

## 5.3 COUNTRY RESIDENTIAL POLICY AREA

Country residential is the subdivision of rural lands to create multiple residential parcels. The multi-parcel country residential subdivisions to the east and south of the community of Sherwood Park and around Ardrossan is identified on Map 2: Rural Service Area and represents a historical residential growth pattern in Strathcona County. In order to provide an opportunity for residents wanting a rural lifestyle, multi-parcel country residential subdivision will continue to be accommodated within the Country Residential Policy Area. The Country Residential Policy Area has an ample supply of land to accommodate demand for this type of development well into the future. The primary intent of this area is for single family residential development; however, some home-based businesses may be considered. Existing agricultural operations contribute to the rural landscape and will continue to operate in the area. New, multi-parcel country residential subdivisions will provide open space opportunities for area residents. In practicing environmental sustainability, all new multi-parcel country residential subdivisions shall be municipally serviced with water and wastewater.

### ▶ Goal

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Strathcona County will strike a balance between providing opportunities for country residential living and respecting the natural and rural landscapes.

### ▶ Objectives

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Strathcona County's objectives are to **ensure** the Country Residential Policy Area:

1. *Provides rural living opportunities;*
2. *Includes efficiently designed developments that occur in an orderly manner;*
3. *Respects and connects natural and rural landscapes; and*
4. *Balances incompatible land uses.*



## ► Policies Strathcona County Will



### General

**Ensure** *efficiently designed developments that occur in an orderly manner by requiring:*

1. a Country Residential Area Concept Plan.
2. the Country Residential Area Concept Plan to provide direction on:
  - a. Area Structure Plan requirements;
  - b. transitioning and buffering;
  - c. agricultural and environmental impacts;
  - d. residential development and re-subdivision;
  - e. conservation design principles;
  - f. industry and energy;
  - g. commercial and tourism;
  - h. open space, community, recreation and schools;
  - i. transportation; and
  - j. utilities and stormwater management.
3. proposed multi-parcel country residential subdivision located within 800 metres of the hamlet of Ardrossan boundary shall be considered a proposal to expand the hamlet boundary. Proposals shall be evaluated based on the growth policies of the Hamlet Policy Area.



### Residential

**Support** *rural living opportunities by considering:*

4. multi-parcel country residential subdivision subject to an Area Structure Plan that is consistent with the Country Residential Area Concept Plan and where the parcel is rezoned to a district consistent with the objectives and policies of the applicable policy area.

**Support** *efficiently designed developments that occur in an orderly manner by considering:*

5. country residential re-subdivision in accordance with the Country Residential Area Concept Plan where the proposed development:
  - a. provides access which meets the requirements of municipal and provincial standards and regulations;
  - b. is consistent with relevant density requirements and equitable distribution of parcels;
  - c. respects the character of the existing subdivision; and
  - d. has levels of infrastructure which meet the requirements of municipal and provincial standards and regulations.

**Ensure** *respect for and connection of natural and rural landscapes by requiring:*

6. that the parcel density for a proposed multi-parcel country residential subdivision complies with the Regional Growth Plan.
7. that residential forms are limited to single dwellings and associated accessory buildings.



## Commercial

**Support** rural living opportunities by **considering**:

8. home-based businesses in accordance with the Country Residential Area Concept Plan where the proposed development:
  - a. does not negatively affect the existing multi-parcel country residential subdivision; and
  - b. is limited to the residence and accessory buildings.
9. small scale, nature-based tourism developments in accordance with the Country Residential Area Concept Plan where the proposed development:
  - a. is a home-based business;
  - b. is secondary to the primary residential use of a parcel;
  - c. covers a small land area; and
  - d. has limited onsite environmental impacts which are mitigated.



## Agriculture

**Promote** respect for and connection of natural and rural landscapes by **encouraging**:

10. the continuation of agricultural operations pursuant to the Country Residential Area Concept Plan.

**Ensure** a balance between incompatible land uses by **requiring**:

11. new multi-parcel country residential subdivisions to be designed to mitigate potential land use conflicts with adjacent land uses in other policy areas.
12. new confined feeding operations to locate outside of the Country Residential Policy Area.

**Support** a balance of incompatible land uses by **considering**:

13. the results of a minimum distance separation calculation as per the *Agricultural Operation Practices Act* from existing confined feeding operations when reviewing subdivision and development applications.



## Open Space, Local Community Services and Schools

**Support** rural living opportunities by **considering**:

14. new community halls where the proposed development:
  - a. has levels of infrastructure which meet the requirements of municipal and provincial standards and regulations;
  - b. is rezoned to a district consistent with the objectives and policies of the applicable policy area;
  - c. considers community input; and
  - d. is consistent with the Country Residential Area Concept Plan and applicable Area Structure Plan.

*In order to provide an opportunity for residents wanting a rural lifestyle, multi-parcel country residential subdivision will continue to be accommodated within the Country Residential Policy Area.*

**Ensure** respect for and connection of natural and rural landscapes by **requiring**:

15. municipal reserve as parks and active transportation infrastructure to achieve all of the below in the following order of priority:
  - a. fulfill the policies of the County's active transportation strategy;
  - b. provide and connect open space within neighbourhoods;
  - c. connect open space between neighbourhoods; and
  - d. connect environmental reserves to open space.

**Promote** respect for and connection of natural and rural landscapes by **encouraging**:

16. that municipal reserves are located in close proximity to all residents within the development.

**Support** respect for and connection of natural and rural landscapes by **considering**:

17. the recommendation of a biophysical assessment when locating municipal reserves.



## Conservation

**Ensure** respect for and connection of natural and rural landscapes by **requiring**:

18. environmental reserves or environmental reserve easement at the time of subdivision as identified through a biophysical assessment.

**Promote** respect for and connection of natural and rural landscapes by **encouraging**:

19. developments to retain the natural topography of a parcel.
20. developments to retain tree stands where the trees:
  - a. provide protection for watercourses or environmental features; or
  - b. are healthy, of a substantial size and provide biodiversity.
21. the retention of wetlands through integration with naturalized stormwater management facilities.
22. Area Structure Plans to incorporate conservation design principles as per the Country Residential Area Concept Plan.



## Industry and Energy

**Ensure** a balance between incompatible land uses by **requiring**:

23. new developments adjacent to existing oil and gas facilities to identify and mitigate nuisance impacts and risk concerns.
24. new developments adjacent to existing aggregate extraction to mitigate nuisance impacts resulting from the aggregate extraction with buffering, site orientation and other techniques.

**Promote** a balance between incompatible land uses by **encouraging**:

25. new oil and gas facilities to locate outside of the Country Residential Policy Area.
26. new aggregate resource extraction operations locate outside of the Country Residential Policy Area.



## Transportation and Utilities

**Ensure** efficiently designed developments that occur in an orderly manner by **requiring**:

27. that all new multi-parcel country residential subdivision are serviced by municipal water and wastewater systems, with the exception of:
  - a. first parcel out of an unsubdivided quarter section; or
  - b. parcels not required to be serviced by municipal wastewater systems as identified in the Country Residential Area Concept Plan.
28. that infrastructure is designed effectively and efficiently.
29. that all new parcels have access to a roadway.

**Promote** efficiently designed developments that occur in an orderly manner by **encouraging**:

30. all new multi-parcel country residential subdivisions to include an internal roadway.