

# **Municipal Development Plan Update Rural Service Area and Options for Colchester**

Priorities Committee

Nov 22, 2016

# MDP Update - Agenda

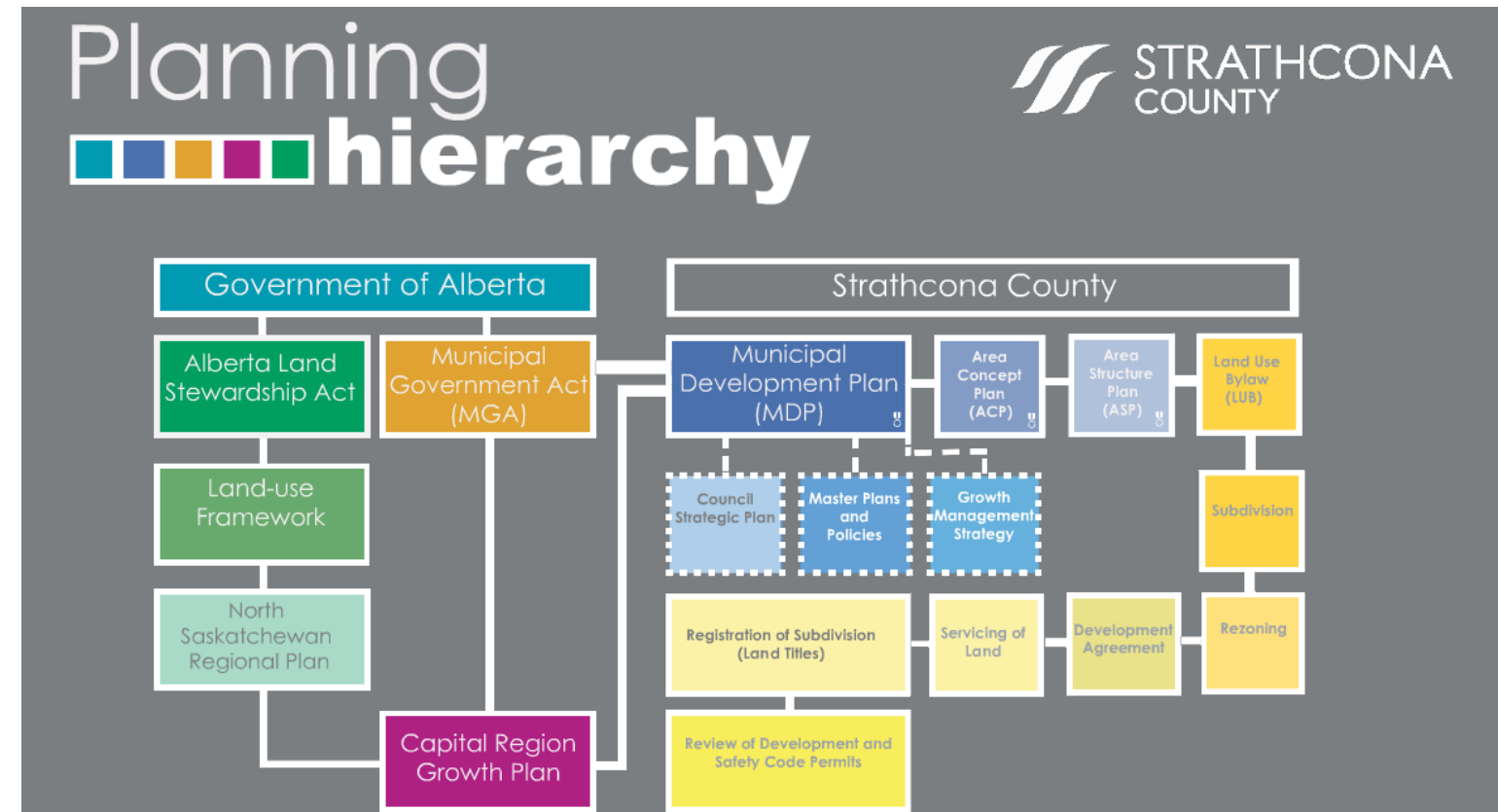
- Current Status of Municipal Development Plan (MDP) Update
- MDP Update – Timeline
- MDP Update – Document Format
- Rural Service Area – Policy Area goals, objectives and highlight of significant policies
  - Agriculture Large Holdings Policy Area
  - Agriculture Small Holdings Policy Area
  - Beaver Hills Policy Area
  - County Residential Policy Area
  - Heartland Policy Area
- Options for Colchester

# MDP Update – Current Status

- The MDP update has been drafted to correspond with:
- Edmonton Metropolitan Growth Plan
- MGA Review
- Agriculture Master Plan
- Public and stakeholder consultation

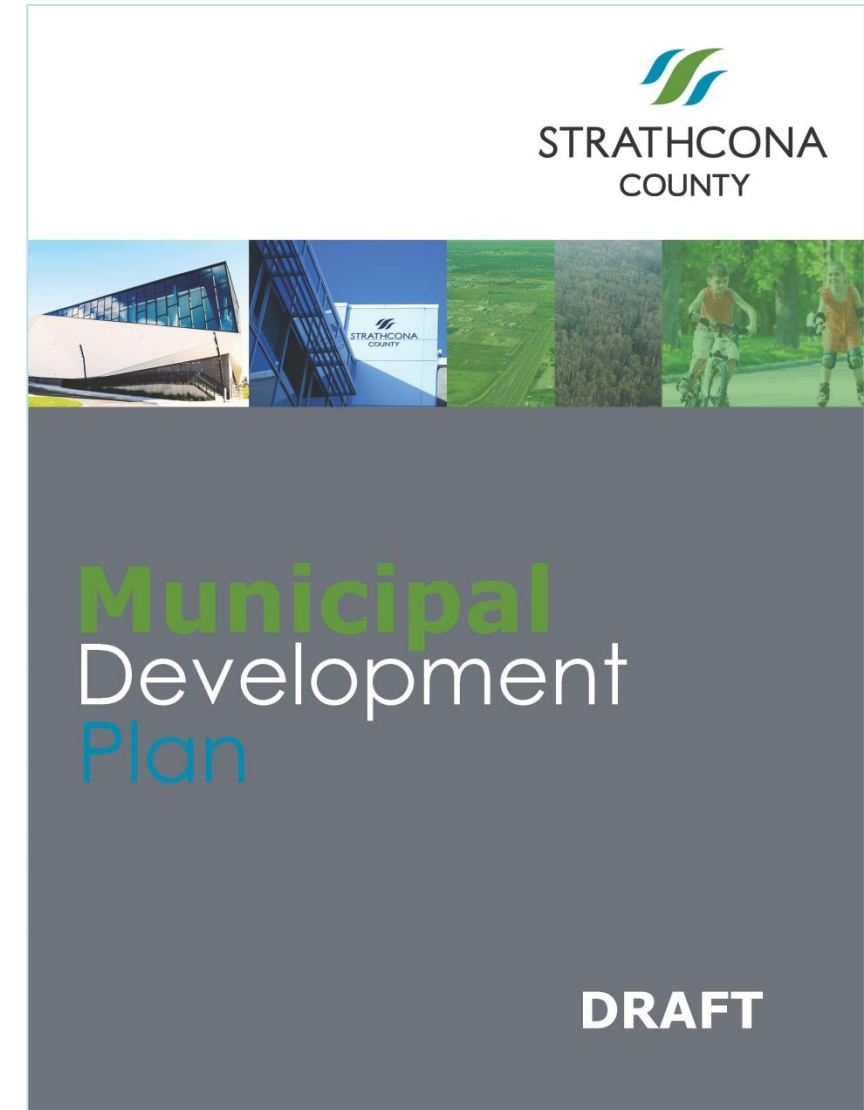
# MDP Update - Timeline

- 1<sup>st</sup> initial draft of the MDP Update has been circulated to internal departments for comment and feedback.
- 2<sup>nd</sup> draft will be completed end of December 2016.
- Priorities Committee presentation on Urban Areas and Hamlet sections will occur in January 2017.
- Public consultation and external referral on 2<sup>nd</sup> draft will occur early 2017.
- Priorities Committee presentation on results from the Public consultation as well as implementation items from the MDP will occur in early 2017.
- Final draft presentation to Council and referral to CRB will need to occur subsequent to Provincial approval of the Edmonton Metropolitan Region Growth Plan.



# MDP Update – Document Format

- Introduction and Context
- Interpretation
- General
- Sherwood Park Urban Service Area
- Rural Service Area
- Implementation
- Definitions
- Maps



# MDP Update – Document Format

- **Introduction and Context**

- This section will discuss what an MDP is as well as Strathcona County's vision and goals.

- **Interpretation**

- This section will discuss the Planning Document Hierarchy and how the terminology in the MDP is to be interpreted.

- **General**

- This section will discuss general objectives and policies for topics such as economic development, heritage and conservation.

- **Implementation**

- This section will identify implementation items resulting from the policies found within the Plan.

Policy Terms				
Intention			Action	
Ensure	To make sure of something (results) through a requirement	➡	Require	A compulsory obligation
Promote	Shows active County encouragement	➡	Encourage	Shows County support for actions that may or may not be initiated the County
Support	Shows passive County support through conditional consideration	➡	Consider	Provides the County with the discretion to allow or something based on criteria

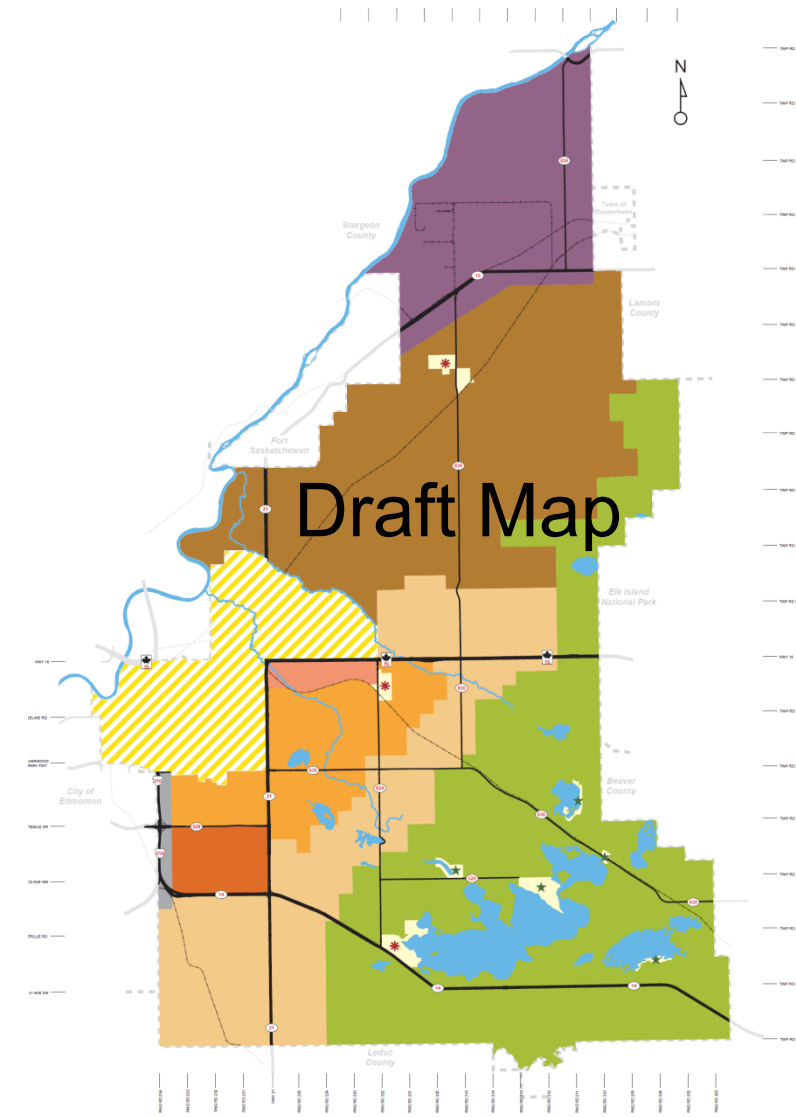
  

Implementation Terms				
Intention			Action	
Ensure	To make sure of something (results) through a requirement	➡	Review the need for	Review to determine what action is needed if any
		➡	Update	Update an existing
		➡	Complete	Create a new

# MDP Update – Document Format

## **Sherwood Park Urban Service Area**

- Defined as the Sherwood Park Urban Service Area in Strathcona County's Order in Council.
- This section will include policies for Sherwood Park and Bremner.
- Bremner forms part of the Urban Service Area as per the MDP amendment approved by Council on October 25, 2016.
- Detailed presentation on the Sherwood Park Urban Service Area will occur in January 2017.



# MDP Update – Rural Service Area

## Introduction

- Consists of five Policy Areas, three Growth Hamlets and five Small Hamlets
- Policy Areas are strategically located based on the agricultural quality of soils, proximity to urban centers, historical growth patterns, available infrastructure and location of Regional Environmentally Significant Areas.
- Detailed presentation on the Hamlets will occur in January 2017.

## Policy Areas

1. Agriculture Large Holdings Policy Area
2. Agriculture Small Holdings Policy Area
3. Beaver Hills Policy Area
4. Country Residential Policy Area
5. Heartland Policy Area
6. Hamlet Policy Area



# MDP Update

## Agriculture Large Holdings Policy Area

- Intended to support and promote extensive agriculture on large un-fragmented parcels.
- Commercial and residential uses that support and are related to extensive agriculture.
- Is a contiguous area that is delineated by the high quality soils found in the Area.

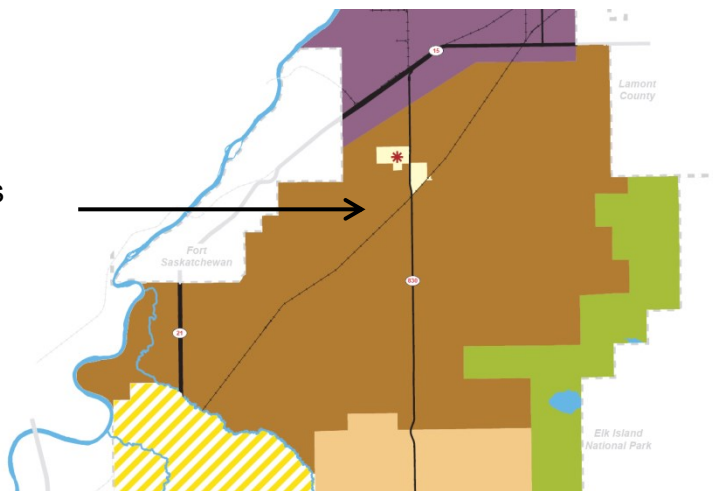
### Goal:

*Provide for large scale agriculture operations and homesteads that respect the rural landscape and the environment.*

### Objectives:

1. Prioritizes extensive agriculture;
2. Large contiguous tracks of land with minimal fragmentation;
3. Opportunities for homesteads and live-work;
4. Is viable over the long term;
5. Respects rural, natural and heritage landscapes.

Agriculture Large Holdings  
Policy Area



# MDP Update

## Agriculture Large Holdings Policy Area

- **General Policies:**

- prioritise extensive agriculture by locating new indoor recreation, community and institutional facilities outside of this area.

- **Agriculture Policies:**

- Encourage extensive agriculture, equine and equestrian facilities.
- Consider new or expanded Confined Feeding Operations (CFO's).

- **Residential Policies:**

- Ensure minimal fragmentation by limiting first parcel out to a severed parcel, parcel for an existing residence or parcel for a proposed residence. 80 acre splits would not be considered.

# MDP Update

## Agriculture Large Holdings Policy Area

- **Commercial Policies:**

- Ensure minimal fragmentation by locating large scale agriculture support services in business and industrial areas.
- Small scale agriculture support services directed to lower class soils.
- Home based businesses limited to the residence or accessory buildings, or is related to or services the agricultural community.
- Agri- tourism supported if mitigates environmental impacts, is rezoned, and is compatible with adjacent land uses.
- Nature based tourism encouraged where it covers a small land area and has limited onsite environmental impacts.

- **Open Space Policies:**

- Municipal Reserve (MR) if owing would be dedicate as land where needed for the County's approved Trails Strategy.

# MDP Update

## Agriculture Large Holdings Policy Area

- **Conservation Policies:**

- Respect the natural landscape by encouraging the retention of wetlands, tree stands and other natural features.

- **Industry Policies:**

- Consider renewable energy where development is directed to lower class soils.
- Utility and transportation corridors should consider location of prime agriculture lands when establishing alignments.

- **Transportation and Utilities Policies:**

- Road networks to allow for the safe and timely movement of agricultural equipment.
- Maintenance of drainage corridors and infrastructure.

# MDP Update

## Agriculture Small Holdings Policy Area

- Intended to allow for intensive horticulture, small scale commercial and associated residential uses.
- Acts as a transition between urban and rural land uses.

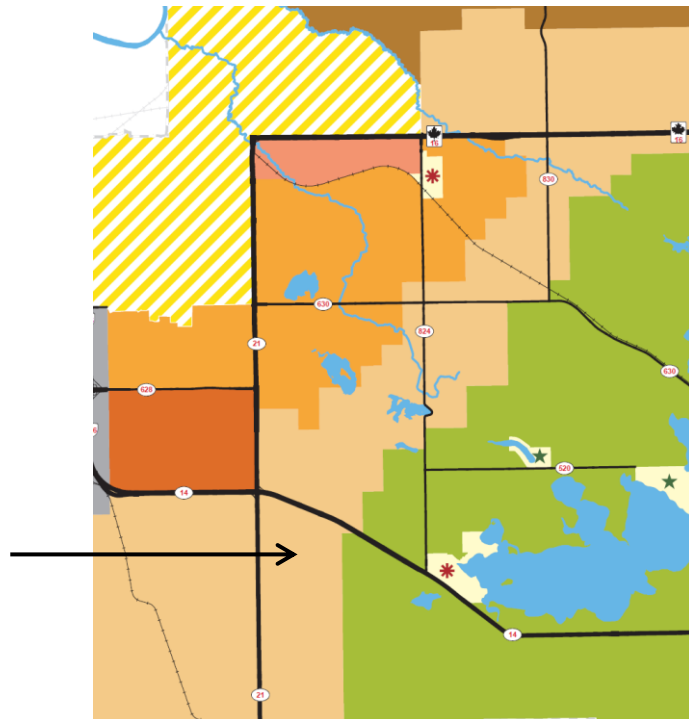
### Goal:

*Provide opportunities for intensive horticulture operations that allow for live-work, local food production and local food distribution which respects the rural landscape and the environment.*

### Objectives:

1. Prioritizes intensive horticulture;
2. Provide for live-work, local food production and distribution;
3. Is viable over the long term;
4. Respects rural, natural and heritage landscapes.

Agriculture Small Holdings  
Policy Area



# MDP Update

## Agriculture Small Holdings Policy Area

- **General Policies:**

- Prioritise intensive horticulture by locating new indoor recreation, community and institutional facilities outside of this area.

- **Agriculture Policies:**

- encourage intensive horticulture, equine and equestrian facilities.
- Consider livestock facilities that are sized appropriately and minimize impact on adjacent landowners.
- Prioritize intensive horticulture by requiring a minimum parcel size of 20 acres.

- **Residential Policies:**

- Housing form limited to single dwellings and associated accessory buildings.

# MDP Update

## Agriculture Small Holdings Policy Area

- **Commercial Policies:**

- Prioritise horticulture by locating large scale agriculture support services in business and industrial areas.
- Support local food production and distribution with small scale agriculture product processing and farm gate sales that is secondary to the agricultural use and mitigates impacts on adjacent landowners.
- Support home based businesses and encourage those that service the agricultural community.
- Agri- tourism supported if mitigates environmental impacts, is rezoned, and is compatible with adjacent land uses.

- **Open Space Policies:**

- MR provided as cash-in-lieu or dedicated as land where needed for the County's approved Trail Strategy, or to enhance recreation next to Environmental Reserve (ER).

# MDP Update

## Agriculture Small Holdings Policy Area

- **Conservation Policies:**

- ER dedicated adjacent to crown claimed lands, to enhance trail linkages, or within a Regional Environmentally Significant Area.
- Environmental Reserve Easement (ERE) for other environmentally significant features.
- Respect the natural landscape by encouraging the retention of wetlands, tree stands and other natural features.

- **Industry Policies:**

- Prioritize horticulture by encouraging new resource extraction to locate outside of this policy area.

- **Transportation and Utilities Policies:**

- Road networks to allow for the safe and timely movement of agricultural equipment.
- Maintenance of drainage corridors and infrastructure.



# MDP Update

## Beaver Hills Policy Area

- Intended to conserve the Beaver Hills Moraine.
- Supports rural residential, agriculture, seasonal recreation and tourism uses.

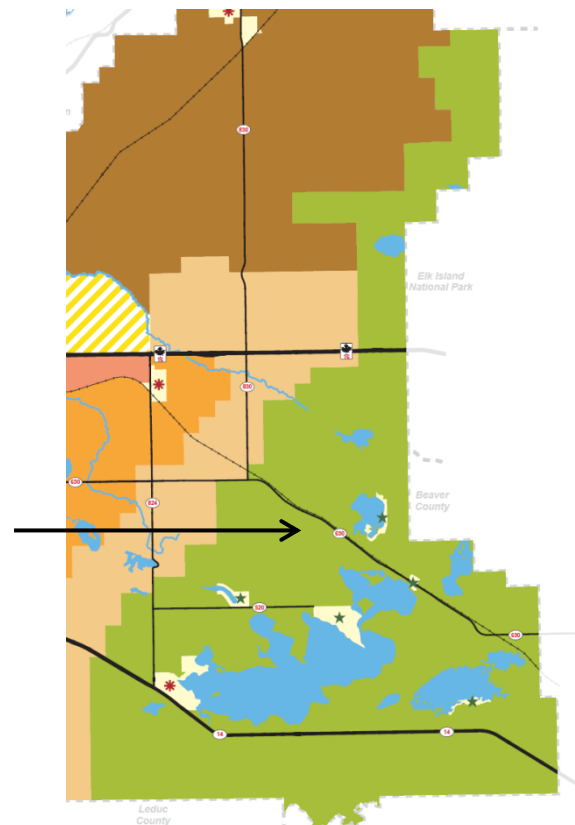
### Goal:

*Conserve the integrity of the Beaver Hills Moraine and Biosphere and provide residents with opportunities to discover and enjoy the natural landscape.*

### Objectives:

1. Conserve the Beaver Hills Moraine;
2. Provide opportunities for responsible interaction with nature;
3. Enhance the Beaver Hills Biosphere;
4. Provide opportunities for tourism and recreation.

Beaver Hills Policy Area



# MDP Update

## Beaver Hills Policy Area

- **General Policies:**

- Conserve the Beaver Hills Moraine by locating new golf courses, new indoor recreation, community and institutional facilities outside of this area.

- **Agriculture Policies:**

- Ensure conservation of the Beaver Hills Moraine by locating new CFO's outside of this area.

- **Residential Policies:**

- Ensure conservation of the Beaver Hills Moraine by limiting first parcel out to a severed parcel or a parcel for an existing residence.

# MDP Update

## Beaver Hills Policy Area

- **Commercial Policies:**

- Support tourism by considering bareland condo subdivisions that are part of a seasonal recreational resort, is limited to seasonal structures, designed to protect environmental features and mitigate environmental impacts, is rezoned to a seasonal recreational resort district, provides adequate common property, considers public input and has infrastructure that limits the resort to seasonal use.
- Consider small scale commercial uses within and accessory to the seasonal recreational resort that serves the seasonal population of the resort.
- nature based tourism and agri-tourism opportunities.

- **Open Space Policies:**

- MR provided as land for residential subdivision.
- Bareland condo - MR as cash in lieu or dedicated as land where needed for the County's approved Trails Strategy, or to enhance recreation next to ER.
- MR owing for conservation subdivision will be assessed on a case by case basis.
- Promote special purpose parks and outdoor festivals.

# MDP Update

## Beaver Hills Policy Area

- **Conservation Policies:**

- Conservation subdivision beyond a first parcel out may be considered subject to third party involvement from a conservation organization.
- ER dedicated adjacent to crown claimed lands, to enhance trail linkages, or within a Regional Environmentally Significant Area.
- ERE for other environmentally significant features.
- encourage the retention of wetlands, tree stands and other natural features.
- Require lighting plans for large and medium scale developments to protect the dark sky preserve.

- **Industry Policies:**

- encourage new resource extraction and oil and gas activity to locate outside of this policy area.
- Small scale renewable energy production encouraged.

- **Transportation and Utilities Policies:**

- Require energy efficient and Dark Sky compliant lighting.
- Maintenance of drainage corridors and infrastructure.

# MDP Update

## Country Residential Policy Area

- Intended to provide an opportunity for a rural residential lifestyle.
- New subdivision will conserve environmentally significant areas and be municipally serviced with water and wastewater.

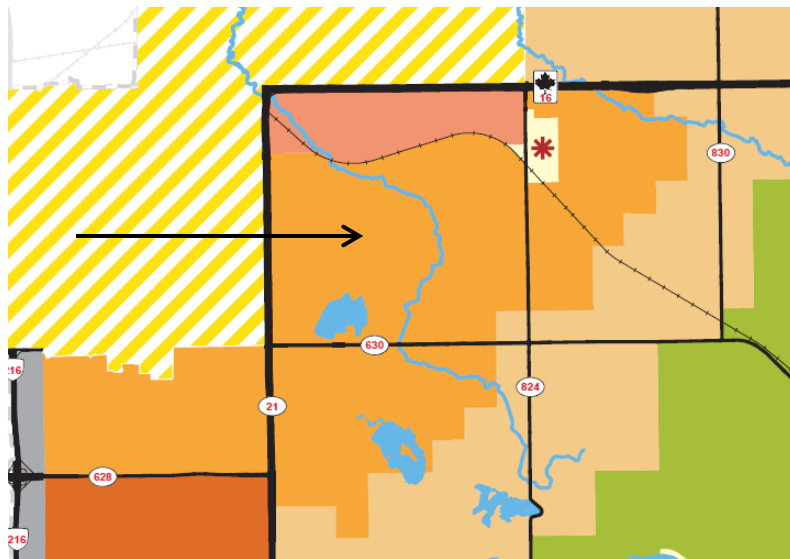
### Goal:

*Strike a balance between providing opportunities for country residential living and respecting the environment and rural landscapes.*

### Objectives:

1. Provide rural living opportunities;
2. Efficiently designed development that occurs in an orderly manner;
3. Retain and connect natural and rural landscapes;
4. Balance incompatible land uses.

Country Residential Policy Area



# MDP Update

## Country Residential Policy Area

- **General Policies:**

- Ensure efficiently designed developments by requiring a Country Residential Area Concept Plan (ACP).
- Require Area Structure Plans (ASP's) pursuant to the ACP.
- community and institutional facilities are to located outside of this area

- **Agriculture Policies:**

- New CR will be required to mitigate land use conflicts with adjacent agricultural uses.
- Retain rural landscape by continuing agriculture uses.
- Balance incompatible land uses by locating new CFO's outside of this area.

- **Residential Policies:**

- CR subdivision to only occur within the Country Residential Policy Area.
- Density for CR must comply with the CRB.
- Housing form limited to single dwellings and associated accessory buildings.

# MDP Update

## Country Residential Policy Area

- **Commercial Policies:**

- Support rural living by considering home based businesses that do not negatively affect the existing country residential neighbourhood.
- Consider small scale commercial and nature based tourism that is secondary to the primary residential use of a parcel; covers a small land area and has limited environmental impacts.

- **Open Space Policies:**

- Dedicate land where needed for the County's approved Trails Strategy and to connect open spaces within and to adjacent neighbourhoods and ER lands.
- MR should be accessible to all local residents.

# MDP Update

## Country Residential Policy Area

- **Conservation Policies:**

- Dedication of ER or ERE as identified through a Biophysical Assessment.
- encourage the retention of wetlands, tree stands and other natural features.

- **Industry Policies:**

- encourage new resource extraction and oil and gas activity to locate outside of this policy area.

- **Transportation and Utilities Policies:**

- Require municipal water and wastewater servicing except for first parcel out.
- Cost of developing new CR subdivisions paid for by the developer.



# MDP Update

## Heartland Policy Area

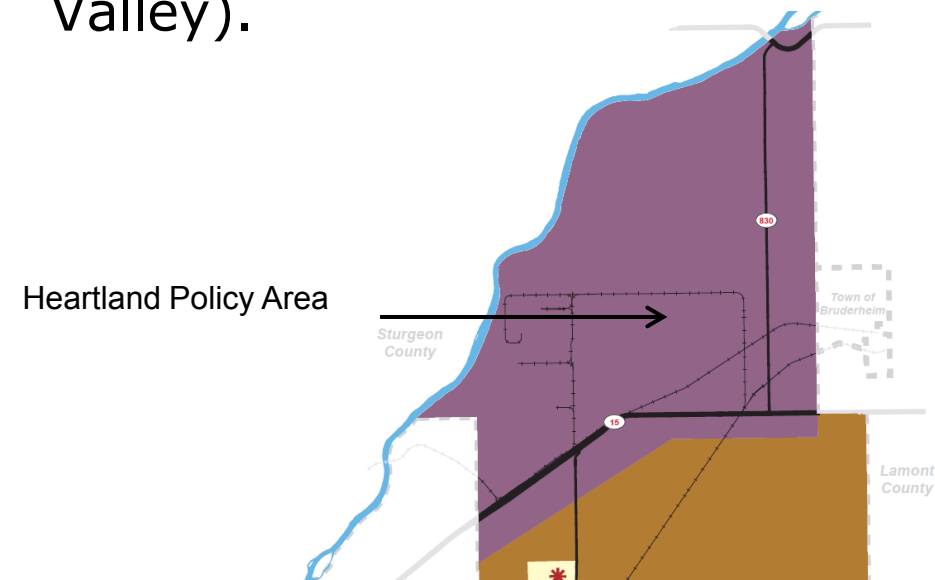
- Intended to accommodate industrial development and is situated within a portion of Alberta's Industrial Heartland.
- Provide for transition to minimize land use conflicts.
- Conserve Regional Environmentally Significant Areas (North Saskatchewan River Valley).

### Goal:

*Provide opportunities for industrial uses while responsibly managing risk and conflicts between land uses.*

### Objectives:

1. Prioritize Industrial Development;
2. Responsibly manage risk associated with industrial development;
3. Is viable over the long term;
4. Conserve Regional Environmentally Significant Areas.



# MDP Update

## Heartland Policy Area

- **General Policies:**

- Ensure long term viability by requiring an Area Structure Plan (ASP) for the area.

- **Agriculture Policies:**

- continuing agriculture uses.
- Support agriculture that utilizes synergies with industrial uses.

- **Residential Policies:**

- Responsibly manage risk by not allowing new residential development in this area.

- **Commercial Policies:**

- Promote large scale agriculture support services.
- encourage large scale agriculture support services to act as a transition between heavy industrial and the Agriculture Large Holdings Policy Area.

# MDP Update

## Heartland Policy Area

- **Open Space Policies:**

- MR provided as cash-in-lieu except dedicate as land where needed for the County's approved Trails Strategy.

- **Conservation Policies:**

- Dedication of ER or ERE for crown claimed areas and Regional Environmentally Significant Areas.

- **Transportation and Utilities Policies:**

- Encourage industrial development to share infrastructure and right-of-ways.
- Ensure long term viability by requiring a comprehensive transportation network for the Policy Area.

# MDP Update

## Heartland Policy Area

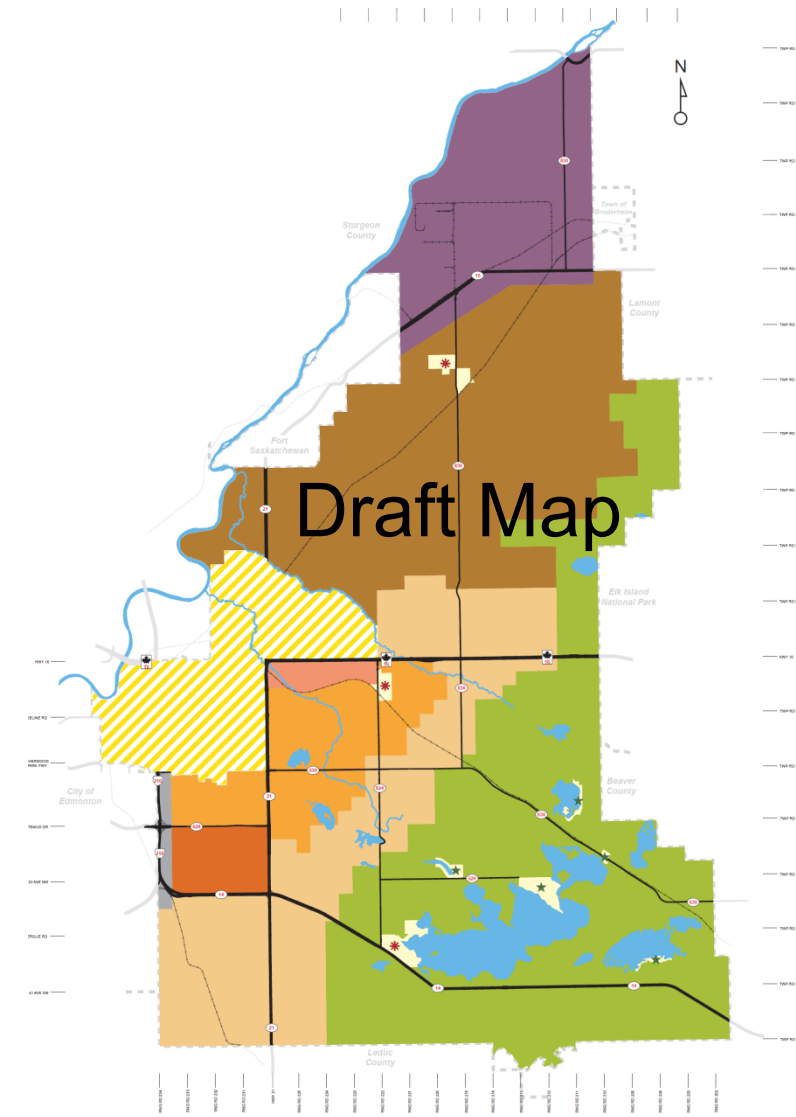
- **Industry Policies:**

- encourage industrial development to locate in this area and encourage synergies between industrial uses.
- Ensure long term viability by requiring heavy industrial development to have acceptable levels of risk and is transitioned to incompatible land uses outside of the Policy Area.
- Require Light/ medium industrial in close proximity to heavy industrial to serve as a transition between incompatible land uses outside of the Policy Area.
- Responsibly manage risk by requiring Strathcona County to maintain a Cumulative Risk Assessment for the Heartland Policy Area.
- Allow for new aggregate extraction.

# MDP Update

## Options for Colchester

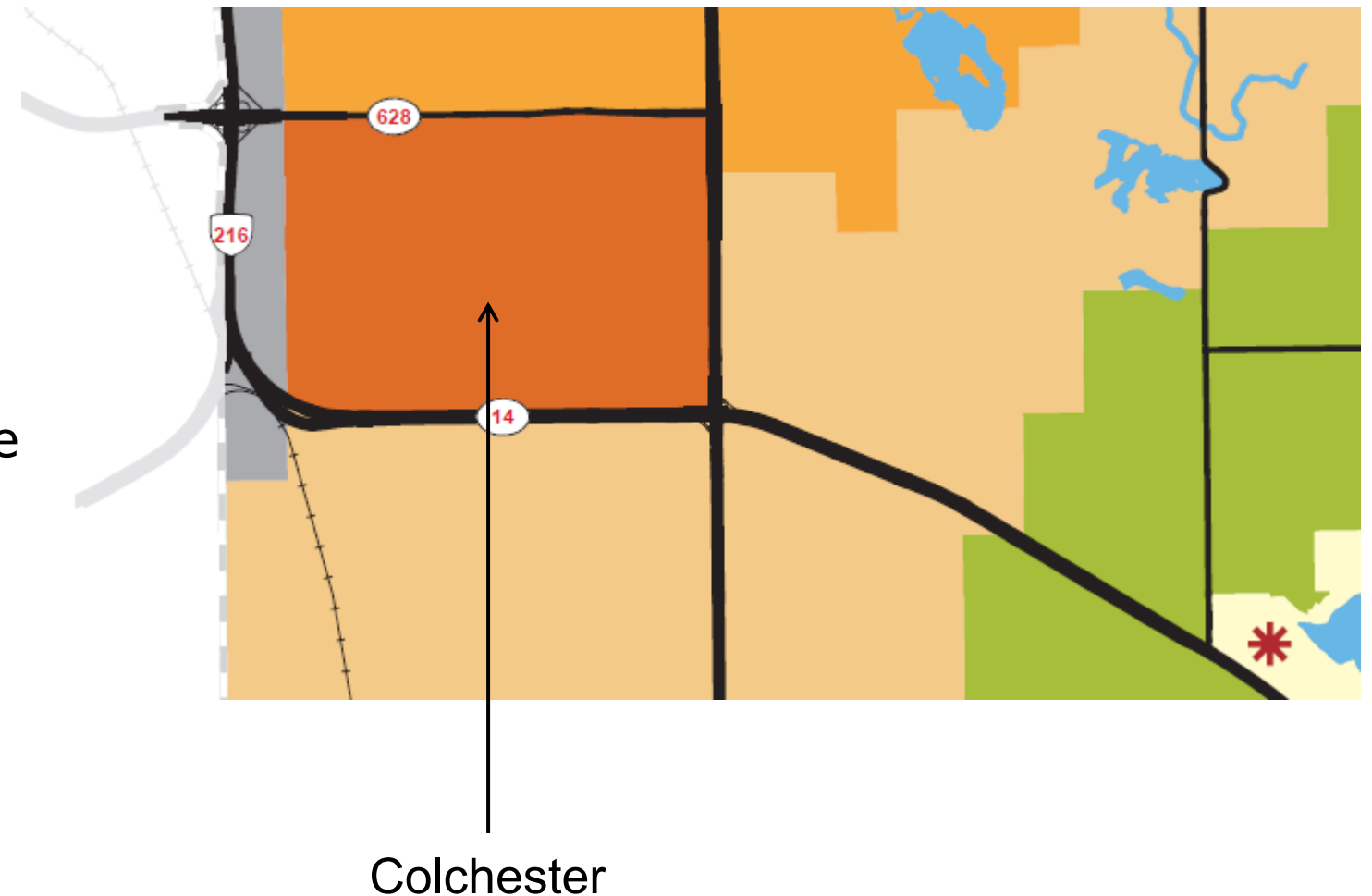
- Since 2007, Colchester has been identified in the MDP as the Rural/Urban Transition Policy Area.
- This Policy Area required the completion of a Growth Management Strategy to determine future development.
- Although the Growth Management Strategy was completed, Council did not choose to endorse the document.
- on March 22, 2016 Council made a motion for Administration to include consideration of land use options within the Rural/Urban Transition Policy Area (Colchester) in the current MDP Update.



# MDP Update

## Options for Colchester

- The Rural/Urban Transition Policy Area (Colchester) currently acts as a holding area for future development.
- Residents have indicated their desire for Council to make a final decision on land use and subdivision options for this area.
- The following alternative MDP Policy Areas are available for consideration:
  1. Agricultural Small Holdings Policy Area
  2. Agricultural Large Holdings Policy Area
  3. Beaver Hills Policy Area



# MDP Update

## Options for Colchester

### **Agricultural Small Holdings Policy Area**

- Intended to allow for intensive horticulture, small scale commercial and associated residential uses
- Acts as a transition between urban and rural land uses.
- Subdivide minimum parcel size of 20 acres.

### **Agricultural Large Holdings Policy Area**

- Is a contiguous area that is delineated by the high quality soils (class 1 and class 2) found in the Area.
- Intended to support and promote extensive agriculture on large un-fragmented parcels.
- Commercial and residential uses that support extensive agriculture.
- Subdivision is limited to a first parcel out of a previously un-subdivided quarter section.
- The majority of the Rural/Urban Transition Policy Area (Colchester) contains class 3 and class 4 soils.

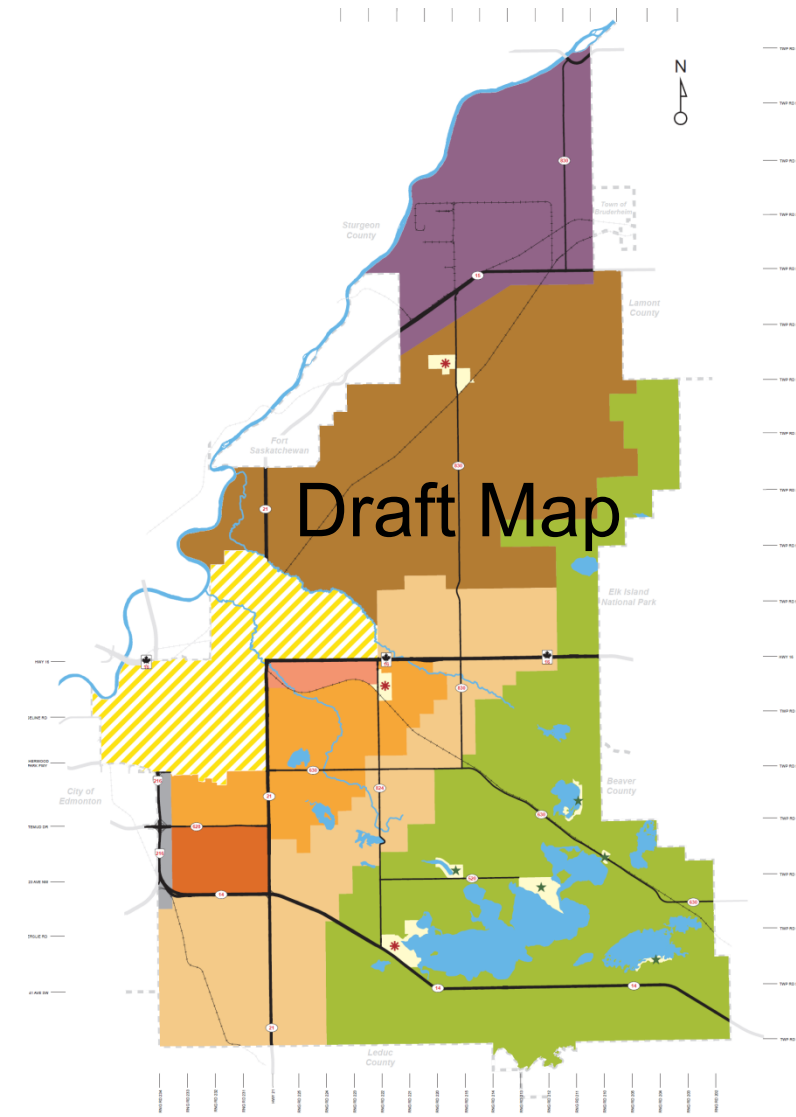
### **Beaver Hills Policy Area**

- Intended to preserve the Beaver Hills Moraine.
- Supports rural residential, agriculture, seasonal recreation and tourism uses.
- Subdivision is limited to a first parcel out of a previously un-subdivided quarter section.
- Notwithstanding, additional conservation subdivision may be considered.
- The majority of the Rural/Urban Transition Policy Area (Colchester) is within the Beaver Hills Moraine boundary.

# MDP Update

## Options for Colchester

- Administration does not recommend country residential as a suitable alternative Policy Area for consideration.
- As of 2016, Strathcona County has 3,500 ha (8,649 ac) of unabsorbed country residential land accounting for roughly 30% of the Country Residential Policy Area.
- As demand has been declining over the past 20 years, there is ample supply of land designated for country residential to meet demand over the life of the MDP.
- The Edmonton Metropolitan Region Growth Plan Country Residential policies result in no new Country Residential opportunities for Strathcona County aside from what is already designated under the existing MDP (Country Residential Policy Area).





# MDP Update

## Discussion