

Municipal Development Plan Update Items for Discussion

Priorities Committee
March 14, 2017



MUNICIPAL DEVELOPMENT PLAN UPDATE
SHAPING OUR FUTURE

MDP Update - Agenda

- Public Consultation Phase 4
- 80 acre splits in the Agriculture Large Holdings Policy Area
- Minimum 20 acre lots in the Agriculture Small Holdings Policy Area
- Country Residential Servicing
- Seasonal Bareland Recreational Resorts in the Beaver Hills Policy Area
- Policy Area Options for Colchester
- Next Steps

MDP Update – Public Consultation Phase 4

The first open house was held at the Community Centre on January 25, 2017 from 6:30 p.m. to 8:30 p.m in Meeting Rooms 1 and 2. Twenty five (25) residents attended this open house.

The second open house was held at the Heartland Hall on January 30, 2017 from 6:30 p.m. to 8:30 p.m in the Training Room. Thirty nine (39) residents attended this open house.

An online survey ran from January 19, 2017 to February 13, 2017. The County received two hundred and forty one (241) responses to the online survey. Residents were asked the same questions as those who attended the open houses.

Also met with and presented to a number of Council committees.

Let's shape our future together.

MDP Update

Your County. Your Voice.

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

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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Strategy Concept **Design** Implement

STRATHCONA COUNTY

MDP Update – Agriculture Large

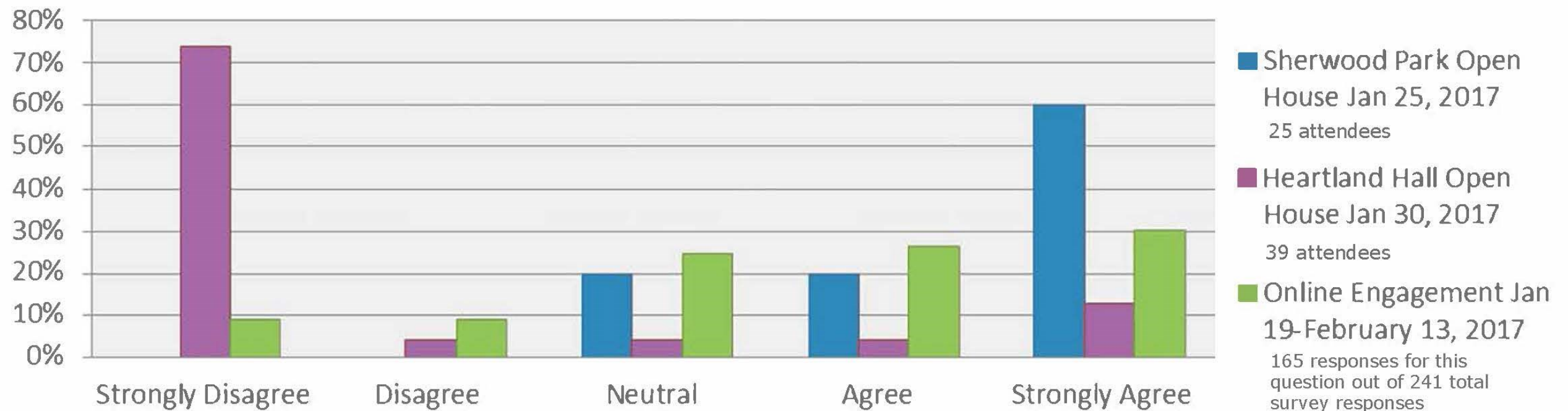
The draft MDP eliminates 80 acre splits in the Agriculture Large Holdings Policy Area to reduce fragmentation of prime agricultural lands.

- Agriculture Large Holdings Policy Area contains the majority of the County's CLI class 1 and 2 soils.
- An objective of the Agriculture Large Holdings Policy Area is to prioritize extensive agriculture.
- In previous phases of the MDP Update consultation process we heard the County should limit fragmentation of land with prime agricultural soils.

MDP Update – Agriculture Large

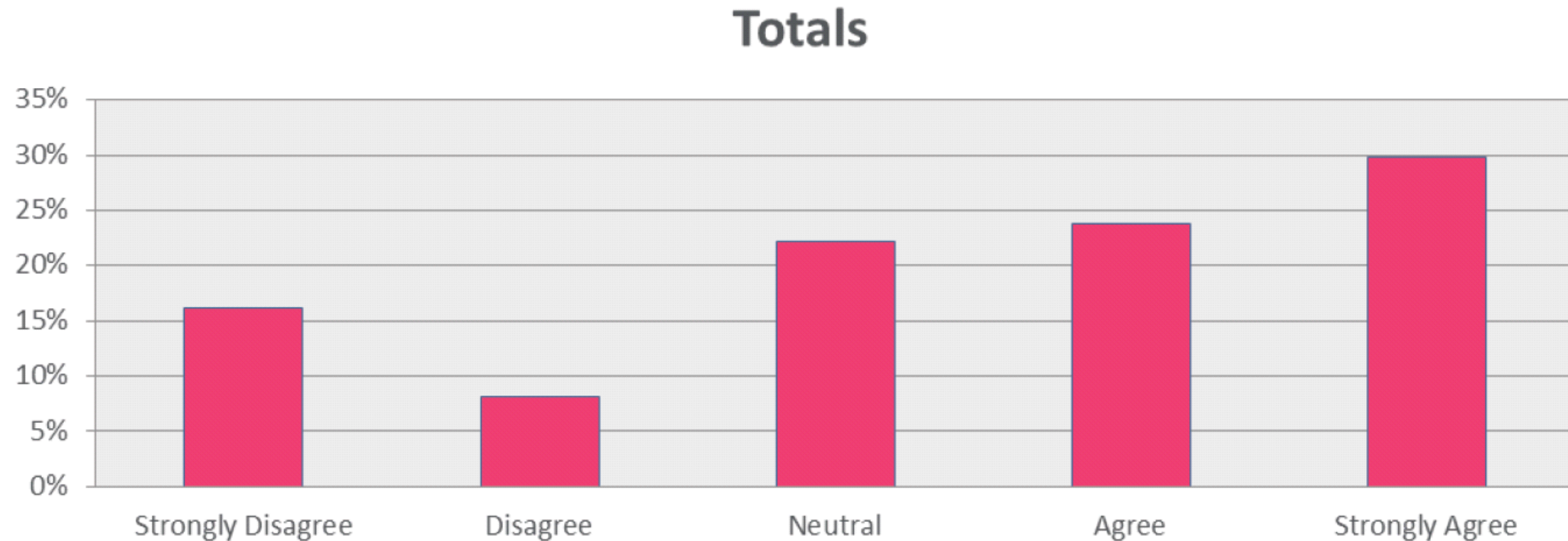
The draft MDP eliminates 80 acre splits in the Agriculture Large Holdings Policy Area to reduce fragmentation of prime agricultural lands.

Breakdown



MDP Update – Agriculture Large

The draft MDP eliminates 80 acre splits in the Agriculture Large Holdings Policy Area to reduce fragmentation of prime agricultural lands.



MDP Update – Agriculture Large

The draft MDP eliminates 80 acre splits in the Agriculture Large Holdings Policy Area to reduce fragmentation of prime agricultural lands.

What we heard:

- 80 acre splits may be more affordable to purchase for smaller agricultural producers
- Large agricultural producers may prefer to purchase quarter sections.
- No issues farming 80 acre splits as long as the owner farms or leases the land to farm.
- To remove this option may have an economic impact on landowners.
- Protect prime farmland.
- Total responses from rural-farm residents appear to continue to support 80 acre splits.

Administrations Recommendation – continue to allow 80 acre splits in the Agriculture Large Holdings Policy Area.

MDP Update – Agriculture Small

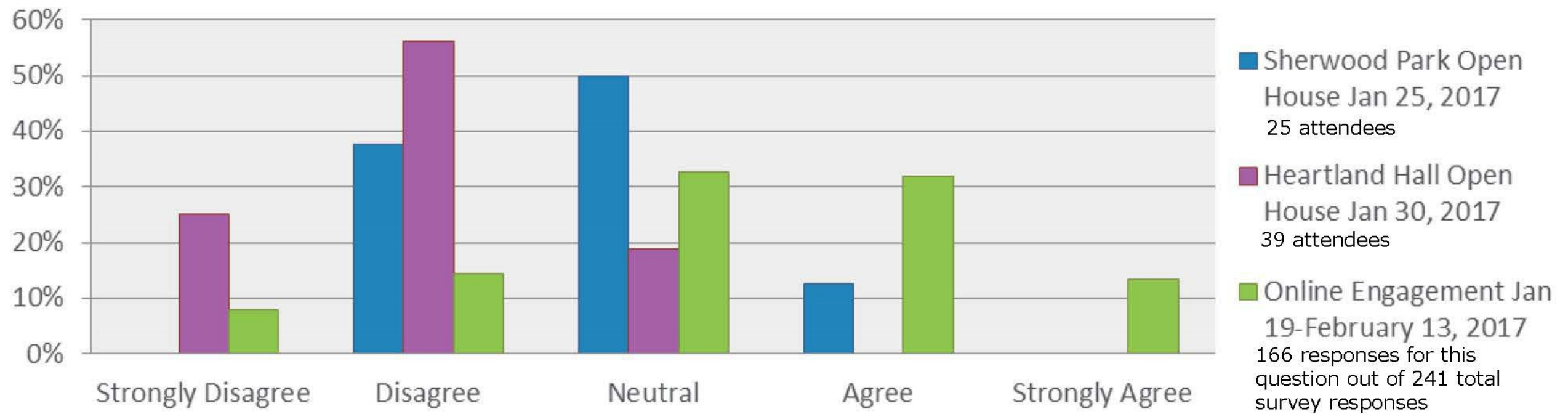
The draft MDP requires a minimum parcel size of 20 acres to increase opportunities for small scale agriculture in the Agriculture Small Holding Policy Area.

- The current regulations which allow for smaller parcels, have resulted in this policy area developing out as country residential as opposed to small agricultural holdings.
- The purpose of this area is to serve as a transition from higher density development and support small scale agriculture such as commercial production of animals, fruits and/or vegetables, horticulture, poultry farms, dairy farms, market gardens, greenhouses and nurseries.
- Eliminates the need for conceptual schemes which are costly and time consuming for applicants.
- There are a number of existing lots in the rural area smaller than 20 acres that could provide opportunity for those wanting to purchase a smaller parcel size.

MDP Update – Agriculture Small

The draft MDP requires a minimum parcel size of 20 acres to increase opportunities for small scale agriculture in the Agriculture Small Holding Policy Area.

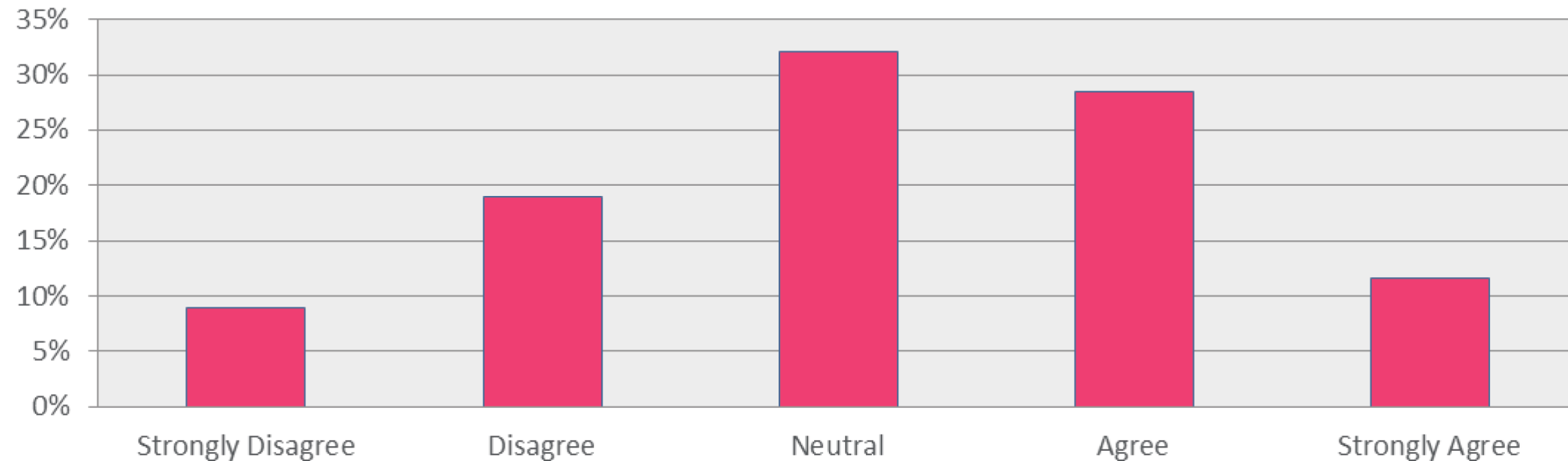
Breakdown



MDP Update – Agriculture Small

The draft MDP requires a minimum parcel size of 20 acres to increase opportunities for small scale agriculture in the Agriculture Small Holding Policy Area.

Totals



MDP Update – Agriculture Small

The draft MDP requires a minimum parcel size of 20 acres to increase opportunities for small scale agriculture in the Agriculture Small Holding Policy Area.

What we heard:

- parcel sizes should be smaller than 20 acres as some operations can be successful on smaller lots
- Total responses appear to be fairly even with slightly more leaning toward supporting the 20 acre parcel size.

Administrations Recommendation – require a minimum parcel size of 20 acres in the Agriculture Small Holdings Policy Area.

MDP Update – Country Residential Servicing

The draft MDP continues to require full servicing for new Country Residential Developments

Municipal piped water and wastewater is required under the existing 2007 MDP.

Individual On-site Systems

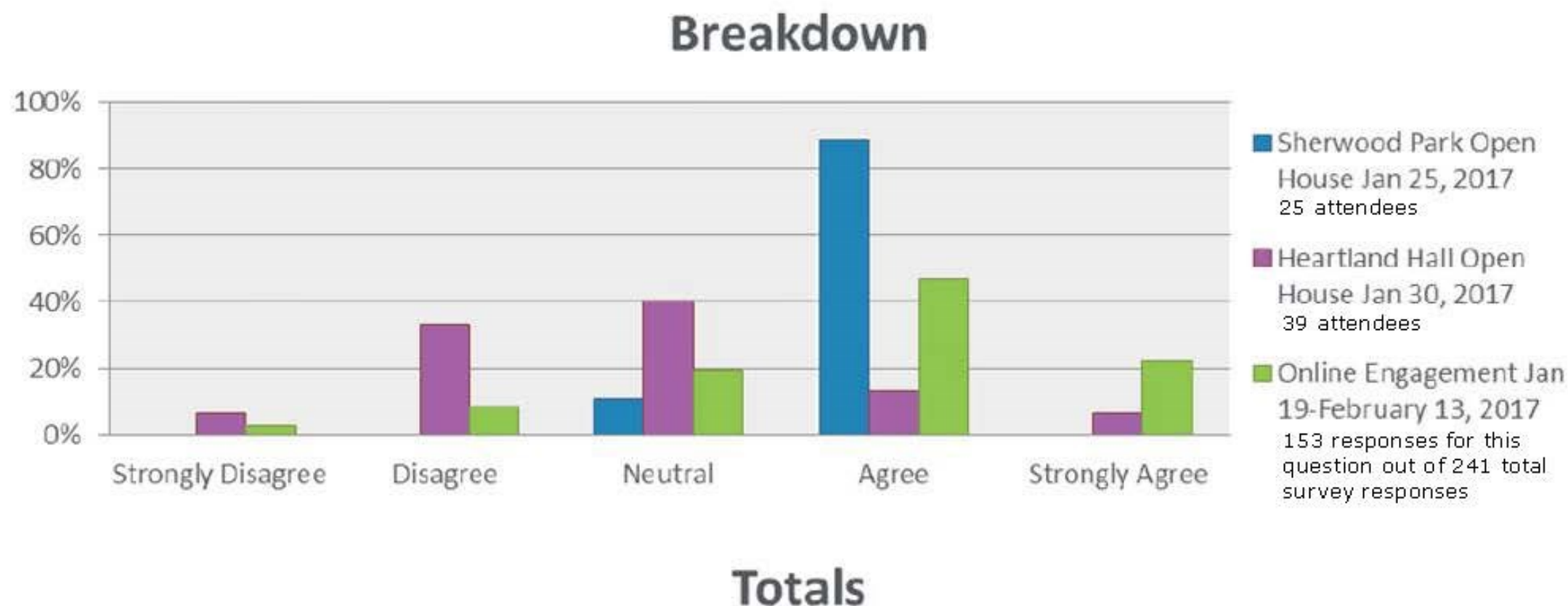
- concerns that they will fail and be costly for a resident to replace posing a risk to the environment
- may encourage country residential development
- impact on road network, costs to County for road maintenance due to truck hauling for cisterns and septic tanks.

Piped Municipal System

- very costly to develop
- appears to discourage country residential development
- if large servicing network is built-out, costs over time for maintenance and replacement

MDP Update – Country Residential Servicing

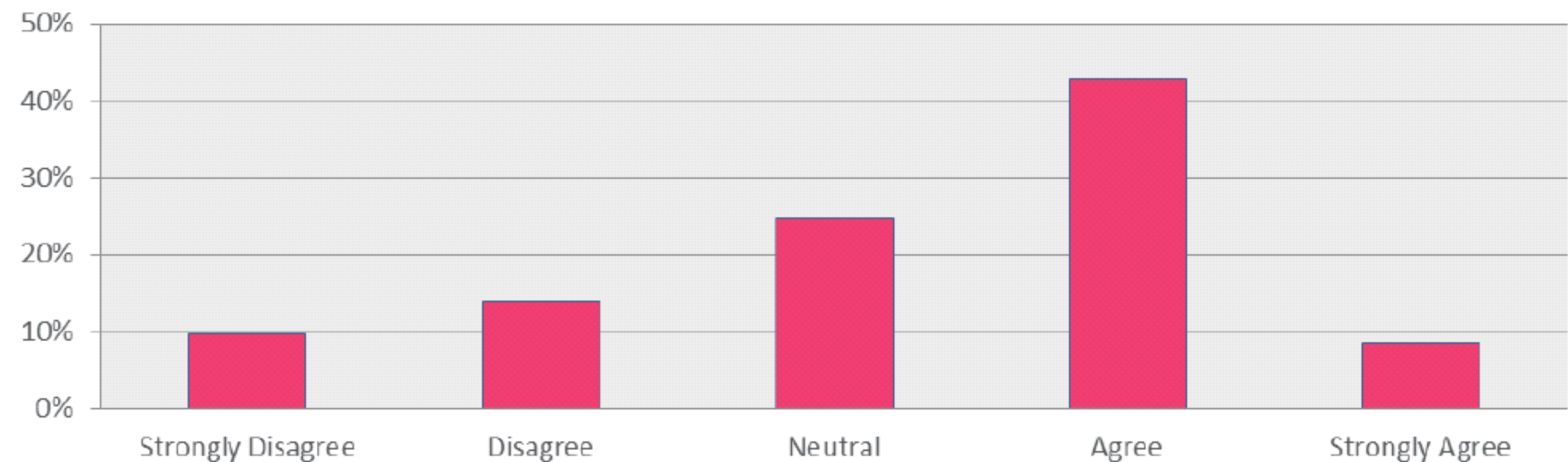
The draft MDP continues to require full servicing for new Country Residential Developments



MDP Update – Country Residential Servicing

The draft MDP continues to require full servicing for new Country Residential Developments

Totals



MDP Update – Country Residential Servicing

The draft MDP continues to require full servicing for new Country Residential Developments

What we heard:

- Expensive to develop with municipal piped services.
- Total responses appear to continue to support municipal piped water and wastewater servicing.

Administrations Recommendation – continue to require municipal piped water and wastewater servicing.

MDP Update – Seasonal Bareland Recreational Resorts

The draft MDP considers Seasonal Recreational Resorts within the Beaver Hills area.

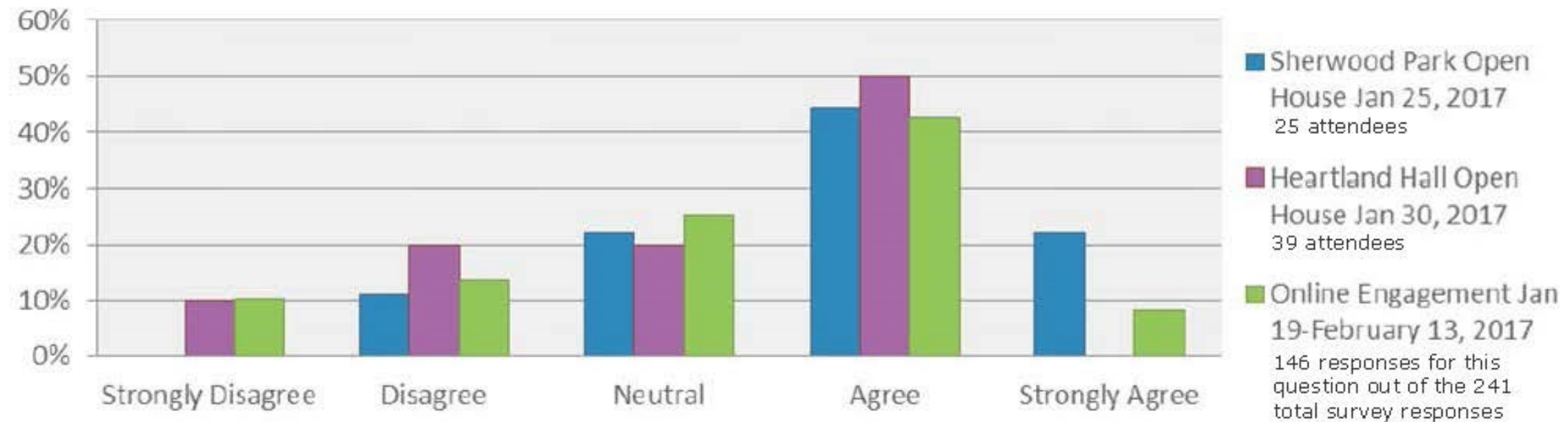
Do not currently allow for bareland condo subdivision under the current MDP except for what was approved previously.

- Seasonal recreational resorts restricted to seasonal structures (example: RV's and park models) and shallow servicing.
- Small scale community commercial only – to support seasonal users.
- require rezoning to a seasonal recreational resort district.
- There is a concern that larger and more intensive year round development may:
 - negatively impact the Beaver Hills Moraine; and
 - become a hamlet type development when that type of growth should be directed to growth hamlets or the Urban Service Area.

MDP Update – Seasonal Bareland Recreational Resorts

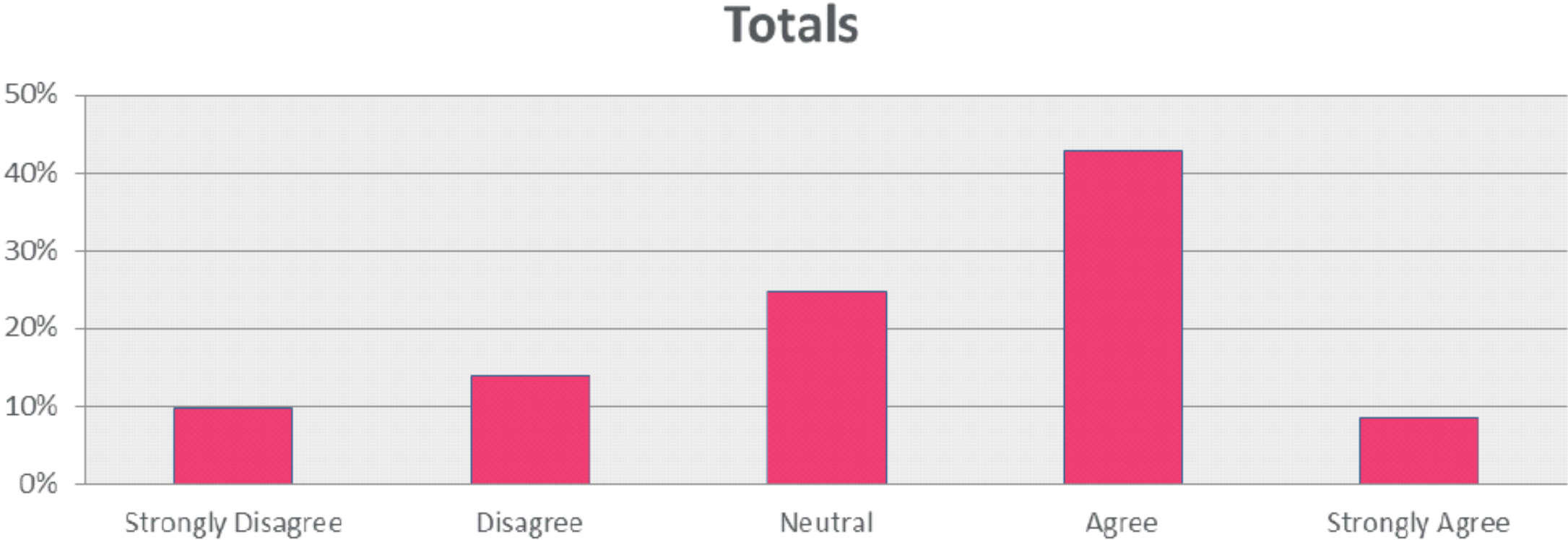
The draft MDP considers Seasonal Recreational Resorts within the Beaver Hills area.

Breakdown



MDP Update – Seasonal Bareland Recreational Resort

The draft MDP considers Seasonal Recreational Resorts within the Beaver Hills area.



MDP Update – Seasonal Bareland Recreational Resorts

The draft MDP considers Seasonal Recreational Resorts within the Beaver Hills area.

What we heard:

- support sustainable tourism if it is small scale, carefully designed so it does not impact the natural area.
- concerns regarding the impact on the Beaver Hills Moraine and Biosphere.
- should be year round instead of seasonal.

Administrations Recommendation – consider seasonal recreational resorts in the Beaver Hills Policy Area.

MDP Update – Public Consultation Colchester

An open house was held at the Colchester Hall on January 19, 2017 from 6:00 p.m. to 8:00 p.m. forty five (45) residents attended the open house. Invitation were mailed out to two hundred and fifty six (256) property owners in the Colchester area.

An online survey ran from January 19, 2017 to February 13, 2017. There were sixty five (65) responses to the online survey. It can be confirmed that forty two (42) respondents were Colchester residents. The remaining respondents were either unknown or from outside of Colchester. The online survey asked the same questions as those who attended the open house.



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

 **STRATHCONA COUNTY**

MDP Update – Colchester

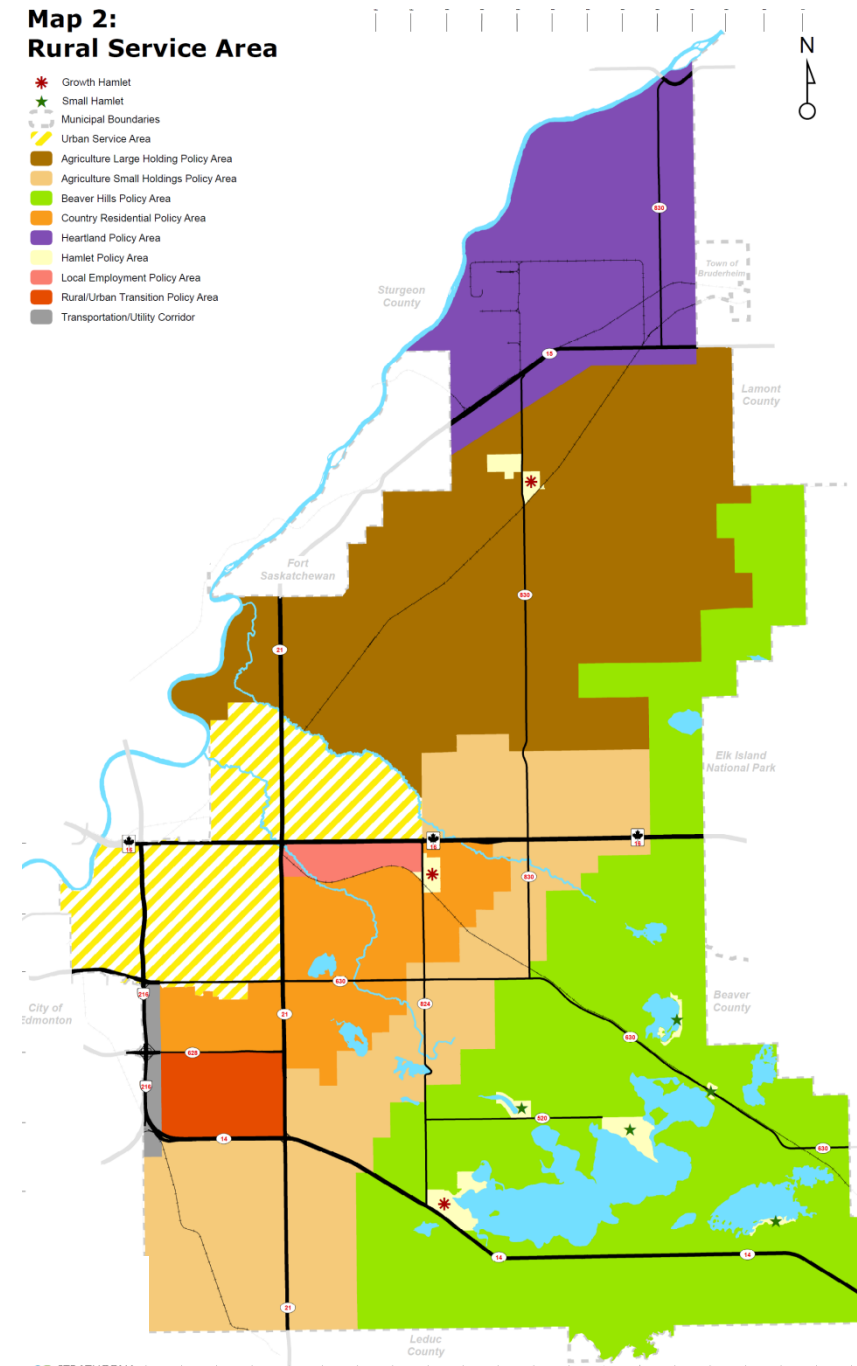
The policy areas below were presented to residents for consideration through the public engagement process:

Option #1: Agriculture Large Holdings Policy Area
(**brown coloured area**)

Option #2: Agriculture Small Holdings Policy Area
(**peach coloured area**)

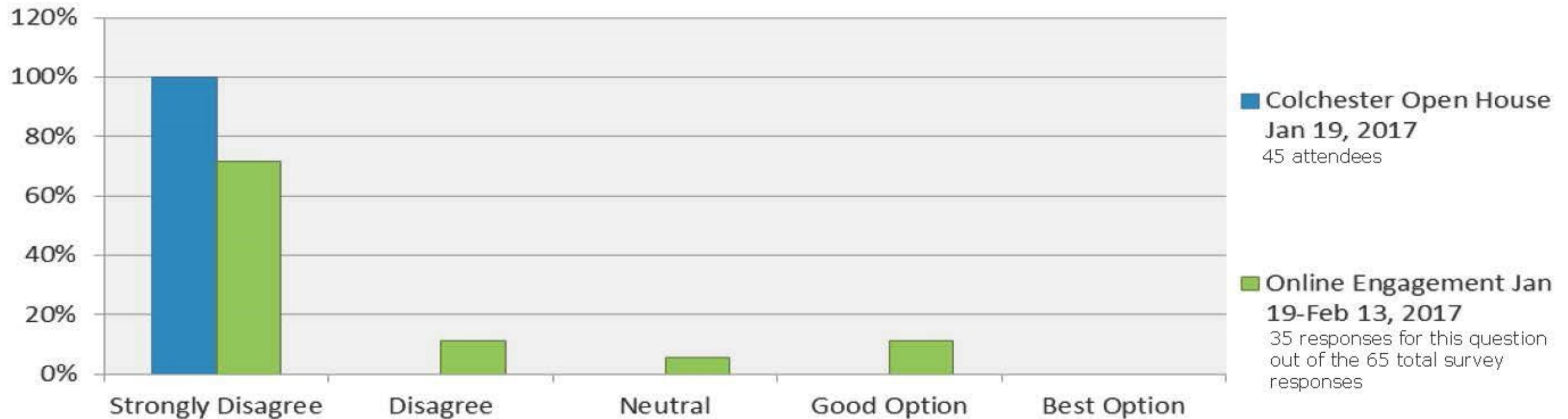
Option #3: Beaver Hills Policy Area
(**green coloured area**)

Colchester
(**red coloured area**)



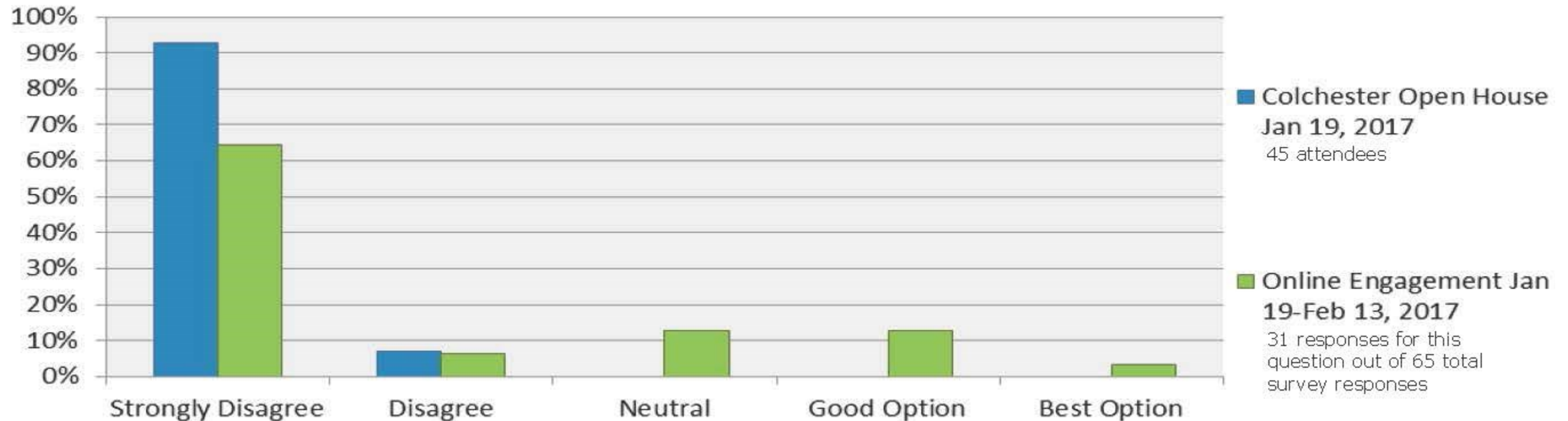
MDP Update - Colchester

Agriculture Large Holdings Policy Area



MDP Update - Colchester

Agriculture Small Holdings Policy Area



MDP Update - Colchester

Beaver Hills Policy Area



MDP Update - Colchester

The Colchester area does not meet the criteria for new Country Residential under the Edmonton Metropolitan Growth Plan; therefore, subdivision potential is limited.

- Colchester is not within the currently designated Country Residential Policy area;
- As of 2016, Strathcona County has 3,500 ha (8,649 ac) of unabsorbed country residential land accounting for roughly 30% of the Country Residential Policy Area;
- Colchester is within the Commuter Shed identified in schedule 7 of the Edmonton Metropolitan Growth Plan which doesn't allow for new country residential development; and
- Colchester is within 4.8 km (3.0 miles) of an existing urban community within the metropolitan area which doesn't allow for new country residential development.

MDP Update - Colchester

What we heard:

- Colchester residents were not in favour of any of the options presented at the open house
- Colchester residents want more subdivision opportunities

Colchester (Rural/Urban Transition Area)	Comments
259 Country Residential	Country Residential, <20 acres
21 Rural Residential	Rural Residential, 20-40 acres
20 small rural/agriculture lots	Rural/Agriculture, 41-80 acres
16 large rural/agriculture lots	Rural/Agriculture, 80+ acres
316 total properties	Total properties in Colchester.

Administrations Recommendation – Colchester should become part of the Agriculture Small Holdings Policy Area

MDP Update – Next Steps

- Final Draft – April 2017
- Limited referral of final draft – April 2017
- Tentative - public hearing/ first reading – May 2017
- Tentative - second/ third reading - July 2017

Timing may depend on Provincial approval of the Edmonton Metropolitan Region Growth Plan and approval of the MDP by the Capital Regional Board.

MDP Update

Discussion