well as local and regional services and facilities. This includes the Hamlet of Sherwood Park, the Urban Reserve Policy Area (Bremner), and the West of 21 Area Concept Plan area.

- 1.6 The text of the second paragraph contained within the section titled Strathcona County Today within Chapter 2 Community Profile, which for clarity is located on page 2.1, is deleted in its entirety.
- 1.7 The text of the eighth, ninth, and tenth paragraphs contained within the section titled Introduction within Chapter 4 Sustainability and Growth Management, which for clarity are the fifth, sixth and seventh paragraphs contained on page 4.2, are deleted and replaced with the following:

The Municipal Development Plan recognizes the majority of growth in population, employment, services and housing will continue to be accommodated within the Urban Service Area. The hamlets of Ardrossan, Josephburg, and South Cooking Lake are recognized as rural growth communities in the Capital Region Growth Plan that will continue to provide limited population growth, employment, services and housing. The growth and expansion potential of these three hamlets will be determined by the character of the land and infrastructure servicing capacities.

- 1.8 The text of the last four paragraphs contained within the section titled Introduction within Chapter 4 Sustainability and Growth Management, which for clarity are contained on page 4.4, are deleted and replaced with the following:

The Capital Region Growth Plan has designated distinct areas within Strathcona County as Priority Growth Areas that stipulate urban density target requirements for future development. Within these Priority Growth Areas, this Municipal Development Plan identifies the Urban Reserve Policy Area (Bremner), the Rural/Urban Transition Policy Area and the area covered by the West of 21 Area Concept Plan. Endorsement of the Bremner Growth Management Strategy by Council on March 22, 2016 confirmed the Urban Reserve Policy Area (Bremner) as the County's next area for urban development that will incorporate residential growth in the form of a complete community. The Bremner Growth Management Strategy (September 2014) provides high level direction for the subsequent planning of an Area Concept Plan to be completed by the County and future Area Structure Plans in this area. The Urban Reserve Policy Area (Bremner) and the West of 21 Area Concept Plan area are also part of the Urban Service Area.

- 1.9 The text of objective 9 contained within the section titled Objectives within Chapter 4 Sustainability and Growth Management, which for clarity is located on page 4.5, is deleted and replaced with the following:

Acknowledge the inclusion of higher density development that will include mixed use residential and complete community components in conformance with the intent of the Capital Region Growth Plan for the Urban Reserve Policy Area (Bremner);

- 1.10 The text of policy 4.19 contained within the section titled Policies within Chapter 4 Sustainability and Growth Management, which for clarity is located on page 4.7, is deleted and replaced with the following:

Until Area Concept Plans are adopted, requirements of the Agriculture Large Holdings Policy Area shall be applied to Urban Reserve Policy Area (Bremner) and the Rural/Urban Transition Policy Area.

- 1.11 The text of policy 4.19a contained within the section titled Policies within Chapter 4 Sustainability and Growth Management, which for clarity is located on page 4.7, is deleted in its entirety.

- 1.12 The text of policy 4.19d contained within the section titled Policies within Chapter 4 Sustainability and Growth Management, which for clarity is located on page 4.7, is deleted and replaced with the following:

Allow existing agricultural operations to continue within the Urban Reserve Policy Area (Bremner) and the Rural/Urban Transition Policy Area.

- 1.13 The text of policy 4.19e contained within the section titled Policies within Chapter 4 Sustainability and Growth Management, which for clarity is located on page 4.7, is deleted and replaced with the following:

The Urban Reserve Policy Area (Bremner) shall be the County's next urban growth area. The Bremner Growth Management Strategy (September 2014) shall be utilized as a foundation for future statutory planning.

- 1.14 The text of policy 4.19f contained within the section titled Policies within Chapter 4 Sustainability and Growth Management, which for clarity is located on page 4.7, is deleted and replaced with the following:

An Area Concept Plan shall be completed by Strathcona County and adopted for the Urban Reserve Policy Area (Bremner) prior to accepting any new applications for Area Structure Plans, Land Use Bylaw amendments, or subdivision within the boundary of the Urban Reserve Policy Area (Bremner).

- 1.15 The text of policy 4.20 contained within the section titled Policies within Chapter 4 Sustainability and Growth Management, which for clarity is located starting on page 4.7 and ending on page 4.8, is deleted in its entirety.

- 1.16 The text of policy 4.21 contained within the section titled Policies within Chapter 4 Sustainability and Growth Management, which for clarity is located on page 4.8, is deleted in its entirety.
- 1.17 The text of policy 4.22 contained within the section titled Policies within Chapter 4 Sustainability and Growth Management, which for clarity is located on page 4.8, is deleted in its entirety.
- 1.18 The text of section 17.18 contained within the section titled Intermunicipal Requirements within Chapter 17 Implementation, which for clarity is located on page 17.4, is deleted in its entirety.
- 1.19 The text of section 17.40 contained within the section titled Benchmarks to Measure Sustainability within Chapter 17 Implementation, which for clarity is located on page 17.9, is deleted in its entirety.
- 1.20 The text of section 17.42 contained within the section titled Benchmarks to Measure Sustainability within Chapter 17 Implementation, which for clarity is located on page 17.9, is deleted and replaced with the following:

Notwithstanding policy 4.19f, allow subdivision and rezoning to occur on parcels that are part of an existing Council approved Conceptual Scheme within the Urban Reserve Policy Area (Bremner), provided that any proposed subdivision or rezoning conforms to the general intent of that Conceptual Scheme.

- 1.21 The map titled Map #1 Fragmented Country Residential Subdivisions Outside Policy Boundary is deleted and replaced with the map titled Map #1 Fragmented Country Residential Subdivisions Outside Policy Boundary attached as Schedule A and forming part of this bylaw.
- 1.22 The map titled Map #1.1 Development Expansion Area is deleted and replaced with the map titled Map #1.1 Development Expansion Area attached as Schedule B and forming part of this bylaw.
- 1.23 The map titled Map #2 Recommended Pipeline Corridor is deleted and replaced with the map titled Map #2 Recommended Pipeline Corridor attached as Schedule C and forming part of this bylaw.
- 1.24 The map titled Map #3 Priority Environmental Management Area's (PEMA) is deleted and replaced with the map titled Map #3 Priority Environmental Management Area's (PEMA) as Schedule D and forming part of this bylaw.

- 1.25 The map titled Map #4 Fire Risk Model is deleted and replaced with the map titled Map #4 Fire Risk Model attached as Schedule E and forming part of this bylaw.
- 1.26 The map titled Map #5 Community Facilities – Rural is deleted and replaced with the map titled Map #5 Community Facilities – Rural attached as Schedule F and forming part of this bylaw.
- 1.27 The map titled Map #6 Community Facilities – Urban is deleted and replaced with the map titled Map #6 Community Facilities – Urban attached as Schedule G and forming part of this bylaw.
- 1.28 The map titled Map #7 Existing Confined Feeding Operations is deleted and replaced with the map titled Map #7 Existing Confined Feeding Operations attached as Schedule H and forming part of this bylaw.
- 1.29 The map titled Map #9 Transportation Map - Rural is deleted and replaced with the map titled Map #9 Transportation Map - Rural attached as Schedule I and forming part of this bylaw.
- 1.30 The map titled Map #10 Transportation Map - Urban is deleted and replaced with the map titled Map #10 Transportation Map – Urban attached as Schedule J and forming part of this bylaw.
- 1.31 The map titled Map #11 Joint Planning Study Area is deleted and replaced with the map titled Map #11 Joint Planning Study Area attached as Schedule K and forming part of this bylaw.
- 1.32 The map titled Map #12 is deleted and replaced with the map titled Map #12 Municipal Development Plan Policy Areas – Rural attached as Schedule L and forming part of this bylaw.
- 1.33 The map titled Map #13 is deleted and replaced with the map titled Map #13 Municipal Development Plan Policy Areas – Urban attached as Schedule M and forming part of this bylaw.

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

Read a first time this 24 day of May, 2016.

CAPITAL REGION BOARD APPROVAL this 25 day of July, 2016.

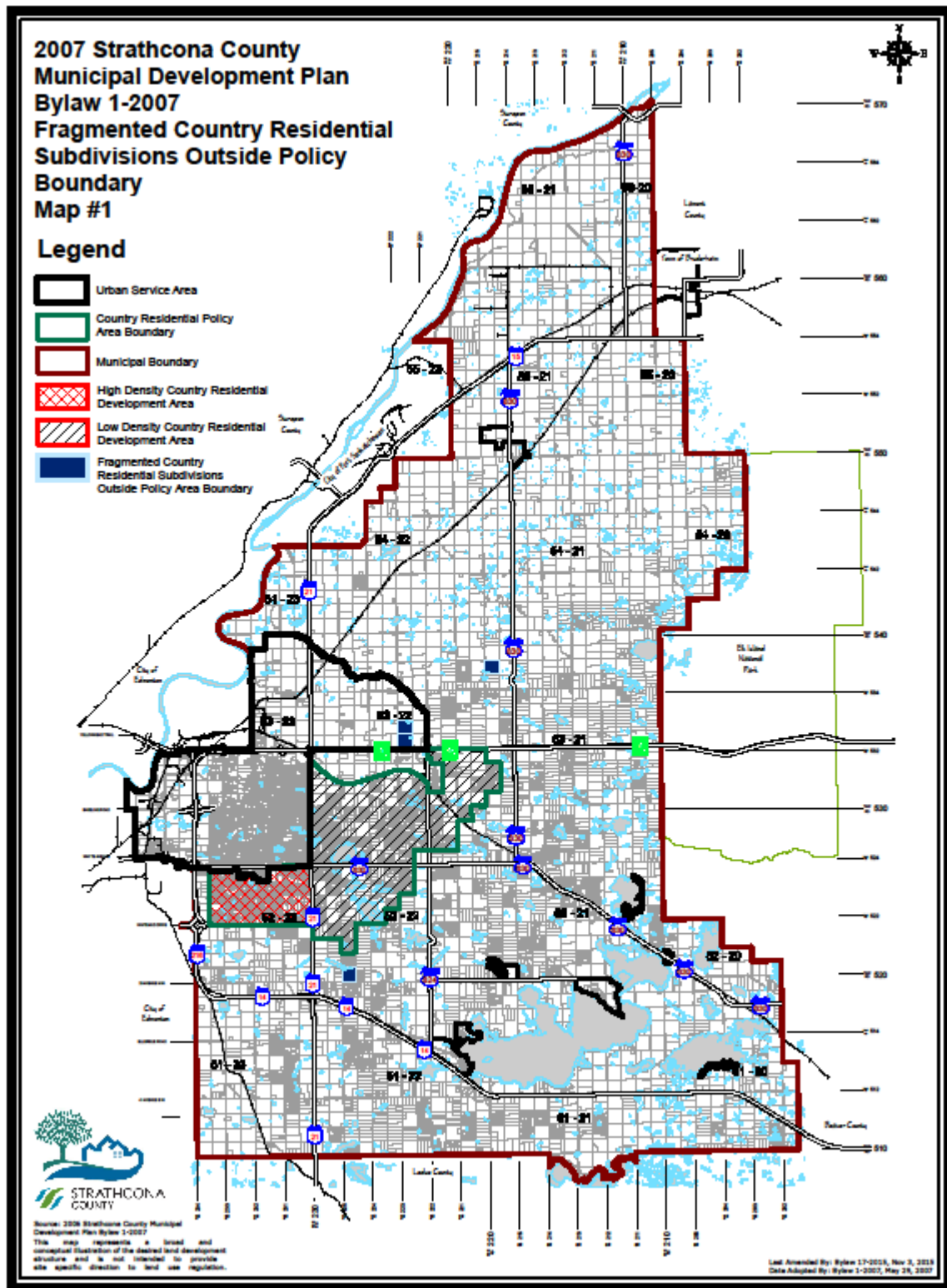
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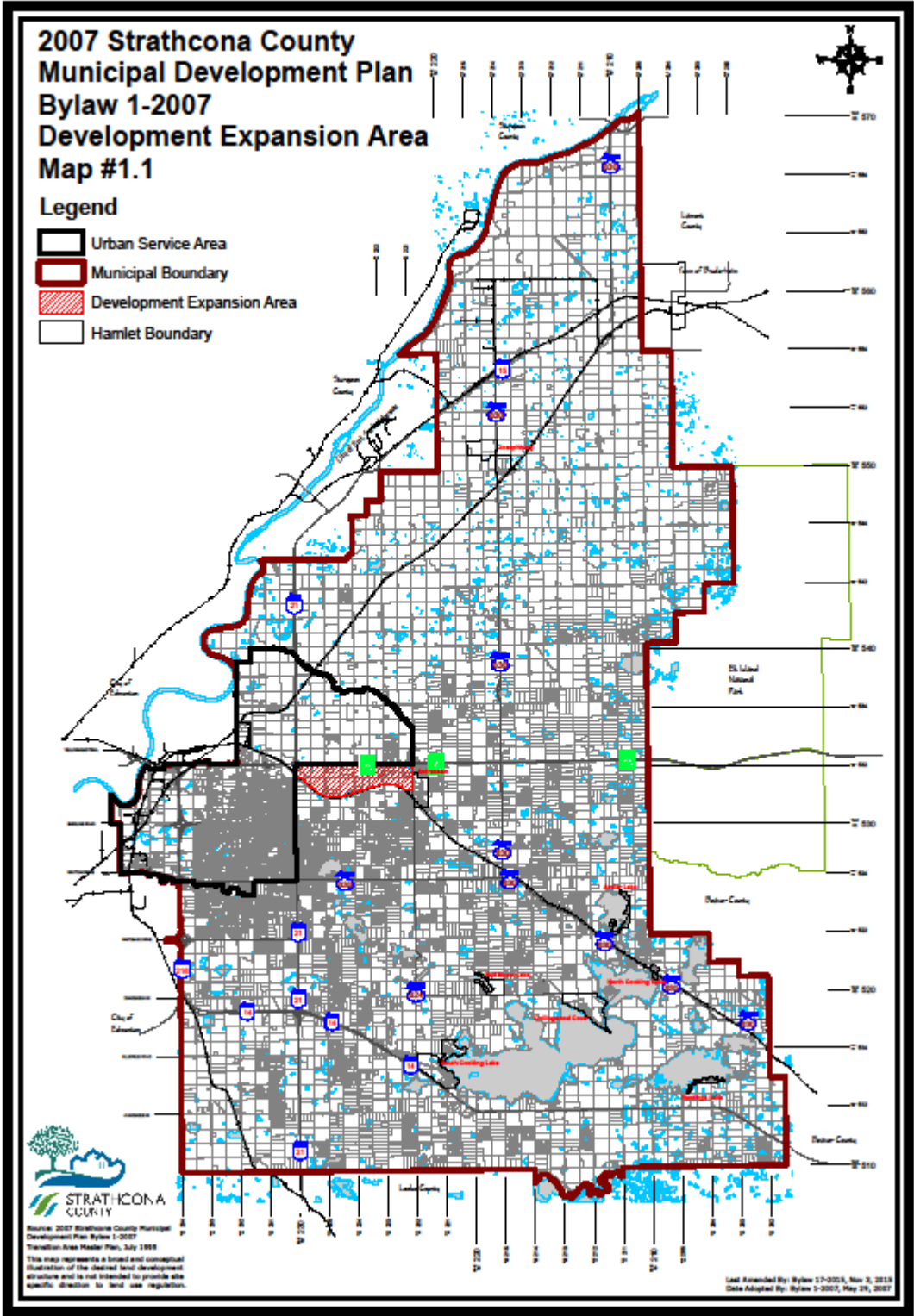
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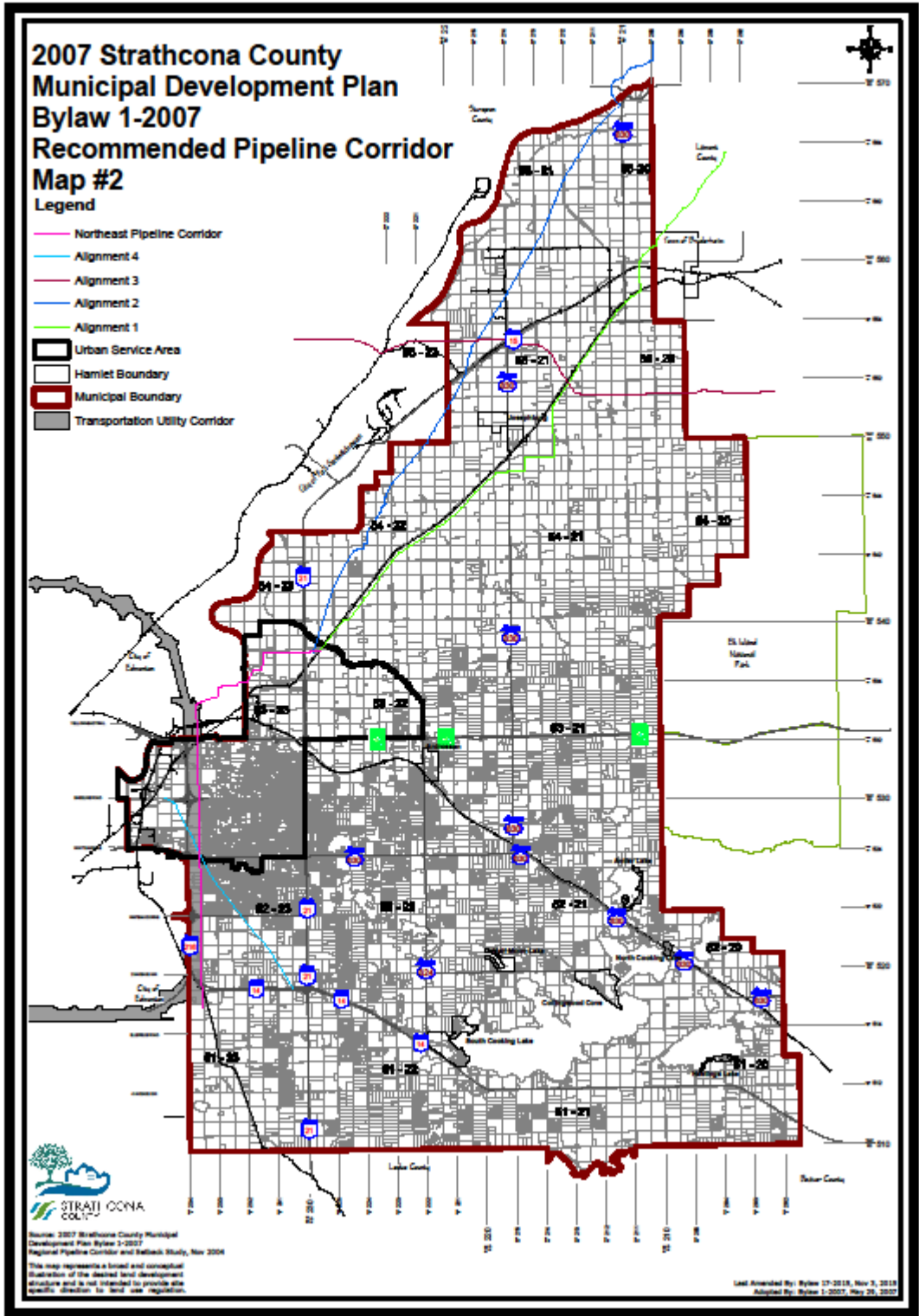
Mayor

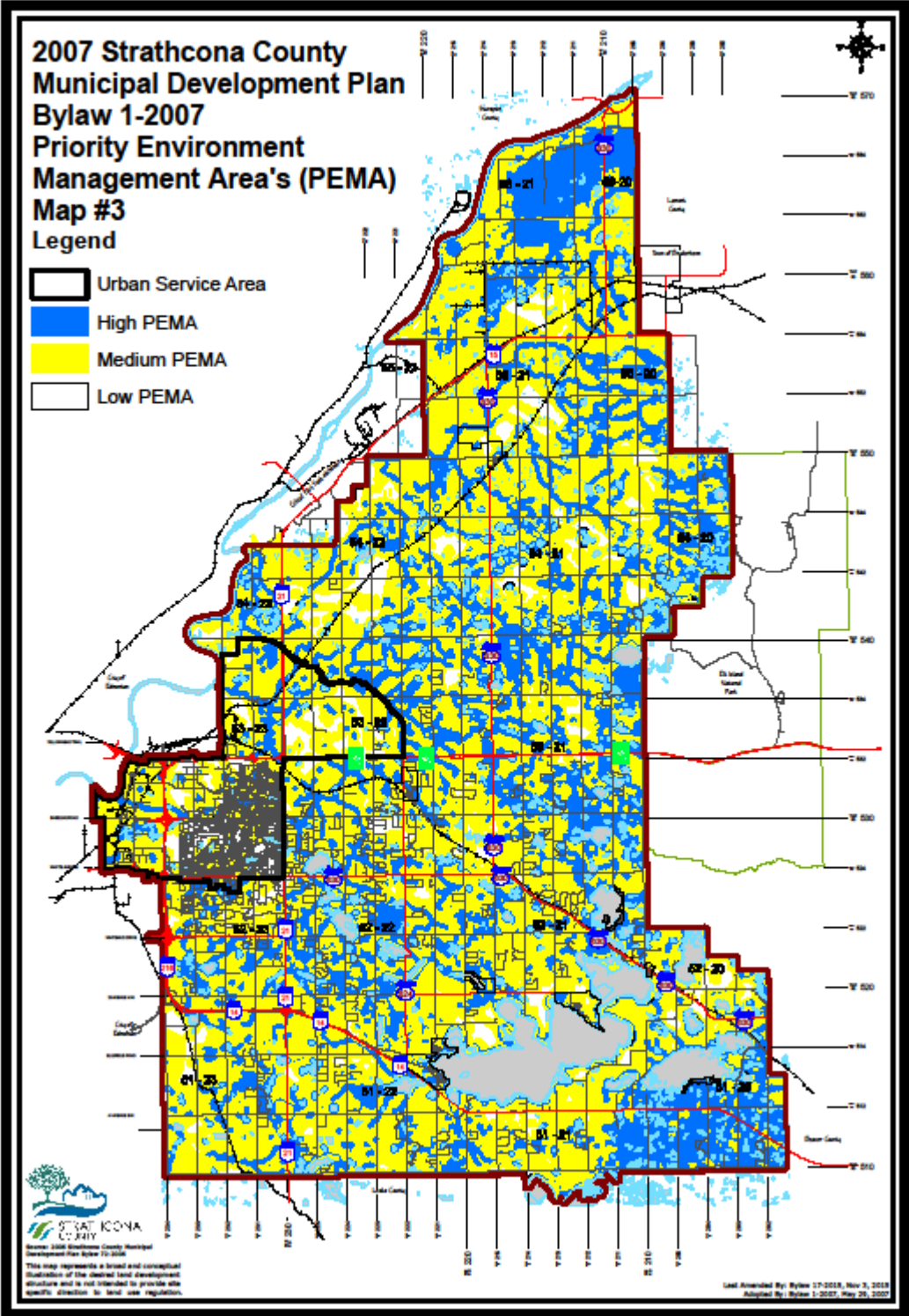
Director, Legislative and Legal Services

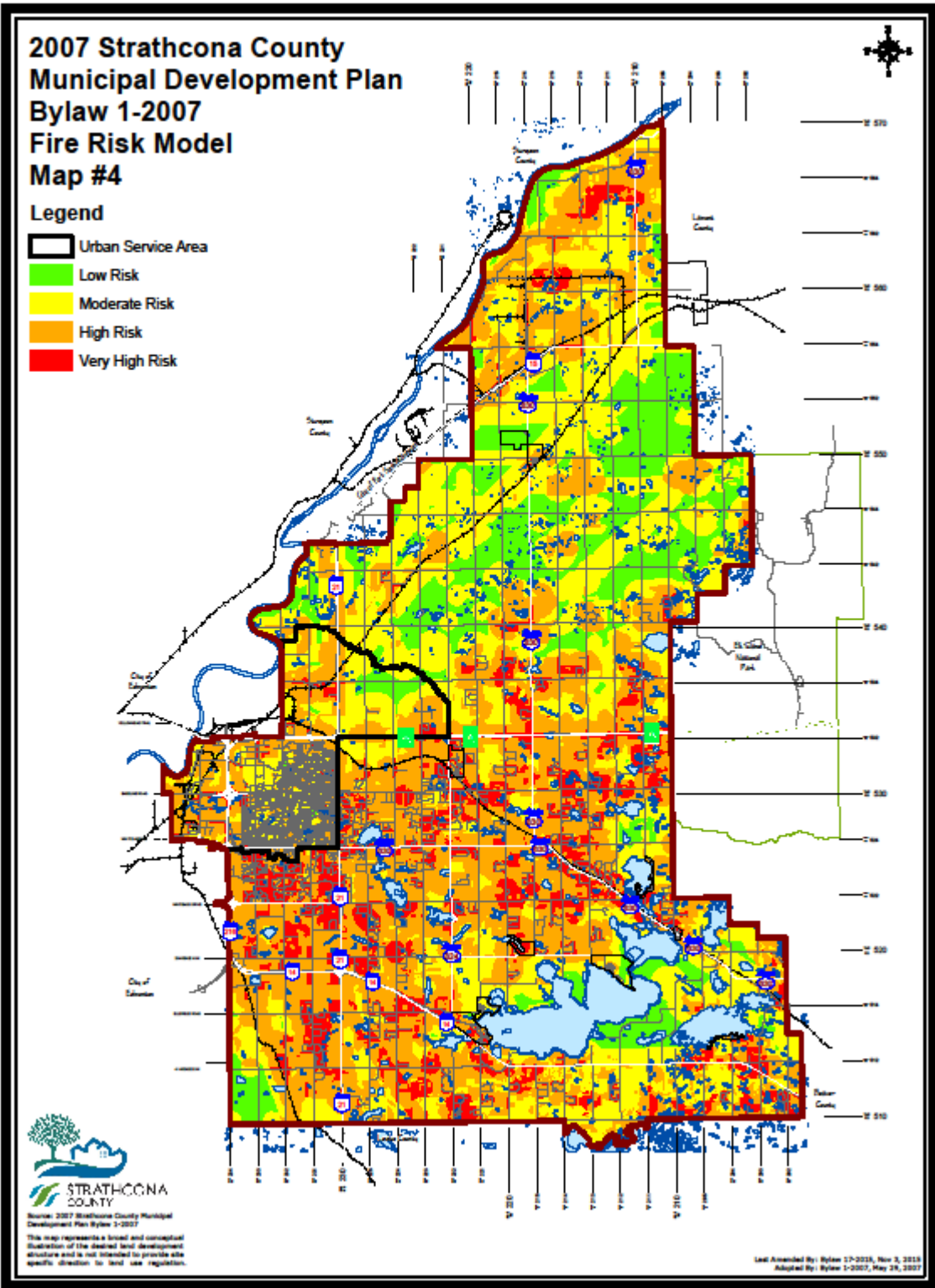
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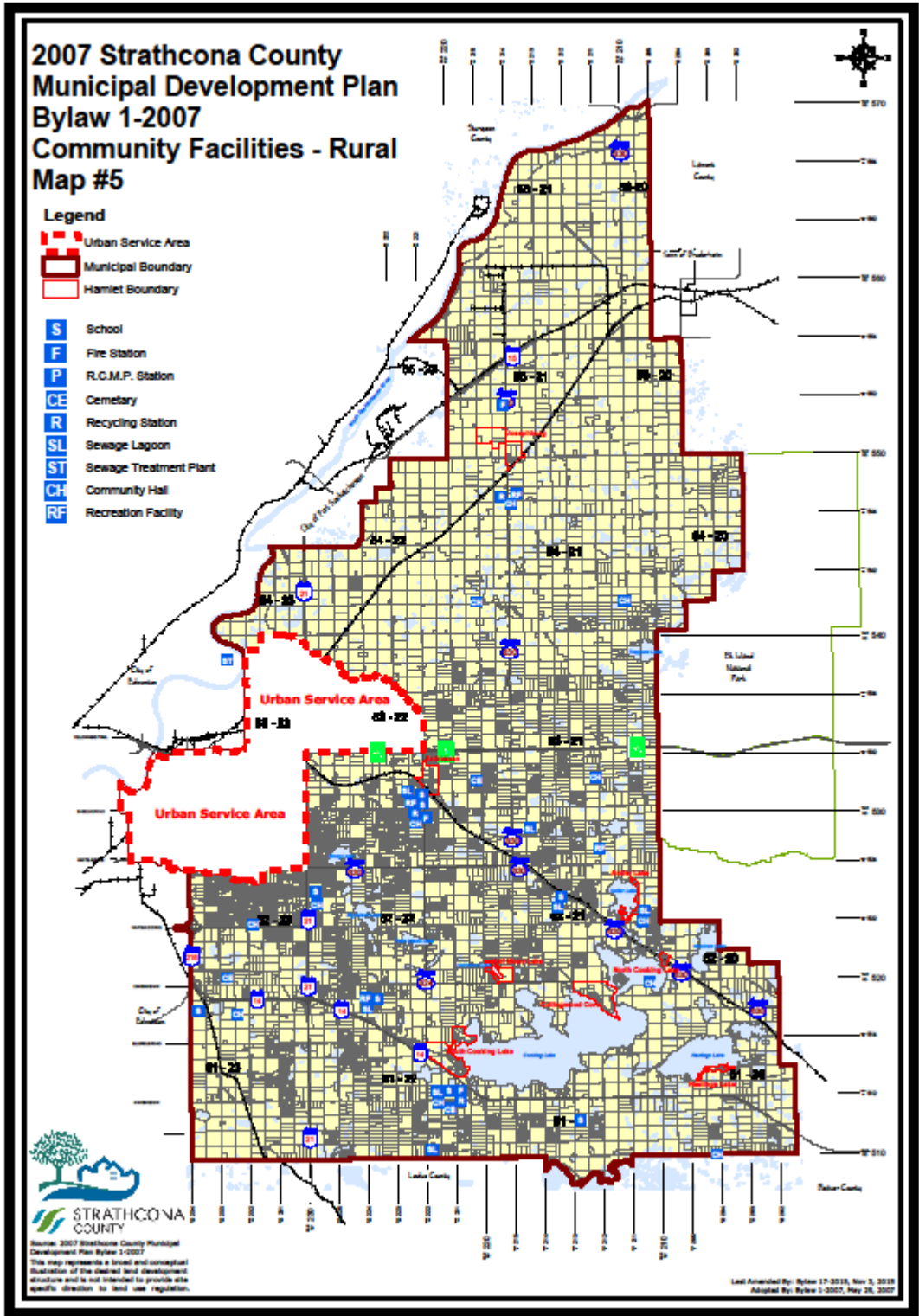


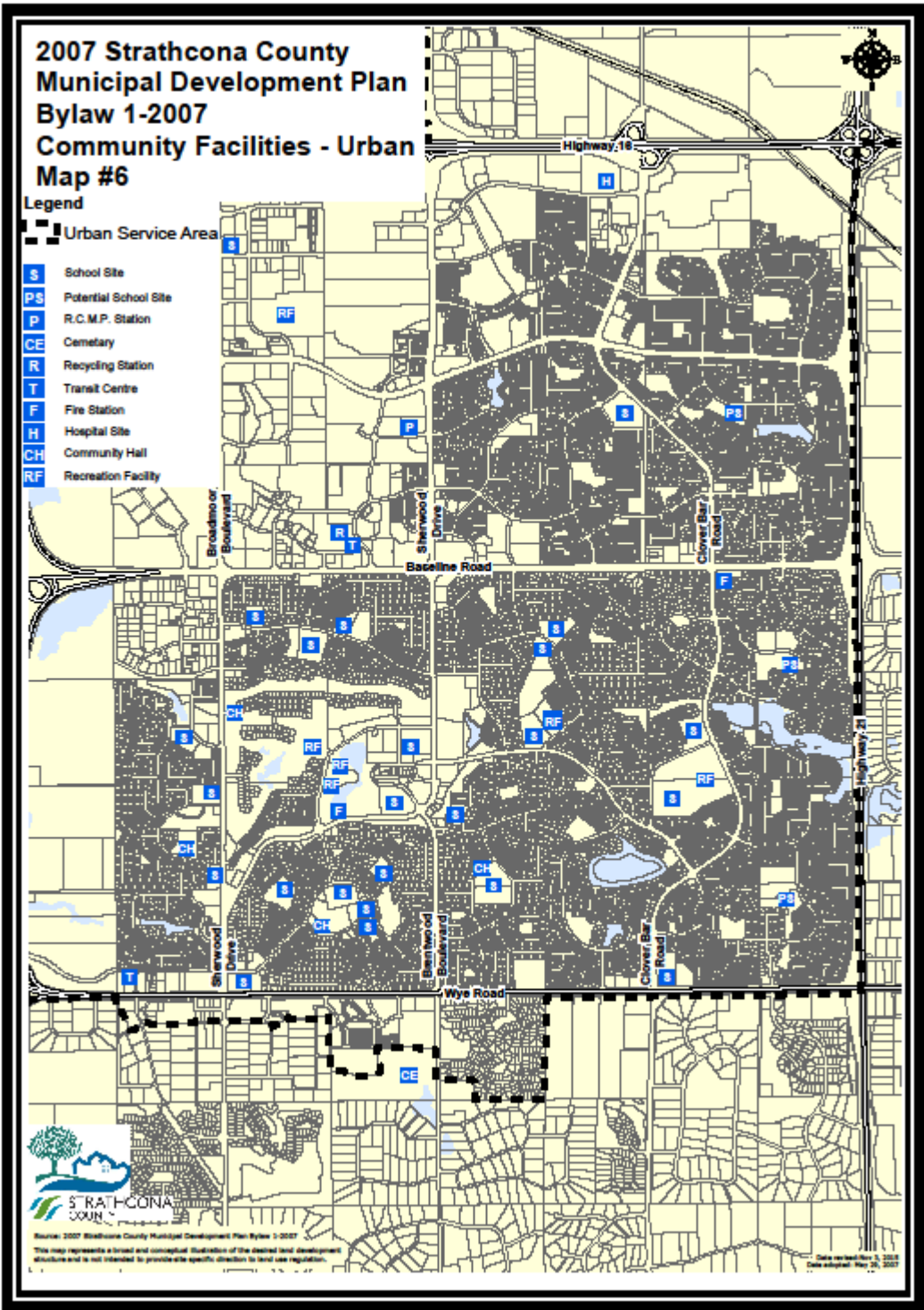


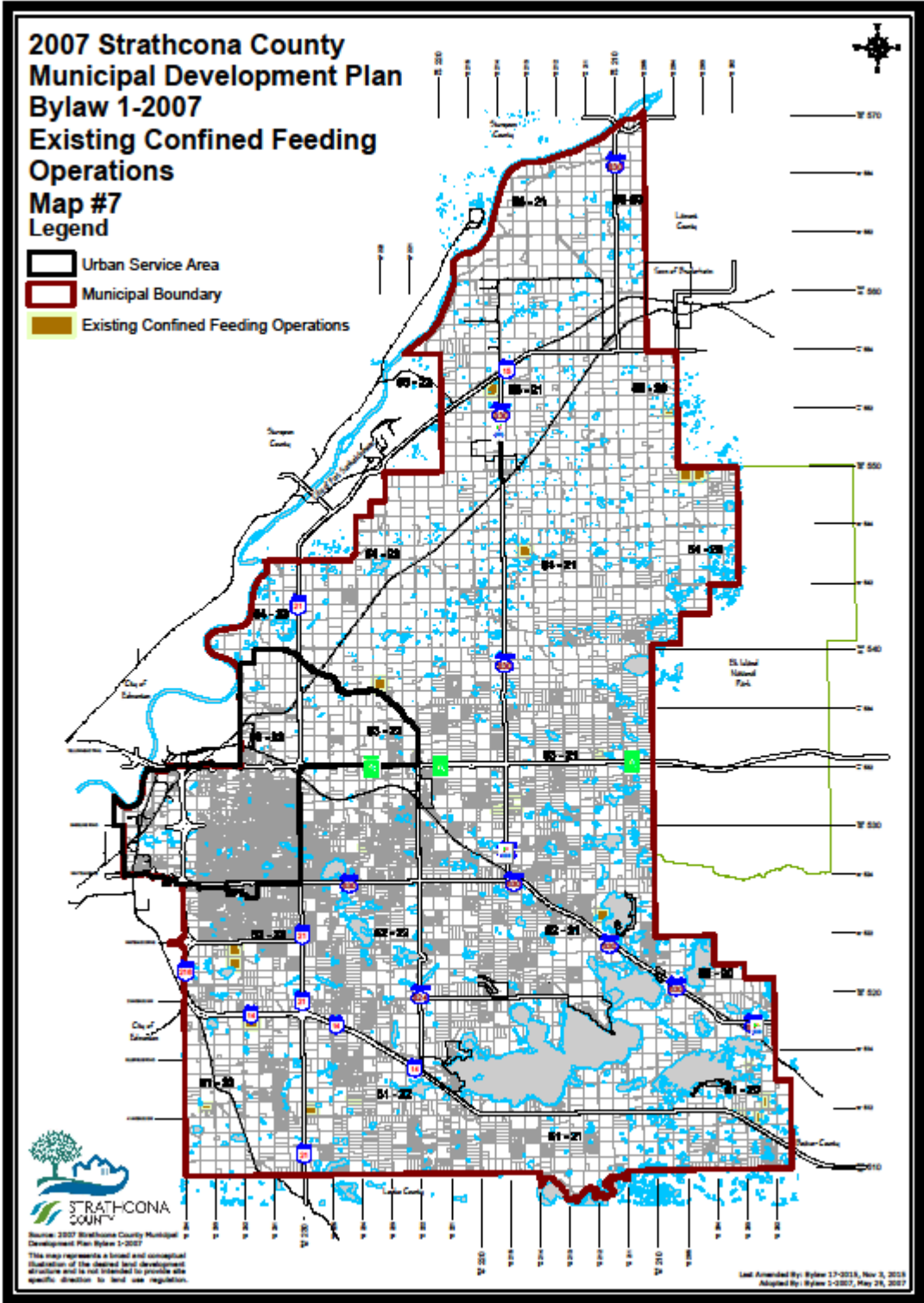


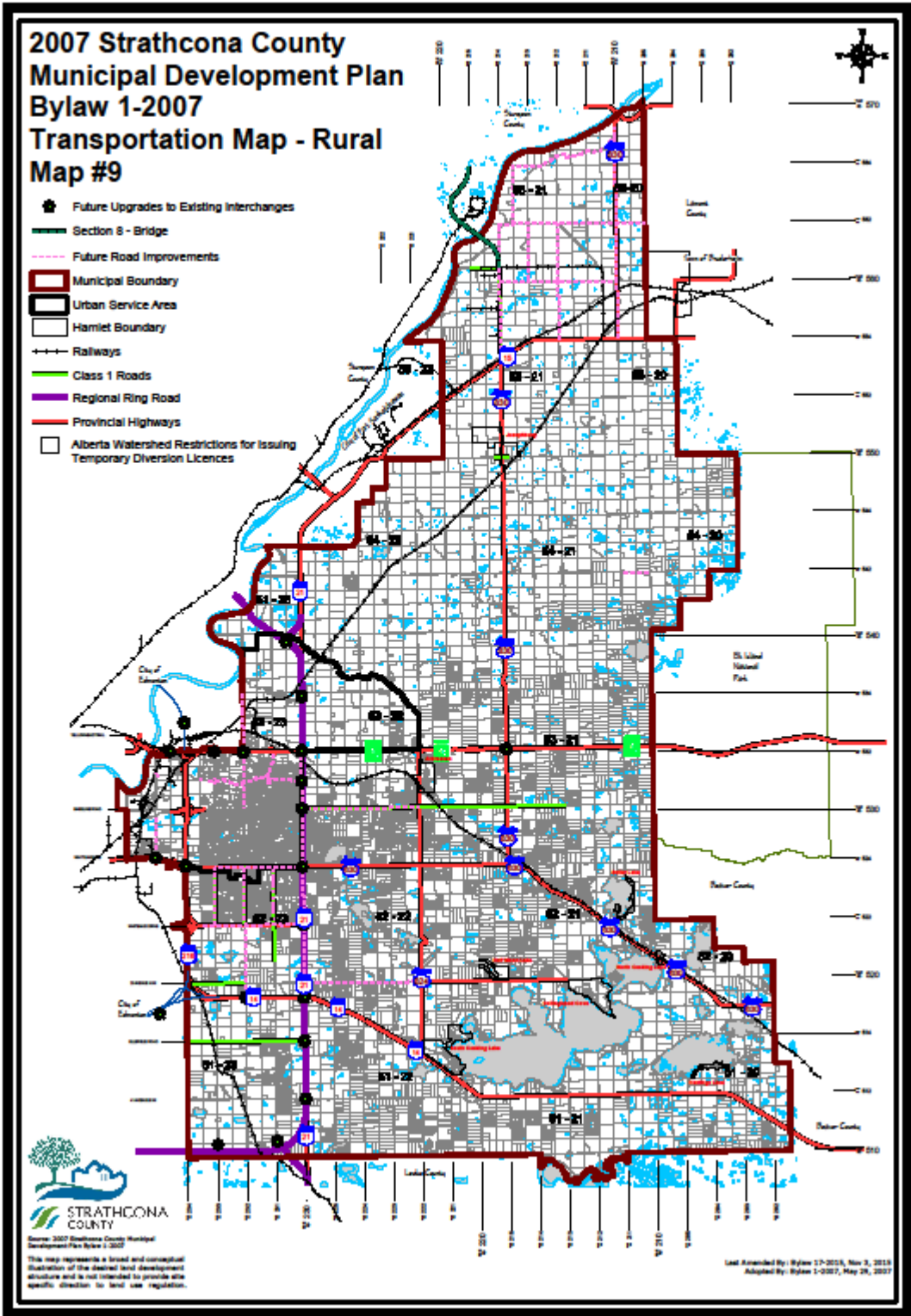


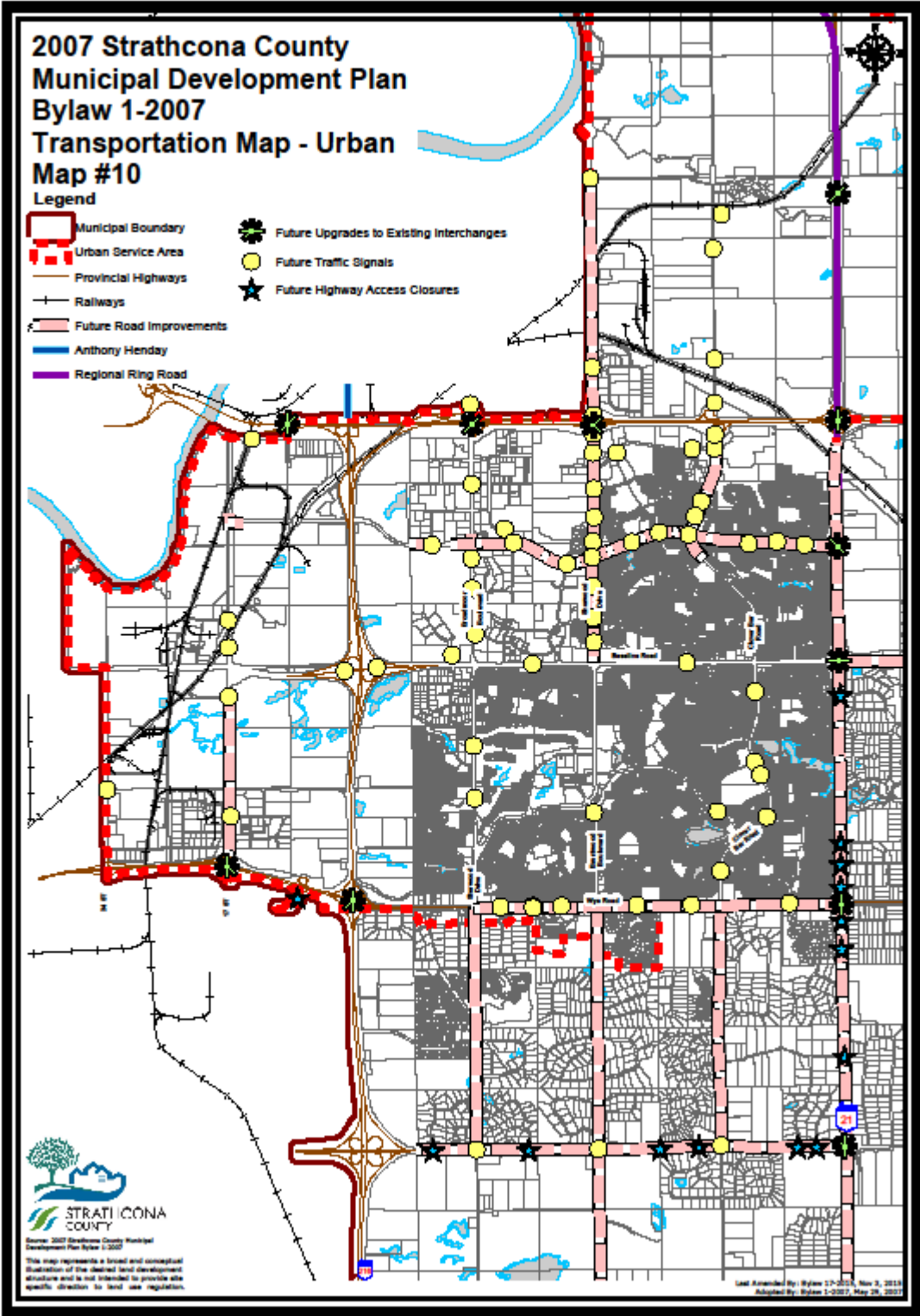




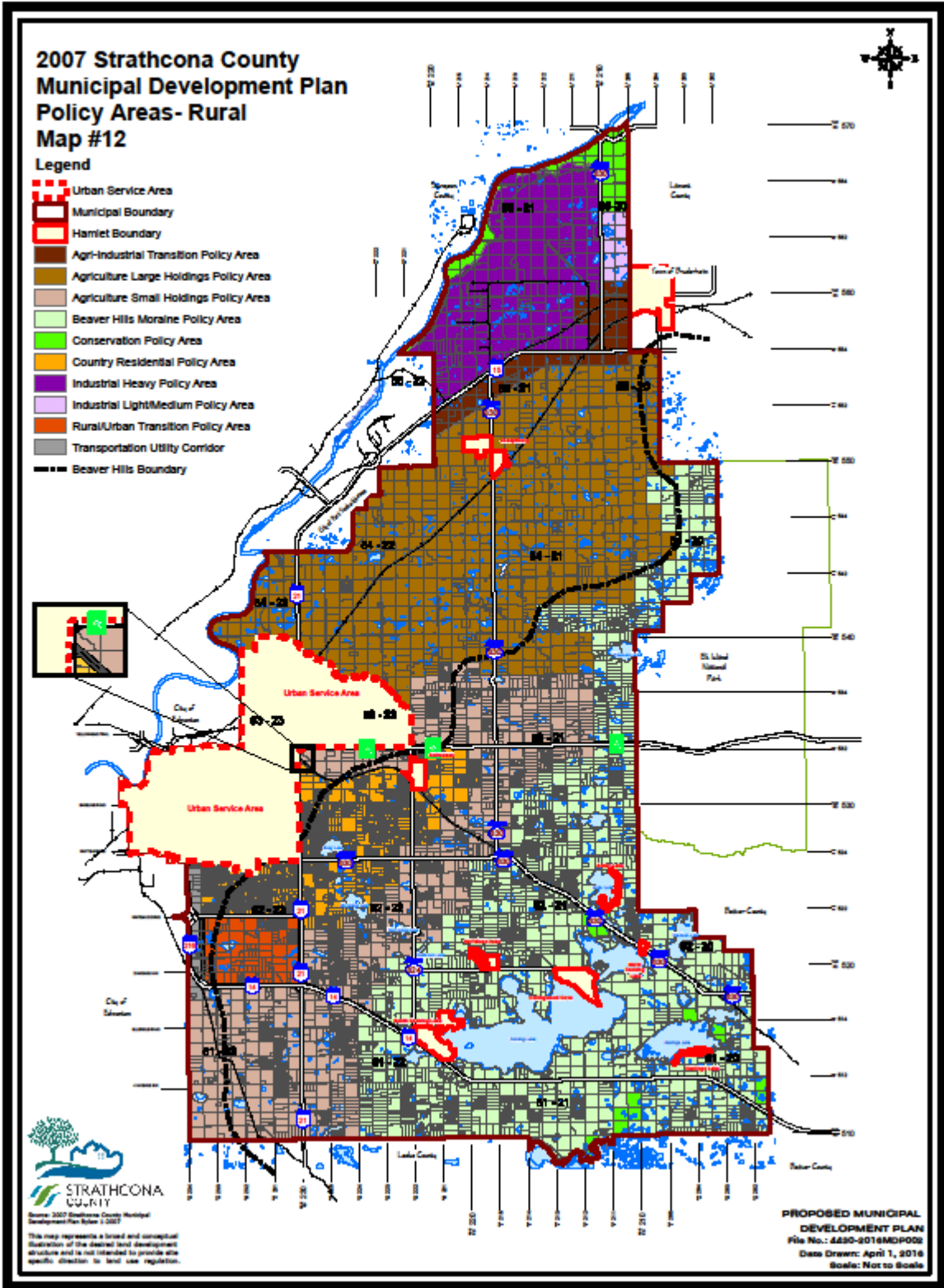


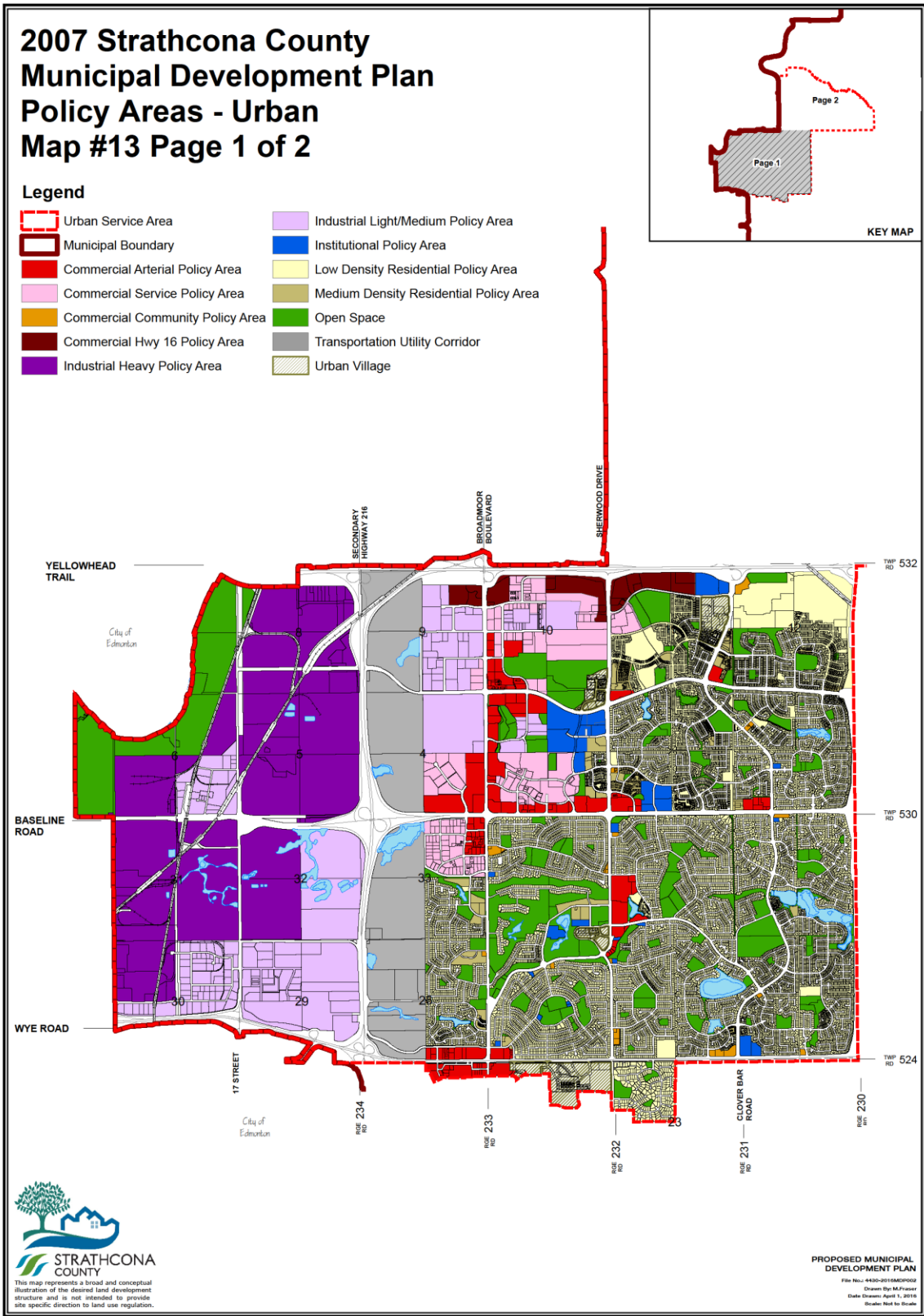
























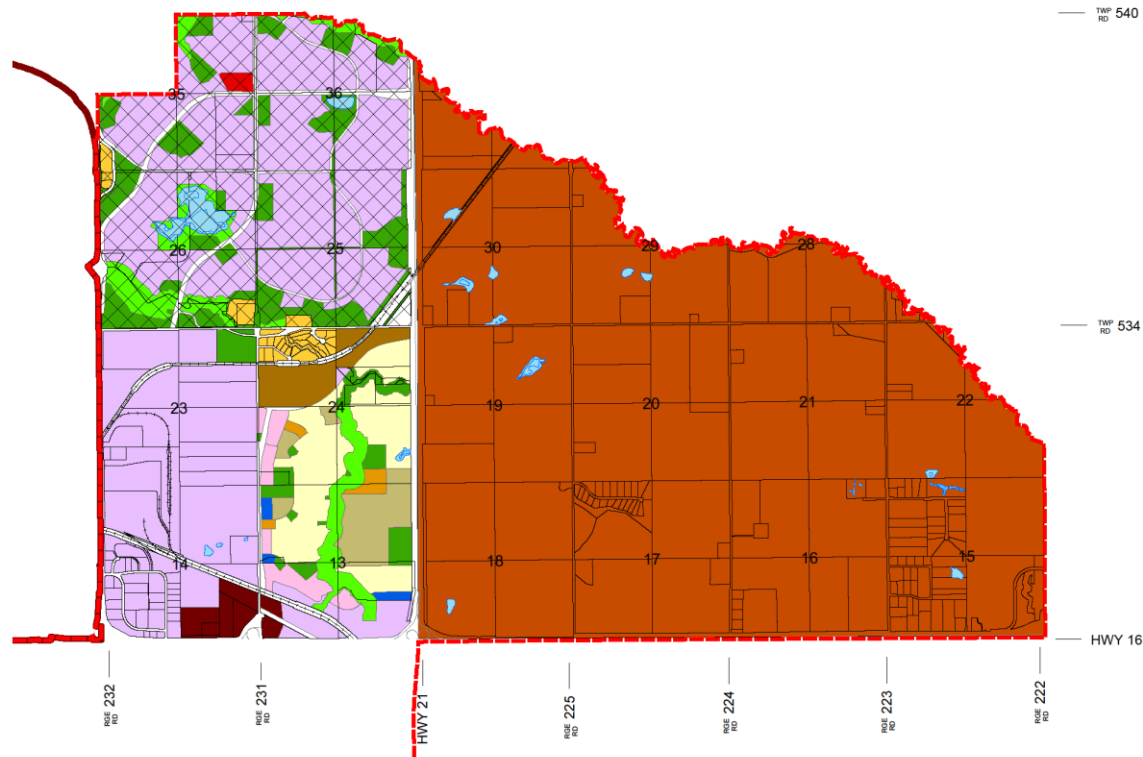
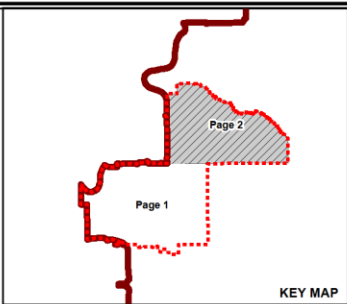




**2007 Strathcona County
Municipal Development Plan
Policy Areas - Urban
Map #13 Page 2 of 2**

Legend

	Urban Service Area		Commercial Service Policy Area
	Municipal Boundary		Conservation Policy Area
	West of 21 Area Concept Plan		Country Residential Policy Area
	Urban Reserve Policy Area (Bremner)		Industrial Light/Medium Policy Area
	Agriculture Large Holdings Policy Area		Institutional Policy Area
	Commercial Arterial Policy Area		Low Density Residential Policy Area
	Commercial Community Policy Area		Medium Density Residential Policy Area
	Commercial Hwy 16 Policy Area		Open Space



2...Community Profile

Strathcona County's Role in the Capital Region

Strathcona County is located in east central Alberta, adjacent to the City of Edmonton. The County is bordered by the North Saskatchewan River to the north, Lamont County and Elk Island National Park to the east and Leduc County and Beaver County to the south. Strathcona County encompasses 1265 square kilometres (488 square miles). At the time of creation of this Bylaw, it is the fourth largest municipality in Alberta in terms of population. In 2005, the total population was 80,232, with 25,169 individuals living in the Rural Service Area and 55,063 individuals residing in the Urban Service Area of Sherwood Park.

On April 15, 2008, the Government of Alberta established the Capital Region Board by adopting the Capital Region Board Regulation AR 49/2008. The Regulation originally identified 25 participating municipalities of the Capital Region, which includes Strathcona County. The Regulation further required the Board complete a Growth Plan with four key components: land use, intermunicipal transit, housing, and geographic information services. The resulting Capital Region Growth Plan provides a vision for the future of the Capital Region.

In accordance with the Region's Growth Plan, Strathcona County will continue to responsibly plan for its share of regional growth which is shaping the physical and economic future of central Alberta. Strathcona County's role as a participating municipality of the Capital Region Board includes complying with the policies and intent contained within the Capital Region Growth Plan and subsequent amendments and maintaining effective collaborative working relationships with Federal and Provincial governments, as well as neighbouring municipalities. In addition to the mandates of the Capital Region Board, the County will continue to play a leadership role relative to regional undertakings such as the Beaver Hills Initiative, the River Valley Alliance, the North Saskatchewan Watershed Alliance, and heavy industrial risk management. (Bylaw 42-2012)

Strathcona County Today

The population of Strathcona County grew by almost 35% from 1991 to 2005. Along with the progressive filling in of Sherwood Park, the other dominant form of residential growth has been country residential development.

~~The Sherwood Park Urban Service Area is projected to be fully built out by 2022. This will increase pressure on not only the rural environment, but also for the community to continue to provide further opportunities for urban development over the next several generations. (Bylaw 42-2012)~~

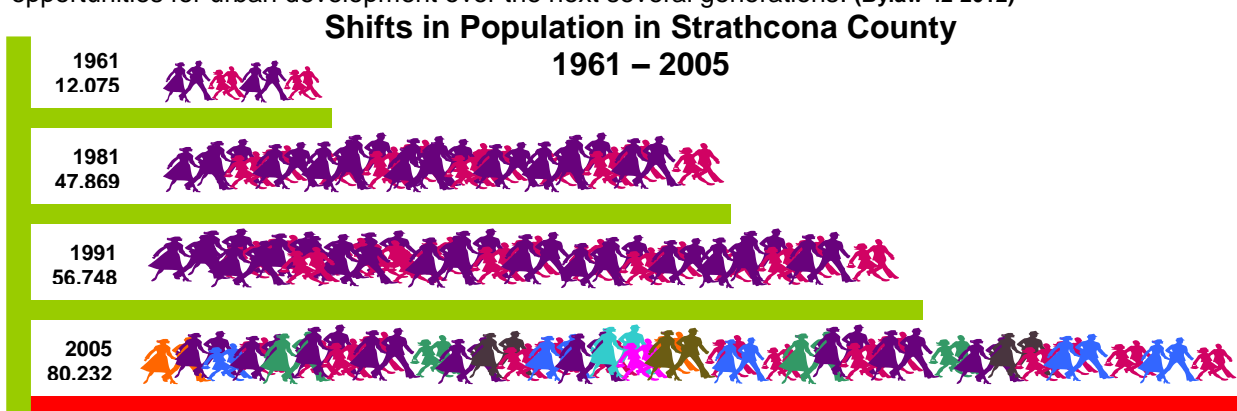


Figure 1: Shifts in Population in Strathcona County 1961-2005 (Source: Federal and Municipal Census)

Population Projection

Strathcona County's population within the urban service area is forecast to have a modest but consistent increase at a rate of between 1.7 - 2% each year from 2013 to 2026. Within the rural service area, the population is estimated to increase at just under 1% each year. By 2026, it is estimated that the total population of Strathcona County will be over 115,000. (Bylaw 42-2012)

Strathcona County Population Projections and Population Trends (2001 – 2026)

YEAR	Urban Service Area Population	Percent increase (from previous year)	Rural Strathcona County Population	Percent increase (from previous year)	Total Strathcona County Population	Percent increase (from previous year)
2001**	47,645		24,314		71,986	
2002	49,562	4.0%	24,134	-0.9%	73,696	2.4%
2003*	51,544	4.0%	24,405	1.1%	75,949	3.1%
2004	53,827	4.4%	25,070	2.7%	78,897	3.9%
2005*	55,063	2.3%	25,169	0.4%	80,232	1.7%
2006**	56,845	3.2%	25,666	2.0%	82,511	2.9%
2007	58,754	3.4%	25,968	1.2%	84,722	2.7%
2008	59,409	1.1%	26,112	0.6%	85,521	0.9%
2009*	61,660	3.8%	26,338	0.9%	87,998	2.9%
2010	62,850	1.9%	26,532	0.7%	89,382	1.6%
2011	64,170	2.1%	26,731	0.8%	90,901	1.7%
2012*	65,465	2.0%	26,938	0.8%	92,403	1.7%
2013	66,607	1.7%	27,097	0.6%	93,704	1.4%
2014	68,074	2.2%	27,322	0.8%	95,396	1.8%
2015	69,541	2.2%	27,546	0.8%	97,088	1.8%
2016	71,009	2.1%	27,771	0.8%	98,780	1.7%
2017	72,476	2.2%	27,995	0.8%	100,471	1.7%
2018	73,943	2.0%	28,220	0.8%	102,163	1.7%
2019	75,410	2.0%	28,445	0.8%	103,855	1.7%
2020	76,877	2.0%	28,669	0.8%	105,546	1.6%
2021	78,344	1.9%	28,894	0.8%	107,238	1.6%
2022	79,812	1.9%	29,118	0.8%	108,930	1.6%
2023	81,279	1.8%	29,343	0.8%	110,622	1.6%
2024	82,746	1.8%	29,567	0.8%	112,313	1.5%
2025	84,213	1.8%	29,792	0.8%	114,005	1.5%
2026	85,680	1.7%	30,017	0.8%	115,697	1.5%

Figure 2: Strathcona County Population Projections and Population Trends (2001 – 2026)

Notes:

1. The numbers reported for 2003, 2005, 2008, 2009 and 2012 are actual counts based on data collected from the Strathcona County Municipal Census* (based on the official population May 1st).
2. The numbers reported for 2001 and 2006 are actual counts based on data collected from the Federal Census by Statistics Canada** (based on the official population June 1st).
3. The population numbers reported in this table for non-census years between 2001 and 2012 are estimates based on average growth between the municipal census years.
4. Population projections for 2013 through 2026 are based on estimated occupied dwellings and applying a person per dwelling unit factor of 2.67 in the urban area and 2.85 in the rural area. This unit factor remains constant for each consecutive year of the projection. A correction factor for new housing stock is also built into the estimates of occupied dwellings to account for vacant dwellings as well as new housing stock that would be under construction in any given year. All population numbers in this Table are rounded.
5. Projection numbers for the Urban Service Area are based on the assumption that a new urban service area will be built once Sherwood Park is full. It is estimated that Sherwood Park will have a capacity of 83,889 people, which means that it will reach capacity between 2024 and 2025. (Bylaw 42-2012)

Age

The age gender distribution of Strathcona County indicates that nearly 50% of residents are within the ages of 25-54. This age cohort also represents the majority of the working population. Within the rural area, it can be seen that there is a smaller percentage of residents between the ages of 20-34, as individuals move to urban areas for employment or educational opportunities.

Although the average age in Strathcona County is 36.2 years, there has been a significant increase among adults aged 55 and older within the past 10 years. The majority of adults over the age of 55 reside, or have relocated to, the Urban Service Area of Sherwood Park.

Age Breakdowns by Gender – Sherwood Park

	Sherwood Park		Males		Females	
Age Groups	N	%	N	%	N	%
0-9	6,843	12.6%	3,545	13.3%	3,298	11.9%
10-14	4,219	7.8%	2,122	7.9%	2,097	7.6%
15-19	4,387	8.1%	2,214	8.3%	2,173	7.9%
20-24	3,411	6.3%	1,804	6.8%	1,607	5.8%
25-34	6,543	12.0%	3,126	11.7%	3,417	12.4%
35-44	8,813	16.2%	4,221	15.8%	4,592	16.6%
45-54	8,703	16.0%	4,274	16.0%	4,429	16.0%
55-64	6,495	12.0%	3,224	12.1%	3,271	11.8%
65-74	2,890	5.3%	1,403	5.3%	1,487	5.4%
75+	2,014	3.7%	775	2.9%	1,239	4.5%
Total	54,318	100.0%	26,708	100.0%	27,610	100.0%

Figure 3: Age Breakdowns by Gender – Sherwood Park (Source: 2005 Strathcona County Municipal Census)

Age Breakdowns by Gender – Rural Strathcona

	Rural Strathcona		Males		Females	
Age Groups	N	%	N	%	N	%
0-9	2,716	10.9%	1,388	10.9%	1,328	11.0%
10-14	2,144	8.6%	1,130	8.8%	1,014	8.4%
15-19	2,286	9.2%	1,175	9.2%	1,111	9.2%
20-24	1,381	5.5%	720	5.6%	661	5.5%
25-34	1,921	7.7%	942	7.4%	979	8.1%
35-44	4,332	17.4%	2,054	16.1%	2,278	18.8%
45-54	4,908	19.7%	2,560	20.0%	2,348	19.4%
55-64	3,220	12.9%	1,687	13.2%	1,533	12.6%
65-74	1,385	5.6%	786	6.2%	599	4.9%
75+	608	2.4%	333	2.6%	275	2.3%
Total	24,901	100.0%	12,775	100.0%	12,126	100.0%

Figure 4: Age Breakdowns by Gender – Rural Strathcona (Source: 2005 Strathcona County Municipal Census)

Education

Education plays an important role in the social, cultural, political and economic success of individuals and communities. Strathcona County is home to a satellite campus of Lakeland College and is located adjacent to the City of Edmonton, where a number of post secondary institutions, such as the University of Alberta, Northern Alberta Institute of Technology (NAIT) and Grant MacEwan Community College are located.

The majority of Strathcona County residents have obtained further education after completing high school. Almost 55% of residents over the age of 20 are university, trades or college graduates.

Highest Level of Schooling of Strathcona County Residents Aged 20 or Older

	N	%
All residents aged 20 or older	49170	
Less than grade 9	1370	2.8%
Less than Grade 12	7795	15.9%
High School Graduate	5945	12.1%
Trades or College graduate	18070	36.8%
Some college courses	3405	6.9%
Some University	3730	7.6%
University Graduate	8855	18.0%

Figure 5: Highest Level of Schooling of Strathcona County Residents Aged 20 or Older (Source: 2001 Federal Census)

Income

The majority of residents in Strathcona County derive their income from wages, salaries and self-employment, as opposed to other sources of income, such as pension plans, employment insurance, social assistance and workers' compensation.

The average household income of residents in Strathcona County is generally, higher than that of Canada and Alberta. Over 25% of households have an income of \$100,000 or more, and over 50% of households have an income of \$70,000 or more. Although the average household income is relatively high in Strathcona County, low income households do exist. Nearly 25% of all one person households, earn between \$10,000 and \$20,000 per year.

All Private Household Income in Strathcona County (Total Number of households = 23,890)

Under \$10,000	1.9%
\$ 10,000 - \$19,999	4.2%
\$ 20,000 - \$29,999	5.8%
\$ 30,000 - \$39,999	6.0%
\$ 40,000 - \$49,999	8.1%
\$ 50,000 - \$59,999	9.6%
\$ 60,000 - \$69,999	10.1%
\$ 70,000 - \$79,999	8.9%
\$ 80,000 - \$89,999	9.1%
\$ 90,000 - \$99,999	8.6%
\$100,000 and over	27.6%

Figure 6: Household Incomes (Source: 2001 Federal Census)

All One-Person Households Incomes (Total Number of households = 2,740)

Under \$10,000	7.1%
\$ 10,000 - \$19,999	23.5%
\$ 20,000 - \$29,999	15.5%
\$ 30,000 - \$39,999	12.4%
\$ 40,000 - \$49,999	12.0%
\$ 50,000 - \$59,999	9.7%
\$ 60,000 - \$69,999	9.5%
\$ 70,000 - \$79,999	3.6%
\$ 80,000 - \$89,999	2.2%
\$ 90,000 - \$99,999	1.5%
\$100,000 and over	3.1%

Figure 7: All One-Person Households Incomes (Source: 2001 Federal Census)

Couples Incomes
(Total Number of households = 18,990)

Under \$10,000	1.0%
\$ 10,000 - \$19,999	1.3%
\$ 20,000 - \$29,999	4.2%
\$ 30,000 - \$39,999	4.9%
\$ 40,000 - \$49,999	6.8%
\$ 50,000 - \$59,999	9.1%
\$ 60,000 - \$69,999	10.0%
\$ 70,000 - \$79,999	9.7%
\$ 80,000 - \$89,999	10.6%
\$ 90,000 - \$99,999	10.2%
\$100,000 and over	32.2%

Figure 8: Couples Incomes (Source: 2001 Federal Census)

Note: "One-person households" and the "couple households" are subsets of the "all private households" data and are not additional households in Strathcona County.

Housing

The majority of housing in Strathcona County can be classified as single detached dwellings. There are very few apartments, duplexes or townhouse developments within the County. Of those that do exist, the majority are located within the urban service area of Sherwood Park.

Current Housing Inventory within Strathcona County

	Total Strathcona County		Sherwood Park		Rural Strathcona	
	N	%	N	%	N	%
Single Detached	24,915	85.6%	16,299	80.8%	8,616	96.4%
Row House	1,284	4.4%	1,284	6.4%	0	---
Apartment	828	2.8%	820	4.1%	8	0.1%
Manufactured Homes	774	2.7%	575	2.8%	199	2.2%
Duplex	1,096	3.8%	1,091	5.4%	5	0.1%
Other Movable Dwellings	96	0.3%	2	---	94	1.1%
Collective Dwellings¹	91	0.3%	86	0.4%	5	0.1%
Suite in Single Detached	24	0.1%	16	0.1%	8	0.1%
Attached to non-Residential Structure	9	---	4	---	5	0.1%
Total Number of Dwellings	29,117	100.0%	20,177	100.0%	8,940	100.0%

Figure 9: Current Housing Inventory within Strathcona County (Source: 2005 Municipal Census)

Note: "N" refers to the Number of Dwellings available for habitation. Collective dwellings include structures such as nursing homes, senior citizen homes, Hutterite colonies and homes for physically and developmentally challenged people.

Employment

Residents of Alberta and Strathcona County are employed in a variety of industries, including oil and gas, agriculture, government and commercial services. Although the majority of residents in Alberta are employed within the retail industry, there has been a significant increase in the number of individuals employed within public administration, utilities and the oil and gas sector, in the past year. The majority of residents within Strathcona County are employed within the manufacturing, retail and health care/social assistance professions.

Employment Patterns of Strathcona County Residents Aged 15 or Older

	N	%
All industries	42,455	76.1%
Agriculture, forestry, fishing and hunting	1,140	2.7%
Mining and oil and gas extraction	1,035	2.4%
Utilities	450	1.1%
Construction	3,595	8.5%
Manufacturing	4,310	10.2%
Wholesale trade	2,065	4.9%
Retail trade	4,265	10.0%
Transportation and warehousing	2,105	5.0%
Information and cultural industries	1,060	2.5%
Finance and insurance	1,715	4.0%
Real estate and rental and leasing	960	2.3%
Professional, scientific and technical services	3,060	7.2%
Management of companies and enterprises	35	0.1%
Administrative and support, waste management and remediation services	1,260	3.0%
Educational services	3,410	8.0%
Health care and social assistance	4,110	9.7%
Arts, entertainment and recreation	840	2.0%
Accommodation and food services	2,120	5.0%
Other services (except public administration)	2,125	5.0%
Public administration	2,805	6.6%

Figure 10: Employment Patterns of Strathcona County Residents Aged 15 or Older (Source: 2001 Federal Census)

4...Sustainability and Growth Management

Introduction

Traditionally, Strathcona County has assumed growth and development with limited consideration for the long-term negative social, environmental or economic impacts on the community. Our present form of development, as well as our lifestyle choices means that Strathcona County residents, along with the rest of the world, are consuming resources at a faster rate than the planet can replenish them. This is causing world wide issues such as disappearing forests, declining fisheries and climate change. In fact, if everyone in the world lived as we do in Strathcona County, we would require four planets to support us, as depicted in Figure 11. The challenge that faces us all is how can we continue to enjoy the current quality of life and standard of living we presently have, within the carrying capacity of one planet?



Figure 11: Four Planet Living

To live a sustainable lifestyle within the carrying capacity of one planet we must first define sustainability:

Sustainability for Strathcona County, means developing in a manner that meets the needs of the present without compromising the ability of future generations to meet their own needs, while striking a balance between economic prosperity, social responsibility and environmental stewardship.

To achieve a sustainable community, Strathcona County has adopted a process defined by four science-based sustainability principles adapted from the Natural Step Framework. These Sustainability principles are:

1. Move towards, and ultimately achieve, solutions and activities that preserve, enhance and regenerate nature and life-sustaining ecosystems;
2. Move towards, and ultimately achieve, solutions and activities that free us from our dependence on substances that are extracted from the earth's crust and accumulate in nature;
3. Move towards, and ultimately achieve, cradle-to-cradle solutions and activities in design, manufacturing and consumption such that substances produced by society do not accumulate in nature; and
4. Move towards, and ultimately achieve, social solutions and activities that allow every person to meet basic human needs and achieve their potential in life, now and in the future.

Basic types of practices that can be used to address or work towards achieving the four principles include:

1. Redevelop existing sites and buildings before constructing new ones; integrate ecological features to serve as green infrastructure elements; create a well-defined "edge" of natural space and agricultural lands; reduce water use and recycle waste water; biological sewage treatment; etc;

2. Develop pedestrian & bicycle oriented communities; development heated and powered by renewable energy; intensification; mixed-use development; public transit; alternatively fuelled fleets; incentives for organic agriculture that minimizes phosphorus and petrochemical fertilizers and herbicides etc;
3. Incorporate healthy building design and construction techniques that reduce or eliminate the use of toxic building materials; landscape design and maintenance that use alternatives to chemical pesticides and herbicides; adopting purchasing guidelines that encourage low or non-chemical product use; utilizing waste as a resource etc.; and
4. Creating a diversity of housing types; develop affordable housing for a diversity of residents; support locally based business and food production; encouraging eco-industrial development, participatory community planning and decision making; celebrating cultural heritage; design buildings and amenities to promote social interaction, etc.

Neighbourhoods form the basis for our understanding of community within the municipality we live in. As the County continues to grow, sustainable neighbourhood development becomes the key incremental step towards achieving a sustainable Strathcona County. The “lens” by which new neighbourhood developments will be reviewed is illustrated in Figure 12. The four sustainability principles will be evaluated against twelve theme topics. Each theme topic will establish targets and measure outcomes.

The Municipal Development Plan reflects the land use and settlement pattern decisions from our past and projects the desires of the community and decision makers as we move into the future.

Historically Strathcona County has been an agricultural community, incorporating a number of smaller urban communities to address the commercial, social, cultural and recreational needs for the rural area. The establishment of Sherwood Park in 1956, as the major urban community in the County has forever changed the traditional character of the typical rural municipality. Today, Strathcona County residents value the unique character and quality of life associated with having both rural and urban areas.

~~The Municipal Development Plan continues to recognize the majority of growth in population, employment, services and housing will continue to be accommodated within the Urban Service Area of Sherwood Park. Here, services are readily available and the infrastructure is already planned. Within the Urban Service Area boundary, higher density growth is targeted to occur in three residential urban villages and to be directed to various commercial nodes along major collector and arterial roads, identified in Area Structure Plans. Based on 2011 population growth projections, the community of Sherwood Park will reach the limits of the existing planned Urban Service Area by the year 2022. The Urban Service boundary cannot be expanded due to the desire of the community to limit outward sprawl beyond the existing boundary; the nature of the surrounding development; and the servicing capacities of the existing infrastructure.~~

~~This Bylaw acknowledges that prior to the full build out of Sherwood Park, as defined under existing planning documents, planning will be initiated for the priority growth areas and the redevelopment of older neighbourhoods to create sustainable communities as defined in this Bylaw, as well as progress toward achieving the overall density targets outlined in the Capital Region Growth Plan.~~

Additionally, the hamlets of Ardrossan, Josephburg, and South Cooking Lake are recognized as rural growth communities in the Capital Region Growth Plan that will continue to provide limited population growth, employment, services and housing. The growth and expansion potential of these three hamlets will be determined by the character of the land and infrastructure servicing capacities.
(Bylaw 42-2012)

The remaining hamlets of Antler Lake, Collingwood Cove, Half Moon Lake, Hastings Lake and North Cooking Lake are recognized as predominately residential communities with very limited population growth potential and are not identified as employment or service centres.

The country residential development surrounding the community of Sherwood Park, and to a lesser degree Ardrossan, represents a historical residential growth pattern in Strathcona County. Country residential beyond the physical limits identified in this Municipal Development Plan is not supported, as it is no longer considered an efficient, effective or sustainable use of land. Both the residential development and the servicing capacity are expected to reach full build out within the 20-year time horizon of this Bylaw. Emphasis will be placed on conservation design principles to develop the remaining Country Residential Policy Area. This will focus on conserving habitat, wetlands, treed areas, eco-systems and open space, as well as encouraging sustainable servicing options.

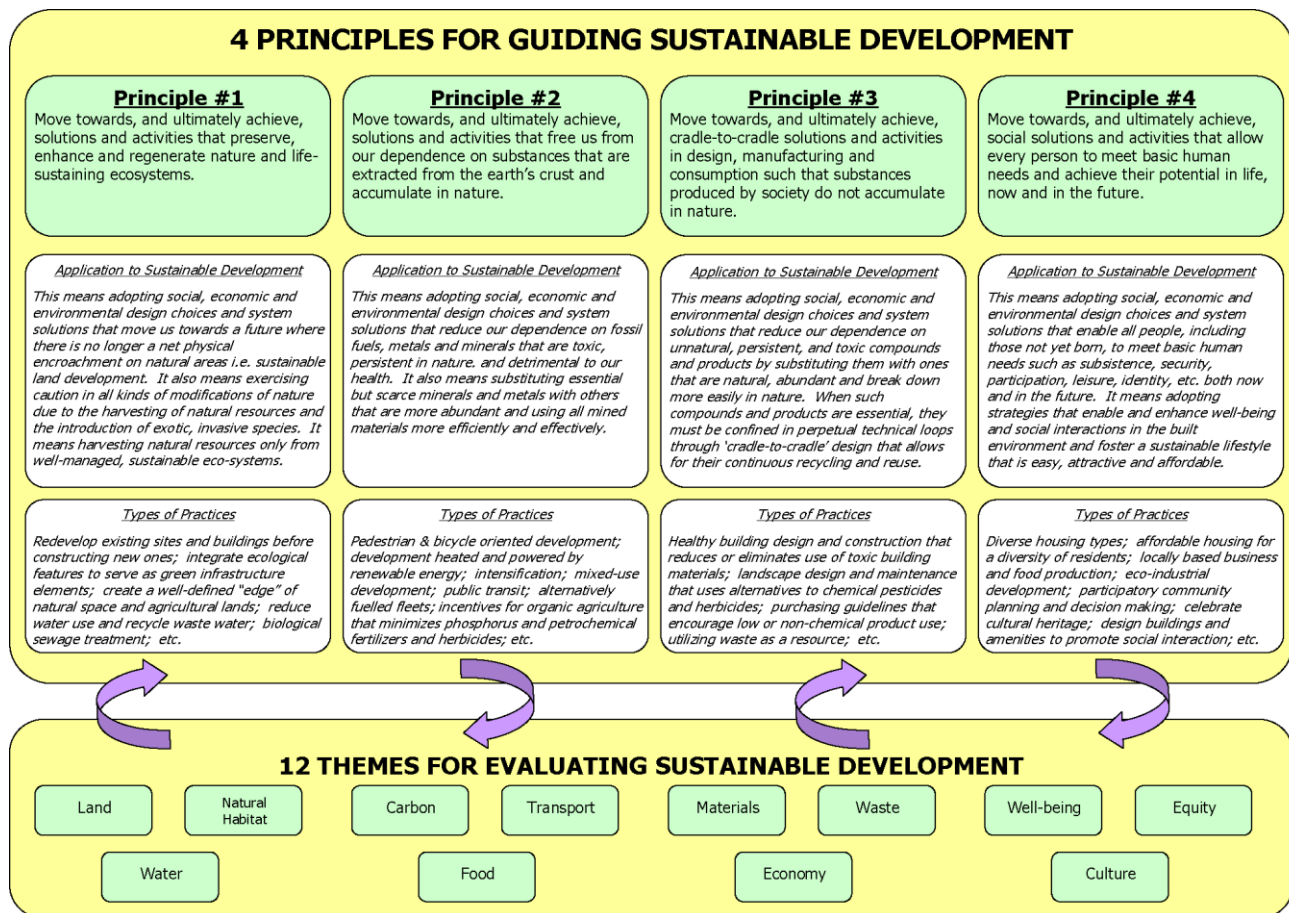


Figure 12: Principles of Sustainable Development

The Capital Region Growth Plan has designated distinct areas within the rural area of Strathcona County as pPriority gGrowth aAreas that stipulate urban density target requirements for future development. Within these Priority Growth Areas, This Municipal Development Plan identifies these areas as the Urban Reserve Policy Area (Bremner), the Rural/Urban Transition Policy Area and the area covered by the West of 21 Area Concept Plan. a Transition Urban Reserve Policy Area (Map #12) that are contained within these priority growth areas. Endorsement of the Bremner Growth Management Strategy by Council on March 22, 2016 confirmed the Urban Reserve Policy Area (Bremner) as the County's next area for urban development that will incorporate residential growth in the form of a complete community. The Bremner Growth Management Strategy (September 2014) provides high level direction for the subsequent planning of an Area Concept Plan to be completed by the County and future Area Structure Plans in this area. The Urban Reserve Policy Area (Bremner) and the West of 21 Area Concept Plan area are also part of the Urban Service Area.

During the time horizon of this Municipal Development Plan, (twenty years), the County will create Growth Management Strategies initially for the Urban Reserve Area and followed by the Rural/Urban Transition Policy Area that acknowledge the inclusion of higher density development that will include mixed use residential components in conformance with the intent of the Capital Region Growth Plan. The purpose of these Strategies will be to evaluate the lands from the perspective of sustainability principles, as illustrated in Figure 13.

The Strategies will incorporate public processes that will engage the existing communities as well as surrounding municipalities, in order to achieve the overall goal of a higher level of sustainability for Strathcona County's future. A Growth Management Strategy for the Urban Reserve Area and Rural/Urban Transition Policy Area must be completed and adopted by Council prior to urban scale development proceeding within the respective area. All development within these areas will be consistent with the urban level density targets stipulated in the Capital Region Growth Plan.

The Transition Urban Reserve Policy Area will be planned to an urban scale of development through the creation of an Area Concept Plan in line with the intent of the Capital Region Growth Plan and County Policy. (Bylaw 42-2012)

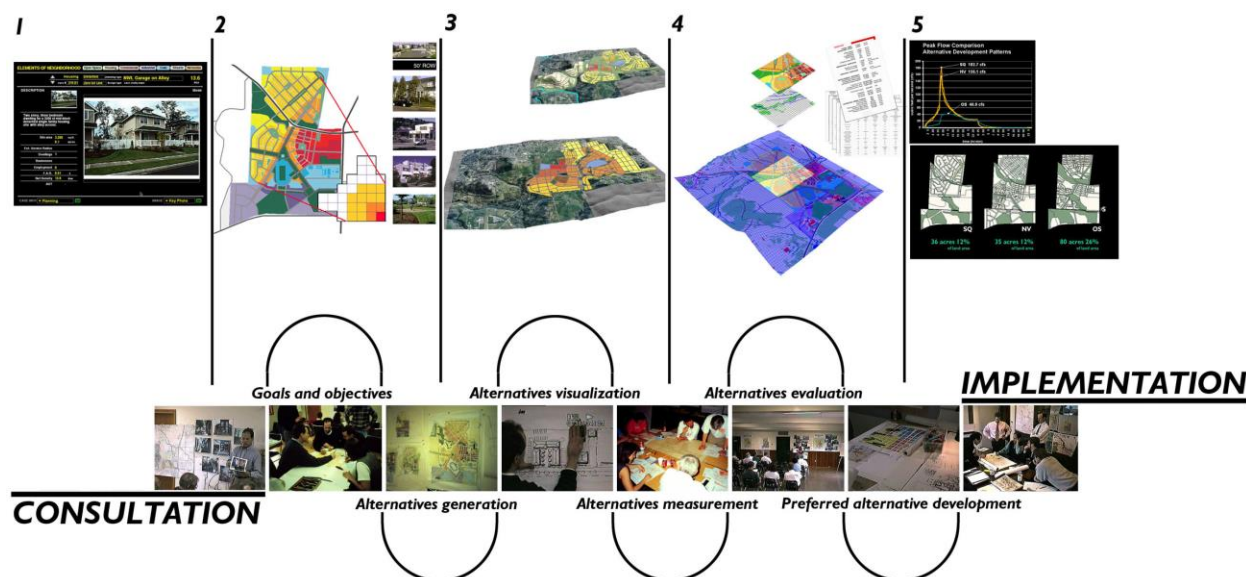


Figure 13: Sustainable Urban Neighbourhood Framework

Objectives

Strathcona County's sustainability and growth management objectives are to:

- 1) Demonstrate leadership towards applying sustainable practices throughout the community;
- 2) Adopt a framework that ensures future community planning implements and builds sustainable and complete neighbourhoods that create a sense of community within the municipality;
- 3) Partner with other professionals whom can assist the County in achieving sustainability objectives;
- 4) Adopt an approach to achieving sustainability that is forward-looking, responsible, adaptive, innovative and integrated;
- 5) Ensure an adequate and suitable land base exists to accommodate urban growth needs;
- 6) Direct urban growth to Sherwood Park, and to a lesser extent the hamlets of Ardrossan, Josephburg, and South Cooking Lake as identified within the area structure plans;
- 7) Make efficient use of the limited urban land bases in Sherwood Park, Ardrossan, Josephburg, and South Cooking Lake;
- 8) Manage and direct growth as a means to conserve natural areas and in particular, the High and Medium Priority Environment Management Areas contained in the Beaver Hills Moraine;
- 9) ~~Create Growth Management Strategies for the Urban Reserve Area and Rural/Urban Transition Policy Area that a~~Acknowledge the inclusion of higher density development that will include mixed use residential and complete community components in conformance with the intent of the Capital Region Growth Plan for the Urban Reserve Policy Area (Bremner); (Bylaw 42-2012)
- 10) Item deleted; (Bylaw 42-2012)
- 11) Direct new residential and commercial growth away from heavy industry.

Policies

Strathcona County will:

- 4.1 Within the context of the four science-based sustainability principles, utilize the following four elements to define how any new growth node, area concept plan, area structure plan or area redevelopment plan must be developed:
 - a) Holistically planned giving full consideration to local and global impacts on economic growth, social equity, environmental health and cultural vitality;
 - b) Systematically apply science-based sustainability principles to all decision making throughout planning, design and implementation;
 - c) Make sustainable living easy, attractive and affordable by creating opportunities for residents to live within the capacity of one planet; and
 - d) Foster one planet lifestyles, allowing residents to achieve a genuine quality of life without sacrificing a modern and mobile lifestyle.
- 4.2 Demonstrate leadership on sustainability and invest in the community by providing good governance, decision making and taking action to advance sustainability through County led initiatives;
- 4.3 Partner with groups and organizations in a collaborative and coordinated manner to advance the County's sustainability initiatives;
- 4.4 Review business models and adopt a framework that is more adaptable, innovative and

incorporates an integrated approach to decision making. The relationship between the environment, land use, infrastructure, social needs, development policies and community planning will be considered;

- 4.5 Require the proponents for any new urban area to select and prioritize strategies, using a systems approach that considers the following:
- a) **New Urban Form Strategies** incorporating ecologically sensitive land use; compact land use and site design; greenway and public spaces; pedestrian and bicycle orientation; sense of neighbourhood or community; versatile built form; and enhanced livability built form;
 - b) **Aggressive Demand Reduction Strategies** incorporating transportation; fuel and power; solid waste and material use; and water and stormwater;
 - c) **Efficient Resource Use Strategies** incorporating green infrastructure planning; distribution energy systems; water and wastewater; reuse and recycling; greenscaping; and green material management and procurement;
 - d) **Renewable Resource Strategies** incorporating energy, water and materials; and
 - e) **Sustainable Lifestyle Strategies** incorporating community engagement; communication networks; municipally led initiatives; and developer led initiatives.
- 4.6 Ensure the following theme topics are considered when evaluating sustainable development:
- a) Carbon – reduce dependence upon fossil fuels;
 - b) Transport – use of alternative forms of transportation and a reduction in single car usage;
 - c) Land use – introduction of mixed use, higher density developments;
 - d) Materials – use of healthy building design and construction materials;
 - e) Waste – utilizing waste as a resource;
 - f) Economy – supporting locally based and eco-industrial businesses;
 - g) Water – conservation of water through reduced water consumption and retention of natural infrastructure;
 - h) Food – local food production and value added opportunities;
 - i) Natural Habitat – conservation of natural habitat;
 - j) Well-Being – design buildings and amenities to promote inter-generational interaction and cohesion;
 - k) Equity – access to affordable housing, amenities and every day needs for all residents; and
 - l) Culture – celebrate cultural heritage.
- 4.7 Continue to review and assess the long term growth needs of the community in order to provide an adequate and suitable supply of urban land;
- 4.8 Monitor growth, based on the municipality's ability to ensure suitable access and appropriate services are in place, in accordance with its 30 year capital plan and development standards; and based on the County's sustainable development philosophy and models;
- 4.9 Ensure that all new growth pays for itself and will not be a burden on the existing ratepayers, and recognize the desirability of inter-generational equity;
- 4.10 Manage and direct growth in the community through the timely preparation of area structure plans that consider social, economic and environmental elements to form a complete community;
- 4.11 Continue to work with the development industry to explore opportunities within the Emerald Hills, Aspen Trails and Summerwood neighbourhoods of Sherwood Park, to create complete and sustainable neighbourhoods, utilizing the Sustainable Urban Neighbourhood process approach;

- 4.12 Review and update the existing area structure plans for Ardrossan, Josephburg, and South Cooking Lake to encourage the existing urban areas to become more complete communities with unique, vibrant, mixed use neighbourhoods;
- 4.13 Review the existing area structure plans for Antler Lake, Collingwood Cove, Half Moon Lake, Hastings Lake and North Cooking Lake, and where one does not exist, prepare the plan to address the unique character of each hamlet; explore opportunities to enhance the quality of life in those communities; and include more sustainable business practices in the evolution of the community;
- 4.14 Limit new country residential development to the existing Country Residential Policy Area, with emphasis on the County's conservation design based principles for country residential developments;
- 4.15 Complete the Country Residential Area Concept Plan in order to provide specific policy direction for the management of new and existing country residential development;
- 4.16 Manage and direct growth, using conservation design based principles as a means to conserve natural areas; in particular the High and Medium Priority Environment Management Areas contained in the Beaver Hills Moraine;
- 4.17 Direct residential and commercial growth away from heavy industrial areas using the County's adopted risk based management approach and modelling;
- 4.18 Review opportunities in older neighbourhoods of Sherwood Park to redevelop, intensify and create complete and sustainable communities with the support of the local residents;
- 4.19 ~~Continue to work with landowners with the Transition Urban Reserve Policy Area, to complete an area concept plan prior to permitting any development in the area. Until the area concept plan is adopted, apply the policies for Agriculture Large Holdings within the policy area boundaries; Until Area Concept Plans are adopted, requirements of the Agriculture Large Holdings Policy Area shall be applied to Urban Reserve Policy Area (Bremner) and the Rural/Urban Transition Policy Area.~~
- 4.19a ~~Ensure Growth Management Strategies will take into account appropriate transitioning of the built form, from urban to rural with regard to residential development; (Bylaw 42-2012) Item deleted;~~
- 4.19b Review opportunities to direct intensification, redevelopment and creation of mixed use development towards regional transit corridors; (Bylaw 42-2012)
- 4.19c Ensure regional transit corridors and nodes as identified by the Capital Region Growth Plan are developed with a range of mixed uses and densities at a scale and intensity appropriate for its location and is considerate of existing development; (Bylaw 42-2012)
- 4.19d Allow existing agricultural operations to continue within the Urban Reserve Policy Area (Bremner), and the Rural/Urban Transition Policy Area, ~~and Transition Urban Reserve Policy Area; (Bylaw 42-2012)~~
- 4.19e The Urban Reserve Policy Area (Bremner) shall be the County's next urban growth area. The Bremner Growth Management Strategy (September 2014) shall be utilized as a foundation for future statutory planning. ~~Ensure Growth Management Strategies address potential fringe conflicts with existing agricultural operations throughout the stages of development. (Bylaw 42-2012)~~
- 4.19f ~~Continue to work with landowners within Urban Reserve Area and Rural/Urban Transition Policy~~

~~Area to complete~~ An Area Concept Plan shall be completed by Strathcona County and adopted for the Urban Reserve Policy Area (Bremner) prior to accepting any new applications for Area Structure Plans, Land Use Bylaw amendments, or subdivision within the boundary of the Urban Reserve Policy Area (Bremner). Plans following Strathcona County's completion of a Growth Management Study for each respective Area. Until an Area Concept Plan is adopted, requirements of the Agriculture Large Policy Area will be applied to ~~this~~ these areas. (Bylaw 42-2012)

4.20 — Ensure that any potential growth area, whether urban or rural, incorporates the following components into their plan:

- ~~a) Consideration of future interchange requirements;~~
- ~~b) Appropriate setbacks and transitions from industry and pipeline corridors within the plan area as well as adjacent lands;~~
- ~~c) Transportation networks and efficiencies including the impacts on existing communities such as Sherwood Park;~~
- ~~d) Efficient water, sewer, stormwater and shallow utility infrastructure;~~
- ~~e) Environmental and farmland conservation;~~
- ~~f) Transit orientated compact development;~~
- ~~g) Timing and sequence of development;~~
- ~~h) Diversity of uses where possible, including employment, housing, community services, social needs and open spaces;~~
- ~~i) Resource and energy efficiencies of buildings, infrastructure, waste management; and~~
- ~~j) Community and urban design. Item deleted;~~

4.21 — Initiate a community consultative process to develop a Growth Management Strategy for both the Urban Reserve Area and the Rural/Urban Transition Policy areas, as identified in the Plan, and incorporate analysis on:

- ~~a) Opportunities and constraints;~~
- ~~b) Water, sewer, stormwater and other infrastructure costs;~~
- ~~c) Transportation networks, including the impacts on existing communities such as Sherwood Park;~~
- ~~d) Environmental and farmland conservation;~~
- ~~e) Transit, municipal service efficiencies and financial impact;~~
- ~~f) Timing and sequence of build out as it relates to servicing, financial and infrastructure impacts;~~
- ~~g) Regional context with respect to infrastructure, land use, employment, transportation efficiencies and impacts;~~
- ~~h) Scenarios on various options to accommodate a diversity of uses – employment, housing, community services, social needs and open spaces within each area; and~~
- ~~i) Access to existing commercial development in Strathcona County in the short term. Item deleted;~~

4.22 — Ensure that the Growth Management Strategy for the Urban Reserve addresses the need to provide safe and efficient transitions between the City of Edmonton's heavy industry and residential land uses; and ~~Item deleted;~~

4.23 — Item deleted; (Bylaw 42-2012)

17...Implementation

Introduction

The primary function of a Municipal Development Plan is to provide direction, through policies, that guide long-term development contained in both statutory and non-statutory documents, such as area structure plans, area redevelopment plans, and conceptual schemes.

All municipal documents and corporate actions need to reflect the intent of the Plan. Implementation is promoted through the understanding and cooperation of citizens, developers and relevant agencies.

Factors that affect land use, economic development, environmental sustainability and the provision of municipal services are constantly changing. Therefore, the Municipal Development Plan will continue to be monitored, periodically reviewed and amended as required, in order to ensure the policies remain relevant as Strathcona County continues to evolve.

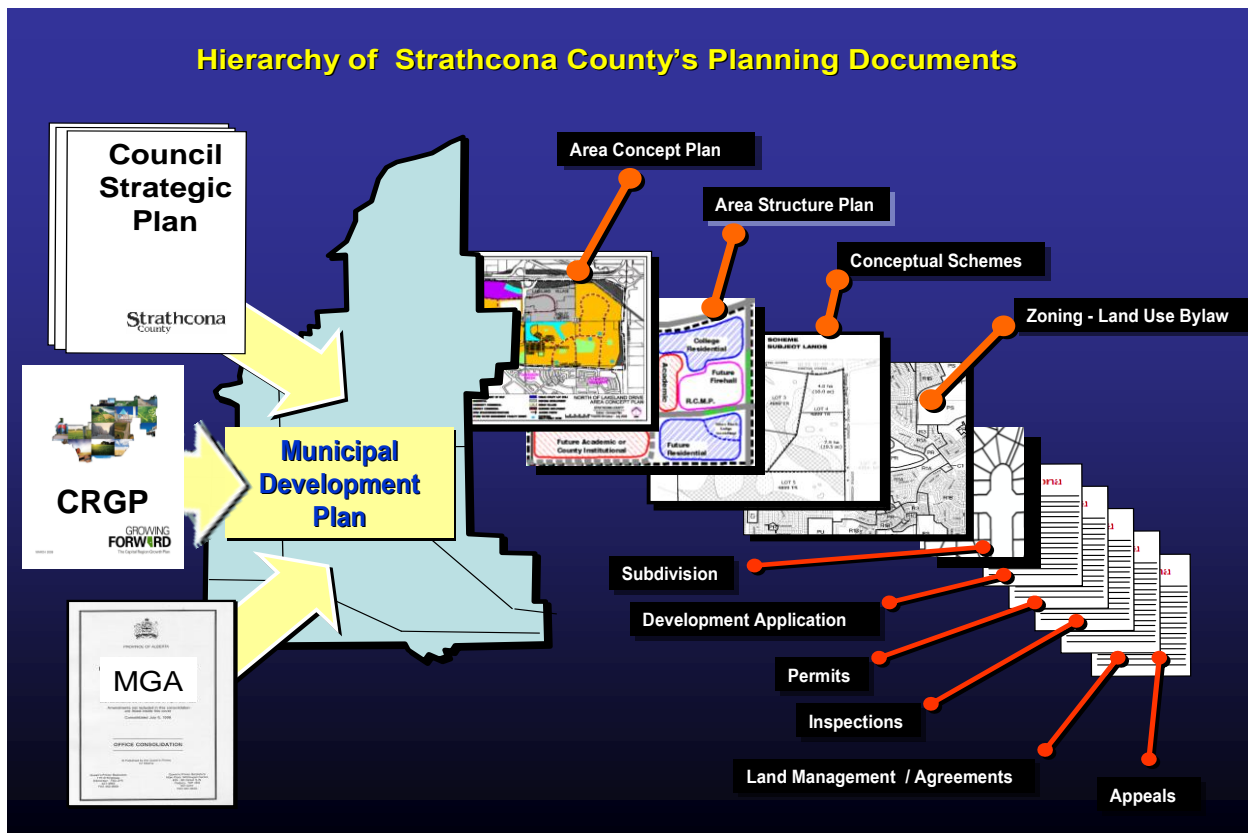


Figure 31: Hierarchy of Strathcona County's Planning Documents

Objectives

Strathcona County's Implementation objectives are to:

- 1) Convey the intent of Municipal Development Plan policies through all aspects of the County's development activities;
- 2) Ensure consistency between the Municipal Development Plan and other statutory and non-statutory documents;
- 3) Encourage meaningful public involvement and participation in planning matters;
- 4) Support continued meaningful liaisons with both the provincial and federal governments;
- 5) Encourage and promote interaction between the private, non-government and public sectors;
- 6) Ensure that applications which are in progress at the time of creating this Bylaw, are treated in a fair manner; and
- 7) Allow for amendments to the Municipal Development Plan.

Policies

Strathcona County will:

- 17.1 Implement the policies contained within the Municipal Development Plan through the Land Use Bylaw, and other statutory and non-statutory documents such as area structure plans, area redevelopment plans, conceptual schemes, subdivision approvals and development agreements;
- 17.2 Review/update all area structure plans and the Land Use Bylaw to reflect the policies of this Bylaw, and if deemed necessary, undertake any studies or plans necessary to provide more detailed land use direction for particular areas within the County;
- 17.3 Ensure the following are consistent with the Municipal Development Plan:
 - a) Any new and/or amendments to existing statutory and non-statutory plans, such as area structure plans, area redevelopment plans, conceptual schemes or intermunicipal development plans adopted by the County;
 - b) Strathcona County's Land Use Bylaw; and
 - c) Subdivision applications approved by the Approving Authority.
- 17.4 Conduct a major review of the Municipal Development Plan every five years in order to ensure the Plan remains valid and effective;
- 17.5 Continue to ensure that planning decisions are based on a transparent process that is clear to stakeholders and treats all parties fairly;
- 17.6 Involve County stakeholders in the development, review and amendment of the Municipal Development Plan;
- 17.7 Continue to provide guidance and work with citizens, community groups and the private sector on matters related to land use planning;
- 17.8 Cooperate with other municipalities, provincial and federal agencies on matters of mutual planning importance; and
- 17.9 Adhere to the requirements of the Municipal Government Act when updating or amending the Municipal Development Plan.
- 17.9a Adhere to the requirement of the Capital Region Growth Plan to ensure lands identified for regional infrastructure such as energy transmission, highways, municipal infrastructure, transit and related facilities are protected from incompatible development. **(Bylaw 42-2012)**

Statutory Plan and Development Applications Prior to Adoption of the Municipal Development Plan

In conjunction with the preparation and adoption of a new Municipal Development Plan, it is important to ensure that applications which are currently being processed are dealt with in a fair and equitable manner.

- 17.10 Where a bylaw to approve an area structure plan, area structure plan amendment or Land Use Bylaw amendment has been considered by Council at a Public Hearing, prior to the date on which this Municipal Development Plan is adopted, and where the area structure plan, area structure plan amendment or Land Use Bylaw amendment would be inconsistent with this Municipal Development Plan, Council may proceed with further readings and adoption of the bylaw, provided that final adoption occurs no later than two (2) years from the date on which this Municipal Development Plan is adopted;
- 17.11 Where a conceptual scheme/Land Use Bylaw amendment application has been submitted and is deemed complete, prior to the date on which this Municipal Development Plan is adopted; Council may proceed with adoption of the conceptual scheme and Land Use Bylaw amendment, provided that adoption of the conceptual scheme by resolution and final reading of the Land Use Bylaw amendment occurs no later than two (2) years from the date on which this Municipal Development Plan is adopted;
- 17.12 Area structure plans and conceptual schemes adopted prior to the date of adoption of this Municipal Development Plan shall follow the policy direction of this document wherever possible; and
- 17.13 Where an application for subdivision has been deemed complete prior to the date on which this Municipal Development Plan is adopted, and where the proposed subdivision would be inconsistent with this Municipal Development Plan, the Approving Authority may proceed with approval of the subdivision in accordance with Municipal Development Plan Bylaw 38-98, provided that the approval occurs no later than six (6) months from the date on which this Municipal Development Plan is adopted. The Approving Authority must not grant any extensions to the one (1) year approval period for any subdivision approvals under this clause.

Intermunicipal Requirements

Strathcona County will:

- 17.14 Circulate applications for development to adjacent municipalities, federal, provincial and resource agencies in accordance with the table identified in Figure 32 – Notification and Referrals;
- 17.15 All agencies forwarded a referral for input will have 28 (twenty eight) days to respond. Response time refers to total calendar days. Requests for extension will be considered on a case by case basis; and
- 17.16 In the event of an intermunicipal disagreement over an application, an escalating process of mediation of the issue or dispute resolution will be followed. Initially, the affected departments will attempt to resolve the issue, if this fails, then the managers of the respective departments will engage in discussions to try and resolve the dispute. As a final internal step, the Chief Administrative Officers of the respective municipalities will engage in discussions to resolve the situation. As a last resort, the dispute must proceed to formal mediation as advocated in the Municipal Government Act prior to proceeding to the Municipal Government Board.

Strathcona County advocates intermunicipal discussion or mediation on the basis that both municipalities are equal participants;

17.17 The City of Edmonton and Strathcona County share a 40 km (25 mile) boundary along their respective east/west edges. The two communities will complete a Joint Planning Study to address the immediate and long terms land use patterns along this edge, from the perspectives of safety and compatibility of uses which will benefit the region. The Study will include a vision for future land use which includes reference to:

- a) new development, redevelopment and intensification relative to industrial risk management and mitigation;
- b) the accommodation of existing long range plans;
- c) the creation of a complimentary industrial cluster which will benefit both communities; and
- d) the acknowledgement of the sustainability principles and themes in all land use planning decisions on the mutual boundary.

The first portion of the Study to be undertaken will be the Yellowhead Corridor. See the study area boundary on Map 11.

~~17.18 Those lands situated north of the existing boundary of Sherwood Park and west of Highway 21 will be the subject of an area concept plan, to be prepared with the participation of the City of Edmonton. The Plan area will accommodate predominantly non-residential land uses and therefore, will acknowledge development constraints relative to: the existing pipeline corridor; heavy industrial separation of uses; future transportation upgrades to the highway network and the construction of a new bridge crossing; environmental integrity; proximity to urban reserve uses east of Highway 21; and residential uses existing in the City of Edmonton, across the North Saskatchewan River.~~

Notification and Referrals	
Type of Notification	Referral Directed To:
1. *Statutory Plan & Bylaws	
Municipal Development Plan and all amendments	All adjacent municipalities and federal/provincial government and appropriate resource agencies within 1.5 km of the plan area. These shall be subject to Capital Region Board endorsement as outlined in the Regional Evaluation Framework.
Area concept plans/area structure plans and all amendments	All adjacent municipalities and federal/provincial government and appropriate resource agencies within 1.5 km of the boundary of the plan area. These may be subject to Capital Region Board endorsement as outlined in the Regional Evaluation Framework.
Area redevelopment plans and all amendments	All adjacent municipalities and federal/provincial government and appropriate resource agencies within 1.5 km of the boundary of the application area. These may be subject to Capital Region Board endorsement as outlined in the Regional Evaluation Framework.
Land Use Bylaw redistricting, direct control proposals, subdivision and development permit applications for discretionary uses	All adjacent municipalities and federal/provincial government and appropriate resource agencies within 1.5 km of the application area.
Land Use Bylaw Text Amendments	All adjacent municipalities and federal/provincial government and appropriate resource agencies
*Note: Within an adopted area concept plan, area structure plan, area redevelopment plan or Land Use Bylaw, no referrals are required for all complying proposals, including redistricting, direct control district proposals, subdivisions and development permit applications.	
2. Where No ACP, ASP or ARP is Adopted	
Land Use Bylaw site specific amendments including Direct Control Districts	All adjacent municipalities and federal/provincial government and appropriate resource agencies within 1.5 km of the application area.
Subdivision applications	All adjacent municipalities and federal/provincial government and appropriate resource agencies within 1.5 km of the application area.
3. Road Closures	
Road closure proposals which affect boundary roads	Any affected adjacent municipality, and all affected provincial or resource agencies.
4. Other Land Use Proposals	
Heavy industrial developments, confined feeding operations and resource extraction activities	A license, permit approval or other authorization granted by a Federal or Provincial agency or Crown-controlled organization may prevail over this Bylaw or a development decision by a local Approving Authority pursuant to federal or provincial legislation. * In these situations, Strathcona County is a referral agency and not an approving body, but will circulate to those municipalities and federal/provincial government and appropriate resource agencies within 1.5 km of the application area.
* Note: It should be recognized that referral times may be altered in this situation depending on the circulation timeline of the originating body or authority.	

Figure 32: Notification and Referrals

Benchmarks to Measure Sustainability

“Sustainability” is only a term unless a means of presenting implementable, measurable outcomes is provided. An integrated, community wide approach to decision making to ensure the various components of the community, including the services which are provided, remain sustainable or viable over the long term is desirable. Benchmarks or measurement tools for Strathcona County require decisions to be made based on social, economic and environmental considerations.

Individual departments in Strathcona County prepare Business Plans and the independent initiatives identified as benchmarks, must be considered in the three year budget cycle which is updated on a yearly basis.

Land Use

Strathcona County will:

17.19 Reduce dependence upon fossil fuels by:

- a) Promoting compact development that reduces drive distances and/or minimizes the need to drive;
- b) Ensuring a mix of integrated community uses – housing, commerce, workplaces, schools, parks and civic facilities should all be within walking or bicycling distance;
- c) Ensuring human scaled development that is pedestrian friendly;
- d) Supporting the development of community heating systems;
- e) Promoting development that is oriented around public transit; and
- f) Encouraging local food production and agriculture that reduces the need for long-range transport of food.

17.20 Reduce activities that encroach upon nature by:

- a) Promoting remediation and redevelopment of brownfield sites and other developed lands;
- b) Promoting regional and local designs that respect the regional ecosystems and natural functions which support human communities; and
- c) Guiding development to existing developed areas and areas identified for growth in order to minimize development in outlying undeveloped areas.

Transportation

Strathcona County will:

17.21 Reduce dependence upon fossil fuels by:

- a) Reducing vehicle trips and kilometres traveled by promoting compact developments, infill, and mixed use development;
- b) Promoting use of alternative forms of transportation such as walking, bicycling, and public transit;
- c) Supporting the use of vehicles powered by alternative energy sources;
- d) Encouraging the incorporation of street layouts that enhance access between neighbourhoods and to neighbourhood based commercial developments; and
- e) Providing affordable, efficient transportation alternatives for residents, especially low income households, elders, and others that cannot or do not own automobiles.

Housing and Building

Strathcona County will:

17.22 Reduce dependence upon fossil fuels, extracted underground metals, and minerals by:

- a) Introducing solar-oriented development designs;
- b) Using regenerative energy heating and cooling sources as alternatives to fossil fuels;
- c) Providing opportunities to work where you live; and
- d) Promoting the reduction of waste and recycling of waste materials (both commercial and residential).

17.23 Reduce activities that encroach upon nature by:

- a) Encouraging the reuse of existing buildings and sites for development (infill);
- b) Supporting compact and clustered residential development, including reduced minimum lot sizes;
- c) Promoting water conservation measures, to minimize environmentally destructive side effects of developing new water sources;
- d) Requiring the development of stormwater management facilities that restore the quality of on-site run-off;
- e) Promoting the use of recycled building materials, such as tires which helps to minimize the mining of natural resources; and
- f) Requiring the recycling of building construction waste materials and the use of appropriate deconstruction techniques.

17.24 Will meet human needs fairly and efficiently by providing for:

- a) Communities and housing developments that are socially cohesive, reduce isolation and share resources such as housing co-ops;
- b) Housing that is affordable to a variety of income groups within the community;
- c) Shelter options which support a diversity of occupants in terms of age, social, and cultural status such as aging in place facilities; and
- d) Housing options to be physically located near employment centers.

Economic Development

Strathcona County will:

17.25 Encourage and support businesses that reduce dependence upon fossil fuels, extracted underground metals and minerals by:

- a) Reducing employee and product transport vehicle trips;
- b) Using regenerative energy alternatives to fossil fuel, or that are working to reduce dependence on fossil fuels; and
- c) Eliminating or reducing the use of cadmium, lead, and other potentially toxic metals and minerals.

17.26 Encourage and support businesses that reduce dependence upon chemicals and unnatural substances by:

- a) Actively seeking ways to minimize the use of toxic manufactured substances;
- b) Meeting or exceeding clean air standards;
- c) Minimizing or reducing the use of chemicals; and
- d) Incorporating into their business practices, the use of agricultural methods that reduce or minimize use of pesticides, herbicides, and manufactured fertilizers.

17.27 Encourage the development of businesses that reduce or eliminate activities that encroach upon nature by:

- a) Using recycled materials or by-products of other businesses, minimizing the use of virgin raw materials;
- b) Preventing or minimizing activities that emit waste or pollutants into the environment; and
- c) Re-using processed water.

Open Space/ Recreation

Strathcona County will:

- 17.28 Reduce dependence upon fossil fuels, extracted underground metals, and minerals by:
- a) Providing recreation facilities within walking and bicycling distance of residences;
 - b) Using local materials and native plants in facility design to reduce transport distances and reduce maintenance; and
 - c) Reducing the amount of landscape and park maintenance equipment which is powered by fossil fuels.
- 17.29 Reduce dependence upon chemicals and synthetic substances by:
- a) Using alternatives to chemical pesticides and herbicides in park and facility maintenance; and
 - b) Requiring the utilization of regionally native plants for landscaping.
- 17.30 Support activities and initiatives that encourage the retention of natural areas in the Beaver Hills by:
- a) Exploring the introduction of tax benefits for the retention of natural, undisturbed landscapes in the Beaver Hills Moraine.

Floodplain Management

Strathcona County will:

- 17.31 Reduce activities that encroach upon floodplains by:
- a) Requiring an adequate development setback; and
 - b) Conserving or restoring wetland areas along rivers, creeks and lakes for natural flood control.

Watershed Planning/Management

Strathcona County will:

- 17.32 Reduce activities that encroach upon nature by:
- a) Supporting development that conserves or enhances water quality;
 - b) Encouraging reduced water consumption;
 - c) Requiring the use of flood control and stormwater management techniques that enhance and restore natural habitats; and
 - d) Eliminating wetland destruction and requiring the restoration of those wetlands already degraded.

Resource Conservation

Strathcona County will:

- 17.33 Reduce dependence upon fossil fuels, extracted underground metals, and minerals by:
- a) Minimizing energy use;
 - b) Discouraging the use of products that utilize packaging derived from non-renewable, non-degradable resources;
 - c) Promoting the recycling of waste materials derived from non-renewable, non-degradable resources; and
 - d) Developing community gardens that reduce the need for long-range transport of food.

Planning Processes/Education

Strathcona County will:

17.34 Support meeting human needs fairly and efficiently by:

- a) Integrally involving community stakeholders in setting the vision and developing plans for their community; and
- b) Establishing avenues for meaningful participation in decision making for all stakeholders.

Infrastructure (Utilities)

Strathcona County will:

- 17.35 Strathcona County will reduce dependence on fossil fuels, extracted underground metals, and minerals by promoting facilities that employ renewable energy sources, or reduce the use of fossil fuels for their operations and transport needs; and
- 17.36 Reduce dependence upon chemicals and synthetic substances by promoting design approaches and regulatory systems that focus on pollution prevention, re-use and recycling.

Growth Management

Strathcona County will:

- 17.37 Reduce dependence upon fossil fuels, extracted underground metals and minerals by promoting development near existing transportation systems, minimizing the need for new road and highway construction;
- 17.38 Reduce activities that encroach upon nature by promoting:
 - a) Appropriate development and population growth policies linked to the carrying capacity of natural systems and community facilities; and
 - b) Development patterns that respect natural systems such as watersheds and wildlife corridors.
- 17.39 Meet human needs fairly and efficiently by requiring the creation of fair and equitable growth management policies that acknowledge diversity in both the local population and the economy;
- 17.40 ~~Strathcona County will accept new applications for Area Concept Plans, Area Structure Plans, rezoning or subdivisions within the boundaries of the Urban Reserve Area once a Growth Management Strategy and associated servicing studies are completed for the area and endorsed by Municipal Council; (Bylaw 42-2012) Item deleted;~~
- 17.41 Strathcona County will accept new applications for Area Concept Plans, Area Structure Plans, rezoning or subdivisions within the boundaries of the Rural/Urban Transition Policy Area once a Growth Management Strategy and associated servicing studies are completed for the area and endorsed by Municipal Council; and (Bylaw 42-2012)
- 17.42 Notwithstanding policy 4.19f 17.40, allow subdivision and redistricting to occur on parcels that are part of an existing Council approved Conceptual Scheme within the Urban Reserve Policy Area (Bremner), provided that any proposed subdivision or rezoning/redistricting conforms to the general intent of that Conceptual Scheme. (Bylaw 42-2012)

Definitions

Affordable Housing: a range of housing options which will provide shelter for all Strathcona County residents, either on an ownership or rental basis.

Aging in Place: refers to one's ability to stay living in one location as aging occurs and shelter needs change.

Aggregate Resources: raw materials including sand, gravel, clay, earth or mineralized rock found on or under a site.

Agriculture – Large Holdings Policy Area: an area that is intended to allow for the development of large/extensive agricultural operations on large, un-fragmented parcels that are greater than or equal to 32.3 hectares (80 acres), less road widening requirements.

Agriculture-Small Holdings Policy Area: an area intended to serve as a transition from higher density development in the west to a lesser density of rural and agricultural uses in the east/southeast, towards Elk Island National Park and the Beaver Hills Moraine. This policy area also provides for conservation of priority environmental management areas, rural small holdings and intensive agricultural operations and associated residential uses.

Agri-Industrial Transition Policy Area: an area which is intended to provide a transition between heavy industrial activities within Alberta's Industrial Heartland and the remainder of Strathcona County. This area would allow for the development of intensive soil based agriculture (horticulture), as well as the potential for synergetic processing, (off-gas energy inputs), for the production or refinement of agricultural goods, on parcels greater than or equal to 4.0 ha (10 acres).

Alberta Capital Region (Capital Region): refers to twenty three (23) municipalities within the Edmonton Census Metropolitan Area.

Alberta's Industrial Heartland: is the area that has been identified as one of several Canadian sites deemed to have excellent potential for eco-industrial development. This area includes land within the municipalities of Strathcona County, the City of Fort Saskatchewan, Sturgeon County and Lamont County.

Approving Authority: a governing body a governing body (federal, provincial or municipal level) that is authorized through legislation to make decisions concerning land use.

Arterial Road: a major or main road intended to provide for through traffic between or within communities or to and from collector roads.

Beaver Hills Boundary: defines an area of an existing geomorphological feature created by retreating glaciers approximately 9000 years ago. Approximately 50% of its land area is within the boundaries of Strathcona County. The area is characterized by hummocky "knob and kettle" terrain, which forms a patchwork of depressional areas, supporting many wetlands and small lakes. The Beaver Hills Moraine, is located within the Dry Mixed-wood Boreal Forest Subregion, and is a transitional zone between the southern Aspen Parkland and other northern boreal forest subregions.

Beaver Hills Moraine Policy Area: an area that accommodates agriculture, residences tied to agriculture and low impact recreational uses. The primary intent of the Beaver Hills Moraine Policy Area is to preserve the Beaver Hills Moraine ecosystem and landscape.

Bed and Shore: the bank of a body of water as defined under the Provincial Surveys Act, which states that “when surveying a natural boundary that is a body of water, the surveyor shall determine the position of the line where the bed and shore of the body of water cease and the line shall be referred to as the bank of the body of water.” Top of bank is a key element in the management of hazard lands (i.e. flooding, erosion, slope instability).

Brownfield: an abandoned, vacant, derelict or underutilized parcel of land, the expansion, redevelopment or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.

By-product: when one product is produced during the making of something else.

Canada Land Inventory (C.L.I.) Soil Class Rating System: provides an indication of the agricultural capability of land. The classes indicate the degree of limitation imposed by the soil in its use for mechanized agriculture. The C.L.I. class for each parcel of land is determined by the dominant C.L.I. class for the parcel, usually a quarter-section of land. Soil classes range from 1 to 7, with Class 1 soils having no significant limitations and Class 7 having severe limitations in terms of its capacity for arable culture or permanent pasture.

C.L.I. Soil Class 1 - soils in this class have no significant limitations in use for crops. The soils are deep, are well to imperfectly drained, hold moisture well, and in the virgin state were well supplied with plant nutrients. They can be managed and cropped without difficulty. Under good management they are moderately high to high in productivity for a wide range of field crops.

C.L.I. Soil Class 2 - soils in this class have moderate limitations that restrict the range of crops or require moderate conservation practices. The soils are deep and hold moisture well. The limitations are moderate and the soils can be managed and cropped with little difficulty. Under good management they are moderately high to high in productivity for a fairly wide range of crops.

Cluster Development: buildings concentrated together in specific areas while achieving the allowable density, rather than being evenly spread out in a parcel. This configuration allows for the preservation of environmentally sensitive features.

Collector Road: a street that penetrates neighbourhoods, collecting and distributing traffic from local roads in neighbourhoods and channelling it to and from an arterial road.

Collective Communal Residences: any dwelling unit on an agricultural operation that is used to house full-time, permanent or seasonal agricultural workers only. This may include, but is not limited to, single dwellings and manufactured homes.

Complete Community: a community that provides a range of choices in the physical and social elements of neighbourhoods, such as housing, shopping, working, travel, leisure, services and social contacts with goals of reducing distances and travel times. A complete community encourages diversity at a neighbourhood scale.

Confined Feeding Operation (CFO): fenced or enclosed land or buildings where livestock, (as defined under the Agricultural Operations Practices Act R.S.A. 2000, c A-7), are confined for the purpose of growing, sustaining, finishing or breeding by means other than grazing. Also includes any other building or structure directly related to that purpose but does not include residences, livestock seasonal feeding and bedding sites, equestrian stables, auction markets, race tracks or exhibition grounds.

Conservation Agreement: An agreement between the municipality and the landowner which enables continued use and development of a parcel, while protecting the parcel's natural ecosystems, plant and animal species.

Conservation Design: the planning, management and implementation of an activity with the objective of protecting the essential physical, chemical and biological characteristics of the environment against degradation.

Conservation Easement: a restriction placed on a piece of property to protect the resources, natural or man-made, associated with the parcel. The easement is either voluntarily sold or donated by the landowner, and constitutes a legally binding agreement that prohibits certain types of uses or development from occurring on the land. The easement is publicly recorded and runs with the property deed for a specified time or in perpetuity. It gives the holder the responsibility to monitor and enforce the property restrictions imposed by the easement for as long as it is designed to run. An easement does not grant ownership nor does it absolve the property owner from traditional owner responsibilities, such as property tax, upkeep, maintenance, or improvements.

Conservation Subdivision Design (CSD): identifying the most significant natural and cultural resources on a parcel of land, and thereby determining the most suitable “building envelopes” from a preservation viewpoint.

Country Residential Policy Area: an area that accommodates a mixture of agricultural and rural residential lifestyles. The primary intent of this Policy Area is to promote country residential developments that conserve or consider the character of existing developments, the existing natural features of the landscape and environmentally sensitive areas in accordance with Conservation Subdivision Design principles. (Bylaw 57-2011)

Custodial Care Facilities: a building or portions thereof, used for the lodging or boarding of persons who are incapable of self-preservation because of age, physical, or mental limitations. This includes facilities for the developmentally and intellectually delayed.

Crime Prevention Through Environmental Design (CPTED): a planning approach that recognizes that the proper design and effective use of the built environment can lead to a reduction in the incidence and fear of crime and to an improved quality of life.

Developable Area: for the purposes of rural residential lot creation, developable area is an area within a parcel of land less the lands required for environmental reserves, municipal reserves and road rights-of-way. In addition, in order for an area to be considered developable, it must be a contiguous minimum of 0.4 ha (1 acre) in size, in order to allow for the proper separation of residential, sewer and potable water needs.

Development Agreement (DA): a legal agreement between a developer and Strathcona County that specifies the financial obligations and the terms and conditions for the construction/warranty of municipal improvements necessary to service lands approved for development as defined under the Municipal Government Act.

District Energy System: the production of steam, hot water or chilled water at a central plant that pipes heat energy or chilled water out to buildings in the district for space heaters, domestic hot water heating and air conditioning. Individual buildings do not require their own boilers, furnaces, chillers or air conditioners.

Ecoscape: (or xeriscaping) is an approach to landscaping that combines native and low-water requirement plants, trees and/or shrubs to create a landscaped yard that is attractive and low maintenance. Ecoscaping makes efficient use of water and reduces negative effects on the environment.

Eco-Industrial: cooperating manufacturing and service businesses which are located together on a common property, or in close proximity to one another, that work together to improve their environmental and economic conditions by reducing waste and increasing product efficiency.

Environmental Reserve: lands that have been dedicated to the municipality by the developer of a subdivision as part of the subdivision approval process. Environmental reserves are those lands that are considered undevelopable and may consist of a swamp, gully, ravine, coulee or natural drainage course, or may be lands that are subject to flooding or are considered unstable. Environmental reserve may also be a strip of land, not less than 6 metres in width, abutting the bed and shore of any lake, river stream or other body of water for the purposes of preventing pollution or providing access to the bed and shore of the water body.

Environmental Reserve Easement: Pursuant to Section 664 of the Municipal Government Act, the developer of a subdivision may have registered an environmental reserve easement for the protection and enhancement of the environment, rather than dedicating land as environmental reserve. The land that is referred to in an environmental reserve easement remains in private ownership, rather than public ownership as in the case with environmental reserve. The purpose of the easement is to protect the natural environment.

Extensive Agriculture: the use of agricultural land for soil bound cultivation, to produce cereal, seed, forage, vegetable or fruit crops for mechanical harvesting.

Extended Care Facility: a facility that provides care for individuals suffering from a prolonged illness, or for those requiring rehabilitation from acute illnesses.

Family Care Dwellings: means a dwelling unit used to accommodate family members or residents of a separate dwelling unit on the same parcel of land who require additional care with daily activities due to illness, disability or medical conditions.

Farm Gate Industries: an agricultural operation where produce is cultivated and sold on site.

FireSmart: a set of preventative measures which aid in reducing the risk to people and property in the event of a wildfire.

Floodplain: the area of land bordering a water course or water body that would be inundated by a 1:100 year flood, which is a flood that has a 1% chance of occurring every year, as determined by Alberta Environment or Strathcona County officials.

Floodway: the channel of a watercourse and the adjacent areas where the majority of floodwaters will flow and where flow velocities and depths are potentially destructive to development. This is normally kept free of encumbrances to allow the free flow of water during a flood.

Flood Fringe: any land area adjoining the channel of a watercourse that has been covered by floodwater. It is the area of the floodplain outside of the floodway that is affected by flooding. This area is generally covered by still or slowly moving waters during flooding.

Fragmentation of Land: the division of land which results in a lack of interconnection between land uses.

~~**Future Urban Growth Area:** an area of land designated for future urban development subject to the adoption of required statutory plans. Item deleted;~~

Geotechnical Assessment: an assessment or estimation of the earth's subsurface and the quality and/or quantity of environmentally mitigative measures that would be necessary for development to occur.

Geothermal Heating: a method of heating and cooling a building. It takes advantage of the natural stable warmth stored in the earth.

Graywater Reuse System: a system that uses wastewater from bathtubs, showers, washbasins, washing machines, etc. to be used for landscape irrigation or industrial processes. This system reduces the load on septic and sanitary systems.

Green Infrastructure: the ecological processes, both natural and engineered, that provide economic and environmental benefits in urban and rural areas. These include but are not exclusive to:

- a) Creeks, streams and wetlands that retain and carry stormwater, improve water quality and provide habitat;
- b) Parks and greenways that link habitat and provide recreation opportunities;
- c) Working lands such as agricultural or forested areas;
- d) Engineered wetlands or stormwater management facilities that retain stormwater and improve infiltration; and
- e) Bio-Swales, which are above ground conduits for runoff as an alternative to subsurface infrastructure.

Green Initiatives: initiatives that industries and individuals take that are not detrimental to the environment.

Gross Developable Area: the total area of a parcel of land, less the land required to be provided as environmental reserve, and the land made subject to an environmental reserve easement.

Grow Home: a form of affordable housing that is compact, generally two storeys in height, energy efficient, and is usually developed in row house configurations. To increase the affordability of these homes, the basement or second floor is usually left unfinished which allows homeowners to "grow" into their new home as finances permit.

Hamlet: a small, rural, unincorporated community, that includes a limited number of land uses. These are typically single family dwellings and rural commercial uses, where infill, minor expansion and diversification of support services may occur subject to the requirements of area structure plans. The ~~Sherwood Park~~ Urban Service Area including the Hamlet of Sherwood Park, for the purposes of this Bylaw, is not included in this definition.

Hazard Lands: lands that are subject to flooding or are in the opinion of the Development Authority, considered to be unstable such as eroded shorelines, or unstable slopes. These lands are also referenced as environmental reserves.

Heavy Industrial Transition Overlay (IH-O): an overlay in the Land Use Bylaw utilized to avoid conflicts between heavy industrial developments and the development of significant residential or assembly uses. Reducing the risks for the public and minimizing nuisances associated with heavy industry, as well as facilitating emergency management in the event of an industrial accident, are the primary purposes of the IH-O.

Heritage: the history, culture and historical resources of an area and its residents.

Highway: a main road or thoroughfare intended to provide for high speed travel between towns.

Historical Lands: see Legacy Lands.

Home Business: the secondary use of a principal dwelling by at least one permanent resident of the dwelling to conduct a business activity or occupation.

Horticulture: the cultivation of plants.

Hydrology: the distribution and effects of water on the earth's surface.

Inclusive Community: the removal of barriers to ensure all citizens have equal access to social and economic opportunities.

Industrial Risk Assessment: the identification of hazards and the assessment of risk potentially caused by industrial uses based on historical data.

Infill Development: redevelopment within existing areas or neighbourhoods.

Infiltration/Inflow Reduction Program: a program that reduces the amount of groundwater or storm water entering the sanitary sewer service system.

Innovative Housing: residential developments that include alternative design features such as grow homes and family care dwellings.

Intensive Agriculture: the use of agricultural land for the commercial production of animals, fruits and/or vegetables including poultry farms, dairy farms, market gardens, greenhouses, nurseries, and feed lots.

Interchange: a highway intersection designed to permit traffic to move freely from one road to another without crossing another line of traffic.

Land Trust: a private, tax-exempt, non-profit corporation that seeks to preserve land through land acquisition or land donations.

Large Format Commercial: retail use that by virtue of its large building size, access requirements, arterial location and regional trade area requires flexible opportunities to locate as market conditions warrant.

Leadership in Energy and Environmental Design (LEED) Standards: standards that encourage the reduction or elimination of the negative impacts of buildings on the environment and their occupants, through the use of various design and construction practices.

Legacy Lands: a conservation tool used to identify and acquire lands of historical, cultural and environmental significance to Strathcona County.

Local Road: a street that provides direct access to abutting land and channels traffic to and from a collector road.

Low Density Residential: residential developments that range in density from 12 units to 25 units per net hectare. Examples of low density residential include single detached dwellings (approximately 12 units/net ha.), manufactured home subdivisions (approximately 18 units/net ha.) and semi-detached or duplex dwellings (approximately 25 units/net ha.).

Low Impact Recreation: uses such as seasonal camps, and nature parks, that have a minimal impact on the environment and agricultural uses.

Medium Density Residential: generally includes multiple unit residential developments that range in density from 26 units per net hectare to 75 units per net hectare. Examples include townhouse developments (approximately 38 units/net ha.), fourplexes (approximately 38 units/net ha.), and four storey “low rise” apartment complexes (approximately 75 units/net ha.).

MIACC (Major Industrial Accident Council of Canada): means a widely represented group of academics and practitioners that was formed in 1987, which established a set of risk based, land use planning criteria to determine what the appropriate and generally acceptable level of risk is for an individual to be exposed to, relative to industrial development.

Municipal Government Act (MGA): provincial legislation by which municipalities in Alberta are governed. The MGA sets out the legislated roles and responsibilities of municipalities and elected officials.

Municipal Land Banking: the practice of a municipality acquiring land in the present time for future use.

Municipal Reserve: may also be known in part as reserve, park reserve, park, or community reserve. Municipal reserves are lands that have been dedicated to the municipality by the developer of a subdivision, as part of the subdivision approval process.

Natural Step Framework: enables organizations to create optimal strategies for dealing with the present-day situation, by incorporating a perspective of a sustainable future.

Non Statutory Document: a document which has no legislative authority.

Open Space: passive and structured leisure and recreation areas that enhance the aesthetic quality and conserve the environment of the community. Urban and rural open space includes parks, recreation and tourism nodes, as well as natural areas.

One Planet Lifestyle: living within the carrying capacity of the planet earth.

Planned Dwelling Group: an area of land to be developed as a single entity for a number of dwelling units or combination of residential and non-residential uses.

Priority Environment Management Areas: areas that may or may not include sensitive environmental or natural resources. Numerous variables are considered in the ranking and mapping of priority environment management areas which include wetlands, hydrology, species at risk, groundwater, native vegetation, C.L.I. soil class, topography, and natural area quality and sustainability (i.e. current land management, habitat type, ecological connectivity, ecological condition, and wildlife use). The ranking of priority environment management areas is as follows:

- a) **High Priority:** an area that includes a large amount of sensitive environmental or natural resources.
- b) **Medium Priority:** an area that includes a moderate amount of sensitive environmental or natural resources.
- c) **Low Priority:** an area that has very few, if any, sensitive environmental or natural resources.

Prime Agricultural Lands: lands used, or to be used for the purpose of agriculture that have a Canada Land Inventory (C.L.I.) soil class rating of 1 or 2.

Religious Assembly: buildings, such as churches, chapels, mosques, synagogues, convents and monasteries, where people regularly assemble for worship and related religious, philanthropic or social activities that are maintained and controlled for public worship.

Riparian Corridors: areas bordering streams, lakes, rivers, and other watercourses. These areas have high water tables and support plants requiring saturated soils during all or part of the year.

Rural/Urban Transition Policy Area: an area that is intended to provide a transition from urban development within the City of Edmonton on Strathcona County's west boundary, through to agricultural, rural residential and environmentally significant and sensitive land uses to the east in the Beaver Hills Moraine.

Severance: the subdivision of a portion of agricultural land that is fragmented from the remainder of the agricultural land in title, by a natural or permanent man made feature.

Shallow Utilities: gas, telephone, cable and power services.

Smart City: a city with high technological capability that uses information and communication technologies in new and innovative ways in order to empower residents, businesses and institutions.

Social Housing: a form of housing tenure in which the property is owned or provided by a government authority (i.e. public housing) and/or a community organization (i.e. community housing).

Social Sustainability Framework: a plan to guide future decisions about "people services" and their delivery.

Sour Gas Facilities: any facility which produces, processes, or transports sour gas including:

- a) Gas wells producing or capable of producing sour gas;
- b) Gas lines or secondary lines that transport sour gas;
- c) Gas plants; and
- d) Any other installations that the Alberta Energy and Utilities Board may designate.

Statutory Document: a document adopted by municipal bylaw under the authority of provincial legislation.

Stakeholder: individuals, groups or organisations who have a specific interest or 'stake' in a particular need, issue, situation or project and may include members of the local community (residents, businesses, workers, representatives such as councillors or politicians); community groups (services, interest groups, cultural groups clubs, associations, churches, mosques, temples); or local, state and federal governments.

Stormwater Management Facility (SWMF): a public utility lot designed and constructed to control and store surface water runoff up to high water level.

Sustainable Urban Neighbourhood (SUN) Process: a planning and design method used to guide developers in the creation of a concept design and action plan for enabling and fostering neighbourhood-scale sustainability. It is characterized by an expanded set of development parameters and a set of decision-support tools embedded into the methodology. It offers a comprehensive process for achieving sustainable neighbourhood development.

Supportive Housing: includes but is not restricted to, private and public care homes, custodial care facilities, child/adult day cares, and family shelters.

Synergy: the cooperative interaction among individuals, companies or industries to provide the value and performance that would be greater than the sum of their individual effects.

Top of Bank Boundary: the upper valley break line or the line defining the uppermost or most obvious topographic discontinuity in slope distinguishing between the upper plateau and the valley wall. This boundary can also be defined as the line between the slope where the grades exceed 12.3% (7 degrees) and the adjacent Upland Area where the slopes are less than 12.3% (7 degrees).

Trans Canada Trail: a shared use recreational trail that will offer walking, cycling, horseback riding, cross-country skiing and snowmobiling opportunities and will travel through each province and territory.

~~**Transition Urban Reserve Policy Area:** an area that is intended to provide a transition between both heavy industrial activities and residential uses in the City of Edmonton and residential uses on those lands identified as Urban Reserve in Strathcona County. Development in this area must take into account site constraints identified in Section 17.17. Item deleted;~~

Transportation Demand Management (TDM): promoting alternatives to vehicle travel with a single occupant to reduce traffic congestion while maximizing the use of the existing roadways.

Transportation Network: the system of transportation uses (i.e. public transit, rail, air, pedestrian, etc.) that are interconnected.

Tributary: a stream which flows into another water body or water course.

Urban Reserve Policy Area (Bremner): an area of land that is part of the Urban Service Area designated for future urban development that will incorporate residential growth in the form of a complete community subject to the adoption of required statutory documents.

Urban Service Area: an area that provides an predominantly urban residential function; a diversified commercial and industrial base; as well as local and regional services and facilities. This includes the Hamlet of Sherwood Park, the Urban Reserve Policy Area (Bremner), and the West of 21 Area Concept Plan area.

Urban Villages/Sustainable Urban Neighbourhoods: compact, walkable, mixed-use neighbourhoods. Urban villages are places where most services, shops, restaurants and movie theatres are within walking distance.

Water body: any location where water flows or is present, whether or not the flow or the presence of water is continuous, intermittent or occurs only during a flood, and includes but is not limited to, wetlands and aquifers.

Watercourse: flow or movement of the water in rivers, creeks and other streams; a moving body of water of any size.

Water for Life Strategy: a Provincial strategy committed to protecting the quality and quantity of Alberta's water resources.

Wetland: land having the water table at, near, or above the land surface or which is saturated for a long enough period to promote wetland or aquatic processes as indicated by hydric soils, hydrophytic ("water-loving") vegetation, and various kinds of biological activity which are adapted to the wet environment.

Wireless Communication Facilities: physical structures supporting antennas that send and/or receive radio frequency signals.

Lease Agreement – Roger’s Communication Inc.**Report Purpose**

To seek approval to enter into a long term Lease Agreement between Strathcona County and Roger’s Communication Inc. for the installation of a cellular tower.

Recommendation

THAT a long term Lease Agreement with Roger’s Communication Inc. for the installation of a cellular tower located at the Strathcona Athletic Park, as set out in Enclosure 3 to the October 25, 2016 Planning and Development report, be approved.

Strategic Plan Priority Areas

Economy: The installation of the tower will be of no cost to the County. Monthly rental based on current market rates will be received.

Governance: n/a

Social: n/a

Culture: n/a

Environment: n/a

Other Impacts

Policy: SER-012-007

Legislative/Legal: The *Municipal Government Act* authorizes a municipality to dispose of property under certain conditions and restrictions.

Interdepartmental: Utilities

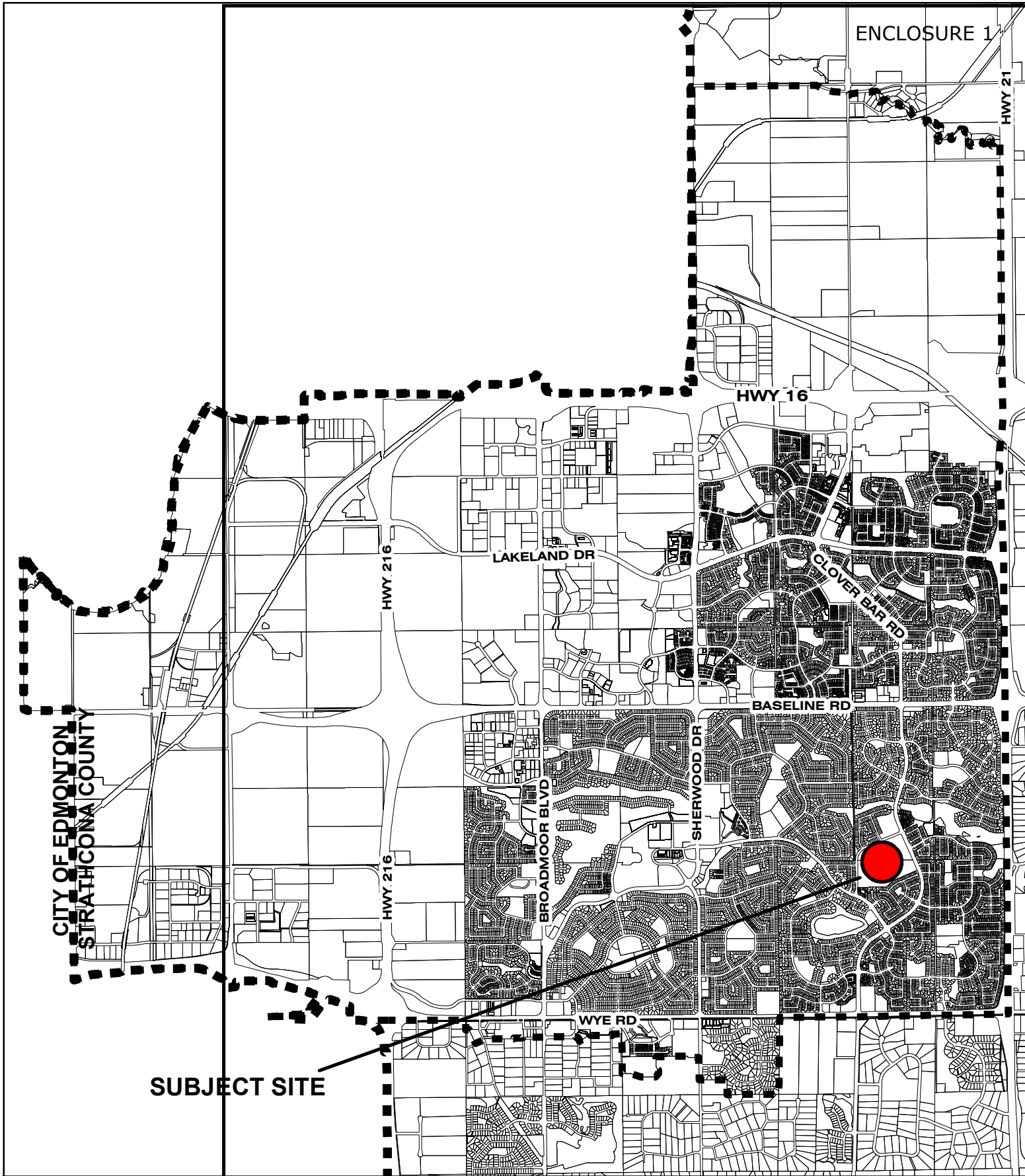
Summary

Roger’s Communications Inc. approached Strathcona County about the possibility of placing a 30 metre monopole tower structure at the Strathcona Athletic Park to provide in-fill cellular coverage in the Sherwood Park area. Through the internal circulation process it was identified that Utilities requires a reliable source of communication to the water reservoir and pump house. The Lease Agreement includes provision to install the required equipment and antennas to support the County’s needs as well the ability for at least two other carriers to co-locate.

The tower is subject to the public consultation process as per the Land Use Bylaw with approval by CRTC.

Enclosures

- 1 Location Plan
- 2 Site Plan
- 3 Lease Agreement (to be distributed as an addendum prior to the meeting)



URBAN LOCATION MAP

Lot 2, Block 260, Plan 8322488



Subject Area

PLANNING & DEVELOPMENT SERVICES



**STRATHCONA
COUNTY**



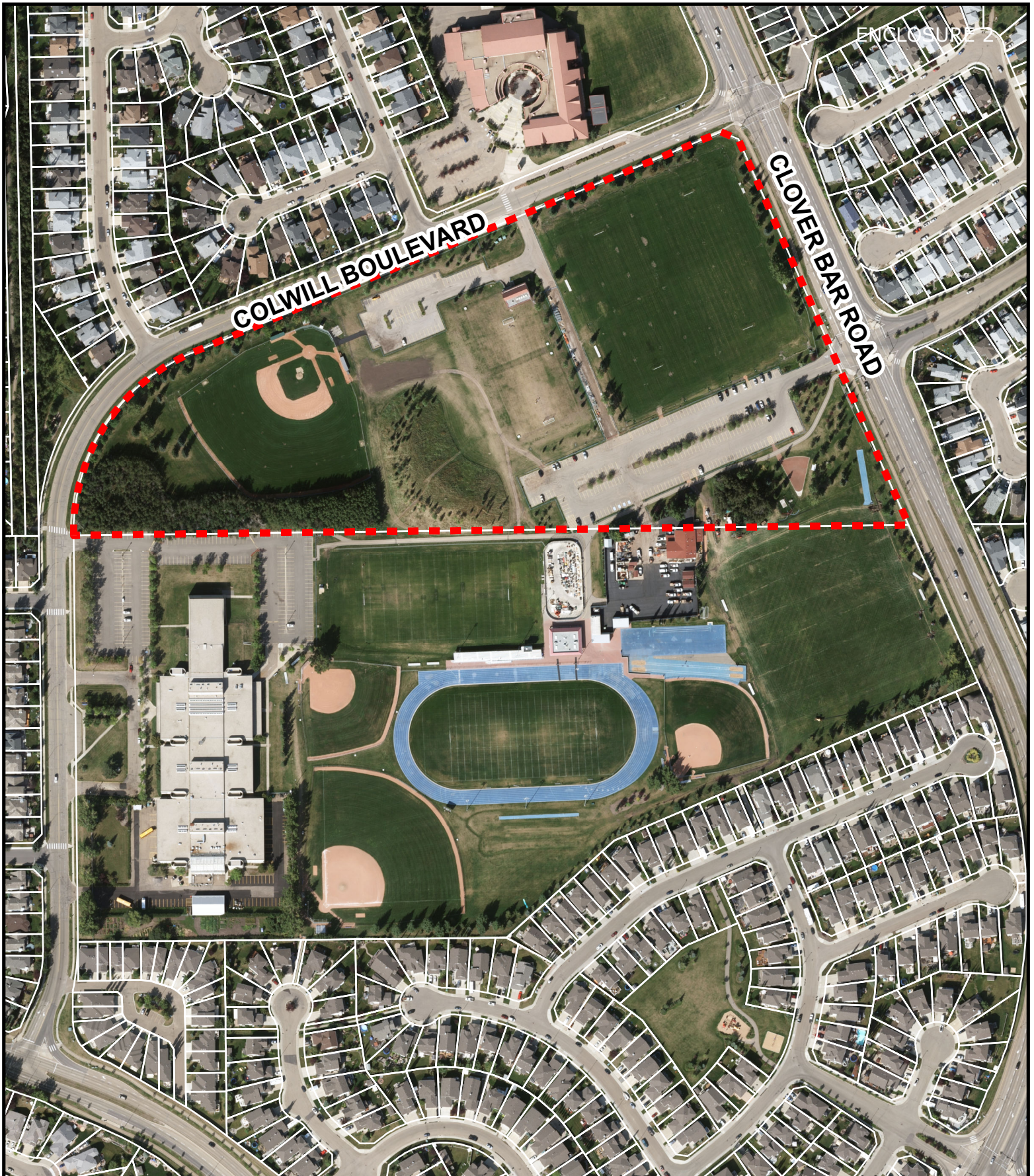
Drawn By: MCCANN

Date Drawn: Oct 11, 2016

Scale: Not to Scale

File No.: 4285-2507

N:\PDS Admin\4000 - 4499 Land Use Services\4290 County Leased or Licensed Properties\ Rogers-SUB-URBAN-LOCATION.mxd



AIRPHOTO MAP

Lot 2, Block 260, Plan 8322488



Subject Area

PLANNING & DEVELOPMENT SERVICES



Drawn By: MCCANN

File No.: 4285-2507

Date Drawn: Oct 11, 2016

N:\PDS Admin\4000 - 4499 Land Use Services\4290 County Leased and Licensed Properties\SUB-AIRPHOTO.mxd

Scale: Not to Scale

Status of Report – Franchise Agreement Implications -FortisAlberta**Report Purpose**

To provide a status update on a presentation to Council respecting the implications of the proposed FortisAlberta franchise agreement.

Recommendation

THAT Administration provide a presentation on the implications of the proposed franchise agreement with FortisAlberta at the November 29, 2016 Council meeting.

Council History

July 19, 2016 – Council gave Bylaw 31-2016 first and second reading.

September 20, 2016 – Priorities Committee passed the following motion: THAT Administration prepare a presentation on the implications of a Franchise Agreement with FortisAlberta for the October 25, 2016 Council meeting.

Rationale

In 1987, Strathcona County and TransAlta entered into an exclusive electric distribution franchise agreement for a 10 year term. The agreement was not renewed. In 2012, the Alberta Urban Municipalities Association, the Alberta Utilities Commission (AUC), ATCO and Fortis Alberta negotiated a standard-form agreement for electric distribution system franchises between the electricity providers and municipalities. Fifty-six municipalities participated in the template agreement consultation process. The standard-form agreement was found to meet the public interest and was provided for use in a hearing before the AUC in September 2012 (Order 2012-255)

On September 20, 2016 Administration was asked to prepare a presentation on the implications of the proposed franchise agreement. Administration has been working with external legal counsel to provide this presentation however legal counsel is not available until the November 29, 2016 Council meeting.

Councillor Request Report

October 25, 2016

#	Elected Official Name	Subject	Req type	Meeting date	Due date	Resp Dept	2nd Dept	Request	Reponse date	Reponse	Status
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113	ANDERSON Dave	Timing of Flashing Lights	Information	18/10/2016	25/10/2016	TAS		Would like to understand the rationale for Strathcona County's choice of time (between 12am and 6am) for flashing lights.			
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Expenditure of Council Priority Funds Report

169th Glen Allan Scout Group

Recommendation

THAT an expenditure of \$3,087.00 from Council Priority Funds as follows:

Mayor Roxanne Carr	\$398.00
Councillor Vic Bidzinski	\$398.00
Councillor Dave Anderson	\$399.00
Councillor Brian Botterill	\$398.00
Councillor Carla Howatt	\$398.00
Councillor Paul Smith	\$300.00
Councillor Bonnie Riddell	\$398.00
Councillor Fiona Beland-Quest	\$398.00

for the purpose of providing funds to the 169th Glen Allan Scout Group for costs associated with providing Respect Training Program for Scout Leaders, be approved.

Enclosure

1 169th Glen Allan Scout Group Council Priority Fund Application

Cheque Payable to:

Vendor: 28915

169th Glen Allan Scout Group



169th Glen Allan

Brian Cottell Group Commissioner
43 Crystal Way, Sherwood Park, AB. T8H 1T9

September 30th, 2016

Office of Elected Officials
Strathcona County
2001 Sherwood Drive
Sherwood Park, AB.
T8A 3W7

To Whom It May Concern,

On behalf of the four community-based Scout Groups within Strathcona County, I am pleased to present the attached request for Council Priority Funding. The 169th Glen Allan Scout Group in conjunction with the 193rd Village on the Lake Scout Group, the 203rd Sherwood Park Scout Group and the 153 Ardrossan Scout Group will be undertaking the Respect © Training Program for Scout Leaders - a program which when similarly rolled out for baseball, soccer and other youth-focused sporting programs, saw dramatic reduction in instances of bullying, abuse, harassment and discrimination (BAHD).

This valuable program has recently been identified to us by Scouts Canada as *required training* for all Scouters currently enrolled in the 2016 / 2017 program which commenced September 1st, 2016. Unfortunately, this requirement came after we had already established our operating budgets for the year. Recognizing the immediate need for this training and not wanting to adversely impact the *active and accredited* status of our numerous volunteer leaders, we respectfully request you consider this proposal for funding assistance.

Should you have any questions or concerns, please feel free to contact me personally at my number or e-mail address offered below.

Sincerely,

(Original Signed By)

Brian C. Cottell
Group Commissioner
Telephone (780) 417-0368
Email bccll3@shaw.ca

Cc; Councillor Brian Botterill – Ward 3
Councillor David Anderson – Ward 2



Strathcona County Scout Groups
Request for Funding Assistance
Roll-out of RESPECT TRAINING PROGRAM for Scouters

Enclosure I

BUDGET

Group Name

No. of Scouters	Price per Course GST incl.	Totals
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169th Glen Allan

43	\$ 31.50	\$ 1,354.50
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193rd Village on the Lake

22	\$ 31.50	\$ 693.00
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203rd Sherwood Park

18	\$ 31.50	\$ 567.00
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153rd Ardrossan

15	\$ 31.50	\$ 472.50
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98		
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TOTAL		\$ 3,087.00
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Expenditure of Council Priority Funds Report

Glen Allan Elementary School

Recommendation

THAT an expenditure of \$3,017.70 from Council Priority Funds as follows:

Councillor Dave Anderson	\$3,017.70
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for the purpose of providing funds to Glen Allan Elementary School for costs associated with installing a changing table and lift base to be used in its public family washroom for students with special needs, be approved.

Enclosure

1 Glen Allan Elementary School Council Priority Fund Application

Cheque Payable to:

Vendor: 23293

Glen Allan School

Council Priority Funds – Application

(Page 2 of 2)

PRIORITY FUND INFORMATION – Completed by Applicant

Organization Name Glen Allan Elementary SchoolAddress 106 Georgian Way,

Street and number

Subdivision if rural

City or town Sherwood ParkProvince ABPostal code T8A 2V9Contact person Marnie Ferguson (Counsellor)Telephone 780-467-5519Email address (optional) marnie.ferguson@eips.caProject Type ☐ Event ☐ Project ☒ ExpenseAmount Requested \$ 3,017.70

Brief description of request

Changing table and lift base to be used in a public family washroom that is accessible for people with special needs.

The change table will move up and down to make it easily accessible to our three and four year olds who require changing and to those who are in wheel chairs.

The base allows it to be used with a lift in the future if we have the need to do so.

Please see the attached invoice.

Marnie Ferguson

Print name

Marnie Ferguson

Signature

6 October 2016

Date

Please remember to attach a proposed budget and request letter to this request.

Number of attached pages 2

Collection and use of personal information

Personal information is collected under the authority of section 33(c) of the *Freedom of Information and Protection of Privacy Act* and will be used to manage and administer the Council Priority Fund Program. If you have questions regarding the collection, use or disclosure of this information, contact Erica Grieve at 780-464-8138.

EO 3513-B 2016-02-03

Glen Allan Elementary School
106 Georgian Way,
Sherwood Park, AB
T8A 2V9

October 4, 2016

Dave Anderson
Office of the Elected Officials
Community Centre --- 3rd Floor
401 Festival Lane
Sherwood Park, Alberta

Dear Mr. Anderson:

Re: Council Priority Funds

Glen Allan Elementary School has recently updated the special needs washroom in our school. This washroom accommodates the needs of many students from our wee three and four year old PALS kiddos to our older students with physical needs. It is also the washroom used by the public as a special needs washroom when the school is being utilized by the general community population.


While the room itself has been renovated to allow room for all of our kids and their equipment, the change bed for students remains the original bed. This change bed is not able to move up and down and staff are required to lift students to place them on a bed that is waist height. We would like to order a change bed that will facilitate easy access for our students, allowing them a measure of independence and safety for our staff.

It is also not accessible to people who are wheelchair dependent as it is approximately one meter high.

In order for this washroom to be truly accessible a new change table is required. As such we would be very grateful if the Council could help support the school with the funds to purchase this table.

If you have any questions please contact Tracey Arbuthnott or Marnie Ferguson at 780-467-5519.

Yours truly,



Tracey Arbuthnott
D. LE., B.Sc., B.Ed., M.Ed.
Principal
Glen Allan Elementary School



Marnie Ferguson
Counsellor
Glen Allan Elementary School

Quote Number 1010041653

Sales Rep KELLY MORRIS



6675 MILLCREEK DR., UNIT 3
MISSISSAUGA, ON L5N 5M4 CANADA

Company Name GLENALLAN ELEMENTARY SC
Customer Number 125067534
Address
MARNIE FERGUSON
106 GEORGIAN WAY
SHERWOOD PARK, AB T8A 2V9
CA

Sales Rep Email kelly.morris@pattersonmedical.co
Prepared By Kelly Morris (PM-CAN)
Contact Name MARNIE FERGUSON
Contact Title Other

To Place Order Call (800) 665-9200
Or Fax (905) 858-6001

Tax Id: 88-8094083

Catalog Number	Item Number	Description	Page	Quote Price	Qty	Extended Price
960345IB	081501378	72" CHANGING TABLE W/ RAILS, IMPERIAL BLU	85	\$2,419.00	1	\$2,419.00
	286760716	ADD BASE FOR SX W/6" CLEARANCE W/LARGE		\$105.00	1	\$105.00

* A copy of the quote must be attached to the PO for faxes,
and referenced on emails or EDI orders when placed for
quoted pricing to be honored.

** This quote expires in 30 days or by December 31st,
whichever comes first.

Sub-Total	\$2,524.00
Shipping And Handling	\$350.00
PST or HST:	\$0.00
GST:	\$143.70
Total	\$3,017.70