

Municipal Development Plan Update Urban Service Area and Hamlets

Priorities Committee
January 24, 2017




MUNICIPAL DEVELOPMENT PLAN UPDATE
SHAPING OUR FUTURE

MDP Update - Agenda

- MDP Update – Public Consultation
- MDP Update – Document Format
- Urban Service Area
 - Relationship to CRB Growth Plan
 - Sherwood Park – Goal, Policy Areas
 - Bremner – Goal, Objectives and Policies
- Hamlets
 - Relationship to CRB Growth Plan
 - Growth Hamlets
 - Small Hamlets
- Next Steps

MDP Update –Public Consultation

Let's shape
our future
together.



MDP
Update

Have your final say

**Municipal Development
Plan (MDP) Update**

Help build the County's future and provide your input on the draft MDP. The plan sets out a clear vision for how the County will grow and develop over the next 20 years.

The MDP provides a comprehensive long-term land use policy framework that will guide present and future development and growth.

Open houses and online engagement

Learn more about MDP topics and provide input online, attend an open house or complete our full online survey. The online engagement will take place from January 6 to February 13. Find details at:

www.strathcona.ca/MDP

Strategy

Concept


Design

Implement

Your County.
Your Voice.




Drop in at an open house
or provide your input online.




Jan. 25; 6:30 p.m. - 8:30 p.m.
Drop in at any time
Community Centre Room 2 (CC2)
401 Festival Lane
Sherwood Park, AB

Jan. 30; 6:30 p.m. - 8:30 p.m.
Drop in at any time
North Strathcona Contact Office
Heartland Hall
55305 Range Road 214



www.strathcona.ca/MDP




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In addition to previous consultation which has occurred throughout the process, the following methods of engagement are being used for the draft document:

- Open Houses
- Newspaper ads
- Road signs
- Bus Ad
- County digital displays
- Project newsletter
- Project webpage
- Direct invitations to stakeholders
- Postcards
- Posters
- Social media
- Bookmobile to reach rural residents
- County booth at Farmers Market

3



**STRATHCONA
COUNTY**

MDP Update –Public Consultation

Land Use Options For Colchester

- January 19th
- Newspaper Ads
- Individual mail-outs to landowners

Join us for an open house.

Provide your input on land use options

**MDP Update**

As part of the MDP Update Colchester residents are invited to provide their input on three proposed land use options for the Colchester area.


Agriculture Small Holdings, Agriculture Large Holdings or the Beaver Hills are the three policy areas presented for consideration as future land use options.

Open house and online engagement for Colchester residents
Date: Thursday, January 19, 2017
Time: Drop in any time between 6:00 p.m. - 8:00 p.m.
Location: Colchester Hall, Strathcona County
Address: 23219 Twp Rd 520

Can't attend the open house?
An online survey for Colchester residents will be open for your input from January 19 - February 13:
www.strathcona.ca/MDP



Do you live in Colchester?

**MDP Update**

Let's shape our future together.


Provide your input
Land use options for Colchester

As part of the Municipal Development Plan (MDP) Update, Colchester area residents are invited to provide their input on three proposed land use options for the Colchester area. Agriculture Small Holdings, Agriculture Large Holdings or the Beaver Hills are the three policy areas presented for consideration as future land use options.

Open house and online engagement

Join us for the Colchester resident open house or provide your input online. The MDP online engagement, including an online survey for Colchester residents, will be open for your input from January 19 to February 13. Find details at:
www.strathcona.ca/MDP

Strategy Concept **Design** Implement



Your County. Your Voice.

 Drop in at an open house or provide your input online.

 January 19; 6 p.m. - 8 p.m.
Drop in at any time

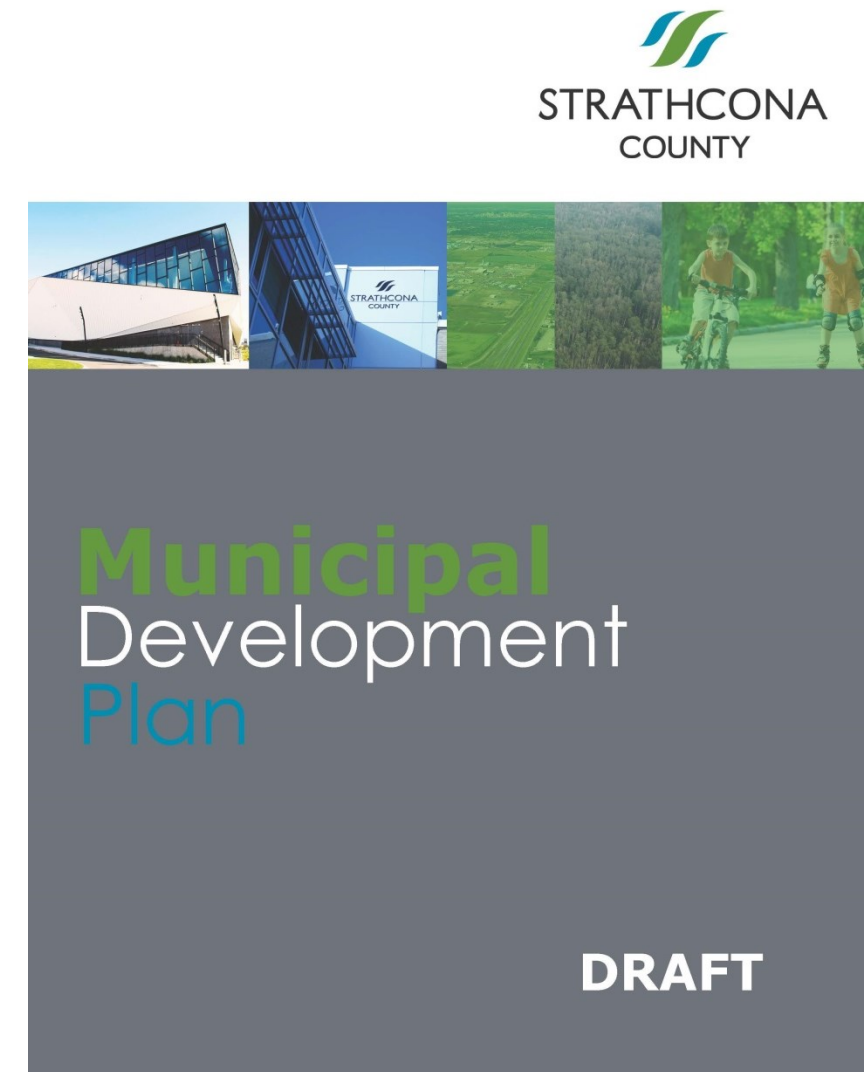
Colchester Hall
23219 Township Road 520

 www.strathcona.ca/MDP

 
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Planning and Development
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janna.widmer@strathcona.ca

MDP Update – Document Format

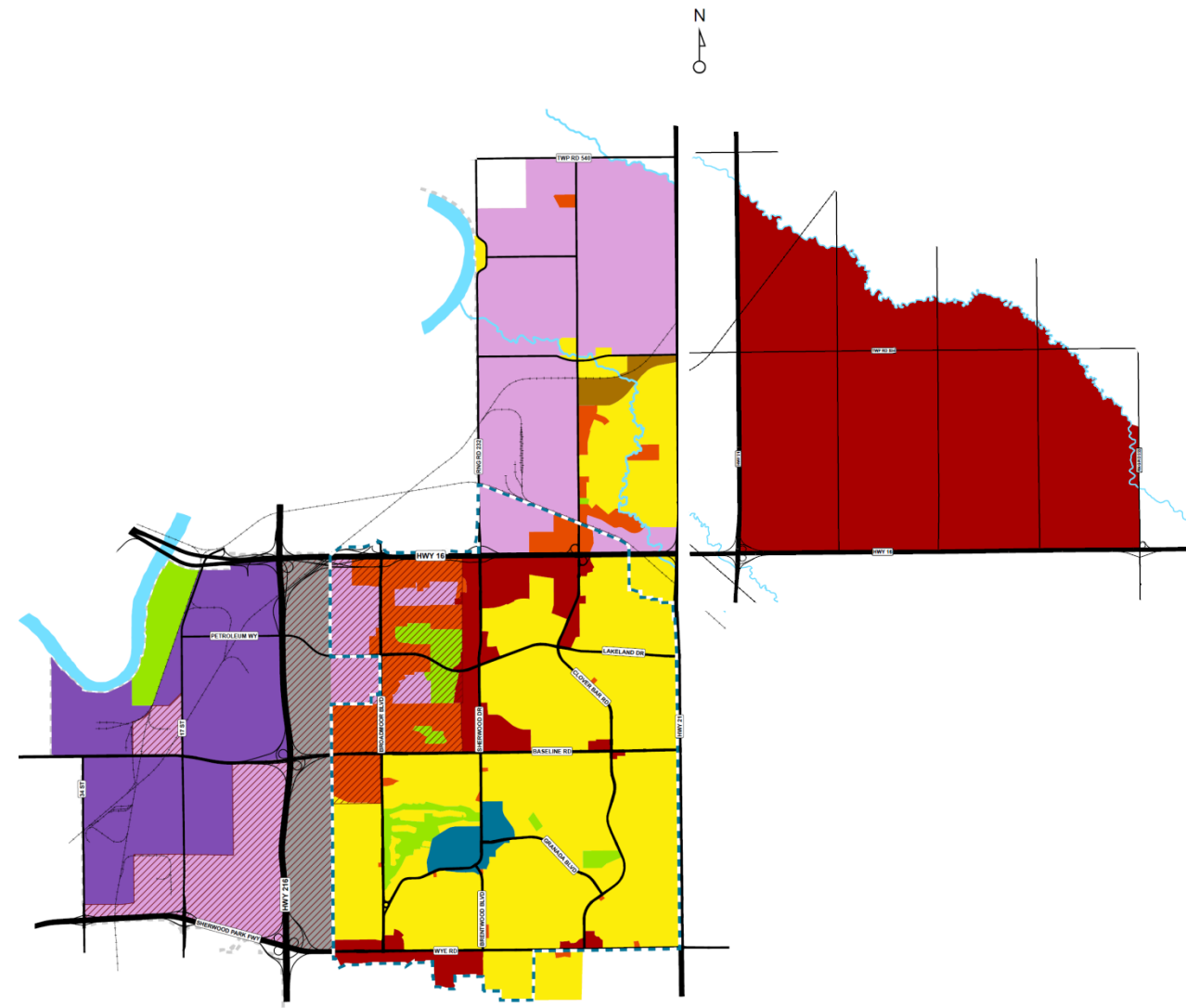
- Introduction and Context
- Interpretation
- General
- Urban Service Area
- Rural Service Area
- Implementation
- Definitions
- Maps



MDP Update – Document Format

Urban Service Area

- Defined as the Sherwood Park Urban Service Area in Strathcona County's Order in Council.
- This section will include policies for Sherwood Park and Bremner.
- Bremner forms part of the Urban Service Area as per the MDP amendment approved by Council on October 25, 2016.



Relationship To Growth Plan

Edmonton Metropolitan Region Growth Plan - Density Targets:

- Bremner 40 du/nrha
- Urban Centres 100 du/nrha
- Sherwood Park - Intensification Target 17.5%
- Numerous policies related to compact development, transit oriented development, mixed use, housing diversity, intensification, complete community, multimodal transportation and urban centres.

Communities by Tier	Minimum Greenfield Residential Density* (du/nrha)	Aspirational Intensification Target***(% Dwellings to Built-Up Urban Areas)	Aspirational TOD Centres Density Target** (people+jobs/gha)	Aspirational Urban and Sub-regional Centres Density Target** (du/nrha)
Metropolitan Core	n/a	Varies	140-160	n/a
Metropolitan Area	Varies	Varies	Varies	Varies
Edmonton***	45	25%	140-160	n/a
Leduc County (West of QE2 to Whitemud Creek)		n/a		100
St. Albert	40	17.5%	n/a	
Strathcona County (Urban)				
Fort Saskatchewan	35	15%	n/a	
Leduc				
Stony Plain		10%		
Beaumont				
Spruce Grove				
Leduc County (balance)		n/a		
Rural Area	Varies	Varies	n/a	Varies
Towns	Varies	Varies	n/a	Varies
Devon	30	10%	n/a	75
Morinville		25		7.5%
Calmar	5%			
Lamont				
Bon Accord				
Bruderheim				
Gibbons				
Legal	n/a	n/a	n/a	
Redwater				
Villages				
Growth Hamlets	20	n/a	n/a	n/a
Other Hamlets	n/a			

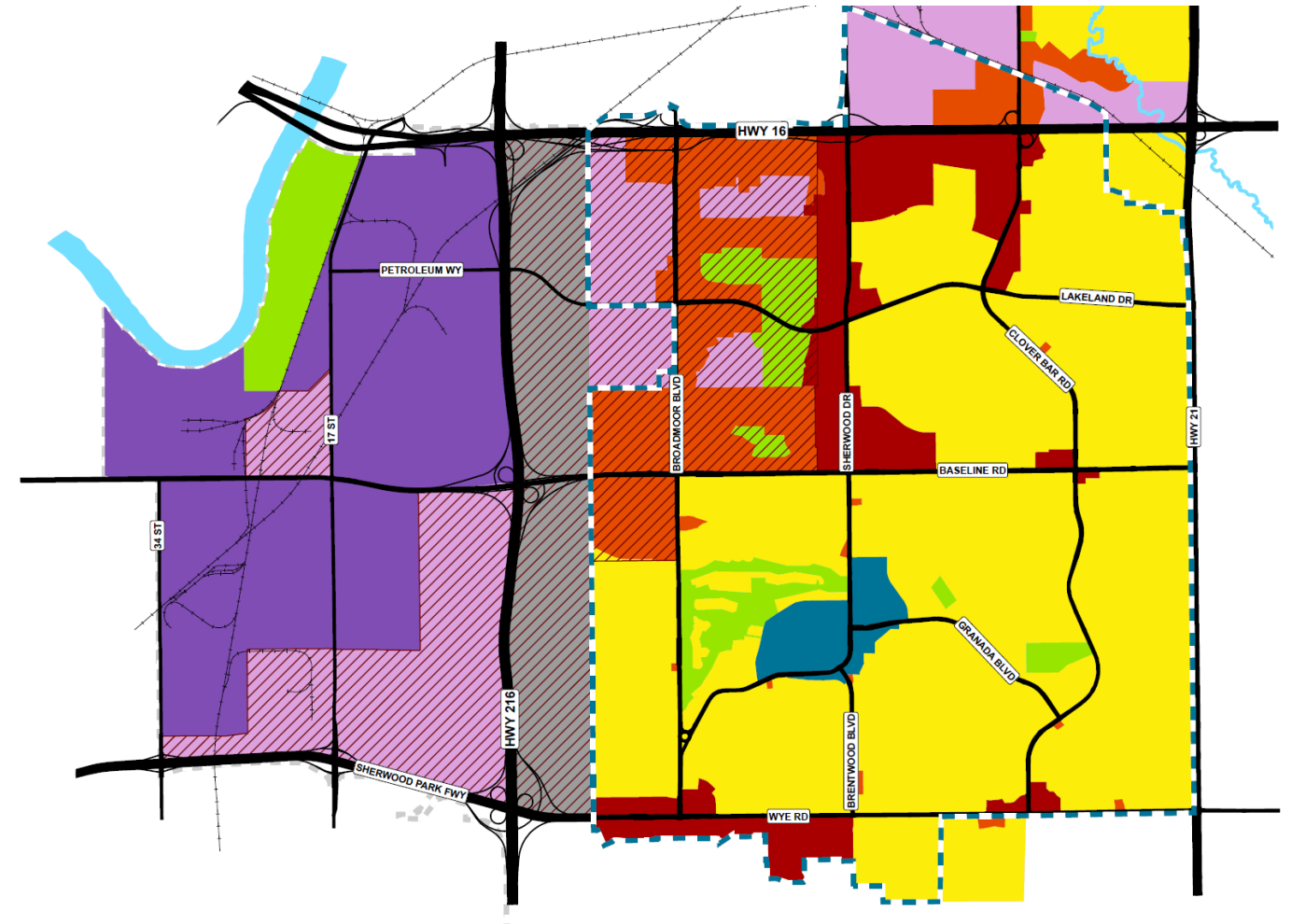
Relationship To Growth Plan

Edmonton Metropolitan Region Growth Plan - Density Targets:

- Sherwood Park - Intensification Target 17.5%
- 17.5% of all new dwellings per year should be located within the Built-up Urban Area
- This is an aspirational target – it is not required
- Policies within the MDP must show we are striving to achieve the target.
- Built-up Urban Area - all land located within the limits of Sherwood Park registered prior to December 31, 2016.
- Built-up Urban Area must be mapped in the MDP



Built-up Urban Area



Sherwood Park

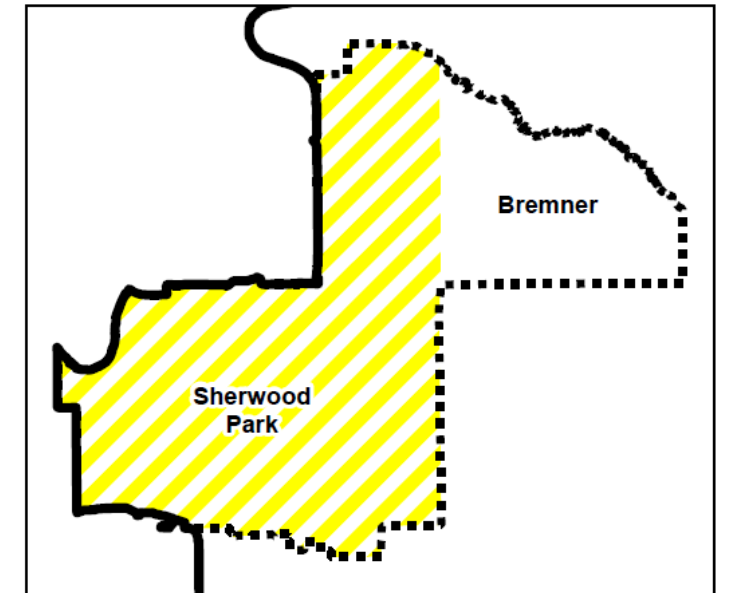
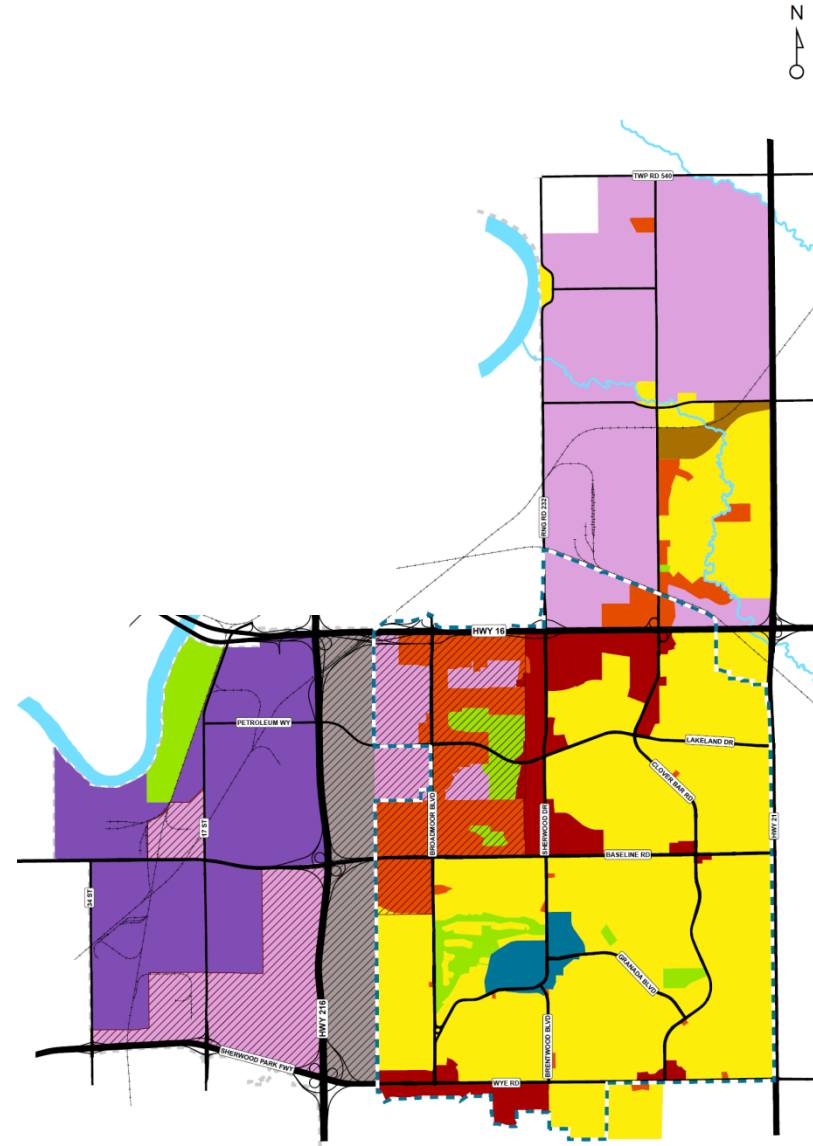
Draft Goal

- *Strathcona County will continue to invest in Sherwood Park to ensure its long term viability*
- *As Sherwood Park evolves - work towards complete communities and compact development but conserve the character of Sherwood Park.*
- *Improve multi-modal transportation options and continue to provide residents with business and employment opportunities, services, amenities and housing choice for a variety of incomes and lifestyles.*

Sherwood Park

Section Format

- Policy Areas:
- Urban Centre
- Compact Development
- Residential
- Major Public Facility
- Commercial
- Industrial Light/Medium
- Industrial Heavy



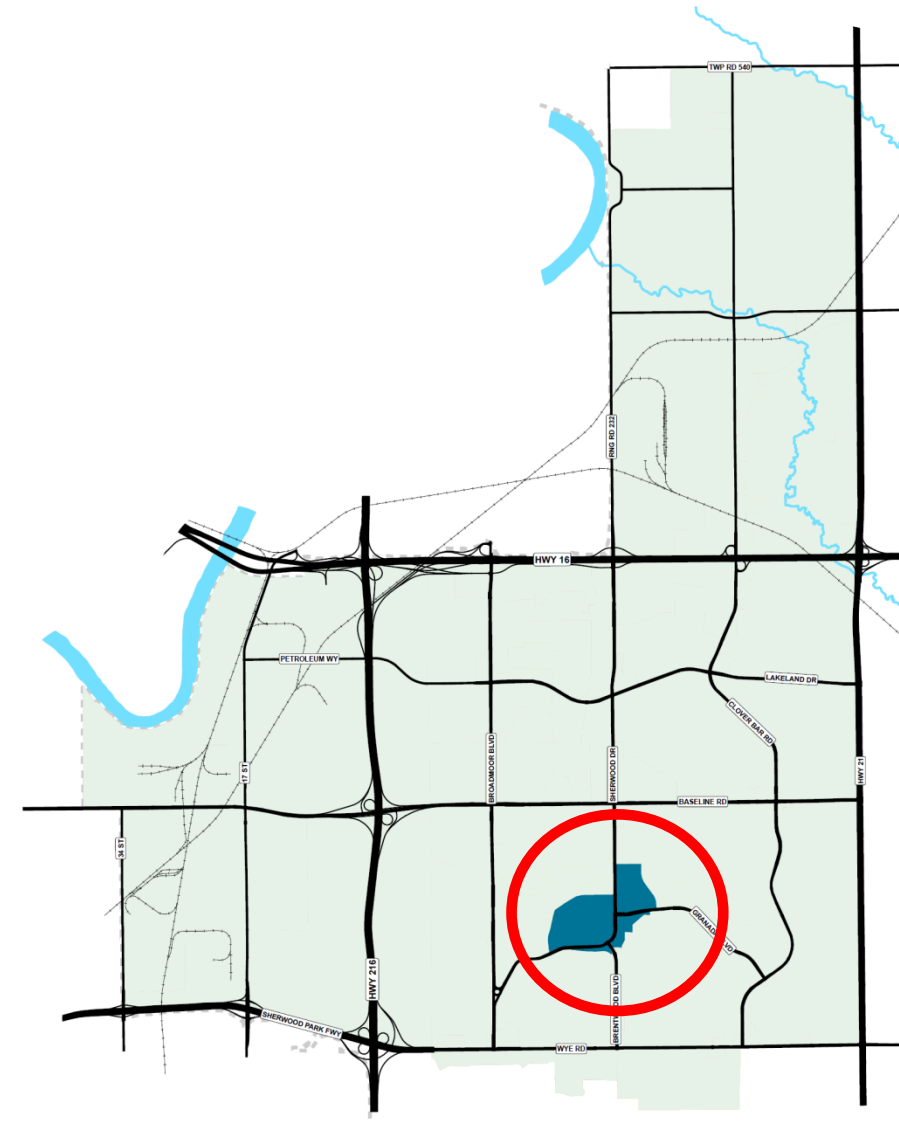
Sherwood Park

Urban Centre Policy Area

- Sherwood Park's Urban Centre
- Must work towards CRB density target - 100 du/nrha
- Contains major public facilities such as Broadmoor Lake Park, Festival Place, the Community Centre, the Library, County Hall, Sherwood Park Arena and the Kinsmen Leisure Centre.
- An area with medium and high density housing, mixed-use development, education and health care services, as well as retail and office space.

Objectives:

- Sub-regional level of service
- Compact mixed use development
- Transit Oriented Development
- Walkability and areas for social interaction
- Green building and green infrastructure



Sherwood Park

Urban Centre Policy Area

Policy highlights:

General

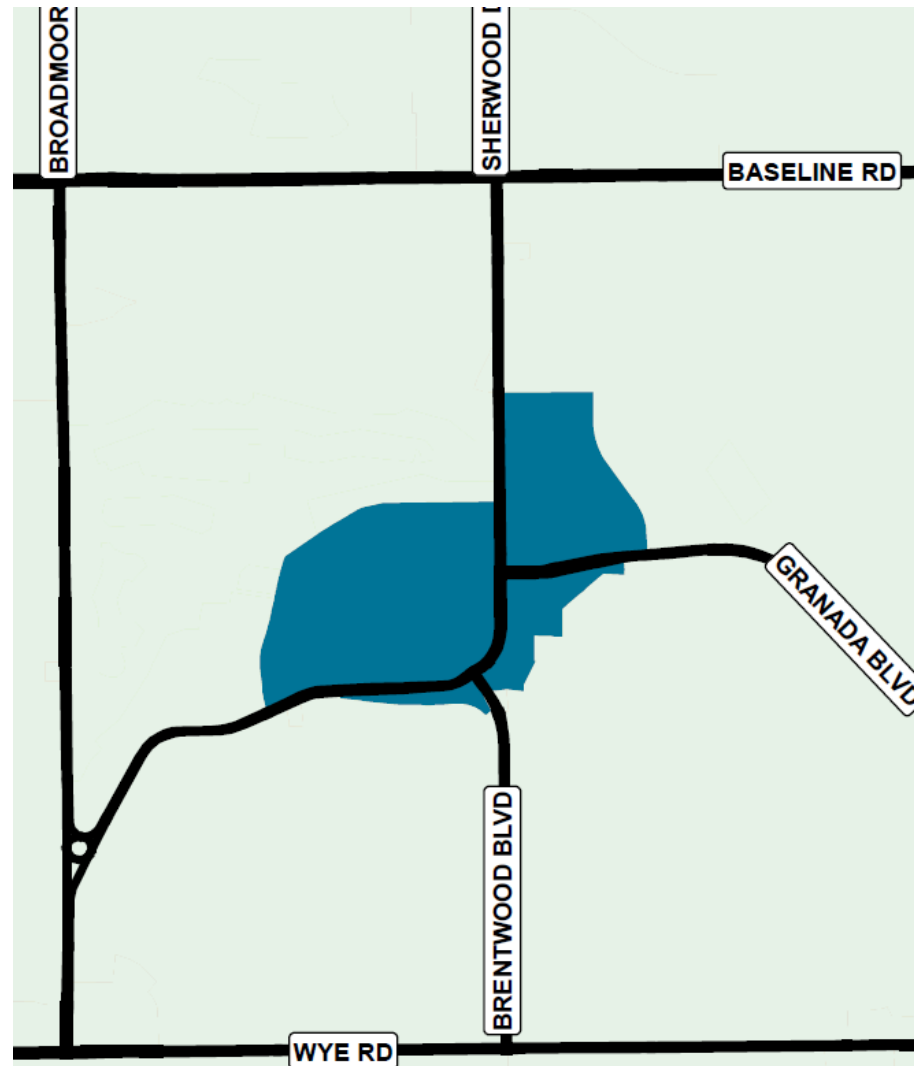
- Requires an Area Redevelopment Plan

Major Public Facilities

- Major public facilities to locate and remain within this area (Community Centre)

Community Services

- locate within, or in close proximity to a mixture of uses.



Residential

- Locate within, or in close proximity to a mixture of uses.
- Higher residential density combined with mixed use within buildings.
- Community housing and senior housing.
- Inclusionary housing.

Sherwood Park

Urban Centre Policy Area

Policy highlights:

Commercial

- Multi-storey mixed use buildings
- Encourage infill of surface parking

Conservation

- Native vegetation
- Encourage LEED and Built Green

Open Space

- Active transportation
- Central Public Open Space
- Four season use
- Farmers markets and community gardens

Transportation

- Redevelopment to prioritize safety and efficient movement for pedestrians
- Transit efficiency
- Reduce surface parking and promote underground parking
- Opportunity for on-street at grade transit transfer facility

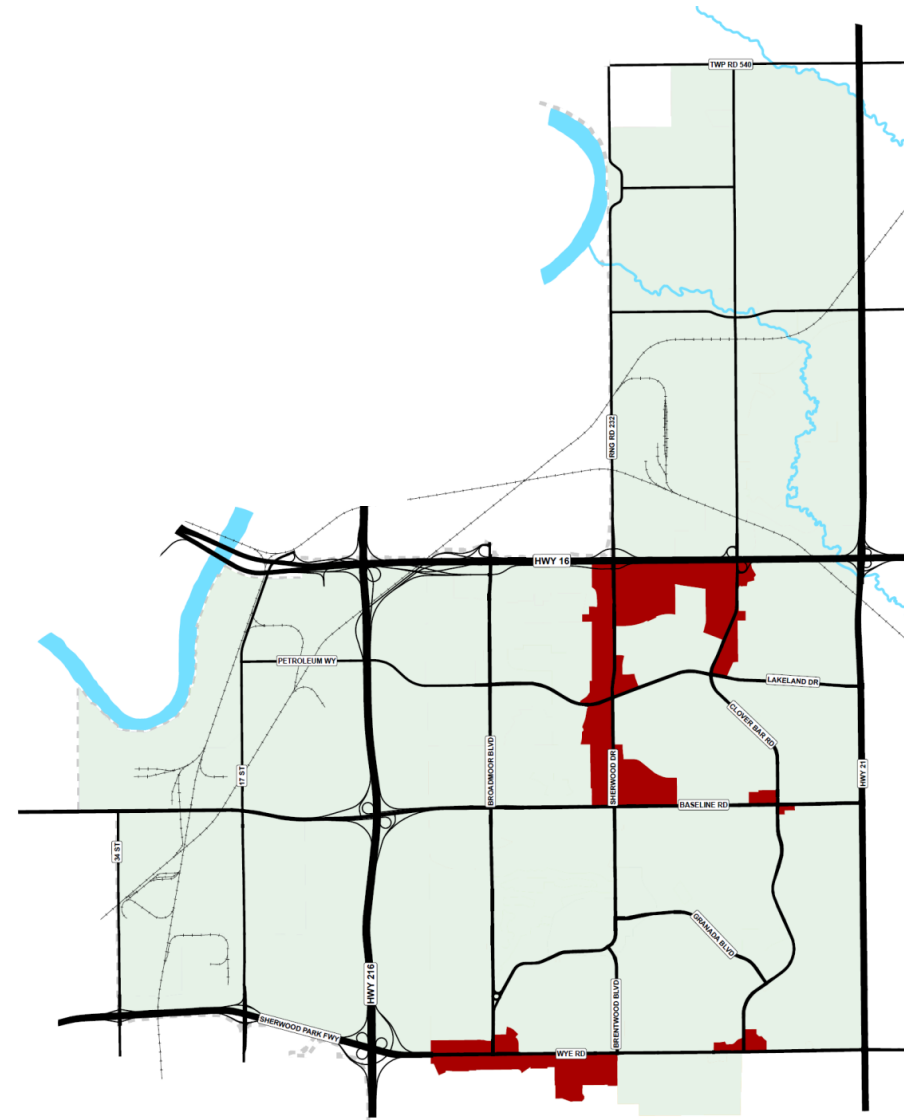
Sherwood Park

Compact Development Policy Area

- In conjunction with the Urban Centre, an additional area where we will work towards CRB intensification target.
- Higher density of existing residential, community housing and proximity to commercial and major public facilities creates an opportunity for this area to promote redevelopment and infill in the form of mixed use development within existing commercial areas.

Objectives:

- Compact mixed use development
- Contribute to complete communities
- Walkability and areas for social interaction
- Green building and green infrastructure



Sherwood Park

Compact Development Policy Area

Policy highlights:

General

- Area Redevelopment Plans
- Medium and high density residential and mixed use redevelopment within existing commercial areas

Major Public Facilities

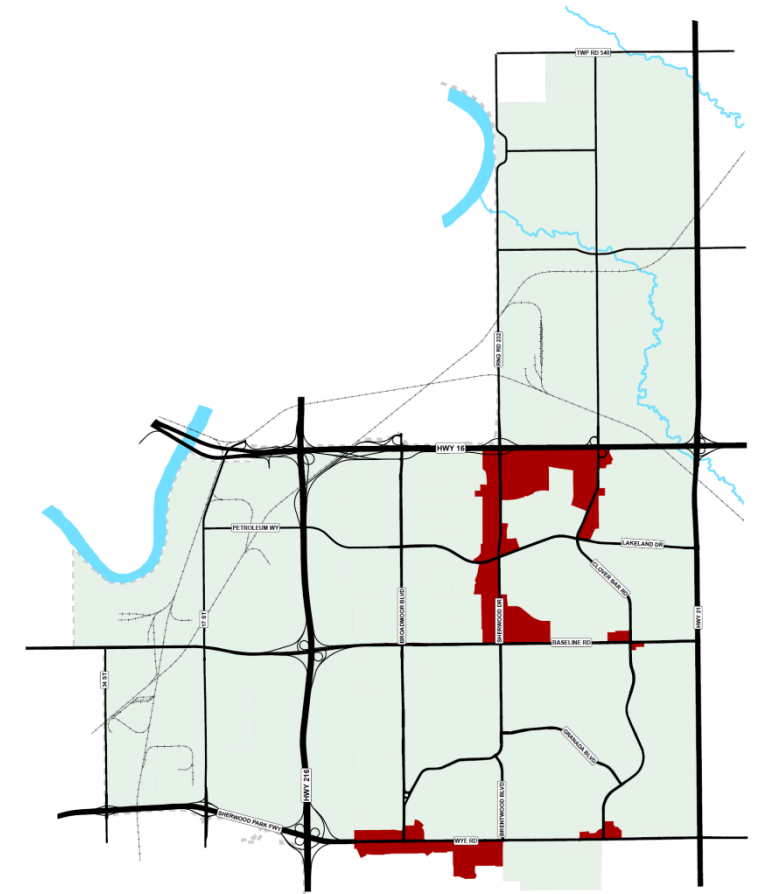
- Major public facilities to locate and remain within this area (Emerald Hills Regional Park, Hospital)

Community Services

- Locate within, or in close proximity to a mixture of uses.

Residential

- Recognize contribution of existing high and medium density residential.
- Higher residential density combined with mixed use within buildings.
- Community housing and senior housing.
- Inclusionary housing.



Sherwood Park

Compact Development Policy Area

Policy highlights:

Commercial

- Multi-storey mixed use buildings
- Encourage infill of surface parking

Conservation

- Native vegetation
- Encourage LEED and Built Green

Open Space

- Active transportation
- Central Public Open Space (regional Park)
- Four season use
- Farmers markets and community gardens

Transportation

- Work towards Transit Oriented Development (TOD)
- Redevelopment to prioritize safety and efficient movement for pedestrians
- Transit efficiency
- Reduce surface parking and promote underground parking
- Opportunity for on-street at grade transit transfer facility

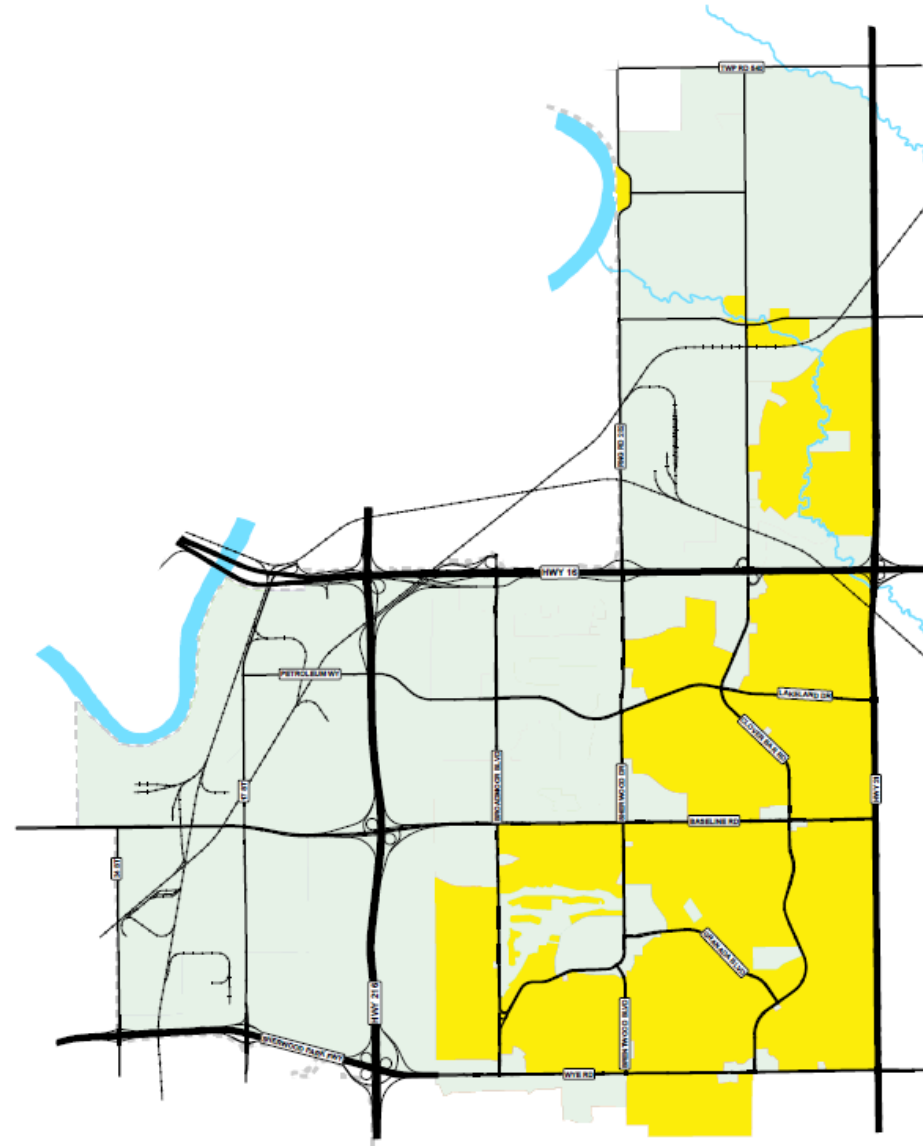
Sherwood Park

Residential Policy Area

- Built Up- Urban Area and Planned Areas (approved ASP's)
- Includes opens space such as parks and trails, as well as schools and other community services that function as a part of these neighbourhoods.

Objectives:

- Maintains character defining elements;
- Provides services and open spaces for residents;
- Provides housing choices for all incomes and lifestyles;
- Integrates green building and green infrastructure; and
- Incorporates multimodal connectivity.



Sherwood Park

Residential Policy Area

Policy highlights:

General

- Area Redevelopment Plans in consultation with residents

Open Space

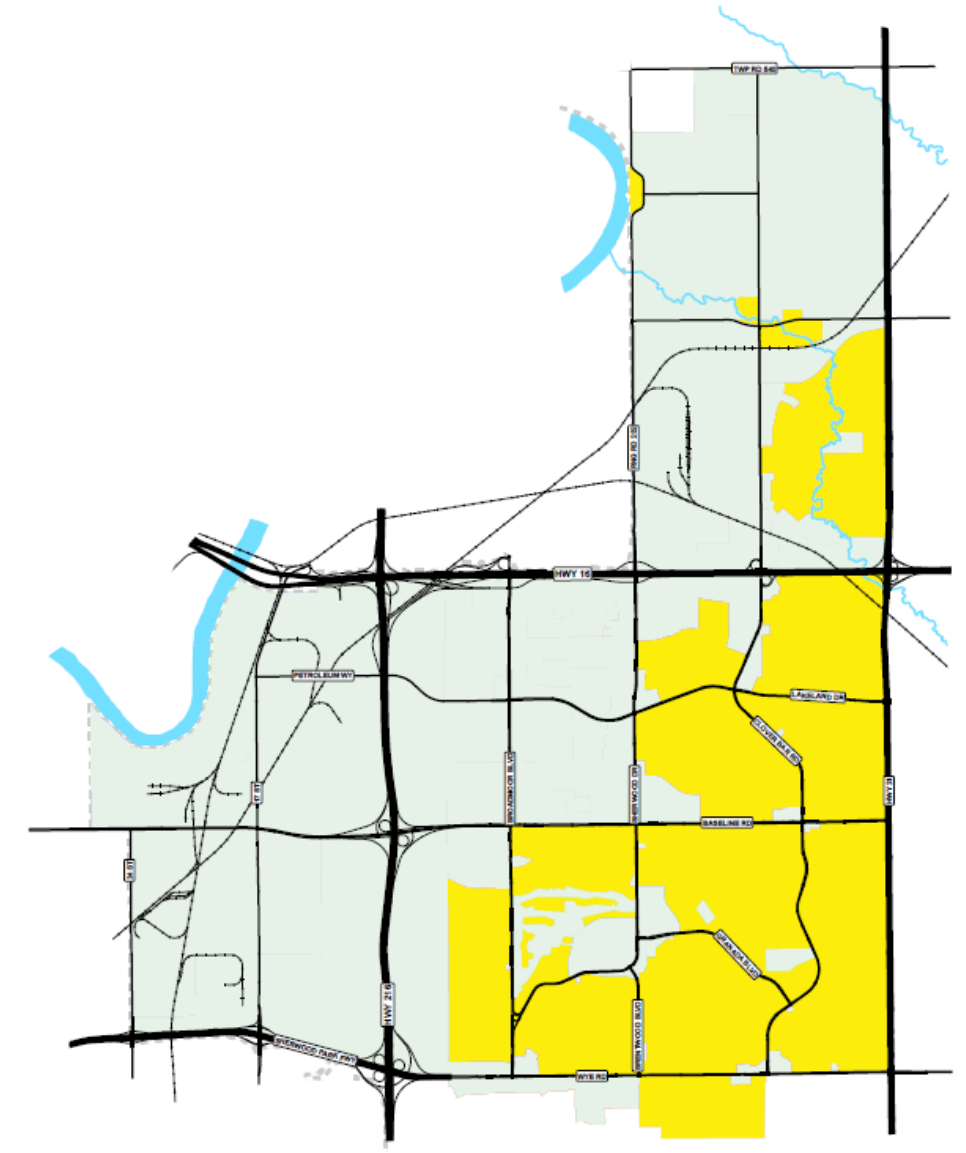
- Conserve existing parks not identified as School sites in ASP's
- Community gardens

Community Services

- Locate within, or in close proximity to a mixture of uses.

Residential

- Conserve character of existing neighbourhoods.
- Work towards diversifying residential forms in consultation with area residents through an Area Redevelopment Plan.
- Maximum 70% low density residential housing within Planned Areas
- Require medium density residential housing within each neighbourhood within Planned Areas



Sherwood Park

Residential Policy Area

Policy highlights:

Conservation

- Native vegetation
- Encourage LEED and Built Green

Open Space

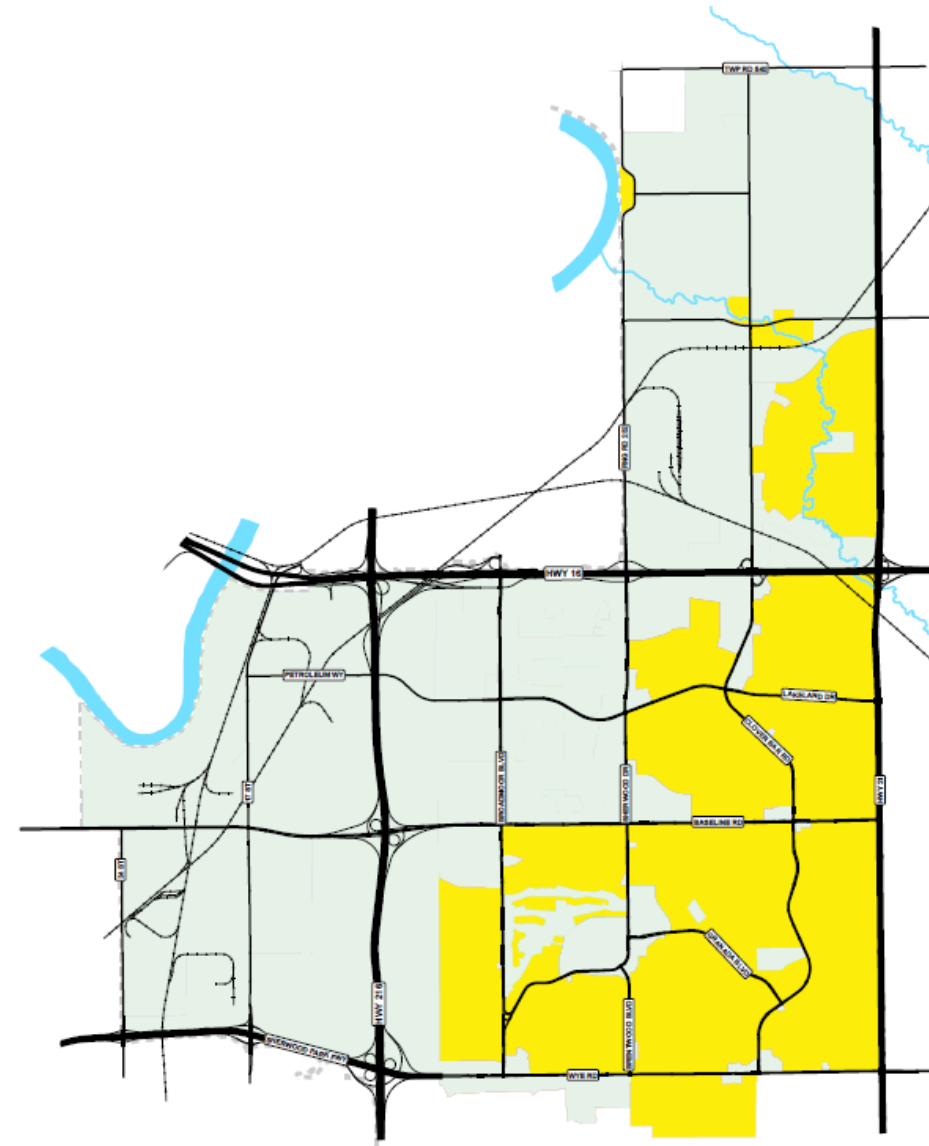
- Conserve existing parks not identified as school sites
- Locate parks for planned areas within a 5 minute walk (400 m)
- Farmers markets and community gardens

Schools

- Locate in central area of a neighbourhood

Transportation

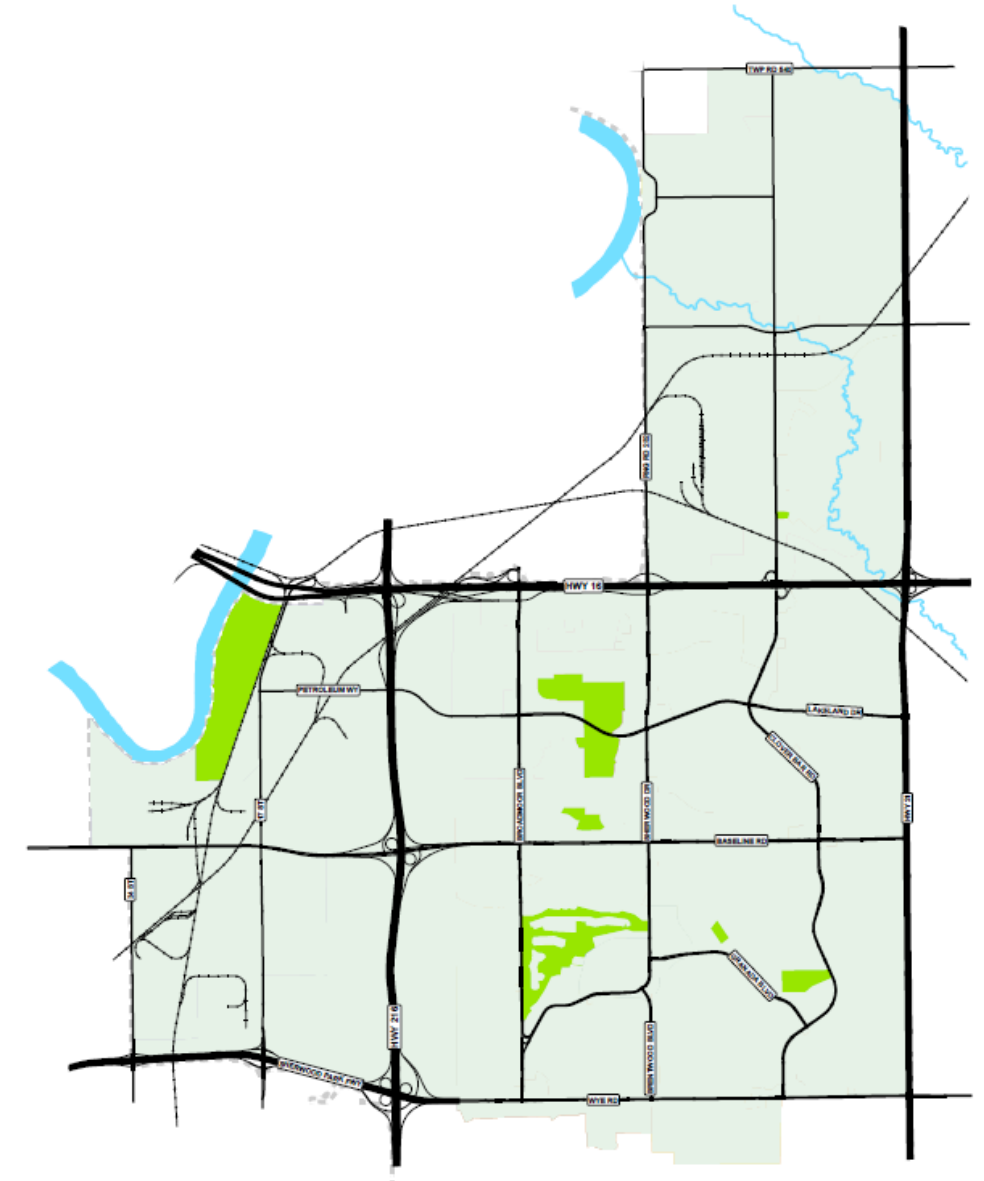
- Promote multimodal connectivity and active transportation options for residents



Sherwood Park

Major Public Facility Policy Area

- Major public facilities within the Urban Service Area of Sherwood Park which are outside of the Compact Development Policy Area and Urban Centre Policy Area.
- Includes major recreation facilities or amenities, community facilities, government facilities, health services, recycle centres, transit stations and emergency services.
- Does not include small scale facilities that are used by individual neighbourhoods or that are not open to the public.



Sherwood Park

Major Public Facility Policy Area

Policy highlights:

Major Community and Recreation Facilities

- Proximity to major transportation corridors, high density residential, community housing, school sites, commercial areas, active transportation corridors and linkages.
- Co-locate with schools and/ or commercial development

Recycle Station

- Maintain and expand as needed for the community

Transit Terminal

- Locate in proximity to major transportation corridors, high density residential, major employment and commercial areas, major public facilities, active transportation corridors and linkages
- Incorporate streetscape elements, parks, public art
- Stacking and underground parking reduce footprint and promote multimodal connectivity

Emergency Service Facilities

- Ensure provision of emergency and protective services to meet growing and changing population

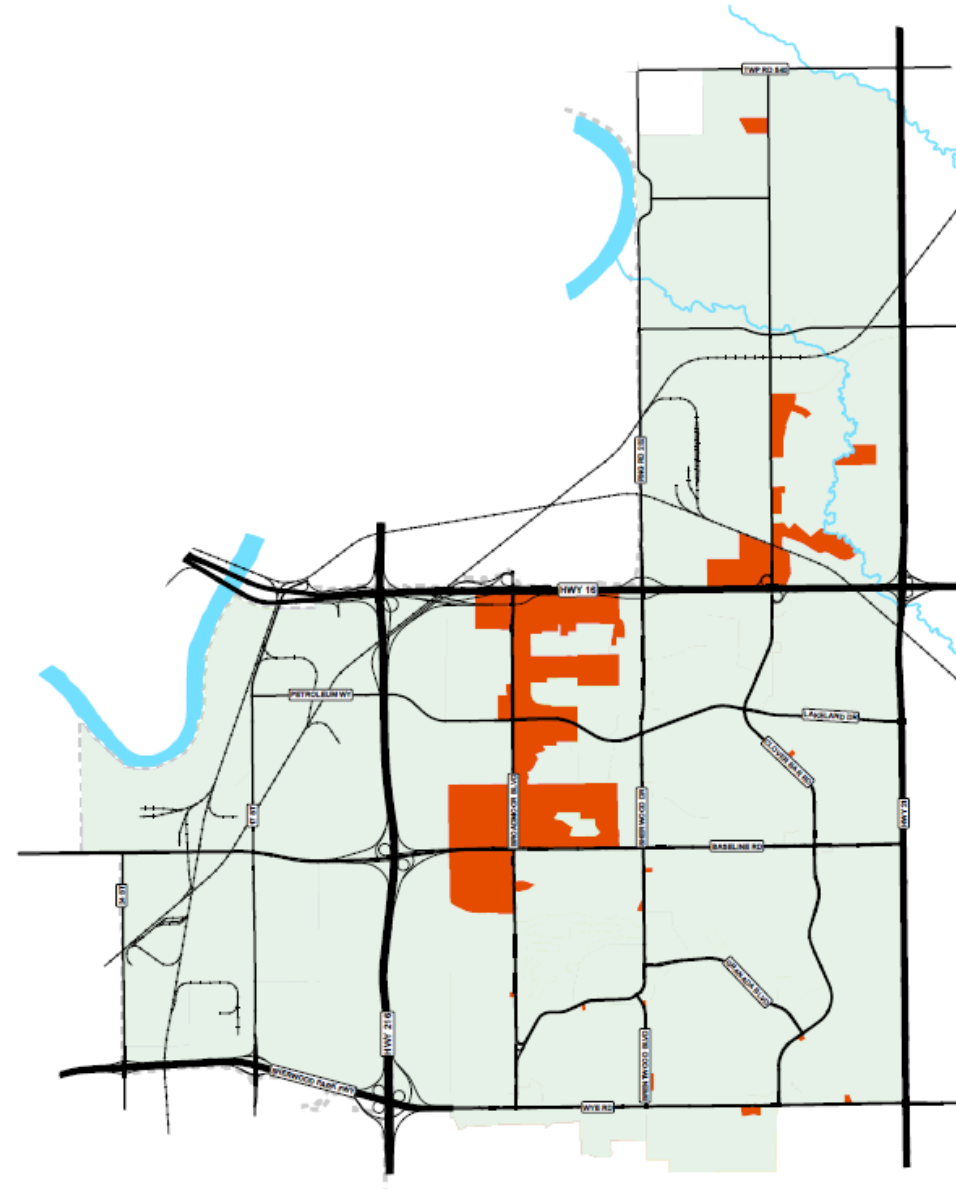
Sherwood Park

Commercial Policy Area

- Commercial area within Built Up- Urban Area and Planned Areas (approved ASP's)
- Includes other uses such as parks and trails. Provides opportunities for mixed use residential and commercial outside of the Industrial Heavy Overlay (IHO).
- Different types of commercial - major commercial, business commercial and community commercial

Objectives:

- Densify and diversify into a mixture of land uses;
- Provide active transportation connections;
- Are viable over the long term;
- Integrates green building and green infrastructure.



Sherwood Park

Commercial Policy Area

General

- Intensification and diversification of commercial areas over time
- Commercial located in close proximity to residential for Planned Areas
- Promote multi-storey commercial development
- Recognize different uses that are subject to the Industrial Heavy Overlay (IHO)

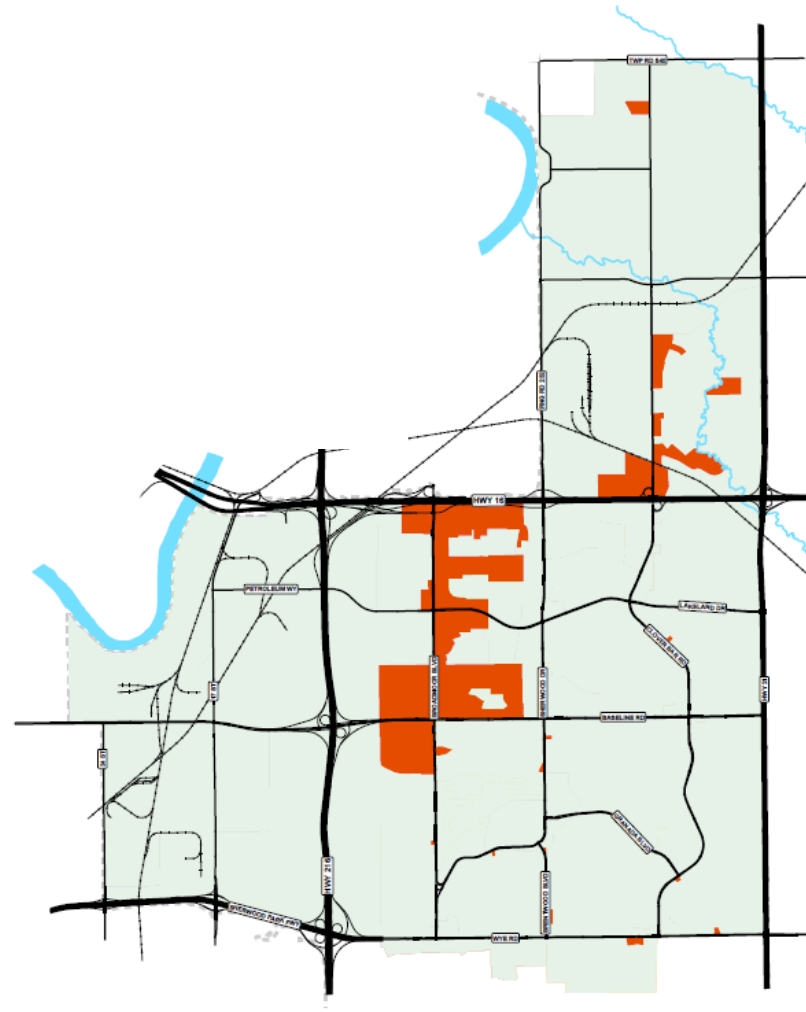
Community Services

- Locate within commercial areas.

Conservation

- Native vegetation
- Encourage LEED and Built Green

Policy highlights:



Residential

- Integrate compatible residential uses with commercial in planned areas and redevelopment within the Built-Up Urban Area.

Open Space

- Active transportation connections
- MR dedication for active transportation connections and buffering

Transportation

- Multi-modal transportation including transit
- Street and intersection design safe and inviting for pedestrians.

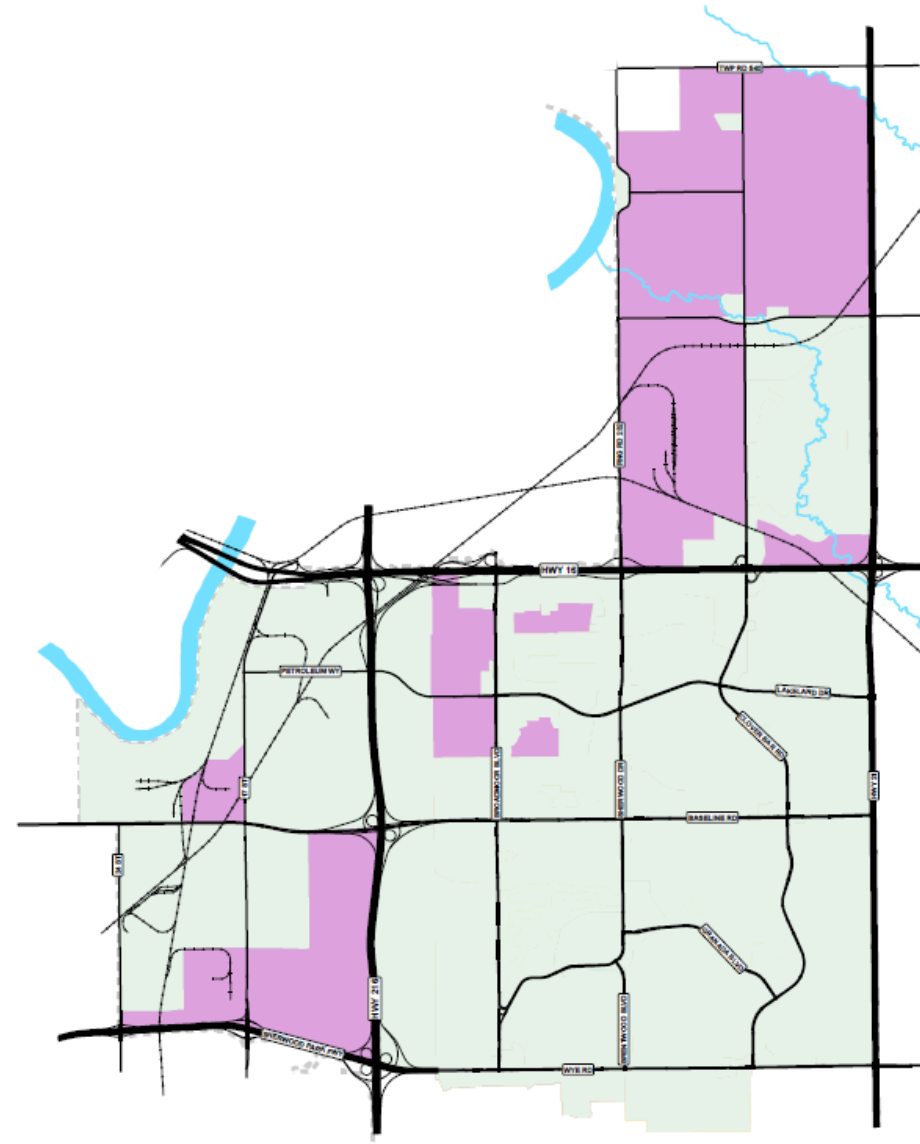
Sherwood Park

Industrial Light/ Medium Policy Area

- Light and medium industrial within the Built Up- Urban Area and Planned Areas (approved ASP's)
- Includes open space within these areas.

Objectives:

- Viable over the long term;
- Efficiently designed development;
- Minimal impact on incompatible land uses.



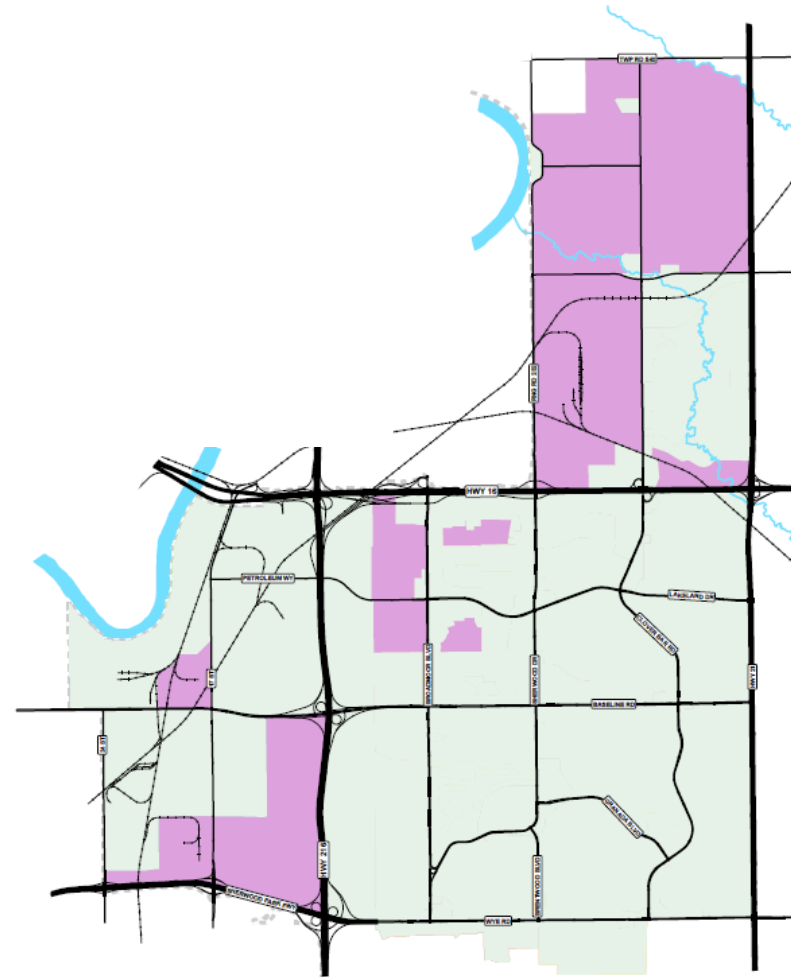
Sherwood Park

Industrial Light/ Medium Policy Area

Policy highlights:

General

- Require the completion of Area Structure Plans
- Require appropriate buffering and mitigation between incompatible land uses



Medium Industrial

- Serve as a buffer between heavy industrial and incompatible uses outside the Industrial light/ medium Policy Area.
- Prevent or mitigate nuisance impacts on incompatible land uses outside of the Medium Industrial Policy Area.

Light Industrial

- Serve as a buffer between medium industrial and incompatible uses outside the Industrial light/ medium Policy Area.
- Do not cause nuisance impacts on incompatible land uses outside of the Industrial Light/Medium Policy Area.

Sherwood Park

Industrial Light/ Medium Policy Area

Policy highlights:

Open Space

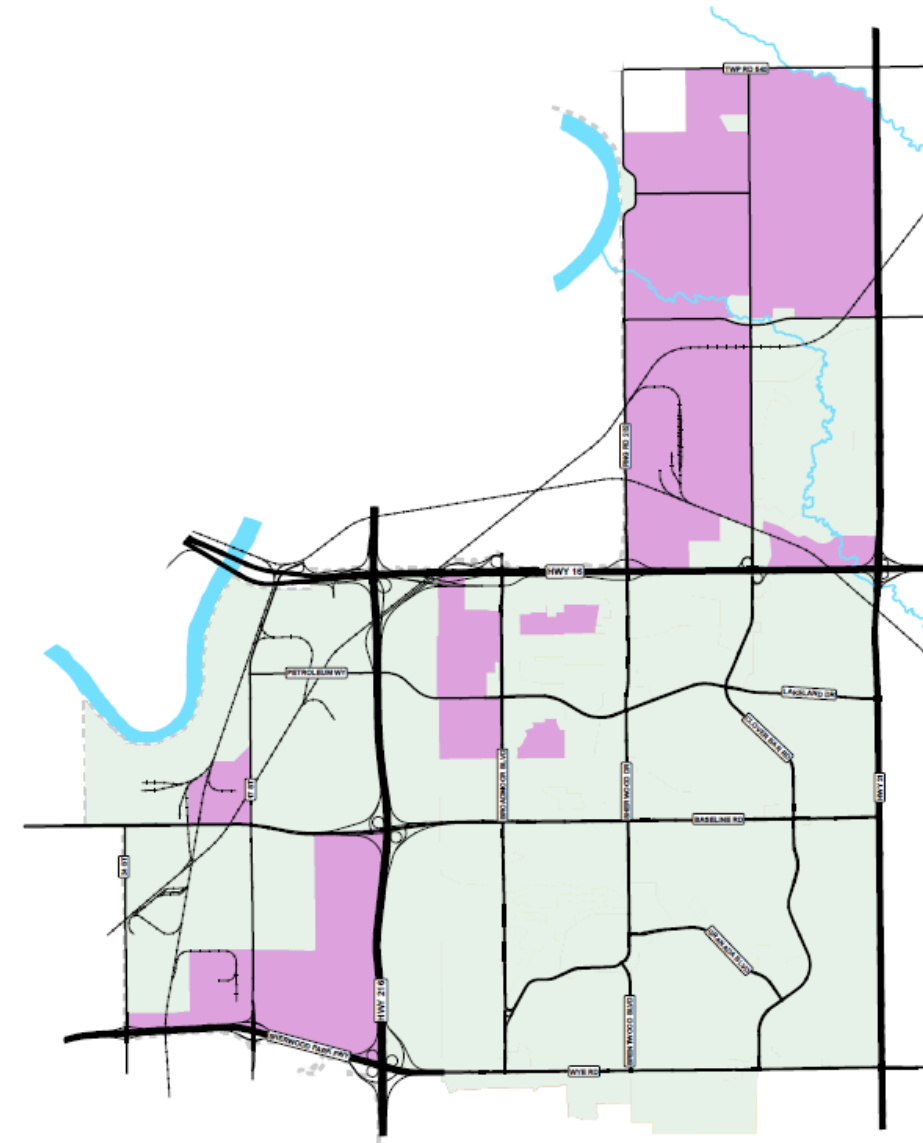
- MR provided as cash-in-lieu except dedicate as land where needed for the County's approved Trails Strategy.

Conservation

- Dedication of ER or ERE for crown claimed areas and Regional Environmentally Significant Areas.

Transportation

- Include comprehensive transportation networks.
- Multi-modal transportation opportunities



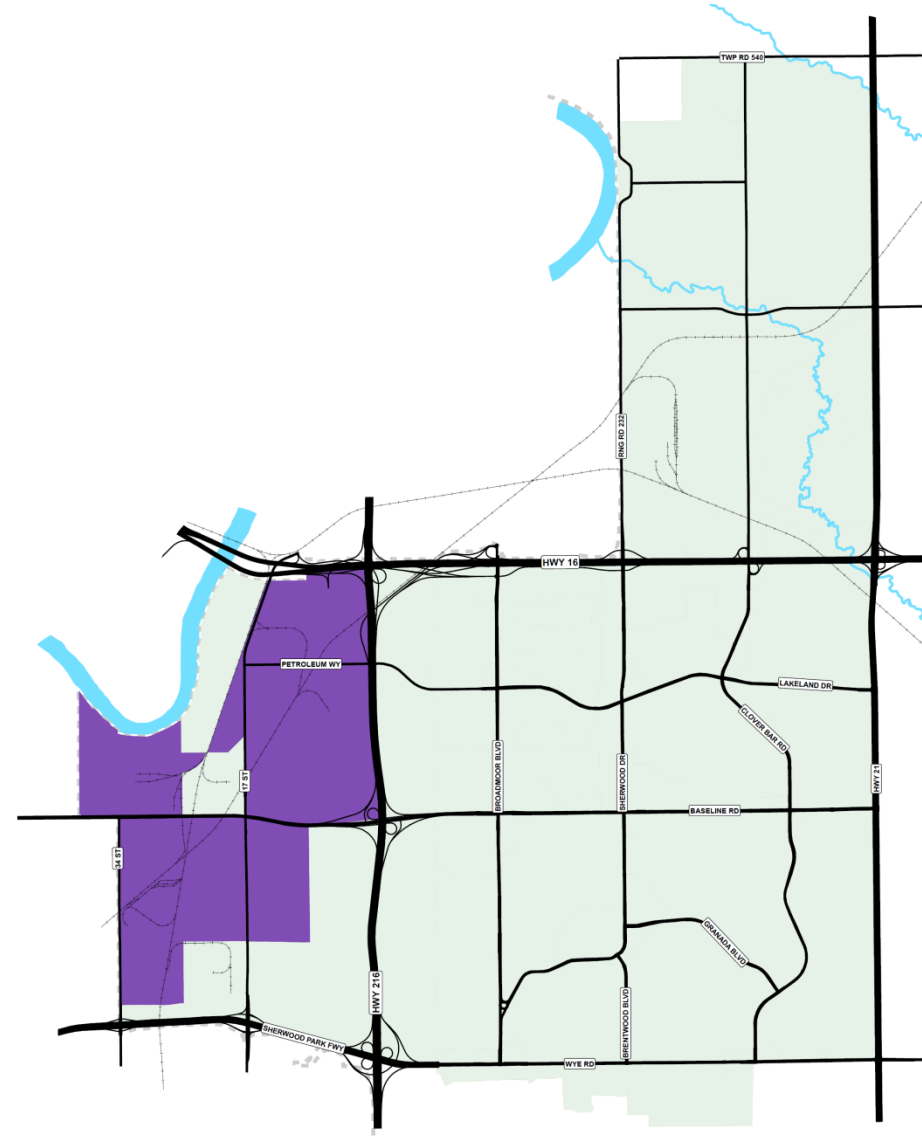
Sherwood Park

Industrial Heavy Policy Area

- Heavy industrial within the Built Up-Urban Area
- Includes open space within these areas.

Objectives:

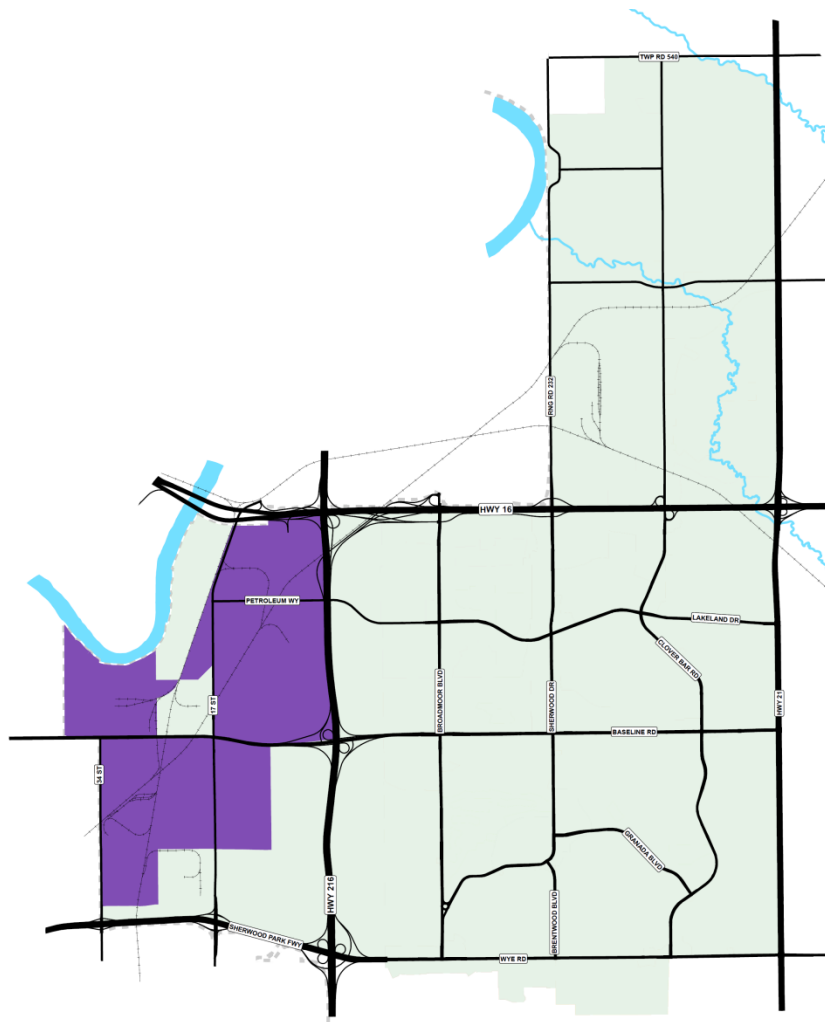
- Viable over the long term;
- Responsibly manages risk associated with industrial development;
- Efficiently designed development.



Sherwood Park

Industrial Heavy Policy Area

Policy highlights:



- Encourage industrial development to locate in this area and encourage synergies between industrial uses.
- Ensure long term viability by requiring heavy industrial development to have acceptable levels of risk and is transitioned to incompatible land uses outside of the Policy Area.
- Safety, risk and environmental assessments
- Meet or exceed Major Industrial Association Council of Canada (MIACC) as determined through the County's cumulative risk assessment
- Continued implementation of the IHO

Sherwood Park

Industrial Heavy Policy Area

Policy highlights:

Open Space

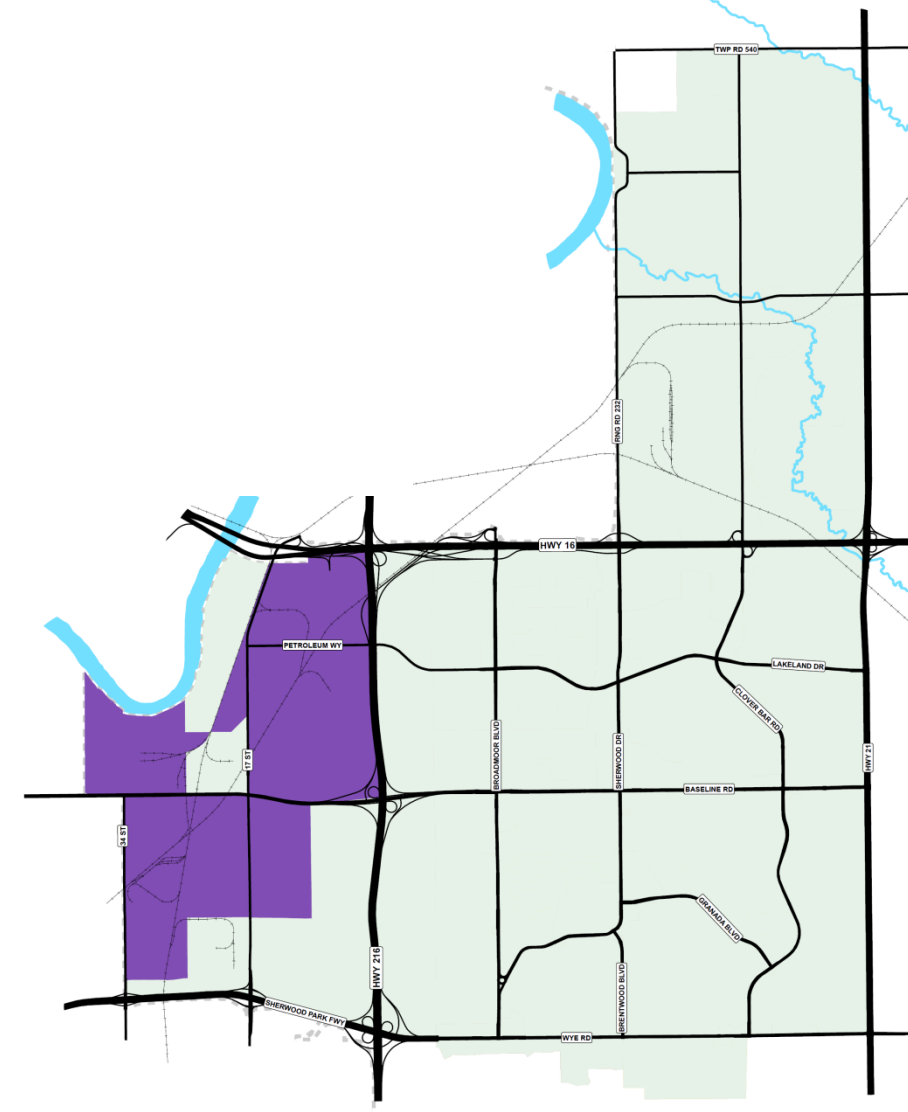
- MR provided as cash-in-lieu except dedicate as land where needed for the County's approved Trails Strategy.

Conservation

- Dedication of ER or ERE for crown claimed areas and Regional Environmentally Significant Areas.

Transportation

- Include comprehensive transportation networks.
- Multi-modal transportation opportunities.



Bremner

Draft Goal

Bremner will be a complete community that is green, connected and diverse.

It will incorporate green infrastructure, open space and urban agriculture into each community and neighbourhood.

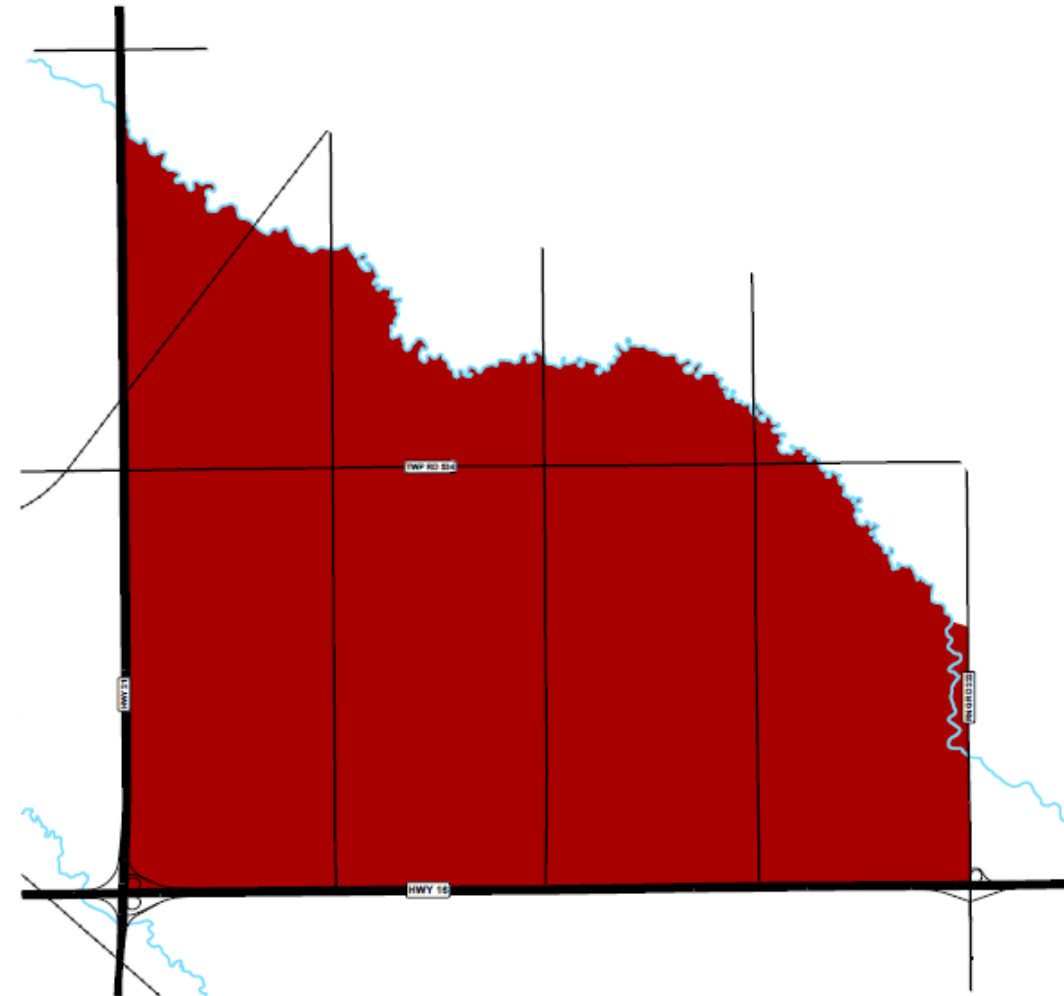
Communities and neighbourhoods within Bremner will be designed for compact, mixed use and transit oriented development.

The design of communities and neighbourhoods will encourage all residents to utilize active transportation for their daily living by creating a distinct town centre and smaller village centres that will provide residents with a variety of services, amenities, education and employment opportunities in close proximity to where they live.

Bremner

Section Format

- General
- Town and Village Centres
- Residential
- Business Park
- Conservation and Agriculture
- Open Space
- Transportation
- Utilities

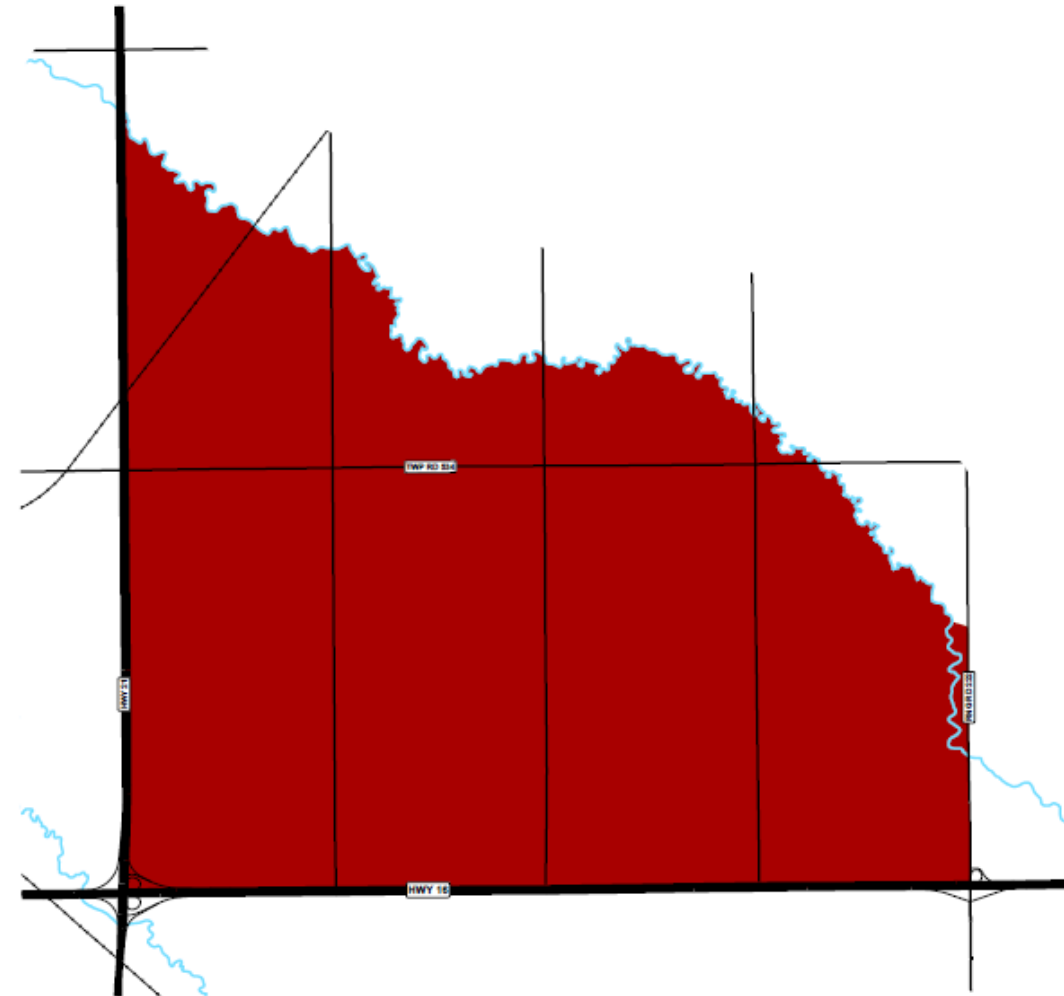


Sherwood Park

Bremner Urban Reserve Policy Area

Objectives:

- Complete community that is viable;
- Access to multimodal transportation;
- Compact forms and transit oriented development design;
- Green building and green infrastructure
- Conserve significant natural features and integrate urban agriculture



Bremner

Bremner Urban Reserve Policy Area

Policy highlights:

General

- Requires an Area Concept Plan (ACP) prior to Area Structure Plans, Land Use Bylaw amendments, or subdivision.
- Density required as per the Growth Plan
- The ACP will determine the boundaries of Sub-Area Structure Plans

Town and Village Centres

- Require a Town Centre that provides a sub-regional level of service
- Village centres required within each community
- Centres to contain mixed use development services, amenities, employment opportunities, institutional uses and high density residential developments
- Employment compatible with residential development such as office, health care, finance, scientific and technical services

Residential

- Residential located in close proximity to community services and commercial uses
- Require housing diversity in terms of density and built form within each neighbourhood
- ACP to set targets for low, medium and high density housing within each community (Sub-Area Structure Plan)
- Require community housing and seniors housing in close proximity to amenities and services

Bremner

Bremner Urban Reserve Policy Area

Policy highlights:

Open Space

- Requires and Park Master Plans for School sites and regional parks
- Dedication of MR as land for parks and trails

Business Park

- Business Park along Highway 16
- Business that are incompatible with residential development , have outdoor storage or require large warehouse format buildings
- Small and medium scale commercial to serve business park and traveling public

Conservation and Agriculture

- Dedication of Environmental Reserve (ER)
- Encourage urban agriculture such as community gardens, fruit bearing trees in parks and rooftop gardens
- Requirement for an Agricultural Impact Assessment to mitigate impact on adjacent agricultural operations

Transportation

- Community and neighbourhood design supports a cost effective transportation system including transit
- Requirement for Design and Construction Standards specific to Bremner
- Complete streets and context approach to street design
- Transportation Master Plan for the area
- Transportation Demand Management
- Grid or modified grid pattern of streets
- Transit Oriented Development Design
- Multi-modal connectivity and active transportation connections

Utilities

- Utilities Master Plan for the area
- Encourage alternative energy systems for town and village centres
- Low Impact Development (LID)

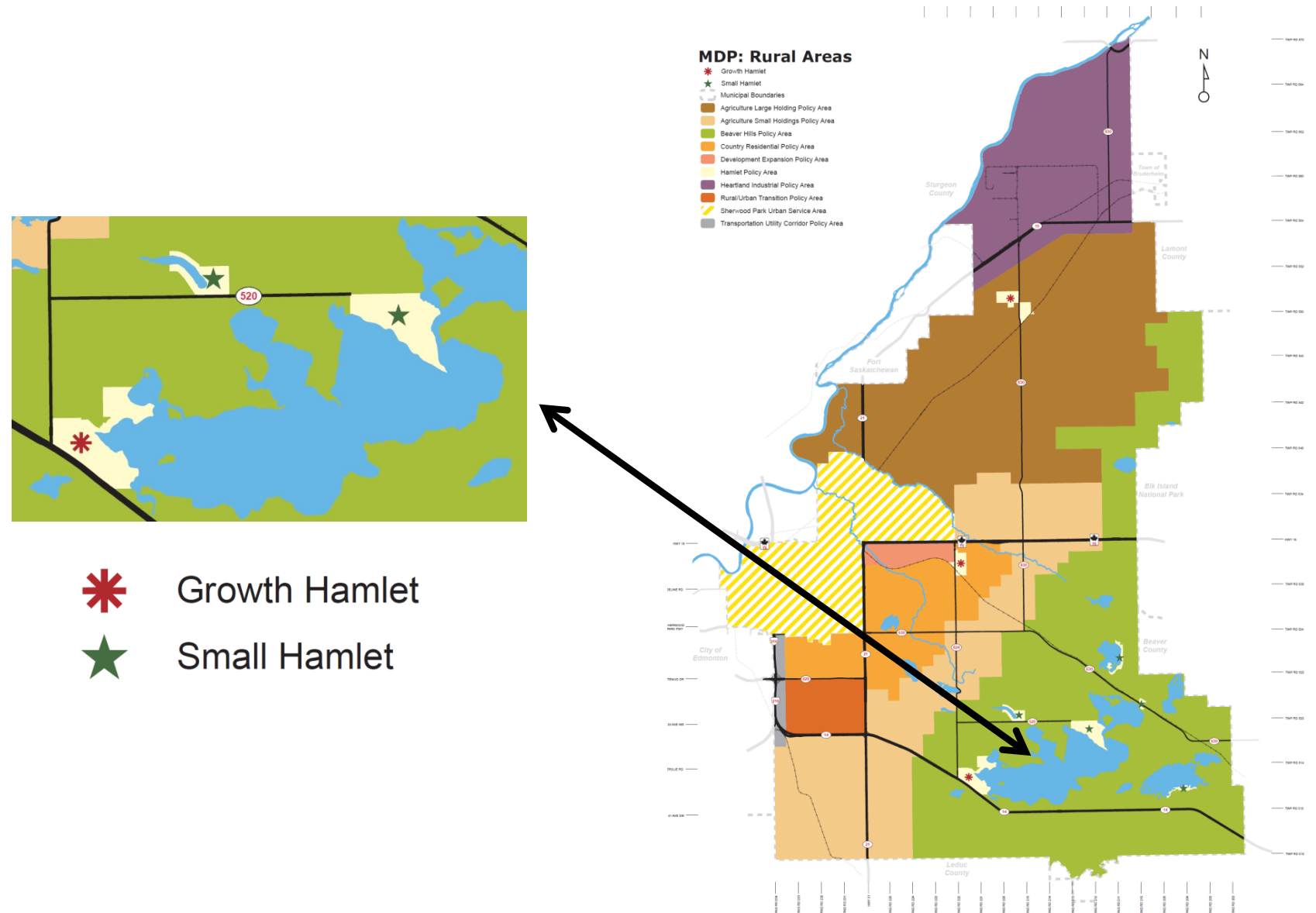
Hamlet Policy Area

Format

- Rural Service Area
 - Hamlet Policy Area
 - Growth Hamlets
 - Small Hamlets

Draft Goal

Attractive rural communities that together, collectively provide access to housing opportunities for all incomes and lifestyles as well as amenities and services to meet the day to day needs of hamlet residents and the wider rural area.



Relationship To Growth Plan

Edmonton Metropolitan Region Growth Plan

- Required to identify Growth Hamlets
- Growth in the rural area is to be accommodated in Growth Hamlets
- Growth Hamlets have servicing capacity or ability to tie into servicing
- Growth Hamlets - greenfiled density target 20 du/nrha
- Small Hamlets (Other Hamlets) – no targets
- Ardrossan, South Cooking Lake and Josephburg are identified as Growth Hamlets in the MDP
- Ardrossan (Growth Hamlet) is also a Rural Centre in the Growth Plan
- Rural Centre – urban area within the rural area that provides a local level of service to serve their community and accommodate higher density mixed use appropriate to the size and scale of the community
- Rural centres require a mixture of employment, services, amenities and housing diversity with multimodal transportation access.

Communities by Tier	Minimum Greenfield Residential Density* (du/nrha)	Aspirational Intensification Target***(% Dwellings to Built-Up Urban Areas)	Aspirational TOD Centres Density Target** (people+jobs/gha)	Aspirational Urban and Sub-regional Centres Density Target** (du/nrha)
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Metropolitan Area	Varies	Varies	Varies	Varies
Edmonton***		25%		n/a
Leduc County (West of QE2 to Whitemud Creek)	45	n/a	140-160	
St. Albert	40	17.5%		
Strathcona County (Urban)				
Fort Saskatchewan				
Leduc		15%		100
Stony Plain	35		n/a	
Beaumont		10%		
Spruce Grove				
Leduc County (balance)		n/a		
Rural Area	Varies	Varies	n/a	Varies
Towns	Varies	Varies	n/a	Varies
Devon	30	10%		75
Morinville				
Calmar		7.5%		
Lamont				
Bon Accord			n/a	
Bruderheim	25			n/a
Gibbons		5%		
Legal				
Redwater				
Villages	20			
Growth Hamlets		n/a	n/a	n/a
Other Hamlets	n/a			

Hamlet Policy Area

Hamlet Objectives:

- Provide a range of services to meet the day to day needs of residents in the Rural Service Area;
- Provide housing choices within the Rural Service Area for all incomes and lifestyles;
- Achieve their full development potential and develop in an orderly manner;
- Are viable over the long term;
- Retain their rural character and natural landscapes; and
- Provide connected and complete communities.

Policy highlights Growth Hamlets:

General

- Require Area Structure Plans
- Growth Hamlet Design Guidelines for Area Structure Plans
- Investment for growth prioritized towards Ardrossan
- Evaluation criteria to expand boundaries based on items such as absorption rate, fiscal impact, infrastructure and servicing, agricultural impact assessment, and community input
- Retain rural character: Josephburg and South Cooking lake population limit 1000-1500 residents
- Ardrossan population limit 5000-6000 residents

Hamlet Policy Area

Growth Hamlets

Policy highlights:

General

- Proposed development within 800 metres of a growth hamlet may require an amendment to the hamlet boundary

Residential

- Provide housing choice in terms of density and built form
- Require medium density housing in all new neighbourhoods
- Consider infill and redevelopment where it is consistent with the Hamlet design guidelines and ASP
- Encourage community housing

Commercial

- Serve day to day needs of the community
- Be accessible by active transportation
- Consider major commercial that takes advantage of both highway and local traffic
- All new neighbourhoods required to provide commercial and employment service opportunities

Open Space

- Encourage urban agriculture
- Park Master Plans for future school sites and development on existing park sites
- All residents within 5 minute walk to a park or trail access point
- Provide connected pathways and trail systems

Hamlet Policy Area

Growth Hamlets

Policy highlights:

Conservation

- Dedication of Environmental Reserve (ER)
- encourage the retention of wetlands, tree stands and other natural features.

Community Services

- Community and seniors housing in close proximity to services and amenities
- Multimodal transportation options

Schools

- New school located towards the centre of a neighbourhood, avoid barriers and are connected by active transportation modes

Major Public Facilities

- Park Master Plan required for regional parks
- Proximity to schools, community services, commercial areas and residential development
- Proximity to community and seniors housing

Transportation and Utilities

- Low Impact Development (LID)
- New development requires municipal water and wastewater serving
- Multimodal connectivity including transit as identified in the Integrated Transportation Master Plan or Transit Master Plan
- Active transportation connections

Hamlet Policy Area

Small Hamlets

Policy highlights:

General

- Require Area Structure Plan
- Retain rural character: population limit 500-750 residents
- Development to occur within existing boundaries

Residential

- Consider opportunities for housing diversity

Commercial

considering local commercial developments where it serves the day to day local commercial or employment needs, has appropriate levels of infrastructure and is consistent with the applicable ASP.

Open Space

- Encourage urban agriculture
- Park Master Plans for development on existing park sites
- Provide connected pathways and trail systems

Conservation

- Dedication of Environmental Reserve (ER)
- encourage the retention of wetlands, tree stands and other natural features.

Transportation and Utilities

- Low Impact Development (LID)
- Servicing consistent with the ASP
- Active transportation connections

MDP Update – Next Steps

- Internal and External Referral on second draft – January/February 2017
- Public Consultation – Community Centre January 25 and Heartland Hall January 30
- Survey January 19 – February 13
- PCM February 14 – Presentation on Implementation and General Sections
- Final Draft Spring 2017 – timing may depend on Provincial approval of the Edmonton Metropolitan Region Growth Plan.

MDP Update

Discussion

