

17...Implementation

Introduction

The primary function of a Municipal Development Plan is to provide direction, through policies, that guide long-term development contained in both statutory and non-statutory documents, such as area structure plans, area redevelopment plans, and conceptual schemes.

All municipal documents and corporate actions need to reflect the intent of the Plan. Implementation is promoted through the understanding and cooperation of citizens, developers and relevant agencies.

Factors that affect land use, economic development, environmental sustainability and the provision of municipal services are constantly changing. Therefore, the Municipal Development Plan will continue to be monitored, periodically reviewed and amended as required, in order to ensure the policies remain relevant as Strathcona County continues to evolve.

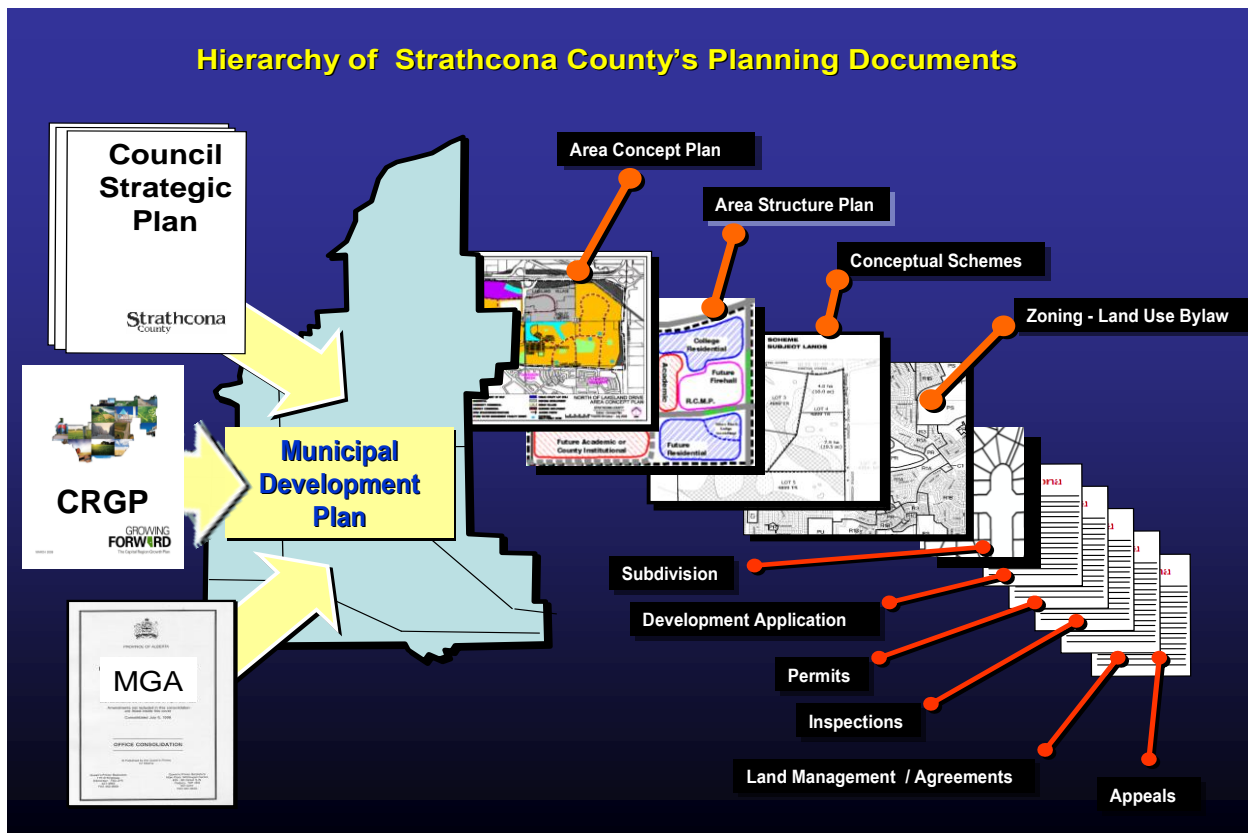


Figure 31: Hierarchy of Strathcona County's Planning Documents

Objectives

Strathcona County's Implementation objectives are to:

- 1) Convey the intent of Municipal Development Plan policies through all aspects of the County's development activities;
- 2) Ensure consistency between the Municipal Development Plan and other statutory and non-statutory documents;
- 3) Encourage meaningful public involvement and participation in planning matters;
- 4) Support continued meaningful liaisons with both the provincial and federal governments;
- 5) Encourage and promote interaction between the private, non-government and public sectors;
- 6) Ensure that applications which are in progress at the time of creating this Bylaw, are treated in a fair manner; and
- 7) Allow for amendments to the Municipal Development Plan.

Policies

Strathcona County will:

- 17.1 Implement the policies contained within the Municipal Development Plan through the Land Use Bylaw, and other statutory and non-statutory documents such as area structure plans, area redevelopment plans, conceptual schemes, subdivision approvals and development agreements;
- 17.2 Review/update all area structure plans and the Land Use Bylaw to reflect the policies of this Bylaw, and if deemed necessary, undertake any studies or plans necessary to provide more detailed land use direction for particular areas within the County;
- 17.3 Ensure the following are consistent with the Municipal Development Plan:
 - a) Any new and/or amendments to existing statutory and non-statutory plans, such as area structure plans, area redevelopment plans, conceptual schemes or intermunicipal development plans adopted by the County;
 - b) Strathcona County's Land Use Bylaw; and
 - c) Subdivision applications approved by the Approving Authority.
- 17.4 Conduct a major review of the Municipal Development Plan every five years in order to ensure the Plan remains valid and effective;
- 17.5 Continue to ensure that planning decisions are based on a transparent process that is clear to stakeholders and treats all parties fairly;
- 17.6 Involve County stakeholders in the development, review and amendment of the Municipal Development Plan;
- 17.7 Continue to provide guidance and work with citizens, community groups and the private sector on matters related to land use planning;
- 17.8 Cooperate with other municipalities, provincial and federal agencies on matters of mutual planning importance; and
- 17.9 Adhere to the requirements of the Municipal Government Act when updating or amending the Municipal Development Plan.
- 17.9a Adhere to the requirement of the Capital Region Growth Plan to ensure lands identified for regional infrastructure such as energy transmission, highways, municipal infrastructure, transit and related facilities are protected from incompatible development. (**Bylaw 42-2012**)

Statutory Plan and Development Applications Prior to Adoption of the Municipal Development Plan

In conjunction with the preparation and adoption of a new Municipal Development Plan, it is important to ensure that applications which are currently being processed are dealt with in a fair and equitable manner.

- 17.10 Where a bylaw to approve an area structure plan, area structure plan amendment or Land Use Bylaw amendment has been considered by Council at a Public Hearing, prior to the date on which this Municipal Development Plan is adopted, and where the area structure plan, area structure plan amendment or Land Use Bylaw amendment would be inconsistent with this Municipal Development Plan, Council may proceed with further readings and adoption of the bylaw, provided that final adoption occurs no later than two (2) years from the date on which this Municipal Development Plan is adopted;
- 17.11 Where a conceptual scheme/Land Use Bylaw amendment application has been submitted and is deemed complete, prior to the date on which this Municipal Development Plan is adopted; Council may proceed with adoption of the conceptual scheme and Land Use Bylaw amendment, provided that adoption of the conceptual scheme by resolution and final reading of the Land Use Bylaw amendment occurs no later than two (2) years from the date on which this Municipal Development Plan is adopted;
- 17.12 Area structure plans and conceptual schemes adopted prior to the date of adoption of this Municipal Development Plan shall follow the policy direction of this document wherever possible; and
- 17.13 Where an application for subdivision has been deemed complete prior to the date on which this Municipal Development Plan is adopted, and where the proposed subdivision would be inconsistent with this Municipal Development Plan, the Approving Authority may proceed with approval of the subdivision in accordance with Municipal Development Plan Bylaw 38-98, provided that the approval occurs no later than six (6) months from the date on which this Municipal Development Plan is adopted. The Approving Authority must not grant any extensions to the one (1) year approval period for any subdivision approvals under this clause.

Intermunicipal Requirements

Strathcona County will:

- 17.14 Circulate applications for development to adjacent municipalities, federal, provincial and resource agencies in accordance with the table identified in Figure 32 – Notification and Referrals;
- 17.15 All agencies forwarded a referral for input will have 28 (twenty eight) days to respond. Response time refers to total calendar days. Requests for extension will be considered on a case by case basis; and
- 17.16 In the event of an intermunicipal disagreement over an application, an escalating process of mediation of the issue or dispute resolution will be followed. Initially, the affected departments will attempt to resolve the issue, if this fails, then the managers of the respective departments will engage in discussions to try and resolve the dispute. As a final internal step, the Chief Administrative Officers of the respective municipalities will engage in discussions to resolve the situation. As a last resort, the dispute must proceed to formal mediation as advocated in the Municipal Government Act prior to proceeding to the Municipal Government Board.

Strathcona County advocates intermunicipal discussion or mediation on the basis that both municipalities are equal participants;

17.17 The City of Edmonton and Strathcona County share a 40 km (25 mile) boundary along their respective east/west edges. The two communities will complete a Joint Planning Study to address the immediate and long terms land use patterns along this edge, from the perspectives of safety and compatibility of uses which will benefit the region. The Study will include a vision for future land use which includes reference to:

- a) new development, redevelopment and intensification relative to industrial risk management and mitigation;
- b) the accommodation of existing long range plans;
- c) the creation of a complimentary industrial cluster which will benefit both communities; and
- d) the acknowledgement of the sustainability principles and themes in all land use planning decisions on the mutual boundary.

The first portion of the Study to be undertaken will be the Yellowhead Corridor. See the study area boundary on Map 11.

~~17.18 Those lands situated north of the existing boundary of Sherwood Park and west of Highway 21 will be the subject of an area concept plan, to be prepared with the participation of the City of Edmonton. The Plan area will accommodate predominantly non-residential land uses and therefore, will acknowledge development constraints relative to: the existing pipeline corridor; heavy industrial separation of uses; future transportation upgrades to the highway network and the construction of a new bridge crossing; environmental integrity; proximity to urban reserve uses east of Highway 21; and residential uses existing in the City of Edmonton, across the North Saskatchewan River.~~

Notification and Referrals	
Type of Notification	Referral Directed To:
1. *Statutory Plan & Bylaws	
Municipal Development Plan and all amendments	All adjacent municipalities and federal/provincial government and appropriate resource agencies within 1.5 km of the plan area. These shall be subject to Capital Region Board endorsement as outlined in the Regional Evaluation Framework.
Area concept plans/area structure plans and all amendments	All adjacent municipalities and federal/provincial government and appropriate resource agencies within 1.5 km of the boundary of the plan area. These may be subject to Capital Region Board endorsement as outlined in the Regional Evaluation Framework.
Area redevelopment plans and all amendments	All adjacent municipalities and federal/provincial government and appropriate resource agencies within 1.5 km of the boundary of the application area. These may be subject to Capital Region Board endorsement as outlined in the Regional Evaluation Framework.
Land Use Bylaw redistricting, direct control proposals, subdivision and development permit applications for discretionary uses	All adjacent municipalities and federal/provincial government and appropriate resource agencies within 1.5 km of the application area.
Land Use Bylaw Text Amendments	All adjacent municipalities and federal/provincial government and appropriate resource agencies
*Note: Within an adopted area concept plan, area structure plan, area redevelopment plan or Land Use Bylaw, no referrals are required for all complying proposals, including redistricting, direct control district proposals, subdivisions and development permit applications.	
2. Where No ACP, ASP or ARP is Adopted	
Land Use Bylaw site specific amendments including Direct Control Districts	All adjacent municipalities and federal/provincial government and appropriate resource agencies within 1.5 km of the application area.
Subdivision applications	All adjacent municipalities and federal/provincial government and appropriate resource agencies within 1.5 km of the application area.
3. Road Closures	
Road closure proposals which affect boundary roads	Any affected adjacent municipality, and all affected provincial or resource agencies.
4. Other Land Use Proposals	
Heavy industrial developments, confined feeding operations and resource extraction activities	A license, permit approval or other authorization granted by a Federal or Provincial agency or Crown-controlled organization may prevail over this Bylaw or a development decision by a local Approving Authority pursuant to federal or provincial legislation. * In these situations, Strathcona County is a referral agency and not an approving body, but will circulate to those municipalities and federal/provincial government and appropriate resource agencies within 1.5 km of the application area.
* Note: It should be recognized that referral times may be altered in this situation depending on the circulation timeline of the originating body or authority.	

Figure 32: Notification and Referrals

Benchmarks to Measure Sustainability

“Sustainability” is only a term unless a means of presenting implementable, measurable outcomes is provided. An integrated, community wide approach to decision making to ensure the various components of the community, including the services which are provided, remain sustainable or viable over the long term is desirable. Benchmarks or measurement tools for Strathcona County require decisions to be made based on social, economic and environmental considerations.

Individual departments in Strathcona County prepare Business Plans and the independent initiatives identified as benchmarks, must be considered in the three year budget cycle which is updated on a yearly basis.

Land Use

Strathcona County will:

17.19 Reduce dependence upon fossil fuels by:

- a) Promoting compact development that reduces drive distances and/or minimizes the need to drive;
- b) Ensuring a mix of integrated community uses – housing, commerce, workplaces, schools, parks and civic facilities should all be within walking or bicycling distance;
- c) Ensuring human scaled development that is pedestrian friendly;
- d) Supporting the development of community heating systems;
- e) Promoting development that is oriented around public transit; and
- f) Encouraging local food production and agriculture that reduces the need for long-range transport of food.

17.20 Reduce activities that encroach upon nature by:

- a) Promoting remediation and redevelopment of brownfield sites and other developed lands;
- b) Promoting regional and local designs that respect the regional ecosystems and natural functions which support human communities; and
- c) Guiding development to existing developed areas and areas identified for growth in order to minimize development in outlying undeveloped areas.

Transportation

Strathcona County will:

17.21 Reduce dependence upon fossil fuels by:

- a) Reducing vehicle trips and kilometres traveled by promoting compact developments, infill, and mixed use development;
- b) Promoting use of alternative forms of transportation such as walking, bicycling, and public transit;
- c) Supporting the use of vehicles powered by alternative energy sources;
- d) Encouraging the incorporation of street layouts that enhance access between neighbourhoods and to neighbourhood based commercial developments; and
- e) Providing affordable, efficient transportation alternatives for residents, especially low income households, elders, and others that cannot or do not own automobiles.

Housing and Building

Strathcona County will:

17.22 Reduce dependence upon fossil fuels, extracted underground metals, and minerals by:

- a) Introducing solar-oriented development designs;
- b) Using regenerative energy heating and cooling sources as alternatives to fossil fuels;
- c) Providing opportunities to work where you live; and
- d) Promoting the reduction of waste and recycling of waste materials (both commercial and residential).

17.23 Reduce activities that encroach upon nature by:

- a) Encouraging the reuse of existing buildings and sites for development (infill);
- b) Supporting compact and clustered residential development, including reduced minimum lot sizes;
- c) Promoting water conservation measures, to minimize environmentally destructive side effects of developing new water sources;
- d) Requiring the development of stormwater management facilities that restore the quality of on-site run-off;
- e) Promoting the use of recycled building materials, such as tires which helps to minimize the mining of natural resources; and
- f) Requiring the recycling of building construction waste materials and the use of appropriate deconstruction techniques.

17.24 Will meet human needs fairly and efficiently by providing for:

- a) Communities and housing developments that are socially cohesive, reduce isolation and share resources such as housing co-ops;
- b) Housing that is affordable to a variety of income groups within the community;
- c) Shelter options which support a diversity of occupants in terms of age, social, and cultural status such as aging in place facilities; and
- d) Housing options to be physically located near employment centers.

Economic Development

Strathcona County will:

17.25 Encourage and support businesses that reduce dependence upon fossil fuels, extracted underground metals and minerals by:

- a) Reducing employee and product transport vehicle trips;
- b) Using regenerative energy alternatives to fossil fuel, or that are working to reduce dependence on fossil fuels; and
- c) Eliminating or reducing the use of cadmium, lead, and other potentially toxic metals and minerals.

17.26 Encourage and support businesses that reduce dependence upon chemicals and unnatural substances by:

- a) Actively seeking ways to minimize the use of toxic manufactured substances;
- b) Meeting or exceeding clean air standards;
- c) Minimizing or reducing the use of chemicals; and
- d) Incorporating into their business practices, the use of agricultural methods that reduce or minimize use of pesticides, herbicides, and manufactured fertilizers.

17.27 Encourage the development of businesses that reduce or eliminate activities that encroach upon nature by:

- a) Using recycled materials or by-products of other businesses, minimizing the use of virgin raw materials;
- b) Preventing or minimizing activities that emit waste or pollutants into the environment; and
- c) Re-using processed water.

Open Space/ Recreation

Strathcona County will:

- 17.28 Reduce dependence upon fossil fuels, extracted underground metals, and minerals by:
- a) Providing recreation facilities within walking and bicycling distance of residences;
 - b) Using local materials and native plants in facility design to reduce transport distances and reduce maintenance; and
 - c) Reducing the amount of landscape and park maintenance equipment which is powered by fossil fuels.
- 17.29 Reduce dependence upon chemicals and synthetic substances by:
- a) Using alternatives to chemical pesticides and herbicides in park and facility maintenance; and
 - b) Requiring the utilization of regionally native plants for landscaping.
- 17.30 Support activities and initiatives that encourage the retention of natural areas in the Beaver Hills by:
- a) Exploring the introduction of tax benefits for the retention of natural, undisturbed landscapes in the Beaver Hills Moraine.

Floodplain Management

Strathcona County will:

- 17.31 Reduce activities that encroach upon floodplains by:
- a) Requiring an adequate development setback; and
 - b) Conserving or restoring wetland areas along rivers, creeks and lakes for natural flood control.

Watershed Planning/Management

Strathcona County will:

- 17.32 Reduce activities that encroach upon nature by:
- a) Supporting development that conserves or enhances water quality;
 - b) Encouraging reduced water consumption;
 - c) Requiring the use of flood control and stormwater management techniques that enhance and restore natural habitats; and
 - d) Eliminating wetland destruction and requiring the restoration of those wetlands already degraded.

Resource Conservation

Strathcona County will:

- 17.33 Reduce dependence upon fossil fuels, extracted underground metals, and minerals by:
- a) Minimizing energy use;
 - b) Discouraging the use of products that utilize packaging derived from non-renewable, non-degradable resources;
 - c) Promoting the recycling of waste materials derived from non-renewable, non-degradable resources; and
 - d) Developing community gardens that reduce the need for long-range transport of food.

Planning Processes/Education

Strathcona County will:

17.34 Support meeting human needs fairly and efficiently by:

- a) Integrally involving community stakeholders in setting the vision and developing plans for their community; and
- b) Establishing avenues for meaningful participation in decision making for all stakeholders.

Infrastructure (Utilities)

Strathcona County will:

- 17.35 Strathcona County will reduce dependence on fossil fuels, extracted underground metals, and minerals by promoting facilities that employ renewable energy sources, or reduce the use of fossil fuels for their operations and transport needs; and
- 17.36 Reduce dependence upon chemicals and synthetic substances by promoting design approaches and regulatory systems that focus on pollution prevention, re-use and recycling.

Growth Management

Strathcona County will:

- 17.37 Reduce dependence upon fossil fuels, extracted underground metals and minerals by promoting development near existing transportation systems, minimizing the need for new road and highway construction;
- 17.38 Reduce activities that encroach upon nature by promoting:
 - a) Appropriate development and population growth policies linked to the carrying capacity of natural systems and community facilities; and
 - b) Development patterns that respect natural systems such as watersheds and wildlife corridors.
- 17.39 Meet human needs fairly and efficiently by requiring the creation of fair and equitable growth management policies that acknowledge diversity in both the local population and the economy;
- 17.40 ~~Strathcona County will accept new applications for Area Concept Plans, Area Structure Plans, rezoning or subdivisions within the boundaries of the Urban Reserve Area once a Growth Management Strategy and associated servicing studies are completed for the area and endorsed by Municipal Council; (Bylaw 42-2012) Item deleted;~~
- 17.41 Strathcona County will accept new applications for Area Concept Plans, Area Structure Plans, rezoning or subdivisions within the boundaries of the Rural/Urban Transition Policy Area once a Growth Management Strategy and associated servicing studies are completed for the area and endorsed by Municipal Council; and (Bylaw 42-2012)
- 17.42 Notwithstanding policy 4.19f 17.40, allow subdivision and redistricting 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/redistricting conforms to the general intent of that Conceptual Scheme. (Bylaw 42-2012)