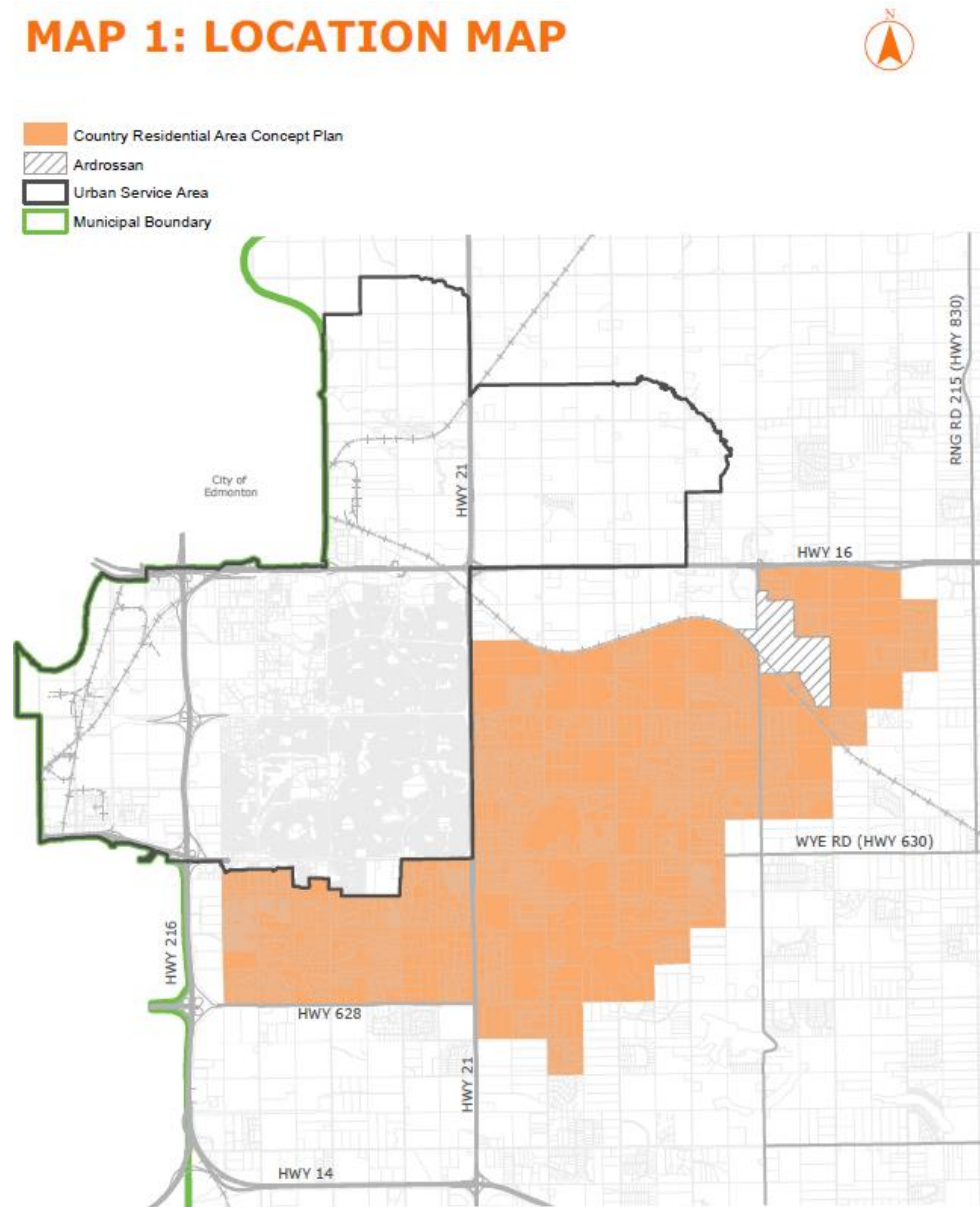


Country Residential Area Concept Plan (ACP) update

Priorities Committee Meeting
June 21, 2022

What is the Country Residential ACP?

MAP 1: LOCATION MAP



An ACP provides guidance to landowners looking to subdivide or develop their properties. These types of plans generally outline acceptable uses, forms and densities of development and the infrastructure required to facilitate such development.

The Country Residential ACP was originally created in 2011 to facilitate the development of country residential subdivisions.

Why is an update needed?

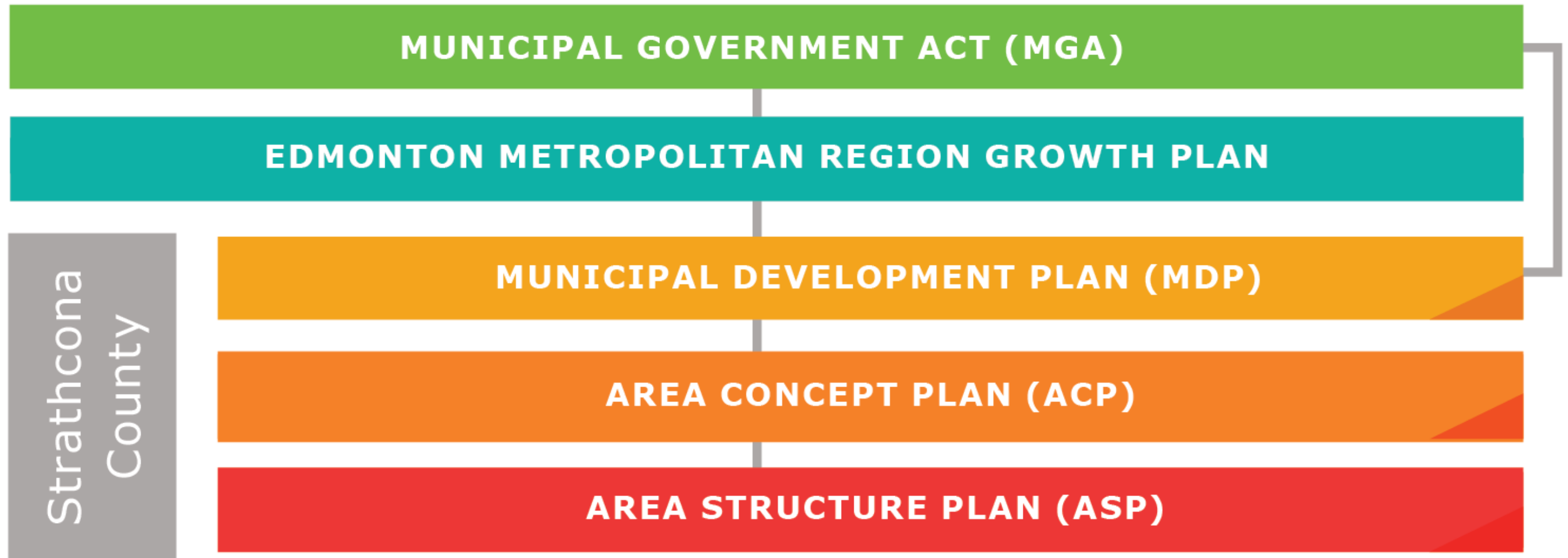
Since the adoption of the original plan alterations have been made to legislation, bylaws and policies that affect the existing Country Residential ACP. Also, through the use of the document over the past decade we have heard from landowners about challenges they have experienced in using the plan. This update has looked for opportunities to achieve the following while maintaining the majority of the policy direction from the existing plan:

Improve processes
for subdivision and
development

Effectively utilize
existing municipal
infrastructure

Align the plan with
current legislation,
bylaws and policies

Where does this document fit?



Effects of existing plans

2017 Edmonton Metropolitan Region Growth Plan



The 2017 Edmonton Metropolitan Region Growth Plan establishes guidelines for growth including new country residential development within the region. It requires that new country residential development not exceed 50 lots per quarter section. The updated plan aligns with this direction.

At this time, the Regional Growth Plan does not allow for any additional country residential opportunities within Strathcona County aside from what is already designated under the existing MDP/ACP. Therefore, the County is not able to consider expansion of the area concept plan boundaries at this time.

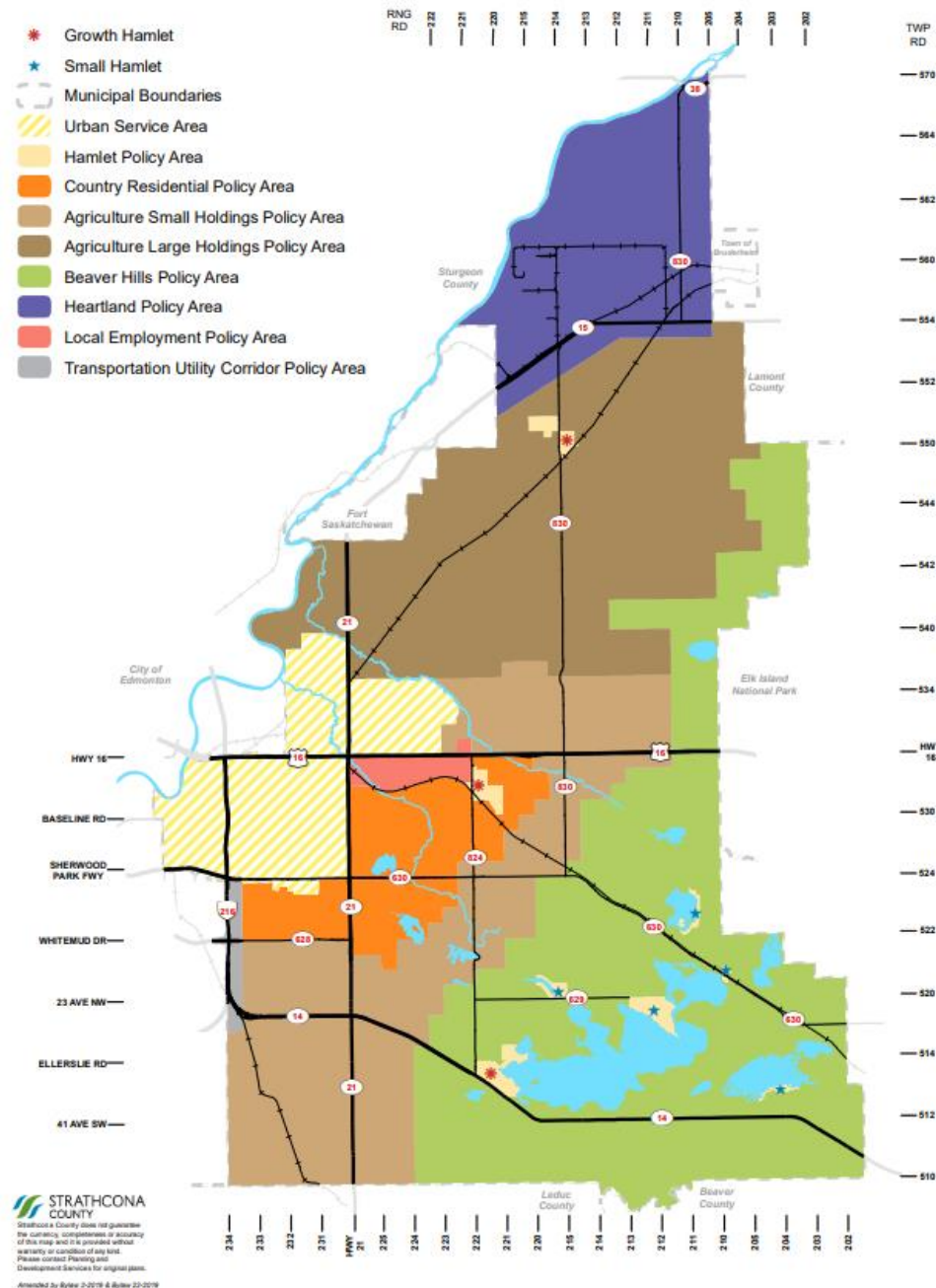
Effects of existing plans

2017 Strathcona County MDP

The 2017 MDP was written to align with the Regional Growth Plan. It breaks down the County into different policy areas, each with a specific goal and set of objectives that guide development within them.

The updated Country Residential ACP is in alignment with the MDP revisions that occurred in 2017 and provides a seamless transition to the more detailed policies within the ACP.

The 2017 MDP also established a specific format and policy structure for statutory plans that has set a standard for the County. The format of the updated ACP aligns with this new standard.



Proposed changes

In addition to aligning the document with current legislation, bylaws and policies the existing ACP has been reviewed to identify opportunities for improvement. As part of the Country Residential ACP update the County consulted the public on the following proposed changes:

Reducing the boundary size requirements for new **Area Structure Plans**

Increasing the **minimum parcel size for new parcels**

Altering the requirements for **re-subdivision** of parcels smaller than 25 acres

Public engagement – 3776 Postcards



Country Residential Area Concept Plan Update

Strathcona County's land use plans contribute to building a top community in which to live, work and invest. The Country Residential Area Concept Plan facilitates the development of larger lot subdivisions that provide a rural residential lifestyle.

The proposed changes to the existing Country Residential Area Concept Plan are intended to provide clear, user friendly guidance to landowners who may wish to develop their properties in the future. These changes also ensure that the County's infrastructure is managed effectively and efficiently.



PROVIDE
YOUR
INPUT

For More Information:

- 🌐 [Strathcona.ca/CountryResidential](https://strathcona.ca/CountryResidential)
- ✉ Community.Planning@strathcona.ca
- 📞 780-464-8080

WE WANT TO HEAR FROM YOU

The County is seeking feedback on a project within or adjacent to your area.

Review the project information, sign up for our newsletter or complete our online survey at:

[Strathcona.ca/CountryResidential](https://strathcona.ca/CountryResidential)



STRATHCONA COUNTY
2001 SHERWOOD DR
SHERWOOD PARK, AB T8A 3W7

Public engagement - feedback

Number of phone calls from residents:

24



Number of emails from residents:

4

Number of survey responses:

290



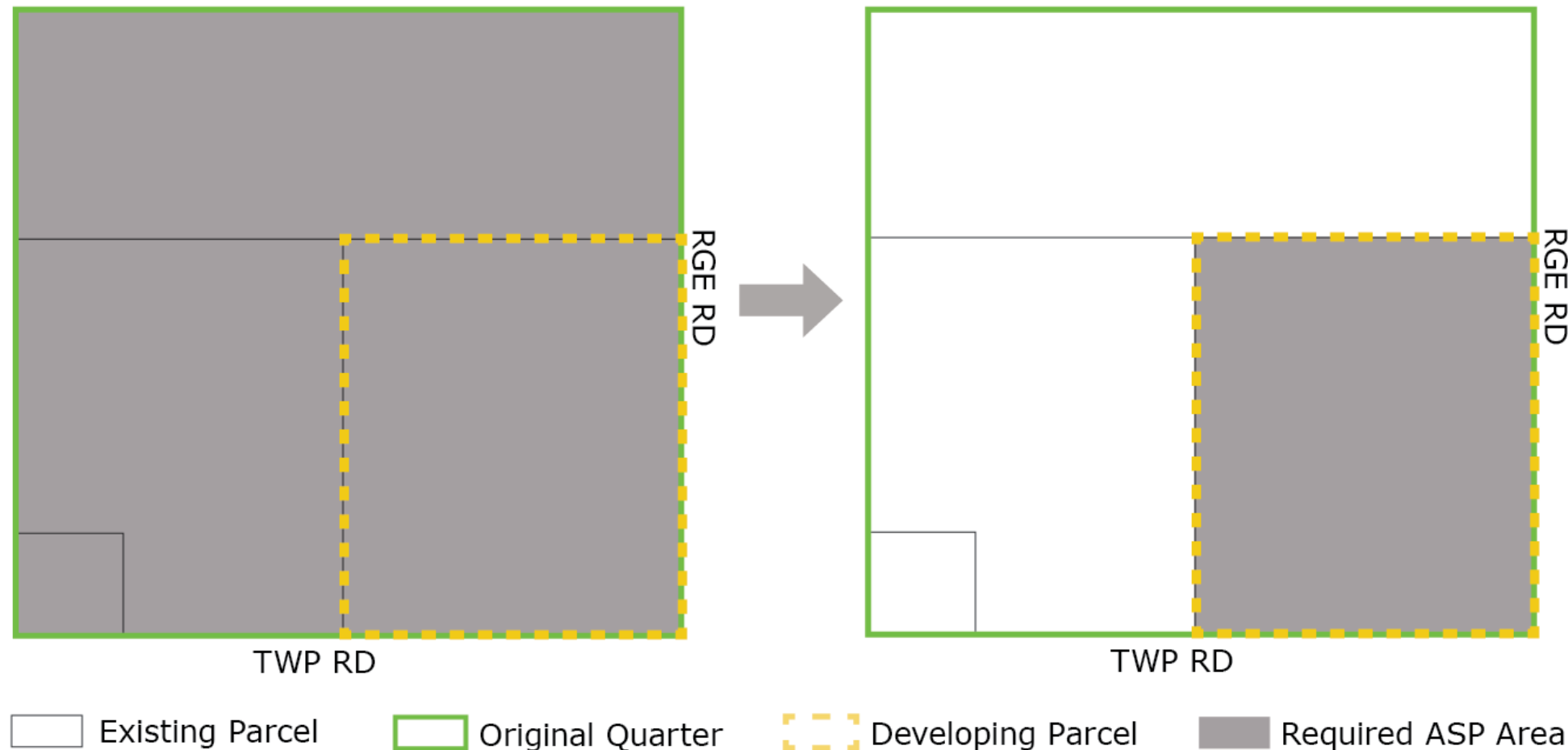
Reduced ASP size

Existing:

ASPs must plan out an entire quarter section, including infrastructure and parcel layouts, regardless of the number of landowners within the quarter or the size of the developing parcel(s).

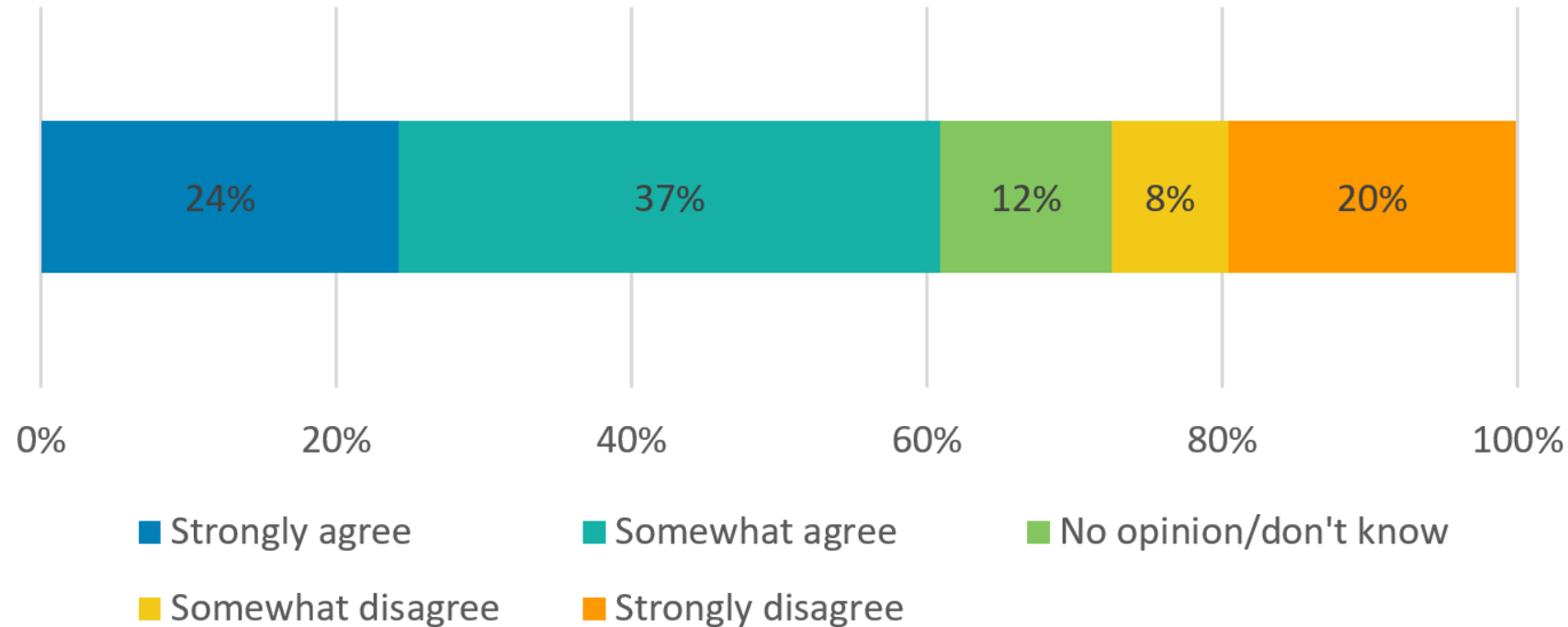
Proposed:

ASPs would plan out only the developing parcel(s). Future infrastructure connections would still need to be considered for other parcels.



What we heard

Please rate your level of agreement with the proposed change to reduce the boundary size requirements for new Area Structure Plans



Over 60% of respondents either strongly agree or somewhat agree with the proposed change to reduce the boundary size requirements for new Area Structure Plans. 28% of respondents either strongly disagree or somewhat disagree. 12% of respondents selected the option of "no opinion/don't know".

What we did

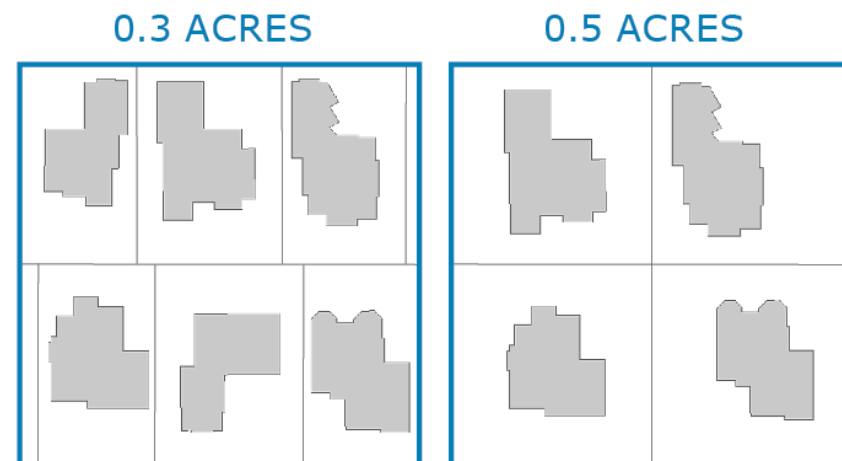
Based on the feedback received, the draft updated plan includes the following requirements for new ASPs:

- 1) that only the developing parcel(s) be included within the detailed planning;
- 2) that technical documents address access, utility connections, stormwater and compatibility with abutting parcels;
- 3) that the need for a preliminary tentative plan outlining potential future subdivision on abutting parcels outside of an ASP boundary is considered; and
- 4) that the content and public consultation requirements for new ASPs remains the same, as outlined within the County's Statutory Plan Terms of Reference.

Minimum parcel sizes

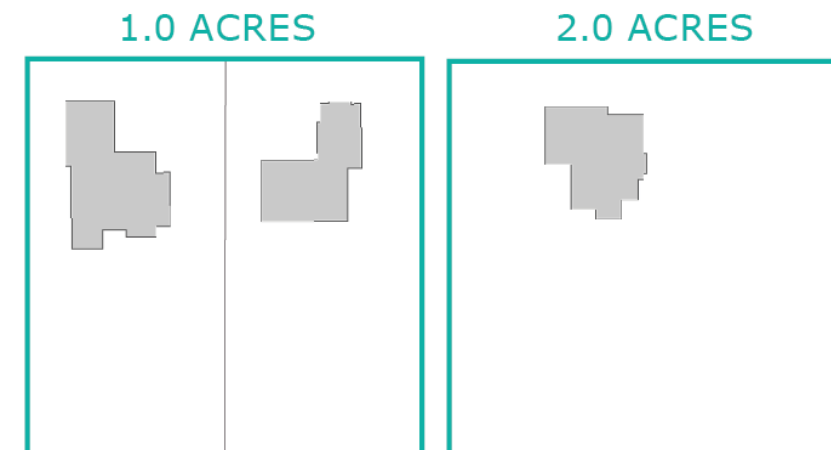
Existing:

- minimum parcel sizes for new parcels vary between 0.3 acres and 0.5 acres
- this parcel size exists within the County's urban service area and hamlets and does not represent a traditional Country Residential form of development



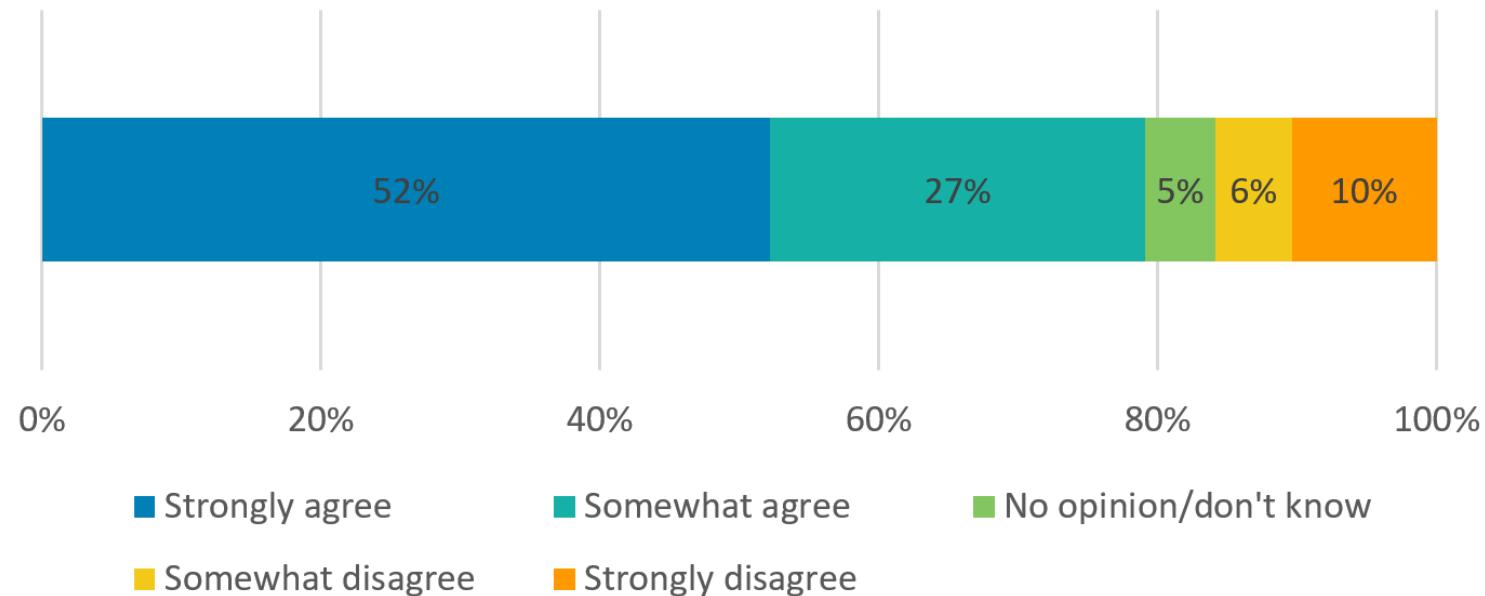
Proposed:

- the minimum parcel size for new subdivisions would be determined on a case-by-case basis to ensure the following are maintained:
 - maximum density requirements;
 - consistency with the size of existing surrounding parcels;
 - functional parcel configurations;
 - accommodation of utility services;
 - a proven developable area;
 - limited accesses onto rural roads and highways.
- these factors will result in parcel sizes that are expected to be at least 1.0 acre within new Area Structure Plans and at least 2.0 acres for minor re-subdivisions



What we heard

Please rate your level of agreement with the proposed change to increase the minimum parcel size requirements for new parcels



Nearly 80% of respondents either strongly agree or somewhat agree with the proposed change to increase the minimum parcel size requirements for new parcels. 16% of respondents either strongly disagree or somewhat disagree. 5% of respondents selected the option of "no opinion/don't know".

What we did

Based on the feedback received, the draft updated plan has increased the minimum parcel sizes to:

- 1) a minimum of 1.0 acre for parcels serviced by municipal piped water and wastewater systems (generally this would apply to new area structure plans);
- 2) a minimum of 2.0 acres for parcels with on-site water or wastewater systems (generally this would apply to re-subdividing parcels);

Despite the above noted minimums, parcel sizes will often need to be increased beyond these minimums to meet the transitioning policies and/or re-subdivision policies within the updated Country Residential ACP.

Re-subdivision process

Existing:

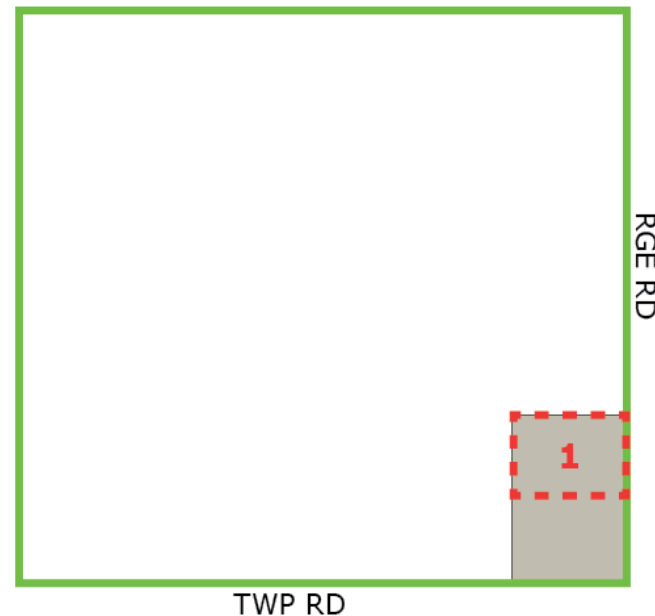
Minor re-subdivision applications, such as the split of a parcel, currently require the provision of an ASP and the extension of municipal infrastructure including water, wastewater and roads.

Proposed:

The County would be able to consider applications for the re-subdivision of parcels smaller than 25 acres without the provision of an ASP, where they match the type of utility services currently available and meet the County's criteria for access and minimum parcel sizes.

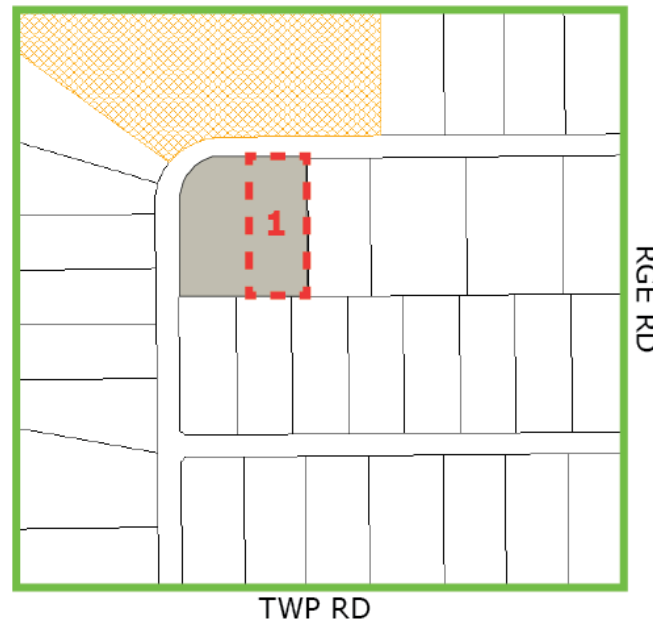
EXAMPLE 1

Re-subdivision of an original first parcel out



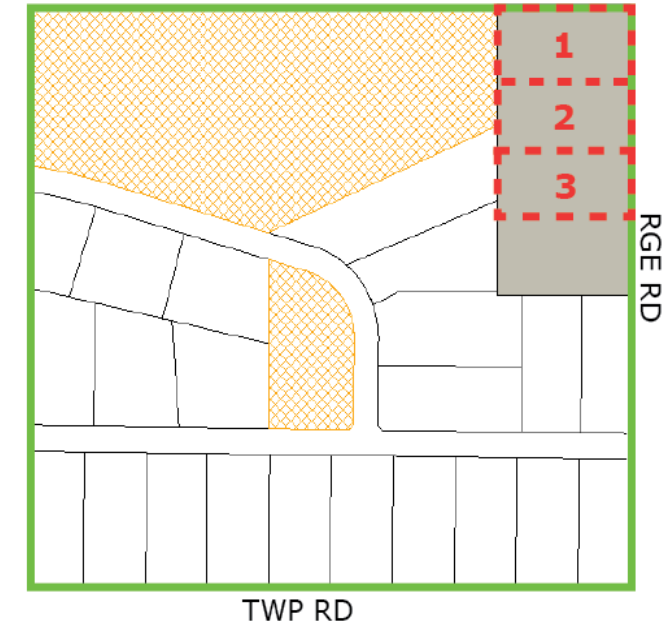
EXAMPLE 2

Re-subdivision of large parcel within an existing subdivision



EXAMPLE 3

Re-subdivision of a remainder parcel



■ Subject Parcel

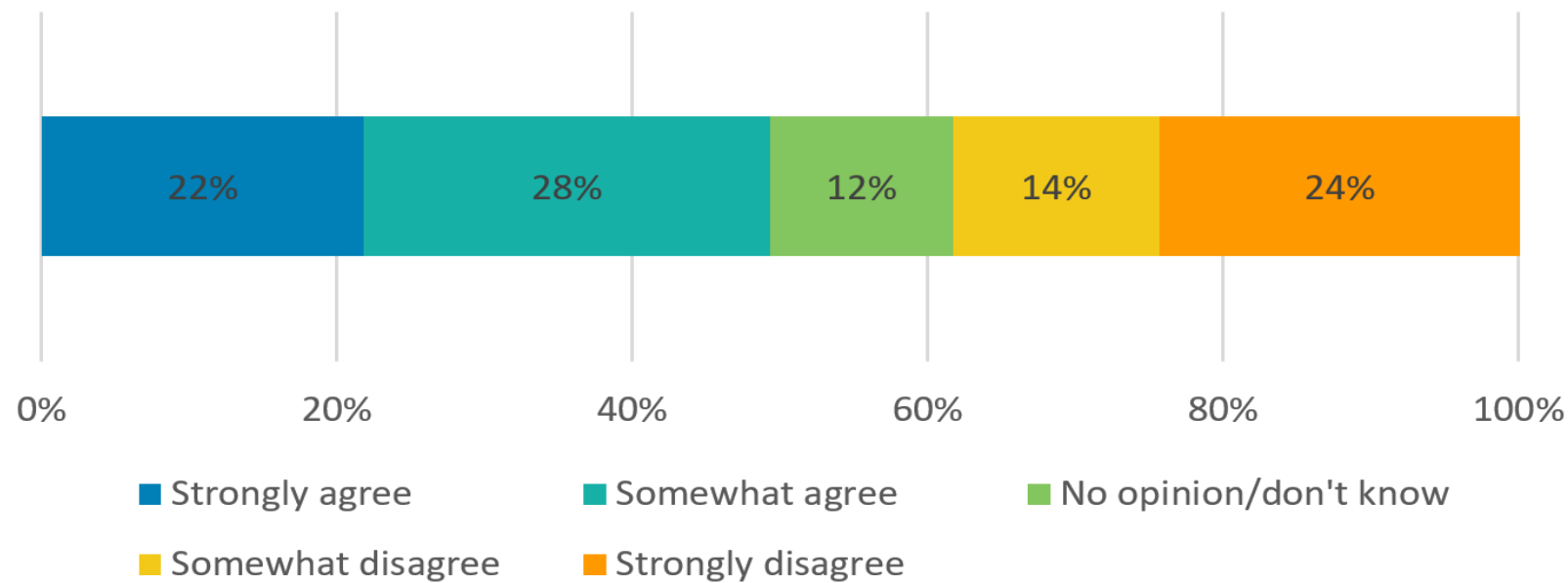
□ Original Quater

▨ Open Space

⋮ Potential New Parcel

What we heard

Please rate your level of agreement with the proposed change to alter the requirements for re-subdivision of parcels smaller than 25 acres



50% of respondents either strongly agree or somewhat agree with the proposed change to alter the requirements for re-subdivision of parcels smaller than 25 acres. 38% of respondents either strongly disagree or somewhat disagree. 12% of respondents selected the option of "no opinion/don't know".

Residents voiced concerns regarding the potential creation of new lots that would change the function and character of existing communities

What we did

In response to the feedback received, the draft updated plan includes detailed criteria related to this type of re-subdivision which ensures that the character of existing Country Residential Neighbourhoods is maintained. In the majority of cases, the governing criteria will be that:

“the subdivision of parcels which abut an existing internal road, shall not result in a parcel located on the internal road that is smaller in area than the smallest parcel within the original plan of subdivision”

Generally, this is referred to as the “no smaller than the smallest” rule. This rule will ensure that the opportunity to re-subdivide parcels within existing country residential subdivisions is applied only to outlier parcels that are significantly larger than other parcels within the neighbourhood. Subdivision of these parcels will likely bring them closer to the size of existing parcels within the community. This rule also ensures that the opportunity for re-subdivision would not exist where subdivisions already contain parcels of relatively similar sizes and standardized character.

What we did

In addition to the “no smaller than that smallest” rule, the draft updated plan also includes the following policies which apply to re-subdivisions within this category:

- 1) new parcels which abut existing country residential parcels shall transition through similar or larger parcel sizes or the alignment of parcel lines;
- 2) no new parcel shall exceed a length to width ratio of 4:1 (discretion may be provided for irregular shaped parcels);
- 3) new parcels that do not abut an internal road shall have larger parcel widths and depths (100m minimum abutting grid roads and highways); and
- 4) there shall be a maximum density of 50 parcels per quarter section.

These policies together with the “no smaller than that smallest” rule will ensure transitioning occurs and new parcels align with the existing character of surrounding development.

What we did

To scale the potential impacts of the proposed policies, a comprehensive subdivision analysis was completed for the area.

It is estimated that the proposed changes to the re-subdivision criteria would only provide a new potential re-subdivision opportunity for approximately 3% of existing parcels, with locations spread across the approximately 20,000 acre area. Further, it is expected that only a fraction of property owners who are provided this opportunity will decide to pursue the re-subdivision process.

In those limited instances that re-subdivision is pursued, the specifics of the criteria have been established to ensure that existing Country Residential Character will be maintained.

Next steps



Fiscal considerations

This project is being completed in-house utilizing existing department resources.

The proposed updates are not anticipated to have an impact on existing infrastructure plans within the area.

Existing levies for the area are currently under review. The County will be able to utilize the comprehensive subdivision analysis that was completed as part of this project to inform and refine country residential levy rates.

Thank you