

**Bylaw 18-2022 Country Residential Area Concept Plan (Wards 5, 6 and 7)****Report Purpose**

To provide information to Council to make a decision on first reading of Bylaw 18-2022, a proposed bylaw that repeals the existing Country Residential Area Concept Plan Bylaw 58-2011 and replaces it with a new Area Concept Plan.

**Recommendations**

1. THAT Bylaw 18-2022, a bylaw that repeals the existing Country Residential Area Concept Plan Bylaw 58-2011 and replaces it with a new Area Concept Plan, be given first reading.
2. THAT Bylaw 18-2022 be referred to the Edmonton Metropolitan Region Board for review.

**Our Prioritized Strategic Goals**

Goal 1 - Build strong communities to support the diverse needs of residents

Goal 2 - Manage, invest and plan for sustainable municipal infrastructure

Goal 7 - Provide opportunities for public engagement and communication

**Report**Overview

The Country Residential Area Concept Plan (ACP) encompasses approximately 8,000 hectares (20,000 acres) of land and is located south and east of the Urban Service Area within the Rural Service Area of Strathcona County. An ACP for the area was originally adopted in 2011.

Bylaw 18-2022 proposes to repeal Country Residential ACP Bylaw 58-2011 and replace it with a new ACP. The proposed updates to the existing plan will improve processes for subdivision and development, effectively utilize existing municipal infrastructure, and align the plan with current legislation, bylaws and policies while ensuring the core values of the original 2011 plan are maintained.

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 Municipal Development Plan (MDP) and Country Residential ACP. Therefore, the County is not able to consider expansion of the ACP boundaries at this time.

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 and been formalized within the County's Statutory Plan Terms of Reference. 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 proposed alterations to the existing Area Structure Plan (ASP) boundary requirements, parcel sizes and re-subdivision provisions as the County has previously received feedback from residents regarding challenges in these areas.

Based on the feedback provided through the consultation, the proposed changes have been further refined to reflect the comments shared through the engagement process. Generally, policies within the updated ACP:

- reduce the boundary size requirements for new ASPs
- increase the minimum parcel size for new parcels
- alter the requirements for the re-subdivision of select parcels, smaller than 25 acres, which meet the County's set of defined criteria

New policies direction has also been established to ensure that the character of existing neighbourhoods is maintained.

#### **Council and Committee History**

- June 21, 2022     A presentation was provided to Priorities Committee regarding the draft updated County Residential ACP and the results of the public engagement for the project.
- March 8, 2022     A presentation was provided to Priorities Committee regarding the proposed updates to the County Residential ACP.
- Dec. 13, 2011     Council adopted the Country Residential ACP Bylaw 58-2011.

#### **Other Impacts**

**Policy:** Statutory Plan Procedure

**Legislative/Legal:** The *Municipal Government Act* provides that Council may, by bylaw, adopt an ASP.

**Financial/Budget:** 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.

**Interdepartmental:** Multiple Strathcona County departments are involved in the project through an inter-departmental circulation process.

**Master Plan/Framework:** The proposed statutory plan must be prepared in accordance with the Municipal Development Plan and the Edmonton Metropolitan Region Growth Plan.

#### **Communication Plan**

Public engagement on the proposed changes to the existing plan was completed in the spring of 2022. A public engagement summary is provided in Enclosure 6 and details on the County's responses to feedback is included within Enclosure 5.

The public hearing was advertised on the project website, through the project e-newsletter and within the July 5 and July 12 editions of the Sherwood Park/Strathcona County News.

**Enclosures**

- 1 Country Residential ACP Bylaw 18-2022
- 2 Country Residential ACP update and associated LUB amendments presentation
- 3 Location map
- 4 Existing Country Residential ACP Bylaw 58-2011 – unconsolidated
- 5 June 21, 2022 Priorities Committee Meeting presentation
- 6 Country Residential ACP update public engagement summary