

**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 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 is intended to accommodate country residential uses on parcels equal to or greater than 0.8 hectares (2.0 acres).

**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 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:

- a) **High Priority:** an area that includes a large amount of sensitive environmental or natural resources.
- b) **Medium Priority:** an area that includes a moderate amount of sensitive environmental or natural resources.
- c) **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.