

BYLAW 15-2016

A BYLAW OF STRATHCONA COUNTY IN THE PROVINCE OF ALBERTA, FOR THE PURPOSE OF AMENDING BYLAW NO. 1-2007, AS AMENDED, BEING THE MUNICIPAL DEVELOPMENT PLAN.

WHEREAS it is deemed advisable to further amend the Municipal Development Plan;

NOW THEREFORE, the Council of Strathcona County, duly assembled, pursuant to the authority conferred upon it by the *Municipal Government Act, R.S.A. 2000, c. M-26*, and amendments thereto, enacts as follows:

1. That Bylaw 1-2007, as amended, be further amended as follows:

- 1.1 The definition of Future Urban Growth Area contained within the Chapter titled Definitions on page iv is deleted.
- 1.2 The definition of 'Hamlet' contained within the Chapter titled Definitions and located on page v is deleted and replaced with the following:

Hamlet: a small, rural, unincorporated community that includes a limited number of land uses. These are typically single family dwellings and rural commercial uses, where infill, minor expansion and diversification of support services may occur subject to the requirements of area structure plans. The Urban Service Area including the Hamlet of Sherwood Park, for the purposes of this Bylaw, is not included in this definition.

- 1.3 The definition of 'Transition Urban Reserve Policy Area' contained within the Chapter titled Definitions and located on page viii is deleted in its entirety.
- 1.4 A new definition for 'Urban Reserve Policy Area (Bremner)' be added to the Chapter titled Definitions on page ix immediately after the definition of 'Tributary' and before the definition of 'Urban Service Area' as follows:

Urban Reserve Policy Area (Bremner): an area of land that is part of the Urban Service Area designated for future urban development that will incorporate residential growth in the form of a complete community subject to the adoption of required statutory documents.

- 1.5 The definition of 'Urban Service Area' contained within the Chapter titled Definitions and located on page ix is deleted and replaced with the following:

Urban Service Area: an area that provides an urban residential function; a diversified commercial and industrial base; as well as local and regional services and facilities. This includes the Hamlet of Sherwood Park, the Urban Reserve Policy Area (Bremner), and the West of 21 Area Concept Plan area.

- 1.6 The text of the second paragraph contained within the section titled Strathcona County Today within Chapter 2 Community Profile, which for clarity is located on page 2.1, is deleted in its entirety.
- 1.7 The text of the eighth, ninth, and tenth paragraphs contained within the section titled Introduction within Chapter 4 Sustainability and Growth Management, which for clarity are the fifth, sixth and seventh paragraphs contained on page 4.2, are deleted and replaced with the following:

The Municipal Development Plan recognizes the majority of growth in population, employment, services and housing will continue to be accommodated within the Urban Service Area. The hamlets of Ardrossan, Josephburg, and South Cooking Lake are recognized as rural growth communities in the Capital Region Growth Plan that will continue to provide limited population growth, employment, services and housing. The growth and expansion potential of these three hamlets will be determined by the character of the land and infrastructure servicing capacities.

- 1.8 The text of the last four paragraphs contained within the section titled Introduction within Chapter 4 Sustainability and Growth Management, which for clarity are contained on page 4.4, are deleted and replaced with the following:

The Capital Region Growth Plan has designated distinct areas within Strathcona County as Priority Growth Areas that stipulate urban density target requirements for future development. Within these Priority Growth Areas, this Municipal Development Plan identifies the Urban Reserve Policy Area (Bremner), the Rural/Urban Transition Policy Area and the area covered by the West of 21 Area Concept Plan. Endorsement of the Bremner Growth Management Strategy by Council on March 22, 2016 confirmed the Urban Reserve Policy Area (Bremner) as the County's next area for urban development that will incorporate residential growth in the form of a complete community. The Bremner Growth Management Strategy (September 2014) provides high level direction for the subsequent planning of an Area Concept Plan to be completed by the County and future Area Structure Plans in this area. The Urban Reserve Policy Area (Bremner) and the West of 21 Area Concept Plan area are also part of the Urban Service Area.

- 1.9 The text of objective 9 contained within the section titled Objectives within Chapter 4 Sustainability and Growth Management, which for clarity is located on page 4.5, is deleted and replaced with the following:

Acknowledge the inclusion of higher density development that will include mixed use residential and complete community components in conformance with the intent of the Capital Region Growth Plan for the Urban Reserve Policy Area (Bremner);

- 1.10 The text of policy 4.19 contained within the section titled Policies within Chapter 4 Sustainability and Growth Management, which for clarity is located on page 4.7, is deleted and replaced with the following:

Until Area Concept Plans are adopted, requirements of the Agriculture Large Holdings Policy Area shall be applied to Urban Reserve Policy Area (Bremner) and the Rural/Urban Transition Policy Area.

- 1.11 The text of policy 4.19a contained within the section titled Policies within Chapter 4 Sustainability and Growth Management, which for clarity is located on page 4.7, is deleted in its entirety.

- 1.12 The text of policy 4.19d contained within the section titled Policies within Chapter 4 Sustainability and Growth Management, which for clarity is located on page 4.7, is deleted and replaced with the following:

Allow existing agricultural operations to continue within the Urban Reserve Policy Area (Bremner) and the Rural/Urban Transition Policy Area.

- 1.13 The text of policy 4.19e contained within the section titled Policies within Chapter 4 Sustainability and Growth Management, which for clarity is located on page 4.7, is deleted and replaced with the following:

The Urban Reserve Policy Area (Bremner) shall be the County's next urban growth area. The Bremner Growth Management Strategy (September 2014) shall be utilized as a foundation for future statutory planning.

- 1.14 The text of policy 4.19f contained within the section titled Policies within Chapter 4 Sustainability and Growth Management, which for clarity is located on page 4.7, is deleted and replaced with the following:

An Area Concept Plan shall be completed by Strathcona County and adopted for the Urban Reserve Policy Area (Bremner) prior to accepting any new applications for Area Structure Plans, Land Use Bylaw amendments, or subdivision within the boundary of the Urban Reserve Policy Area (Bremner).

- 1.15 The text of policy 4.20 contained within the section titled Policies within Chapter 4 Sustainability and Growth Management, which for clarity is located starting on page 4.7 and ending on page 4.8, is deleted in its entirety.

- 1.16 The text of policy 4.21 contained within the section titled Policies within Chapter 4 Sustainability and Growth Management, which for clarity is located on page 4.8, is deleted in its entirety.
- 1.17 The text of policy 4.22 contained within the section titled Policies within Chapter 4 Sustainability and Growth Management, which for clarity is located on page 4.8, is deleted in its entirety.
- 1.18 The text of section 17.18 contained within the section titled Intermunicipal Requirements within Chapter 17 Implementation, which for clarity is located on page 17.4, is deleted in its entirety.
- 1.19 The text of section 17.40 contained within the section titled Benchmarks to Measure Sustainability within Chapter 17 Implementation, which for clarity is located on page 17.9, is deleted in its entirety.
- 1.20 The text of section 17.42 contained within the section titled Benchmarks to Measure Sustainability within Chapter 17 Implementation, which for clarity is located on page 17.9, is deleted and replaced with the following:

Notwithstanding policy 4.19f, allow subdivision and rezoning to occur on parcels that are part of an existing Council approved Conceptual Scheme within the Urban Reserve Policy Area (Bremner), provided that any proposed subdivision or rezoning conforms to the general intent of that Conceptual Scheme.

- 1.21 The map titled Map #1 Fragmented Country Residential Subdivisions Outside Policy Boundary is deleted and replaced with the map titled Map #1 Fragmented Country Residential Subdivisions Outside Policy Boundary attached as Schedule A and forming part of this bylaw.
- 1.22 The map titled Map #1.1 Development Expansion Area is deleted and replaced with the map titled Map #1.1 Development Expansion Area attached as Schedule B and forming part of this bylaw.
- 1.23 The map titled Map #2 Recommended Pipeline Corridor is deleted and replaced with the map titled Map #2 Recommended Pipeline Corridor attached as Schedule C and forming part of this bylaw.
- 1.24 The map titled Map #3 Priority Environmental Management Area's (PEMA) is deleted and replaced with the map titled Map #3 Priority Environmental Management Area's (PEMA) as Schedule D and forming part of this bylaw.

- 1.25 The map titled Map #4 Fire Risk Model is deleted and replaced with the map titled Map #4 Fire Risk Model attached as Schedule E and forming part of this bylaw.
- 1.26 The map titled Map #5 Community Facilities – Rural is deleted and replaced with the map titled Map #5 Community Facilities – Rural attached as Schedule F and forming part of this bylaw.
- 1.27 The map titled Map #6 Community Facilities – Urban is deleted and replaced with the map titled Map #6 Community Facilities – Urban attached as Schedule G and forming part of this bylaw.
- 1.28 The map titled Map #7 Existing Confined Feeding Operations is deleted and replaced with the map titled Map #7 Existing Confined Feeding Operations attached as Schedule H and forming part of this bylaw.
- 1.29 The map titled Map #9 Transportation Map - Rural is deleted and replaced with the map titled Map #9 Transportation Map - Rural attached as Schedule I and forming part of this bylaw.
- 1.30 The map titled Map #10 Transportation Map - Urban is deleted and replaced with the map titled Map #10 Transportation Map – Urban attached as Schedule J and forming part of this bylaw.
- 1.31 The map titled Map #11 Joint Planning Study Area is deleted and replaced with the map titled Map #11 Joint Planning Study Area attached as Schedule K and forming part of this bylaw.
- 1.32 The map titled Map #12 is deleted and replaced with the map titled Map #12 Municipal Development Plan Policy Areas – Rural attached as Schedule L and forming part of this bylaw.
- 1.33 The map titled Map #13 is deleted and replaced with the map titled Map #13 Municipal Development Plan Policy Areas – Urban attached as Schedule M and forming part of this bylaw.

2. This bylaw comes into effect after third reading and upon being signed.

Read a first time this 24 day of May, 2016.

CAPITAL REGION BOARD APPROVAL this 25 day of July, 2016.

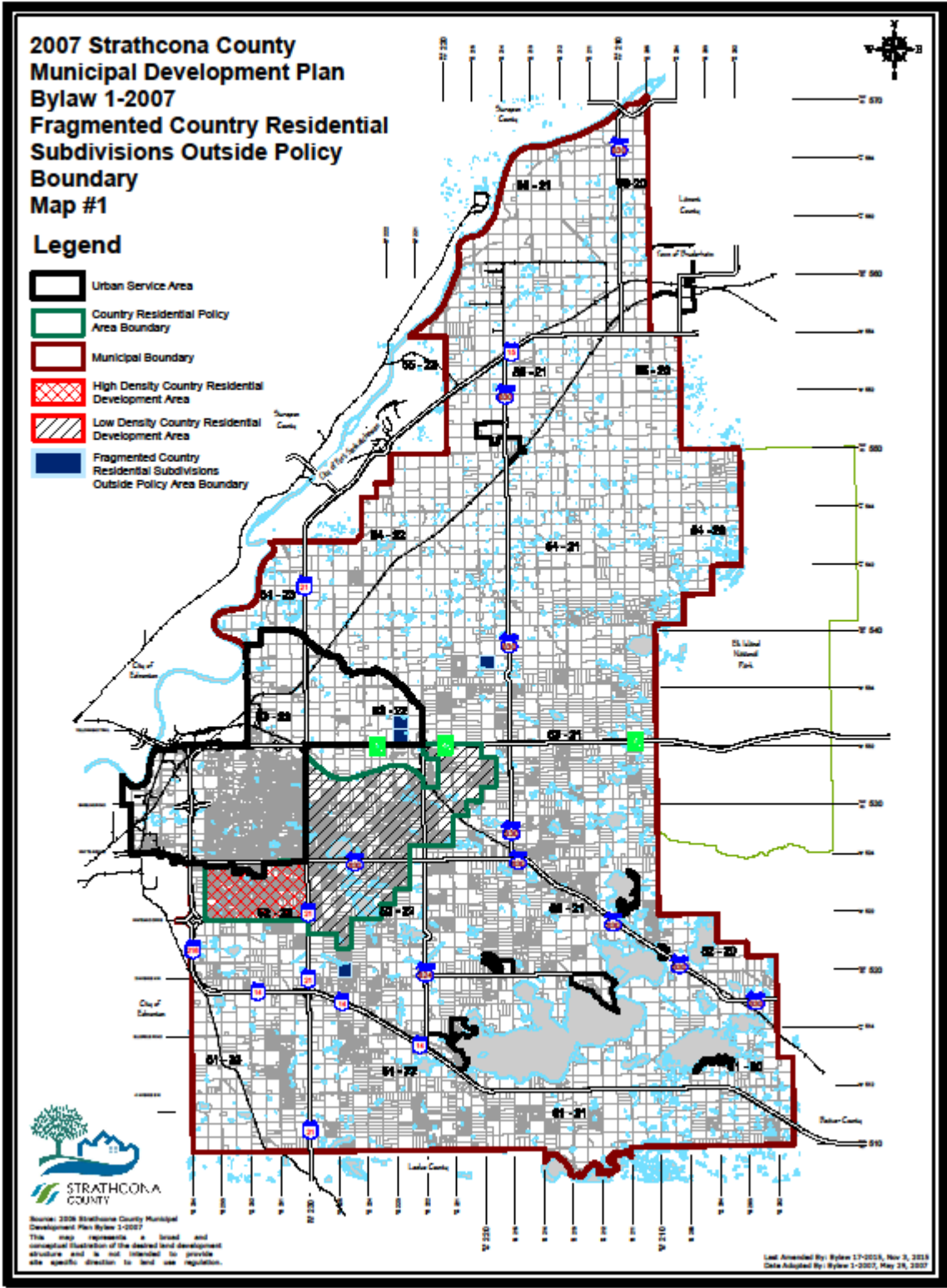
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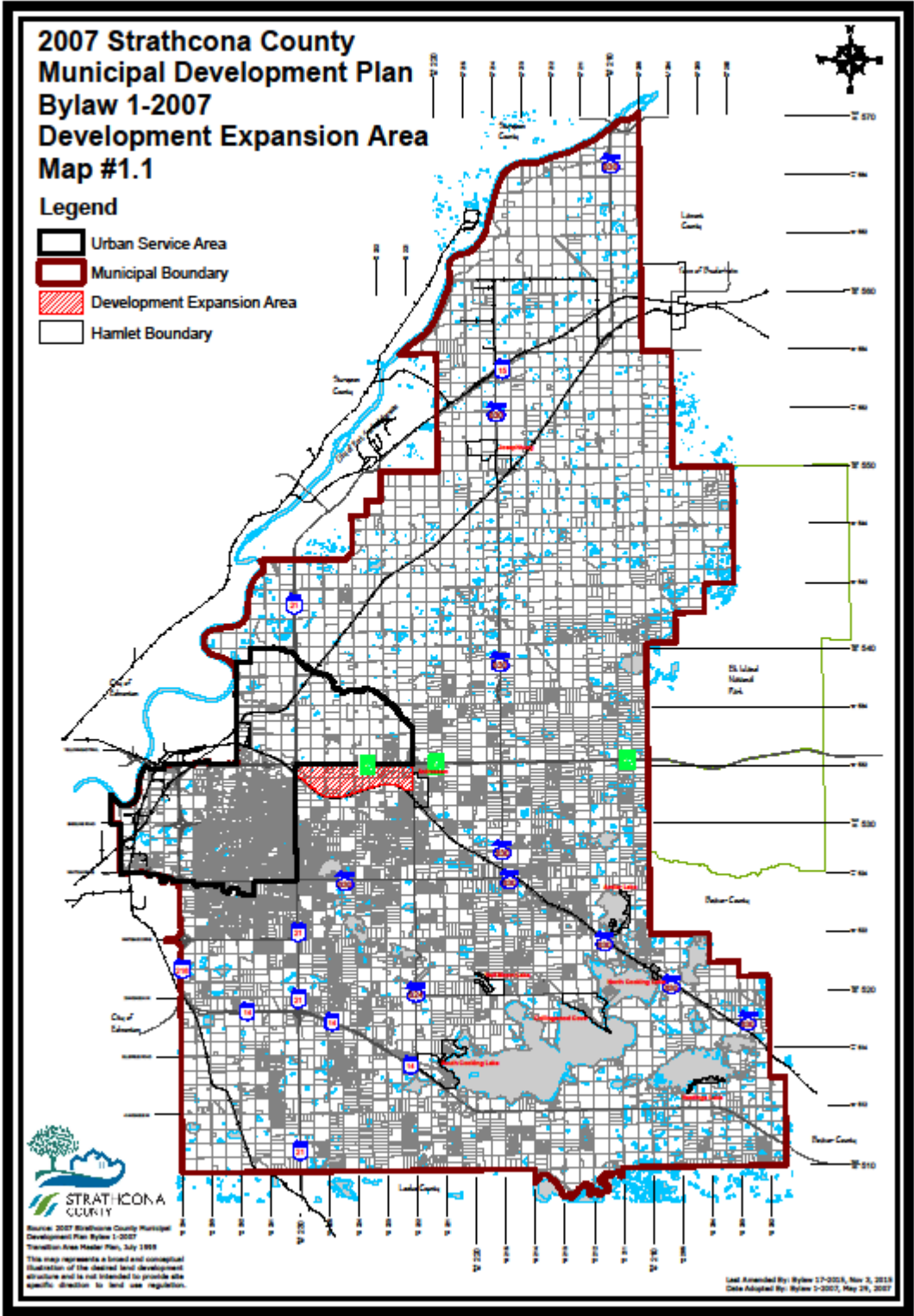
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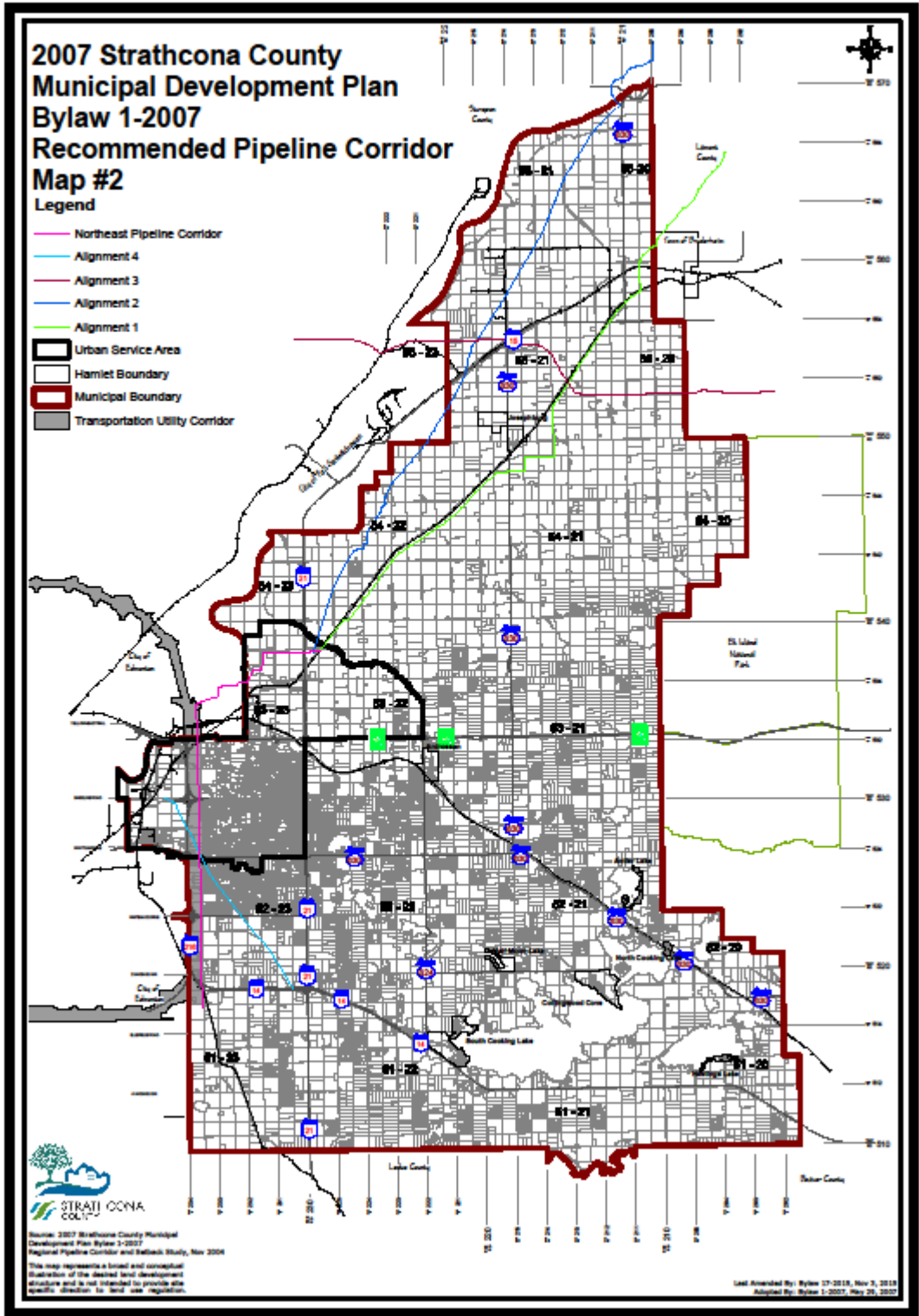
Mayor

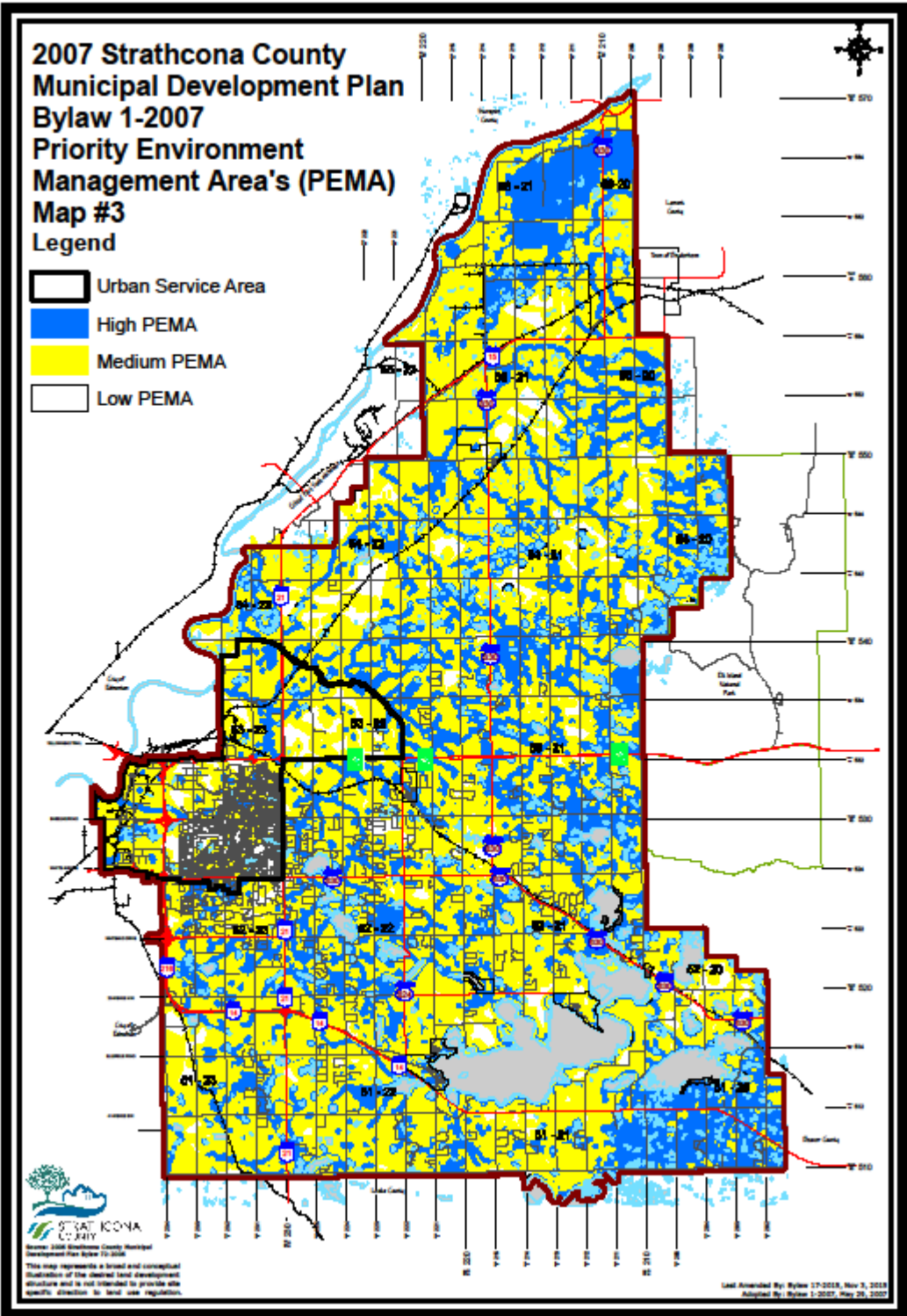
Director, Legislative and Legal Services

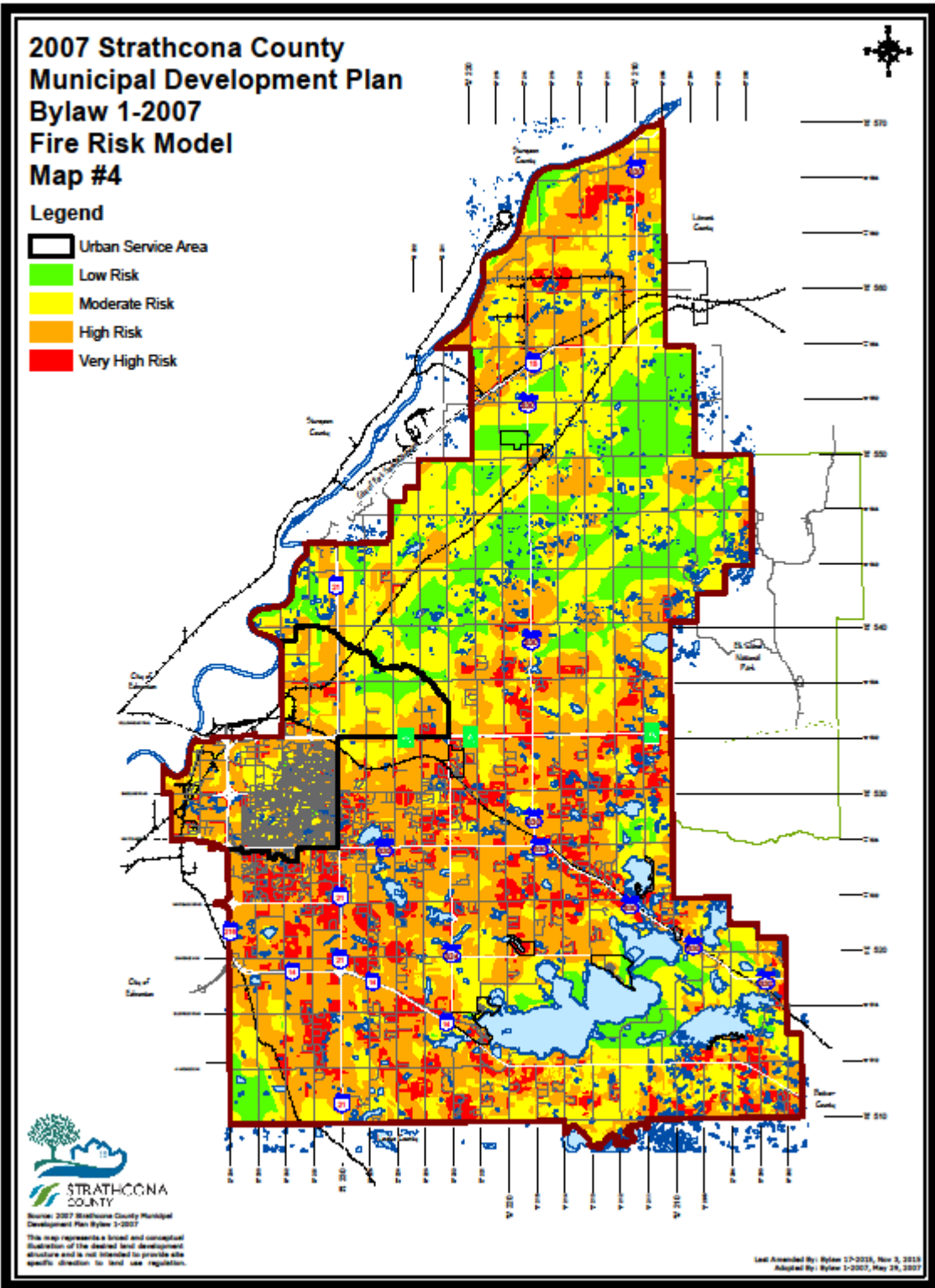
Date Signed: _____

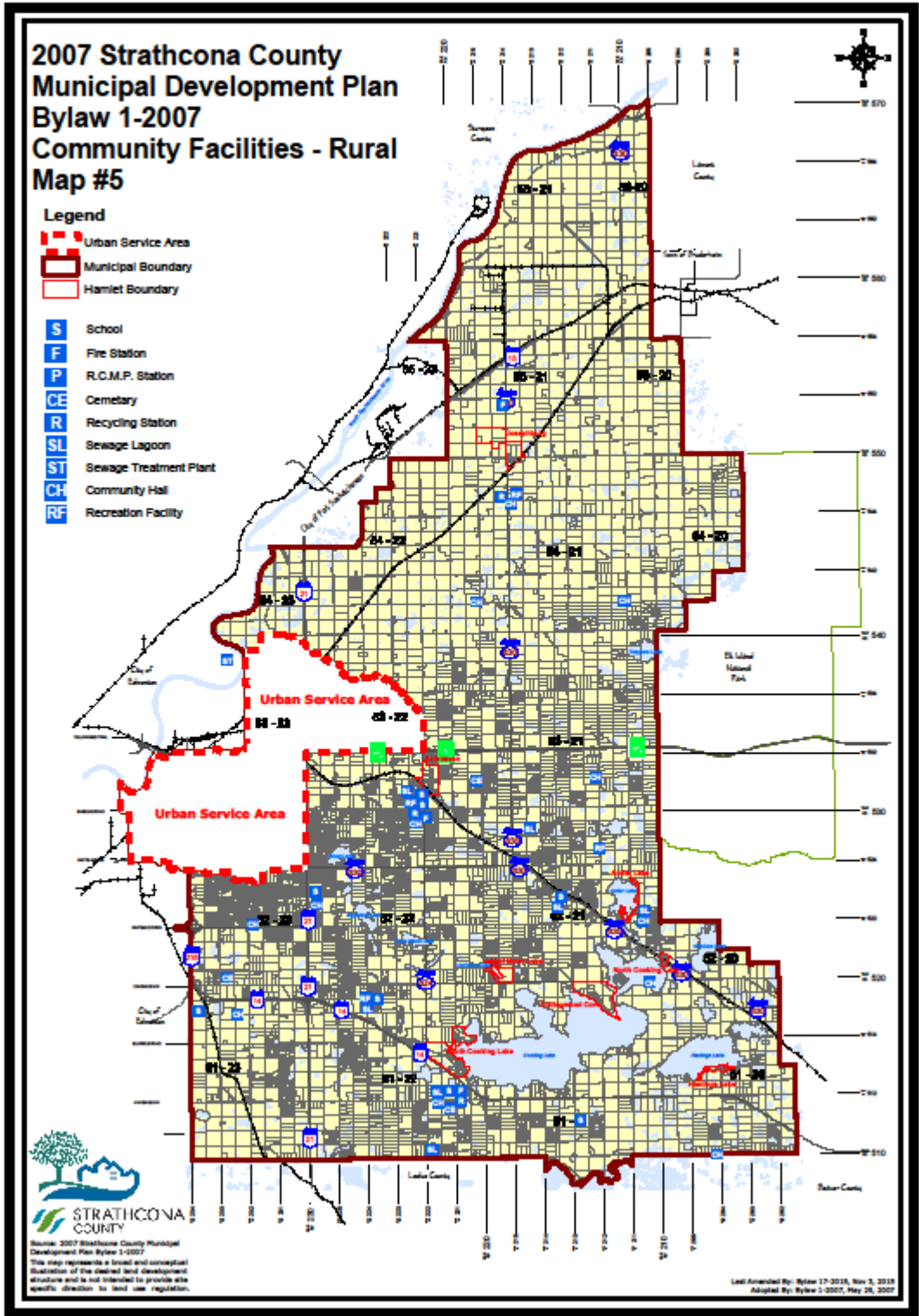


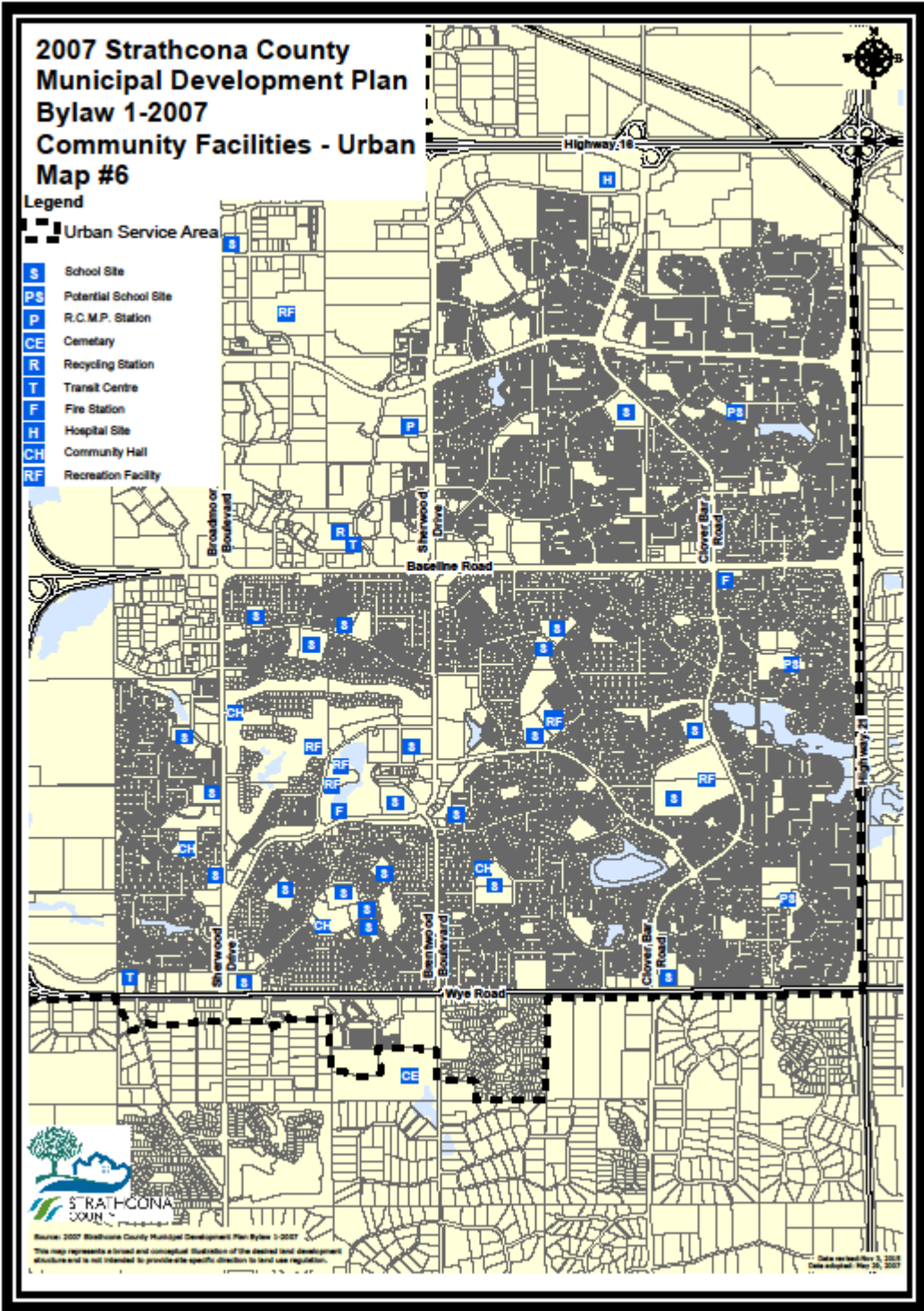


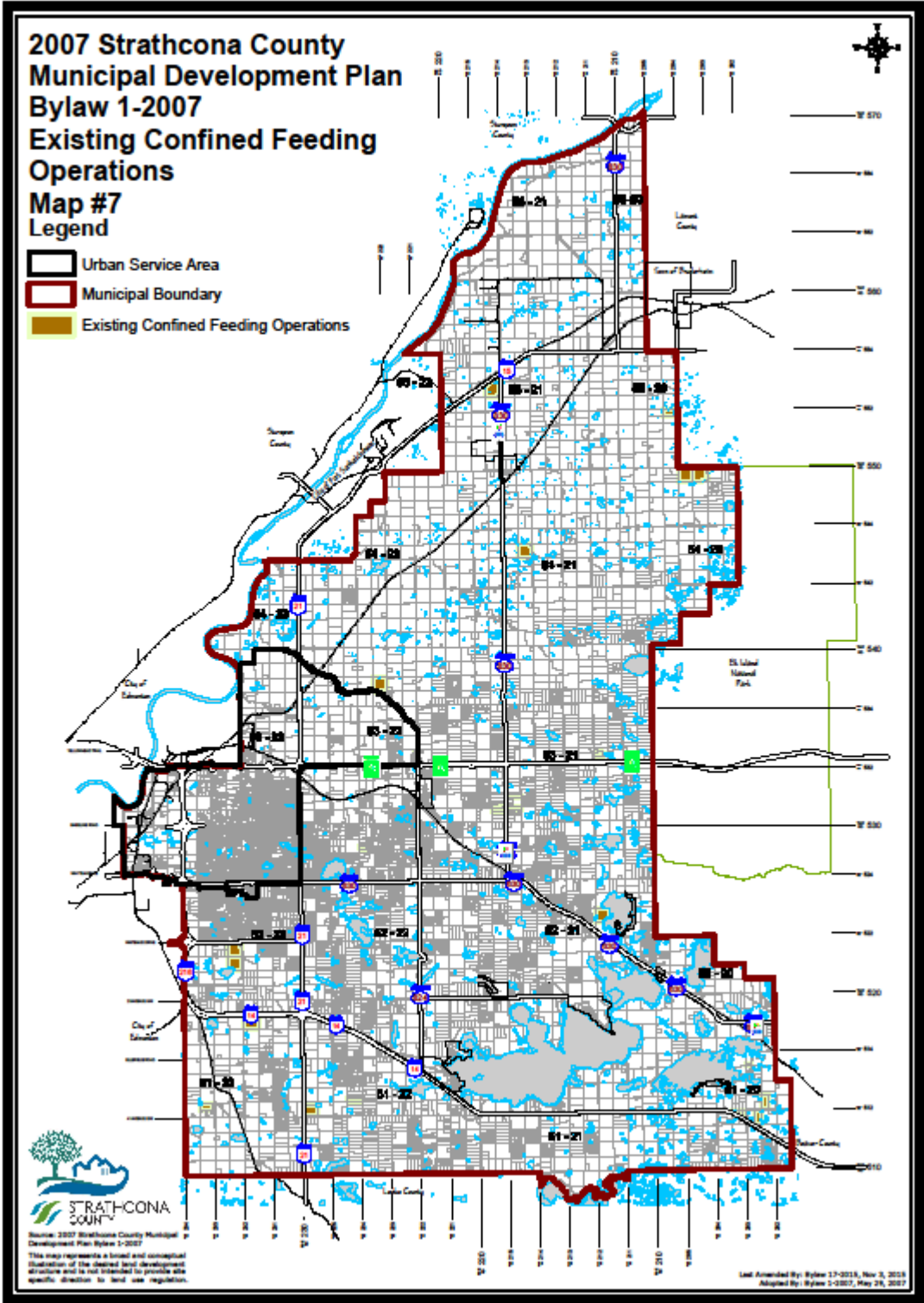




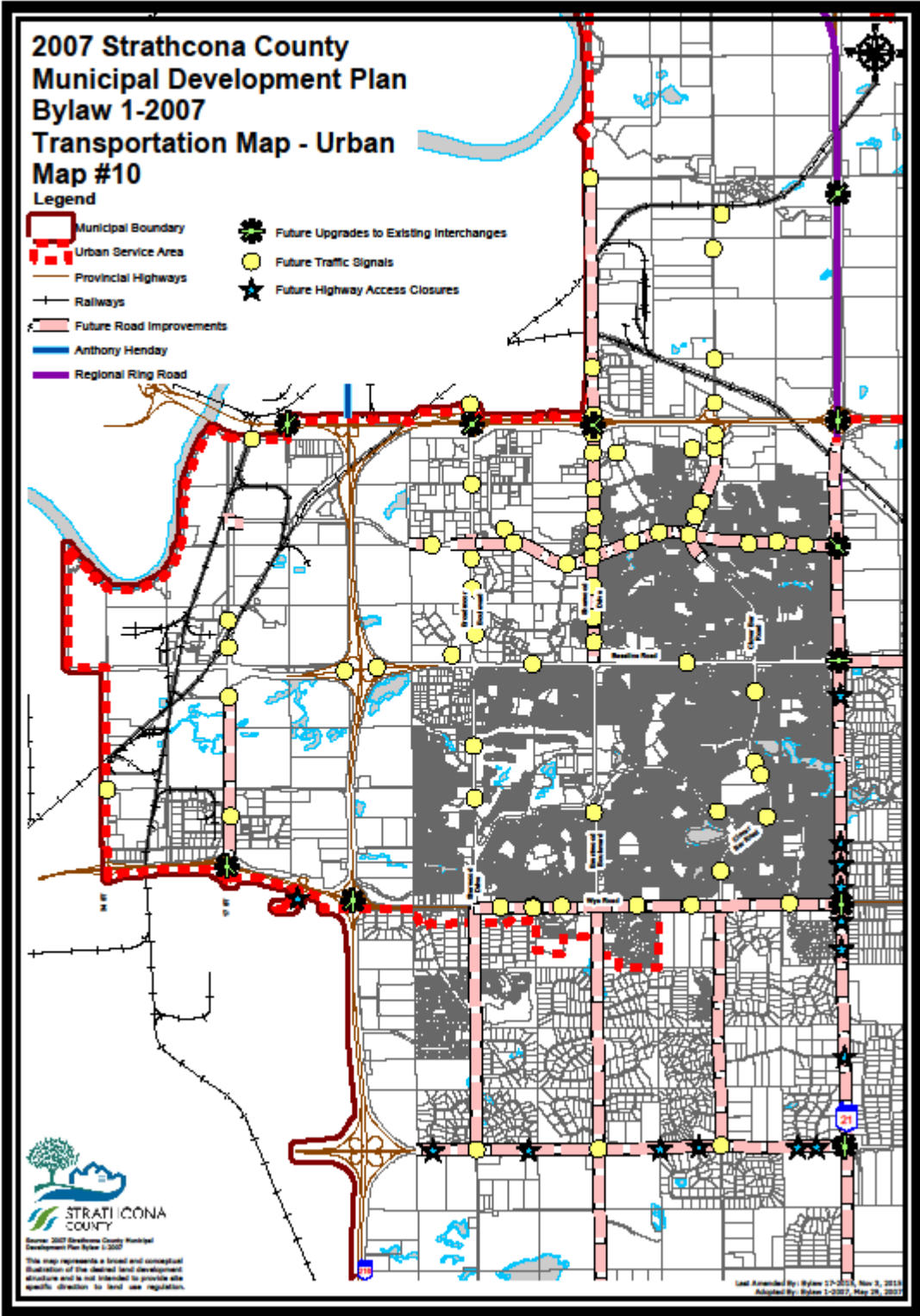


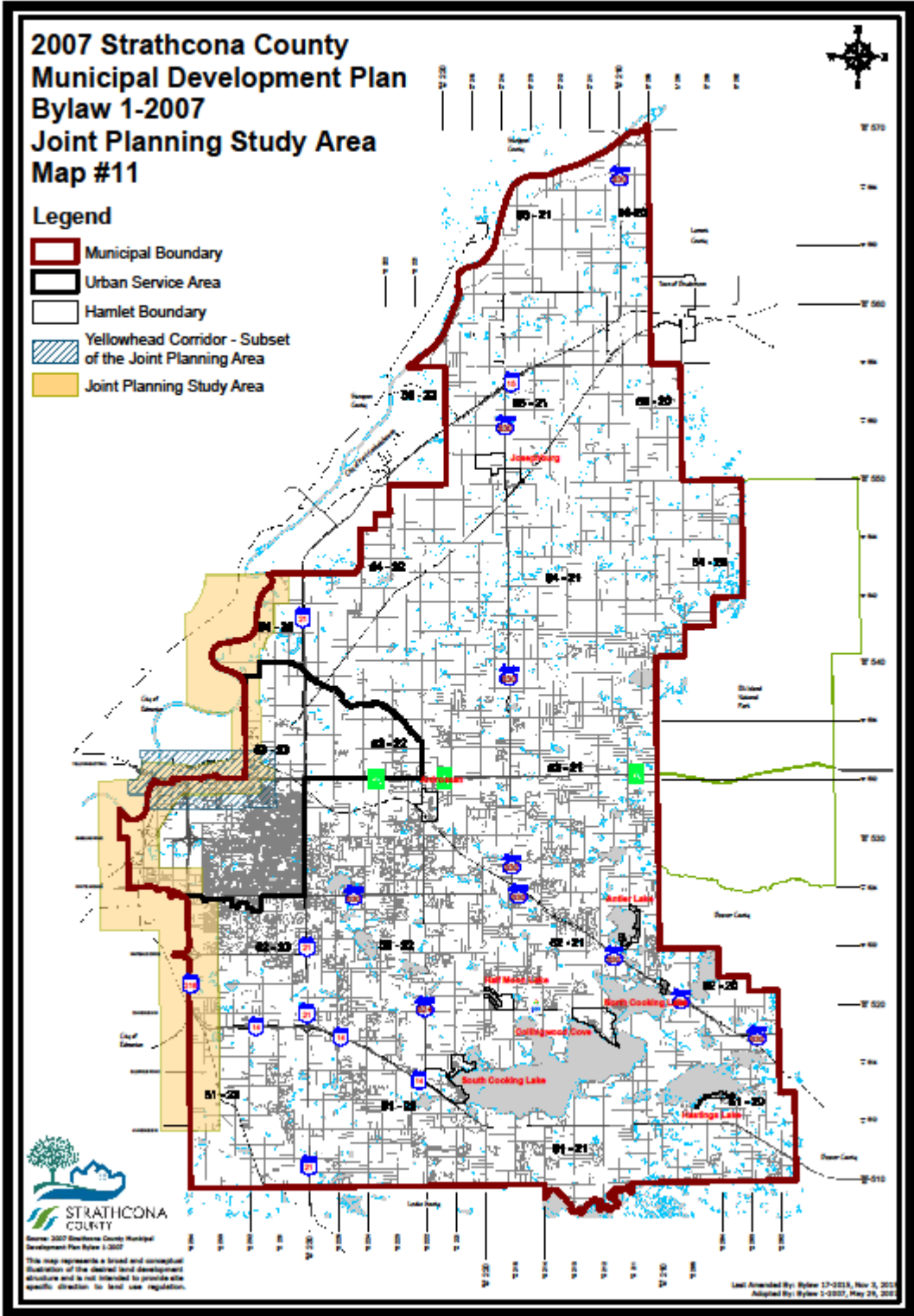


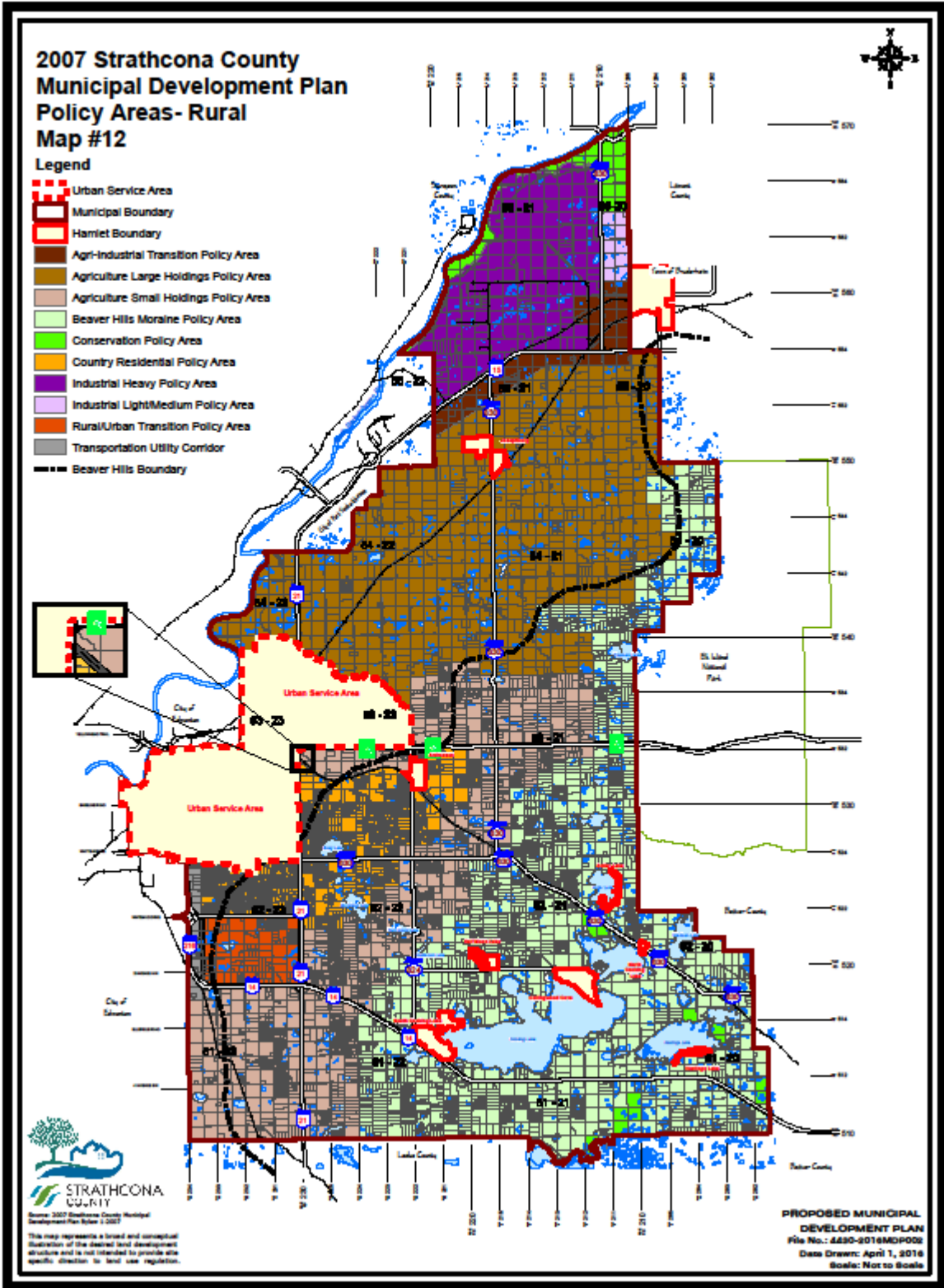






















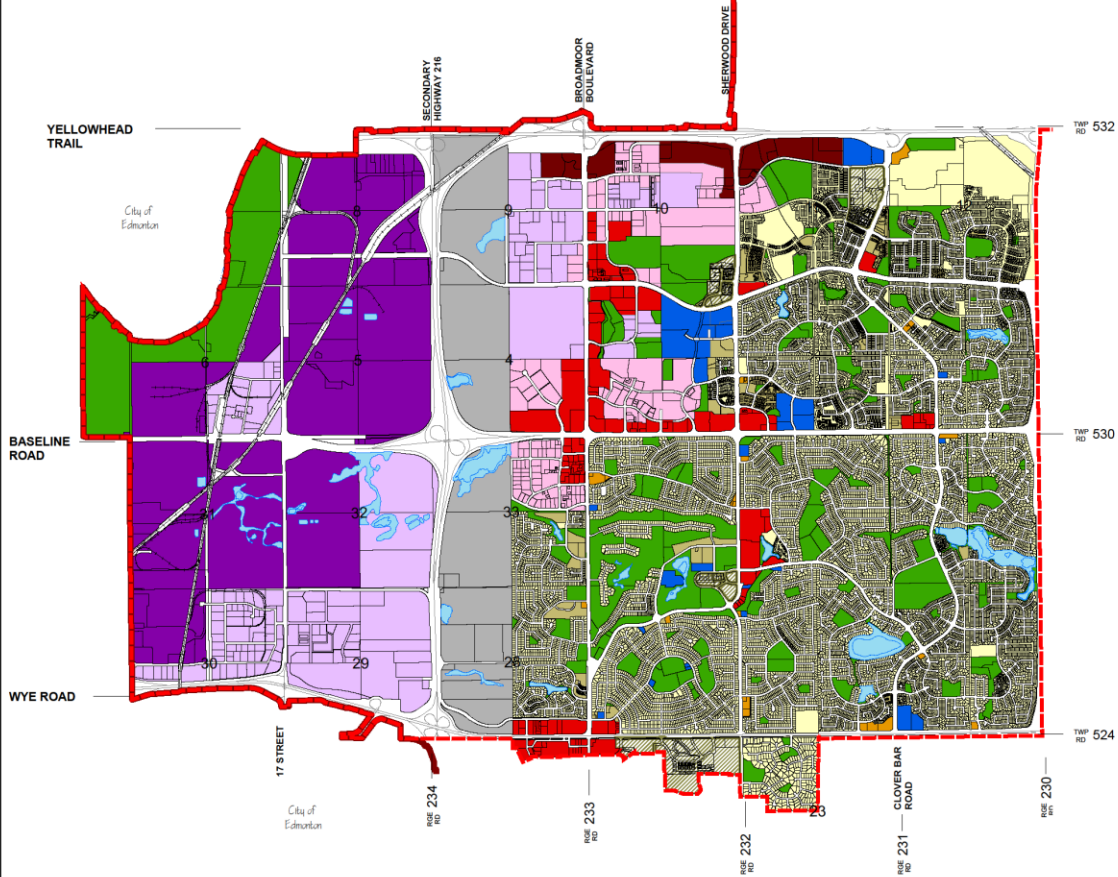
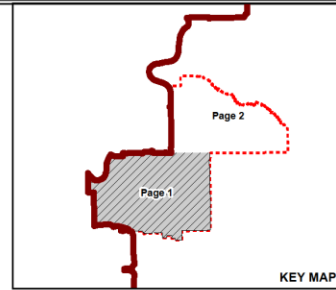




2007 Strathcona County Municipal Development Plan Policy Areas - Urban Map #13 Page 1 of 2

Legend

- | | |
|--|--|
|  Urban Service Area |  Industrial Light/Medium Policy Area |
|  Municipal Boundary |  Institutional Policy Area |
|  Commercial Arterial Policy Area |  Low Density Residential Policy Area |
|  Commercial Service Policy Area |  Medium Density Residential Policy Area |
|  Commercial Community Policy Area |  Open Space |
|  Commercial Hwy 16 Policy Area |  Transportation Utility Corridor |
|  Industrial Heavy Policy Area |  Urban Village |



















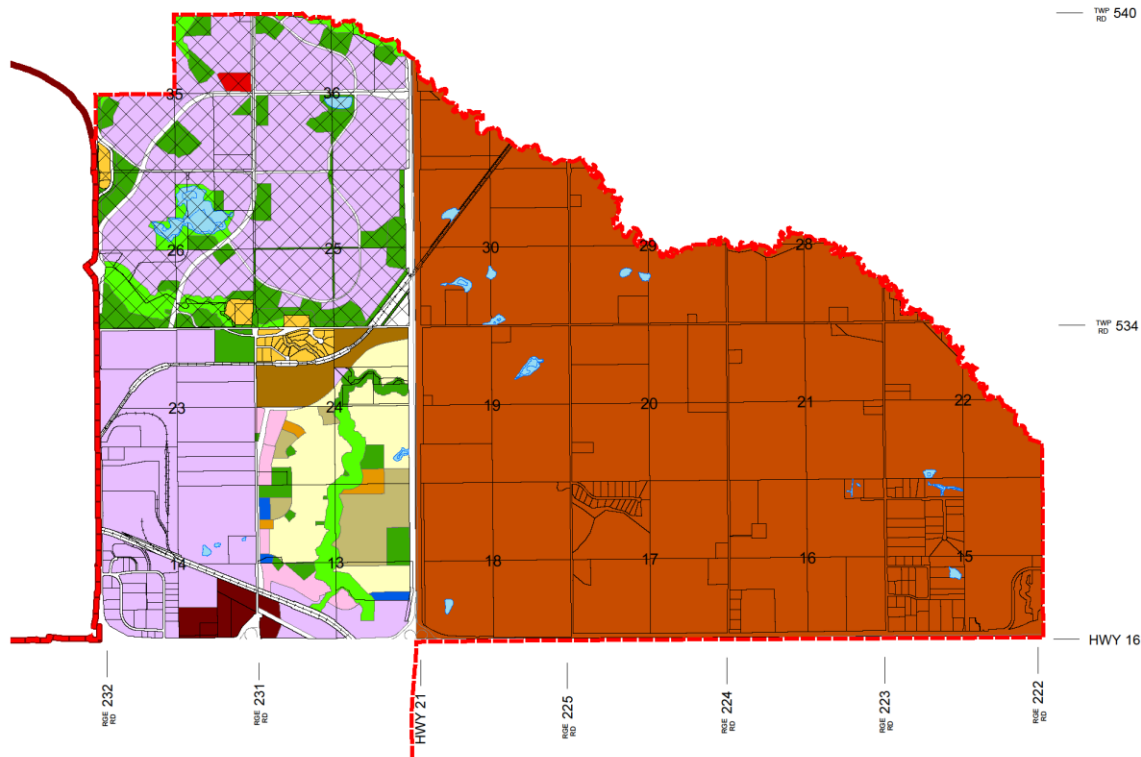
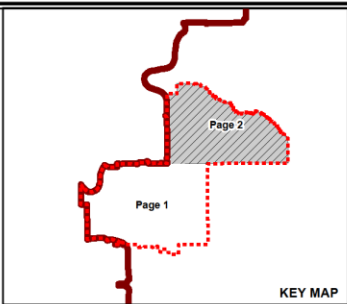
This map represents a broad and conceptual illustration of the desired land development structure and is not intended to provide site specific direction to land use regulation.

PROPOSED MUNICIPAL
DEVELOPMENT PLAN
File No. 4430-2016MOP002
Drawn By: M. Proulx
Date Drawn: April 1, 2016
Drawn Not to Scale

**2007 Strathcona County
Municipal Development Plan
Policy Areas - Urban
Map #13 Page 2 of 2**

Legend

	Urban Service Area		Commercial Service Policy Area
	Municipal Boundary		Conservation Policy Area
	West of 21 Area Concept Plan		Country Residential Policy Area
	Urban Reserve Policy Area (Bremner)		Industrial Light/Medium Policy Area
	Agriculture Large Holdings Policy Area		Institutional Policy Area
	Commercial Arterial Policy Area		Low Density Residential Policy Area
	Commercial Community Policy Area		Medium Density Residential Policy Area
	Commercial Hwy 16 Policy Area		Open Space



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