Municipal Development Plan Update

Priorities Committee

May 16, 2017

STRATHCONA COUNTY

Municipal Development Plan Update - Agenda

- ➢ **Document Structure**

- ➢ **Edmonton Metropolitan Region Growth Plan**

- ➢ **General**

- ➢ **Urban Service Area**

- ➢ **Rural Service Area**

- ➢ **Implementation**

- ➢ **Transition**

- ➢ **Discussion Items from March 14, 2017**

- ➢ **Consultation**

- ➢ **Next Steps**

STRATHCONA COUNTY

FORWARDING OUR FUTURE. TOGETHER.

MUNICIPAL DEVELOPMENT PLAN V4 DRAFT

Document Structure

PLANNING HIERARCHY

GOVERNMENT OF ALBERTA

ALBERTA LAND STEWARDSHIP ACT

MUNICIPAL GOVERNMENT ACT (MGA)

LAND-USE FRAMEWORK

NORTH SASKATCHEWAN REGIONAL PLAN

CAPITAL REGION GROWTH PLAN

STRATHCONA COUNTY

MUNICIPAL DEVELOPMENT PLAN (MDP)

COUNCIL STRATEGIC PLAN

MASTER PLANS AND POLICIES

GROWTH MANAGEMENT STRATEGY

AREA CONCEPT PLAN (ACP)

AREA STRUCTURE PLAN (ASP) SUB-AREA STRUCTURE PLAN

LAND USE BYLAW (LUB)

SUBDIVISION

REZONING

DEVELOPMENT AGREEMENT

SERVICING OF LAND

REGISTRATION OF SUBDIVISION (LAND TITLES)

REVIEW OF DEVELOPMENT & SAFETY CODE PERMITS

Indicates a Statutory Plan
Statutory plans must go through a public hearing and 3 readings to be adopted as a bylaw by Council.

Indicates a Document that informs both other non-statutory plans and statutory plans and documents within the planning hierarchy.

Red: Policy Level
Conceptual level Planning & Engineering

Blue: Technical and Regulatory Level
Detailed Planning & Engineering

TABLE OF CONTENTS

1. Introduction and Context

2. Interpretation

3. General Policy Sections

4. Urban Service Area

5. Rural Service Area

6. Implementation and Review

7. Definitions

8. Glossary of Acronyms

9. Maps

STRATHCONA COUNTY

Document Structure

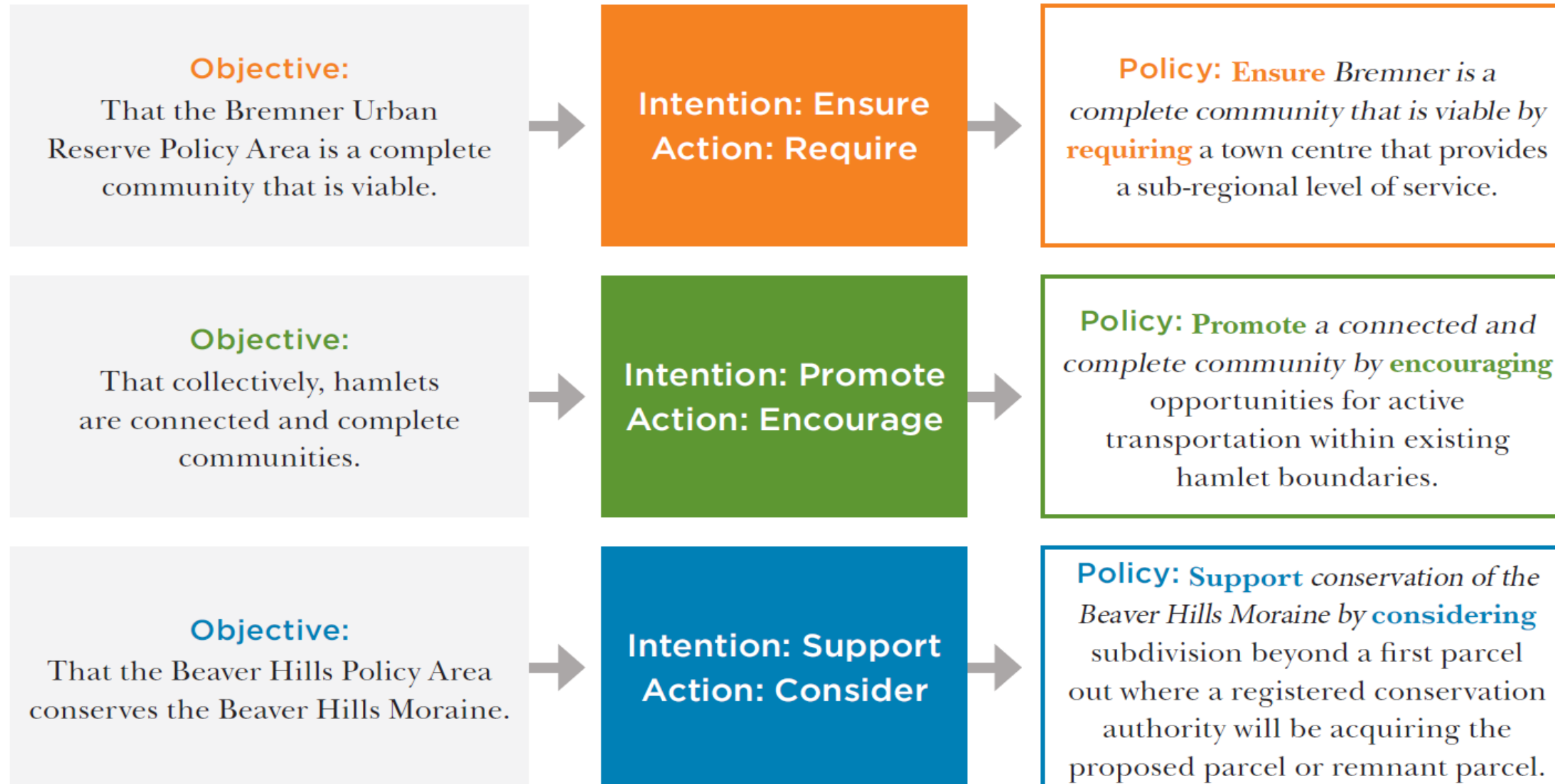| POLICY TERMS			
INTENTION		**ACTION**	
Ensure	To make sure of a result through a requirement	**Require**	Is a compulsory obligation
Promote	Shows active County encouragement	**Encourage**	Provides direction for what is expected
Support	Shows passive County support through conditional consideration	**Consider**	Provides criteria for when actions may be suitable

Policies requiring an action are compulsory and must be met in order to receive County administration support for a proposal.

Proposals should be consistent with all applicable encourage policies in order to be supported by County administration.

Proposals which meet the required policies, but do not meet an applicable encourage policy must provide justification to the satisfaction of County administration as to why the applicable encourage policy cannot be met.

Proposals that fall under a consider policy will be evaluated on a case-by-case basis in accordance with the criteria of the applicable consider policy

STRATHCONA COUNTY

Document Structure

Objective:
That the Bremner Urban Reserve Policy Area is a complete community that is viable.

→

**Intention: Ensure
Action: Require**

→

Policy: Ensure Bremner is a complete community that is viable by **requiring** a town centre that provides a sub-regional level of service.

Objective:
That collectively, hamlets are connected and complete communities.

→

**Intention: Promote
Action: Encourage**

→

Policy: Promote a connected and complete community by **encouraging** opportunities for active transportation within existing hamlet boundaries.

Objective:
That the Beaver Hills Policy Area conserves the Beaver Hills Moraine.

→

**Intention: Support
Action: Consider**

→

Policy: Support conservation of the Beaver Hills Moraine by **considering** subdivision beyond a first parcel out where a registered conservation authority will be acquiring the proposed parcel or remnant parcel.

"
Strathcona County uses specific terminology within the Municipal Development Plan policies to ensure that they have clear intentions
"

STRATHCONA COUNTY

Edmonton Metropolitan Region Growth Plan

Alberta Land Stewardship Act → Land-Use Framework → North Saskatchewan Regional Plan → Regional Growth Plan

Municipal Government Act → Strathcona County's Municipal Development Plan / Regional Growth Plan
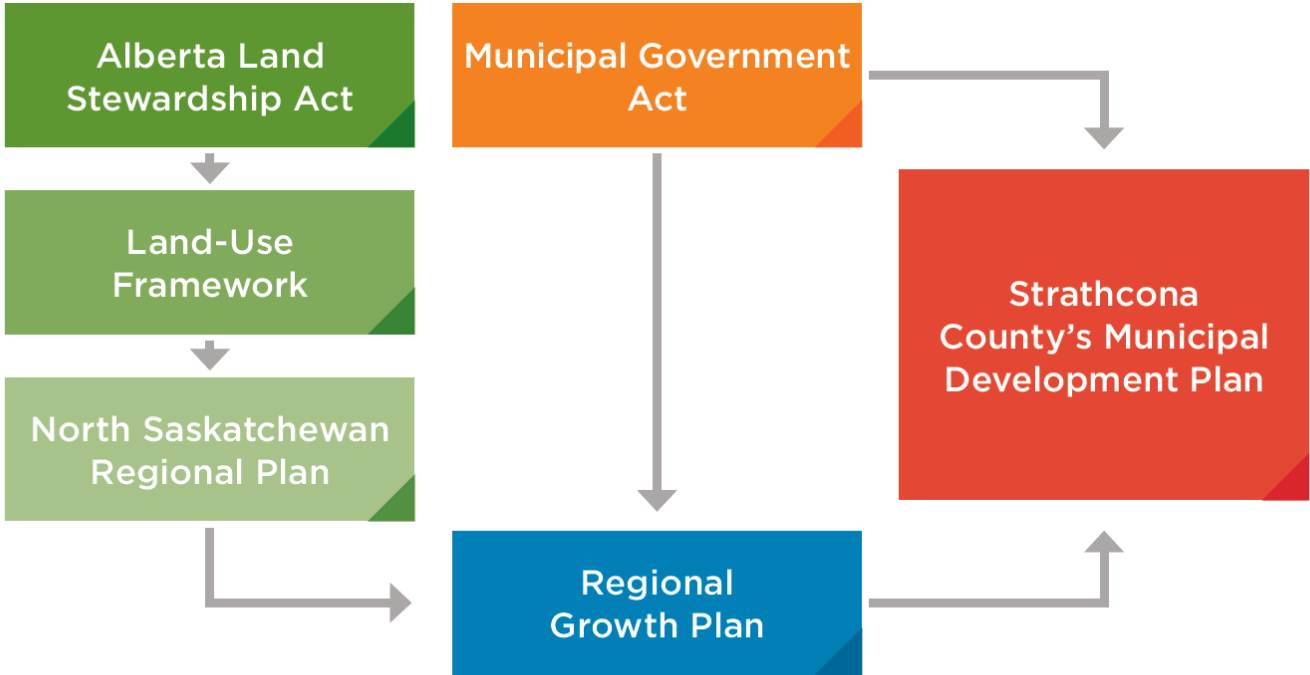
MAP 5: URBAN SERVICE AREA – DESIGNATIONS

Legend:
- Municipal Boundaries
- Built-Up Urban Area
- Planned Areas
- Greenfield Area
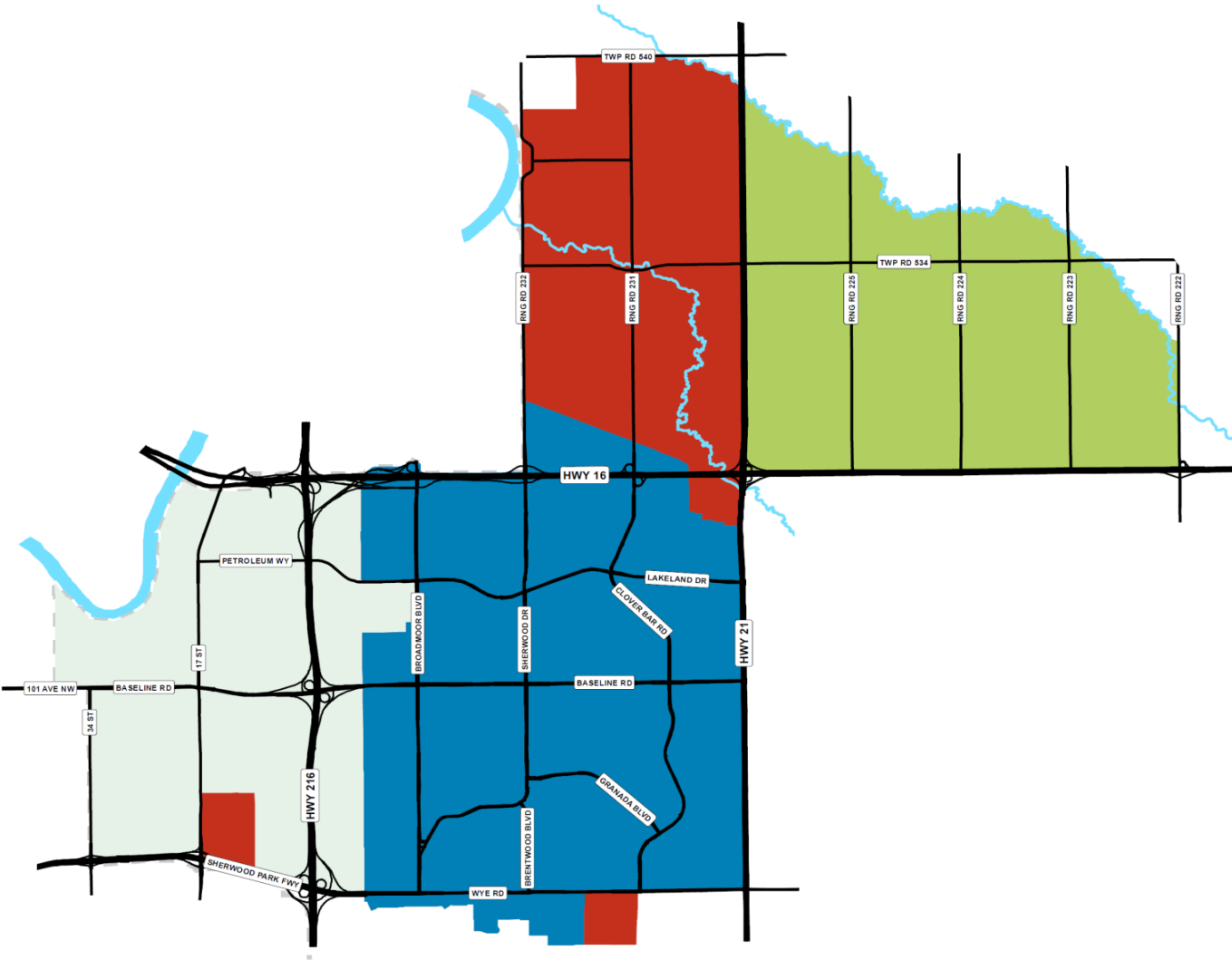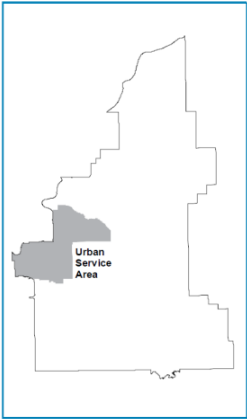
Edmonton Metropolitan Region Growth Plan

Sherwood Park's Urban Centre Area Redevelopment Plan will provide direction on the centres density target outlined in the Regional Growth Plan.

Redevelopment and infill are promoted within existing commercial areas to work towards the aspirational intensification targets for the Built-up Urban Area.

The Bremner Area Concept Plan and Bremner Sub-Area Structure Plans will be designed according to the required minimum greenfield density targets as set by the Regional Growth Plan.

WHY INCREASE DENSITY?

Health
Creates active streets with destinations close by to promote physical activity.

Economics
Supports the efficient use of infrastructure and provides a customer base for local businesses.

Environment
Reduces carbon footprint.

Create Complete Communities
Provides convenient access to housing, employment and services while promoting multi-modal transportation.

New multi-parcel Country Residential subdivision will be in compliance with the Regional Growth Plan.

An agricultural impact assessment is required as part of the Bremner Area Concept Plan and urban agriculture is encouraged within the Bremner Urban Reserve Policy Area.

Ensure responsible use of the natural landscape by requiring that conservation of environmentally significant areas are prioritized.

General Sections

Arts, Culture and Heritage

Environment

Economic Development

Transportation

Utilities

9

Urban Service Area Utilities

Sherwood Park Transportation

multi-modal transportation infrastructure provides options for individuals and increases the overall usability of transportation networks.

The Urban Service Area has been separated into two sections:

Urban Service Area- Sherwood Park consists of all land located west of Highway 21. This area contains the Built- Up Urban Area of the Urban Service Area as well as Planned Areas grandfathered under the Regional Growth Plan.

Urban Service Area- Bremner consists of all land within the Urban Service Area located east of Highway 21. This area contains the Greenfield Area of the Urban Service Area.

11

Urban Service Area – Sherwood Park

GOAL

As with all urban communities Sherwood Park will mature and evolve over time. Through this evolution, Strathcona County will work towards achieving complete communities, compact development and green infrastructure while conserving the character defining elements of Sherwood Park. Strathcona County will continue to invest in Sherwood Park to ensure its long term viability by improving multi-modal transportation and continuing to provide residents with business and employment opportunities, services, amenities and housing choice for a variety of ages, incomes and abilities.

STRATHCONA COUNTY

Urban Service Area – Sherwood Park

Legend:
- Municipal Boundaries
- Built-Up Urban Area
- Heavy Industrial Transition Overlay 1.5 km
- Heavy Industrial Transition Overlay 3 km
- Commercial Policy Area
- Compact Development Policy Area
- Heavy Industrial Policy Area
- Light/Medium Industrial Policy Area
- Major Public Service Policy Area
- Residential Policy Area
- Sherwood Park Urban Reserve Policy Area
- Transportation Utility Corridor Policy Area
- Urban Centre Policy Area

13
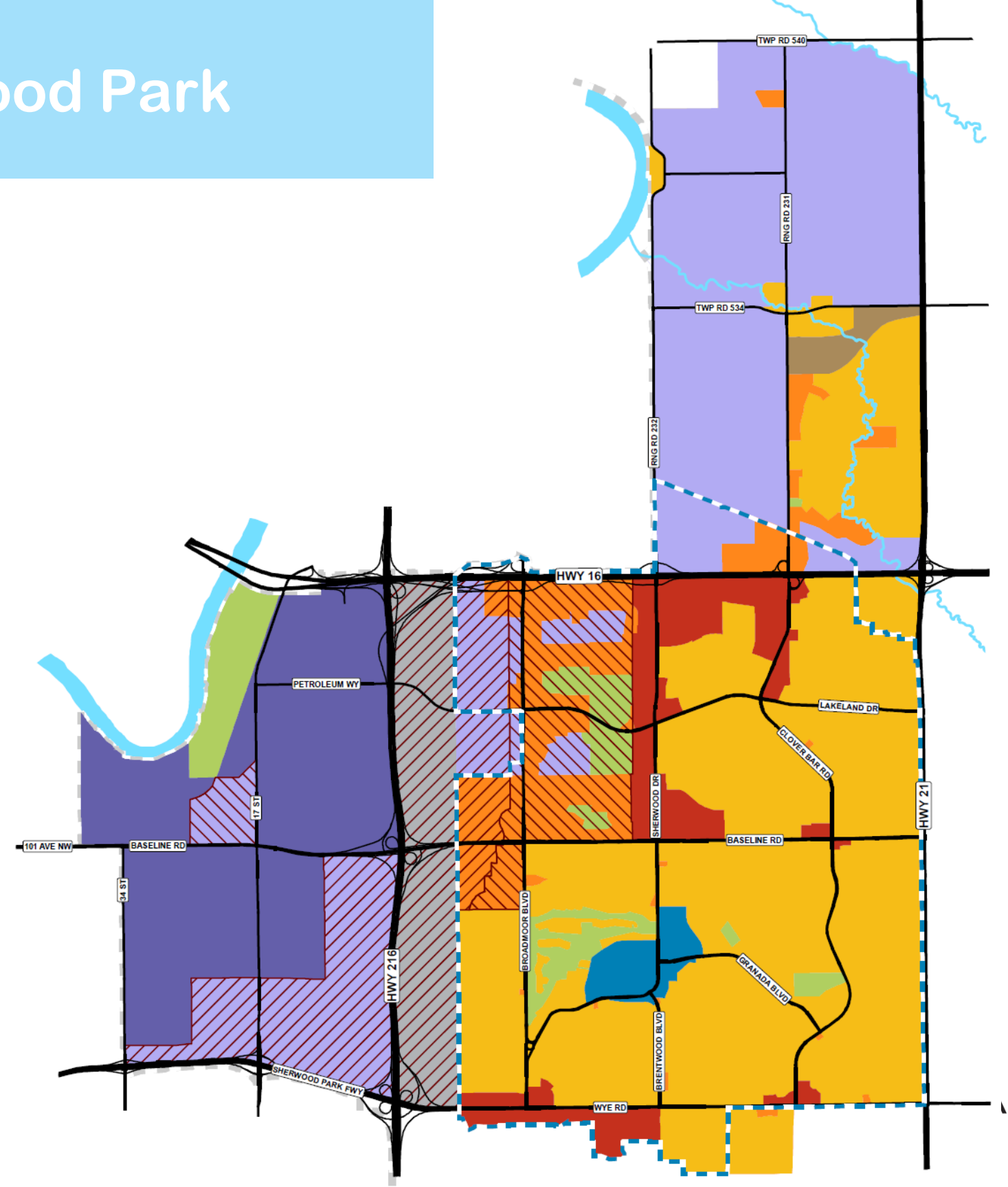
URBAN CENTRE POLICY AREA

Strathcona County's objectives are to **ensure** that Sherwood Park's Urban Centre:

1. *Contains compact, mixed-use development;*
2. *Provides a sub-regional level of service;*
3. *Incorporates transit oriented development;*
4. *Incorporates walkability and areas for social interaction; and*
5. *Integrates green building and green infrastructure.*

COMPACT DEVELOPMENT POLICY AREA

Strathcona County's objectives are to **ensure** that Sherwood Park's Compact Development Areas:

1. *Contain compact, mixed-use development;*
2. *Contribute to the evolution of complete communities;*
3. *Incorporate walkability and areas for social interaction; and*
4. *Integrate green building and green infrastructure.*

HEALTH AND WELL BEING BENEFITS OF INCREASED DENSITY

Promotes Active Transportation
Increases opportunities for walking and cycling to local destinations

Reduces Social Isolation
Increases opportunities for social contact creating a greater sense of community.

Increases Safety
Promotes pedestrian and community safety through "eyes on the street".

14

Urban Service Area – Sherwood Park

RESIDENTIAL POLICY AREA

Strathcona County's objectives are to **ensure** that Sherwood Park's Residential Policy Area:

1. Retains character defining elements;
2. Provides housing diversity for all ages, incomes and abilities;
3. Provides services and open space for residents; and
4. Incorporates multi-modal transportation

COMMERCIAL POLICY AREA

Strathcona County's objectives are to **ensure** that Sherwood Park's Commercial Policy Area:

1. Intensifies and diversifies into a mixture of land uses;
2. Incorporates walkability; and
3. Is viable in the long term.

WHAT IS A COMPLETE COMMUNITY?

Accessibility
Provides residents easy access to jobs, amenities, services and a multi-modal transportation system.

Housing Diversity
Includes a wide range or housing types and tenures for all ages, income and abilities.

Daily Needs
Day-to-day needs can be met within your community.

Urban Service Area – Sherwood Park

MAJOR PUBLIC SERVICE POLICY AREA

Strathcona County's objectives are to **ensure** that Sherwood Park's Major Public Services:

1. Provide public services that meet the needs of Strathcona County residents;
2. Are accessible to all ages, incomes and abilities; and
3. Are viable in the long term.

SHERWOOD PARK URBAN RESERVE

Strathcona County's objectives are to ensure that the Sherwood Park Urban Reserve Area:

1. Is protected for future planning and street realignments.

URBAN AGRICULTURE

Urban agriculture is the practice of cultivating food in an urban area.

Urban agriculture provides the benefits of creating a healthy, liveable community by helping to grow food, relationships, and local economy in our community.

PETROCHEMICAL CLUSTER

LIGHT/MEDIUM INDUSTRIAL POLICY AREA

Strathcona County's objectives are to **ensure** that Sherwood Park's Light/Medium Industrial Policy Area:

1. Includes efficiently designed developments that occur in an orderly manner;
2. Has a minimal impact on incompatible land uses; and
3. Is viable in the long term.
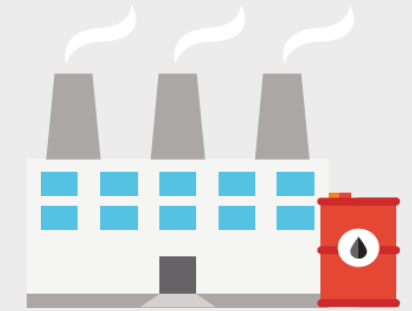
World Leader
Support a positive business climate in which to advance petrochemical development in our community.

HEAVY INDUSTRIAL POLICY AREA

Strathcona County's objectives are to **ensure** that Sherwood Park's Industrial Heavy Policy Area:

1. Responsibly manages risks associated with industrial development; and
2. Includes efficiently designed industrial developments.
3. Is viable over the long term;
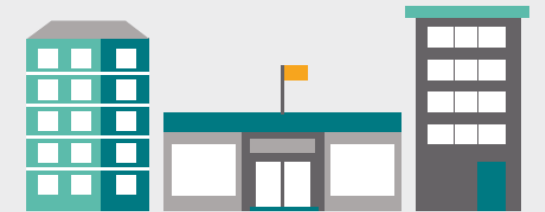
Diversity
A diversified energy sector promotes resiliency, innovative opportunities and a variety of jobs.

17

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.

STRATHCONA COUNTY

Objectives

Strathcona County's objectives are to **ensure** that the Bremner Urban Reserve Policy Area:

1. *Is viable in the long term;*
2. *Contains complete communities and complete neighbourhoods;*
3. *Achieves compact form and transit oriented development;*
4. *Respects the natural landscapes;*
5. *Integrates urban agriculture; and*
6. *Integrates green building and green infrastructure.*

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

19

- General

- Residential

- The Town Centre

- Village Centres

- Business Park

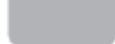- Open Space

- Agriculture

- Transportation

THE 8 80 RULE

Think of an older adult. Think of a child. Would you send them out together to walk to the park?

If yes, it is safe enough.

If no, it needs to be improved.

20

Rural Service Area

Legend:
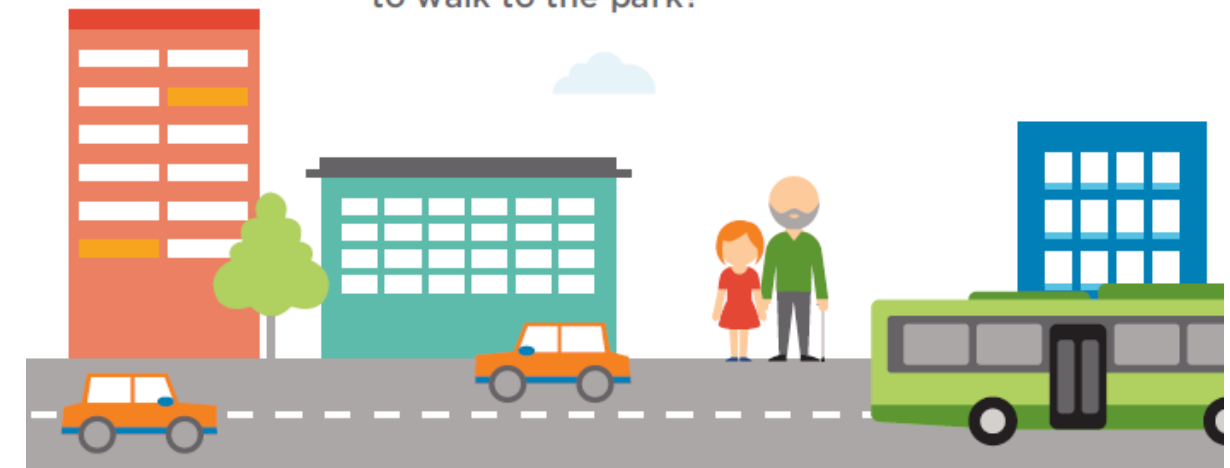
- ✳ Growth Hamlet
- ★ Small Hamlet
- Municipal Boundaries
- Urban Service Area
- Agriculture Large Holdings Policy Area
- Agriculture Small Holdings Policy Area
- Beaver Hills Policy Area
- Country Residential Policy Area
- Hamlet Policy Area
- Heartland Policy Area
- Local Employment Policy Area
- Transportation Utility Corridor Policy Area

21
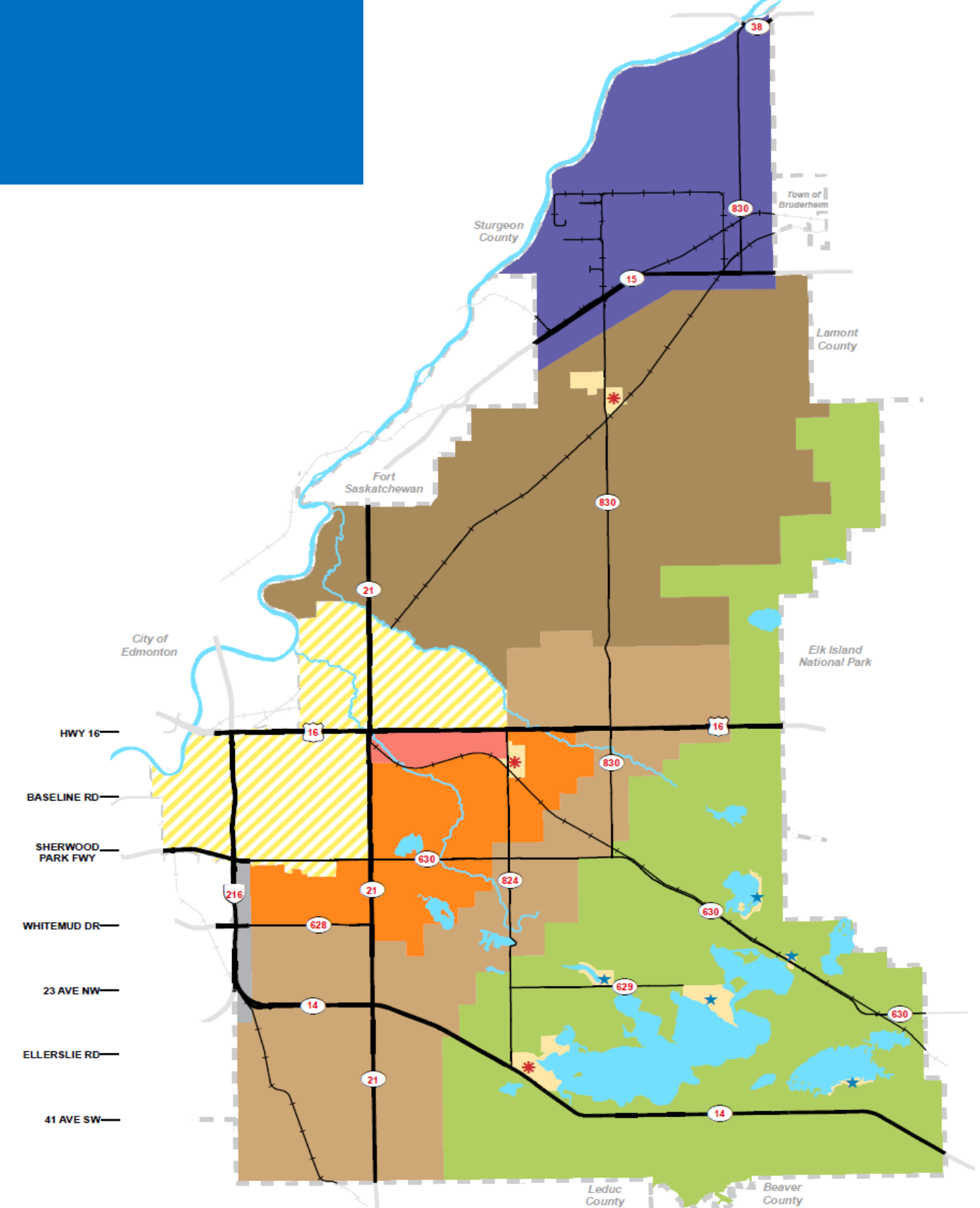
Rural Service Area

HAMLET POLICY AREA

▶ Goal

Strathcona County's hamlets are attractive rural communities that collectively provide access to housing diversity for all ages, incomes and abilities as well as amenities and services to meet the day to day needs of hamlet residents and the wider rural area.

▶ Objectives

Strathcona County's objectives are to **ensure** that collectively, hamlets:

1. Provide a range of services to meet the day to day needs of residents in the Rural Service Area;
2. Provide housing diversity within the Rural Service Area for all ages, incomes and abilities;
3. Achieve their full development potential and develop in an orderly manner;
4. Are viable in the long term;
5. Retain their rural character and respect the natural landscapes; and
6. Provide connected and complete communities.

COUNTRY RESIDENTIAL POLICY AREA

▶ Goal

Strathcona County will strike a balance between providing opportunities for country residential living and respecting the natural and rural landscapes.

▶ Objectives

Strathcona County's objectives are to **ensure** the Country Residential Policy Area:

1. Provides rural living opportunities;
2. Includes efficiently designed developments that occur in an orderly manner;
3. Respects and connects natural and rural landscapes; and
4. Balances incompatible land uses.

AGRICULTURE SMALL HOLDINGS POLICY AREA

▶ Goal

Strathcona County will provide opportunities for small holdings agriculture that supports livework, local food production and local food distribution which respect the rural landscape and the environment.

▶ Objectives

Strathcona County's objectives are to **ensure** that the Agricultural Small Holdings Area:

1. Prioritizes small holdings agriculture;
2. Provides opportunities for livework, local food production and local food distribution;
3. Is viable over the long term; and
4. Respects rural landscapes, natural landscapes and heritage;

AGRI-BUSINESS

Agri-business may include agricultural support services, agri-tourism, agricultural product processing and sales or home-based businesses.

EQUINE SECTOR

Strathcona County has an prominent equine sector which includes training, trail riding and competition. Strathcona County encourages the showcasing of this sector and developing both economic and social opportunities within it.

24

Rural Service Area

AGRICULTURE LARGE HOLDINGS POLICY AREA

▶ Goal

Strathcona County will provide opportunities for large scale agricultural operations and homesteads that respect the rural landscape and the environment.
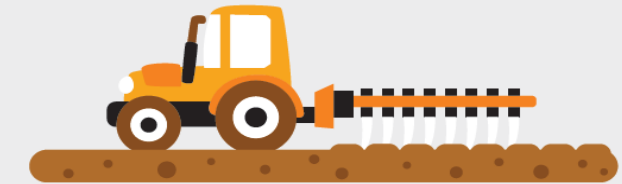
▶ Objectives

Strathcona County's objectives are to **ensure** that the Agricultural Large Holdings Policy Area:

1. Prioritizes extensive agricultural operations;
2. Provide opportunities for livestock operations;
3. Includes large contiguous tracts of land with minimal fragmentation;
4. Provides opportunities for homesteads and livework;
5. Is viable over the long term; and
6. Respect for rural landscapes, natural landscapes and heritage.

Agriculture
Agriculture continues to be the largest land user within Strathcona County.

Agri-business
Increased and diversified agricultural business is supported.

Rural Character
Agriculture is important to community character.

Rural Service Area

BEAVER HILLS POLICY AREA

▶ Goal

Strathcona County will continue the conservation of the Beaver Hills Moraine and provide opportunities to live, work and play in harmony with nature.

▶ Objectives

Strathcona County's objectives are to **ensure** that the Beaver Hills Policy Area:

1. *Provides for the conservation of the Beaver Hills Moraine;*
2. *Provides opportunities for responsible human interactions with nature;*
3. *Strengthen the Beaver Hills Biosphere; and*
4. *Provide opportunities for tourism*

LOCAL EMPLOYMENT POLICY AREA

▶ **Goal**

Strathcona County will provide opportunities for Local Employment.

▶ **Objectives**

Strathcona County's objectives are to **ensure** that the Local Employment Policy Area:

1. Provides opportunities for local employment;
2. Retains the natural landscape; and
3. Is viable over the long term.

HEARTLAND POLICY AREA

▶ **Goal**

Strathcona County will provide opportunities for industry while responsibly managing risk and conflicts between land uses.

▶ **Objectives**

Strathcona County's objectives are to **ensure** that the Heartland Policy Area:

1. Prioritizes industrial development;
2. Responsibly manages risks associated with industrial development;
3. Is viable over the long term; and
4. Provides for the conservation of environmentally significant areas.

28

TRANSPORTATION/UTILITY CORRIDOR POLICY AREA

▶ **Goal**

Strathcona County will protect the Transportation/Utility Corridor for infrastructure purposes.
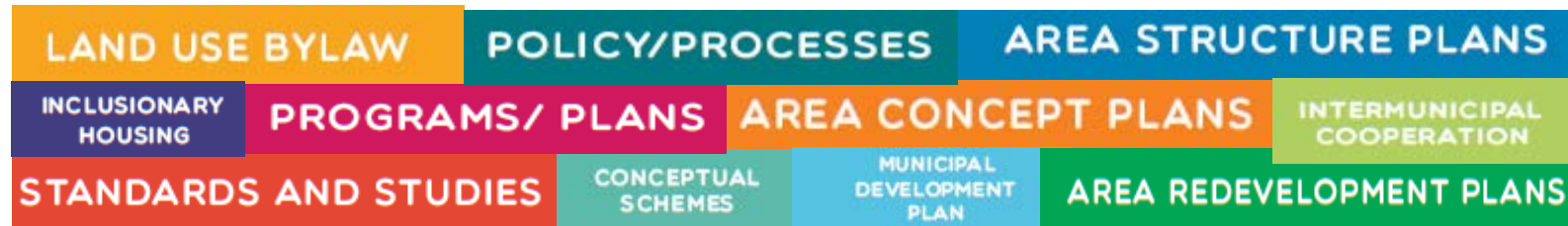
▶ **Objectives**

Strathcona County's objectives are to *ensure* that the Transportation/Utility Corridor:

1. *Is protected for infrastructure purposes.*

Implementation

Actions are required to implement the policies of this Plan.

LAND USE BYLAW · POLICY/PROCESSES · AREA STRUCTURE PLANS · INCLUSIONARY HOUSING · PROGRAMS/PLANS · AREA CONCEPT PLANS · INTERMUNICIPAL COOPERATION · STANDARDS AND STUDIES · CONCEPTUAL SCHEMES · MUNICIPAL DEVELOPMENT PLAN · AREA REDEVELOPMENT PLANS

Photo's from each youth photo contest participant have been used throughout the document.

30

Transition Summary

- Discretionary uses under the Land Use Bylaw must comply with this Plan unless they comply with an underlying Council approved Statutory Plan or Conceptual Scheme.

- Statutory Plans (and amendments) or Conceptual Schemes approved prior to the date of this Plan may continue with Land Use Bylaw rezoning and subdivision regardless of whether or not they are in compliance with this Plan.

- Permitted uses under the Land Use Bylaw will be considered regardless of whether or not they are in compliance with this Plan.

- First parcel out of an un-subdivided quarter section will be considered as per the existing Land Use Bylaw zoning district regardless of whether or not it is in compliance with this Plan.

- Bylaws which have first reading but have not been adopted by Council have two (2) years from the date of first reading to be approved by Council.

- MDP Bylaw 1-2007 will be in effect for two (2) years after the adoption of this Plan only for those Land Use Bylaw amendments, Conceptual Schemes and subdivision applications that are not in compliance with this Plan but are deemed complete on or before the date this Plan is adopted.

- These applications will have two (2) years to obtain final approvals from Council or the Subdivision Authority before the applications expire upon the repeal of Bylaw 1-2007.

- MDP Bylaw 1-2007 will be in effect for one (1) year after the adoption of this Plan only for those Area Structure Plan/ Area Concept Plan amendment applications that are not in compliance with this Plan but are deemed complete on or before the date this Plan is adopted.

- Area Structure Plan/ Area Concept Plan amendment applications will have one (1) year to obtain approvals from Council before the applications expire upon the repeal of Bylaw 1-2007.

STRATHCONA COUNTY

Discussion Items from March 14

AGRICULTURE SMALL HOLDINGS POLICY AREA

Require a minimum parcel size of 20 acres in the Agriculture Small Holdings Policy Area.

AGRICULTURE LARGE HOLDINGS POLICY AREA

Continue to allow 80 acre splits in the Agriculture Large Holdings Policy Area.

STRATHCONA COUNTY

BEAVER HILLS POLICY AREA

Consider seasonal recreational resorts in the Beaver Hills Policy Area.

COUNTRY RESIDENTIAL POLICY AREA

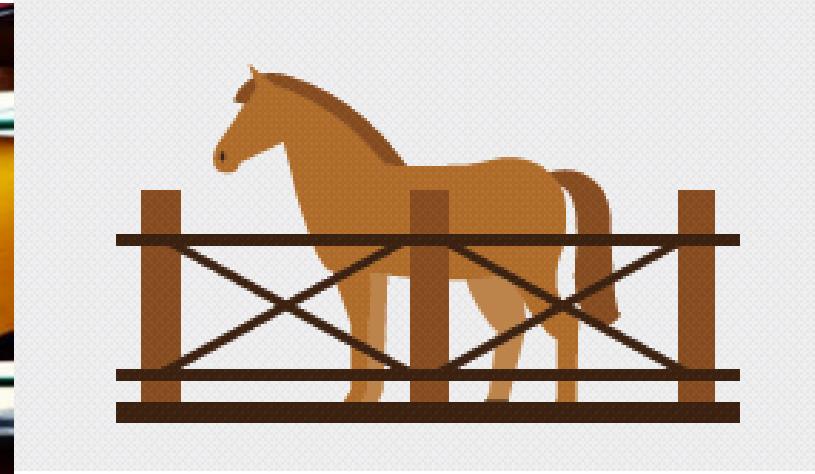**Continue to require municipal piped water and wastewater servicing for the Country Residential Policy Area.**

STRATHCONA COUNTY

AGRICULTURE SMALL HOLDINGS POLICY AREA

Colchester is part of the Agriculture Small Holdings Policy Area.

Agri-business

Consultation

Four phases of Engagement over approximately two (2) years.

Stakeholders such as the City of Edmonton, Fort Saskatchewan, Leduc County, School Boards, Council Committees and community groups.

Utilized engagement tools such as open houses, stakeholder interviews, posters, newspaper advertisements and the County website.

In addition, the County also used a white board video, online engagement hub, backgrounder discussion papers, options and trade-off paper, e-newsletters, postcards, bus ads, portable signs and social media such as Facebook, Twitter, and Instagram to engage the public.

Municipal Development Plan
Update

Phase Four
Public Engagement Summary

January - February 2017

STRATHCONA COUNTY

Next Steps

Public Hearing Scheduled for May 23, 2017.

Pending Council 1st reading and CRB approval the MDP Bylaw will be brought back for final adoption in July or September 2017.

Discussion