

**BYLAW 18-2022**  
**COUNTRY RESIDENTIAL AREA CONCEPT PLAN BYLAW**

Section 633 of the *Municipal Government Act*, RSA 2000, c M-26, as amended, enables council to adopt by bylaw an area structure plan for the purpose of providing a framework for subsequent subdivision and development of an area of land;

Section 191 of the *Municipal Government Act*, RSA 2000, c M-26, as amended, provides that the power to pass a bylaw includes the power to repeal the bylaw; and

It is advisable to repeal the existing area concept plan and adopt a new area concept plan for the Country Residential Area;

Council enacts:

Adoption                      1    The document entitled "Country Residential Area Concept Plan" attached to this bylaw as Schedule "A" is hereby adopted as an area structure plan pursuant to the *Municipal Government Act*, RSA 2000, c M-26, as amended.

Repeal                         2    Bylaw 58-2011 and all amendments thereto are repealed.

FIRST READING: July 19, 2022

EDMONTON METROPOLITAN REGION BOARD APPROVAL: September 13, 2022

SECOND READING: September 27, 2022

THIRD READING: September 27, 2022

SIGNED THIS 27 day of September, 2022.

Original Signed by Rod Frank  
MAYOR

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DIRECTOR, LEGISLATIVE AND LEGAL  
SERVICES

# COUNTRY RESIDENTIAL AREA CONCEPT PLAN

Bylaw 18-2022





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# Section 1

## INTRODUCTION



## 1.1 PURPOSE

The purpose of this document is to provide a comprehensive land use planning framework to guide future subdivision and development for lands located within the boundaries of the Country Residential Policy Area, as identified by the Municipal Development Plan (MDP). The Country Residential Area Concept Plan (ACP) builds upon the objectives and policies of the Municipal Development Plan and provides more specific policy direction for existing and future development within this area. This document will provide guidance for orderly and responsible country residential development within Strathcona County and sets out a community framework which ensures the core values of the original 2011 plan are maintained.

The country residential area defined by this Country Residential Area Concept Plan provides the opportunity for residents to enjoy a residential lifestyle that accommodates living in a rural area without necessarily engaging in agricultural activities. Country residential development is characterized by residences built on large parcels at low densities in a rural setting. The space provided for by the large parcels allows for a variety of residential, and limited “rural” activities such as the development of a large-scale gardening, the limited keeping of suitable livestock, as well as the development of accessory buildings.

## 1.2 LOCATION AND CONTEXT

The Country Residential Area Concept Plan area encompasses approximately 8,000ha (20,000ac) of land and is located south and east of the Urban Service Area, within the Rural Service Area of Strathcona County. A Country Residential Area Concept Plan for the area was originally adopted in 2011.

The Urban Service Area is the primary commercial service centre within Strathcona County. Ardrossan is identified as a growth hamlet, meaning that it provides limited, “day-to-day”, commercial services to area residents. Residents living within the Country Residential Area Concept Plan area are expected to travel to the Urban Service Area or Ardrossan to meet the majority of their commercial service needs.

The Country Residential Area Concept Plan area is located directly south of the Local Employment Policy Area of Strathcona County’s Municipal Development Plan. As it builds out, the Local Employment Policy Area will provide a variety of employment opportunities.

As new country residential development continues it will be important to provide a transition between the Country Residential Policy Area and the surrounding Agriculture Small Holdings Policy Area, in order to mitigate conflict that may result from the close proximity of agricultural and residential land uses. Agriculture uses that are compatible with and contribute to a rural residential lifestyle will continue to be considered in this area.



## 1.3 VISION AND PRINCIPLES

This document has a hierarchy of guiding concepts that are used to ensure that every detailed policy is in line with the higher order philosophies. The vision and principles also guide the Country Residential Policy Area within the County Municipal Development Plan, creating a seamless alignment between the documents. These were created in consultation with the public through the 2017 Municipal Development Plan update.

### 1.3.1 Vision

The goal of the Country Residential Policy Area within the County's Municipal Development Plan serves as the vision for the Country Residential Area Concept Plan.



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



### 1.3.2 Principles

The objectives of the Country Residential Policy Area within the County's Municipal Development Plan serve as the principles for the Country Residential Area Concept Plan.

1



Provides rural living opportunities

2



Includes efficiently designed developments that occur in an orderly manner

3



Respects and connects natural and rural landscapes

4



Balances incompatible land uses





# Section 2

## ADMINISTRATION





## 2.1 PLANNING CONTEXT

The Country Residential Area Concept Plan is a “statutory” planning document that has been adopted by Council as an “Area Structure Plan Bylaw” per the requirements of the *Municipal Government Act*. This plan complies with the Municipal Development Plan and provided opportunities for public input through a statutory Public Hearing of Strathcona County Council.

Prior to consideration of plans for country residential subdivisions and associated land use bylaw amendments, more detailed Area Structure Plans and design briefs (i.e. Traffic Impact Assessments, Geotechnical Reports, etc.) may be required to be prepared by developers and accepted by Strathcona County.

### 2.1.1 Municipal Government Act

This Country Residential Area Concept Plan has been prepared in accordance with the *Municipal Government Act*. The *Municipal Government Act* enables municipalities to adopt Area Concept Plans as higher level Area Structure Plans which provide a framework for future subdivision and development. The requirements of the *Municipal Government Act* have been adhered to in the preparation of the Country Residential Area Concept Plan.

### 2.1.2 Edmonton Metropolitan Region Growth Plan

The Edmonton Metropolitan Region Board is a board comprised of several municipalities that is established by the Government of Alberta to plan for and manage the growth of the region in a strategic, coordinated and integrated way that preserves the unique characteristics of each municipality while ensuring the long-term sustainability and prosperity of the region as a whole. This plan is required to comply with the policies of the Edmonton Metropolitan Region Growth Plan. Certain aspects of this plan have been grandfathered as the original 2011 Country Residential Area Concept Plan existed prior to the 2017 update of the Edmonton Metropolitan Region Growth Plan. In accordance with the Edmonton Metropolitan Region Board, Strathcona County will continue to responsibly plan for its share of regional growth and maintain effective collaborative working relationships with federal and provincial governments and neighbouring municipalities.

### 2.1.3 Municipal Development Plan

The Municipal Development Plan is the County's overarching strategic land use planning document, providing high level land use, development, economic development, social and servicing policy direction for Strathcona County. The Municipal Development Plan acknowledges the community's goals for future development in the Rural and Urban Service Areas of the County. It presents planning goals, objectives and policies which serve to guide the more detailed analysis and development of land use and servicing policies within the Area Concept Plan boundaries.

Country residential development surrounding the Urban Service Area, and to a lesser degree Ardrossan, represents a historical residential growth pattern in Strathcona County. Country residential development beyond the physical limits of the Country Residential Policy Area identified in the Municipal Development Plan is not supported.

The Country Residential Policy Area identified in the Municipal Development Plan forms the geographic scope of the Country Residential Area Concept Plan. Determination of this scope is based on the need to transition between the higher densities of the Urban Service Area and the lower density of the agricultural lands, and to conserve the higher quality soils to the north and the higher biodiversity valued lands to the south and east. The purpose of the Country Residential Policy Area is to accommodate country residential development and related activities, while conserving the natural and environmental features of the lands. Country Residential development generally means single-detached houses on larger than urban sized parcels (typically acreages) in a rural residential setting. Natural landscape features will be maintained within the policy area with the conservation of wetlands, upland areas and wildlife corridors, forming a prominent aspect of existing and future development.

### 2.1.4 Area Structure Plans

An Area Structure Plan is a planning tool used to provide a planning framework for orderly and efficient development, and to ensure each development proposal is assessed for consistency with the County's overarching goals, objectives and policies. Specifically for the Country Residential Area Concept Plan area, an Area Structure Plan will provide a planning framework that ensures future country residential development is consistent with the Country Residential Area Concept Plan's vision, goals and objectives. The following policies will determine when an Area Structure Plan is required and provide guidelines and requirements for the preparation and submission of an Area Structure Plan for country residential development.

## 2.2 POLICY STRUCTURE

This document uses specific terminology within policies, as outlined in Table 1, to ensure that they have clear intentions that are designed to be achieved through actions. All policies must contain one of the following actions:

**REQUIRE** - these policies are compulsory and must be met in order to receive County administration support for a proposal. *Require* policies are always paired with *ensure*. *Require* is the compulsory obligation and *ensure* explains the result that is to be achieved.

**ENCOURAGE** - proposals should be consistent with all applicable *encourage* policies in order to be supported by County administration. Proposals which do not meet an applicable *encourage* policy must provide justification to the satisfaction of County administration as to why the applicable encourage policy cannot be met. *Encourage* policies are always paired with *promote*. *Encourage* is what is expected and *promote* shows active County encouragement for the result that is to be achieved.

**CONSIDER** - proposals that fall under a *consider* policy will be evaluated on a case-by-case basis and may or may not be supported or enacted by County administration based on the specifics of the proposal and how it aligns with the goals and objectives of this plan. Consider policies are always paired with *support*. *Consider* is followed by criteria for when an action may be suitable, and *support* shows passive County support through the conditional consideration of the result that is to be achieved.

TABLE 1: POLICY TERMS			
ACTION		INTENTION	
Require	Is a compulsory obligation	Ensure	To make sure of a result through a requirement
Encourage	Provides direction for what is expected	Promote	Shows active County encouragement
Consider	Provides criteria for when actions may be suitable	Support	Shows passive County support through conditional consideration

## 2.3 INTERPRETATION

All map symbols, locations, and boundaries contained within this plan shall be interpreted as approximate unless otherwise specified in the plan, or unless they coincide with clearly recognizable physical features or fixed (i.e., legal) boundaries.

### 2.3.1 Provincial and Federal Regulations

Nothing in this Area Concept Plan shall be interpreted as relieving a person from complying with federal, provincial or municipal statutes or regulations. It is the responsibility of the Country Residential Area Concept Plan user to ensure conformance with any applicable regulations.





# Section 3

## GENERAL POLICIES



## 3.1 COMMUNITY FRAMEWORK

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 Urban Service Area and around Ardrossan 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. This plan area has an ample supply of land to accommodate demand for this type of development well into the future.

The community framework will provide a planning, infrastructure and servicing framework that progresses the development of country residential and compatible land uses that are consistent with the goals, objectives and direction of the Strathcona County Municipal Development Plan and the Edmonton Metropolitan Region Growth Plan. Country residential development will occur in a responsible manner which fosters development growth, social well-being and environmental stewardship.

### ◆ GOAL

The Country Residential Area Concept Plan will include efficiently designed developments that occur in an orderly manner.

### ◆ OBJECTIVES:

The Country Residential Area Concept Plan will ensure:

1. **Area Structure Plans** are provided for large development proposals;
2. **Density** aligns with the Edmonton Metropolitan Region Growth Plan; and
3. **Subdivision** design progresses the responsible development of country residential and compatible land uses.



## ◆ POLICIES:

### Area Structure Plans

1. Require the creation of an Area Structure Plan to ensure logical and orderly development where:
  - (a) a subdivision beyond the first parcel out of a quarter section is proposed; and
  - (b) the site or parcel of land proposed to be subdivided is 10.0ha (25.0ac) or more in size; or
  - (c) a new internal road is required to access the proposed parcels.
2. Require that where an Area Structure Plan is proposed within 800 metres of the Hamlet of Ardrossan, the effect of the proposal on the potential future expansion of the hamlet boundary and the potential feasibility of providing development in alignment with the Hamlet Policy Area of the County's Municipal Development Plan be assessed to ensure that future growth opportunities are maintained for Ardrossan.
3. Require that the boundaries of an Area Structure Plan and the associated technical documents include the entirety of the proposed parcel or site to ensure viable development.
4. Require that policies within an Area Structure Plan and technical documents address access, servicing connections, stormwater conveyance and management systems and compatibility with all abutting parcels to ensure opportunity for consistent development within surrounding areas.
5. Consider the need for a concept outlining potential future subdivision on abutting parcels outside of a proposed Area Structure Plan boundary where one or more of the following exists to support the direction and policies of the Area Structure Plan:
  - (a) there are limitations to the potential subdivision scenarios on the abutting parcels; or
  - (b) additional information is needed to determine the location of future municipal infrastructure connections to the abutting parcels.

6. Encourage that new Area Structure Plans determine equitable distribution of density within the quarter section, based on the size of the titled area, to promote fair and equitable development opportunities.
7. Consider an alternative to equitable distribution of density, based on the size of the titled area, where the subdivision potential of other existing parcels within the quarter section is limited due to one or more of the following factors, to support the maximization of density and the efficiencies of infrastructure:
  - (a) existing size and orientation of parcels;
  - (b) the practicality of constructing municipal infrastructure to independently service those parcels;
  - (c) environmental factors;
  - (d) existing non-residential land uses; or
  - (e) transportation access limitations.

### Density

8. Require a maximum parcel density of 50 residential parcels per quarter section, except where a higher density is contemplated within an Area Structure Plan that has been adopted prior to the adoption of this bylaw to ensure alignment with regional policies.

### Subdivision

9. Consider the subdivision of a first parcel out of a quarter section where the proposed parcel is a minimum of 0.8ha (2.0ac) in size to support existing homesteads or a split along a natural or manmade severance.
10. Encourage that the location and orientation of first parcel out subdivisions minimizes impacts to future multi-parcel country residential subdivision of the quarter section to promote efficient and effective subdivision design.
11. Consider the subdivision of parcels in accordance with an adopted Area Structure Plan to support the efficient use of existing infrastructure.



12. Consider the re-subdivision of a parent parcel less than 10.0ha (25.0ac) in size without an adopted Area Structure Plan where all resulting residential parcels meet the following provisions to support the efficient use of existing infrastructure:
  - (a) parcel areas shall be sized to maintain the character of existing country residential development within the surrounding area;
  - (b) parcels do not require the construction of a new internal road for access;
  - (c) parcels which abut an existing internal road shall not be smaller in area than the smallest pre-existing parcel within the development;
  - (d) parcels which abut an existing internal road shall provide access off of the existing internal road;
  - (e) parcels that do not abut an existing internal road shall require larger parcel widths and depths to limit access off of grid roads and highways; and
  - (f) parcels shall not exceed a maximum length to width ratio of 4:1.
13. Require that new Area Structure Plans meet the following provisions to ensure the character of existing country residential development within the surrounding area is respected:
  - (a) parcels shall transition to adjacent multi-parcel country residential subdivisions through similar or larger parcel sizes or the alignment of parcel lines;
  - (b) parcels shall transition to adjacent parcels that have the potential to re-subdivide through parcel sizes that are established on the future subdivision potential of those adjacent parcels;
  - (c) parcels shall transition to adjacent parcels that are not within a multi-parcel country residential subdivision and do not have the potential to re-subdivide, through methods such as buffers, increased parcel sizes or parcel orientations;
  - (d) parcels shall be sized based on the above transitioning provisions or have a minimum parcel size of 0.4ha (1.0ac), whichever is greater;
  - (e) parcels shall not exceed a maximum length to width ratio of 4:1; and
  - (f) parcels shall be accessed by an internal road.

## 3.2 LAND USE

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 and community halls will be considered to allow for gathering and social events.

### ◆ GOAL

The Country Residential Area Concept Plan will facilitate the development of country residential and compatible land uses that foster a rural residential lifestyle.

### ◆ OBJECTIVES:

The Country Residential Area Concept Plan will ensure:

1. Country **residential** development to a degree and scale consistent with the Edmonton Metropolitan Region Growth Plan and Strathcona County Municipal Development Plan, while respecting and conserving the natural and rural landscape;
2. Accommodation of the development of new **commercial and rural uses** that are compatible with country residential development;
3. Opportunities for the development of local **community services** that are compatible with country residential land uses;
4. Development of an integrated **open space** system; and
5. Allowances for limited **agricultural** uses that compliment a rural lifestyle while protecting the primary residential role of the Country Residential Area Concept Plan area.



## ◆ POLICIES

### Residential

1. Require that only the following residential housing forms are considered within the plan area to ensure that the country residential character of the area is maintained:
  - (a) detached dwellings;
  - (b) secondary suites; and
  - (c) garden suites.

### Commercial and Rural Uses

2. Require that new commercial developments on country residential parcels are subsidiary to the primary residential land use of a parcel and all commercial activities are based within buildings to ensure compatibility with surrounding residential.
3. Consider new developments on parcels outside of multi-parcel country residential subdivisions where the use can be accommodated within the existing zoning district to support potential opportunities currently provided within the Land Use Bylaw.
4. Require that commercial and rural uses mitigate nuisances to ensure compatibility with surrounding residential.

### Community Service

5. Consider new community halls, where the proposal conforms to the following, to support a sense of place:
  - (a) is compatible with adjacent uses;
  - (b) has levels of infrastructure which meet the requirements of municipal and provincial regulations;
  - (c) is highly visible; and
  - (d) is located at the intersections of grid roads or highways, or at the entrance of, and not internal to, an existing or proposed residential subdivision.

### Open Space

6. Require the dedication of municipal reserve as parks and active transportation infrastructure to achieve all of the below in the following order of priority to ensure the functional design of open spaces:
  - (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.
7. Consider municipal reserve as cash-in-lieu where parks and active transportation infrastructure requirements have been met to the satisfaction of the County to support efficiently designed developments that occur in an orderly manner.

### Agriculture

8. Encourage the continuation of agricultural operations to promote local food production.



## 3.3 NATURAL ENVIRONMENT

Subdivision and development in the Country Residential Area Concept Plan area has the potential to impact environmentally significant and sensitive areas. The County utilizes techniques to ensure the environmental integrity of an area is considered when land is developed. The subdivision process ensures that natural features and environmentally significant areas of a parcel are conserved and protected while still allowing development to occur. Strathcona County also promotes light efficient communities by protecting dark skies in the County.

### ◆ GOAL

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Utilize techniques to design country residential development in a way that minimizes its impact on the natural environment.

### ◆ OBJECTIVES:

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The Country Residential Area Concept Plan will ensure:

1. **Environmental reserves and easements** are utilized responsibly;
2. Conservation of **environmental features and natural landscapes**; and
3. Protection of **water bodies**.



## ◆ POLICIES:

### Environmental Reserves and Easements

1. Require a biophysical assessment where environmental reserves are owing to ensure lands for environmental reserve dedication are identified.
2. Consider the need for technical studies such as a top of bank survey, slope stability/geotechnical assessment, floodplain/flood hazard report and site specific biophysical assessments where additional details are needed to delineate the boundaries of environmental reserves and development setbacks to support the identification of developable areas.
3. Consider public access points to environmental reserves at appropriate locations, as determined by technical studies, to support public enjoyment of the areas while ensuring responsible interactions with nature.
4. Consider the use of conservation easements where the landowner wishes to support the conservation of environmental features and natural landscapes as identified through a biophysical assessment.
5. Consider the use of conservation reserve, in accordance with County policies and directives, to support the conservation of natural value and essential biodiversity.

### Environmental Features and Natural Landscapes

6. Encourage that wildlife corridors and habitat linkages between and within quarter sections, identified through a biophysical assessment, are conserved and incorporated into subdivision design to promote the free movement of wildlife.
7. Encourage that development be directed to previously cleared, disturbed, or isolated areas, or areas of lesser environmental sensitivity, as determined through a biophysical assessment, to promote the conservation of environmental features and natural landscapes.

8. Encourage utility infrastructure to be designed and routed to minimize impacts and encroachments onto environmentally sensitive or significant lands to promote the conservation of environmental features and natural landscapes.
9. Require new development to reduce light spill into the sky in accordance with County bylaws and policy to ensure a reduction in light pollution.
10. Encourage development to complete a tree conservation report to promote the assessment and planning of tree conservation in accordance with Strathcona County policy and directives.
11. Consider topsoil conservation to support plant material health, water infiltration and improved stormwater runoff quality.

### Water bodies

12. Encourage development to avoid impacts to water bodies to promote the uninterrupted flow of these water resources.
13. Require, that if development cannot avoid water bodies or watercourses, the impacts are minimized and compensated, as per municipal policy and provincial legislation, to ensure that the effect of development is minimized.
14. Require development setbacks from a watercourse or water body, as per County bylaws and provincial legislation, to ensure that the effect of development is minimized.



## 3.4 TRANSPORTATION AND MOBILITY

As growth continues and population increases within the Country Residential Area Concept Plan area, the County and the region, so does transportation demands. In order to meet these demands, it is important to establish an effective, safe and efficient transportation network. The effectiveness of this network is largely dependent on the consistency of road standards within and between different areas of the County, establishing a road network and a trail strategy that accommodates active modes of transportation, and establishing connectivity within the region.

At the local municipal level, it is important to coordinate with regional and provincial agencies to ensure the localized transportation network established in the country residential area integrates with and contributes to the regional transportation system. The road network, which includes the intended road classification for the Country Residential Area Concept Plan area, is shown on Map 2. Transportation issues related to developments within the Country Residential Area Concept Plan area will be assessed during the Area Structure Plan or subdivision design stage and applicants will be required to demonstrate how their proposals align with the County requirements and address any other matters relating to the regional transportation network.

### ◆ GOAL

Provide an effective, safe and efficient local transportation system within the Country Residential Area Concept Plan area that meets the needs of County residents while integrating into the larger regional transportation network.

### ◆ OBJECTIVES:

The Country Residential Area Concept Plan will ensure:

1. The creation of an efficient **road** network;
2. Safe and reliable **access** to roads; and
3. Opportunities for **active transportation**.





## ◆ POLICIES:

### Roads

1. Require developers to pay for their proportionate share of the cost of transportation infrastructure within the Country Residential Area Concept Plan area to ensure the efficient provision of transportation infrastructure.
2. Require the construction of internal roads for any new country residential multi-parcel subdivision, which meets the criteria for the preparation of an Area Structure Plan, to ensure direct access onto grid roads and highways is limited.
3. Require that all new parcels created under an Area Structure Plan about an internal road to ensure direct access onto grid roads and highways is limited.
4. Encourage that lands subject to a subdivision provide road right of way connections to all abutting parcels which meet the criteria for the preparation of a new Area Structure Plan or where a connection would provide increased connectivity within the internal transportation network to promote an efficient and effective transportation network.

### Access

5. Require that all new parcels which about an internal road obtain access off of that internal road to ensure limited access off grid roads.
6. Encourage existing parcels that access off a grid road and about a new or existing internal road, relocate their existing access onto the internal road, to promote reduced access onto grid roads.
7. Encourage that new country residential multi-parcel subdivisions, which meet the criteria for the preparation of an Area Structure Plan, are designed to provide opportunities for existing abutting parcels to access off of internal roads to promote reduced access onto grid roads.

8. Require that the construction, sizing, sightlines and spacing of new accesses meet the requirements of municipal and provincial standards and regulations to ensure that the design of accesses do not negatively impact the safety of the transportation network.
9. Consider new accesses onto grid roads for new parcels where the parent parcel is able to re-subdivide without the provision of an Area Structure Plan and does not about an existing internal subdivision road provided the access is consistent with any applicable functional plan to support re-subdivision.
10. Encourage new and continued access to rural and accessible transit service options for rural residents in accordance with the Strathcona County Transit Master Plan to promote transit as an option for residents.

### Active Transportation

11. Encourage the design and construction of trails which achieve the following to promote the effective use of public space:
  - (a) maximize opportunities for connectivity within and between development sites and parcels; and
  - (b) align with the County's approved trail strategies and initiatives.
12. Require that where trails are proposed within, or in proximity to a pipeline/utility corridor, safety, risk and environmental management issues are addressed to the satisfaction of the County to ensure the safety of all users.

## 3.5 UTILITIES

Effective, safe, and efficient utility services are essential to any development area. The Country Residential Area Concept Plan area contains existing municipal water and wastewater services that will continue to be utilized and expanded to service new developments. There are five separate wastewater basins for the area, as shown on Map 3. In addition to municipal utility services, there are also substantial existing on-site water and wastewater services within the Country Residential Area Concept Plan area. New on site services will only be considered in certain circumstances.

### ◆ GOAL

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Avoid the potential negative impacts on the natural and physical environment arising from country residential growth and development through the safe, effective and efficient provision of utility services.

### ◆ OBJECTIVES:

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The Country Residential Area Concept Plan will ensure:

1. The efficient utilization of **water servicing** and **wastewater servicing**; and
2. That **stormwater management** is effective.



## ◆ POLICIES:

### Water Servicing

1. Require developers to pay for their proportionate share of the cost of water infrastructure to service their development to ensure the efficient provision of infrastructure.
2. Require any new country residential multi-parcel subdivision which meets the criteria for the preparation of an Area Structure Plan to extend and connect to municipal water infrastructure to ensure adequate servicing.
3. Require re-subdividing parcels to connect to existing municipal water infrastructure, where it is abutting the parent parcel, to ensure efficient use of existing infrastructure.
4. Require the sizing of municipal water infrastructure to consider the future development potential of the area to ensure orderly and efficient development.
5. Consider on site water services where the parcel qualifies for re-subdivision without the provision of an Area Structure Plan and there is no existing municipal water infrastructure abutting to support re-subdivision of existing fragmented parcels.
6. Require the route, design and construction details of the water systems to occur to the satisfaction of the County through an Area Structure Plan to ensure an appropriate level of service.

### Wastewater Servicing

7. Require developers to pay for their proportionate share of the cost of wastewater infrastructure to service their development to ensure the efficient provision of infrastructure.
8. Require any new country residential multi-parcel subdivision which meets the criteria for the preparation of an Area Structure Plan to extend and connect to municipal wastewater infrastructure to ensure adequate servicing.
9. Require re-subdividing parcels to connect to existing municipal wastewater infrastructure at the time of subdivision, where it is abutting the parent parcel to ensure efficient use of existing infrastructure.

10. Require the sizing of municipal wastewater infrastructure to consider the future development potential of the area ensure orderly and efficient development.
11. Consider on site wastewater treatment systems, where the following criteria apply, to support minor re-subdivisions:
  - (a) the parcel qualifies for re-subdivision without the provision of an Area Structure Plan;
  - (b) there is no existing municipal wastewater infrastructure abutting the parent parcel; and
  - (c) all parcels have a contiguous developable area of 0.4ha (1.0ac) or greater that can accommodate multiple locations for on site sewage treatment.
12. Require the route, design and construction details of the wastewater systems to occur to the satisfaction of the County through an Area Structure Plan to ensure an appropriate level of service.
13. Encourage that all new parcels required to connect to the municipal Septic Tank Effluent Pump system will connect to the wastewater system in the wastewater sewer basin in which the lands proposed for subdivision are located in, as shown on Map 3, to support efficient and orderly utility connections.

### Stormwater Management

14. Require developers to construct and pay for stormwater infrastructure for their development to ensure the potential for flooding is mitigated.
15. Require the location of stormwater management facilities to consider the subdivision potential of parcels within the quarter section to ensure efficient development.
16. Encourage an overland drainage system which follows existing contours to promote the maintenance of existing drainage routes.
17. Encourage wet ponds, constructed wetlands, or natural wetlands for new development to promote integration of natural areas in the stormwater management system.





# Section 4

## IMPLEMENTATION

## 4.1 IMPLEMENTATION AND REVIEW

### ◆ POLICIES:

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#### Review

1. Strathcona County will review the need for an update of this Country Residential Area Concept Plan:
  - (a) upon amendment of the Municipal Development Plan or Edmonton Metropolitan Region Growth Plan to ensure consistency; or
  - (b) after a period of five years.

#### Phasing

2. Development will occur in an orderly manner by means of logical extension of County piped water and wastewater systems.

#### Transition

3. Applications in relation to new or amended statutory plans that were in progress prior to the adoption of this plan, may be supported by administration where they are in conflict with this plan but are in alignment with the previous Country Residential Area Concept Plan.

#### Relationships to Other Plans

4. If an Area Structure Plan was adopted prior to the effective date of this plan, then an amendment to that Area Structure Plan will continue to be considered in accordance with the intent of this plan.

#### Discretion

5. Where a policy refers to a size, area, or ratio, consideration may be given to minimal variations of that size, area, or ratio where the result aligns with the intent of the original policy, to the satisfaction of the County.

## 4.2 IMPLEMENTATION ITEMS

The items listed in the following table are actions required to implement the policies of this plan.

TABLE 2: IMPLEMENTATION ITEMS	
IMPLEMENTATION ITEM	DESCRIPTION
LAND USE BYLAW AMENDMENTS	Strathcona County will review the need for amendments to the Land Use Bylaw to ensure that the policies of the Country Residential Area Concept Plan can be implemented through existing or new Land Use Bylaw Zoning Districts.
LEVY REVIEW	Strathcona County will review the impacts of the Country Residential Area Concept Plan on the existing levy bylaw(s).





# Section 5

## GLOSSARY

Terms not defined within Section 5 may be given their meaning from the following documents in order of priority:

- a. *Municipal Government Act* (MGA).
- b. Edmonton Metropolitan Region Growth Plan.
- c. Municipal Development Plan.

Other terms shall be given their usual and customary meaning.

**Abutting:** Means immediately contiguous to, or physically touching, and when used with respect to parcels or sites, means to share a common property line.

**Environmental Features:** Means individual natural features which provide for biodiversity, such as a wetland or a tree stand.

**Garden Suite:** Means as defined within the County's Land Use Bylaw.

**Internal Road:** Means a local road with the primary or sole purpose of provide access to the parcels located along it. This does not include a rural road, grid road or highway.

**Parent Parcel:** Means the parcel of land that exists prior to the completion of a proposed subdivision.

**Secondary Suite:** Means as defined within the County's Land Use Bylaw.









# Section 6

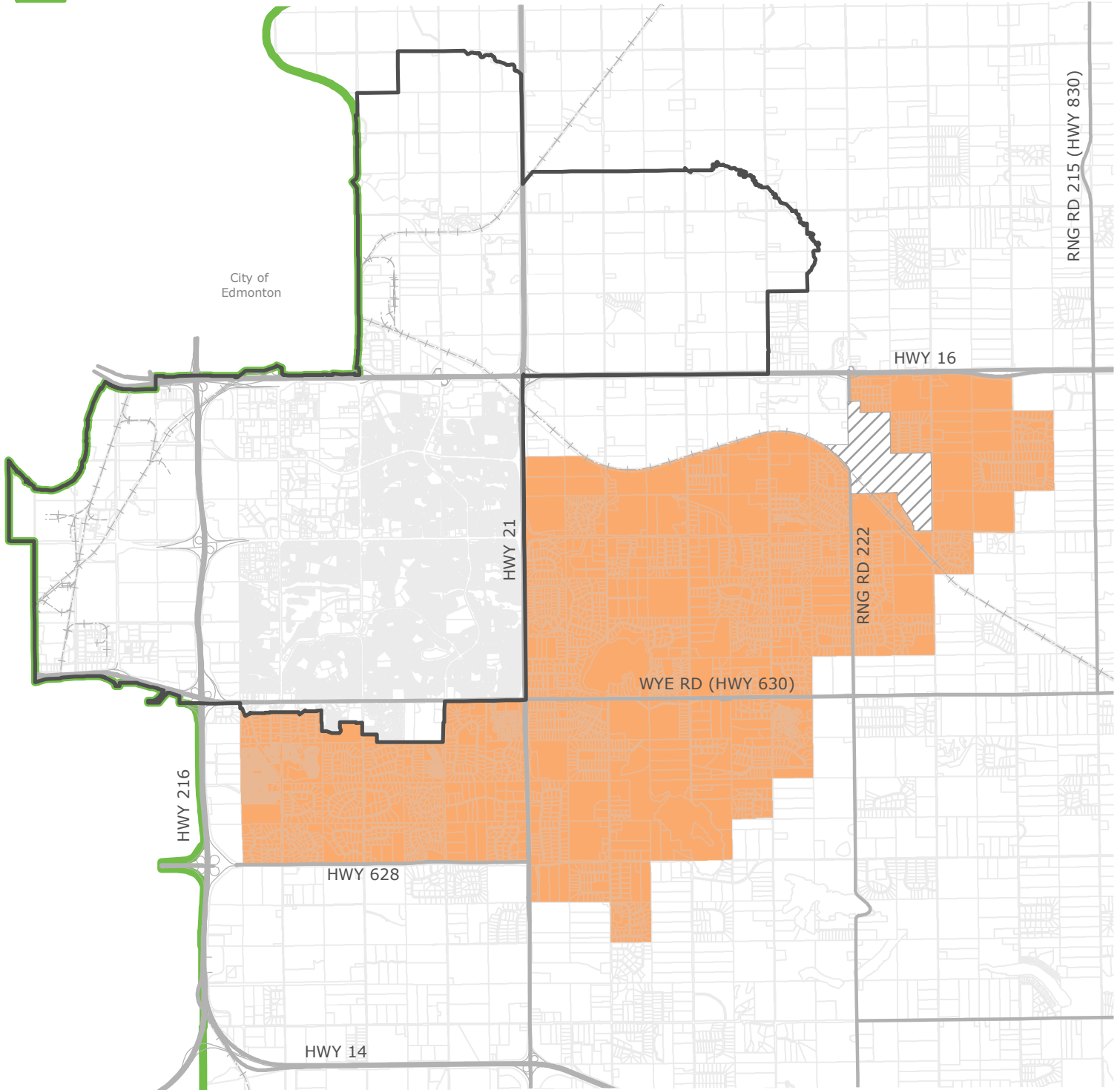
MAPS



# MAP 1: LOCATION MAP




-  Country Residential Area Concept Plan
-  Ardrossan
-  Urban Service Area
-  Municipal Boundary



# MAP 2: TRANSPORTATION CONCEPT




 Country Residential Area Concept Plan

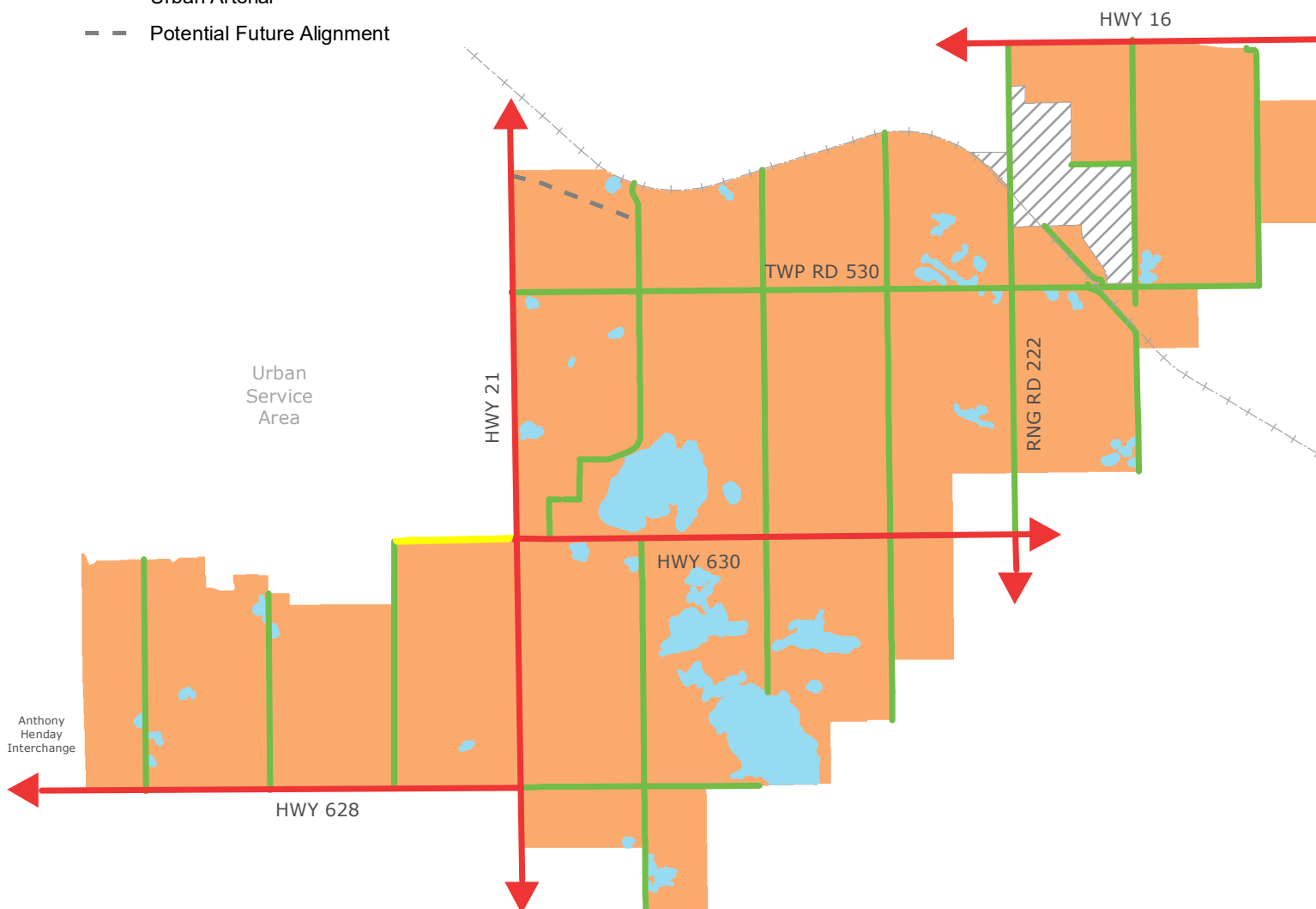
 Ardrossan

 Grid Road

 Provincial Highway









 Urban Arterial

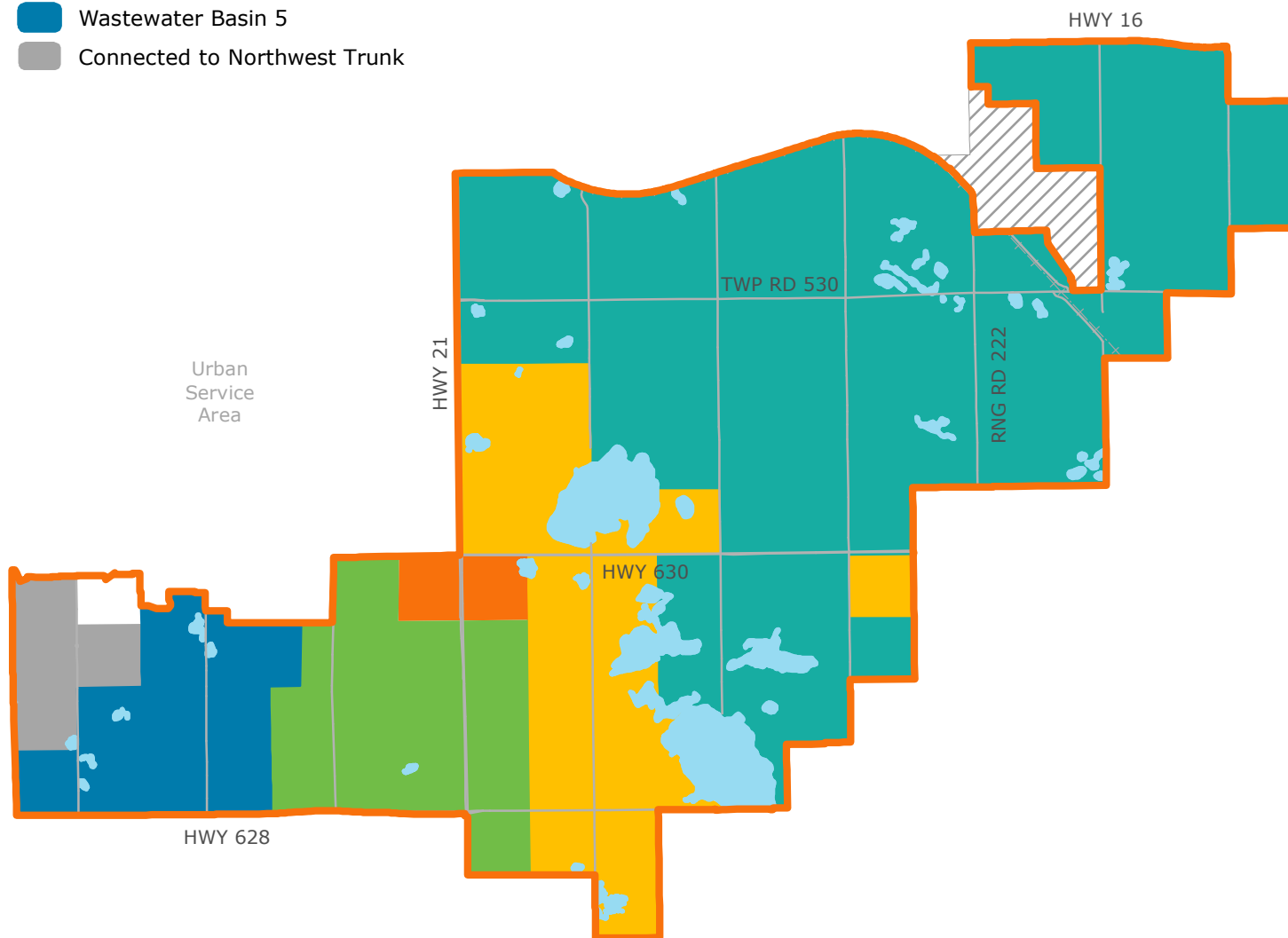
 Potential Future Alignment



# MAP 3: WASTEWATER SERVICING CONCEPT



-  Country Residential Area Concept Plan
-  Ardrossan
-  Wastewater Basin 1
-  Wastewater Basin 2
-  Wastewater Basin 3
-  Wastewater Basin 4
-  Wastewater Basin 5
-  Connected to Northwest Trunk





# APPENDIX A

## PUBLIC ENGAGEMENT

## PUBLIC ENGAGEMENT TIMELINE

**2005** In June, 2005 an open house was held at the Ardrossan Recreation Complex. The major conclusions to be drawn from the responses provided were that residents within the plan area value their rural lifestyle and that conserving environmental features is a priority.

**2008** An open house was held on May 12, 2008 to attain public feedback on the Twelve Themes of Sustainability and how the Themes could be incorporated within the draft Country Residential Area Concept Plan.

**2010** A public meeting was held on March 24, 2010 to provide an update on the Country Residential Area Concept Plan.

A second public meeting was held April 21, 2010 to present the draft document to the public.

**2011** An open house and presentation was held on May 18, 2011 to present the overall policy direction of the Area Concept Plan and to provide an opportunity for residents and other stakeholders to provide comments and feedback.

An open house and presentation was held on October 27, 2011 to provide an overview of the draft Country Residential Area Concept Plan.

**2017** The County completed four phases of consultation for the Municipal Development Plan update which included discussions on policies relevant to the Country Residential Policy Area.

These consultations informed the Municipal Development Plan policies which were transferred to the Country Residential Area Concept Plan through the 2022 update.

**2022** The County completed a public engagement campaign and online survey from March 9 to April 6, 2022 to gain feedback on proposed updates to the Country Residential Area Concept Plan.

