

**Country Residential
Area Concept Plan (ACP) update
and associated
Land Use Bylaw (LUB) amendments**

Public Hearing
July 19, 2022

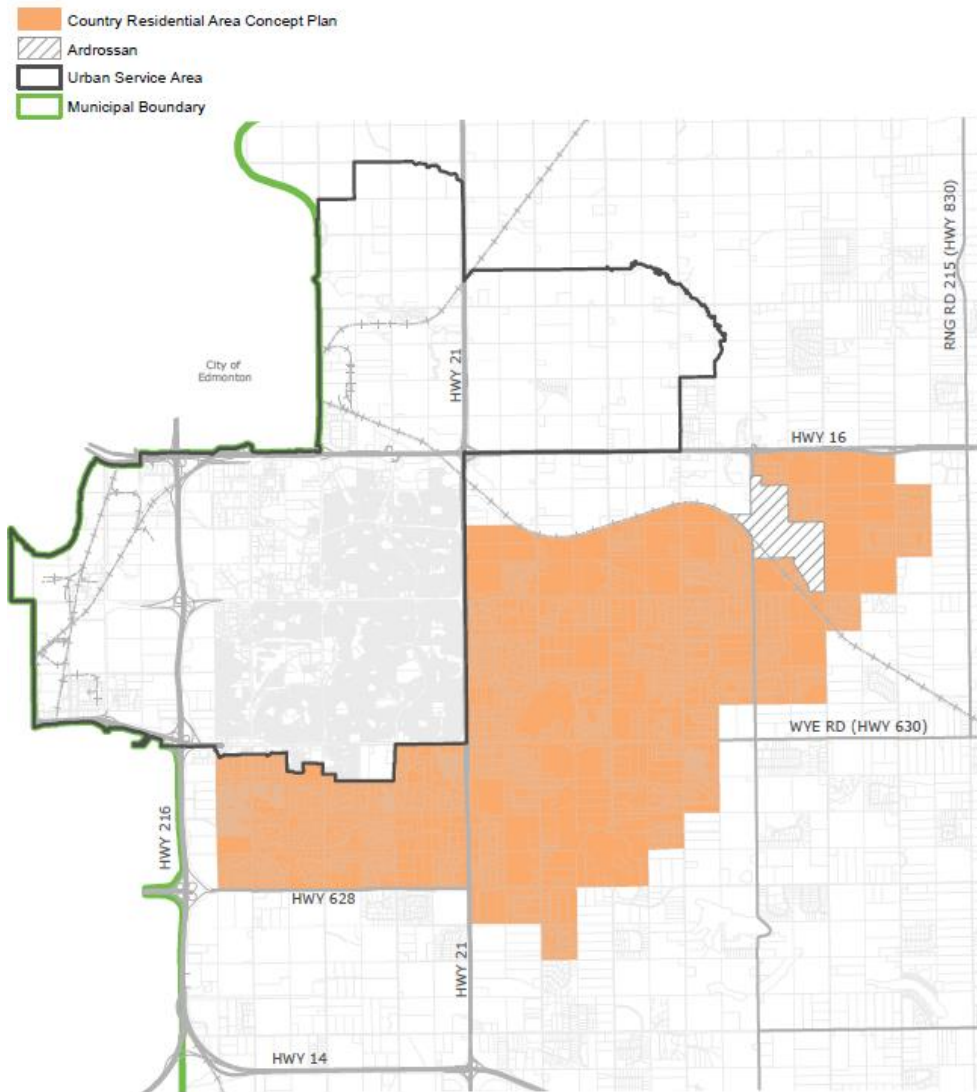
Purpose

To provide information to Council to make a decision on first reading of:

- 1) Bylaw 18-2022, a proposed bylaw that repeals the existing Country Residential ACP Bylaw 58-2011 and replaces it with a new ACP; and
- 2) Bylaw 19-2022, a proposed bylaw that amends the text of Land Use Bylaw 6-2015 to align the Country Residential zoning districts with the proposed Country Residential ACP.

Updated Country Residential ACP

MAP 1: LOCATION MAP



The Country Residential 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.

Updated legislation, bylaws and policies

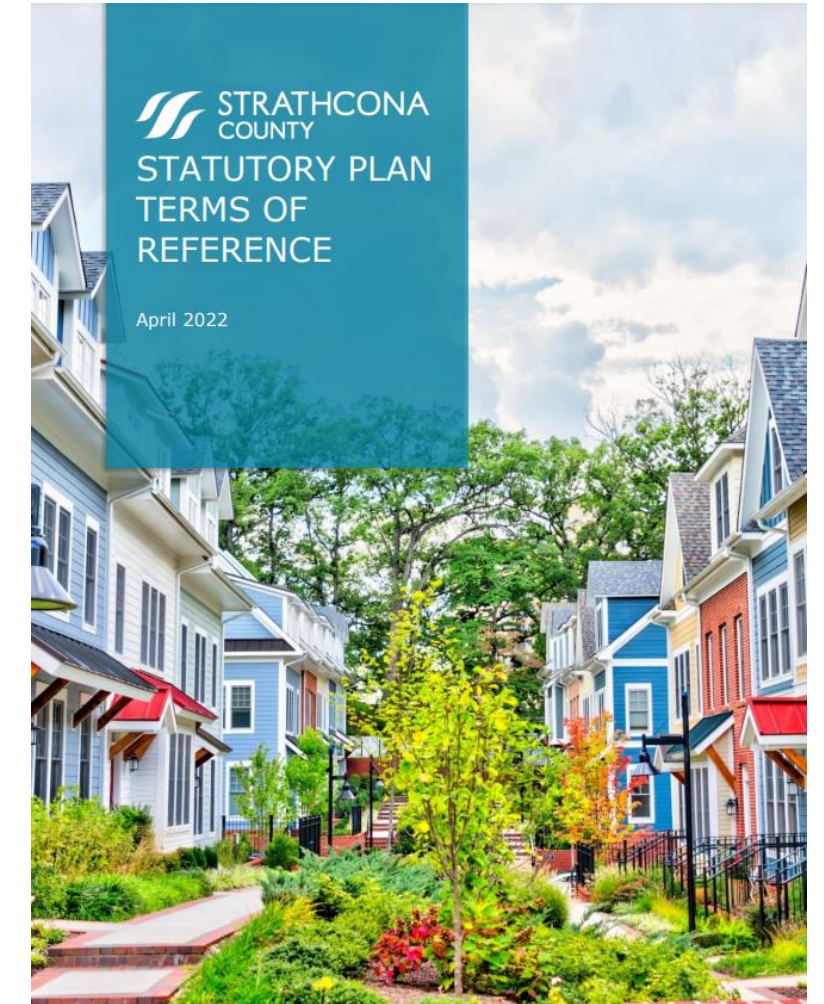
2017 Edmonton Metropolitan Region Growth Plan



2017 Strathcona County Municipal Development Plan



Strathcona County Statutory Plan Terms of Reference



Proposed changes to existing ACP

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

Based on the results of the public consultation, all three changes have been implemented within the policy of the updated ACP, with detailed criteria added to ensure comprehensive planning occurs and the character of existing neighbourhoods will be maintained. Details regarding the public engagement and general policy direction were presented to Priorities Committee on June 21, 2022.

Associated LUB amendments

Bylaw 19-2022 is being brought forward concurrently with the proposed updated ACP. The proposed text amendments to the LUB are intended to ensure alignment with the proposed statutory plan updates and ensure that the policies of the updated ACP can be implemented through the County's zoning districts. The amendments affect three existing zoning districts as follows:

RCL - Low Density Country Residential

Amendments will align the district with the policies of the updated Country Residential ACP and establish it as the available district for new Country Residential Development within the Country Residential Area

RCH - High Density Country Residential

Amendments will ensure the district remains available for use by those properties which are already zoned as RCH or where a previously adopted Area Structure Plan exists that aligns with the district's regulations

RCM - Medium Density Country Residential

Amendment will remove the district from the Land Use Bylaw as there are no properties within the County currently zoned under this district and the regulation does not align with the policies for new subdivision under the updated ACP

Next steps



Thank you