Strathcona County

Municipal Development Plan

Bylaw 1-2007
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Affordable Housing: a range of housing options which will provide shelter for all Strathcona County residents, either on an ownership or rental basis.

Aging in Place: refers to one’s ability to stay living in one location as aging occurs and shelter needs change.

Aggregate Resources: raw materials including sand, gravel, clay, earth or mineralized rock found on or under a site.

Agriculture – Large Holdings Policy Area: an area that is intended to allow for the development of large/extensive agricultural operations on large, un-fragmented parcels that are greater than or equal to 32.3 hectares (80 acres), less road widening requirements.

Agriculture-Small Holdings Policy Area: an area intended to serve as a transition from higher density development in the west to a lesser density of rural and agricultural uses in the east/southeast, towards Elk Island National Park and the Beaver Hills Moraine. This policy area also provides for conservation of priority environmental management areas, rural small holdings and intensive agricultural operations and associated residential uses.

Agri-Industrial Transition Policy Area: an area which is intended to provide a transition between heavy industrial activities within Alberta’s Industrial Heartland and the remainder of Strathcona County. This area would allow for the development of intensive soil based agriculture (horticulture), as well as the potential for synergetic processing, (off-gas energy inputs), for the production or refinement of agricultural goods, on parcels greater than or equal to 4.0 ha (10 acres).

Alberta Capital Region (Capital Region): refers to twenty three (23) municipalities within the Edmonton Census Metropolitan Area.

Alberta's Industrial Heartland: is the area that has been identified as one of several Canadian sites deemed to have excellent potential for eco-industrial development. This area includes land within the municipalities of Strathcona County, the City of Fort Saskatchewan, Sturgeon County and Lamont County.

Approving Authority: a governing body (federal, provincial or municipal level) that is authorized through legislation to make decisions concerning land use.

Arterial Road: a major or main road intended to provide for through traffic between or within communities or to and from collector roads.

Beaver Hills Boundary: defines an area of an existing geomorphological feature created by retreating glaciers approximately 9000 years ago. Approximately 50% of its land area is within the boundaries of Strathcona County. The area is characterized by hummocky “knob and kettle” terrain, which forms a patchwork of depressional areas, supporting many wetlands and small lakes. The Beaver Hills Moraine, is located within the Dry Mixed-wood Boreal Forest Subregion, and is a transitional zone between the southern Aspen Parkland and other northern boreal forest subregions.

Beaver Hills Moraine Policy Area: an area that accommodates agriculture, residences tied to agriculture and low impact recreational uses. The primary intent of the Beaver Hills Moraine Policy Area is to preserve the Beaver Hills Moraine ecosystem and landscape.
Bed and Shore: the bank of a body of water as defined under the Provincial Surveys Act, which states that “when surveying a natural boundary that is a body of water, the surveyor shall determine the position of the line where the bed and shore of the body of water cease and the line shall be referred to as the bank of the body of water.” Top of bank is a key element in the management of hazard lands (i.e. flooding, erosion, slope instability).

Brownfield: an abandoned, vacant, derelict or underutilized parcel of land, the expansion, redevelopment or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.

By-product: when one product is produced during the making of something else.

Canada Land Inventory (C.L.I.) Soil Class Rating System: provides an indication of the agricultural capability of land. The classes indicate the degree of limitation imposed by the soil in its use for mechanized agriculture. The C.L.I. class for each parcel of land is determined by the dominant C.L.I. class for the parcel, usually a quarter-section of land. Soil classes range from 1 to 7, with Class 1 soils having no significant limitations and Class 7 having severe limitations in terms of its capacity for arable culture or permanent pasture.

C.L.I. Soil Class 1 - soils in this class have no significant limitations in use for crops. The soils are deep, are well to imperfectly drained, hold moisture well, and in the virgin state were well supplied with plant nutrients. They can be managed and cropped without difficulty. Under good management they are moderately high to high in productivity for a wide range of field crops.

C.L.I. Soil Class 2 - soils in this class have moderate limitations that restrict the range of crops or require moderate conservation practices. The soils are deep and hold moisture well. The limitations are moderate and the soils can be managed and cropped with little difficulty. Under good management they are moderately high to high in productivity for a fairly wide range of crops.

Cluster Development: buildings concentrated together in specific areas while achieving the allowable density, rather than being evenly spread out in a parcel. This configuration allows for the preservation of environmentally sensitive features.

Collector Road: a street that penetrates neighbourhoods, collecting and distributing traffic from local roads in neighbourhoods and channelling it to and from an arterial road.

Collective Communal Residences: any dwelling unit on an agricultural operation that is used to house full-time, permanent or seasonal agricultural workers only. This may include, but is not limited to, single dwellings and manufactured homes.

Complete Community: a community that provides a range of choices in the physical and social elements of neighbourhoods, such as housing, shopping, working, travel, leisure, services and social contacts with goals of reducing distances and travel times. A complete community encourages diversity at a neighbourhood scale.

Confined Feeding Operation (CFO): fenced or enclosed land or buildings where livestock, (as defined under the Agricultural Operations Practices Act R.S.A. 2000, c A-7), are confined for the purpose of growing, sustaining, finishing or breeding by means other than grazing. Also includes any other building or structure directly related to that purpose but does not include residences, livestock seasonal feeding and bedding sites, equestrian stables, auction markets, race tracks or exhibition grounds.

Conservation Agreement: An agreement between the municipality and the landowner which enables continued use and development of a parcel, while protecting the parcel’s natural ecosystems, plant and animal species.
**Conservation Design:** the planning, management and implementation of an activity with the objective of protecting the essential physical, chemical and biological characteristics of the environment against degradation.

**Conservation Easement:** a restriction placed on a piece of property to protect the resources, natural or man-made, associated with the parcel. The easement is either voluntarily sold or donated by the landowner, and constitutes a legally binding agreement that prohibits certain types of uses or development from occurring on the land. The easement is publicly recorded and runs with the property deed for a specified time or in perpetuity. It gives the holder the responsibility to monitor and enforce the property restrictions imposed by the easement for as long as it is designed to run. An easement does not grant ownership nor does it absolve the property owner from traditional owner responsibilities, such as property tax, upkeep, maintenance, or improvements.

**Conservation Subdivision Design (CSD):** identifying the most significant natural and cultural resources on a parcel of land, and thereby determining the most suitable “building envelopes” from a preservation viewpoint.

**Country Residential Policy Area:** an area that accommodates a mixture of agricultural and rural residential lifestyles. The primary intent of this Policy Area is to promote country residential developments that conserve or consider the character of existing developments, the existing natural features of the landscape and environmentally sensitive areas in accordance with Conservation Subdivision Design principles. (Bylaw 57-2011)

**Custodial Care Facilities:** a building or portions thereof, used for the lodging or boarding of persons who are incapable of self-preservation because of age, physical, or mental limitations. This includes facilities for the developmentally and intellectually delayed.

**Crime Prevention Through Environmental Design (CPTED):** a planning approach that recognizes that the proper design and effective use of the built environment can lead to a reduction in the incidence and fear of crime and to an improved quality of life.

**Developable Area:** for the purposes of rural residential lot creation, developable area is an area within a parcel of land less the lands required for environmental reserves, municipal reserves and road rights-of-way. In addition, in order for an area to be considered developable, it must be a contiguous minimum of 0.4 ha (1 acre) in size, in order to allow for the proper separation of residential, sewer and potable water needs.

**Development Agreement (DA):** a legal agreement between a developer and Strathcona County that specifies the financial obligations and the terms and conditions for the construction/warranty of municipal improvements necessary to service lands approved for development as defined under the Municipal Government Act.

**District Energy System:** the production of steam, hot water or chilled water at a central plant that pipes heat energy or chilled water out to buildings in the district for space heaters, domestic hot water heating and air conditioning. Individual buildings do not require their own boilers, furnaces, chillers or air conditioners.

**Ecoscape:** (or xeriscaping) is an approach to landscaping that combines native and low-water requirement plants, trees and/or shrubs to create a landscaped yard that is attractive and low maintenance. Ecoscaping makes efficient use of water and reduces negative effects on the environment.

**Eco-Industrial:** cooperating manufacturing and service businesses which are located together on a common property, or in close proximity to one another, that work together to improve their environmental and economic conditions by reducing waste and increasing product efficiency.
**Environmental Reserve:** lands that have been dedicated to the municipality by the developer of a subdivision as part of the subdivision approval process. Environmental reserves are those lands that are considered undevelopable and may consist of a swamp, gully, ravine, coulee or natural drainage course, or may be lands that are subject to flooding or are considered unstable. Environmental reserve may also be a strip of land, not less than 6 metres in width, abutting the bed and shore of any lake, river stream or other body of water for the purposes of preventing pollution or providing access to the bed and shore of the water body.

**Environmental Reserve Easement:** Pursuant to Section 664 of the Municipal Government Act, the developer of a subdivision may have registered an environmental reserve easement for the protection and enhancement of the environment, rather than dedicating land as environmental reserve. The land that is referred to in an environmental reserve easement remains in private ownership, rather than public ownership as in the case with environmental reserve. The purpose of the easement is to protect the natural environment.

**Extensive Agriculture:** the use of agricultural land for soil bound cultivation, to produce cereal, seed, forage, vegetable or fruit crops for mechanical harvesting.

**Extended Care Facility:** a facility that provides care for individuals suffering from a prolonged illness, or for those requiring rehabilitation from acute illnesses.

**Family Care Dwellings:** means a dwelling unit used to accommodate family members or residents of a separate dwelling unit on the same parcel of land who require additional care with daily activities due to illness, disability or medical conditions.

**Farm Gate Industries:** an agricultural operation where produce is cultivated and sold on site.

**FireSmart:** a set of preventative measures which aid in reducing the risk to people and property in the event of a wildfire.

**Floodplain:** the area of land bordering a water course or water body that would be inundated by a 1:100 year flood, which is a flood that has a 1% chance of occurring every year, as determined by Alberta Environment or Strathcona County officials.

**Floodway:** the channel of a watercourse and the adjacent areas where the majority of floodwaters will flow and where flow velocities and depths are potentially destructive to development. This is normally kept free of encumbrances to allow the free flow of water during a flood.

**Flood Fringe:** any land area adjoining the channel of a watercourse that has been covered by floodwater. It is the area of the floodplain outside of the floodway that is affected by flooding. This area is generally covered by still or slowly moving waters during flooding.

**Fragmentation of Land:** the division of land which results in a lack of interconnection between land uses.

**Future Urban Growth Area:** an area of land designated for future urban development subject to the adoption of required statutory plans.

**Geotechnical Assessment:** an assessment or estimation of the earth’s subsurface and the quality and/or quantity of environmentally mitigative measures that would be necessary for development to occur.

**Geothermal Heating:** a method of heating and cooling a building. It takes advantage of the natural stable warmth stored in the earth.
**Graywater Reuse System**: a system that uses wastewater from bathtubs, showers, washbasins, washing machines, etc. to be used for landscape irrigation or industrial processes. This system reduces the load on septic and sanitary systems.

**Green Infrastructure**: the ecological processes, both natural and engineered, that provide economic and environmental benefits in urban and rural areas. These include but are not exclusive to:

- a) Creeks, streams and wetlands that retain and carry stormwater, improve water quality and provide habitat;
- b) Parks and greenways that link habitat and provide recreation opportunities;
- c) Working lands such as agricultural or forested areas;
- d) Engineered wetlands or stormwater management facilities that retain stormwater and improve infiltration; and
- e) Bio-Swales, which are above ground conduits for runoff as an alternative to subsurface infrastructure.

**Green Initiatives**: initiatives that industries and individuals take that are not detrimental to the environment.

**Gross Developable Area**: the total area of a parcel of land, less the land required to be provided as environmental reserve, and the land made subject to an environmental reserve easement.

**Grow Home**: a form of affordable housing that is compact, generally two storeys in height, energy efficient, and is usually developed in row house configurations. To increase the affordability of these homes, the basement or second floor is usually left unfinished which allows homeowners to "grow" into their new home as finances permit.

**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 Sherwood Park Urban Service Area, for the purposes of this Bylaw, is not included in this definition.

**Hazard Lands**: lands that are subject to flooding or are in the opinion of the Development Authority, considered to be unstable such as eroded shorelines, or unstable slopes. These lands are also referenced as environmental reserves.

**Heavy Industrial Transition Overlay (IH-O)**: an overlay in the Land Use Bylaw utilized to avoid conflicts between heavy industrial developments and the development of significant residential or assembly uses. Reducing the risks for the public and minimizing nuisances associated with heavy industry, as well as facilitating emergency management in the event of an industrial accident, are the primary purposes of the IH-O.

**Heritage**: the history, culture and historical resources of an area and its residents.

**Highway**: a main road or thoroughfare intended to provide for high speed travel between towns.

**Historical Lands**: see Legacy Lands.

**Home Business**: the secondary use of a principal dwelling by at least one permanent resident of the dwelling to conduct a business activity or occupation.

**Horticulture**: the cultivation of plants.

**Hydrology**: the distribution and effects of water on the earth's surface.
Inclusive Community: the removal of barriers to ensure all citizens have equal access to social and economic opportunities.

Industrial Risk Assessment: the identification of hazards and the assessment of risk potentially caused by industrial uses based on historical data.

Infill Development: redevelopment within existing areas or neighbourhoods.

Infiltration/Inflow Reduction Program: a program that reduces the amount of groundwater or storm water entering the sanitary sewer service system.

Innovative Housing: residential developments that include alternative design features such as grow homes and family care dwellings.

Intensive Agriculture: the use of agricultural land for the commercial production of animals, fruits and/or vegetables including poultry farms, dairy farms, market gardens, greenhouses, nurseries, and feed lots.

Interchange: a highway intersection designed to permit traffic to move freely from one road to another without crossing another line of traffic.

Land and Trust: a private, tax-exempt, non-profit corporation that seeks to preserve land through land acquisition or land donations.

Large Format Commercial: retail use that by virtue of its large building size, access requirements, arterial location and regional trade area requires flexible opportunities to locate as market conditions warrant.

Leadership in Energy and Environmental Design (LEED) Standards: standards that encourage the reduction or elimination of the negative impacts of buildings on the environment and their occupants, through the use of various design and construction practices.

Legacy Lands: a conservation tool used to identify and acquire lands of historical, cultural and environmental significance to Strathcona County.

Local Road: a street that provides direct access to abutting land and channels traffic to and from a collector road.

Low Density Residential: residential developments that range in density from 12 units to 25 units per net hectare. Examples of low density residential include single detached dwellings (approximately 12 units/net ha.), manufactured home subdivisions (approximately 18 units/net ha.) and semi-detached or duplex dwellings (approximately 25 units/net ha.).

Low Impact Recreation: uses such as seasonal camps, and nature parks, that have a minimal impact on the environment and agricultural uses.

Medium Density Residential: generally includes multiple unit residential developments that range in density from 26 units per net hectare to 75 units per net hectare. Examples include townhouse developments (approximately 38 units/net ha.), fourplexes (approximately 38 units/net ha.), and four storey “low rise” apartment complexes (approximately 75 units/net ha.).

MIACC (Major Industrial Accident Council of Canada): means a widely represented group of academics and practitioners that was formed in 1987, which established a set of risk based, land use planning criteria to determine what the appropriate and generally acceptable level of risk is for an individual to be exposed to, relative to industrial development.
**Municipal Government Act (MGA):** provincial legislation by which municipalities in Alberta are governed. The MGA sets out the legislated roles and responsibilities of municipalities and elected officials.

**Municipal Land Banking:** the practice of a municipality acquiring land in the present time for future use.

**Municipal Reserve:** may also be known in part as reserve, park reserve, park, or community reserve. Municipal reserves are lands that have been dedicated to the municipality by the developer of a subdivision, as part of the subdivision approval process.

**Natural Step Framework:** enables organizations to create optimal strategies for dealing with the present-day situation, by incorporating a perspective of a sustainable future.

**Non Statutory Document:** a document which has no legislative authority.

**Open Space:** passive and structured leisure and recreation areas that enhance the aesthetic quality and conserve the environment of the community. Urban and rural open space includes parks, recreation and tourism nodes, as well as natural areas.

**One Planet Lifestyle:** living within the carrying capacity of the planet earth.

**Planned Dwelling Group:** an area of land to be developed as a single entity for a number of dwelling units or combination of residential and non-residential uses.

**Priority Environment Management Areas:** areas that may or may not include sensitive environmental or natural resources. Numerous variables are considered in the ranking and mapping of priority environment management areas which include wetlands, hydrology, species at risk, groundwater, native vegetation, C.L.I. soil class, topography, and natural area quality and sustainability (i.e. current land management, habitat type, ecological connectivity, ecological condition, and wildlife use). The ranking of priority environment management areas is as follows:

- **High Priority:** an area that includes a large amount of sensitive environmental or natural resources.
- **Medium Priority:** an area that includes a moderate amount of sensitive environmental or natural resources.
- **Low Priority:** an area that has very few, if any, sensitive environmental or natural resources.

**Prime Agricultural Lands:** lands used, or to be used for the purpose of agriculture that have a Canada Land Inventory (C.L.I.) soil class rating of 1 or 2.

**Religious Assembly:** buildings, such as churches, chapels, mosques, synagogues, convents and monasteries, where people regularly assemble for worship and related religious, philanthropic or social activities that are maintained and controlled for public worship.

**Riparian Corridors:** areas bordering streams, lakes, rivers, and other watercourses. These areas have high water tables and support plants requiring saturated soils during all or part of the year.

**Rural/Urban Transition Policy Area:** an area that is intended to provide a transition from urban development within the City of Edmonton on Strathcona County’s west boundary, through to agricultural, rural residential and environmentally significant and sensitive land uses to the east in the Beaver Hills Moraine.

**Severance:** the subdivision of a portion of agricultural land that is fragmented from the remainder of the agricultural land in title, by a natural or permanent man made feature.

**Shallow Utilities:** gas, telephone, cable and power services.
**Smart City**: a city with high technological capability that uses information and communication technologies in new and innovative ways in order to empower residents, businesses and institutions.

**Social Housing**: a form of housing tenure in which the property is owned or provided by a government authority (i.e. public housing) and/or a community organization (i.e. community housing).

**Social Sustainability Framework**: a plan to guide future decisions about "people services" and their delivery.

**Sour Gas Facilities**: any facility which produces, processes, or transports sour gas including:

- a) Gas wells producing or capable of producing sour gas;
- b) Gas lines or secondary lines that transport sour gas;
- c) Gas plants; and
- d) Any other installations that the Alberta Energy and Utilities Board may designate.

**Statutory Document**: a document adopted by municipal bylaw under the authority of provincial legislation.

**Stakeholder**: individuals, groups or organisations who have a specific interest or 'stake' in a particular need, issue, situation or project and may include members of the local community (residents, businesses, workers, representatives such as councillors or politicians); community groups (services, interest groups, cultural groups clubs, associations, churches, mosques, temples); or local, state and federal governments.

**Stormwater Management Facility (SWMF)**: a public utility lot designed and constructed to control and store surface water runoff up to high water level.

**Sustainable Urban Neighbourhood (SUN) Process**: a planning and design method used to guide developers in the creation of a concept design and action plan for enabling and fostering neighbourhood-scale sustainability. It is characterized by an expanded set of development parameters and a set of decision-support tools embedded into the methodology. It offers a comprehensive process for achieving sustainable neighbourhood development.

**Supportive Housing**: includes but is not restricted to, private and public care homes, custodial care facilities, child/adult day cares, and family shelters.

**Synergy**: the cooperative interaction among individuals, companies or industries to provide the value and performance that would be greater than the sum of their individual effects.

**Top of Bank Boundary**: the upper valley break line or the line defining the uppermost or most obvious topographic discontinuity in slope distinguishing between the upper plateau and the valley wall. This boundary can also be defined as the line between the slope where the grades exceed 12.3% (7 degrees) and the adjacent Upland Area where the slopes are less than 12.3% (7 degrees).

**Trans Canada Trail**: a shared use recreational trail that will offer walking, cycling, horseback riding, cross-country skiing and snowmobiling opportunities and will travel through each province and territory.

**Transition Urban Reserve Policy Area**: an area that is intended to provide a transition between both heavy industrial activities and residential uses in the City of Edmonton and residential uses on those lands identified as Urban Reserve in Strathcona County. Development in this area must take into account site constraints identified in Section 17.17.

**Transportation Demand Management (TDM)**: promoting alternatives to vehicle travel with a single occupant to reduce traffic congestion while maximizing the use of the existing roadways.
**Transportation Network:** the system of transportation uses (i.e. public transit, rail, air, pedestrian, etc.) that are interconnected.

**Tributary:** a stream which flows into another water body or water course.

**Urban Service Area:** an area that provides a predominantly residential function; a diversified commercial and industrial base; as well as local and regional services and facilities.

**Urban Villages/Sustainable Urban Neighbourhoods:** compact, walkable, mixed-use neighbourhoods. Urban villages are places where most services, shops, restaurants and movie theatres are within walking distance.

**Water body:** any location where water flows or is present, whether or not the flow or the presence of water is continuous, intermittent or occurs only during a flood, and includes but is not limited to, wetlands and aquifers.

**Watercourse:** flow or movement of the water in rivers, creeks and other streams; a moving body of water of any size.

**Water for Life Strategy:** a Provincial strategy committed to protecting the quality and quantity of Alberta's water resources.

**Wetland:** land having the water table at, near, or above the land surface or which is saturated for a long enough period to promote wetland or aquatic processes as indicated by hydric soils, hydrophytic (“water-loving”) vegetation, and various kinds of biological activity which are adapted to the wet environment.

**Wireless Communication Facilities:** physical structures supporting antennas that send and/or receive radio frequency signals.
Strathcona County is a unique municipality that maintains administrative authority over the urban area of Sherwood Park as well as a large rural area made up of country residential development, farms, hamlets, agriculture and industry. Strathcona County is classified as a “Specialized Municipality” under provincial legislation. The challenge facing the community is to blend the diverse manmade and natural landscapes found within Strathcona County and lay out a framework for decision making that will meet the needs of the citizens of today and upcoming generations of County stakeholders.

Strathcona County contains some of the highest quality and most productive agricultural land in the Province. A large portion of the County is within the Beaver Hills Moraine which is considered an environmentally sensitive area. Important considerations in the preparation of this Bylaw are the conservation of both the natural environment and agricultural lands.

Taking into account the needs of future generations, Strathcona County wishes to continue being proactive in its economic development efforts. Industrial and commercial development will continue to play an important role in the economic health and vitality of the community. The Municipal Development Plan policies continue to promote an attractive business climate for our community, now and in the long term.

**Strategic Planning**

County Council, in consultation with the public, has established a Strategic Plan for Strathcona County which identifies the values held by stakeholders within the community.

The Municipal Development Plan is the next step in creating a tool for Council, the public and administration to establish policies to aid in making decisions pertaining to growth and development in an orderly manner over the next 20 years and beyond. The Municipal Development Plan, therefore, presents not only a vision of what the landscape could look like in the future, but also the means by which the long-term goals can be achieved through the day-to-day decision making process. Decisions rendered at the policy or Municipal Development Plan level need to meet the challenges represented by an integrated, community-wide plan for sustainable decision making or the **triple bottom line**.

The triple bottom line or “three pillars”, approach to assessment of our community’s sustainability focuses on the social, economic and environmental elements of the community:

1. **Social/Community Sustainability** – Our community is designed to be socially diverse and adaptable to changing lifestyles. Individuals are provided with access to affordable housing, education, health care, essential goods, public amenities and services, so that their basic needs are met;

2. **Economic Sustainability** - Our community is designed in a manner such that the costs of building, operating and maintaining it and its supportive infrastructure and services are affordable and will not become a burden on future generations; and

3. **Environmental Sustainability** - Our community is designed to minimize air, water, and soil pollution, reduce resource consumption and waste, and protect natural systems that support life.

Decisions regarding growth and development within our community are generally based on the premise that there is a finite amount of land within the boundaries of the municipality and that a variety of land uses compete for this limited land base. It is important therefore, that the social, economic and environmental needs of the community are being met when decisions are made involving future growth and development.
Planning involves the analysis of current land uses as well as the development of goals and/or a “vision” for the community which in turn directs the future growth and development of land uses. A Municipal Development Plan must reflect the goals and aspirations of the residents for whom it was prepared. Opportunities for meaningful public involvement were provided in the preparation of this Bylaw and therefore, this Bylaw reflects the public’s vision for Strathcona County.

Administration – Legislative Requirements

The Municipal Government Act, Section 632, provides the legislative framework under which Strathcona County’s Municipal Development Plan has been prepared. The Municipal Government Act lists both the required and optional contents of a Municipal Development Plan.

Section 632(3) (a) identifies the required content of a Municipal Development Plan as follows:

1. The future land use within the municipality;
2. The manner of and the proposals for future development;
3. The co-ordination of land use, future growth patterns and other infrastructure with adjacent municipalities if there is no intermunicipal development plan with respect to those matters in those municipalities;
4. The provision of the required transportation systems, either generally or specifically, within the municipality and in relation to adjacent municipalities; and
5. The provision of municipal services and facilities either generally or specifically.

Section 632(3) (b) outlines optional policies which may also be included in a Municipal Development Plan:

1. Proposals for the financing and programming of municipal infrastructure;
2. The co-ordination of municipal programs relating to the physical, social and economic development of the municipality;
3. Environmental matters within the municipality;
4. The financial resources of the municipality;
5. The economic development of the municipality; and
6. Any other matter relating to the physical, social or economic development of the municipality.

Section 632(3) (c), (d), (e) and (f) continue with identification of additional policies to be included in the Municipal Development Plan:

1. May contain statements regarding the municipality’s development constraints, including the results of any development studies and impact analysis, and goals, objectives, targets, planning policies and corporate strategies;
2. Must contain policies compatible with the subdivision and development regulations to provide guidance on the type and location of land uses adjacent to sour gas facilities;
3. Must contain policies respecting the provision of municipal, school or municipal and school reserves, including but not limited to the need for, amount of and allocation of those reserves and identification of school requirements in consultation with affected school authorities; and
4. Must contain policies respecting the protection of agricultural operations.
The MDP Review Process

The Municipal Development Plan review process has occurred in three distinct phases. The project was initiated in December of 2004 with a “Kick-Off” session which featured a workshop focusing on issue identification and guest speakers of national and international renown. A 12 member Municipal Development Plan steering committee was appointed to provide input throughout the review process. The steering committee consists of members from internal departments within the County.

Prior to, and during the review of the Municipal Development Plan, a number of studies were undertaken, (the majority by outside agencies), and have contributed to the direction taken in this Bylaw. These studies include:

- Beaver Hills Initiative and Environmental Mapping;
- The West of 21 Area Concept Plan;
- Country Residential Area Concept Plan;
- Country Residential Water/Sewer Capacity;
- Competing Land Use Statistics and Projections;
- The Future of Agriculture;
- Financial Impact Analysis and Modeling;
- Social Sustainability Framework;
- Transportation Master Plan/Model Update;
- Future Urban Areas Feasibility Study;
- Evaluation of Urban Growth Options;
- Industrial Risk Management;
- Fire Risk Analysis and Mapping;
- Pipeline Corridor Study; and
- Housing Inventory.

Phase I of the Municipal Development review focussed on gathering input from community stakeholders on what “was or wasn’t working” relative to the existing Municipal Development Plan. Twelve open houses were held between March and May of 2005, at a number of different locations throughout the County, where a total of 211 members of the public attended. Questionnaires and comment sheets were provided at the open houses as a means of gathering input. Questionnaires were also available on the County’s website and could be answered online. Residents were encouraged to submit written comments regarding the Municipal Development Plan through email and letters to the County. In Phase I, a total of 201 written responses were received.

In conjunction with Phase I, there were also open houses that focused on specific studies related to the Municipal Development Plan. The open houses and studies were for the West of 21 Area Concept Plan and the Country Residential Area Concept Plan. Both the open houses and studies were completed by outside agencies.

Phase II consisted of preparing and presenting discussion papers. Discussion papers were developed for each topic area or chapter of the draft Municipal Development Plan and included the issues and the proposed policy direction for each topic area. There were five open houses for Phase II held in November of 2005. There were a total of 106 attendees at these open houses. Blank comment sheets were provided to gather input from the public. They were also encouraged to submit comments regarding the discussion papers or the Municipal Development Plan review through letters and emails. A total of 28 written responses were received during this Phase.
In November of 2005, an additional workshop was provided which offered residents an opportunity to hear two experts discuss possible future growth scenarios for Strathcona County. Dr. Brad Stelfox and Dr. Dan Farr presented a computer based modeling process entitled ALCES (A Landscape Cumulative Effects Simulator), which helps stakeholders understand the influence of natural resource management on a range of environmental and economic indicators.

Phase III was initiated with the release of the Draft 1 of the Municipal Development Plan in February of 2006. The draft plan was made available for viewing on the County’s website, at County Hall, the North Strathcona Contact Office and Strathcona County Library at Sherwood Park Mall and was also available for purchase at County Hall in a paper copy or cd format.

There were a total of five open houses during Phase III that took place between March and April of 2006. There were a total of 452 attendees and 128 written responses provided by the public via comment sheets, letters and email submissions. In addition to the draft being presented, an overview of the studies that were conducted in conjunction with the Municipal Development Plan was displayed as well.

Draft 2 of the plan was released in August of 2006, with five open houses held in various locations throughout September. A total of 321 individuals attended these sessions with over 120 pieces of correspondence received between August and October of 2006.

Strathcona County has incorporated a strong emphasis on public awareness and communication throughout the review of the Municipal Development Plan. In preparing for an open house or workshop, several advertisements were displayed in three newspapers: Strathcona County This Week, the Sherwood Park News; and the Fort Saskatchewan Record. Newspaper articles were also used to communicate various topic areas that the Municipal Development Plan review process addressed. Advertisements for open houses and workshops were displayed on community signs in Sherwood Park, the hamlets and adjacent to rural facilities. Posters and pamphlets were also distributed to a number of locations throughout the County. Strathcona County conducted mail-outs to stakeholder groups in the community, during the three phases of the project and produced an addressed brochure which was mailed to every property owner in the community in September of 2006.

At the beginning of the Municipal Development Plan review process, a section on the Municipal Development Plan was added to Strathcona County’s website. The webpage was used to update residents on open house locations, dates and times, and general updates of the Municipal Development Plan process such as studies that were conducted. It also displayed all the public comments which were received as a result of the open houses and general information on the Municipal Development Plan review.
Strathcona County’s Role in the Capital Region

Strathcona County is located in east central Alberta, adjacent to the City of Edmonton. The County is bordered by the North Saskatchewan River to the north, Lamont County and Elk Island National Park to the east and Leduc County and Beaver County to the south. Strathcona County encompasses 1265 square kilometres (488 square miles). At the time of creation of this Bylaw, it is the fourth largest municipality in Alberta in terms of population. In 2005, the total population was 80,232, with 25,169 individuals living in the Rural Service Area and 55,063 individuals residing in the Urban Service Area of Sherwood Park.

On April 15, 2008, the Government of Alberta established the Capital Region Board by adopting the Capital Region Board Regulation AR 49/2008. The Regulation originally identified 25 participating municipalities of the Capital Region, which includes Strathcona County. The Regulation further required the Board complete a Growth Plan with four key components: land use, intermunicipal transit, housing, and geographic information services. The resulting Capital Region Growth Plan provides a vision for the future of the Capital Region.

In accordance with the Region’s Growth Plan, Strathcona County will continue to responsibly plan for its share of regional growth which is shaping the physical and economic future of central Alberta. Strathcona County’s role as a participating municipality of the Capital Region Board includes complying with the policies and intent contained within the Capital Region Growth Plan and subsequent amendments and maintaining effective collaborative working relationships with Federal and Provincial governments, as well as neighbouring municipalities. In addition to the mandates of the Capital Region Board, the County will continue to play a leadership role relative to regional undertakings such as the Beaver Hills Initiative, the River Valley Alliance, the North Saskatchewan Watershed Alliance, and heavy industrial risk management. (Bylaw 42-2012)

Strathcona County Today

The population of Strathcona County grew by almost 35% from 1991 to 2005. Along with the progressive filling in of Sherwood Park, the other dominant form of residential growth has been country residential development.

The Sherwood Park Urban Service Area is projected to be fully built out by 2022. This will increase pressure on not only the rural environment, but also for the community to continue to provide further opportunities for urban development over the next several generations. (Bylaw 42-2012)

**Shifts in Population in Strathcona County 1961 – 2005**

- **1961**: 12,075
- **1981**: 47,869
- **1991**: 56,748
- **2005**: 80,232

Figure 1: Shifts in Population in Strathcona County 1961-2005 (Source: Federal and Municipal Census)
Population Projection

Strathcona County’s population within the urban service area is forecast to have a modest but consistent increase at a rate of between 1.7 - 2% each year from 2013 to 2026. Within the rural service area, the population is estimated to increase at just under 1% each year. By 2026, it is estimated that the total population of Strathcona County will be over 115,000. *(Bylaw 42-2012)*

### Strathcona County Population Projections and Population Trends (2001 – 2026)

<table>
<thead>
<tr>
<th>YEAR</th>
<th>Urban Service Area Population</th>
<th>Percent increase (from previous year)</th>
<th>Rural Strathcona County Population</th>
<th>Percent increase (from previous year)</th>
<th>Total Strathcona County Population</th>
<th>Percent increase (from previous year)</th>
</tr>
</thead>
<tbody>
<tr>
<td>2001**</td>
<td>47,645</td>
<td></td>
<td>24,314</td>
<td></td>
<td>71,966</td>
<td></td>
</tr>
<tr>
<td>2002</td>
<td>49,562</td>
<td>4.0%</td>
<td>24,134</td>
<td>-0.9%</td>
<td>73,696</td>
<td>2.4%</td>
</tr>
<tr>
<td>2003*</td>
<td>51,544</td>
<td>4.0%</td>
<td>24,405</td>
<td>1.1%</td>
<td>75,949</td>
<td>3.1%</td>
</tr>
<tr>
<td>2004</td>
<td>53,827</td>
<td>4.4%</td>
<td>25,070</td>
<td>2.7%</td>
<td>78,897</td>
<td>3.9%</td>
</tr>
<tr>
<td>2005*</td>
<td>55,063</td>
<td>2.3%</td>
<td>25,169</td>
<td>0.4%</td>
<td>80,232</td>
<td>1.7%</td>
</tr>
<tr>
<td>2006**</td>
<td>56,845</td>
<td>3.2%</td>
<td>25,666</td>
<td>2.0%</td>
<td>82,511</td>
<td>2.9%</td>
</tr>
<tr>
<td>2007</td>
<td>58,754</td>
<td>3.4%</td>
<td>25,968</td>
<td>1.2%</td>
<td>84,722</td>
<td>2.7%</td>
</tr>
<tr>
<td>2008</td>
<td>59,409</td>
<td>1.1%</td>
<td>26,112</td>
<td>0.6%</td>
<td>85,521</td>
<td>0.9%</td>
</tr>
<tr>
<td>2009*</td>
<td>61,660</td>
<td>3.8%</td>
<td>26,338</td>
<td>0.9%</td>
<td>87,998</td>
<td>2.9%</td>
</tr>
<tr>
<td>2010</td>
<td>62,850</td>
<td>1.9%</td>
<td>26,532</td>
<td>0.7%</td>
<td>89,382</td>
<td>1.6%</td>
</tr>
<tr>
<td>2011</td>
<td>64,170</td>
<td>2.1%</td>
<td>26,731</td>
<td>0.8%</td>
<td>90,901</td>
<td>1.7%</td>
</tr>
<tr>
<td>2012*</td>
<td>65,465</td>
<td>2.0%</td>
<td>26,938</td>
<td>0.8%</td>
<td>92,403</td>
<td>1.7%</td>
</tr>
<tr>
<td>2013</td>
<td>66,607</td>
<td>1.7%</td>
<td>27,097</td>
<td>0.6%</td>
<td>93,704</td>
<td>1.4%</td>
</tr>
<tr>
<td>2014</td>
<td>68,074</td>
<td>2.2%</td>
<td>27,322</td>
<td>0.8%</td>
<td>95,396</td>
<td>1.8%</td>
</tr>
<tr>
<td>2015</td>
<td>69,541</td>
<td>2.2%</td>
<td>27,546</td>
<td>0.8%</td>
<td>97,088</td>
<td>1.8%</td>
</tr>
<tr>
<td>2016</td>
<td>71,009</td>
<td>2.1%</td>
<td>27,771</td>
<td>0.8%</td>
<td>98,780</td>
<td>1.7%</td>
</tr>
<tr>
<td>2017</td>
<td>72,476</td>
<td>2.2%</td>
<td>27,995</td>
<td>0.8%</td>
<td>100,471</td>
<td>1.7%</td>
</tr>
<tr>
<td>2018</td>
<td>73,943</td>
<td>2.0%</td>
<td>28,220</td>
<td>0.8%</td>
<td>102,163</td>
<td>1.7%</td>
</tr>
<tr>
<td>2019</td>
<td>75,410</td>
<td>2.0%</td>
<td>28,445</td>
<td>0.8%</td>
<td>103,855</td>
<td>1.7%</td>
</tr>
<tr>
<td>2020</td>
<td>76,877</td>
<td>2.0%</td>
<td>28,669</td>
<td>0.8%</td>
<td>105,546</td>
<td>1.6%</td>
</tr>
<tr>
<td>2021</td>
<td>78,344</td>
<td>1.9%</td>
<td>28,894</td>
<td>0.8%</td>
<td>107,238</td>
<td>1.6%</td>
</tr>
<tr>
<td>2022</td>
<td>79,812</td>
<td>1.9%</td>
<td>29,118</td>
<td>0.8%</td>
<td>108,930</td>
<td>1.6%</td>
</tr>
<tr>
<td>2023</td>
<td>81,279</td>
<td>1.8%</td>
<td>29,343</td>
<td>0.8%</td>
<td>110,622</td>
<td>1.6%</td>
</tr>
<tr>
<td>2024</td>
<td>82,746</td>
<td>1.8%</td>
<td>29,567</td>
<td>0.8%</td>
<td>112,313</td>
<td>1.5%</td>
</tr>
<tr>
<td>2025</td>
<td>84,213</td>
<td>1.8%</td>
<td>29,792</td>
<td>0.8%</td>
<td>114,005</td>
<td>1.5%</td>
</tr>
<tr>
<td>2026</td>
<td>85,680</td>
<td>1.7%</td>
<td>30,017</td>
<td>0.8%</td>
<td>115,697</td>
<td>1.5%</td>
</tr>
</tbody>
</table>

Figure 2: Strathcona County Population Projections and Population Trends (2001 – 2026)

**Notes:**

1. The numbers reported for 2003, 2005, 2008, 2009 and 2012 are actual counts based on data collected from the Strathcona County Municipal Census* (based on the official population May 1*).
2. The numbers reported for 2001 and 2006 are actual counts based on data collected from the Federal Census by Statistics Canada** (based on the official population June 1**).
3. The population numbers reported in this table for non-census years between 2001 and 2012 are estimates based on average growth between the municipal census years.
4. Population projections for 2013 through 2026 are based on estimated occupied dwellings and applying a person per dwelling unit factor of 2.67 in the urban area and 2.85 in the rural area. This unit factor remains constant for each consecutive year of the projection. A correction factor for new housing stock is also built into the estimates of occupied dwellings to account for vacant dwellings as well as new housing stock that would be under construction in any given year. All population numbers in this Table are rounded.
5. Projection numbers for the Urban Service Area are based on the assumption that a new urban service area will be built once Sherwood Park is full. It is estimated that Sherwood Park will have a capacity of 83,889 people, which means that it will reach capacity between 2024 and 2025. *(Bylaw 42-2012)*
Age

The age gender distribution of Strathcona County indicates that nearly 50% of residents are within the ages of 25-54. This age cohort also represents the majority of the working population. Within the rural area, it can be seen that there is a smaller percentage of residents between the ages of 20-34, as individuals move to urban areas for employment or educational opportunities.

Although the average age in Strathcona County is 36.2 years, there has been a significant increase among adults aged 55 and older within the past 10 years. The majority of adults over the age of 55 reside, or have relocated to, the Urban Service Area of Sherwood Park.

Age Breakdowns by Gender – Sherwood Park

<table>
<thead>
<tr>
<th>Age Groups</th>
<th>Sherwood Park</th>
<th>Males</th>
<th>Females</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>N</td>
<td>%</td>
<td>N</td>
</tr>
<tr>
<td>0-9</td>
<td>6,843</td>
<td>12.6%</td>
<td>3,545</td>
</tr>
<tr>
<td>10-14</td>
<td>4,219</td>
<td>7.8%</td>
<td>2,122</td>
</tr>
<tr>
<td>15-19</td>
<td>4,387</td>
<td>8.1%</td>
<td>2,214</td>
</tr>
<tr>
<td>20-24</td>
<td>3,411</td>
<td>6.3%</td>
<td>1,804</td>
</tr>
<tr>
<td>25-34</td>
<td>6,543</td>
<td>12.0%</td>
<td>3,126</td>
</tr>
<tr>
<td>35-44</td>
<td>8,813</td>
<td>16.2%</td>
<td>4,221</td>
</tr>
<tr>
<td>45-54</td>
<td>8,703</td>
<td>16.0%</td>
<td>4,274</td>
</tr>
<tr>
<td>55-64</td>
<td>6,495</td>
<td>12.0%</td>
<td>3,224</td>
</tr>
<tr>
<td>65-74</td>
<td>2,890</td>
<td>5.3%</td>
<td>1,403</td>
</tr>
<tr>
<td>75+</td>
<td>2,014</td>
<td>3.7%</td>
<td>775</td>
</tr>
<tr>
<td>Total</td>
<td>54,318</td>
<td>100.0%</td>
<td>26,708</td>
</tr>
</tbody>
</table>

Figure 3: Age Breakdowns by Gender – Sherwood Park (Source: 2005 Strathcona County Municipal Census)

Age Breakdowns by Gender – Rural Strathcona

<table>
<thead>
<tr>
<th>Age Groups</th>
<th>Rural Strathcona</th>
<th>Males</th>
<th>Females</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>N</td>
<td>%</td>
<td>N</td>
</tr>
<tr>
<td>0-9</td>
<td>2,716</td>
<td>10.9%</td>
<td>1,388</td>
</tr>
<tr>
<td>10-14</td>
<td>2,144</td>
<td>8.6%</td>
<td>1,130</td>
</tr>
<tr>
<td>15-19</td>
<td>2,286</td>
<td>9.2%</td>
<td>1,175</td>
</tr>
<tr>
<td>20-24</td>
<td>1,381</td>
<td>5.5%</td>
<td>720</td>
</tr>
<tr>
<td>25-34</td>
<td>1,921</td>
<td>7.7%</td>
<td>942</td>
</tr>
<tr>
<td>35-44</td>
<td>4,332</td>
<td>17.4%</td>
<td>2,054</td>
</tr>
<tr>
<td>45-54</td>
<td>4,908</td>
<td>19.7%</td>
<td>2,560</td>
</tr>
<tr>
<td>55-64</td>
<td>3,220</td>
<td>12.9%</td>
<td>1,687</td>
</tr>
<tr>
<td>65-74</td>
<td>1,385</td>
<td>5.6%</td>
<td>786</td>
</tr>
<tr>
<td>75+</td>
<td>608</td>
<td>2.4%</td>
<td>333</td>
</tr>
<tr>
<td>Total</td>
<td>24,901</td>
<td>100.0%</td>
<td>12,775</td>
</tr>
</tbody>
</table>

Figure 4: Age Breakdowns by Gender – Rural Strathcona (Source: 2005 Strathcona County Municipal Census)
Education

Education plays an important role in the social, cultural, political and economic success of individuals and communities. Strathcona County is home to a satellite campus of Lakeland College and is located adjacent to the City of Edmonton, where a number of post secondary institutions, such as the University of Alberta, Northern Alberta Institute of Technology (NAIT) and Grant MacEwan Community College are located.

The majority of Strathcona County residents have obtained further education after completing high school. Almost 55% of residents over the age of 20 are university, trades or college graduates.

### Highest Level of Schooling of Strathcona County Residents Aged 20 or Older

<table>
<thead>
<tr>
<th>Highest Level of Education</th>
<th>N</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>All residents aged 20 or older</td>
<td>49170</td>
<td></td>
</tr>
<tr>
<td>Less than grade 9</td>
<td>1370</td>
<td>2.8%</td>
</tr>
<tr>
<td>Less than Grade 12</td>
<td>7795</td>
<td>15.9%</td>
</tr>
<tr>
<td>High School Graduate</td>
<td>5945</td>
<td>12.1%</td>
</tr>
<tr>
<td>Trades or College graduate</td>
<td>18070</td>
<td>36.8%</td>
</tr>
<tr>
<td>Some college courses</td>
<td>3405</td>
<td>6.9%</td>
</tr>
<tr>
<td>Some University</td>
<td>3730</td>
<td>7.6%</td>
</tr>
<tr>
<td>University Graduate</td>
<td>8855</td>
<td>18.0%</td>
</tr>
</tbody>
</table>

Figure 5: Highest Level of Schooling of Strathcona County Residents Aged 20 or Older (Source: 2001 Federal Census)
Income

The majority of residents in Strathcona County derive their income from wages, salaries and self-employment, as opposed to other sources of income, such as pension plans, employment insurance, social assistance and workers’ compensation.

The average household income of residents in Strathcona County is generally, higher than that of Canada and Alberta. Over 25% of households have an income of $100,000 or more, and over 50% of households have an income of $70,000 or more. Although the average household income is relatively high in Strathcona County, low income households do exist. Nearly 25% of all one person households, earn between $10,000 and $20,000 per year.

All Private Household Income in Strathcona County
(Total Number of households = 23,890)

<table>
<thead>
<tr>
<th>Income Range</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Under $10,000</td>
<td>1.9%</td>
</tr>
<tr>
<td>$10,000 - $19,999</td>
<td>4.2%</td>
</tr>
<tr>
<td>$20,000 - $29,999</td>
<td>5.8%</td>
</tr>
<tr>
<td>$30,000 - $39,999</td>
<td>6.0%</td>
</tr>
<tr>
<td>$40,000 - $49,999</td>
<td>8.1%</td>
</tr>
<tr>
<td>$50,000 - $59,999</td>
<td>9.6%</td>
</tr>
<tr>
<td>$60,000 - $69,999</td>
<td>10.1%</td>
</tr>
<tr>
<td>$70,000 - $79,999</td>
<td>8.9%</td>
</tr>
<tr>
<td>$80,000 - $89,999</td>
<td>9.1%</td>
</tr>
<tr>
<td>$90,000 - $99,999</td>
<td>8.6%</td>
</tr>
<tr>
<td>$100,000 and over</td>
<td>27.6%</td>
</tr>
</tbody>
</table>

Figure 6: Household Incomes (Source: 2001 Federal Census)

All One-Person Households Incomes
(Total Number of households = 2,740)

<table>
<thead>
<tr>
<th>Income Range</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Under $10,000</td>
<td>7.1%</td>
</tr>
<tr>
<td>$10,000 - $19,999</td>
<td>23.5%</td>
</tr>
<tr>
<td>$20,000 - $29,999</td>
<td>15.5%</td>
</tr>
<tr>
<td>$30,000 - $39,999</td>
<td>12.4%</td>
</tr>
<tr>
<td>$40,000 - $49,999</td>
<td>12.0%</td>
</tr>
<tr>
<td>$50,000 - $59,999</td>
<td>9.7%</td>
</tr>
<tr>
<td>$60,000 - $69,999</td>
<td>9.5%</td>
</tr>
<tr>
<td>$70,000 - $79,999</td>
<td>3.6%</td>
</tr>
<tr>
<td>$80,000 - $89,999</td>
<td>2.2%</td>
</tr>
<tr>
<td>$90,000 - $99,999</td>
<td>1.5%</td>
</tr>
<tr>
<td>$100,000 and over</td>
<td>3.1%</td>
</tr>
</tbody>
</table>

Figure 7: All One-Person Households Incomes (Source: 2001 Federal Census)
Couples Incomes
(Total Number of households = 18,990)

<table>
<thead>
<tr>
<th>Couples Incomes</th>
<th>Total Strathcona County</th>
<th>Sherwood Park</th>
<th>Rural Strathcona</th>
</tr>
</thead>
<tbody>
<tr>
<td>Under $10,000</td>
<td>1.0%</td>
<td></td>
<td></td>
</tr>
<tr>
<td>$10,000 - $19,999</td>
<td>1.3%</td>
<td></td>
<td></td>
</tr>
<tr>
<td>$20,000 - $29,999</td>
<td>4.2%</td>
<td></td>
<td></td>
</tr>
<tr>
<td>$30,000 - $39,999</td>
<td>4.9%</td>
<td></td>
<td></td>
</tr>
<tr>
<td>$40,000 - $49,999</td>
<td>6.8%</td>
<td></td>
<td></td>
</tr>
<tr>
<td>$50,000 - $59,999</td>
<td>9.1%</td>
<td></td>
<td></td>
</tr>
<tr>
<td>$60,000 - $69,999</td>
<td>10.0%</td>
<td></td>
<td></td>
</tr>
<tr>
<td>$70,000 - $79,999</td>
<td>9.7%</td>
<td></td>
<td></td>
</tr>
<tr>
<td>$80,000 - $89,999</td>
<td>10.6%</td>
<td></td>
<td></td>
</tr>
<tr>
<td>$90,000 - $99,999</td>
<td>10.2%</td>
<td></td>
<td></td>
</tr>
<tr>
<td>$100,000 and over</td>
<td>32.2%</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Figure 8: Couples Incomes (Source: 2001 Federal Census)

Note: “One-person households” and the “couple households” are subsets of the “all private households” data and are not additional households in Strathcona County.

Housing

The majority of housing in Strathcona County can be classified as single detached dwellings. There are very few apartments, duplexes or townhouse developments within the County. Of those that do exist, the majority are located within the urban service area of Sherwood Park.

Current Housing Inventory within Strathcona County

<table>
<thead>
<tr>
<th>Housing Type</th>
<th>Total Strathcona County</th>
<th>Sherwood Park</th>
<th>Rural Strathcona</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Detached</td>
<td>24,915</td>
<td>16,299</td>
<td>8,616</td>
</tr>
<tr>
<td>Row House</td>
<td>1,284</td>
<td>1,284</td>
<td>0</td>
</tr>
<tr>
<td>Apartment</td>
<td>828</td>
<td>820</td>
<td>8</td>
</tr>
<tr>
<td>Manufactured Homes</td>
<td>774</td>
<td>575</td>
<td>199</td>
</tr>
<tr>
<td>Duplex</td>
<td>1,096</td>
<td>1,091</td>
<td>5</td>
</tr>
<tr>
<td>Other Movable Dwellings</td>
<td>96</td>
<td>2</td>
<td>94</td>
</tr>
<tr>
<td>Collective Dwellings</td>
<td>91</td>
<td>86</td>
<td>5</td>
</tr>
<tr>
<td>Suite in Single Detached</td>
<td>24</td>
<td>16</td>
<td>8</td>
</tr>
<tr>
<td>Attached to non-Residential Structure</td>
<td>9</td>
<td>4</td>
<td>5</td>
</tr>
<tr>
<td>Total Number of Dwellings</td>
<td>29,117</td>
<td>20,177</td>
<td>8,940</td>
</tr>
</tbody>
</table>

Figure 9: Current Housing Inventory within Strathcona County (Source: 2005 Municipal Census)

Note: “N” refers to the Number of Dwellings available for habitation. Collective dwellings include structures such as nursing homes, senior citizen homes, Hutterite colonies and homes for physically and developmentally challenged people.
Employment

Residents of Alberta and Strathcona County are employed in a variety of industries, including oil and gas, agriculture, government and commercial services. Although the majority of residents in Alberta are employed within the retail industry, there has been a significant increase in the number of individuals employed within public administration, utilities and the oil and gas sector, in the past year. The majority of residents within Strathcona County are employed within the manufacturing, retail and health care/social assistance professions.

Employment Patterns of Strathcona County Residents Aged 15 or Older

<table>
<thead>
<tr>
<th>Industry</th>
<th>N</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>All industries</td>
<td>42,455</td>
<td>76.1%</td>
</tr>
<tr>
<td>Agriculture, forestry, fishing and hunting</td>
<td>1,140</td>
<td>2.7%</td>
</tr>
<tr>
<td>Mining and oil and gas extraction</td>
<td>1,035</td>
<td>2.4%</td>
</tr>
<tr>
<td>Utilities</td>
<td>450</td>
<td>1.1%</td>
</tr>
<tr>
<td>Construction</td>
<td>3,595</td>
<td>8.5%</td>
</tr>
<tr>
<td>Manufacturing</td>
<td>4,310</td>
<td>10.2%</td>
</tr>
<tr>
<td>Wholesale trade</td>
<td>2,065</td>
<td>4.9%</td>
</tr>
<tr>
<td>Retail trade</td>
<td>4,265</td>
<td>10.0%</td>
</tr>
<tr>
<td>Transportation and warehousing</td>
<td>2,105</td>
<td>5.0%</td>
</tr>
<tr>
<td>Information and cultural industries</td>
<td>1,060</td>
<td>2.5%</td>
</tr>
<tr>
<td>Finance and insurance</td>
<td>1,715</td>
<td>4.0%</td>
</tr>
<tr>
<td>Real estate and rental and leasing</td>
<td>960</td>
<td>2.3%</td>
</tr>
<tr>
<td>Professional, scientific and technical services</td>
<td>3,060</td>
<td>7.2%</td>
</tr>
<tr>
<td>Management of companies and enterprises</td>
<td>35</td>
<td>0.1%</td>
</tr>
<tr>
<td>Administrative and support, waste management and remediation services</td>
<td>1,260</td>
<td>3.0%</td>
</tr>
<tr>
<td>Educational services</td>
<td>3,410</td>
<td>8.0%</td>
</tr>
<tr>
<td>Health care and social assistance</td>
<td>4,110</td>
<td>9.7%</td>
</tr>
<tr>
<td>Arts, entertainment and recreation</td>
<td>840</td>
<td>2.0%</td>
</tr>
<tr>
<td>Accommodation and food services</td>
<td>2,120</td>
<td>5.0%</td>
</tr>
<tr>
<td>Other services (except public administration)</td>
<td>2,125</td>
<td>5.0%</td>
</tr>
<tr>
<td>Public administration</td>
<td>2,805</td>
<td>6.6%</td>
</tr>
</tbody>
</table>

Figure 10: Employment Patterns of Strathcona County Residents Aged 15 or Older (Source: 2001 Federal Census)
Strathcona County’s Vision

“Strathcona County is a safe, caring and autonomous community that treasures its unique blend of urban and rural lifestyles while balancing the natural environment with economic prosperity; and through strong, effective leadership is a vibrant community of choice.”

Strategic Plan Direction

The Strategic Plan was developed by Council, based on input from the community as well as information from research and studies. The Strategic Plan is Strathcona County’s principal guiding document for governance, community development and service delivery. It describes the County’s vision for the future, the community goals and strategies for achieving these goals.

3.1 Water

a) Improve surface and subsurface water quality; and
b) Reduce the consumption of fresh water resources from lakes, rivers and aquifers.

3.2 Air

a) Improve air quality.

3.3 Land

a) Reduce the fragmentation of agricultural land;
b) Reduce non-agricultural uses on prime agricultural land; and
b) Reduce land use conflicts.

3.4 Environment

a) Protect wildlife and their habitats;
b) Conserve important and unique natural features; and
c) Respect natural ecosystems.

3.5 Housing

a) Increase the availability of affordable housing and social housing; and
b) Increase the variety of housing stock.

3.6 Governance

a) Develop policies and plans that provide guidance for the Corporation and the community;
b) Advocate increased public input with respect to decision making and community consultation;
c) Improve communication between the public and the County leading to more effective decision making;
d) Maintain Strathcona County’s status as an autonomous municipality; and
e) Respect the rights of individual citizens and landowners within the context of the overall public interest.
3.7 **Intermunicipal Relations**

a) Build and maintain effective channels of communication on intermunicipal issues;  
b) Cooperate and collaborate on resolving common planning issues; and  
c) Co-ordinate land use goals with other adjacent municipalities.

3.8 **Economic Development**

a) Create a more diversified economy and increase employment opportunities by broadening the variety of industries and commercial businesses.

3.9 **Infrastructure**

a) Reduce the lifecycle cost of infrastructure by maximizing the efficiency and utilization of utility services; and  
b) Maintain an efficient and effective transportation network and reduce traffic related impacts such as noise and air pollution.

3.10 **Public Service**

a) Ensure adequate lands are designated for services such as health care to keep pace with growth; and  
b) Maximize the use of existing and future community facilities.

3.11 **Culture**

a) Retain the rural character of the community;  
b) Conserve heritage resources; and  
c) Create high quality public spaces and facilities.

3.12 **Community Design**

a) Improve the quality of commercial and residential environments through urban design;  
b) Ensure development occurs in an orderly manner and is tied to the logical extension of infrastructure;  
c) Create more compact, walkable communities; and  
d) Improve transportation connections between developments.

**Incorporation of the Strategic Plan Direction into the MDP**

The Strategic Plan supports the development of sustainable communities and the incorporation of the three pillars of sustainability, into the framework of the Municipal Development Plan. The three pillars of sustainability involve the integration of social, economic and environmental variables into the decision making process for community change and development.

As noted in community consultation initiatives, residents of Strathcona County feel strongly about a variety of issues, including the rate and direction that recent growth in the community has taken. The challenge is to manage growth while maintaining and enhancing the quality of life of County residents, in a sustainable manner. The Municipal Development Plan creates a roadmap for decision making that will manage and direct growth within the County.
Incorporation of the Capital Region Growth Plan Direction into the MDP (Bylaw 42-2012)

As a member municipality of the Capital Region Board, Strathcona County supports the policies, regulations and mandates of the Board. A result of being part of the Capital Region is that all member municipalities are required to ensure their Municipal Development Plans are consistent with the direction of the Capital Region Growth Plan. A review of this Municipal Development Plan was completed in November of 2011 and amendments were approved by the Capital Region Board in January of 2013 and adopted by County Council in February of 2013. The amendments ensure that development occurring within Strathcona County is consistent with the goals of the Capital Region.

The County will ensure the MDP remains in conformity with all aspects of the Capital Region Growth Plan at all times. Should the policies, regulations or mandates of the Capital Region Board alter, this Plan shall be amended as required to ensure it maintains consistency with the Capital Region Board’s direction.
Introduction

Traditionally, Strathcona County has assumed growth and development with limited consideration for the long-term negative social, environmental or economic impacts on the community. Our present form of development, as well as our lifestyle choices means that Strathcona County residents, along with the rest of the world, are consuming resources at a faster rate than the planet can replenish them. This is causing world wide issues such as disappearing forests, declining fisheries and climate change. In fact, if everyone in the world lived as we do in Strathcona County, we would require four planets to support us, as depicted in Figure 11. The challenge that faces us all is how can we continue to enjoy the current quality of life and standard of living we presently have, within the carrying capacity of one planet?

Figure 11: Four Planet Living

To live a sustainable lifestyle within the carrying capacity of one planet we must first define sustainability:

*Sustainability for Strathcona County, means developing in a manner that meets the needs of the present without compromising the ability of future generations to meet their own needs, while striking a balance between economic prosperity, social responsibility and environmental stewardship.*

To achieve a sustainable community, Strathcona County has adopted a process defined by four science-based sustainability principles adapted from the Natural Step Framework. These Sustainability principles are:

1. Move towards, and ultimately achieve, solutions and activities that preserve, enhance and regenerate nature and life-sustaining ecosystems;
2. Move towards, and ultimately achieve, solutions and activities that free us from our dependence on substances that are extracted from the earth’s crust and accumulate in nature;
3. Move towards, and ultimately achieve, cradle-to-cradle solutions and activities in design, manufacturing and consumption such that substances produced by society do not accumulate in nature; and
4. Move towards, and ultimately achieve, social solutions and activities that allow every person to meet basic human needs and achieve their potential in life, now and in the future.

Basic types of practices that can be used to address or work towards achieving the four principles include:

1. Redevelop existing sites and buildings before constructing new ones; integrate ecological features to serve as green infrastructure elements; create a well-defined “edge” of natural space and agricultural lands; reduce water use and recycle waste water; biological sewage treatment; etc;
2. Develop pedestrian & bicycle oriented communities; development heated and powered by renewable energy; intensification; mixed-use development; public transit; alternatively fuelled fleets; incentives for organic agriculture that minimizes phosphorus and petrochemical fertilizers and herbicides etc;

3. Incorporate healthy building design and construction techniques that reduce or eliminate the use of toxic building materials; landscape design and maintenance that use alternatives to chemical pesticides and herbicides; adopting purchasing guidelines that encourage low or non-chemical product use; utilizing waste as a resource etc.; and

4. Creating a diversity of housing types; develop affordable housing for a diversity of residents; support locally based business and food production; encouraging eco-industrial development, participatory community planning and decision making; celebrating cultural heritage; design buildings and amenities to promote social interaction, etc.

Neighbourhoods form the basis for our understanding of community within the municipality we live in. As the County continues to grow, sustainable neighbourhood development becomes the key incremental step towards achieving a sustainable Strathcona County. The “lens” by which new neighbourhood developments will be reviewed is illustrated in Figure 12. The four sustainability principles will be evaluated against twelve theme topics. Each theme topic will establish targets and measure outcomes.

The Municipal Development Plan reflects the land use and settlement pattern decisions from our past and projects the desires of the community and decision makers as we move into the future.

Historically Strathcona County has been an agricultural community, incorporating a number of smaller urban communities to address the commercial, social, cultural and recreational needs for the rural area. The establishment of Sherwood Park in 1956, as the major urban community in the County has forever changed the traditional character of the typical rural municipality. Today, Strathcona County residents value the unique character and quality of life associated with having both rural and urban areas.

The Municipal Development Plan continues to recognize the majority of growth in population, employment, services and housing will continue to be accommodated within the Urban Service Area of Sherwood Park. Here, services are readily available and the infrastructure is already planned. Within the Urban Service Area boundary, higher density growth is targeted to occur in three residential urban villages and to be directed to various commercial nodes along major collector and arterial roads, identified in Area Structure Plans. Based on 2011 population growth projections, the community of Sherwood Park will reach the limits of the existing planned Urban Service Area by the year 2022. The Urban Service boundary cannot be expanded due to the desire of the community to limit outward sprawl beyond the existing boundary; the nature of the surrounding development; and the servicing capacities of the existing infrastructure.

This Bylaw acknowledges that prior to the full build out of Sherwood Park, as defined under existing planning documents, planning will be initiated for the priority growth areas and the redevelopment of older neighbourhoods to create sustainable communities as defined in this Bylaw, as well as progress toward achieving the overall density targets outlined in the Capital Region Growth Plan.

Additionally, the hamlets of Ardrossan, Josepburg, 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. (Bylaw 42-2012)

The remaining hamlets of Antler Lake, Collingwood Cove, Half Moon Lake, Hastings Lake and North Cooking Lake are recognized as predominately residential communities with very limited population growth potential and are not identified as employment or service centres.
The country residential development surrounding the community of Sherwood Park, and to a lesser degree Ardrossan, represents a historical residential growth pattern in Strathcona County. Country residential beyond the physical limits identified in this Municipal Development Plan is not supported, as it is no longer considered an efficient, effective or sustainable use of land. Both the residential development and the servicing capacity are expected to reach full build out within the 20-year time horizon of this Bylaw. Emphasis will be placed on conservation design principles to develop the remaining Country Residential Policy Area. This will focus on conserving habitat, wetlands, treed areas, eco-systems and open space, as well as encouraging sustainable servicing options.

4 PRINCIPLES FOR GUIDING SUSTAINABLE DEVELOPMENT

Principle #1
Move towards, and ultimately achieve, solutions and activities that preserve, enhance and regenerate nature and life-sustaining ecosystems.

Principle #2
Move towards, and ultimately achieve, solutions and activities that free us from our dependence on substances that are extracted from the earth’s crust and accumulate in nature.

Principle #3
Move towards, and ultimately achieve, cradle-to-cradle solutions and activities in design, manufacturing and consumption such that substances produced by society do not accumulate in nature.

Principle #4
Move towards, and ultimately achieve, social solutions and activities that allow every person to meet basic human needs and achieve their potential in life, now and in the future.

Application to Sustainable Development
This means adopting social, economic and environmental design choices and system solutions that enable all people, including those not yet born, to meet basic human needs such as subsistence, security, participation, leisure, identity, etc. both now and in the future. It means adopting strategies that enable and enhance well-being and social interactions in the built environment and foster a sustainable lifestyle that is easy, attractive and affordable.

Types of Practices
Diverse housing types: affordable housing for a diversity of residents; locally based business and food production; eco-industrial development; participatory community planning and decision-making; celebrate cultural heritage; design buildings and amenities to promote social interaction; etc.

Figure 12: Principles of Sustainable Development
The Capital Region Growth Plan has designated distinct areas within the rural area of Strathcona County as priority growth areas that stipulate urban density target requirements for future development. This Municipal Development Plan identifies these areas as the Urban Reserve Area, the Rural/Urban Transition Policy Area and a third as a Transition Urban Reserve Policy Area (Map #12) that are contained within these priority growth areas.

During the time horizon of this Municipal Development Plan, (twenty years), the County will create Growth Management Strategies initially for the Urban Reserve Area and followed by the Rural/Urban Transition Policy Area that acknowledge the inclusion of higher density development that will include mixed use residential components in conformance with the intent of the Capital Region Growth Plan. The purpose of these Strategies will be to evaluate the lands from the perspective of sustainability principles, as illustrated in Figure 13.

The Strategies will incorporate public processes that will engage the existing communities as well as surrounding municipalities, in order to achieve the overall goal of a higher level of sustainability for Strathcona County’s future. A Growth Management Strategy for the Urban Reserve Area and Rural/Urban Transition Policy Area must be completed and adopted by Council prior to urban scale development proceeding within the respective area. All development within these areas will be consistent with the urban level density targets stipulated in the Capital Region Growth Plan.

The Transition Urban Reserve Policy Area will be planned to an urban scale of development through the creation of an Area Concept Plan in line with the intent of the Capital Region Growth Plan and County Policy. (Bylaw 42-2012)

![Figure 13: Sustainable Urban Neighbourhood Framework](image-url)
**Objectives**

Strathcona County’s sustainability and growth management objectives are to:

1) Demonstrate leadership towards applying sustainable practices throughout the community;
2) Adopt a framework that ensures future community planning implements and builds sustainable and complete neighbourhoods that create a sense of community within the municipality;
3) Partner with other professionals whom can assist the County in achieving sustainability objectives;
4) Adopt an approach to achieving sustainability that is forward-looking, responsible, adaptive, innovative and integrated;
5) Ensure an adequate and suitable land base exists to accommodate urban growth needs;
6) Direct urban growth to Sherwood Park, and to a lesser extent the hamlets of Ardrossan, Josephburg, and South Cooking Lake as identified within the area structure plans;
7) Make efficient use of the limited urban land bases in Sherwood Park, Ardrossan, Josephburg, and South Cooking Lake;
8) Manage and direct growth as a means to conserve natural areas and in particular, the High and Medium Priority Environment Management Areas contained in the Beaver Hills Moraine;
9) Create Growth Management Strategies for the Urban Reserve Area and Rural/Urban Transition Policy Area that acknowledge the inclusion of higher density development that will include mixed use residential components in conformance with the intent of the Capital Region Growth Plan; *(Bylaw 42-2012)*
10) Item deleted; *(Bylaw 42-2012)*
11) Direct new residential and commercial growth away from heavy industry.

**Policies**

Strathcona County will:

4.1 Within the context of the four science-based sustainability principles, utilize the following four elements to define how any new growth node, area concept plan, area structure plan or area redevelopment plan must be developed:

   a) Holistically planned giving full consideration to local and global impacts on economic growth, social equity, environmental health and cultural vitality;
   b) Systematically apply science-based sustainability principles to all decision making throughout planning, design and implementation;
   c) Make sustainable living easy, attractive and affordable by creating opportunities for residents to live within the capacity of one planet; and
   d) Foster one planet lifestyles, allowing residents to achieve a genuine quality of life without sacrificing a modern and mobile lifestyle.

4.2 Demonstrate leadership on sustainability and invest in the community by providing good governance, decision making and taking action to advance sustainability through County led initiatives;

4.3 Partner with groups and organizations in a collaborative and coordinated manner to advance the County’s sustainability initiatives;

4.4 Review business models and adopt a framework that is more adaptable, innovative and incorporates an integrated approach to decision making. The relationship between the environment, land use, infrastructure, social needs, development policies and community planning will be considered;
4.5 Require the proponents for any new urban area to select and prioritize strategies, using a systems approach that considers the following:

a) **New Urban Form Strategies** incorporating ecologically sensitive land use; compact land use and site design; greenway and public spaces; pedestrian and bicycle orientation; sense of neighbourhood or community; versatile built form; and enhanced livability built form;

b) **Aggressive Demand Reduction Strategies** incorporating transportation; fuel and power; solid waste and material use; and water and stormwater;

c) **Efficient Resource Use Strategies** incorporating green infrastructure planning; distribution energy systems; water and wastewater; reuse and recycling; greenscaping; and green material management and procurement;

d) **Renewable Resource Strategies** incorporating energy, water and materials; and

e) **Sustainable Lifestyle Strategies** incorporating community engagement; communication networks; municipally led initiatives; and developer led initiatives.

4.6 Ensure the following theme topics are considered when evaluating sustainable development:

a) Carbon – reduce dependence upon fossil fuels;

b) Transport – use of alternative forms of transportation and a reduction in single car usage;

c) Land use – introduction of mixed use, higher density developments;

d) Materials – use of healthy building design and construction materials;

e) Waste – utilizing waste as a resource;

f) Economy – supporting locally based and eco-industrial businesses;

g) Water – conservation of water through reduced water consumption and retention of natural infrastructure;

h) Food – local food production and value added opportunities;

i) Natural Habitat – conservation of natural habitat;

j) Well-Being – design buildings and amenities to promote inter-generational interaction and cohesion;

k) Equity – access to affordable housing, amenities and every day needs for all residents; and

l) Culture – celebrate cultural heritage.

4.7 Continue to review and assess the long term growth needs of the community in order to provide an adequate and suitable supply of urban land;

4.8 Monitor growth, based on the municipality’s ability to ensure suitable access and appropriate services are in place, in accordance with its 30 year capital plan and development standards; and based on the County’s sustainable development philosophy and models;

4.9 Ensure that all new growth pays for itself and will not be a burden on the existing ratepayers, and recognize the desirability of inter-generational equity;

4.10 Manage and direct growth in the community through the timely preparation of area structure plans that consider social, economic and environmental elements to form a complete community;

4.11 Continue to work with the development industry to explore opportunities within the Emerald Hills, Aspen Trails and Summerwood neighbourhoods of Sherwood Park, to create complete and sustainable neighbourhoods, utilizing the Sustainable Urban Neighbourhood process approach;

4.12 Review and update the existing area structure plans for Ardrossan, Josephburg, and South Cooking Lake to encourage the existing urban areas to become more complete communities with unique, vibrant, mixed use neighbourhoods;
4.13 Review the existing area structure plans for Antler Lake, Collingwood Cove, Half Moon Lake, Hastings Lake and North Cooking Lake, and where one does not exist, prepare the plan to address the unique character of each hamlet; explore opportunities to enhance the quality of life in those communities; and include more sustainable business practices in the evolution of the community;

4.14 Limit new country residential development to the existing Country Residential Policy Area, with emphasis on the County’s conservation design based principles for country residential developments;

4.15 Complete the Country Residential Area Concept Plan in order to provide specific policy direction for the management of new and existing country residential development;

4.16 Manage and direct growth, using conservation design based principles as a means to conserve natural areas; in particular the High and Medium Priority Environment Management Areas contained in the Beaver Hills Moraine;

4.17 Direct residential and commercial growth away from heavy industrial areas using the County’s adopted risk based management approach and modelling;

4.18 Review opportunities in older neighbourhoods of Sherwood Park to redevelop, intensify and create complete and sustainable communities with the support of the local residents;

4.19 Continue to work with landowners with the Transition Urban Reserve Policy Area, to complete an area concept plan prior to permitting any development in the area. Until the area concept plan is adopted, apply the policies for Agriculture-Large Holdings within the policy area boundaries;

4.19a Ensure Growth Management Strategies will take into account appropriate transitioning of the built form, from urban to rural with regard to residential development; *(Bylaw 42-2012)*

4.19b Review opportunities to direct intensification, redevelopment and creation of mixed use development towards regional transit corridors; *(Bylaw 42-2012)*

4.19c Ensure regional transit corridors and nodes as identified by the Capital Region Growth Plan are developed with a range of mixed uses and densities at a scale and intensity appropriate for its location and is considerate of existing development; *(Bylaw 42-2012)*

4.19d Allow existing agricultural operations to continue within the Urban Reserve Area, Rural/Urban Transition Policy Area and Transition Urban Reserve Policy Area; *(Bylaw 42-2012)*

4.19e Ensure Growth Management Strategies address potential fringe conflicts with existing agricultural operations throughout the stages of development. *(Bylaw 42-2012)*

4.19f Continue to work with landowners within Urban Reserve Area and Rural/Urban Transition Policy Area to complete Area Concept Plans following Strathcona County’s completion of a Growth Management Study for each respective Area. Until an Area Concept Plan is adopted, requirements of the Agriculture Large Policy Area will be applied to these areas. *(Bylaw 42-2012)*

4.20 Ensure that any potential growth area, whether urban or rural, incorporates the following components into their plan:

a) Consideration of future interchange requirements;
b) Appropriate setbacks and transitions from industry and pipeline corridors within the plan area as well as adjacent lands;
c) Transportation networks and efficiencies including the impacts on existing communities such as Sherwood Park;
d) Efficient water, sewer, stormwater and shallow utility infrastructure;
e) Environmental and farmland conservation;
f) Transit orientated compact development;
g) Timing and sequence of development;
h) Diversity of uses where possible, including employment, housing, community services, social needs and open spaces;
i) Resource and energy efficiencies of buildings, infrastructure, waste management; and
j) Community and urban design.

4.21 Initiate a community consultative process to develop a Growth Management Strategy for both the Urban Reserve Area and the Rural/Urban Transition Policy areas, as identified in the Plan, and incorporate analysis on:

a) Opportunities and constraints;
b) Water, sewer, stormwater and other infrastructure costs;
c) Transportation networks, including the impacts on existing communities such as Sherwood Park;
d) Environmental and farmland conservation;
e) Transit, municipal service efficiencies and financial impact;
f) Timing and sequence of build out as it relates to servicing, financial and infrastructure impacts;
g) Regional context with respect to infrastructure, land use, employment, transportation efficiencies and impacts;
h) Scenarios on various options to accommodate a diversity of uses - employment, housing, community services, social needs and open spaces within each area; and
i) Access to existing commercial development in Strathcona County in the short term.

4.22 Ensure that the Growth Management Strategy for the Urban Reserve addresses the need to provide safe and efficient transitions between the City of Edmonton’s heavy industry and residential land uses; and

4.23 Item deleted; (Bylaw 42-2012)
Introduction

Residential development in Strathcona County has occurred in several different areas and in many different forms throughout Sherwood Park, the rural Hamlets and the remaining rural areas. The various types of housing that exist throughout the County range from “farm house” residences associated with agricultural operations, to large and small lot country residential acreages, to urban housing forms such as single family dwellings, medium density apartments and condominium complexes.

The demand for affordable “starter homes”, as well as adult-oriented multi-unit housing, is high and will likely remain so for the foreseeable future. In addition, a large segment of the population is beginning to reach the age of retirement. As a result, the demand for “non-traditional” housing forms, such as adult-only, multi-unit accommodations will continue to increase.

Objectives

Strathcona County’s residential development objectives are to:

1) Continue to provide opportunities for people to live in both urban and rural settings;
2) Reduce the consumption of agricultural land for non-agricultural (i.e. residential) purposes;
3) Promote the development of a broad range of housing types and locations, capable of meeting the needs of residents of various age groups, family types, lifestyles and income levels;
4) Ensure that urban and rural residential development occurs in an orderly and sustainable manner that is compatible with differing land uses; differing residential densities; and is cost effective relative to the provision of services;
5) Encourage the development of attractive residential environments;
6) Retain the character, amenities, and quality of life aspects of existing residential neighbourhoods, while encouraging more diversity;
7) Encourage suitable housing opportunities and the provision of convenient community services for residents having special housing requirements;
8) Encourage the development of residential communities that incorporate sustainable building design principles and offer lifestyle choices; and
9) Direct residential growth away from High and Medium Priority Environment Management Areas as identified in Chapter 8.

Policies

General

Strathcona County will:

5.1 Collaborate with the development industry and community organizations to facilitate the development of both accessible rental and ownership housing, to allow for the transition from rental tenants through the continuum of housing forms;

5.2 Encourage a mixture of housing types within all residential neighbourhoods to accommodate a broad range of housing needs, incomes and lifestyles;

5.2a Ensure that density targets identified in the Capital Region Growth Plan are achieved in new development and redevelopment plans. (Bylaw 42-2012)
5.3 Ensure the density of any residential development is directly related to the following:

a) The carrying capacity of the lands proposed for development having regard for site conditions, environmental considerations and impacts, and other factors that may be considered in the design of the proposal;

b) The suitability and availability of municipal services and infrastructure necessary to support the proposal;

c) The compatibility of the proposed density with that of the surrounding area and the character of the community; and

d) Consistency with the provisions of any area structure plan encompassing the subject lands.

5.4 Review residential development standards to ensure that access to affordable public amenities, community services and housing are encouraged at the initial planning and design stage of the development;

5.5 Ensure there is an adequate amount of housing and services offered for extended and specialized care;

5.6 Support the use of alternative building methods in order to encourage the development of more sustainable housing;

5.7 Ensure all new developments outside of the Urban Service Area boundary take FireSmart Principles into consideration when determining minimum lot sizes as well as the boundaries for reserves and other areas to be dedicated for the conservation of the natural habitat (see Chapter 10 – Safety);

5.8 Require new residential development to provide and pay for infrastructure and servicing improvements, as well as the extension of services to facilitate the development;

5.9 Maintain a reciprocal setback distance as defined in the Heavy Industrial Transition Overlay (IH-O) in the Land Use Bylaw between future residential uses north of Baseline Road and existing heavy industries which have, or could have, a significant detrimental effect on the safety, use, amenity, or enjoyment of adjacent or nearby sites due to appearance, noise, odour, emission of contaminants, fire or explosive hazards;

5.10 Evaluate and promote innovative residential housing concepts that result in high quality and higher density residential developments as a means of reducing the rate of agricultural land consumption due to growth. This will aid in encouraging social, environmental and economic sustainability; and

5.11 Collaborate with development/building industries and community organizations to facilitate the development of more sustainable housing criteria such as:

a) Sites which include considering elements such as alternate transportation options, reduced site disturbance and heat island effects;

b) Increased water efficiency through such elements as ecoscaping, innovative wastewater technologies and water use reduction;

c) Reduced energy use and the positive benefits on the atmosphere through the use of renewable energy and green power;

d) Introducing materials and resources used to build homes that are recycled, thereby reducing construction waste; and

e) Improving indoor air quality through the use of low emitting materials.
Housing Needs

Strathcona County will:

5.12 Encourage the development of affordable housing and special needs housing through policies and bylaws and collaborate with the development industry and community organizations to do so;

5.13 Encourage the creation of residential developments for individuals and households with special needs in appropriate locations near support services such as:
   a) Educational, health care, transit and commercial facilities; and
   b) Open space and pedestrian trail networks.

5.14 Continue to communicate to higher orders of government, local priorities related to the provision of affordable housing and the importance of government funding programs to provide such housing;

5.15 Incorporate provisions in the Land Use Bylaw to allow density bonusing for multiple unit developments on a site specific basis, in return for developers providing affordable, rental, senior citizen or special needs housing within the Urban Service Area or hamlets where deemed appropriate;

5.16 Review municipal land banking as an option for providing land for the development of social housing;

5.17 Work with the development industry and various agencies to help provide land for the purpose of developing social housing; and

5.18 Encourage the development of supportive housing forms, such as private and public care homes, custodial care facilities, and child and adult day care in all areas of the community.

Rural Residential

Strathcona County will:

5.19 Require all proposed subdivisions to be in conformance with the Land Use Bylaw’s purpose, intent and regulations under which the parcel is currently districted, unless the proposed parcel is:
   a) A physically severed parcel which cannot be further subdivided; or
   b) The parcel is an existing non-conforming parcel and the proposed subdivision would not increase the extent to which the parcel is deemed to be non-conforming within the Land Use Bylaw’s district regulations.

5.20 Ensure that any newly created residential lots provide an adequately sized, contiguous developable area; and

5.21 Require new developments within the rural service area to provide and pay for infrastructure and improvements.
Agriculture – Large Holdings Policy Area

Strathcona County will:

5.22 Allow subdivision for residential purposes in the Agriculture – Large Holdings Policy Area subject to the following:

a) First parcel out of an unsubdivided quarter section for an existing residence; or
b) First parcel out of an unsubdivided quarter section for a new residence; or
c) A split into two equal parcels for a previously unsubdivided quarter section; or
d) For an unsubdivided quarter section which contains a physical severance, is less than 8.1 hectares (20 acres), a first parcel out shall be permitted on the largest portion of the property, unless there is already an existing first parcel out on the property; or
e) For an unsubdivided quarter section which contains a physical severance, is greater than 8.1 hectares (20 acres), a first parcel out shall not be permitted on either area.

5.23 Allow a secondary residence for the purpose of supporting the agricultural operation. Collective communal residences will continue to be considered on a discretionary basis; and

5.24 Not permit subdivision for residential purposes for those areas included within Alberta’s Industrial Heartland Area Structure Plan, as amended from time to time.

Agriculture – Small Holdings Policy Area

Strathcona County will:

5.25 Ensure new residential developments within the Agriculture – Small Holdings Policy Area adhere to the following conservation design-based principles:

a) The ecology of the site must be considered. Lands identified as High and Medium Priority Environment Management Areas must be left undisturbed wherever possible, but incorporated into the overall development. Wildlife corridors or connections between all Priority Environment Management Areas must be maintained wherever possible, through the use of conservation mechanisms;
b) Development will be directed to lands that are determined to be of lesser environmental significance, such as those identified as Low Priority Environment Management Areas; and
c) The natural landscape and topography must be considered and incorporated into the overall design of the site.

5.26 Allow subdivision for residential purposes in the Agriculture – Small Holdings Policy Area subject to the following criteria:

a) Council has adopted a conceptual scheme which has been prepared in accordance with County policy;
b) Internal road access is provided to each of the existing and proposed lots that are part of the subject lands wherever possible;
c) Suitable environmental conditions exist for on-site water supply and on-site sewage disposal;
d) The subject lands are redistricted under the Land Use Bylaw to an appropriate residential land use district;
e) Maximum parcel density does not exceed eight (8) parcels per quarter section, except as noted in sections 5.26 (h) (iv) and 5.26 (i) (iv);
f) The natural aesthetics such as topography and vegetation of the plan area shall be conserved wherever possible;

g) A detailed, site specific, biophysical assessment must be performed by qualified professionals;

h) If part of the plan area is identified as **High Priority Environment Management Area** the following will apply:

   i) Environmental reserve and municipal reserve dedication will be used to protect areas identified as High Priority Environment Management Areas;

   ii) Development will be directed to previously cleared, disturbed, isolated areas and/or areas identified as Medium or Low Priority Environment Management Areas;

   iii) Habitat linkages must remain intact;

   iv) If all of the High Priority Environment Management Area cannot be dedicated as environmental reserve or if the area is greater than the 10% maximum municipal reserve dedication allowed, the parcel density may be increased up to a maximum of ten (10) parcels per quarter section subject to conformity with conditions included in the Land Use Bylaw and County policy; and

   v) All federal and provincial regulations must be adhered to, including provincial policies and regulations concerning wetlands.

i) If part of the plan area is identified as **Medium Priority Environment Management Area** the following will apply:

   i) Habitat linkages must remain intact;

   ii) Development will be directed to previously cleared, disturbed, isolated areas or areas identified as Low Priority Environment Management Areas;

   iii) Environmental reserve and municipal reserve dedication will be used to protect areas identified as a Medium Priority Environment Management Area;

   iv) If all of the Medium Priority Environment Management Area cannot be dedicated as environmental reserve, or if the area is greater than the 10% maximum municipal reserve dedication allowed, the parcel density may be increased up to a maximum of ten (10) parcels per quarter section subject to conformity with conditions included in the Land Use Bylaw and County policy; and

   v) All federal and provincial legislation must be adhered to, including provincial policies and regulations concerning wetlands.

j) If the entire site is identified as **Low Priority Environment Management Area**, development will be directed to previously cleared, disturbed, and isolated areas.

5.27 **Continue to allow the subdivision of parcels districted as RA – Rural Residential/Agriculture under the Land Use Bylaw at the time of the adoption of this Bylaw both inside and outside of the Agriculture-Small Holdings Policy Area provided that the parcels created adhere to the policies for the Agriculture-Small Holdings Policy Area, conceptual scheme policy, the Land Use Bylaw regulations, and other County bylaws and policies as may be in effect at the time of application.**
Agri-Industrial Transition Policy Area

Strathcona County will:

5.28 Not permit any new residential subdivisions or residences within the Agri-Industrial Transition Policy Area, as per the guidelines outlined in Alberta’s Industrial Heartland Area Structure Plan as amended from time to time, in order to reduce potential conflicts between industry/agricultural uses and adjacent residential activities.

Beaver Hills Moraine Policy Area

Strathcona County will:

5.29 Allow the subdivision of land for residential purposes within the Beaver Hills Moraine Policy Area subject to the following:

a) First parcel out of an unsubdivided quarter section for an existing residence; or
b) A split into two equal parcels for a previously unsubdivided quarter section; or
c) For an unsubdivided quarter section that contains a physical severance, is less than 8.1 hectares (20 acres), there shall be no first parcel out permitted on any of the severances; or
d) For an unsubdivided quarter section which contains a physical severance, is greater than 8.1 hectares (20 acres), a first parcel out shall be permitted on the largest portion, subject to legal and physical access, unless there is an already existing first parcel out.

5.30 Consider a secondary residence for the purpose of supporting the agricultural operation on a temporary basis only, through the utilization of a temporary development permit; and

5.31 Continue to allow the subdivision of parcels districted under the Land Use Bylaw, as RA – Rural Residential/Agriculture, at the time of adoption of this Bylaw, which are situated within the Beaver Hills Moraine Policy Area, provided that the parcels created adhere to the Land Use Bylaw regulations, and other County bylaws and policies as may be in effect at the time of subdivision application.

Country Residential Policy Area

Strathcona County will:

5.32 Require an area structure plan to be prepared within the Country Residential Policy Area where the land is being proposed for redistricting or subdivision, unless otherwise stated in the Country Residential Area Concept Plan; (Bylaw 57-2011)

5.33 Item deleted; (Bylaw 57-2011)

5.34 Notify all property owners within an existing multi-lot country residential development regarding subdivision applications for properties within the subdivision prior to its consideration;

5.35 Ensure new country residential developments adhere to the following conservation design based principles:

a) The ecology of the site must be considered. Lands identified as High and Medium Priority Environment Management Areas must be left undisturbed wherever possible, but incorporated into the overall development. Wildlife corridors or connections between all Priority Environment Management Areas must be maintained wherever possible, through the use of green infrastructure;
b) Development will be directed to lands that are determined to be of lesser environmental significance, such as those identified as Low Priority Environment Management Areas; and
c) The natural landscape and topography must be considered and incorporated into the overall design of the site.

Figure 14: Example of a quarter section before being developed for country residential purposes.

Figure 15: Example of a quarter section that has developed according to Conservation Design principles. Note: the minimal amount of site disturbance and the conservation of the stream and wildlife corridor.

5.36 Allow subdivision for country residential uses within the Country Residential Policy Area subject to the following:

a) An area structure plan or a conceptual scheme that has been prepared in accordance with County policy has been adopted/approved by Council;
b) Internal road access is provided to each of the existing and proposed lots that are part of the subject lands wherever possible;
c) A maximum density of 50 country residential parcels per quarter is permitted within the area identified on Map #1 as Low Density Country Residential Development Area and a maximum density of 129 country residential parcels per quarter section is permitted within the area identified on Map #1 as High Density Country Residential Development Area; (Bylaw 57-2011)
d) All new country residential lots must be serviced by municipal water and sewer systems, with the exception of: (Bylaw 57-2011)
   i) first parcels out of an unsubdivided quarter section; or
   ii) Parcels not required to be serviced by municipal wastewater systems as identified in the Country Residential Area Concept Plan
e) A detailed, site specific, biophysical assessment of the site must be performed; and
f) If part of the plan area is identified as High Priority Environment Management Area:
   i) Environmental reserve and municipal reserve dedication will be used to protect these lands;
   ii) Development shall be directed to previously cleared, disturbed, isolated areas and/or areas identified as Medium or Low Priority Environment Management Areas;
   iii) Habitat linkages must remain intact or be provided through the use of open space dedication or other tools, such as conservation easements or environmental reserve easements;
iv) The County may consider purchasing High Priority Environment Management Area lands as part of the Legacy Lands initiative if over and above the required 10% dedication; and

v) All federal and provincial regulations must be adhered to, including provincial policies and regulations concerning wetlands.

If part or all of the plan area is identified as a Medium Priority Environment Management Area:

i) Habitat linkages must remain intact or be provided through the use of open space dedication or other tools, such as conservation easements or environmental reserve easements;

ii) Development will be directed to previously cleared, disturbed, isolated areas or areas identified as Low Priority Environment Management Areas;

iii) Municipal reserve and/or environmental reserve dedication will be used to protect areas identified as Medium Priority Landscape Management Areas; and

iv) All federal and provincial legislation must be adhered to, including provincial policies and regulations concerning wetlands.

If the entire site is identified as a Low Priority Environment Management Area, the development shall be directed to previously cleared, disturbed or isolated areas;

i) All lots shall indicate the location of the development envelope as well as natural areas;

j) The remaining natural area should remain unfenced and have as little vegetation removed as possible;

k) No new parcel created shall be smaller than the smallest existing parcel within an existing country residential development at the time of original subdivision approval, excluding parcels approved on appeal, to ensure the established character of the existing country residential development is not negatively impacted; and (Bylaw 57-2011)

l) The subject lands are redistricted under the Land Use Bylaw to an appropriate residential land use district.

5.37 Ensure new country residential developments: (Bylaw 57-2011)

a) are designed to mitigate potential negative impacts on agricultural operations within the Agricultural Small Holdings Policy Area; and

b) respect the character of existing country residential developments through appropriate lot size transitioning or buffering;

5.38 Require new country residential developments within the Country Residential Policy Area to provide and pay for infrastructure and services as required;

5.39 Consider permitting the development of new country residential lots on parcels that lie outside of the Country Residential Policy Area boundary. As identified on the map following chapter 5, where a portion of the quarter section was designated Country Residential Policy Area at the time of the adoption of this Bylaw, but was not subdivided for country residential lots, and where the following conditions also exist:
5.9 a) The quarter section is located within the Agriculture-Small Holdings Policy Area; and
b) Internal access exists and has been provided to non-country residential parcels on the quarter section; and
c) Lands that are designated Country Residential Policy Area have been developed through an approved area structure plan (this does not include first parcels out or parcels approved on appeal). Where there is no area structure plan, further subdivision of the portion of the quarter section may be approved, subject to Council’s adoption of an area structure plan or conceptual scheme for the portion of the quarter section.

5.40 Allow parcels that are districted RC – Country Residential under the Land Use Bylaw, and are part of an approved area structure plan, but are outside of the Country Residential Policy Area at the time of the adoption of this Municipal Development Plan, to be re-subdivided provided that no new parcel created will be smaller than the smallest existing parcel within the previously subdivided quarter section at the time of original subdivision approval, (excluding first parcels out and parcels approved on appeal), to ensure that the established character of the existing country residential development is not negatively impacted;

5.41 Ensure that any new country residential developments that occur outside of the Country Residential Policy Area, identified under sections 5.39 and 5.40, adhere to the policies for the Country Residential Policy Area except for the requirement to hook up to municipal water and sewer, if the existing portions of the quarter section are not already utilizing municipal services, and are districted accordingly; and

5.42 Not permit the development of estate residential forms of development within the Country Residential Policy Area, but continue to recognize the uniqueness of existing estate residential developments.

Sherwood Park Urban Service Area

Strathcona County will:

5.43 Recognize the primarily low density residential character within the Sherwood Park Urban Service Area, but work toward diversifying the range of residential forms and increasing densities by supporting the development of secondary suites, if approved through the adoption of an area redevelopment plan or area structure plan amendments;

5.44 Consider the following residential neighbourhood design guidelines with respect to all new area redevelopment plans or amendments to area structure plans proposed within the Sherwood Park Urban Service Area:

- a) Ensure the design is sympathetic to amenities such as natural topography and other environmental features including tree stands, ravines, streams and other wetlands;
- b) Encourage communities to establish a unique neighbourhood identity;
- c) Encourage innovative housing designs that incorporate sustainable elements;
- d) Encourage the incorporation of energy conservation measures into designs;
- e) Consider alternative, appropriately designed, residential development fronting onto collector roads;
- f) Discourage direct driveway and back lane access to collector and arterial roads;
- g) Encourage the development of vacant or underutilized sites (infill);
- h) Require neighbourhoods to have a central focus and defined edges;
- i) Ensure communities contain a balanced mix of activities, housing forms, shopping opportunities, employment, schools, places of worship which are scale appropriate and recreation facilities; and
j) Encourage the development of neighbourhoods built with a comprehensive network of streets, walkways and public transit.

5.45 Encourage future residential development within the Sherwood Park Urban Service Area to be phased, contiguous extensions of existing development subject to:

a) The adoption of an area structure plan; and
b) The economical and efficient provision of municipal services.

5.46 Mitigate noise impacts on residents in new areas, created as a result of traffic on highways or major arterial roads, through the use of appropriately located landscape berms, fences, and/or other noise attenuation barriers;

5.47 Maintain appropriate interim land uses such as agriculture and nonpermanent open space uses, which do not prejudice future urban development, in those locations designated for future residential development;

5.48 Consider supporting the development of hi-rise, high density residential apartment complexes that are more than six (6) storeys in height within the boundaries of the Sherwood Park Urban Service Area; and

5.49 Not allow any new manufactured home parks or developments to be established within the Sherwood Park Urban Service Area, except expansion into NE Section 12-53-23-W4M.

**Medium Density Residential**

Strathcona County will:

5.50 Ensure medium density residential developments are limited to a size and scale appropriate for the neighbourhood;

5.51 Prepare development permit guidelines for medium density residential developments that consider:

a) Compatibility with the character of adjacent low density residential areas;
b) Architectural form and character, in order to ensure sensitive integration with surrounding developments by taking into consideration elements such as: building form, character, roof slopes, design details, landscaping, and street orientation to reduce the impression of mass in multiple unit housing developments; and

![Figure 16: Example of architectural form that reduces the impression of mass.](image)
c) Communal space, ensuring adequate size, as well as amenity space, to provide for the recreational needs of residents.

![Example of amenity or communal space.](image)

Figure 17: Example of amenity or communal space.

5.52 Ensure planned dwelling groups, strata or condominium developments and medium density housing projects:

a) Utilize sustainable development principles (See Chapter 4 – Sustainability and Growth Management), in the overall design of the project and incorporate amenity areas;

b) Provide pedestrian, cycling and vehicle circulation connections to adjacent residential areas;

![Example of pedestrian connection within a large multi-unit development.](image)

![Example of a pedestrian connection to adjacent residential areas.](image)

Figure 18: Example of pedestrian connection within a large multi-unit development.

Figure 19: Example of a pedestrian connection to adjacent residential areas.

c) Include a variety of housing types to meet a range of life cycle, lifestyle, social needs and income levels;

d) Provide transitioning elements into the overall design in order to ensure sensitive integration with surrounding urban development;

e) Incorporate community facilities into the design that may be utilized on a joint-use basis with the adjacent community or neighbourhood; and

f) Incorporate urban design elements such as plazas, focal points and usable open spaces into the design that re-enforce continuity with the surrounding neighbourhood and foster a sense of community by providing opportunities for citizens to interact.
5.53 Encourage new, large, multi-lot developments to have an open and accessible neighbourhood
form, that emphasizes the integration of new housing with the broader community; and

5.54 Encourage a balanced distribution of multi-family, higher density residential and mixed use
residential urban village developments, as identified in area structure plans. They should be
situated along transit routes, arterial and major collector roadways, or adjacent to major services
and amenities, such as schools and recreation facilities within the Urban Service Area, in order to
encourage the development of more complete and diverse neighbourhoods.

Rural/Urban Transition Policy Area

Strathcona County will:

5.55 Item Deleted; (Bylaw 42-2012)

5.56 Item Deleted; (Bylaw 42-2012)

5.57 Ensure the Growth Management Strategy will take into account appropriate transitioning of the
built form, from rural to urban with regard to residential development; and

5.58 Once the Growth Management Strategy and servicing studies are completed and endorsed by
Municipal Council, Strathcona County will accept new applications for area concept plans, area
structure plans, rezoning or subdivisions within the boundaries of this policy area.

5.58a Require that development complies with the density targets set out in the Capital Region Growth
Plan for the Rural/Urban Transition Policy Area. (Bylaw 42-2012)

The Hamlets

Strathcona County will:

5.59 Allow further infill and expansion within hamlets, that have adequate sanitary sewer and water
service capacity, as well as community facilities to support additional population growth in
accordance with an approved area structure plan; and

5.60 Support the inclusion of a wider range of housing options within the hamlets of Josephburg,
Ardrossan and South Cooking Lake, to meet lifecycle shelter requirements, lifestyle, social needs
and income levels.
2007 Strathcona County Municipal Development Plan
Bylaw 1-2007
Fragmented Country Residential Subdivisions Outside Policy Boundary
Map #1

Legend
- Country Residential Policy Area Boundary
- Municipal Boundary
- High Density Country Residential Development Area
- Low Density Country Residential Development Area
- Fragmented Country Residential Subdivisions Outside Policy Area Boundary

Source: 2006 Strathcona County Municipal Development Plan Bylaw 1-2007
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.

Last Amended By: Bylaw 17-2015, Nov 3, 2015
Date Adopted By: Bylaw 1-2007, May 29, 2007
**Introduction**

A variety of commercial uses are located within the urban and rural service areas of Strathcona County, providing services for County residents, the travelling public and surrounding areas.

Within Strathcona County, five types of commercial developments are found in some different settings; distinguishable by their geographic location, scale and market area. These commercial settings are:

1) **Community Commercial** is located at the intersection of major roads and provides a broad range of services to residents on a daily basis. Community commercial includes Urban Villages (sustainable urban neighbourhoods/mixed use developments).

2) **Urban Villages (Sustainable Urban Neighbourhoods)** are generally located where most services, shops, restaurants and movie theatres are within walking distance. Developments tend to be pedestrian oriented.

3) **Arterial Commercial** is located along highly visible arterial roadways and provides a variety of larger commercial developments to the entire community. Developments tend to be vehicle oriented.

4) **Service Commercial** is located in business parks; serves as a transition between arterial commercial and industrial uses; and provides support and services for business and industry. Developments tend to have limited retail uses.

5) **Rural Commercial** is located along highways and service roads adjacent to highways in the rural area; in hamlets or at intersections along range and township roads; and provides services to those living in the rural areas as well as the travelling public.

6) **Hamlet Commercial** is located within the hamlets; not necessarily on intersections. This type of commercial can also be found along range and township roads which serve the primary needs of those living in the hamlet.

7) **Highway Commercial** is located along highways and service roads adjacent to highways, within the Urban Service Area. This type of commercial provides services to residents and the travelling public.

Recent trends in commercial development have resulted in vehicle-oriented development, with commercial uses located at the periphery of communities. There has also been a substantial increase in the amount of big box and large retail chain stores. Current projections indicate a “return to the past” as demographics change, the cost of living and fuel increases and communities continue to grow, and there will be a return to smaller-scale, accessible, commercial uses in the heart of the community.

With the return to smaller-scale, accessible, commercial uses, urban villages have and will continue to be created. There are currently three urban villages within Sherwood Park. Although they all contain mixed use developments which meet the everyday needs of individuals, they also have different characteristics which make them unique. The development of an urban village in the downtown area of Sherwood Park is important in creating a central focal point for the community. The downtown area reinforces community identity and pride and is a location for developments such as Centre in the Park and the Sherwood Park Mall. The other two urban villages located in the Emerald Hills neighbourhood and the Palisades development, allow individuals to remain in the same neighbourhood, as their housing needs change, through “aging in place” developments.
**Objectives**

Strathcona County’s commercial objectives are to:

1) Establish a strong, diversified commercial base, to provide employment and a high level of service to residents and visitors;
2) Encourage commercial developments which contribute to a more sustainable community;
3) Encourage the development of adequate, efficient and economical infrastructure to meet current and future commercial needs; and
4) Use commercial developments to aid in establishing a central focal point for communities.

**Policies**

**General**

Strathcona County will:

6.1 Encourage complementary commercial development which will enhance the County’s commitment to maintain and enhance the environment for future generations;
6.2 Encourage the development of a variety of commercial land uses to serve the County and generate employment opportunities;
6.3 Promote alternative building methods to encourage healthy and efficient developments;
6.4 Ensure future commercial uses in the Urban Service Area include the development of structures, buildings and landscaped areas which, without limiting innovation and marketing attributes, are compatible with adjacent uses and ensure a high level of visual and aesthetic quality;
6.5 Promote the design of aesthetically pleasing commercial developments by:
   a) Placing stores along the streets and parking in the rear or in the middle of commercial developments; and
   b) Requiring landscaping internally within the site as well as on the periphery.
6.6 Ensure all access points and access separation distances be constructed per Strathcona County standards;

6.7 Review development guidelines to improve landscaping standards within commercial developments;

6.8 Where appropriate, promote compatible new commercial development or infill redevelopment within older established commercial centres to create innovative mixed use developments;

6.9 Require connection and linkages within and between commercial developments to create an efficient, aesthetically pleasing and safe environment for pedestrians and cyclists;

6.10 Promote well planned and designed commercial uses along major roadways and highways, to provide for an enhanced appearance at major gateways into Strathcona County;

6.11 Promote Crime Prevention Through Environmental Design (CPTED) principles in the creation of commercial developments; and

6.12 Ensure commercial developments within 1.5 kilometres and 3.0 kilometres of heavy industry are restricted for health, safety and nuisance reasons. Restricted uses shall be identified through the Heavy Industrial Transition Overlay (IH-O) contained in the Land Use Bylaw.

Community Commercial

Strathcona County will:

6.13 Ensure new community commercial is located in a manner which ensures compatibility with adjacent residential neighbourhoods;

6.14 Create better design guidelines to address the form and character of development and increase landscaping standards;

6.15 Limit the size and scale of community commercial developments to ensure they are complementary to the surrounding residential developments;

6.16 Support the maintenance and development of community commercial centres that provide convenient local shopping opportunities and services, while minimizing the need for travel beyond the community;

6.17 Promote convenient access to a variety of commercial services required on a day to day basis; and

6.18 Ensure connections and linkages are created for pedestrians and cyclists, between commercial and residential areas through pathways and trails.

Urban Villages (Sustainable Urban Neighbourhoods)

Strathcona County will:

6.19 Promote the development of urban villages to support accessibility to meet every day needs and to create vibrant and attractive, multi functional community focal points;
6.20 Encourage pedestrian-oriented commercial activity within and adjacent to urban villages;

6.21 Encourage street level retail with residential developments above, in order to increase the number of people on the streets and enhance the vitality and security of an area;

6.22 Ensure integration of access points, parking and design between adjacent commercial and residential developments;

6.23 Promote urban villages as mixed use developments which provide individuals a place to live, work and play; and

6.24 Promote the redevelopment of Centre in the Park in order to create a downtown area for Sherwood Park which will serve as:

   a) A location for festivals and events;
   b) A location for a variety of residential and commercial developments that will attract people to the site throughout the day as well as in the evenings; and
   c) A preferred location for specialty retail, cultural establishments and a civic centre.

Arterial Commercial

Strathcona County will:

6.25 Ensure new arterial commercial is located along major arterial roads on sites large enough to accommodate adequate parking, loading, internal circulation and landscaping;

6.26 Encourage arterial commercial development to display a high standard of architectural appearance and design;

6.27 Enforce urban design guidelines and landscaping standards along major arterial roads that serve to enhance the visual form and character of development, as well as promote the economic assets of these corridors; and

6.28 Ensure large format commercial developments provide adequate buffering, landscaping and screening to mitigate negative impacts on adjacent land uses/areas.
Service Commercial

Strathcona County will:

6.29 Ensure new service commercial developments are located:
   a) Along non-residential major arterial or collector roadways to serve the entire community;
   b) As transitional uses between arterial commercial and light to medium industrial uses; and
   c) In planned business parks or centres with good visibility and accessibility.

6.30 Encourage a high standard of architectural appearance and landscaping standards;

6.31 Require storage facilities to be located within enclosed buildings, in service commercial developments; and

6.32 Encourage service commercial sites which allow for business support and service uses.

Rural Commercial

Strathcona County will:

6.33 Ensure rural commercial developments are located in a manner which provides safe access and egress from adjacent roadways;

6.34 Ensure highway commercial developments in the rural area are located:
   a) On service roads adjacent to highways;
   b) In areas with good visibility and accessibility; and
   c) In accordance with Strathcona County and Alberta Infrastructure and Transportation regulations, policies and requirements for highway roadside development.

6.35 Protect sufficient rights-of-way adjacent to highways to ensure adequate land for future road improvements and interchanges;

6.36 Encourage the conservation of the rural countryside appearance, in the development of commercial uses; and

6.37 Encourage rural commercial sites to develop uses that serve the needs of the travelling public, as well as the daily needs of adjacent rural residents.

Hamlet Commercial

Strathcona County will:

6.38 Encourage hamlet commercial developments to incorporate the principles of urban villages (sustainable urban neighbourhoods), into their design and function where feasible;

6.39 Encourage the development of a range of commercial uses which serve the day to day needs of the community;

6.40 Ensure hamlet commercial uses are developed at a scale appropriate to the community;

6.41 Encourage commercial developments to build on the uniqueness and character of the community; and
6.42 Encourage hamlet commercial uses to take advantage of both highway and local traffic to benefit from a potentially larger market.

**Highway Commercial**

Strathcona County will:

6.43 Ensure highway commercial developments are situated in a location which ensures safe access and egress from adjacent roadways without disrupting their transportation function by locating:

   a) On service roads adjacent to highways;
   b) In areas with good visibility and accessibility; and
   c) In accordance with Strathcona County and Alberta Infrastructure and Transportation regulations, policies and requirements for highway roadside development.

6.44 Promote safe and efficient transportation corridors in the development of highway commercial uses;

6.45 Ensure highway commercial developments are compatible with adjacent land uses;

6.46 Enforce urban design guidelines and landscaping standards along highways that serve to enhance the visual form and character of development, as well as promote the economic assets of these corridors; and

6.47 Consider Commercial, Light Industrial and Public Service land uses within the area identified as Development Expansion Area in Map 1.1, and the Transition Area Master Plan (July 1995) subject to the following criteria:

   a) Must be developed according to Strathcona County rural servicing standards; and
   b) An area structure plan must be developed and approved by County Council for the entire quarter section.

**Rural/Urban Transition Policy Area - Section deleted; (Bylaw 42-2012)**
Types of Commercial Developments

Figure 24: Example of Community Commercial development

Figure 25: Example of Arterial Commercial development

Figure 26: Example of Service Commercial development

Figure 27: Example of Hamlet Commercial development

Figure 28: Example of Highway/Rural Commercial

Strathcona County
Municipal Development Plan
Bylaw 1-2007
6.7
2007 Strathcona County Municipal Development Plan
Bylaw 1-2007
Development Expansion Area
Map #1.1

Legend
- Municipal Boundary
- Urban Service Area/Hamlet Boundary
- Development Expansion Area

Source: 2007 Strathcona County Municipal Development Plan Bylaw 1-2007
This map represents a broad and conceptual illustration of the desired land development structure and is not intended to provide site specific direction for land use regulation.
Strathcona County is home to Canada’s largest oil refining complex and North America’s third largest petrochemical complex. Part of Strathcona County’s Heavy Industrial Policy Area exists within Alberta’s Industrial Heartland. Industrial uses are also situated within the Urban Service Area of Sherwood Park and to a lesser extent, the Rural Service Area.

Strathcona County’s industry and energy sector will continue to provide economic development opportunities in Alberta’s Industrial Heartland and elsewhere throughout the County. Strathcona County will encourage industry to pilot environmentally friendly uses and also encourage those industries that create synergies with neighbouring industrial users to locate within the County. Industrial and Energy initiatives should be encouraged to occur with the least possible impact on the environment, health, safety and quality of life of Strathcona County’s residents.

The district energy system serving Centre in the Park and adjacent structures will result in improvements in energy efficiency for both existing and future buildings in the vicinity. This technology will also be recommended for incorporation into other developments within Strathcona County.

Strathcona County will be an interested party under, and in connection with applications, hearings and appeals for oil and gas exploration occurring within Strathcona County that have been submitted to the Alberta Energy and Utilities Board. The County will encourage oil and gas exploration to occur with the least possible impact on the environment, health, safety and quality of life for residents and the community.

The Agri-Industrial Transition Policy Area will act as a transition from heavy, medium industry to agriculture. The intent of this area is to provide for the development of intensive soil based agriculture as well as agri-business and light industrial uses. This area will be encouraged to incorporate synergy principles into development, such as the use of waste products from neighbouring heavy industrial uses as an energy input.

Strathcona County recognizes the importance of aggregate resource extraction operations to the local, national and international economy. The County also recognizes the need to ensure adjoining land uses, as well as the environment, are not adversely impacted by this activity and that future reclamation is carried out according to Provincial and County standards. The extraction of mineral and non-mineral natural resources is a temporary use of the land. Regulatory responsibility for the extraction of aggregate resources is administered between the Alberta Energy and Utilities Board, Alberta Environment and Strathcona County depending on the size of the site. The regulations are in place to protect and ensure that land uses on these sites are ultimately compatible with adjacent land uses.

The approvals for sour gas facilities are maintained by Alberta Environment and the Alberta Energy and Utilities Board, who have requirements such as the separation of new sour gas facilities from residential uses and other developments. The County will continue their discussions with higher authorities regarding the provision of services to residents and industries alike in Strathcona County.

Objectives

Strathcona County’s industry and energy objectives are to:

1) Provide for an adequate supply and range of industrial lands that will be available to meet the diverse needs of prospective industries;
2) Facilitate industrial development through pro-active land use planning (eg. statutory plans) and implementation (eg. zoning, subdivision);
3) Promote compatibility and synergy between industrial development and other land uses through the implementation of design and location criteria analysis;
4) Require the development of adequate infrastructure to meet current and future industrial needs;
5) Recognize the Agri-Industrial Transition Policy Area as a transition between heavy industrial activities within Alberta’s Industrial Heartland and uses outside the area;
6) Encourage existing and future industries to introduce green initiatives;
7) Direct subdivision and development in a manner that conserves valuable aggregate resources for eventual recovery;
8) Minimize the negative impact of aggregate resource extraction on the environment as well as ensure effective reclamation practices;
9) Continue to co-ordinate the approval and ongoing monitoring of aggregate resource extraction developments with the Alberta Energy Utilities Board and Alberta Environment; and
10) Require adequate setbacks between sour gas facilities and other developments.

Policies

General

Strathcona County will:

7.1 Support industrial development as a means of providing Strathcona County citizens with a greater choice of employment opportunities;
7.2 Encourage a more diverse and expanded industrial tax base to supplement the commercial and residential tax base;
7.3 Identify opportunities for the expansion and diversification of the existing petrochemical complexes by encouraging the refining of petrochemical derivatives which are the main products resulting from oil refining;
7.4 Promote synergistic relationships between industries, such as those that make use of the waste products of neighbouring facilities;
7.5 Ensure the North Saskatchewan River Valley is protected from industrial activities by requiring adequate setbacks from the top of bank;
7.6 Require industrial uses to have an adequate setback distance from lakes, drainage courses, environmentally significant and sensitive areas;
7.7 Ensure minimal impact on the natural and built environment in terms of wildlife habitat and water contamination/consumption due to industrial initiatives;
7.8 Promote “eco-industrial” businesses as well as shared transportation, shipping, receiving and the exchange of primary resources;
7.9 Encourage existing and future industries to implement green initiatives which will maintain or enhance the quality of air, water and land resources, to reduce greenhouse gases;
7.10 Promote industries which utilize sustainable sources of energy such as solar power and a community heating systems;

7.11 Encourage the development of industries that generate sustainable energy sources such as biogas, biodiesel and ethanol;

7.12 Encourage the development of small and medium sized, value-added manufacturing, such as agricultural product processing and/or businesses serving the agricultural industry;

7.13 Promote the introduction of new light industrial development to locate in appropriate areas. Light industrial activities include, but are not limited to, research and development, telecommunications, call centres and farm gate industries;

7.14 Work with Alberta Capital Region municipalities, provincial and federal governments, and industry to capitalize on inherent strategic and economic strengths in the petrochemical and manufacturing sector through joint marketing and promotion;

7.15 Maintain and/or enhance the quality of life of citizens by providing a buffer between industrial development and other land uses to minimize the risks to public safety and nuisance associated with heavy industrial development and to facilitate emergency management in the event of an industrial incident;

7.16 Provide buffers between industrial uses and High and Medium Priority Environment Management Areas;

7.17 Continue to maintain a setback for new heavy industries which have, or could have, a significant detrimental effect on the safety, use, amenity or enjoyment of adjacent or nearby sites due to appearance, noise, odour, emission of contaminants, fire, explosive hazards or dangerous goods;

7.18 Continue to allow agricultural production on lands that provide a buffer between industrial land uses and other, more sensitive land uses;

7.19 Give priority to the infilling of established vacant industrial properties, except where a targeted market, (as identified by Council), cannot be accommodated within an established industrial area. Infilling shall be achieved on a full cost recovery basis;

7.20 Promote the development of industry of an appropriate nature, near, or adjacent to, major transportation routes to reduce the negative effects on local roadways;

7.21 Encourage initiatives to extend railway spur lines within industrial development areas, as a means of enhancing economic development opportunities;

7.22 Ensure that heavy industry meets minimum industrial risk standards that conforms to the County’s cumulative risk assessment (see Chapter 10 - Safety); (Bylaw 42-2012)

7.23 Require new pipelines, in areas designated for future development as well as existing development, be constructed to meet Major Industrial Accidents Council of Canada (MIACC) limits, as outlined in the Regional Pipeline Corridor and Setback Study, 2004, in order to reduce and/or eliminate any additional setback distance beyond the pipeline right of way;

7.24 Require new pipelines or utilities to follow existing corridors, quarter sections or rights of way, in accordance with Map 2;
7.25  Ensure that new or expanded pipeline or utility corridors do not impact High or Medium Priority Environment Management Areas, wherever possible;

7.26  Continue to work with adjacent municipalities, as well as provincial agencies, to ensure industry minimizes negative impacts on the environment; and

7.27  Ensure that safety, risk and environmental management issues associated with potential recreational and trail development within, or in proximity to, heavy industrial areas and pipeline/utility corridors, are addressed to the satisfaction of the County.

**Urban Service Area**

Strathcona County will:

7.28  Permit appropriate interim agricultural uses and limited outdoor storage uses, which will not preclude long term heavy industrial uses, on undeveloped lands designated for heavy industrial development;

7.29  Not permit premature subdivision, land fragmentation, or the development of incompatible uses which may preclude the potential for future heavy industrial uses in the area; and

7.30  Encourage light/medium industrial, commercial, recreational or conservation uses, to locate adjacent to lands designated for heavy industrial use, subject to the following prohibitions:

   a) Uses which cater to small children or the elderly, such as day cares;
   b) Uses which cater to temporarily or permanently confined, disabled or incapacitated people due to illness, such as hospitals or care facilities;
   c) All residential uses, except those associated with farming and industrial operations;
   d) Any structure or building which would present difficulty in the event of an evacuation requirement; and
   e) Uses which house public emergency response organizations such as fire, ambulance and police services.

**Rural Service Area**

Strathcona County will:

7.31  Encourage agri-business, agricultural development, light/medium industrial, commercial, recreation or conservation uses to locate adjacent to lands designated for heavy industrial use subject to the following considerations:

   a) Determination and management of the safety, risk and nuisance effects from heavy industrial uses;
   b) Approval of an area structure plan; and
   c) The findings of an Industrial Risk Assessment.

**Agri-Industrial Transition Policy Area**

Strathcona County will:

7.32  Support the exploration and utilization of by-products from heavy industries to take advantage of the best energy sources that exist in that area;
7.33 Encourage synergy with neighbouring heavy industry to promote economic viability; and

7.34 Refer to Chapter 14 – Agriculture, for policies on light industrial and agricultural uses in this area.

**Aggregate Resources**

Strathcona County will:

7.35 Require aggregate resource extraction operations to be carried out in accordance with an approved reclamation plan;

7.36 Require development permits for aggregate resource extraction that provide for the following:

   a) Reclamation of the site to its former agricultural capability or other post-extractive use the County deems appropriate;
   b) Conservation and storage of top soil;
   c) Designation of aggregate haul roads to reduce noise, excessive maintenance costs and dust problems; and
   d) Any additional information that is required for consideration of the development permit.

7.37 Refer proposals for subdivision and development to the appropriate provincial agencies to ensure compatibility with potential aggregate resource extraction activities;

7.38 Promote aggregate resource extraction only in areas that are compatible with adjacent land uses and environmental features; and

7.39 Co-ordinate with provincial agencies to identify the location of aggregate resources to maintain an accurate and current database on resources that will assist in making informed land use planning decisions and protect these areas from surface development.

**Sour Gas Facilities**

Strathcona County will:

7.40 Consult with the Alberta Energy and Utilities Board (AEUB) with regards to subdivision and development applications adjacent to sour gas facilities and pipelines; and

7.41 Continue to liaise with provincial agencies to administer both existing and future sour gas facilities.
**Introduction**

Strathcona County is valued for its natural beauty and quality of life. The County supports cooperative efforts to ensure the quality of water, land, air and natural resources found within the region are maintained and enhanced.

A large portion of Strathcona County lies within the boundaries of the Beaver Hills Moraine. The moraine covers approximately one-half of the County and supports a variety of significant and sensitive environmental features. There is an acknowledged desire to protect this important natural area, taking into consideration the sustainability principles and themes, which balance the environment with the social and economic needs of the community.

The North Saskatchewan River Valley is also a significant natural habitat and serves as a linkage/corridor for wildlife. Connectivity between the North Saskatchewan River Valley and the Beaver Hills Moraine is important and will be maintained through the conservation and/or restoration of the riparian corridors adjacent to the watercourses flowing out of and between the North Saskatchewan River Valley and the rest of the County.

As rural and urban residential development continues, the potential impact on environmentally significant and/or sensitive areas also increases. There is a need to acknowledge and conserve these areas as the community continues to grow and evolve. As development pressures increase in the County, environmental considerations will be kept in balance with economic and social considerations.

**Objectives**

Strathcona County’s environmental management objectives are to:

1. Minimize the impact of human activity and development on the natural environment;
2. Sustain and where necessary, improve upon the quality of water, land, air and natural resources within the County;
3. Increase community awareness regarding the impact of activity on the natural environment;
4. Promote environmentally friendly programs such as recycling and composting; and
5. Encourage the use of conservation easements and other tools to protect the environment.

**Policies**

**General**

Strathcona County will:

8.1 Identify the following Priority Environment Management Areas (PEMA):

a) High Priority Environment Management Area;

b) Medium Priority Environment Management Area; and

c) Low Priority Environment Management Area.

8.2 With respect to areas identified as High Priority Environment Management Area:

a) Protect the most significant natural features such as the North Saskatchewan River Valley and lakes, through the use of environmental and municipal reserves;

b) Protect rare and sensitive flora, fauna or habitat;
c) Protect areas prone to flooding, erosion, soil instability and other potential hazards;
d) Create a larger network of habitat corridors;
e) Create buffers around unique habitats;
f) Restrict the filling in and alteration of wetlands; and

g) Require a biophysical assessment, geotechnical assessment and/or environmental impact assessment prior to subdivision or development, as determined by the Development Authority.

8.3 Create development guidelines to protect areas identified as Medium Priority Environment Management Areas, through the use of tools such as reserves as identified by the Municipal Government Act and conservation easements in accordance with the underlying land use;

8.4 Encourage the conservation, protection and restoration of areas identified as Low Priority Environment Management Areas through the use of conservation easements and educational programs;

8.5 Ensure new developments are designed to conserve High and Medium Priority Environment Management Areas in both the urban and rural areas by:

a) Preventing the development of permanent residential structures within the 1:100 year flood plain;
b) Supporting the registration of conservation easements; and
c) Introducing conservation subdivision design criteria.

8.6 Ensure no development is allowed on hazard lands except for extensive agricultural uses, passive recreational uses, or interim resource extraction, approved on a site by site basis;

8.7 Ensure that areas prone to flooding, shoreline erosion or slope instability hazards, are limited in the types of land uses and developments that may be allowed. Uses and developments must be consistent with the nature of the hazard and not cause an increase in the degree of hazard;

8.8 Ensure that no permanent structures are allowed within the 1:100 year flood plain of Strathcona County’s rivers, streams, lakes and natural watercourses. Consideration may be given to non-residential developments, such as boat houses, proposed in the 1:100 year flood plain, subject to appropriate flood proofing and the proponent demonstrating to the municipality’s satisfaction, the precise boundary of the flood plain;

8.9 Require the proponent of a development on hazard lands to provide a geotechnical assessment conducted by a professional engineer for proposed development on slopes; and demonstrate to the municipality’s satisfaction that flood hazard areas are defined; safe building elevations are identified; and the potential for flood damage or erosion to existing or new developments is mitigated or eliminated;

8.10 Develop an educational program for Strathcona County residents and industry to raise awareness about environmental issues and promote actions or initiatives that work toward creating a more environmentally responsible community;

8.11 Encourage the rehabilitation and restoration of disturbed natural areas;

8.12 Identify, conserve and protect to the greatest extent possible, environmentally sensitive lands such as the North Saskatchewan River Valley, the Beaver Hills Moraine and all water bodies;
8.13 Assess the type, density, and size of recreation/tourism developments permitted within the Beaver Hills Moraine Policy Area and ensure they are appropriate to the environment in which they are situated;

8.14 Encourage and facilitate complementary industrial development in Alberta’s Industrial Heartland area, that will maintain or enhance the quality of air, water and land resources;

8.15 Require country residential lots within the Country Residential Policy Area, to connect to municipal water and sewer systems except for parcels exempted from connecting to municipal wastewater systems as identified in the Country Residential Area Concept Plan; (Bylaw 57-2011)

8.16 Promote and enhance recycling practices and programs by:
   a) Exploring the viability of introducing blue bin “curb side” recycling programs in the urban service area; and
   b) Supporting the expansion of recycling depots in both urban and rural areas.

8.17 Establish and maintain environmental standards with respect to municipal infrastructure and services pertaining to waste management, as well as weed and pest control.

**Water**

Strathcona County will:

8.18 Ensure no development is permitted adjacent to the North Saskatchewan River Valley, lakes or other watercourses which would:
   a) Reduce water quality or impede the flow of water;
   b) Lead to soil erosion or shoreline damage;
   c) Adversely affect the natural amenity;
   d) Adversely affect appropriate recreational potential;
   e) Restrict access to the water unless safety factors dictate otherwise;
   f) Adversely impact the visual quality of the natural amenity;
   g) Adversely affect fish and wildlife habitat; or
   h) Increase the quantity of flow or decrease water retention.

8.19 Create development guidelines to protect lands and riparian corridors adjacent to watercourses and water bodies;

8.20 Ensure development on parcels where wetlands, water bodies and/or watercourses are located within or adjacent to the subject property, are developed in accordance with Strathcona County’s “Wetland Policy” by ensuring:
   a) Wetlands/low areas are not filled in, drained or altered to accommodate development, except where sanctioned by the Approving Authority;
   b) A professional biophysical and/or geotechnical assessment is completed and confirms that there are no environmental issues and the potential for hazards such as flooding or instability of land are eliminated;
   c) Sufficient setbacks are identified and incorporated into the site design; and
   d) Mitigative measures such as replanting and naturalization are incorporated into the site design.
8.21 Protect watersheds to maintain the water quality and quantity of surface and ground water systems;

8.22 Develop educational programs that promote the reduced use of potable water and wetland damage prevention;

8.23 Work with appropriate jurisdictions to identify existing and potential issues in surface water and shoreline areas, and to develop solutions that serve to either mitigate or eliminate these issues. In these areas, the types of land uses and developments which may be permitted will be limited to those which will not have a negative effect on the resource;

8.24 Ensure lands classified as environmental reserve as defined by the Municipal Government Act, are identified and protected as such;

8.25 Maintain a buffer to protect lands and water resources adjacent to watercourses for:

a) The North Saskatchewan River, a minimum 50 metre (164 feet) buffer from the top of bank must be maintained. No buildings or structures will be allowed within the minimum setback requirement, except under unique and appropriate circumstances as determined by the Approving Authority;

b) Old Man Creek and its tributaries, a minimum 36 metre (118 feet) buffer from the top of bank must be maintained for properties within the North of Yellowhead Area Concept Plan (See Bylaw #51-2003, as amended). No buildings or structures will be allowed within the minimum setback requirement, except under unique and appropriate circumstances as determined by the Approving Authority; and

c) All other lakes, waterbodies and watercourses, a minimum 30 metre (98 feet) buffer from the top of bank must be maintained. No buildings or structures will be allowed within the minimum setback requirement, except under unique and appropriate circumstances as determined by the Approving Authority.

Figure 29: Top-of-Bank Diagram.
8.26 Work with the appropriate jurisdictions to establish an ongoing groundwater monitoring and comprehensive water testing program to protect and maintain groundwater quality and quantity;

8.27 Protect lands where sensitive groundwater resources have been identified, through environmental protection instruments and policies;

8.28 Ensure that where there is no defined bed and shore, a biophysical assessment is conducted by qualified professionals to determine top of bank; and

8.29 Ensure developments affecting water resources (e.g. sanctioned drainage and filling of wetlands or water bodies), is prohibited from April 15 – September 1.

**Land**

Strathcona County will:

8.30 Promote higher densities and more compact developments in appropriate locations to lessen encroachment onto agricultural lands/natural habitat and to reduce sprawl;

8.31 Educate the public about alternative forms of landscaping which minimize the use of pesticides and herbicides and reduce water consumption by supporting the development of ecoscape (xeriscape) yards by utilizing native plants in the landscape;

![Figure 30: Example of ecoscaping.](image)

8.32 Encourage land uses and forms of development that conserve natural habitat;

8.33 Support the implementation of the Legacy Lands Policy to:
   a) Acquire lands of historical, cultural and environmental significance to the community; and
   b) Provide access to significant natural and heritage lands.

8.34 Discourage further clearing or development in areas where native vegetation is important for soil conservation, water resource protection or wildlife habitat, unless it is demonstrated to the County’s satisfaction, that these resources will not be negatively affected;
8.35 Develop a County policy for the requirement of tree retention and tree planting programs in appropriate locations;

8.36 Ensure extensive predevelopment clearing of tree stands be regulated through the Land Use Bylaw;

8.37 Ensure areas with significant environmental features which are proposed for future urban growth, hamlet or country residential development, are protected through the provisions of an area structure plan, area redevelopment plan, conceptual scheme, a Land Use Bylaw designation or conservation easement;

8.38 Ensure tree clearing is prohibited during the critical wildlife nesting periods of April 15 to July 31;

8.39 Ensure the public is notified of the issuance of discretionary development permits for tree clearing prior to commencement, once approved by a development agreement or development permit; and

8.40 As a condition of subdivision or development approval, require the protection of treed areas through reserve dedication and easements. Additional areas may be protected through conservation agreements, conservation lots and land trusts.

Air

Strathcona County will:

8.41 Work with those agencies having jurisdiction, to assist in identifying existing and potential air quality concerns and to mitigate or eliminate these issues;

8.42 Aid in the reduction of greenhouse gas emissions by:
   a) Reducing the need for motorized transport through integrated planning and the promotion of compact urban form and mixed land uses;
   b) Providing alternatives to single occupant vehicle use;
   c) Encouraging energy efficiency in subdivision and building designs; and
   d) Providing education, regarding energy efficient alternatives in development.

8.43 Encourage industrial associations, the federal government and the provincial government to collaboratively expand and implement a regional airshed monitoring system; and

8.44 Support the development of green infrastructure to reduce air pollution.
Introduction

Strathcona County offers a wide variety of recreational opportunities, which contribute to the well-being of citizens. The County provides passive and structured leisure and recreational facilities that complement a variety of healthy lifestyle choices.

There is a desire to provide parks and recreational areas which adapt to the changing needs of the population. From young to old, there is a need for a diverse range and variety of parks and recreational opportunities in both the urban and rural areas of the County. It is important when developing parks and recreational facilities, to ensure they complement the surrounding land uses and environment.

Objectives

Strathcona County’s parks and recreation objectives are to:

1) Provide for, and enhance the recreational and educational opportunities for County residents, while protecting the natural environment;
2) Ensure that public parkland of varying types is distributed throughout the community in a sensitive manner;
3) Select, develop and maintain open space to meet the present and future recreational, environmental, aesthetic and educational needs of our citizens;
4) Encourage the continued development of an integrated open space system, which serves a variety of leisure interests;
5) Generate opportunities for the benefit of Strathcona County residents that enable the pursuit of healthy lifestyle choices;
6) Provide year round park opportunities and experiences; and
7) Provide a variety of park experiences for the community regardless of age, culture or income.

Policies

General

Strathcona County will:

9.1 Encourage a variety of recreational opportunities in the County as a means of:

a) Strengthening community pride and appeal while contributing to the “small community” identity;
b) Contributing to the physical fitness and personal well-being of residents;
c) Bringing various segments of the community together through sports, arts, environmental, cultural and family activities; and
d) Strengthening complementary tourism initiatives, attractions and services.

9.2 Provide public open space, to accommodate present and future leisure needs of County residents;
9.3 Consider the following criteria in the design and development of open space within the County:

a) Conservation or enhancement of environmentally sensitive areas;
b) Community profiles and future population growth projections;
c) Connectivity within and between neighbourhoods;
d) Utility and the complimentary nature of the proposed reserve land in meeting the future needs of the user groups and the community;
e) The innovative nature of the recreational opportunity;
f) Accessibility to the space, based on proposed use;
g) Opportunities for private or joint ventures; and
h) Crime Prevention Through Environmental Design (CPTED) principles.

9.4 Support the identification and protection of corridors to link the open space network;

9.5 Encourage the development of multi-purpose and joint use park and recreational areas;

9.6 Ensure trail systems are developed to create linkages between neighbourhoods;

9.7 Cooperatively and collaboratively plan with the public and private sectors, initiatives which link and develop rural and urban open space including parks, recreation and tourism nodes, and natural areas;

9.8 Promote the development of a variety of recreational programs;

9.9 Continue supporting the development of specialized parks, such as dog parks and skate parks, as well as recreational areas, such as multi purpose trails; and

9.10 Ensure there is the ability to financially maintain the physical site as well as maintaining the appropriate insurance.

Urban

Strathcona County will:

9.11 Encourage a County-wide integrated open space system which features a series of major and minor components as follows:

a) Major components, consisting of structured sports fields within communities with adequate off-street parking; and
b) Minor components, consisting of a series of community parks, interconnected by pathways. Community parks will be designed for unstructured use by the public.

9.12 Subject to safety, risk and environmental management considerations, examine potential use of utility corridors, easements and other rights-of-way as passive recreational areas that provide linkages to the open space network;

9.13 Recognize that stormwater management facilities (SWMF) are utilities. However, the area around SWMF must be designed and landscaped to mimic the form and function of a local natural wetland. Municipal Reserve (MR) credit will not be given for landscaping around stormwater management facilities;
9.14 Utilize existing natural wetlands as part of the design of new stormwater management facilities in the area;

9.15 Encourage naturalization and the planting of native grasses, trees and shrubs as an alternative to irrigated turf in selected new parks, open spaces, buffer zones and boulevards to lower maintenance costs; and

9.16 Ensure park space is distributed to its best potential, by accommodating a variety of activities and eliminating the number of remnant, small park lots in neighbourhoods.

**Rural**

Strathcona County will:

9.17 Ensure recreational opportunities are available to residents in the Rural Service Area;

9.18 Support the development of low impact recreational activities which have minimal disturbance on the environment;

9.19 Ensure that recreational facilities, developed in the rural area, complement the surrounding landscape; and

9.20 Where feasible, encourage municipal reserves in country residential subdivisions and Agriculture – Small Holdings Policy Areas to be located in a manner which provides benefit to all residents.

**Municipal Reserve**

Strathcona County will:

9.21 Require that a minimum of 10% of the gross developable area of land to be subdivided, be dedicated to the County as municipal reserve, in accordance with the Municipal Government Act;

9.22 Require the dedication of municipal reserve up to an additional 5% of the parcel’s developable land, when in the opinion of the subdivision authority, a proposed subdivision will result in a density of 30 dwelling units or more per hectare of gross developable land. The additional municipal reserve may be used to accommodate additional requirements for schools, parks and public recreation facilities;

9.23 Ensure municipal reserve, school reserve or municipal and school reserve be used for the following purposes:

   a) A public park (may include lands identified as High and Medium Priority Environment Management Areas);
   b) A public recreation area;
   c) School authority purposes; and
   d) To separate incompatible land uses.

9.24 Work with school board authorities in the allocation of municipal reserve lands for school and park purposes.
Parks
Strathcona County will:

9.25 Categorize park space and the levels of development activity, by maintaining the following guidelines:

a. Neighbourhood Parks
   i) Approximate size, a minimum of 0.8 hectares;
   ii) Provide for playground opportunities;
   iii) Informal play areas;
   iv) Passive trail/walkway system and seating areas;
   v) May be located in proximity to, or as joint-use sites, with schools; and
   vi) Designed to serve residents who live within walking distance of the park.

b. Community Parks
   i) Approximate size, a minimum 4 hectares;
   ii) Provide for playground opportunities;
   iii) Informal play areas;
   iv) Passive trail/walkway system and seating areas;
   v) High activity sports fields and tennis courts;
   vi) Wider range of activities; and
   vii) Serves the community as a whole.

c. District Parks
   i) Approximate size, minimum 8 hectares;
   ii) Provide for playground opportunities;
   iii) Informal play areas;
   iv) Passive trail/walkway system and seating areas;
   v) High activity sports fields, tennis courts;
   vi) Wider range of activities;
   vii) Major indoor/outdoor recreation facilities; and
   viii) Serves the community and outlying areas.

d. Linear Parks
   i) Minimum size, 10 metres wide; and
   ii) Physical connection to parks, schools, street intersections and public open space.

The North Saskatchewan River and Tributaries
Strathcona County will:

9.26 Cooperate with municipalities in the Edmonton Capital Region, other levels of government and private landowners, to protect the North Saskatchewan River Valley and its tributaries for the beneficial use of regional residents, recognizing the range of values, capabilities and constraints that exist in different locations along the River Valley and its tributaries; and

9.27 Participate actively in organizations that work to protect, preserve and enhance the North Saskatchewan River Valley and its tributaries for its recreational, aesthetic and natural capital.
Introduction

It is important to provide Strathcona County residents and stakeholders with a safe environment in which to live, work and play. There is a need to ensure emergency and protective services are available for all areas of the County, as well as require neighbourhoods and infrastructure to be designed and developed to promote safety.

As Strathcona County continues to grow, the number of vehicles travelling on our roads will increase. The public has indicated their concerns with the increased traffic on our rural roads and the need for upgrades in order to aid in preventing collisions.

Strathcona County is policed by the Royal Canadian Mounted Police (RCMP). At the time of writing this Bylaw, the County detachment consists of 71 police officers and 11 special constables. There is one police detachment/station located within the Urban Service Area of Sherwood Park and an RCMP office located at Heartland Hall, in the northern part of the County. The RCMP are responsible for general duty, traffic services, crime investigations, community policing and victim services.

Strathcona County Emergency Services is responsible for, and involved in, fire suppression rescue response, dangerous goods response, emergency medical services at Advanced Life Support levels, fire investigation, fire inspection, public education, arson investigation, emergency preparedness and fire fighter recruitment and training. At the time of writing this Bylaw, the department consisted of 84 full time, 65 part time fire fighters and 15 public education officers. There are five fire stations located in Strathcona County (Sherwood Park (two), Heartland Hall, South Cooking Lake and Ardrossan).

The rural area is a highly desirable place to live as witnessed by the demand for acreage developments within the County. What makes the rural area so attractive, however, can also make it hazardous. While vegetation is an amenity for residents, it must also be recognized as a source of fuel for a fire.

In addition to the issues associated with wildfire, there are also a number of attractive areas within the County which contain flood plains, high water tables, steep terrain, unstable soils, etc. Lands that contain these types of natural hazards can pose a risk to persons and/or property if development occurs directly upon them. In order to minimize potential loss of life and damage to property the County has, and will continue to, direct development away from natural hazards.

Heavy industry, in particular the oil and gas industry, is an important component of Strathcona County’s economy. The majority of heavy industrial facilities are located within Alberta’s Industrial Heartland and in the “refinery row area” of the Sherwood Park Urban Service Area. Pipelines and oil and gas wells are located throughout the County. The Capital Region Growth Plan identifies the existing heavy industry within the Urban Service Area as a potential safety and risk management source and also provides buffer areas for Alberta’s Industrial Heartland.

The Major Industrial Accident Council of Canada’s (MIACC) standard for risk based land use planning has been established by the Capital Region Growth Plan as a requirement for buffering heavy industry from incompatible land uses. With the proximity of heavy industry to other non-industrial land uses, Strathcona County utilizes the MIACC criterion to maintain the safety of citizens and minimize impact on the community stakeholders. In order to address the ongoing safety of County residents, all future development shall follow the County’s cumulative risk assessment. (Bylaw 42-2012)
Objectives

Strathcona County’s safety (risk management) objectives are to:

1) Promote the development of a safe community in which to live, work and play;
2) Provide and maintain police and fire protection services in accordance with the growing and changing needs of the community;
3) Avoid and/or minimize potential land use conflicts with heavy industrial development; and
4) Maintain the air and water quality in Strathcona County.

Policies

General

Strathcona County will:

10.1 Encourage collaboration between municipalities, neighbourhoods, local groups and citizens in providing safer communities by:

a) Sharing information;
b) Encouraging the development and design of community based initiatives to prevent crime and devise strategies to address the root causes;
c) Encouraging a safe and secure environment through physical design, by supporting Crime Prevention Through Environmental Design (CPTED) principles, where possible in site development; and
d) Supporting voluntary and community-based service delivery as a means of complementing existing protective services; increasing interaction with the community; and improving overall community safety prevention through public education, victim services, rural crime watch, neighbourhood watch and other programs.

10.2 Work with provincial jurisdictions in providing adequate health care facilities and services for the community;

10.3 Encourage the expansion of air quality monitoring stations to all areas of the County;

10.4 Minimize the potential loss of life and damage to property by ensuring that development is directed away from natural hazard areas such as steep slopes, unstable soils, flood plains, and high water tables, except as noted in 8.6;

10.5 In those situations where development does occur, ensure geotechnical and/or biophysical assessments are completed when developing on hazard lands; and

10.6 Work with appropriate jurisdictions in providing improved safety, enforcement and education on the transportation systems.

Protective and Emergency Services

Strathcona County will:

10.7 Ensure emergency and protective services will provide new and existing development with appropriate levels of fire protection, ambulance services, and police protection;

10.8 Ensure that all municipally assigned civic addresses, streets, roads and subdivisions are marked with highly visible, non-combustible signs to aid protective and emergency services in locating properties. All civic addresses must conform to Strathcona County’s Addressing Bylaw;
10.9 Ensure that roadways and subdivisions are designed to accommodate ground access and air access emergency vehicles;

10.10 Ensure emergency service facilities are developed in accordance with provincial regulations;

10.11 Review, with the RCMP, opportunities to expand or enhance police presence in the rural areas; and

10.12 Work with emergency services in educating the public on fire safety and the protection of property in the case of fire.

**FireSmart**

Strathcona County will:

10.13 Encourage the implementation of FireSmart principles to aid in the prevention of loss, damage or injury due to wildfire;

10.14 Identify the wildland/urban interface;

10.15 Determine the level and nature of wildfire risk within the interface area(s) identified;

10.16 Plan accordingly, to minimize the risk of wildfire in the wildland/urban interface;

10.17 Gather and maintain as much information as possible concerning wildfire hazard in the wildland areas. Fire management shall be an integral component in planning for the wildland/urban interface;

10.18 Consider the risk of, or potential for, wildfire prior to decisions being made regarding land use allocation, subdivision or development;

10.19 Consider, in the absence of a wildfire hazard potential evaluation conducted by qualified persons, the following:

   a) The occurrence of wildfires in the area, either recent or historical, and their size and extent;
   b) The propensity for shrubs and grasses forming the understory of the vegetative community to regularly dry out and burn readily;
   c) The presence of extensive native forests, woodlands or grasslands in the vegetative pattern of the area; and
   d) The likelihood that aspect and slope will affect the behaviour of a wildfire and the extent to which existing development in the area has affected any established wildfire pattern.

10.20 Consider incorporating land use, subdivision and development regulations into our design documents that may be compatible with, or assist in lowering the risk of wildfire in high-risk areas;

10.21 In areas where wildfire risk is determined to be high, avoid land uses that may increase the potential for wildfires or which may be a problem for adjacent lands or fire fighting services if engaged in a fire;

10.22 In areas where wildfire risk is determined to be high, avoid land uses where human activity may be concentrated or where evacuation may be a major undertaking; and

10.23 In areas where wildfire risk is determined to be high, encourage land uses that serve to reduce wildfire risk, provide safe refuge during evacuation and/or supply water for fire suppression.
Industry

Strathcona County will:

10.24 Maintain and enhance the quality of life of citizens by providing for a buffer between heavy industrial development and other land uses. The purpose of Industrial Risk Management is to reduce the risks to public safety and minimize nuisance associated with heavy industrial development and to facilitate emergency management in the event of an industrial incident;

10.24a Ensure that any development shall meet or exceed MIACC criteria as determined through Strathcona County’s cumulative risk assessment. (Bylaw 42-2012)

10.25 Maintain the quality of life of Strathcona County residents when reviewing statutory plans, (i.e. Municipal Development Plan, area structure plans, area redevelopment plans) or amendments to the Land Use Bylaw, subdivisions, or development proposals through consideration of the following factors, that include, but are not limited to:

a) Compatibility with surrounding land uses;

b) Nuisance factors such as harmful or unpleasant external effects, including, but not limited to: noise, odor, fumes, light trespass, glare, vibration, smoke or emissions;

c) Visual appearance, including, but not limited to: landscaping, height restrictions or sign regulations;

d) Municipal, provincial and federal safety, risk and environmental assessment/review processes; and

e) Adequate separation distance between uses within and external to the district (e.g. buffering, screening and setbacks) to minimize the safety risk and nuisance effects.

10.26 Ensure safety, risk and environmental assessments are integral components of the industrial/energy development review process. A risk management approach that conforms to the County’s cumulative risk assessment is to be utilized for establishing acceptable levels of risk; (Bylaw 42-2012)

10.26a Undertake a review of the County’s cumulative risk assessment every five years to ensure that Strathcona County continues to provide a safe and appropriate land use distribution relative to heavy industry in accordance with MIACC standards. All non-heavy industry initiated applications that propose amendments to the County's risk based method shall be considered during this review. (Bylaw 42-2012)

10.27 Ensure heavy industry must not only meet minimum Industrial Risk standards, but continue to strive towards reducing the current risk standards which are:

a) A one in 100,000 chance of an incident affecting an individual at a distance of 1.5 kilometres from the boundary of a Heavy Industrial site; and

b) A one in 1,000,000 chance of an incident affecting an individual at a distance of 3.0 kilometres from the boundary of a Heavy Industrial site.

10.28 Permit appropriate interim agricultural uses and limited outdoor storage uses to be located on undeveloped lands designated for heavy industrial uses, providing it will not preclude or infringe upon long term heavy industrial development;

10.29 Ensure that premature subdivision, land fragmentation or incompatible uses which may preclude the potential for future heavy industrial uses, not be allowed;
10.30 Ensure that safety, risk and environmental management issues associated with potential recreational and trail development within, or in proximity to, heavy industrial areas, pipeline/utility corridors, well sites and seismic operations be addressed to the satisfaction of the County, other regulatory agencies, and industry;

10.31 Not permit subdivision for residential purposes within Alberta’s Industrial Heartland;

10.32 Encourage agri-business, business service, agricultural development, light and medium industrial, commercial, recreation or conservation uses to locate between lands designated for heavy industrial use and lands designated for residential and institutional uses, subject to the following considerations:

a) Determination and management of the safety, risk and nuisance effects from heavy industrial uses;

b) Number of people to be assembled under the proposed use as large assemblies of people may present difficulties in the event of a requirement for in-place sheltering or evacuation;

c) Conformity with provincial guidelines respecting Transportation Utility Corridors and County requirements for pipeline/utility corridors;

d) Density of the adjacent residential and institutional development; and

e) The findings of an Industrial Risk Assessment.

10.33 In the Sherwood Park Urban Service Area, require permitted and discretionary land uses, as identified in the Land Use Bylaw, which are situated in the Heavy Industrial Transition Overlay (IH-O) to be restricted given health, safety and nuisance considerations through provisions of the Land Use Bylaw;

10.34 In the Urban Service Area, discourage large assemblies of people from locating within the first 1.5 kilometres of heavy industrial development;

10.35 Ensure redistricting in the Urban Service Area, which could result in an increased density or intensification of the following uses, is not permitted within the (IH-O) Heavy Industrial Transition Overlay as identified in the County’s Land Use Bylaw. (Bylaw 42-2012)

a) Residential uses;

b) Large indoor/outdoor assembly uses (e.g. stadiums, arenas or theatres) which cater to small children or the elderly;

c) Uses which cater to temporarily or permanently confined, disabled or incapacitated people (e.g. hospitals, extended care or emergency response organizations);

d) Buildings which present difficulties in the event of evacuations (e.g. hotels or high rise office buildings); or

e) Uses which create the potential for large numbers of people to remain on site for long periods of time (e.g. schools, recreation facilities and shopping centres).

10.36 Where a parcel is bisected by the 0 – 1.5 km or 1.5 – 3.0 km boundary line of the IH-O Heavy Industrial Transition Overlay the uses and development regulations on each side of the boundary line shall follow the applicable provisions as described in the Land Use Bylaw. Minor variances to setback distances may be considered provided the proposed use remains located entirely within the portion of the subject parcel that permits the use. (Bylaw 42-2012)

10.37 Ensure adequate separation between pipelines, oil and gas wells and adjacent non-industrial land uses;

10.38 Support the use of the most appropriate pollution prevention and control technologies;
10.39 Encourage industries, industrial associations, provincial and federal governments to collaboratively expand the regional airshed monitoring system;

10.40 Ensure industry has programs in place to aid in reducing potential risk hazards; and

10.41 Continue to support safety and education programs such as the County’s “Guide to Shelter-in-Place” or “Evacuation during an Environmental Emergency”.

**Partnerships**

Strathcona County will:

10.42 Work with industry, federal, provincial and municipal governments in determining acceptable levels of risk and revise, where appropriate, land use standards for industrial and pipeline development;

10.43 Encourage federal and provincial authorities to widen the scope of notification and consultation for energy exploration initiatives;

10.44 Encourage and support protective service partnership initiatives with industry, business and other Alberta Capital Region municipalities;

10.45 Encourage and support emergency service partnership initiatives with the Fort Saskatchewan Regional Industrial Association and Strathcona Industrial Association;

10.46 Encourage initiatives and partnerships with industry, businesses, municipal, provincial and federal governments, relative to local and regional emergency services training and education programs;

10.47 Encourage initiatives and partnerships with industry to develop standards for hazard mitigation; and

10.48 Acknowledge that both the City of Edmonton and Strathcona County view risk reciprocally, irrespective of boundaries and that there is a need to ensure adequate separation and transition between incompatible uses utilizing the principles of Industrial Risk Management relative to the MIACC (Major Industrial Accidents Council of Canada) guidelines.
Introduction

Strathcona County offers a wide range of public services within numerous institutional facilities throughout the community. These facilities include schools, religious buildings, and various government offices, such as County Hall, Heartland Hall and a library, as well as a number of health facilities. Many of these facilities play important roles in the daily lives of residents, and help shape our social and physical environments.

In terms of health care facilities, at the time of creating this Bylaw, the County is serviced by a number of small clinics as well as a drop-in medical centre. As the County continues to grow, the demand for a variety of specialized, emergency and long-term health facilities will continue to increase.

Strathcona County’s educational requirements are met by a mixture of public and commercial agencies including Elk Island Public Schools, Elk Island Catholic Schools, and a subsidiary campus of Lakeland College. Strathcona County provides education facilities for elementary, junior and senior high school levels (34 schools in total as of 2005). The County has sought, and will continue to seek, opportunities to develop its own major post secondary facility in order to widen the range of educational choices for County residents.

Strathcona County has a number of major recreation facilities, which include Glen Allan Recreation Complex, Kinsmen Leisure Centre, Strathcona Wilderness Centre and Millennium Place. Many communities including Strathcona County are beginning to develop joint-use or multi-functional facilities in order to reduce capital and maintenance costs associated with operating stand-alone facilities.

Objectives

Strathcona County’s institutional and community facility objectives are to:

1) Plan and fund the development of municipal facilities and services to support the needs of existing and future generations;

2) Provide opportunities for the development of schools and other institutional uses which serve the educational, recreational, cultural, health, and spiritual needs of Strathcona County residents;

3) Ensure community facilities are appropriately located according to size, function, and transportation requirements;

4) Ensure community institutional facilities are developed and operated in a financially and environmentally sustainable manner; and

5) Continue to improve public accessibility to community facilities.

Policies

General

Strathcona County will:

11.1 Encourage the development of institutional facilities that are cost and energy efficient from a lifecycle costing perspective; that utilize regenerative energy heating and cooling sources which are alternatives to fossil fuels; and are designed to meet green building design standards such as LEED (Leadership in Energy and Environmental Design), wherever possible;
11.2 Encourage the expansion of a range of community support services, in an effective and efficient manner through alliances with private, non-government and public sectors. Advocate the provision of services with voluntary organizations;

11.3 Pursue opportunities for the shared (joint) use of sites and/or multiple use facilities, such as fire, emergency services, health care, police, schools, recreational facilities, and libraries;

11.4 Coordinate efforts to establish joint use fields and community facilities in the development of new urban neighbourhoods as well as the redevelopment of existing urban neighbourhoods; and

11.5 Prepare development criteria for public institutional facilities. Development criteria must consider the following:

   a) Ensure the scale and design of institutional developments are sensitive to adjacent land uses;
   b) Ensure sites are suitable with respect to the scale and nature of the institutional use and are in an accessible location;
   c) Locate institutional developments so as to buffer residential land uses from commercial land uses, industrial land uses, highways or arterial roadways;
   d) Encourage institutional developments in the Rural Service Area, to locate within hamlets or in areas of concentrated residential development; and
   e) Traffic related impacts on residential areas, such as the filtering of vehicular traffic through residential areas, should be minimized through appropriate design.

**Health Care**

Strathcona County will:

11.6 Consider the following guidelines with respect to the development of future health care related facilities:

   a) Locate in close proximity to transit services;
   b) Compatible in scale and form relative to adjacent residential land uses;
   c) Locate close to commercial facilities; and
   d) Locate close to passive and active open space.

11.7 Review the Land Use Bylaw to ensure the County is able to respond to needs for new or expanded health services in appropriate locations; and

11.8 Continue to encourage more health care specialists to locate in Strathcona County.

**Education**

Strathcona County will:

11.9 Regularly review with Elk Island Public Schools and Elk Island Catholic Schools, future school projections, school site needs, as well as any opportunities to establish joint use facilities, such as theatres, swimming pools and playing fields, based on community needs and population growth;

11.10 Encourage the Elk Island Public Schools and Elk Island Catholic Schools to collaborate to develop joint use facilities;
11.11 Support the joint use of local schools for community programs, such as recreation programs for youth/families and continuing education;

11.12 Continue to work with post secondary institutions to identify programs and training needed in the community;

11.13 Encourage the development of post secondary education facilities within Strathcona County;

11.14 Ensure that new schools are located along collector roads in order to improve safety for children and lessen impacts on arterial road traffic flows;

11.15 Strive to ensure the safety of children in relation to the road network, by considering children’s needs when making decisions regarding the prioritization of sidewalk construction, crosswalk provisions and school drop-off zones;

11.16 Require all school sites to have adequate access, parking and drop-off facilities in accordance with the Land Use Bylaw and to the satisfaction of Strathcona County; and

11.17 Encourage the development of private or satellite schools, in conjunction with other complementary or mixed use developments provided that:
   a) Parking and loading requirements are met;
   b) The scale and nature of the use is consistent with the existing, adjacent land uses; and
   c) Traffic generation is compatible with other land uses in the area.

Recreation

Strathcona County will:

11.18 Continue to assess, maintain, and where appropriate, enhance the facility infrastructure that supports the delivery of recreation services and where delivery can be accomplished in an economical manner; and

11.19 Encourage the expansion of the range of community recreation services, in an effective and efficient manner through alliances with private, non-government and public sectors and by sharing the provision of services with voluntary organizations.

Government Facilities

Strathcona County will:

11.20 Subject to future demand work collaboratively with the Strathcona County Library Board to establish branch libraries in appropriate locations;

11.21 Explore alternative, technology based, means of providing library services to the Rural Service Area; and

11.22 Support reciprocal library membership agreements with adjacent municipal jurisdictions such as Edmonton, Fort Saskatchewan and Tofield.
Religious Assemblies

Strathcona County will:

11.23 Encourage religious assemblies to be developed:
   a) Close to and/or in conjunction with other public institutional facilities;
   b) Close to neighbourhood commercial areas; and
   c) Along arterial and collector roads.

11.24 Allow religious assemblies within commercial areas as provided for under the Land Use Bylaw;

11.25 Encourage religious groups to expand their role in the community by allowing their facilities to be used, when available, for such things as meetings, recreational uses and daycares;

11.26 Ensure new religious assemblies in rural areas have an adequate, community piped water supply and adequate sanitary sewer capacities;

11.27 Ensure religious assemblies are limited to a size and scale appropriate to the neighbourhood or adjacent development; and

11.28 Ensure religious assemblies are developed in such a way as to minimize traffic impacts on residential land uses; and

11.29 Ensure that when detailed, statutory plans are being prepared, (such as area structure plans and area redevelopment plans); an adequate amount of land is identified to accommodate religious assembly uses within the plan area.
Introduction

Strengthening the capacity of communities to improve their quality of life can facilitate greater success not only to meet immediate needs, but to provide community resources and organization for addressing future needs.

Neighbourhoods should contain all the necessary types of housing, land uses, programs and services to provide for a safe, healthy and sustainable community. Strathcona County should contain these attributes and they should be accessible to all residents.

Strathcona County citizens have expressed the desire to create a safe, caring and respectful community. They want their neighbourhoods to convey a sense of place and to provide a broad range of services and facilities that allow them the opportunity to lead a healthy lifestyle. Although various levels of government are involved in addressing social issues, the County is in the best position to understand and support the development of programs and facilities to address the social well-being of its citizens.

Objectives

Strathcona County’s social development objectives are to:

1) Sustain a high quality of life for citizens in the community;
2) Provide a balanced and diverse range of social, educational, environmental, health, recreational and cultural opportunities;
3) Improve public participation and involvement in the municipal decision making process;
4) Provide an equitable distribution and accessibility to community facilities and services;
5) Promote the development of balanced neighbourhoods;
6) Encourage a mixture of housing and a broad range of housing choices in all neighbourhoods;
7) Coordinate the provision of protective, emergency, social, recreational and cultural resources to provide residents with the most efficient programs and services; and
8) Maintain a community which promotes the healthy social, emotional and physical development of all children.

Policies

General

Strathcona County will:

12.1 Identify the community's social values and issues through the preparation of a Social Sustainability Framework;

12.2 Integrate the recommendations of the Social Sustainability Framework into both statutory and non-statutory documents to work towards implementing the programs or service delivery changes, while acknowledging the reality of cost;

12.3 Encourage volunteer involvement in community groups or organizations;

12.4 Support projects and programs that build social capital, develop a sense of community and encourage social inclusion;
12.5 Support provincial agencies in the development of strategies which enable people in disadvantaged circumstances to become self sufficient; and

12.6 Provide affordable and accessible public amenities and community services.

**Public Participation/Education**

Strathcona County will:

12.7 Provide community access to information and resources, with respect to materials and appropriate agencies to address community support services;

12.8 Encourage public participation in the creation of safe communities;

12.9 Encourage communication between citizens and government agencies;

12.10 Ensure the public is informed and consulted within a timely manner for implementation of new initiatives; and

12.11 Encourage public involvement and cooperation in the development of our communities.

**Equitable Distribution and Accessibility of Community Facilities/Services**

Strathcona County will:

12.12 Promote healthy, self-reliant, sustainable communities by seeking to provide accessible, social services;

12.13 Encourage the development of public parkland, recreational and cultural facilities that are distributed in a suitable manner throughout the community; and

12.14 Provide residents with a safe living environment by ensuring access to emergency and protective services.

**Balanced Neighbourhoods**

Strathcona County will:

12.15 Encourage the conservation of neighbourhood character which will in turn help create a “village” atmosphere or a sense of community within neighbourhoods;

12.16 Provide a variety of residential and non-residential uses within neighbourhoods, to ensure accessibility to basic everyday needs;

12.17 Encourage and support new development which implements traditional elements of neighbourhood planning, including environmental design, which considers safety and security;

12.18 Encourage resident-based efforts to promote safety and security at the neighbourhood and community levels;

12.19 Support technological advances that provide residents with the opportunity to work where they live;

12.20 Ensure new infrastructure meets the needs of residents today and in the future;
12.21 Ensure neighbourhoods are developed to protect, conserve and incorporate significant environmental features (green infrastructure);

12.22 Promote the reduction of waste and recycling of waste materials; and

12.23 Promote communities and housing developments that are socially cohesive, reduce isolation, foster community spirit, and share resources.

**Housing Needs**

Strathcona County will:

12.24 Require the development of a range of housing options to meet the economic and lifestyle needs of residents (see Chapter 5 - Residential Development);

12.25 Assist local housing agencies and the private sector in determining the needs and demands for affordable, special needs, and senior’s housing in the community;

12.26 Promote the development of urban villages that provide residents with the opportunity to remain in their neighbourhood as their housing needs change;

12.27 Encourage the development of higher density, more affordable housing in the community, in appropriate locations; and

12.28 Support innovation and flexibility in housing designs, including the potential for secondary suites in appropriate land use districts.

**Partnerships**

Strathcona County will:

12.29 Encourage the initiatives of private, non-profit organizations for special needs housing;

12.30 Encourage senior levels of government to coordinate and collaborate with local groups and agencies on social services planning, programming and funding;

12.31 Liaise with community health and social service providers to investigate opportunities to improve program coordination;

12.32 Work cooperatively with provincial and federal governments as well as adjacent municipalities to ensure the efficient, cost effective and safe delivery of regional services;

12.33 Encourage partnerships and the sharing of resources and information within the community; and

12.34 Work with interest groups to develop programs and facilities to meet the social needs of the community.

**Culture**

Strathcona County will:

12.35 Continue to provide the opportunity for a variety of cultural programs such as visual and performing arts, history, music and literature;

12.36 Encourage the development of new cultural programs and events in our community;
12.37 Support initiatives that promote cultural diversity;

12.38 Encourage events which promote the character of our Rural Service Area, such as Summer Trails and Tales; and

12.39 Continue to provide information and tours that celebrate the history and culture of Aboriginal people in our community.
Introduction

There is a desire to promote Strathcona County as a favourable place for individuals and businesses to locate and to provide a diversity of employment, recreational and social choices.

Strathcona County’s economy consists of five key sectors; oil and gas, manufacturing, agriculture, service and tourism.

The oil and gas industry is both a major employer, and a major contributor to the County’s tax base. In 2005, energy-related functions contributed approximately 38% to the County’s tax base. To prevent reliance on the oil and gas industry, it is important for the County to work towards diversifying its tax and employment base by promoting a wider range of businesses and industries.

Manufacturing and industrial operations provide support and services to commercial and industrial uses. Value-added industries help support existing businesses as well as provide export-based goods to a larger market.

Agriculture is important to the economy, with approximately 896 farms located in Strathcona County in 2005. A range of intensive and extensive agricultural operations exist, including cattle, dairy, poultry operations, fruit growers, grain and specialty farms. There is a need to continue diversifying and expanding the agricultural industry to lower transportation costs for food and promote Strathcona County as a strong agricultural producer.

Strathcona County has a wide variety of commercial enterprises, from big box and large retail chain stores, to small specialty stores and home businesses. They provide residents and nearby communities with employment and work towards meeting everyday needs.

Recreation and tourism opportunities help to attract groups to the area and bring individuals together through activities and special events. Strathcona County will continue to promote the County as a location to visit, by marketing amenities such as the Strathcona Wilderness Centre, heritage sites and sporting events.

Objectives

Strathcona County’s economic development objectives are to:

1) Develop a strong, diversified and sustainable economy that will provide expanded opportunities for employment, support community growth and foster community pride;
2) Enhance and strengthen the economy of the County;
3) Promote sustainable development principles in order to provide increased opportunities for the County and its residents over the long term; and
4) Continue to retain, expand and attract new industry and business to Strathcona County.
Policies

General

Strathcona County will:

13.1 Support the County’s development as a strong social, economic and cultural community by promoting its unique rural/urban character;

13.2 Support a balanced economy of tourism, agricultural, residential, commercial, and industrial uses as a means of providing County citizens with diverse opportunities for employment;

13.3 Encourage growth and development in a well planned, sustainable manner, while ensuring compatibility between land uses;

13.4 Promote and strengthen the County’s economy and employment base in order to retain existing businesses and jobs;

13.5 Pursue the development of a wide range of business and retail services that ensure a self-sustaining, self-reliant, complete economic community;

13.6 Communicate and promote awareness of Strathcona County in order to broaden and diversify business and industry investment;

13.7 Encourage and promote the development of an adequate supply of serviced land to meet a wide range of industrial and commercial needs;

13.8 Identify opportunities for expansion and diversification of existing petrochemical complexes;

13.9 Encourage the creation or expansion of environmentally friendly service industries;

13.10 Attract a range of small and medium sized manufacturing industries with a focus on food processing;

13.11 Continue to identify opportunities to expand and improve the secondary and tertiary commercial-industrial components within the regional economy, and build on providing value-added services;

13.12 Encourage agri-business uses such as primary and secondary agricultural production and processing within the lands encompassed by the Agri-Industrial Transition Policy Area;

13.13 Facilitate economic development through pro-active planning and implementation of intermunicipal policies, complementary area structure plans and/or area redevelopment plans;

13.14 Promote and support locally owned small businesses; and

13.15 Promote and support community events, recreational activities, sporting events, and cultural activities that enhance civic pride while generating economic benefit and tourism in Strathcona County.
Home Businesses

Strathcona County will:

13.16 Support the development of home businesses that are appropriate to the character of the neighbourhood;

13.17 Ensure that the intensity of a home-based business is compatible with the uses in the area where it is located and, has minimal impact on the environment, water, municipal infrastructure and neighbouring properties;

13.18 Ensure all home businesses are clearly secondary in nature to the residential use of the property; and

13.19 Ensure home businesses which are beyond the intent and purpose of a home business, re-locate to appropriate commercial or industrial zoned lands.

Recreation and Tourism

Strathcona County will:

13.20 Encourage the development and growth of recreation and tourism areas that are:
   a) Complementary to our natural resources and incorporate the natural environment into the project;
   b) Adjacent to major transportation corridors to benefit from higher traffic volumes and where acceptable access is available, per County standards; and
   c) Strategically located within close proximity to other existing complementary commercial, recreation or other tourism enterprises.

13.21 Support regional tourism initiatives that will enhance Strathcona County as a tourism destination;

13.22 Encourage the development of new events and festivals in the County;

13.23 Continue to promote events within our community, such as Strathcona County’s Harvest Festival of Foods and Country Christmas; and

13.24 Promote cooperative private, non-government and public sector initiatives to develop recreation and tourism opportunities.

Heritage

Strathcona County will:

13.25 Identify and conserve the community’s cultural heritage through the designation of structures; the placement of recognition plaques; the completion of the Heritage Registry; and the introduction of public art which reflects historically significant events, themes and residents of Strathcona County; and

13.26 Develop a strategic marketing plan to access heritage tourism funds in order to promote and conserve heritage resources.
Partnerships

Strathcona County will:

13.27 Continue to partner with stakeholders to attract new business and tourism activity to Strathcona County;

13.28 Pursue new partnerships with appropriate agencies to provide access to business support such as education, skill enhancement and job training programs;

13.29 Develop a participative and collaborative approach with community groups, service clubs, the Chamber of Commerce, local business, and educators to identify businesses which will complement local strengths and resources;

13.30 Work with other Alberta Capital Region municipalities, Alberta Economic Development and Tourism, business, industry and regional agencies to capitalize on economic and strategic strengths in manufacturing and other sectors; and

13.31 Partner with private, not-for-profit, and other government sectors to support existing businesses, attract future development, and conduct joint marketing initiatives.
Introduction

Of the 126,000 hectares that make up Strathcona County, approximately 100,000 hectares are used for agricultural purposes. This is the largest, single form of land use within the County. Agriculture, as it has done in the past, will continue to play a role in the County's overall character in the future.

According to the *Future of Agriculture Study, 2002*, traditional, medium-sized farming operations are on the decline. However, the number of smaller intensive agriculture operations such as poultry farms, greenhouses, nurseries and specialty fruit and vegetable operations have been increasing in the County. While this trend has been noted, there has previously been little done to foster or promote the development of this growing sector of the agricultural industry.

Farming communities are facing many difficult challenges, which in turn threaten the future of agriculture not only in Strathcona County, but throughout Canada. The cost of fuel, fertilizer, chemicals, equipment as well as the cost of living, have steadily been outstripping the return on the commodities that farmers produce. In order to make their operations more economically viable, some farmers are diversifying their product lines or seeking employment off the farm. Many of those who continue to work the land have tried to purchase adjacent sites. In some areas it has been difficult for farmers to amass contiguous properties due to existing subdivision or fragmentation of land surrounding their operations.

Conflicts between agricultural and non-agricultural land uses have been cited as an issue by both the general public and active farmers. Residential acreage owners may be negatively impacted by agriculture-related activities that occur sporadically throughout the year such as manure spreading or during specific times, such as spring seeding or fall harvest. Conversely, acreage owners may have negative impacts on farming operations, such as the problem of domesticated pets attacking livestock on neighbouring farms. Although Strathcona County recognizes this issue and will continue to work toward preventing future conflicts through policies that promote buffering between conflicting land uses, residents of the rural areas must be aware that Strathcona County is a strong supporter of right-to-farm legislation, as provided under the Agricultural Operation Practices Act.

The Agri-Industrial Transition Policy Area will act as a transition from heavy and medium industry to agricultural and light industrial land uses. The intent of this area is to provide for the development of intensive soil-based agriculture as well as primary and secondary processing of agricultural products. This area will be encouraged to incorporate synergy principles into development, such as the use of waste products from neighbouring heavy industrial uses as an energy source.

On January 1, 2002, amendments were made to the Agricultural Operation Practices Act which provided the Provincial Government with greater control over the development of "confined feeding operations" (CFOs). Applications for new or expanded CFOs, or any plans to build or change a manure storage facility, now require the approval of the Natural Resources Conservation Board (NRCB). When reviewing applications, the NRCB is required to check for compliance with province-wide standards that have been developed. These standards are designed to ensure that operations are managed in ways that minimize negative impacts on existing residents (e.g. odour, noise and dust), protect the environment (e.g. water and soil contamination) and allow for the sustainable development of the industry.

Although municipalities have little control over the development of confined feeding operations, they can provide input with respect to the location of these operations. Municipalities are required by the province to identify conditions under which confined feeding operations may or may not occur through their Municipal Development Plan policies. When considering criteria, we must consider compatibility of the development with existing land uses as well as any land use changes that may be planned for the immediate area in the future.
Objectives

Strathcona County’s agricultural objectives are to:

1) Maintain and enhance the viability of the existing agricultural community and agricultural industry;
2) Protect, wherever possible, agricultural land which has a Canada Land Inventory (C.L.I.) soil class ranking of 1 or 2;
3) Minimize non-agricultural development within areas where the focus is on promoting agricultural development;
4) Reduce the fragmentation of agricultural land within the Agriculture – Large Holdings Policy Area;
5) Accommodate the diversification and intensification of agricultural activities, such as intensive horticulture, in suitable areas;
6) Minimize potential conflicts between agricultural and non-agricultural land uses;
7) Encourage the practice of agriculture in an environmentally responsible manner;
8) Limit the potential for conflict between confined feeding operations and other land uses within the County;
9) Identify criteria for consideration in the development or expansion of confined feeding operations; and
10) Pursue the protection of High and Medium Priority Environment Management Areas, as development of smaller sized, specialty agricultural initiatives occurs. Development must be in accordance with the principles contained within this document as well as the requirements of the appropriate Land Use Bylaws designations.

Policies

General

Strathcona County will:

14.1 Encourage the growth and expansion of value added agricultural and industrial agricultural uses such as food processing facilities and ensure that these processing facilities are located appropriately;
14.2 Encourage the development of facilities or agricultural operations that utilize waste streams from industry or confined feeding operations, in order to reduce the use of fossil fuels and minimize impacts;
14.3 Promote agricultural practices that are sustainable and environmentally responsible; and
14.4 Minimize non-agricultural development in areas where agriculture is the predominant land use.

Agriculture – Large Holdings Policy Area

Strathcona County will:

14.5 Continue to promote the development of extensive/large traditional agricultural operations within the Agriculture – Large Holdings Policy Area;
14.6 Minimize the fragmentation of agricultural land by limiting subdivision within the Agriculture – Large Holdings Policy Area in order to maintain and further promote the development of large agricultural operations; particularly those operations that provide the raw resources for the development of sustainable sources of energy such as ethanol, biodiesel and biogas; and
14.7 Refer to Chapter 5 - Residential Development for residential related policies, such as first parcel out subdivisions, applicable to the Agriculture – Large Holdings Policy Area.

**Agriculture – Small Holdings Policy Area**

Strathcona County will:

14.8 Promote agriculture, conserve High and Medium Priority Environment Management Areas and allow large rural residential land uses to be developed within the Agriculture – Small Holdings Policy Area where such uses are compatible with adjacent uses;

14.9 Acknowledge existing non-agricultural developments and consider new developments on a case by case basis on lands within the area south of Highway 16, East of Highway 21, North of the Canadian National rail line and West of Secondary Highway 824 subject to the parameters outlined within the Transition Area Master Plan 1995, as amended from time to time. However, the predominant use within the above mentioned area will continue to be agriculture, until such time as urban level services are expanded into this area, if at all possible;

14.10 Allow the subdivision of agricultural land for the development of small agricultural operations where such uses are compatible with adjacent uses; and

14.11 Refer to Chapter 5 - Residential Development for residential related policies applicable to the Agriculture – Small Holdings Policy Area.

**Agri-Industrial Transition Policy Area**

Strathcona County will:

14.12 Encourage the development of agri-industrial value added and product processing uses within the Agri-Industrial Transition Policy Area, which are synergetic to the primary nature of the agricultural land use such as seed cleaning and food processing plants;

14.13 Allow lands within the Agri-Industrial Transition Policy Area to be subdivided for the development of light industrial and agri-industrial operations subject to the adoption of a Conceptual Scheme, which has been prepared in accordance with County policy, for the entire quarter section;

14.14 Support the use of by-products from neighbouring heavy industries to service light industry or agricultural facilities (eg. greenhouse heating system);

14.15 Encourage synergy with neighbouring heavy industry to promote economic viability; and

14.16 Refer to Chapter 7 – Industry and Energy for policies related to industrial uses within this area.

**Beaver Hills Moraine Policy Area**

Strathcona County will:

14.17 Continue to support agricultural uses on lands that are not identified as High Priority Environment Management Areas within the Beaver Hills Moraine Policy Area;

14.18 Limit the subdivision of land within the Beaver Hills Moraine Policy Area, in order to help conserve and enhance the unique ecosystem; and

14.19 Refer to Chapter 5 – Residential Development for residential related policies, such as first parcel out subdivisions, applicable to the Beaver Hills Moraine Policy Area.
Rural/Urban Transition Policy Area

Strathcona County will:

14.20 Allow existing agricultural operations to continue within the Rural/Urban Transition Policy Area; and

14.21 Ensure that the Rural/Urban Transition Policy Area Growth Management Strategy addresses potential conflicts with existing agricultural operations within the Rural/Urban Transition Policy Area and adjacent Agricultural Small Holdings Policy Area. (Bylaw 42-2012)

Country Residential Policy Area

Strathcona County will:

14.22 Allow existing agricultural operations to continue within the Country Residential Policy Area; and

14.23 Ensure new country residential developments address potential conflicts with existing agricultural operations.

Confined Feeding Operations

Strathcona County will:

14.24 Be an interested party under, and in connection with all applications, hearings and appeals for confined feeding operations occurring within Strathcona County that have been submitted to the Natural Resources Conservation Board (NRCB);

14.25 Support the following criteria as required areas for consideration when evaluating the appropriateness of a specific parcel for a confined feeding operation. The proposed confined feeding operation should be:

   a) Located 3.2 kilometres (2.0 miles) from the boundary of any:
      i) City or Urban Service Area;
      ii) Hamlet, town or village;
      iii) Area already developed or that is designated for institutional uses such as schools, hospitals, commercial or multi-lot residential uses with more than 3 (three) residential lots per quarter section. Measurements are to be taken from property line to property line; and
      iv) Federal, provincial or municipal park or recreation area, and any other areas used or intended to be developed for recreational facilities.
   
   b) Located 1.0 kilometre (.62 miles) from High and Medium Priority Environment Management Areas;
   
   c) Located on soils that are not medium to fine textured and do not overlie either groundwater recharge or discharge areas; and
   
   d) Sited in accordance with Provincial Regulations. If the Province requires larger setback distances, that distance will apply.

14.26 Continue to allow all existing confined feeding operations to exist, per the Agricultural Operation Practices Act–Standards and Administration Regulations as updated from time to time;
14.27 Not allow subdivisions for residential purposes to infringe upon an approved confined feeding operation facility; and

14.28 Consider the results of a minimum distance separation (MDS) calculation using the Agricultural Operations Practices Act-Standards and Administration Regulations when considering:

a) The subdivision of agricultural parcels for residential purposes;
b) The re-designation of a parcel to a district that may allow uses that are sensitive to confined feeding operations; or
c) Any proposed development.
2007 Strathcona County Municipal Development Plan Bylaw 1-2007
Existing Confined Feeding Operations
Map #7

Legend
- Municipal Boundary
- Existing Confined Feeding Operations
2007 Strathcona County Municipal Development Plan
Bylaw 1-2007
Canada Land Inventory (C.L.I.) Soils Rating Map
Map #8
Legend
- Municipal Boundary
- Class 1
- Class 2
- Class 3
- Class 4
- Class 5
- Class 6
- Water

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.
Introduction

Strathcona County maintains 1,294 kilometres of rural roads and 279 kilometres of urban roads. A transit system is provided for service within the Sherwood Park Urban Service Area and provides regional service that extends to a variety of areas within the City of Edmonton. Both Canadian National (CN) and Canadian Pacific (CP) provide national railway routes that run through Strathcona County. Currently, there are a number of public and private airports. A trail system exists in the Sherwood Park Urban Service Area and work is in progress to develop a multi-purpose trail network throughout the County that will incorporate the Trans Canada, River Valley Alliance and Heritage Parkway Trails.

Strathcona County will continue to accommodate the movement of people and commodities in a safe, economical, efficient and environmentally responsible manner. As growth in the County occurs, pressure on the transportation system will continue to increase. Strathcona County will ensure, wherever possible that, all transportation uses such as trails, public transportation, rail, air and pedestrian walkways are inter-connected. Improving the trail system in both Sherwood Park and the Rural Service Areas will provide more pedestrian friendly routes throughout the County and create more opportunities for residents to interact.

Objectives

Strathcona County's transportation objectives are to:

1) Continue to provide an integrated, regional transportation network and facilities that meet the needs of people, business and industry by providing for the safe, economical, efficient and accessible movement of people and goods;
2) Maintain and enhance the integrity of the transportation system; to minimize the fragmentation of lands; and to facilitate the development of compatible land uses;
3) Provide a safe, effective, reliable, and affordable transit system which is environmentally responsible;
4) Encourage the use of street layouts that provide access between neighbourhoods;
5) Promote alternatives to vehicular transportation by providing an effective inter-neighbourhood trail system;
6) Protect airports from encroachment by incompatible uses; and
7) Continue to work with surrounding municipalities to assess the feasibility of creating a high speed transit (HST) system into the Sherwood Park Urban Service Area.

Policies

General

Strathcona County will:

15.1 Adhere to the policies and recommendations of the Transportation Master Plan as updated and amended from time to time;
15.2 Support the coordination and integration of local, regional, intra-provincial and inter-provincial transportation networks and facilities;
15.3 Work cooperatively with municipal, provincial and federal governments to enhance economic growth by encouraging the development of an integrated, multi-use transportation network (trail, road, transit, rail and air), that will meet the needs of individuals, business and industry;
15.4 Reduce the cost of existing and future roadways by promoting Transportation Demand Management (TDM) principles. Examples of these initiatives include, but are not limited to:

a) Car-pooling;
b) Public transit;
c) Walking;
d) Bicycling;
e) Working from home; and
f) Non-traditional work hours.

15.5 Minimize community disruption caused by through-commuter traffic on non-arterial roadways;

15.6 Promote the use of alternative fuel sources such as biofuels and the use of vehicles powered by alternative energy sources;

15.7 Provide affordable, efficient transportation alternatives in the Sherwood Park Urban Service Area for all citizens regardless of income and age;

15.8 Work with surrounding municipalities and provincial agencies to encourage the development of inter-municipal transportation corridors;

15.9 Reduce the amount of vehicle trips and kilometres traveled by promoting mixed-use developments, walkable communities and compact residential development;

15.10 Provide safe and efficient traffic routes for pedestrians, cyclists and vehicles; and

15.11 Ensure there is adequate bicycle parking in commercial areas.

Roads

Strathcona County will:

15.12 Strive for an accessible and safe roadway network linking and connecting urban villages, places of employment, recreation areas, etc.;

15.13 Encourage the development of street layouts that increase access between neighbourhoods;

15.14 Promote development of an effective primary road system for high-volume traffic, that conserves the integrity of local neighbourhoods;

15.15 Require access points, roadway and approach design to be in accordance with Strathcona County road standards;

15.16 Consider the future impact of upgrading Highway 21 (future Regional Ring Road), to a high standard freeway facility and work towards reducing the negative impacts on adjacent future land uses, in consideration of best practices for freeway facilities; and

15.17 Continue to enhance landscaping and provide trails adjacent to arterial rights-of-way in the Sherwood Park Urban Service Area.
Trails

Strathcona County will:

15.18 Adhere to the policies and recommendations of the Trails Master Plan as updated and amended from time to time;

15.19 Maintain existing and support future trail development within the County, including linkages to the Trans Canada, River Valley Alliance and Heritage Parkway Trails;

15.20 Support the design, development and maintenance of an integrated, multi-purpose trail network throughout Strathcona County, with linkages to adjacent Capital Region municipalities, the province and the country;

15.21 Promote the use of alternative forms of transportation such as walking and bicycling through the provision of trails; and

15.22 Consider new bicycle and pedestrian routes as an integral component of the transportation system to serve recreation and transportation needs.

Public Transit

Strathcona County will:

15.23 Provide a transit system which strives to meet the needs of each citizen in the Sherwood Park Urban Service Area, including youth, the elderly and persons with disabilities;

15.24 Facilitate access to transit by providing for safe, convenient pedestrian movement between local and arterial roads and linkages to major destination nodes;

15.25 Promote a maximum 500 metre walking distance to transit service routes within the Sherwood Park Urban Service Area;

15.26 Ensure adequate bus structures and sidewalks are available at all transit stops;

15.27 Provide newly developed residential areas with an appropriate level of transit service based on number of residents and minimum ridership;

15.28 Continue to provide and upgrade, where possible, an economical regional transit service to Edmonton;

15.29 Locate future transit transfer stations to optimize service to neighbourhoods;

15.30 Promote the usage of Park and Ride facilities in the Sherwood Park Urban Service Area and support, where feasible, the development of these facilities in the hamlets;

15.31 Encourage usage of public transit in order to support Transportation Demand Management initiatives; and

15.32 Continue to work with surrounding municipalities to determine the feasibility of extended service of regional transit systems, such as hours of service and possible expansion of the City of Edmonton’s High Speed Transit (HST), or an express bus system into the Sherwood Park Urban Service Area.
15.32a Ensure that municipal transit routes and infrastructure respect the location of regional transit corridors and nodes as identified in the Capital Region Growth Plan. (Bylaw 42-2012)

**Airports**

Strathcona County will:

15.33 Encourage and promote initiatives to improve multi-use transportation linkages between airports within the Alberta Capital Region;

15.34 Work with Edmonton Airports and industry to identify economic opportunities that may be available, by providing improvements to existing regional airport facilities at the Strathcona Airport, Cooking Lake Airport, and other airports; and

15.35 Support increased usage of the Strathcona (Josephburg Aerodrome) Airport by Industry.
2007 Strathcona County Municipal Development Plan
Bylaw 1-2007
Transportation Map - Urban Map #10

Legend
- Municipal Boundary
- Urban Service Area Boundary
- Provincial Highways
- Railways
- Future Road Improvements
- Anthony Henday
- Regional Ring Road

Future Upgrades to Existing Interchanges
Future Traffic Signals
Future Highway Access Closures

Note: 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 regulations.
Introduction

A multi-purpose transportation/utility corridor (TUC) has been designated within Strathcona County to accommodate crude oil pipelines, natural gas pipelines, product pipelines, water lines, wastewater mains, telecommunication sites, a road network and other utilities. Through the provincial designation of this corridor, the fragmentation of land is minimized and the integrity of the commodities transported within the corridor is maintained. Additional transportation/utility corridors, including a hydrocarbon pipeline corridor have been identified near the industrial developments in the northern portion of the County as well as adjacent to the Sherwood Park Urban Service Area. In 2005, Strathcona County distributed 31 million litres of water per day, and provided over 10 million litres of wastewater service per day.

Utility networks shall be incorporated into future growth areas. Policies support infill development in existing neighbourhoods to promote efficient use of the utility and to lower costs for services. Strathcona County will ensure that where possible, all residents within the County are provided with a reliable level of municipal services that are economically, socially and environmentally viable. The County will be supportive in introducing advanced technology relative to utility service delivery for its residents.

Objectives

Strathcona County’s utility systems objectives are to:

1) Promote the safe, efficient and economical development of utilities in Strathcona County and the Alberta Capital Region;
2) Maintain public health and enhance environmental integrity through the provision of quality services;
3) Provide a reliable water supply to County residents, businesses, industries and other customers where possible;
4) Where feasible, manage stormwater to minimize flood damage, traffic hazards, aesthetic, physical, chemical and biological impacts to receiving watercourses during a storm event, of a magnitude greater than that for which the primary or minor storm system is designed;
5) Maintain and enhance the integrity of utility/pipeline corridors to minimize the fragmentation of lands and to facilitate the development of compatible land uses;
6) Continue to reduce the amount of solid waste going into landfills by encouraging recycling programs in residences, businesses and industry; and
7) Promote alternative utilities such as innovative heating and energy systems (e.g. ground source heating).
8) Work with other municipalities, levels of government and service providers to improve efficiencies and minimize infrastructure costs. (Bylaw 42-2012)
Policies

General

Strathcona County will:

16.1 Encourage and support research and technological enhancements to provide for safe, accessible, efficient and economical infrastructure development and operations;

16.2 Work with surrounding municipalities and utility companies to ensure integrated utility corridors are created and maintained;

16.3 Support the rationalization and development of pipeline/utility corridors in consultation with industry, utility companies, federal, provincial and municipal governments which:
   a) Maintain and/or enhance the integrity of the existing pipeline/utility network;
   b) Mitigate or minimize negative environmental effects;
   c) Minimize existing and potential land use conflicts including land fragmentation;
   d) Do not preclude future local or regional development opportunities; and
   e) May parallel existing or future transportation systems.

16.4 Use pipeline/utility corridors as multiple use corridors to accommodate oil, natural gas, municipal utilities, electrical transmission lines, communications infrastructure, and pedestrian linkages;

16.4a Encourage that regional corridors and infrastructure as identified in the Capital Region Growth Plan will be integrated into common corridors wherever possible in order to protect these lands for their intended purpose; (Bylaw 42-2012)

16.5 Require the removal of the infrastructure associated with abandoned utilities, pipelines and well sites, as well as the rehabilitation of these areas once no longer utilized;

16.6 Improve information, education and communication programs relating to utility systems and their associated environmental requirements;

16.7 Reduce dependence upon fossil fuels by promoting utility facilities that employ renewable energy sources (e.g.: district energy or geothermal systems);

16.8 Decrease dependence upon chemicals and synthetic substances by promoting treatment facilities that use design approaches and regulatory systems that focus on pollution prevention, re-use and recycling; and

16.9 Ensure that utility activities do not encroach upon environmentally sensitive areas, where possible.

Water Service

Strathcona County will:

16.10 Investigate the feasibility of providing the owners of existing rural residences located in the Strathcona County Rural Water Service Area, with the opportunity to obtain piped water service on a full cost recovery basis;

16.11 Require new developments in the Urban Service Areas and new country residential developments in the Country Residential Policy Area to connect to the municipal water system, unless otherwise stated in the Country Residential Area Concept Plan; (Bylaw 57-2011)
16.12 Promote appropriate infill development to lower the costs for new and existing residences connecting to the County water system;

16.13 Investigate the feasibility of providing basic water service to hamlets which presently do not have community water supply systems;

16.14 Continue to support a regional approach for water demand management and the purchase of water at reasonable rates for County customers;

16.15 Monitor developments near water bodies that may affect the County’s water supply;

16.16 Encourage water conservation by implementing programs that include water restrictions; and

16.17 Facilitate with Provincial agencies, the implementation of surface runoff management methods that address water quality issues.

**Wastewater Service**

Strathcona County will:

16.18 Require new developments in the Urban Service Area and new country residential developments in the Country Residential Policy Area to connect to existing municipal wastewater service systems, unless otherwise stated in the Country Residential Area Concept Plan; *(Bylaw 57-2011)*

16.19 Promote appropriate infill development to lower the costs for new and existing residences connecting to the County wastewater system;

16.20 Continue to cooperate in joint wastewater system planning, with the Capital Region Sewage Commission and the City of Edmonton;

16.21 Cooperate with the Alberta Capital Region Wastewater Commission in establishing a cost effective system, for controlling plant bypasses or overflows at the Regional Plant;

16.22 Promote gray-water reuse systems for industry and other applications; and

16.23 Seek support for the Infiltration/Inflow Reduction Program to reduce the amount of stormwater entering the wastewater system in the Urban Service Area and the Hamlets serviced by gravity sewers.

**Shallow Utilities and Communication Facilities**

16.24 Support the development of utility facilities that provide technological advances for residents;

16.25 Ensure developers co-ordinate with shallow utility companies, on servicing capacity in new developments;

16.26 Require new developments to provide the extension of other utility services such as gas, electrical and telecommunication lines in the Urban Service Area;

16.27 Support the extension of communication services into the Rural Service Area subject to review by the Approving Authority on location considerations;
16.28 Promote the introduction or extension of wireless communication facilities that consider good planning and design; that will have the least impact on the natural environment; and the least visual impact on nearby residents;

16.29 Work with Industry Canada to provide policies for locating communication facilities;

16.30 Encourage co-location of communication facilities; and

16.31 Require a public consultation process with the development authority to deal with local community concerns regarding the location of wireless communication facilities, as they are federally regulated.

**Stormwater Management**

Strathcona County will:

16.32 Continue to require a stormwater management plan for new developments;

16.33 Support the preparation of floodplain mapping for all creeks in the County to provide information needed to avoid development in the floodplains;

16.34 Prepare Master Drainage Plans for watersheds where development is actively proceeding or where significant natural or man-made land use changes are occurring, or are contemplated in the near future. More detailed drainage plans shall be prepared in conjunction with area concept plans, area structure plans and area redevelopment plans;

16.35 Recognize the importance of natural wetlands in the hydrology of a rural watershed and the existing natural habitat. These natural wetlands must be conserved or equivalent reconstructed wetlands developed, to the satisfaction of all Approving Authorities;

16.36 Continue to seek practical, innovative methods to enhance the quality of the stormwater in the Urban Service Area stormwater management facilities and monitor downstream impacts on water quality;

16.37 Develop stormwater quantity and quality monitoring systems for all creeks and major urban storm sewer outfalls;

16.38 Manage stormwater runoff to minimize damage to property which may occur as a result of a natural event;

16.39 Educate the development industry about the function and role of stormwater management facilities; and

16.40 Ensure that stormwater management facilities are recognized as utilities. See Chapter 9 - Parks and Recreation regarding credit for municipal reserves.

**Solid Waste**

Strathcona County will:

16.41 Determine locations in advance of need, for new landfill sites;

16.42 Update the Solid Waste Management Plan as required;
16.43 Continue to encourage the reduction, reuse, and recycling of solid wastes and the development of an effective recycling infrastructure;

16.44 Continue to provide residential garbage pick-up in both Sherwood Park and the Rural Service Areas;

16.45 Continue to provide accessible waste-management initiatives such as:
   a) Clear-bag program;
   b) Large item pick-up program;
   c) Great Strathcona Exchange;
   d) Backyard composting program; and
   e) Recycling stations.

16.46 Investigate curb side pick-up costs for recycling in the Sherwood Park Urban Service Area;

16.47 Work with surrounding municipalities on the planning and development of an integrated regional solid waste management system;

16.48 Promote home composting; and

16.49 Identify ways to improve existing landfills as well as increase their life spans.
**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

<table>
<thead>
<tr>
<th>Type of Notification</th>
<th>Referral Directed To:</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>1. <em>Statutory Plan &amp; Bylaws</em></strong></td>
<td></td>
</tr>
<tr>
<td>Municipal Development Plan and all amendments</td>
<td>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.</td>
</tr>
<tr>
<td>Area concept plans/area structure plans and all amendments</td>
<td>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.</td>
</tr>
<tr>
<td>Area redevelopment plans and all amendments</td>
<td>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.</td>
</tr>
<tr>
<td>Land Use Bylaw redistricting, direct control proposals, subdivision and development permit applications for discretionary uses</td>
<td>All adjacent municipalities and federal/provincial government and appropriate resource agencies within 1.5 km of the application area.</td>
</tr>
<tr>
<td>Land Use Bylaw Text Amendments</td>
<td>All adjacent municipalities and federal/provincial government and appropriate resource agencies</td>
</tr>
<tr>
<td><em>Note:</em> 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.</td>
<td></td>
</tr>
<tr>
<td><strong>2. Where No ACP, ASP or ARP is Adopted</strong></td>
<td></td>
</tr>
<tr>
<td>Land Use Bylaw site specific amendments including Direct Control Districts</td>
<td>All adjacent municipalities and federal/provincial government and appropriate resource agencies within 1.5 km of the application area.</td>
</tr>
<tr>
<td>Subdivision applications</td>
<td>All adjacent municipalities and federal/provincial government and appropriate resource agencies within 1.5 km of the application area.</td>
</tr>
<tr>
<td><strong>3. Road Closures</strong></td>
<td></td>
</tr>
<tr>
<td>Road closure proposals which affect boundary roads</td>
<td>Any affected adjacent municipality, and all affected provincial or resource agencies.</td>
</tr>
<tr>
<td><strong>4. Other Land Use Proposals</strong></td>
<td></td>
</tr>
<tr>
<td>Heavy industrial developments, confined feeding operations and resource extraction activities</td>
<td>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.</td>
</tr>
<tr>
<td><em>Note:</em> It should be recognized that referral times may be altered in this situation depending on the circulation timeline of the originating body or authority.</td>
<td></td>
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</table>

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) Intelligently 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)

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 17.40, allow subdivision and redistricting to occur on parcels that are part of an existing Council approved Conceptual Scheme within the Urban Reserve Area, provided that any proposed subdivision or redistricting conforms to the general intent of that Conceptual Scheme. (Bylaw 42-2012)
2007 Strathcona County Municipal Development Plan
Bylaw 1-2007
Joint Planning Study Area
Map #11
Legend
- Municipal Boundary
- Urban Service Area/Hamlet Boundary
- Joint Planning Study Area
- Yellowhead Corridor - Subset of the Joint Planning Area

Source: 2007 Strathcona County Municipal Development Plan Bylaw 1-2007
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.
<table>
<thead>
<tr>
<th>Date</th>
<th>Bylaw#</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>June 15, 2007</td>
<td>64-2007</td>
<td>That immediately following Figure 28: Example of Highway/Rural Commercial, Map #1.1: Development Expansion Area be added. That Policy 6.47 be deleted and replaced with the following: 6.47 Consider Commercial, Light Industrial and Public Service land uses within the area identified as Development Expansion Area in Map 1.1, and the Transition Area Master Plan (July 1995), subject to the following criteria: a) Must be developed according to Strathcona County rural servicing standards; and b) An area structure plan must be developed and approved by County Council for the entire quarter section. That the Table of Contents – List of Maps be deleted and replaced.</td>
</tr>
<tr>
<td>May 21, 2010</td>
<td>10-2010</td>
<td>That approximately the west 129 m of Lot 18B, Block 1, Plan 0929379 in the NE 9-53-23-W4 be redesignated from Commercial Hwy 16 Policy Area to Industrial Light/Medium Policy Area. That Policy Areas – Map #13 be replaced with amended Map #13. Replace Amendments page and add Bylaw 10-2010 page.</td>
</tr>
<tr>
<td>Date</td>
<td>Bylaw#</td>
<td>Description</td>
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<tr>
<td>May 29, 2012</td>
<td>57-2011</td>
<td>That the Definition of Country Residential is deleted and replaced That policies 5.32, 5.36 c), 5.36 d), 5.36 k), 5.37, 8.15, 16.11, and 16.18 pertaining specifically to the Country Residential Policy Area within this Municipal Development Plan are deleted and replaced. That paragraphs 2 and 3 of the Section 16 Introduction are deleted and replaced. That Policy 5.32 is deleted in its entirety That Fragmented Country Residential Subdivisions Outside of the Policy Boundary – Map 1 be replaced with amended Map #1. Replace Amendments page and add Bylaw 57-2011 page.</td>
</tr>
<tr>
<td>February 25, 2013</td>
<td>42-2012</td>
<td>That the second paragraph of the Strathcona County’s Role in the Capital Region Section of Chapter 2 are deleted and replaced, and Chapter 3 is amended to add Incorporation of the Capital Region Growth Plan Direction into the MDP Section provide an overall recognition that Strathcona County is a participating member of the Capital Region Board and is responsible for conforming to and implementing the principles and policies of the Capital Regional Growth Plan. That the second paragraph of the Strathcona County Today Section and the entire Population Projection Section including Figure 2 within Chapter 2, and the fourth and fifth paragraphs of the introduction in Chapter 4 are deleted and replaced to reflect an updated build-out year of Sherwood Park. That the last paragraph of the Introduction and Objective 9 in Chapter 4, and Policies 14.21 and 17.40 are deleted and replaced to reflect growth management in conformance with Capital Region Growth Plan.</td>
</tr>
</tbody>
</table>
### Amendments

<table>
<thead>
<tr>
<th>Date</th>
<th>Bylaw#</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>June 25, 2013</td>
<td>29-2013</td>
<td>That four (4) properties located within SE 9-53-23-W4 be redesignated from Industrial Light/Medium Policy Area to Commercial Service Policy Area.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Add Bylaw 29-2013 page.</td>
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<tr>
<td></td>
<td></td>
<td>That Policy Areas - Map #13 be replaced with amended Map #13 (enclosed).</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Replace Amendments page iii and add Bylaw 31-2013 page.</td>
</tr>
<tr>
<td>Date</td>
<td>Bylaw#</td>
<td>Description</td>
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<tr>
<td>------------</td>
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<td>--------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>August 27, 2013</td>
<td>1-2013</td>
<td>That Fragmented Country Residential Subdivisions Outside Policy Boundary Map #1 is replaced with amended Map #1.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>That Development Expansion Area Map #1.1 is replaced with amended Map #1.1.</td>
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<tr>
<td></td>
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<td>That Recommended Pipeline Corridor Map #2 is replaced with amended Map #2.</td>
</tr>
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<td>That Priority Environment Management Area’s (PEMA) Map #3 is replaced with amended Map #3.</td>
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<td>That Fire Risk Model Map #4 is replaced with amended Map #4.</td>
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<td>That Community Facilities – Rural Map #5 is replaced with amended Map #5.</td>
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<td>That Existing Confined Feeding Operations Map #7 is replaced with amended Map #6.</td>
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<td>That Transportation Map – Rural Map #9 is replaced with amended Map #9.</td>
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<td>That Joint Planning Study Area Map #11 is replaced with amended Map #11.</td>
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<td>That Policy Areas Map #12 is replaced with amended Map #12.</td>
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<td>Add Amendments page iv and add Bylaw 1-2013 page.</td>
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<td>That the Sherwood Park Urban Service boundary is amended in Maps 1, 1.1, 2, 3, 4, 5, 7, 9, 10, 11, 12, and 13 to include approximately 7.18 ha (17.74 ac) of Lot D, Plan 6158KS.</td>
</tr>
</tbody>
</table>