

COUNTRY RESIDENTIAL AREA CONCEPT PLAN UPDATE

Public Engagement Summary
March - April 2022

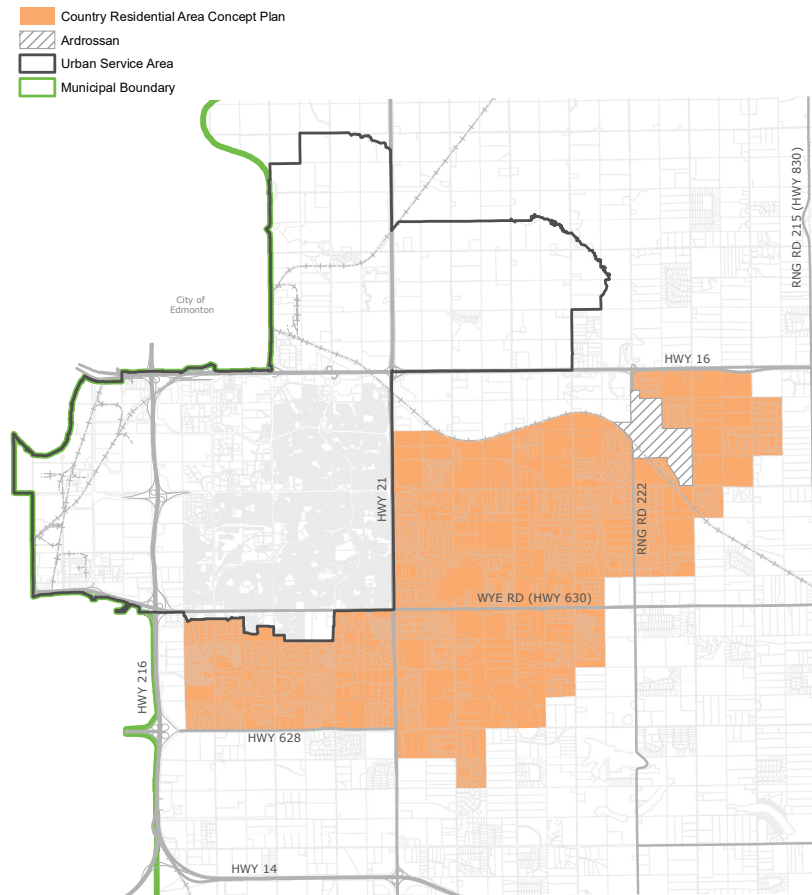


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INTRODUCTION

The Country Residential Area Concept Plan area encompasses approximately 8,000 ha (20,000 acres) of land and is located south and east of the Urban Service Area, within the Rural Service Area of Strathcona County, as shown on the location map below.



The Country Residential Area Concept Plan was originally adopted in 2011 to facilitate the development of country residential subdivisions. Various legislation, bylaws, policies and best practices have changed since the Country Residential Area Concept Plan was first completed in 2011. We are updating the plan to ensure consistency with these higher level documents. We've also heard from landowners on challenges and opportunities for improving the plan. This update will look at ways that the County can continue to improve its processes for subdivision and development within the area.

The purpose of the Country Residential Area Concept Plan is to provide a comprehensive sustainable land use planning framework to guide future subdivision and development for lands located within the boundaries of the Country Residential Policy Area, as identified by the Municipal Development Plan (MDP). This document will provide guidance for orderly and sustainable country residential development within Strathcona County and sets out a community framework which ensures the core values of the original 2011 plan are maintained.

An online survey that ran from March 9 to April 6, 2022, provided the opportunity for residents to provide feedback on the proposed updates to the Country Residential Area Concept Plan.

ENGAGEMENT SUMMARY

Engagement occurred between March 9 and April 6, 2022 and included the following activities:

- 1 A landowner postcard mail-out to 3776 residents within and adjacent to the plan area provided information on how to participate;
- 2 A website was created which included detailed information on the project and how to stay informed;
- 3 An online survey was open to the public from March 9 to April 6, 2022; and
- 4 Project information was circulated to internal and external stakeholders for comment.



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

ENGAGEMENT FEEDBACK

Comments were received by phone, email and through the online survey. Documents were referred to internal and external stakeholders for review and comment. Comments will be considered in the final draft of the Country Residential Area Concept Plan.

Number of phone calls from residents:

24



Number of emails from residents:

4

Number of survey responses:

290



SURVEY RESULTS

The survey provided respondents the opportunity to provide feedback on proposed changes to the existing plan including:

- 1 REDUCING THE BOUNDARY SIZE REQUIREMENTS FOR NEW AREA STRUCTURE PLANS
- 2 INCREASING THE MINIMUM PARCEL SIZE FOR NEW PARCELS
- 3 ALTERING THE REQUIREMENTS FOR RE-SUBDIVISION OF PARCELS SMALLER THAN 25 ACRES

Respondents were also able to provide general comments on the project. Some of the primary themes heard through the general comments were related to support for the project, support for larger parcel sizes, concerns related to wildlife movement and concerns related to future development altering the function and character of existing neighbourhoods.

"Happy to see larger lots and less density. Too bad you didn't do this sooner."

"The impact on wild life corridors and natural areas need to be a limiting factors for allowing developments. The impact on the quality of life for existing neighborhood's should also be a limiting factor when approving future development."

"Have some concerns with subdividing existing lots with in existing Country Residential. If a number of lots are added this can change how the Subdivision functions."

"The revisions are long overdue!"

"Traffic issues on rr233 becoming more and more of an issue. Development going to make it worse!"

"We bought our property partially based on the current rules and don't want those rules changed solely to benefit a few developers or people who previously subdivided and now want to subdivide again."

"A much needed refresh. I am hopeful that Council and Administration goes ahead with these proposed changes."

REDUCING THE BOUNDARY SIZE REQUIREMENTS FOR NEW AREA STRUCTURE PLANS

The online survey presented the information below and asked respondents to rate their level of agreement with the proposed change to reduce the boundary size requirements for new Area Structure Plans.

Proposed Area Structure Plan Changes

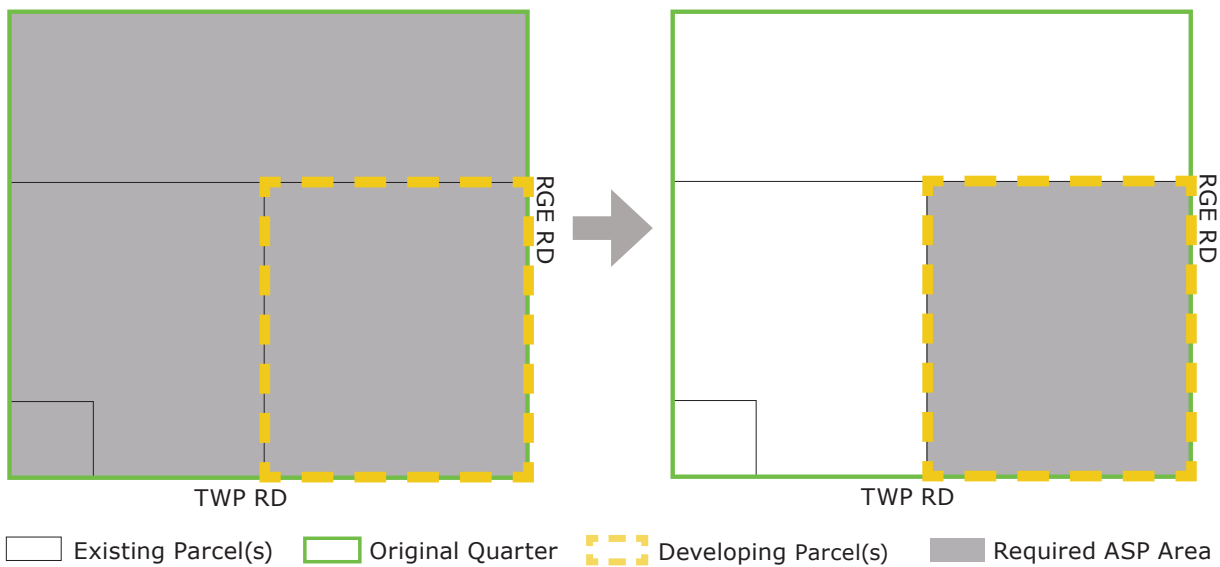
Existing:

Under the existing Country Residential Area Concept Plan, Area Structure Plans 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).

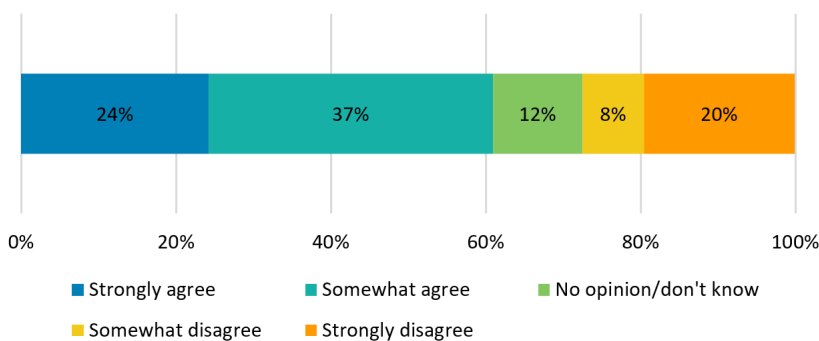
Proposed:

Under the proposed Country Residential Area Concept Plan, Area Structure Plans would plan out only the developing parcel(s). Infrastructure connections would still need to be considered for other parcels.

ASP SIZE COMPARISON EXISTING VS PROPOSED



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".

INCREASING THE MINIMUM PARCEL SIZE FOR NEW PARCELS

The online survey presented the information below and asked respondents to rate their level of agreement with the proposed change to increase the minimum parcel size requirements for new parcels.

Proposed Minimum Parcel Size Changes

Existing:

Under the existing Country Residential Area Concept Plan:

- 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 Country Residential form of development.

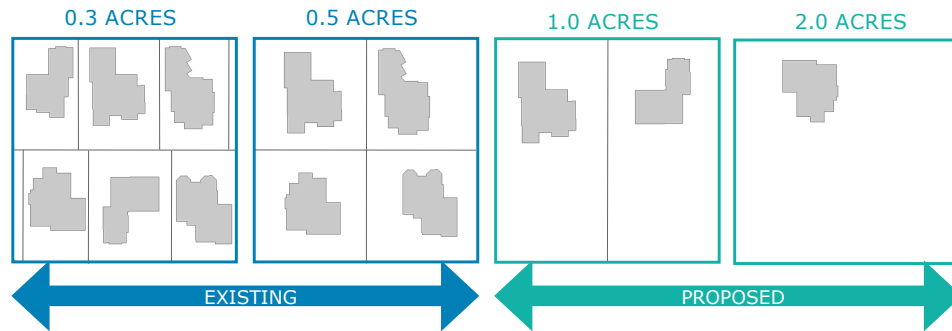
Proposed:

Under the proposed Country Residential Area Concept Plan the minimum parcel size for new subdivisions would be determined on a case-by-case basis to ensure the following are maintained:

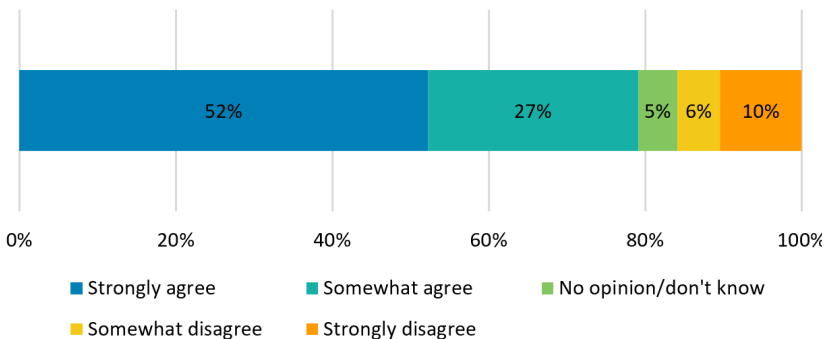
- maximum number of parcels per quarter section;
- consistency with the size of existing surrounding parcels;
- functional parcel configurations;
- accommodation of utility services;
- a proven developable area;
- limited accesses onto rural roads and highways.

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.

MINIMUM PARCEL SIZE COMPARISON



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".

ALTERING THE REQUIREMENTS FOR RE-SUBDIVISION OF PARCELS SMALLER THAN 25 ACRES

The online survey presented the information below and asked respondents to rate their level of agreement with the proposed change to alter the requirements for re-subdivision of parcels smaller than 25 acres.

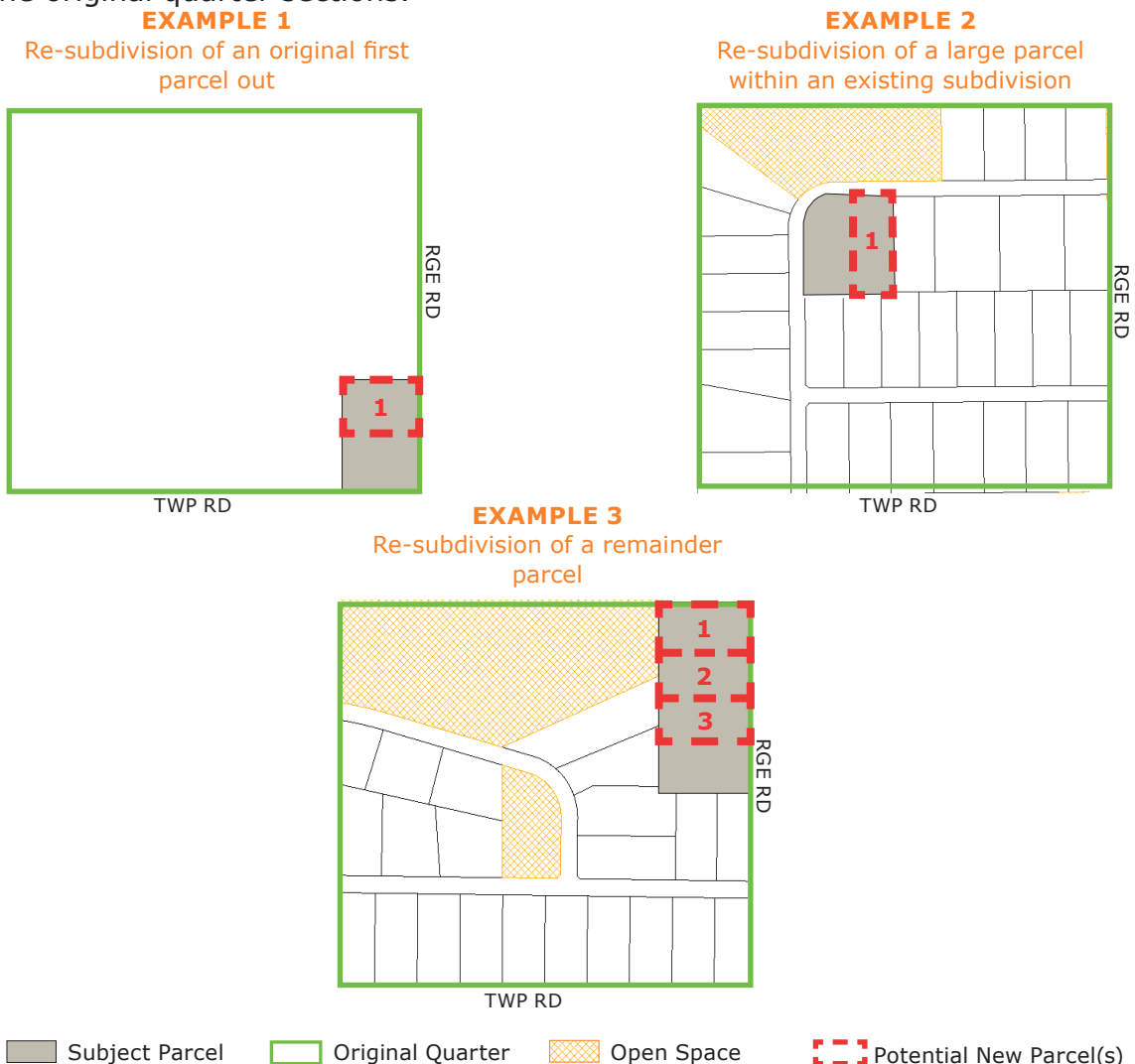
Proposed Re-Subdivision Changes

Existing:

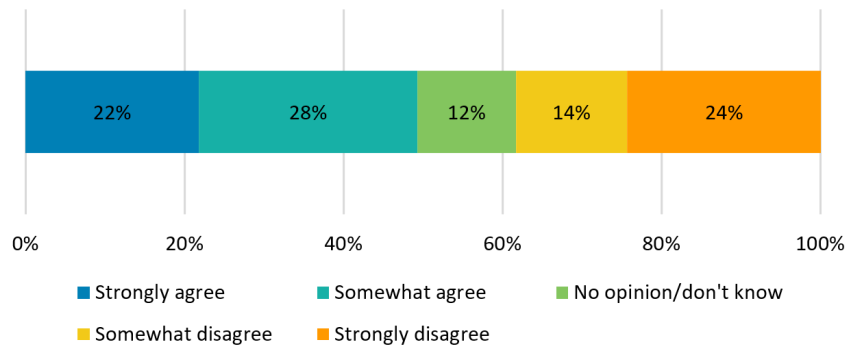
Under the existing Country Residential Area Concept Plan, minor re-subdivision applications, such as the split of a parcel, currently require the provision of an Area Structure Plan and the extension of municipal infrastructure including water, wastewater and roads.

Proposed:

Under the proposed Country Residential Area Concept Plan, the County would be able to consider applications for the re-subdivision of parcels smaller than 25 acres without the provision of an Area Structure Plan, where they match the type of utility services currently available and meet the County’s criteria for access and minimum parcel sizes outlined in the previous question. The following examples represent the re-subdivision potential available within the original quarter sections.



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".

Respondents voiced concerns regarding the potential creation of new lots that would change the function and character of existing communities. To address these concerns, proposed policy and regulation ensure that new parcels are sized to maintain the character of existing subdivisions. In addition, regulations will only allow for the consideration of re-subdivision where the parcels meet a minimum size, width, and lot to depth ratio, resulting in the potential for re-subdivision being limited to specific circumstances.

ADDITIONAL GENERAL COMMENTS

Additional comments were provided in the online survey in response to the question "Do you have any additional comments related to the Country Residential Area Concept Plan Update?". A full list of unedited comments follows:

- *As long as proper accommodations are made for the wildlife living close by AND lands are not infiltrated with urban like housing cramped on small parcels, and proper traffic controls are in place.*
- *Change happens whether people want it or not. Things will never stay the same. If things stayed the same we would still be riding horse & buggy & have no electricity, running water, gas, grocery stores, etc. I am not emotionally attached to our property or any other property I have ever owned. At best we are temporary caretakers of everything we own. I still can't wrap my head around the seniors place not being built. The people opposed are almost ready to live in such a place, yet are vehemently opposed to such a development.*
- *A much needed refresh. I am hopeful that Council and administration goes ahead with these proposed changes.*
- *The map you included was extremely poor & not labelled except for a few major roads. How do seniors/visually impaired read this, even with zooming in? Seems like the county wants to develop everywhere & this allows more building. What happened to GREEN SPACE? Have you ever been to St. Albert? They plant more trees along streets than Strathcona County. This council's focus is more development, more money and less for a positive quality of life.*
- *Have some concerns with subdividing existing lots with in existing Country Residential. If a number of lots are added this can change how the Subdivision functions.*
- *Increasing the size of the parcels creates increased cost for servicing which increases the cost per lot. What is the servicing concept for the undeveloped land in the county? With lots in the 1-2 acres, this requires offsite servicing.*
- *We bought our property partially based on the current rules and don't want those rules changed solely to benefit a few developers or people who previously subdivided and now want to subdivide again.*
- *Happy to see larger lots and less density. Too bad you didn't do this sooner.*
- *If I am correct in assuming this would allow the County to subdivide existing parkland parcels into building lots I think it is a good idea. In the summer they are too full of weeds to walk thru and too full of snow in the winter. Great idea*
- *Need to quit making lots bigger and save the farm land. Less lots equates to more lane being consumed. Need to increase residential density not decrease*
- *This presentation is very hard to understand. Impossible to comment if it is good or bad.*
- *I moved here for low density housing, NOT high density housing, so I agree with minimum lot sizes of 1 or 2 or more acres. Also I don't think it is fair for the neighbouring property owners in a subdivision to have large lots re-subdivided into several smaller lots.*
- *I would hope that the maintenance of the rural roads would be strongly considered with any new developments*
- *The revisions are long over-due!*

- *I found this definition a bit confusing. I think we have surrounding lands that yes could be subdivided. I think the space should be maximized, out several acreages on say a quarter but not overly big as who needs a lot of land mass but on the other hand the country homes should not be squashed in either. I do strongly feel that the county has failed in that in several newer developments there are some home plans that take up the whole lot. This is overpowering to the neighbour they have . A.so house height. Unbelievable that you allow 2 stories with a deck on the roof as well. Again offensive to neighbours. Do stop this oversized footprint on lots or acreages.*
- *Making acreages (eg. 3 acres) that can sustain being subdivided the opportunity to do so, especially if closer to Ardrossan*
- *Residents would not like to loose current green spaces or natural water ways or ponds.*
- *We are against developing smaller lots in these areas. The question on lot size is misleading, it makes it sounds like parcels will be larger under the proposal, but the current limit is on minimum sizes do they can be larger already. Very disappointed with proposal and misleading.*
- *Thank you for providing this update survey!*
- *Changes must make sure water flow (rain, ice and snow melt) do not flow onto existing properties as they do now on the southern acreages in Ranchlands*
- *It would be nice to see some of the infrastructure in older subdivisions modernized; water, sewage, TV/Internet Services.*
- *No subdivision should allow lots to be smaller than 3 acres so subdividing can not happen on a 3 acre or smaller parcel so as to keep our rural settings rural forever. Thanks*
- *I am assuming that the 2 acre minimum parcel for rural will not change, is this correct? What I do not want to see is more small parcels. I am not even supportive of the current " cluster" development.*
- *I'm personally conflicted about the desire to retain the esthetic and lifestyle of country residential communities, against my concern that our children won't have access to enough housing supply in order to afford buying a home where they grew up.*
- *Traffic issues on rr233 becoming more and more of an issue. Development going to make it worse!*
- *No*
- *subdivision will mean higher traffic volume and at present the roads can not handle it*
- *Sorry that all your planning went to waste and you're back to the drawing board!*
- *Need to ensure tight controls to avoid denser residential in country settings or redevelopment of existing residential into dense formats within older country areas*
- *The examples are not very clear. It is hard to understand exactly what is being proposed and what impact it will have.*
- *On the last one I said strongly disagree because I don't think it's fair to have a plot within an established subdivision further subdivided if the size requirement is only one acre. The thought that a neighbour on 3 acres could split their property into 3 small one acre lots and add more people and noise to our area is not appealing at all.*

- *Allowing subdivision of existing country residential lots will result in a serious increase in density and compromise the country residential community - Existing subdivisions with 4 acre parcels could conceivably quadruple in density - NOT supported.*
- *Housing accessibility is front of mind for all Canadians, and there will be increased pressure on country residential properties as the greater edmonton area grows - increasing minimum lot size makes no sense, and represents a step back from where we should be going. Many people want large lots but not 'acreage' living, I couldn't find a rationale for this change in the materials, or why we would be discouraging density in todays housing climate.*
- *3 questions? Three questions? You really want our input don't you. NOT! Most of these updates to the ACP are designed to allow administration to continue and expand their power to operating the county at their will with impunity. I did not vote for one single member of administration, yet these individuals control every aspect of how the county operates. All of proposed changes are not insignificant. Further, these "updates" could lead one to believe these changes will be to the betterment of residents and resident opportunity. However, it is obvious important specific information is removed from documentation and given over to "judgment" by this county's administrators. In my experience, county administration has a uniquely refined ability to avoid decision making. Much of what is proposed in this update is to create an even more uneven and unfair playing field. More importantly, a rule book with no rules. Most, if not all decisions left to the discretion of corruptible individuals, who rarely face any repercussion. This has happened in the history of this county on more than one occasion. These updates further solidify administrators as ruler of the kingdom.*
- *I own 6.84 acres in one of the affected subdivisions. I tried to subdivide it in 1/2 (two 3.48 acreages) several years ago, and was not allowed by the County to do so. Would this be allowed now if this goes through? When will this be in effect if it goes through?*
- *I'm strongly opposed to this plan because it will create small subdivisions within established existing subdivisions which will substantially dilute the value of existing houses.*
- *Long overdue.... Thanks for being progressive.*
- *As this area highlighted on the map as Country Residential is older and already largely developed care should be given not to crowd or make parcel sizes too small. People wanting less land can move to Sherwood Park Proper. All parcels should be minimum 2 acres in my opinion in this area*
- *Rural areas should remain rural. When purchasing acreages, these areas have been sought out for a lower density of population and traffic.*
- *The impact on wild life corridors and natural areas need to be a limiting factors for allowing developments. The impact on the quality of life for existing neighborhood's should also be a limiting factor when approving future development.*
- *The county must keep the subdivisions as is and not try to increase the amount of people in a smaller area. There is natural habitat of animals, flowing water such as Pointe Aux Pins and space to consider. We do not move to the country to begin cramming more and more people into smaller areas. Keep that for "in town/city" residents. I am sure my taxes will not go down if an influx of people if this goes through.*
- *3 acre Parcels should not be allowed for subdivision. Subdivisions should match area. for example if area is subdivided in say Wyecliff subdivision. New acreages should not be smaller than 2 acres as the majority of Wyecliff area is approximately 3 acres.*

- *I do not support the splitting of existing acreages to anything smaller than 2.0 acres (for example I do not support splitting a single 2.0 acre lot in Ranchlands into two 1.0 acre lots).*
- *Why are these existing acreages with 2 houses paying tax on one only? We strongly disagree with this concept.*
- *Rural home owners do not want changes to make sub division and new development easier. Rural home owners do not want increased population.*
- *For these areas, since this opens the doors for many smaller parcels through subdivision of parcels, water supply, sewer service and power supply plans need to be developed to assist landowners in planning and development*
- *Proposed plan makes more sense than the existing plan.*
- *Will properties outside the RAC still use old rules?*
- *wondering how this may affect, in future, the Beaver Hills Moraine identified areas?*
- *Stop the urban sprawl now occurring in the rural areas. Infill land which has already been zoned for acreages and leave farm land untouched.*
- *I think the county has to look at these concept plans in other areas of the county , also i think the county has to look at having more than one dwelling on parcels of land that could accommodate those dwellings*
- *It seems very shortsighted to not consider larger area considerations. Such changes would benefit developers, not residents. Subdividing land also has big consequences for wildlife inhabitants and I would like to see how those implications are taken into account.*
- *I appreciate Strathcona County soliciting feedback on this change. There is no clarity on how this information influences the outcome of any decisions related to change. For example, if I am a land developer, and I would like to see smaller minimum parcel sizes, I would certainly encourage all of my friends and employees to fill out this survey in that direction.*
- *How will this apply to Reserve Lands that are located in rural subdivisions? Will the County consider selling these lands for development? Will older subdivisions be able to accommodate greater density if acreage sizes are smaller and municipal water and septic services are not available. Perhaps planning for upgrades for the whole subdivision needs to be part of the plan*
- *It would be practical to allow develop the CR 2-3 acre parcels without municipal servicing as in neighbouring counties. It is not feasible for a developer to put the trunk lines and incur huge costs in order to cater CR lots public demand.*
- *Thank you for inviting us for providing feedback.*
- *Tax money from country holdings should be used for services back to rural residents. We do not need more parcels and houses without water, sewer and roads.*
- *I do not know why you would entertain the idea of diving existing acreages. Additional utility services would be required along with traffic control.*

- *Item 3 - Waiver of ASP for 25 acres or less- still should always have an ASP for these -including notice to other landowners, public info mtgs and public hearing . Public engagement process is missing a public info mtg on draft revisions prior to presentation of :“Final ” to Council and public hearing . Resulting Plan(s) can be lengthy and difficult to understand with the devil in the details . Public info mtg would help understanding and clarify questions/issues - perhaps minimize presentations at public hearings , but in any event , provides a fuller opportunity for understanding ,review, questions and discussion . 5 minutes at a public hearing does not provide the foregoing. Question : If a subdivision already has municipal water and/or sewer water (and even the roadway) paid for by existing properties and it is determined that additional smaller lots can be accommodated within existing infrastructure in that subdivision, will existing properties receive some rebate ? E.G. If there were 30 pre- existing properties, each would have been charged 1/30th of the total X\$ cost of infrastructure to their property line - however if additional lots within the subdivision are approved , the cost to the original lots should be less than 1/30 th of the total cost . Pre- existing lots should not subsidize new additional lots.*
- *I believe its important to still have a plan for left over land after subdividing.. best to anticipate all options that are available at the time. Money and costs could be saved by doing more work at the time of subdivision.*
- *Some of the proposed changes will adversely impact existing property values and the current county infrastructure is inadequate to support the resulting higher density.*
- *County Program to allow trunk sewer lines to be sized and developed and cost shared amongst 2 or 3 individual property owners as they want to develop their property they would pay their share and not have to front the whole costs for future properties and get reimbursed if they want to tie in.*
- *This concept plan update will negatively affect many county residents south of Wye Rd and significantly decrease property values. It should be scrapped immediately.*
- *We want it to stay the same and for the golf course to be re opened.*

NEXT STEPS

Utilizing the feedback received through engagement, Administration will complete a final draft of the Country Residential Area Concept Plan. Once a final draft has been prepared, Administration will bring the plan to Council for first reading and a Public Hearing. If first reading is received, the Country Residential Area Concept Plan will be submitted to the Edmonton Metropolitan Region Board for review and approval. If approved by the Edmonton Metropolitan Region Board, it will be brought back to Council for second and third reading tentatively in the fall of 2022.

MARCH - APRIL 2022

- Project Introduction
- Launch Project Webpage
- Notify Area Landowners
- Online Survey

APRIL - JUNE 2022

- Complete a What We Heard Report
- Complete a Final Draft Plan

**WE ARE
HERE**

JUNE - SEPT 2022

- Hold a Public Hearing
- Submit Plan to Regional Board for Approval
- Receive a Final Council Decision

APPENDIX A - COMMUNICATION MATERIALS

POSTCARD



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.

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**PROVIDE
YOUR
INPUT**

For More Information:

- 🌐 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

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



APPENDIX B - PHONE AND EMAIL FEEDBACK

FEEDBACK RECEIVED BY EMAIL

Contact information for the project was provided on the postcard mailouts, the County website, and the public engagement package. County staff received the following email messages regarding the Country Residential Area Concept Plan Update.

1. Email from resident:

"Thanks, very much. The following pics from my backyard illustrate what I love about the county. Please preserve the reserve land and please put some teeth into the prohibition of motorized vehicles on that land.

In my 40+ years living here I have never seen a mailout that included encouragement for residents to cooperate and an explanation why! Many people seem to feel that when they purchase a rural lot that gives them the right to rip around with noisy dirt bikes and snowmobiles everywhere, including where it is explicitly prohibited. Ecology is as important to us climate change!"

2. Email from resident:

"We ... are concerned that there is no bike connection to Sherwood Park from our community, or any of the urban acreages along the south end of 232 before the Whitemud.

Please:

- Extend the bike lane on RR232 past Salisbury Greenhouse, ideally all the way to the Whitemud, and/or

- Extend the bike path on RR233 and close the gap closest to the Walmart (this path can be reached via the green path out the back of Scot Haven, but again the last stretch is treacherous)

Today, there is no viable way for anyone safely to ride their bikes into Sherwood Park from our community, which is such a shame as we are so close, but the shoulders are so narrow and too dangerous for biking."

3. Email from resident:

"I am writing in regards to the Country residential concept plan update initiated by Strathcona County. It is nice to get feedback from local residents and much appreciated.

We are landowners in the Colchester area. Apparently, Colchester is out of the Urban growth node now as Bremner is adopted for such growth.

-The Colchester area is unique as it is not ideal for agriculture.

-It is mainly treed with natural water bodies, rolling and scenic.

County should seriously consider adopting this area into the Country Residential Concept plan as well due to its ideal location and non productivity of farmland.

Since planning is already updating the CR concept plan, it's a great time to include Colchester into the concept plan to utilize the lands for proper planning. There is least chance to

lose any good farmland in lieu of CR development.”

4. Email from resident:

“....At some time in the past, the zoning on my property changed, which limited the commercial uses allowed on my property. I was not notified of this change. In addition, I understand that the existing Area Concept Plan designates my property as being in a country residential area. I was not notified when the existing Area Concept Plan was first put in place. Had I known, I would have objected to any changes that could limit the commercial use of my property.

It is my intention to continue to use my property for commercial uses as has been the case for many years. As such, I am writing to indicate my objection to the Area Concept Plan to the extent that it does not recognize the longstanding commercial use of my property. I am also requesting that any changes to the Area Concept Plan reflect the commercial use of my property.”

FEEDBACK RECEIVED BY PHONE

Administration received a total of 24 phone calls from residents on the Country Residential Area Concept Plan Update. The majority of the phone calls were resident’s inquiring about additional information on the project. A list of comments received by phone can be found below:

1. Do not want any new residential within the area
2. Would like to see utility services extended
3. Very supportive of changes, sensible use of land which provides opportunities for others to enjoy a wonderful area
4. Would like to see existing green space and walking paths remain
5. In favour of development
6. Concerns regarding loss of wildlife within the Country Residential area
7. Supportive of opportunities for minor re-subdivisions
8. Supportive of the proposed changes, particularly the potential opportunities for minor re-subdivisions

APPENDIX C - PUBLIC ENGAGEMENT PACKAGE

WELCOME

GREETINGS! THIS IS THE PUBLIC ENGAGEMENT PACKAGE FOR THE COUNTRY RESIDENTIAL AREA CONCEPT PLAN **UPDATE**

WE NEED YOUR INPUT!

The County is updating the existing Country Residential Area Concept Plan and is looking for feedback on the proposed updates.

WHAT IS THE COUNTRY RESIDENTIAL AREA CONCEPT PLAN?

An Area Concept Plan provides guidance to landowners who are interested in subdividing or developing their properties in the future. These types of plans generally outline acceptable uses, forms and densities of development and the infrastructure required to facilitate such development. The Country Residential Area Concept Plan was originally created in 2011 to facilitate the development of country residential subdivisions. The original intent of the plan will be maintained through the update process.

WHY IS AN UPDATE NEEDED?

Since the adoption of the original plan in 2011 alterations have been made to legislation, bylaws and policies that affect the existing Country Residential Area Concept Plan. 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 will look for opportunities to:

Improve processes for subdivision and development





Effectively utilize existing municipal infrastructure

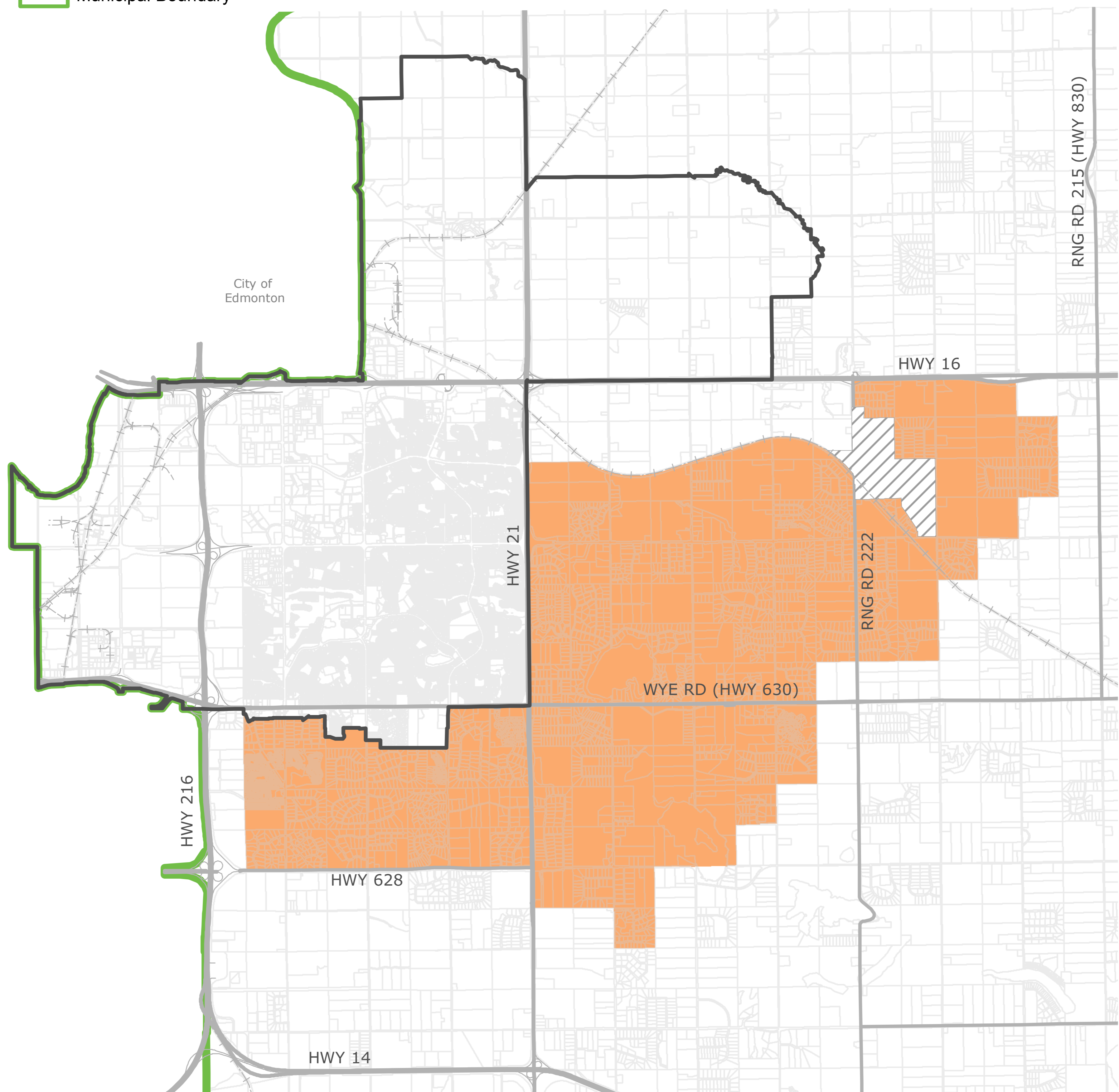
Align the plan with current legislation, bylaws and policies

LOCATION

WHERE IS THE COUNTRY RESIDENTIAL AREA LOCATED?

The Country Residential Policy Area within the Municipal Development Plan is located south and east of Sherwood Park Urban Service Area and Ardrossan as shown below. The Country Residential Area Concept Plan provides additional detail for the future development of the Country Residential Policy Area and therefore the boundaries are the same.

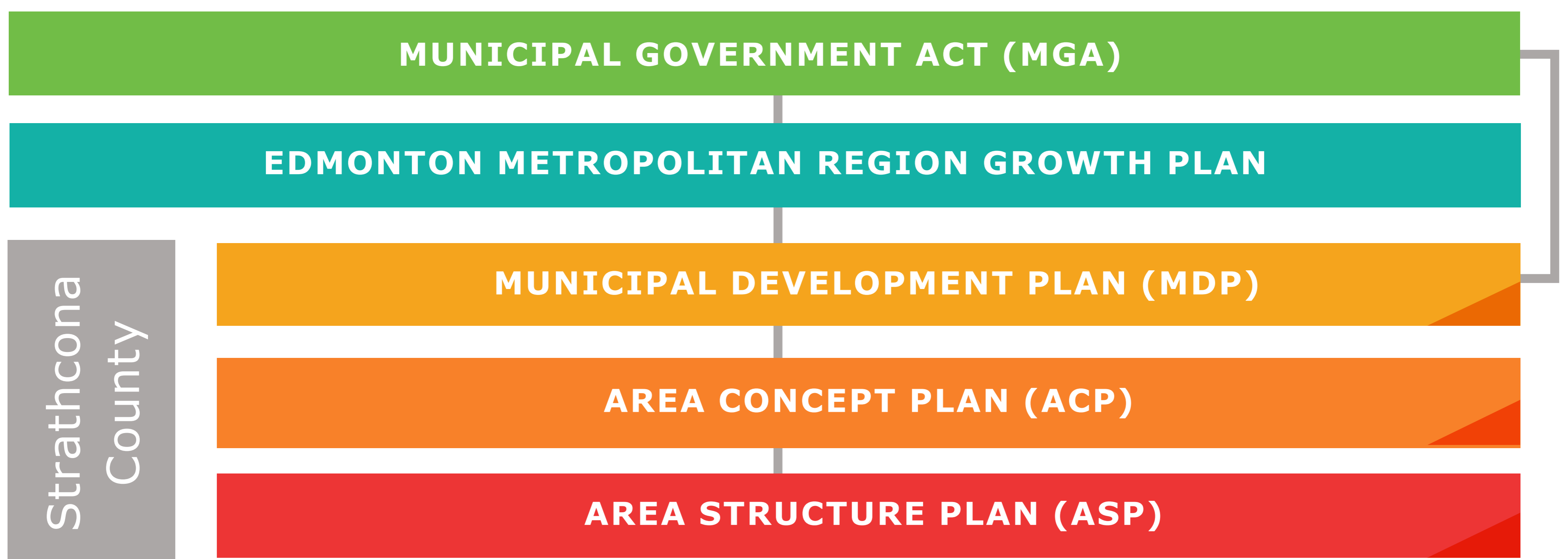
-  Country Residential Area
-  Ardrossan
-  Urban Service Area
-  Municipal Boundary



PLANNING HIERARCHY

WHERE DOES THE COUNTRY RESIDENTIAL AREA CONCEPT PLAN FIT?

The County's planning documents are required to align with regional and provincial legislation such as the Municipal Government Act and the Regional Growth Plan. The below outlines the structure of the planning hierarchy and explains the differences between the Regional Growth Plan and the County's planning documents.



EDMONTON METROPOLITAN REGION GROWTH PLAN

The Edmonton Metropolitan Region Growth Plan guides growth within 13 member municipalities across the Edmonton region, including Strathcona County.

MUNICIPAL DEVELOPMENT PLAN (MDP)

Strathcona County's Municipal Development Plan sets out the guidelines for orderly growth and development in the County over the next 20 years and beyond.

AREA CONCEPT PLAN (ACP)

Area Concept Plans like the Country Residential Area Concept Plan build upon the objectives and policies of the Municipal Development Plan and provide more specific policy direction for existing and future development within a large area of the County.

AREA STRUCTURE PLAN (ASP)

An Area Structure Plan serves a similar function to an Area Concept Plan, except that the level of detail is more refined. Due to the size of the Country Residential area, smaller plans are needed to provide more detailed information on specific developments.

EXISTING PLANS

HOW DOES THE 2017 EDMONTON METROPOLITAN GROWTH PLAN AFFECT THE COUNTRY RESIDENTIAL AREA CONCEPT PLAN UPDATE?

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. As part of this update the policies within the Country Residential Area Concept Plan will be revised to align 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 and Country Residential Area Concept Plan.

HOW DOES THE 2017 MUNICIPAL DEVELOPMENT PLAN AFFECT THE COUNTRY RESIDENTIAL AREA CONCEPT PLAN UPDATE?



The 2017 Municipal Development Plan was written to align with the Regional Growth Plan. It breaks down the County into different policy areas, of which the Country Residential Policy Area is one. Each policy area has a specific goal and set of objectives that guide development within it.

The Country Residential Area Concept Plan will be updated to ensure alignment with the Municipal Development Plan revisions that occurred in 2017 and provide a seamless transition to the more detailed policies within the Area Concept Plan.

The 2017 Municipal Development Plan also established a specific format and policy structure for statutory plans that has set a standard for the County. As part of this update the format and policies of the Country Residential Area Concept Plan will be converted to align with this new standard.

VISION

WHAT IS THE VISION OF THE COUNTRY RESIDENTIAL AREA CONCEPT PLAN?

To ensure alignment between County land use plans, the goal of the Country Residential Policy Area within the County's Municipal Development Plan serves as the vision for the Country Residential Area Concept Plan. This vision preserves the original intent of the existing plan.



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



WHAT ARE THE GUIDING PRINCIPLES FOR THE COUNTRY RESIDENTIAL AREA CONCEPT PLAN?

Similar to the vision, the objectives of the Country Residential Policy Area within the County's Municipal Development Plan serve as the principles for the Country Residential Area Concept Plan.

| | | | |
|--|---|--|--|
| <p>1</p>  <p>Provide rural living opportunities</p> | <p>2</p>  <p>Include efficiently designed developments that occur in an orderly manner</p> | <p>3</p>  <p>Respect and connect natural and rural landscapes</p> | <p>4</p>  <p>Balance incompatible land uses</p> |
|--|---|--|--|

CHANGES

WHAT CHANGES ARE BEING PROPOSED?

In addition to aligning the document with current legislation, bylaws and policies, the existing Country Residential Area Concept Plan has been reviewed to identify opportunities for improvement. As part of this update, the County is seeking public feedback on the following proposed changes:



WHAT ARE THE PROPOSED AREA STRUCTURE PLAN (ASP) CHANGES?

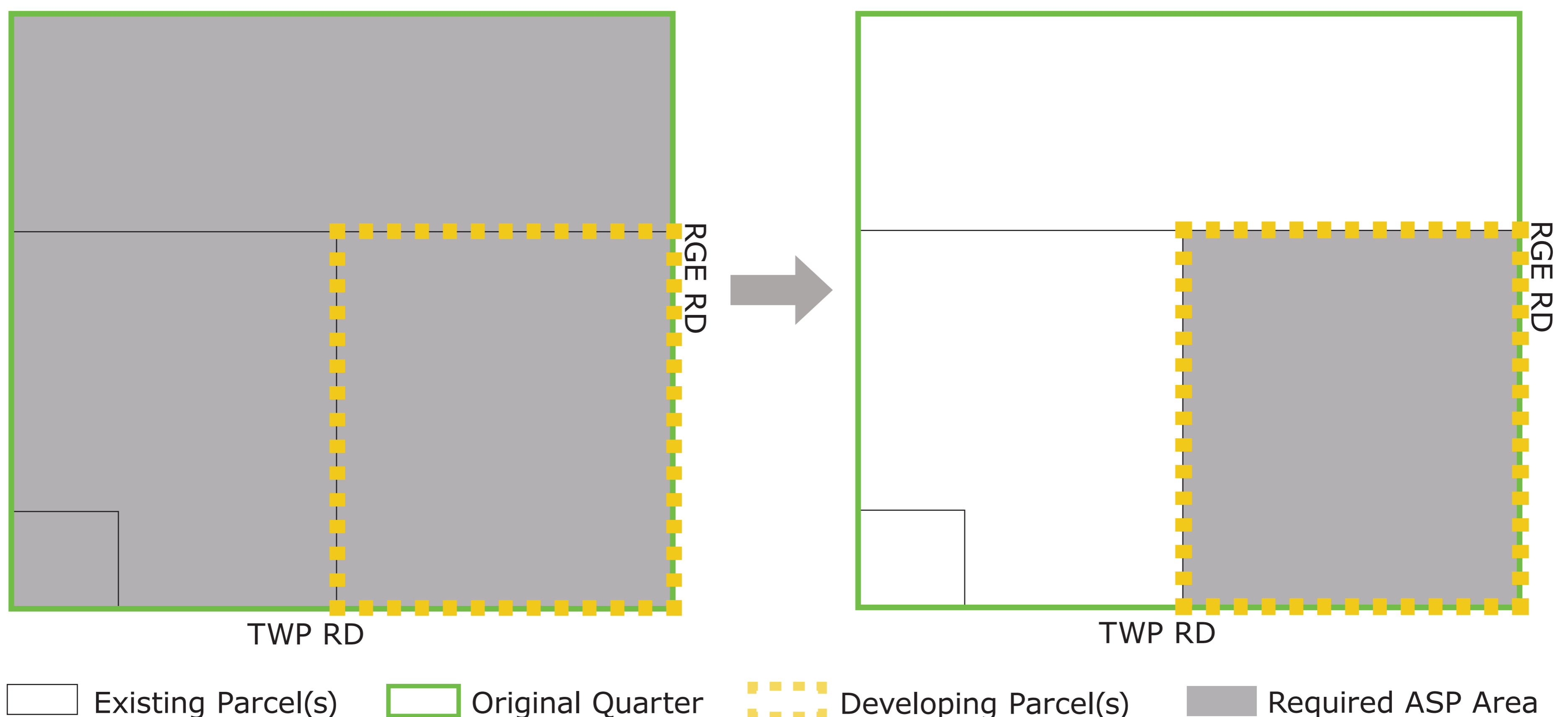
EXISTING:

Under the existing Country Residential Area Concept Plan, Area Structure Plans 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:

Under the proposed Country Residential Area Concept Plan, Area Structure Plans would plan out only the developing parcel(s). Infrastructure connections would still need to be considered for other parcels.

ASP SIZE COMPARISON EXISTING VS PROPOSED



CHANGES

WHAT ARE THE PROPOSED MINIMUM PARCEL SIZES FOR NEW PARCELS?

EXISTING:

Under the existing Country Residential Area Concept Plan:

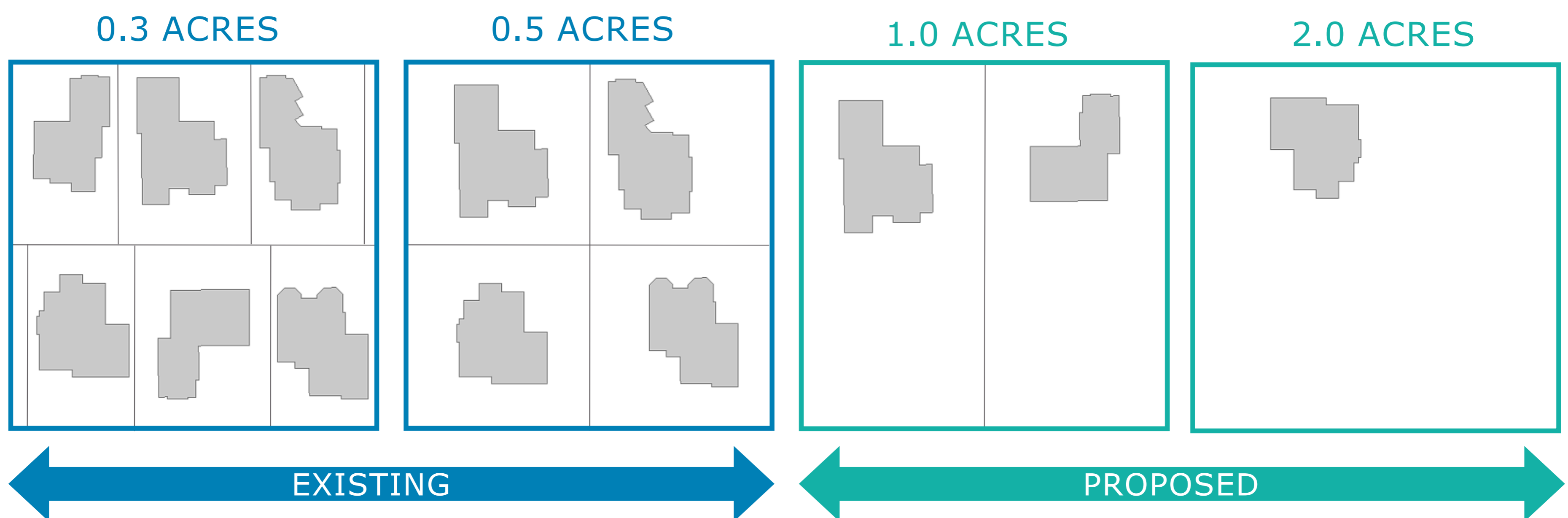
- minimum parcel sizes for new parcels vary between 0.3 acres and 0.5 acres.
- this parcel size exists within the County's urban service area and hamlets and generally represents an urbanized form of development which are not representative of Country Residential.

PROPOSED:

Under the proposed Country Residential Area Concept Plan:

- the minimum parcel size for new subdivisions would be determined on a case-by-case basis to ensure the following are maintained:
 - maximum number of parcels per quarter section;
 - 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.

MINIMUM PARCEL SIZE COMPARISON



CHANGES

WHAT ARE THE PROPOSED RE-SUBDIVISION CHANGES?

EXISTING:

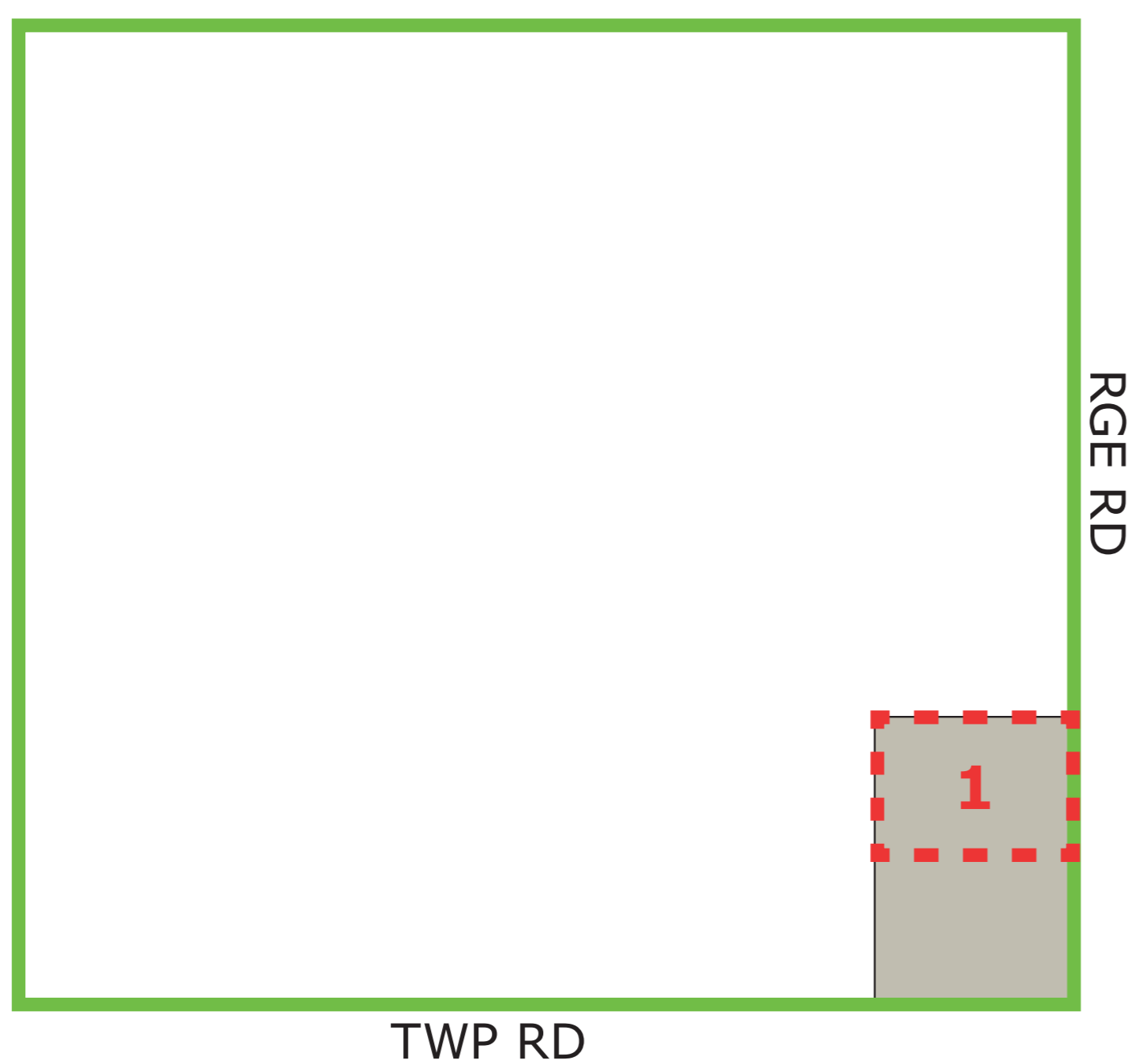
Under the existing Country Residential Area Concept Plan, minor re-subdivision applications, such as the split of a parcel, currently require the provision of an Area Structure Plan and the extension of municipal infrastructure including water, wastewater and roads.

PROPOSED:

Under the proposed Country Residential Area Concept Plan the County would be able to consider applications for the re-subdivision of parcels smaller than 25 acres without the provision of an Area Structure Plan, where they match the type of utility services currently available, meet the County's criteria for access and align with the minimum parcel size requirements outlined on Page 7. The following examples represent the re-subdivision potential available within the original quarter sections.

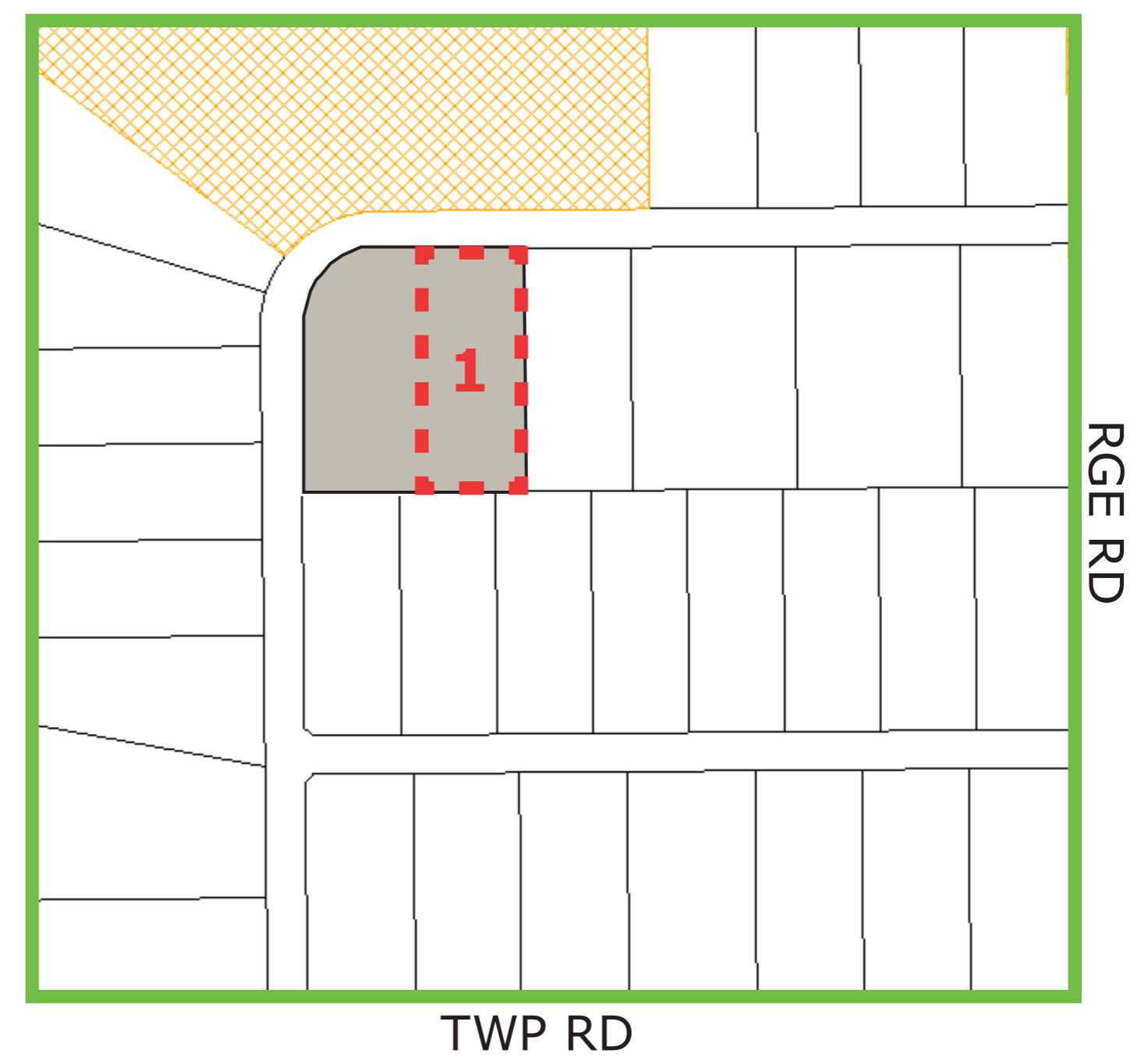
EXAMPLE 1

Re-subdivision of an original first parcel out



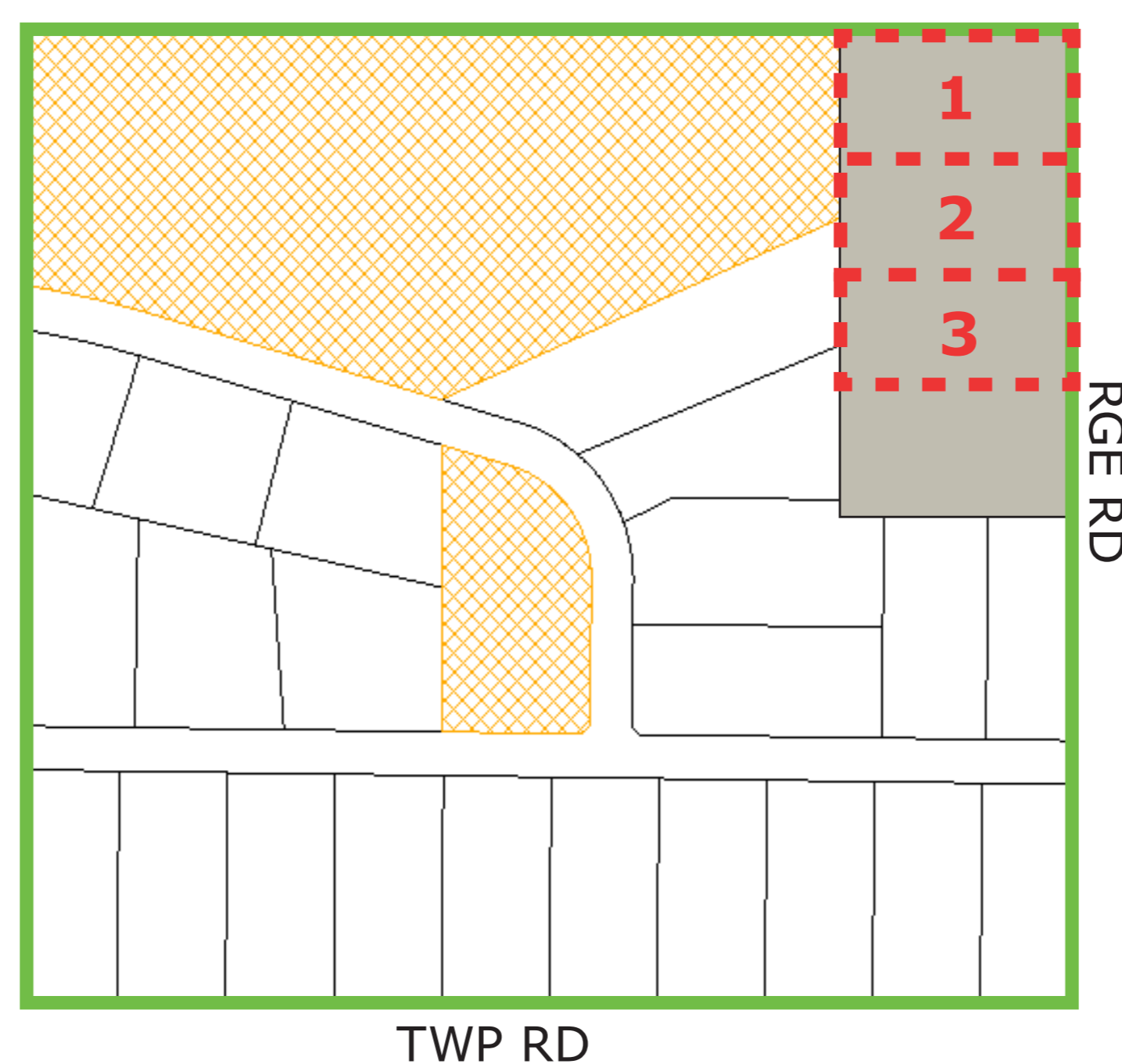
EXAMPLE 2

Re-subdivision of a large parcel within an existing subdivision



EXAMPLE 3

Re-subdivision of a remainder parcel

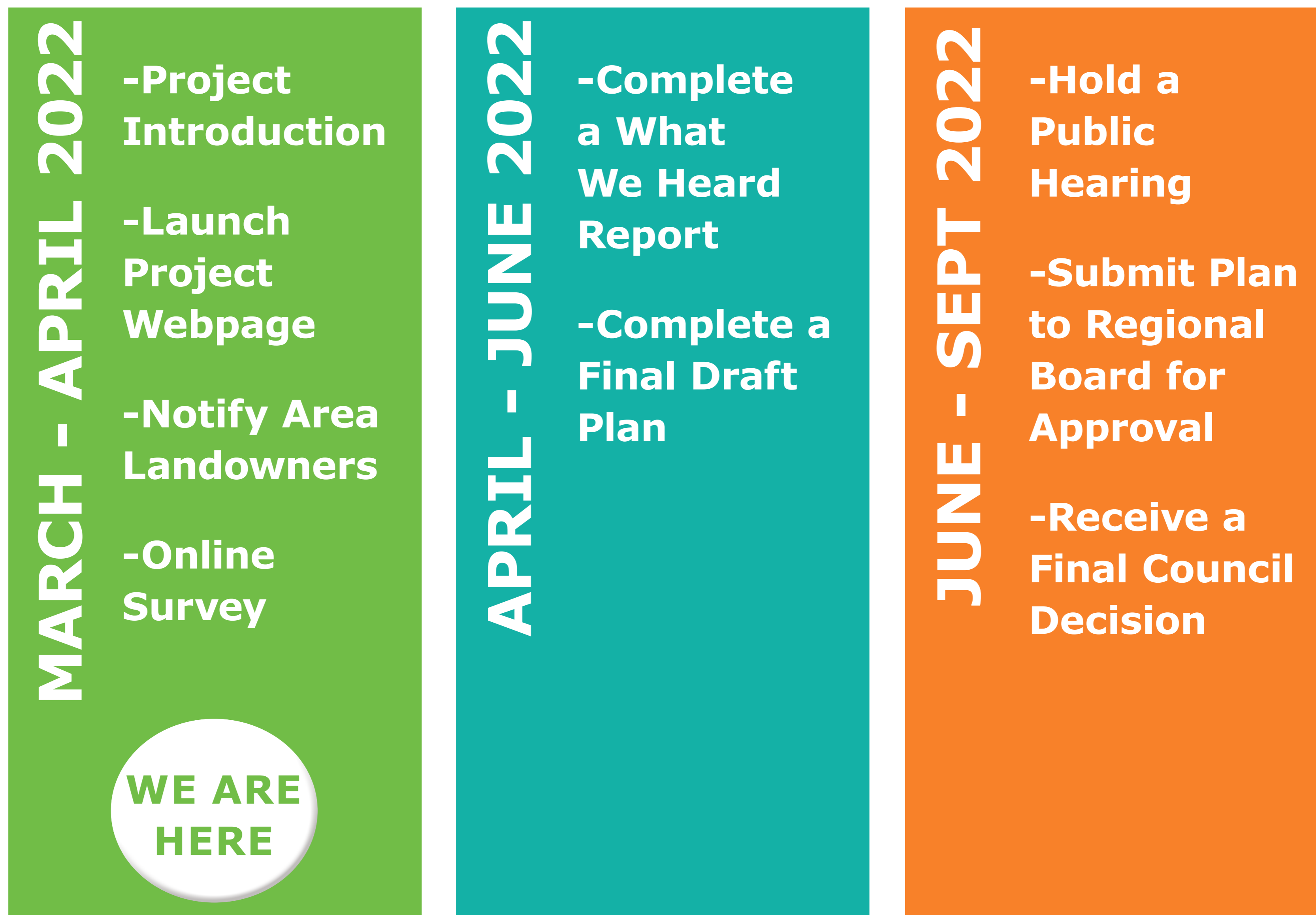


■ Subject Parcel □ Original Quarter ▨ Open Space ▤ Potential New Parcel(s)

NEXT STEPS

Thank you for your interest!

NEXT STEPS



HAVE COMMENTS? QUESTIONS?

Learn more on our webpage and sign up for our e-newsletter
Strathcona.ca/CountryResidential

Talk to our project team

Phone: 780-464-8080

E-mail: Community.Planning@Strathcona.ca

**COMPLETE OUR ONLINE SURVEY AVAILABLE ON OUR
WEBPAGE FROM MARCH 9 - APRIL 6, 2022**