

Strathcona County Regional Context Statement

Part 1: Metropolitan Regional Structure

METROPOLITAN REGIONAL STRUCTURE	CONSISTENCY REQUIREMENTS*	MDP RESPONSE	ACTION REQUIRED
Identify relevant policy tier	<ul style="list-style-type: none"> • Metropolitan Area Tier • Rural Area Tier 	<p>Section 4 – The Urban Service Area has been identified as part of the metropolitan area within the Regional Growth Plan.</p> <p>Section 5 - The Rural Service Area is part of the rural area within the Regional Growth Plan.</p>	None
Identify applicable structure components	<ul style="list-style-type: none"> • Built-up urban areas • Country Residential • Rural Centres • Urban Centres • Transit corridors • Major Employment Areas • Natural Living Systems • Airports • Regional Infrastructure 	<ul style="list-style-type: none"> • Built-up Urban Area: 4.3.2 Urban Centre Policy Area; 4.3.3 Compact Development Policy Area; 4.3.4 Residential Policy Area; 4.3.5 Commercial Policy Area; 4.3.6 Major Public Service Policy Area; and 4.3.7 Light/Medium Industrial Policy Area • Country Residential: 5.3 Country Residential Policy Area • Rural Centres: 5.2 Hamlet Policy Area • Urban Centre: 4.3.2 Urban Centre Policy Area; 4.4 Bremner Urban Reserve Policy Area • Transit Corridors: Discussion of transit corridors in 3.4 Transportation and throughout Policy Areas 4.3.2 Urban Centre Policy Area; 4.3.3 Compact Development Policy Area; 4.3.4 Residential Policy Area; 4.3.6 Major Public Services Policy Area; and 4.4 Bremner Urban Reserve Policy Area. • Major Employment Areas: 4.3.8 Heavy Industrial Policy Area and 5.7 Heartland Policy Area • Natural Living Systems: Discussion of natural living systems in 3.2 Environment and throughout Policy Areas 4.3.4 Residential Policy Area; 4.3.7 Light/Medium Industrial Policy Area; 4.3.8 Heavy Industrial Policy Area; 4.4 Bremner Urban Reserve Policy Area; 5.1 Rural Service Area General; 5.2 Hamlet Policy Area; 5.3 Country Residential Policy Area; 5.4 Agriculture Small Holdings Policy Area; 5.5 Agriculture Large Holdings Policy Area; 5.6 Beaver Hills Policy Area; 5.7 Heartland Policy Area; and 5.8 Local Employment Policy Area. • Airports: 3.4 Transportation • Regional Infrastructure: 3.5 Utilities and 3.4 Transportation, as well as throughout Policy Areas within the MDP. 	None

Part 2: Growth Plan Objectives and Policies

POLICY AREA	GROWTH PLAN OBJECTIVES	CONSISTENCY REQUIREMENTS*	MDP RESPONSE	ACTION REQUIRED
#1 ECONOMIC COMPETITIVENESS AND EMPLOYMENT	1.1: Promote global economic competitiveness and diversification of the regional economy 1.2: Promote job growth and the competitiveness of the region's employment base		Section 3.3 Economic Development of Strathcona County's MDP addresses the Growth Plan Objective 1.1 through policy that promotes a strong, diversified and sustainable economy by encouraging: a balanced economy of tourism, recreation, agriculture, residential, commercial, and industrial uses as a means of providing diverse opportunities for employment; continued promotion of Strathcona County locally, nationally, and internationally as a place for business and investment; and innovative employment opportunities in a variety of sectors.	None
	1.3: Enhance competitiveness through the efficient movement of people, goods and services to, from and within the Region		Section 3.4 Transportation of Strathcona County's MDP addresses the Growth Plan Objective 1.3 through policies that accommodate the movement of people and commodities in a safe, reliable, and efficient manner by encouraging the coordination and integration of local, regional, intra-provincial, and inter-provincial transportation networks and facilities.	None
	1.4: Promote the livability and prosperity of the Region and plan for the needs of a changing population and workforce		Section 4.1 Urban Service Area General, Section 4.3 Sherwood Park, and Section 4.4 Bremner Urban Reserve Policy Area of Strathcona County's MDP address the Growth Plan Objective 1.4 through policies that address population growth within Strathcona County, and focus long-term urban growth in the Urban Service Area – Bremner. Bremner and Sherwood Park will work towards achieving complete communities, compact development and green infrastructure, and they will provide residents with a variety of services, amenities, education, and employment opportunities in close proximity to where they live.	None
#2 NATURAL LIVING SYSTEMS	2.1: Conserve and restore natural living systems through an ecological network approach		Section 3.2 Environment of Strathcona County's MDP addresses the Growth Plan Objective 2.1 through policies that include the prioritization of conserving environmentally significant areas; the use of environmental reserves and environmental reserve easements to conserve environmental features; environmental and technical studies; and restoration of disturbed natural systems through actions or initiatives that work towards creating a more environmentally responsible community.	None

POLICY AREA	GROWTH PLAN OBJECTIVES	CONSISTENCY REQUIREMENTS*	MDP RESPONSE	ACTION REQUIRED
#2 NATURAL LIVING SYSTEMS	2.2: Protect regional watershed health, water quality and quantity		Section 3.2 Environment of Strathcona County's MDP addresses Growth Plan Objective 2.2 through policies that include stewardship of watersheds; programs that highlight the importance of environmentally significant areas or biodiversity; the development of stormwater quantity and quality monitoring systems; as well as other conservation practices. Section 3.5 Utilities of Strathcona County's MDP addresses Growth Plan Objective 2.2 through policies that include requiring a Water and Wastewater Master Plan for Strathcona County, as well as Master Drainage Plans for watersheds for active development areas.	None
	2.3: Plan development to promote clean air, land and water and address climate change impacts 2.4: Minimize and mitigate the impacts of regional growth on natural living systems		Section 3.2 Environment of Strathcona County's MDP addresses Growth Plan Objectives 2.3 and 2.4 through policies that work towards creating a more environmentally responsible community by encouraging programs which increase conservation of the County's biodiversity, awareness of the Beaver Hills Biosphere and the County's Climate Change Resiliency Plan. Other policies include the use of alternative building methods and green building programs to encourage the development of more sustainable housing, as well as managing ambient air quality and implementing the Capital Region Air Quality Management Framework. Section 4.2 Urban Service Area Utilities of Strathcona County's MDP addresses Growth Plan Objectives 2.3 and 2.4 through the use of low-impact development techniques for cold weather climates.	None
#3 COMMUNITIES AND HOUSING	3.1: Plan and develop complete communities within each policy tier to accommodate people's daily needs for living at all ages.	Minimum Greenfield Residential Density	Sections 4.3 Sherwood Park, 4.4 Bremner Urban Reserve Policy Area, and 5.2 Hamlet Policy Area of Strathcona County's MDP addresses the Growth Plan Objective 3.1 through policies regarding the development of complete communities that are green, connected and diverse. Complete communities, depending on the policy area will accommodate people's daily needs for living at all ages. The Bremner Area Concept Plan and Sub-Area Structure Plans are required to be designed according to Growth Plan minimum greenfield density targets.	None

POLICY AREA	GROWTH PLAN OBJECTIVES	CONSISTENCY REQUIREMENTS*	MDP RESPONSE	ACTION REQUIRED
#3 COMMUNITIES AND HOUSING	<p>3.2: Plan for and promote a range of housing options</p> <p>3.3: Plan for and promote market affordable and non-market housing to address core housing need</p>		<p>Section 4.3 Sherwood Park of Strathcona County's MDP addresses the Growth Plan Objectives 3.2 and 3.3 through policies that look to provide residents with housing choices for a variety of ages, incomes, and abilities.</p> <p>Sections 4.3.2 Urban Centre Policy Area, 4.3.3 Compact Development Policy Area, 4.3.4 Residential Policy Area, 4.3.6 Major Public Services Policy Area, and 4.4 Bremner Urban Reserve Policy Area of Strathcona County's MDP address the Growth Plan Objective 3.3 through policies that look to provide community and seniors housing developments.</p>	None
#4: INTEGRATION OF LAND USE AND INFRASTRUCTURE	4.1: Establish a compact and contiguous development pattern to accommodate employment and population growth		<p>Sections 4.3.2 Urban Centre Policy Area, 4.3.3 Compact Development Policy Area, and 4.4 Bremner Urban Reserve Policy Area of Strathcona County's MDP address the Growth Plan Objective 4.1 through policies that require, encourage, and consider compact, mixed use development. Section 4.1 Urban Service Area General of Strathcona County's MDP addresses the Growth Plan Objective 4.1 through policies that ensure future development is phased in a manner that results in contiguous extensions of existing urban development.</p>	None
	4.2: Enable growth within built-up urban areas to optimize existing infrastructure and minimize the expansion of the development footprint	Aspirational Intensification Target	<p>Section 4.3.4 Residential Policy Area Built-Up Urban Area of Strathcona County's MDP addresses the Growth Plan Objective 4.2 through policies that consider intensification within the Built-Up Urban Area of Sherwood Park where identified within an ARP.</p> <p>Section 4.3.5 Commercial Policy Area Built-Up Urban Area of Strathcona County's MDP addresses the Growth Plan Objective 4.2 through policies that encourage the intensification and diversification of commercial overtime, through infill and redevelopment into higher density buildings.</p>	None

POLICY AREA	GROWTH PLAN OBJECTIVES	CONSISTENCY REQUIREMENTS*	MDP RESPONSE	ACTION REQUIRED
#4: INTEGRATION OF LAND USE AND INFRASTRUCTURE	4.3: Plan and develop greenfield areas in an orderly and phased manner to contribute to complete communities	Minimum Greenfield Residential Density	Section 4.4 Bremner Urban Reserve Policy Area of Strathcona County's MDP addresses the Growth Plan Objective through policies that ensure compact form and transit oriented development by requiring that the Bremner Area Concept Plan and Bremner Sub-Area Structure Plans be designed according to the required minimum greenfield density targets as set by the Regional Growth Plan. Policies also include ensuring complete communities and complete neighbourhoods by requiring the Bremner Area Concept Plan to set a maximum amount of low density residential and minimum amounts of medium and high density residential for each Bremner Sub-Area Structure Plan.	None
	4.4: Plan for and accommodate rural growth in appropriate location with sustainable levels of local servicing	Aspirational centres targets (sub-regional centres)	Sections 5.1 Rural Service Area General and 5.2 Hamlet Policy Area of Strathcona County's MDP address the Growth Plan Objective 4.4 through the identification of three growth hamlets including Ardrossan, Josephburg, and South Cooking Lake. These growth hamlets include a mix of land uses that will continue to provide sustained residential, employment, local community services, urban agriculture and recreation opportunities to local residents and the wider rural area. Section 5.3 Country Residential Policy Area of Strathcona County's MDP addresses the Growth Plan Objective 4.4 through supporting multi-parcel country residential subdivision subject to an ASP.	None
	4.5: Plan for and develop mixed use and higher density centres as areas to concentrate growth of people and jobs	Aspirational centres target (urban centres, sub-regional centres, transit-oriented development centres)	Section 4.3.2 Urban Centre Policy Area of Strathcona County's MDP addresses Growth Plan Objective 4.5 through policies that look to ensure a mixture of uses including commercial, residential, major public services, schools, and local community services, as well as intensification through redevelopment and infill at higher density. The Sherwood Park Urban Centre Area Redevelopment Plan is to incorporate and provide direction on the centres density targets outlined in the Growth Plan. Section 4.4 Bremner Urban Reserve Policy Area of Strathcona County's MDP addresses Growth Plan Objective 4.5 through policies that look to develop complete communities that contain a mix of uses, and a town centre that meets or exceeds the aspirational Centres Density Target outlined in the Growth Plan.	

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#4: INTEGRATION OF LAND USE AND INFRASTRUCTURE	4.6: Prioritize investment and funding of regional infrastructure to support planned growth		<p>Section 3.3 Economic Development of Strathcona County's MDP addresses Growth Plan Objective 4.6 through policies that look to promote a strong, diversified and sustainable economy by encouraging continued promotion of Strathcona County locally, nationally, and internationally as a place that is open for business and investment.</p> <p>Section 4.3 Sherwood Park of Strathcona County's MDP addresses Growth Plan Objective 4.6 through investment 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.</p>	None
	4.7: Ensure compatible land use patterns to minimize risks to public safety and health		<p>Policy areas throughout Strathcona County's MDP address Growth Plan Objective 4.7 through policies that mitigate potential land use conflicts through compatible land use patterns. Examples include: policies that ensure street networks and parking are consistent with the land use context (Section 4.3.1 Sherwood Park Transportation); policies that require new confined feeding operations and new oil and gas facilities to locate outside of the CRPA (Section 5.3 Country Residential Policy Area (CRPA)); and policies that ensure that development has minimal impact on incompatible land uses by requiring buffering and mitigation of nuisances between incompatible land uses (Section 4.3.7 Light/Medium Industrial Policy Area).</p>	None

POLICY AREA	GROWTH PLAN OBJECTIVES	CONSISTENCY REQUIREMENTS*	MDP RESPONSE	ACTION REQUIRED
#5 TRANSPORTATION SYSTEMS	5.1: Develop a regional transportation system to support and enhance the growth of the Region and regional global connectivity		Section 3.4 Transportation of Strathcona County's MDP addresses the Growth Plan Objectives 5.1, 5.2, and 5.3 through policies that promote safe, reliable and efficient multi-modal transportation systems by encouraging the coordination and integration of local, regional, intra-provincial and inter-provincial transportation networks and facilities.	None
	5.2: Encourage a mode shift to transit, high occupancy vehicles and active transportation modes as viable and attractive alternatives to private automobile travel, appropriate to the scale of the community		Section 3.4 of Strathcona County's MDP addresses the Growth Plan Objectives 5.1 and 5.3 through policies that encourage cooperation with surrounding municipalities and provincial agencies to work towards the goal of developing inter-municipal transportation corridors.	
	5.3: Coordinate and integrate land use and transportation facilities and services to support the efficient and safe movement of people, goods and services in both urban and rural areas		Section 3.4 Transportation of the Strathcona County MDP addresses Growth Plan Objectives 5.2 and 5.3 through policies that promote Transportation Demand Management principles. Examples of initiatives that meet these principles include, but are not limited to: car-pooling, ride share, public transit, walking, bicycling, working from home, and non-traditional work hours.	
			Section 3.4 Transportation also includes policies that ensure opportunities for active transportation by requiring an Active Transportation Strategy for the County and transit oriented development throughout the Urban Service Area.	
	5.4: Support the Edmonton International Airport as northern Alberta's primary air gateway to the world		Section 3.3 Economic Development of Strathcona County's MDP addresses the Growth Plan Objective 5.4 through policies that promote the viability of aviation transportation systems by encouraging cooperation with Edmonton airports and industry to identify potential economic opportunities.	None
	5.5: Ensure effective coordination of regional transportation policies and initiatives between jurisdictions		Section 3.3 Economic Development of Strathcona County's MDP addresses the Growth Plan Objective 5.5 through policies that promote safe, reliable and efficient multi-modal transportation systems by encouraging the coordination and integration of local, regional, intra-provincial and inter-provincial transportation networks and facilities.	None

POLICY AREA	GROWTH PLAN OBJECTIVES	CONSISTENCY REQUIREMENTS*	MDP RESPONSE	ACTION REQUIRED
#5 AGRICULTURE	6.1: Identify and conserve an adequate supply of prime agricultural lands to provide a secure local source of food security for future generations		Section 5.5 Agriculture Large Holdings Policy Area (ALHPA) of Strathcona County's MDP addresses the Growth Plan Objectives 6.1 and 6.2 through policies that ensure the ALHPA includes large contiguous tracks of land with minimal fragmentation.	None
	6.2: Minimize the fragmentation and conversion of prime agricultural lands for non-agricultural uses		Section 5.4 Agriculture Small Holdings Policy Area (ASHPA) of Strathcona County's MDP addresses Growth Plan Objective 6.1 through policies that 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.	
	6.3: Promote diversification and value-added agriculture production and plan infrastructure to support the agricultural sector and regional food system		<p>Section 3.3 Economic Development of Strathcona County's MDP addresses the Growth Plan Objective 6.3 through policies that promote a strong, diversified and sustainable economy by encouraging agricultural opportunities, while fostering an environment for innovative agricultural support services.</p> <p>Section 5.4 Agriculture Small Holdings Policy Area (ASHPA) of Strathcona County's MDP addresses Growth Plan Objective 6.3 through policies that 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.</p>	None

*Consistency Requirements include all applicable policies for the policy area and objective statement, content listed in this template are targets only. Members are responsible for determining applicable policies based on the Metropolitan Structure policy tier and components.