

Municipal Development Plan

Update



Phase Four

Public Engagement
Summary

January - February
2017

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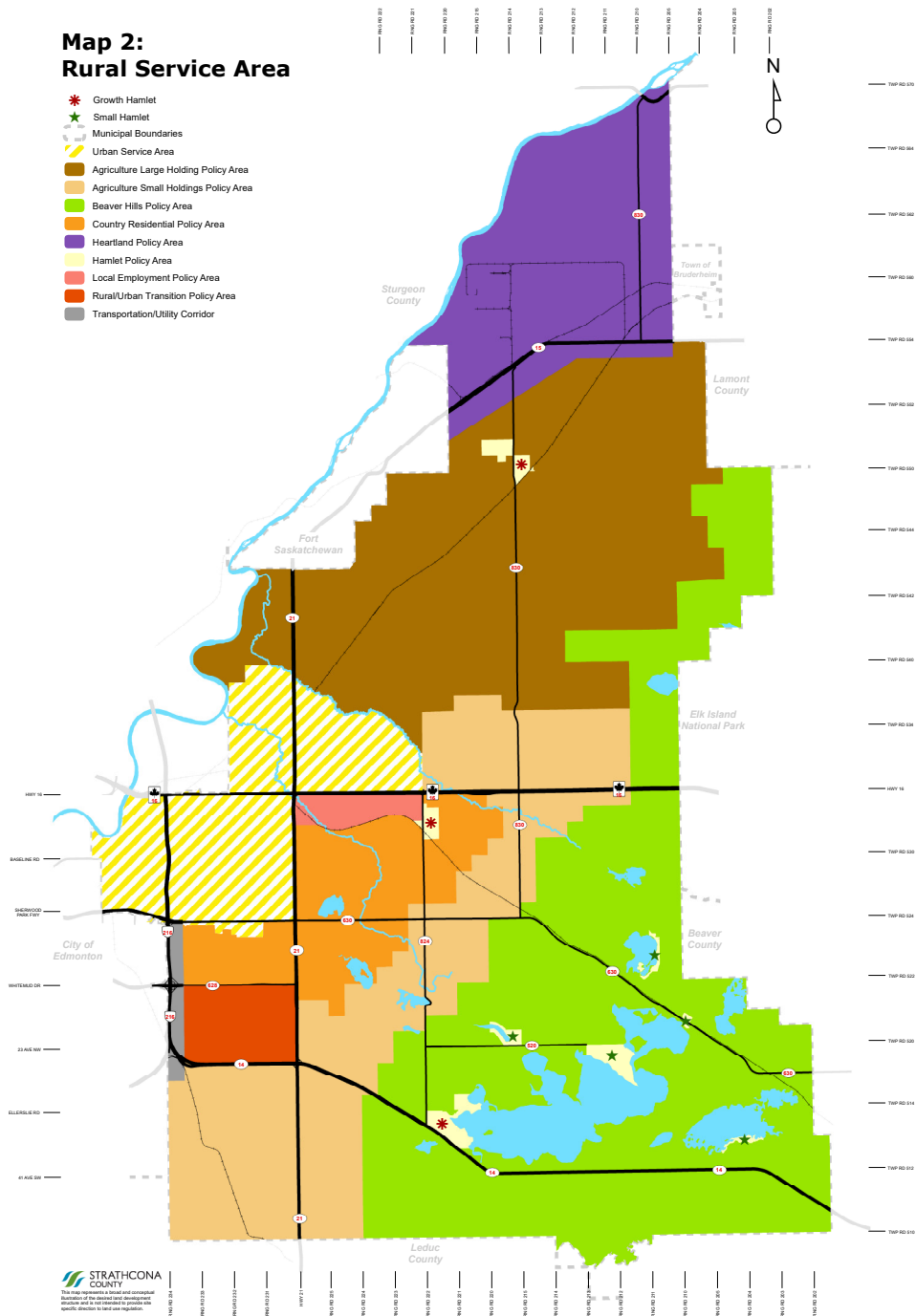
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Map of policy areas

**Map 2:
Rural Service Area**

- Growth Hamlet
- Small Hamlet
- Municipal Boundaries
- Urban Service Area
- Agriculture Large Holding Policy Area
- Agriculture Small Holdings Policy Area
- Beaver Hills Policy Area
- Country Residential Policy Area
- Heartland Policy Area
- Hamlet Policy Area
- Local Employment Policy Area
- Rural/Urban Transition Policy Area
- Transportation/Utility Corridor



STRATHCONA COUNTY
 This map represents a general conceptualization of the current land use designations and is not intended to provide any specific direction to land use regulation.



Introduction

Strathcona County is updating its Municipal Development Plan (MDP), a plan that will guide growth and development for the next 20 years. The MDP guides decisions on key issues like the conservation of the natural environment and investment in infrastructure and services.

Since the MDP was last updated in 2007, the County has added over 10,000 new residents. This growth means we need to ensure that development of urban and rural communities is sustainable and maintains a high quality of life for current and future residents. The updated MDP will also reflect recent studies, as well as key trends and best practices.

The public engagement process for the Municipal Development Plan Update has been extensive and included 4 distinct phases of public engagement. This document summarizes all of the public engagement activities and input provided through Phase 4 of the process.



About the engagement process and events

Phase 4 of the public engagement process for the MDP Update was held from January 6 - February 13, 2017. This final phase of public engagement provided residents with the opportunity to have their final say and provide input on the draft final Municipal Development Plan. The timeline below provides an overview of the objectives and timing of the previous three phases of engagement.

This document summarizes the input and feedback received through the Phase 4 open houses and online engagement. Two open houses were held as part of Phase 4 of the public engagement. In addition, online engagement modules and a comprehensive online survey provided opportunities to share input.

A range of tactics were used to advertise the process in advance and ensure that the public had the opportunity to learn about the open houses and online engagement.

An information release was shared with media and the public on January 6, 2017. In addition, a newspaper ad ran in the Sherwood Park Newspaper starting January 6, 2017 to advertise the public engagement process (see image on page 3).

Two roadside signs were used to advertise the Heartland Hall and Sherwood Park open houses respectively (see image on page 1). A series of bus ads also ran on Strathcona County buses (see image on page 4). A utility bill stuffer ad also ran for the entire month of January.

Digital ads advertising the public engagement ran at facilities County wide. In addition, posters and postcards were displayed and shared at both the Community Centre and rural contact offices. County staff had an information table at the January 11, Sherwood Park Farmer's Market. Ipad stands with information sign were up in both the Community Centre and Ardrossan Recreation Centre encouraging residents to complete the comprehensive survey.

The MDP update project newsletter, County newsletters and public engagement webpage were also used to advertise the process.

Social media (Facebook and Twitter) was used to reachout to residents throughout the process. Social media posts were made to launch the engagement process, encourage attendance at the open houses and finally to promote the comprehensive survey. A promoted/paid Facebook post was used advertise the comprehensive survey. This post reached 14,736 people and received 54 likes and 35 shares (see image on p. 3).

The public engagement plan is situated at the input level of the public engagement continuum.

Through a comprehensive engagement strategy and related tactics, the public had a range of opportunities to meaningfully engage and provide their final input on the draft Municipal Development Plan.



Open houses

January 25 & 30 2017

The first open house was held at the Community Centre on January 25, 2017 from 6:30 p.m. to 8:30 p.m. in Meeting Rooms 1 and 2. Twenty five (25) residents attended this open house. The second open house was held at the Heartland Hall on January 30, 2017 from 6:30 p.m. to 8:30 p.m. in the Training Room. Thirty nine (39) residents attended this open house. There were sixty four (64) residents that attended the open houses in total.

The open houses were drop-in style. The attendees were invited to view information boards showing what was heard by the county in previous phases of engagement and how that feedback was incorporated into the draft MDP. They were asked to provide any input they may have by stating their level of agreement with the proposed policy directions by placing a dot on a sliding scale and posting their comment(s) on the applicable information boards with post-it notes. The information boards were an inviting visual tool that incorporated images, colour, and the use of appropriate language to outline the information. Comment forms and additional background information were made available to the public at the open house, to facilitate sharing more detailed input on the draft MDP.

Online engagement

January 6 - February 13, 2017

For the duration of the engagement period residents had the opportunity to learn more about MDP topics and provide their input through online engagement modules on the topics of agriculture, housing, sustainable tourism and complete communities.

A comprehensive online survey ran from January 19, 2017 to February 13, 2017. The County received two hundred and forty one (241) responses to the online survey. In the comprehensive survey residents were asked the same questions as those who attended the open house.

Let's shape our future together.

MDP Update

Have your final say
Municipal Development Plan (MDP) Update

Help build the County's future and provide your input on the draft MDP. The plan sets out a clear vision for how the County will grow and develop over the next 20 years.

The MDP provides a comprehensive long-term land use policy framework that will guide present and future development and growth.

Open houses and online engagement

Learn more about MDP topics and provide input online, attend an open house or complete our full online survey. The online engagement will take place from January 6 to February 13. Find details at:

www.strathcona.ca/MDP

Strategy → **Concept** → **Design** → **Implement**

STRATHCONA COUNTY

Your County. Your Voice.

i
Drop in at an open house or provide your input online.

Jan. 25; 6:30 p.m. - 8:30 p.m.
Drop in at any time
Community Centre Room 2 (CC2)
401 Festival Lane
Sherwood Park, AB

Jan. 30; 6:30 p.m. - 8:30 p.m.
Drop in at any time
Heartland Hall Contact Office
55305 Range Road 214

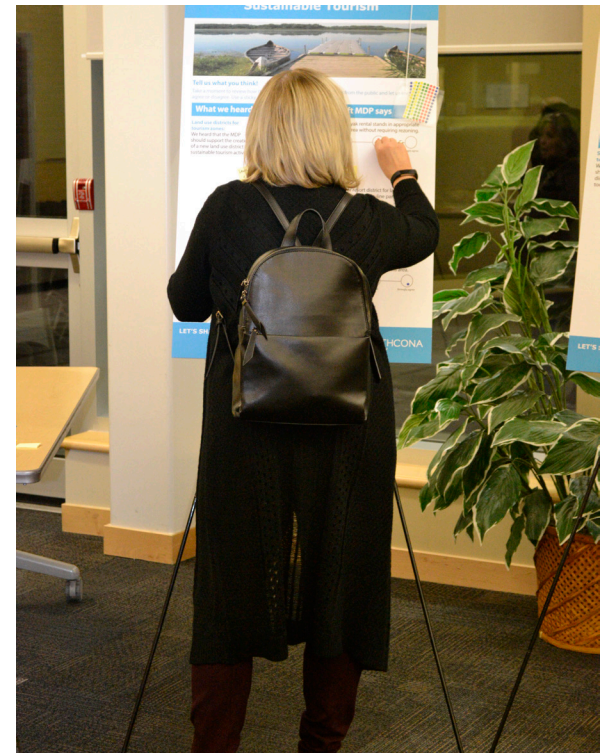
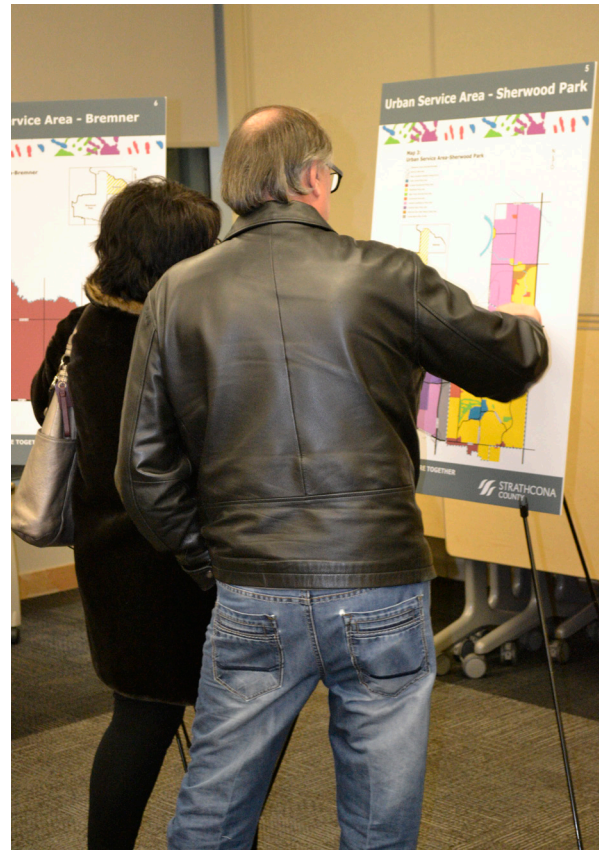
www.strathcona.ca/MDP

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Municipal Development Plan Update

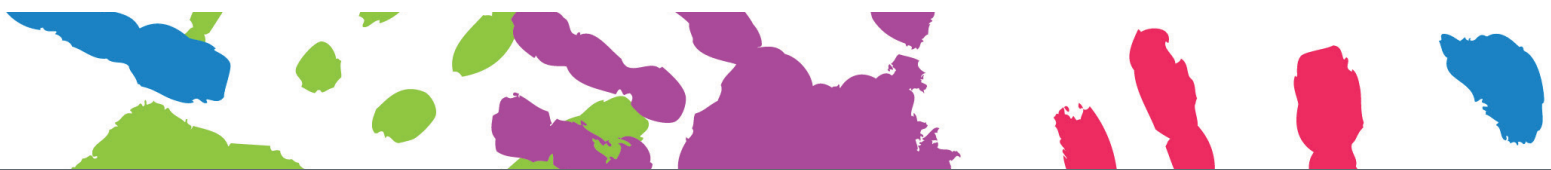
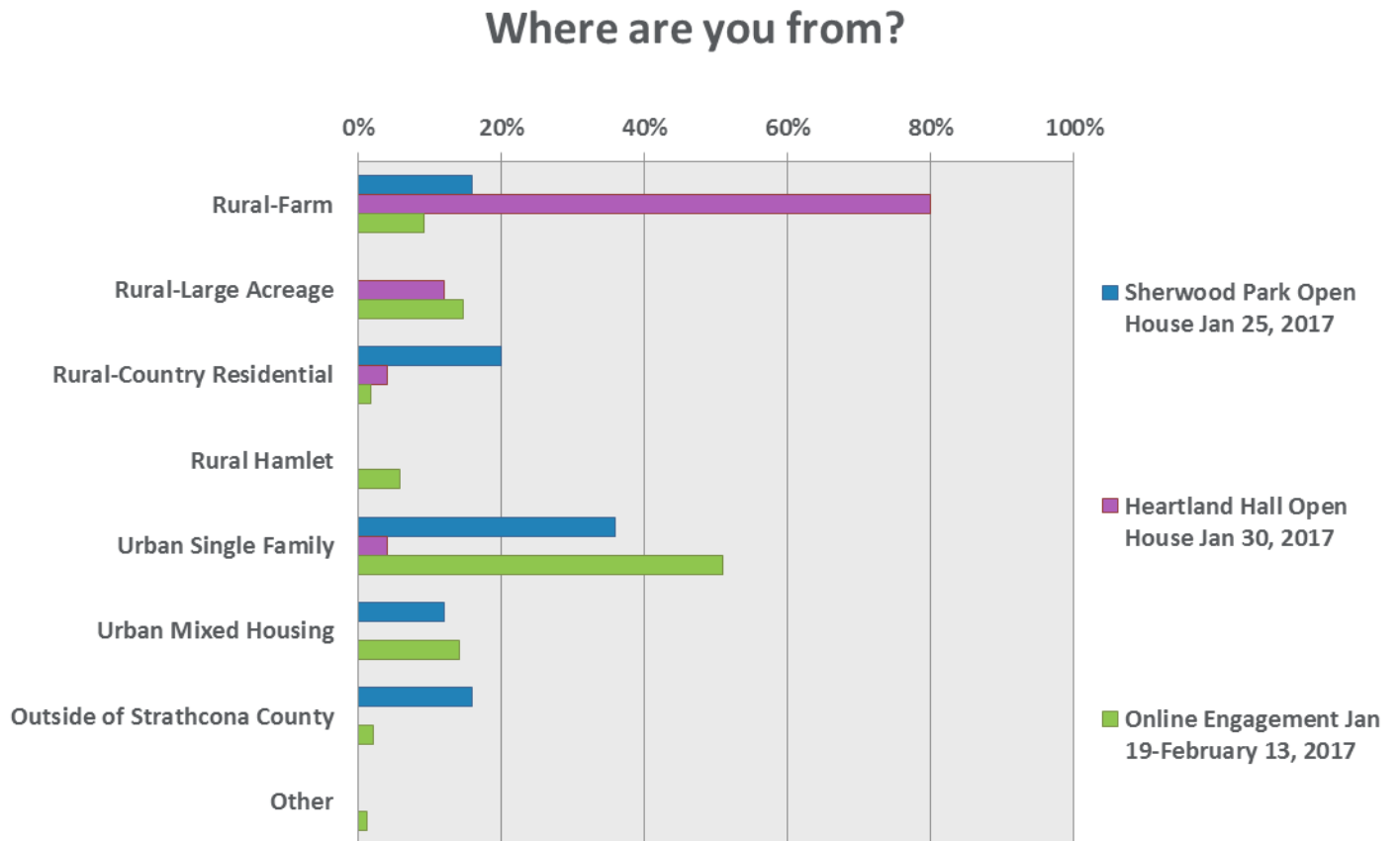


Complete our survey now.



Engagement demographics

As part of the engagements participants were asked where they were from. The following information shows the answers that were received.



Agriculture

In previous phases, participants emphasized the importance of agriculture to the County's identity and stressed the need to reduce the spread of urban development into prime farmlands. They also felt there was a need for more education and promotion of agriculture as well as promotion and development of agri-tourism, market gardens, community gardens and equestrian facilities.

In spring of 2015 the County approved an Agriculture Master Plan which recommends "policies that allow for and encourage a wide range of commercial agricultural activities on agricultural land to allow for on-farm sales and other activities that draw people (services, events) should be pursued by Strathcona County – particularly for sectors such as equine where there seems to be considerable promise."

Based on the feedback from the phase 3 MDP Update engagement sessions draft MDP policies were developed and presented to stakeholders and the public for comment and feedback. Topics regarding agriculture included:

1. Agricultural Impact Assessments
2. Agri-business
3. Agricultural uses in the Agriculture Small Holdings Policy Area
4. Decrease fragmentation of agricultural Lands

The following is a summary of what we heard from the public regarding the draft MDP policy direction.

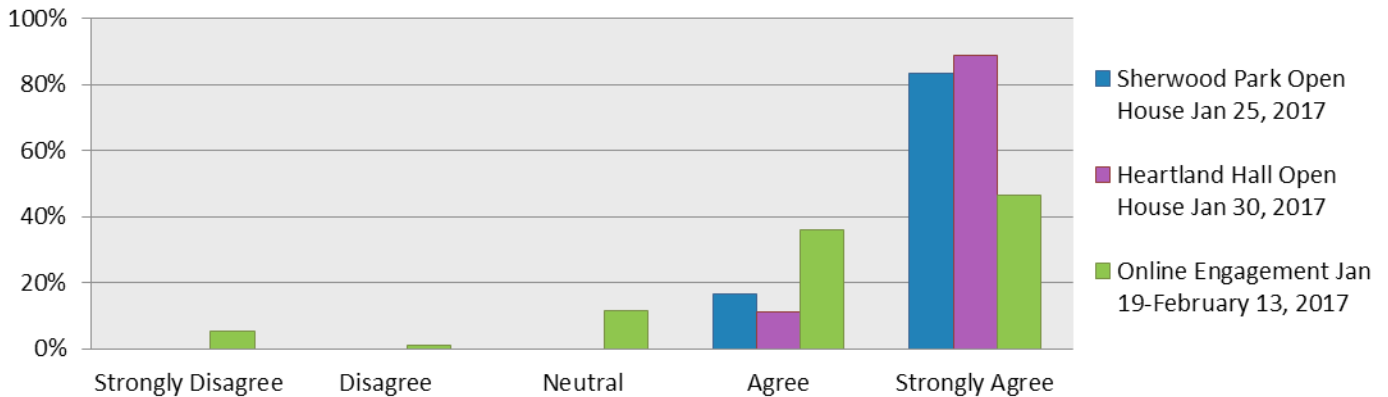


Agriculture Impact Assessments:

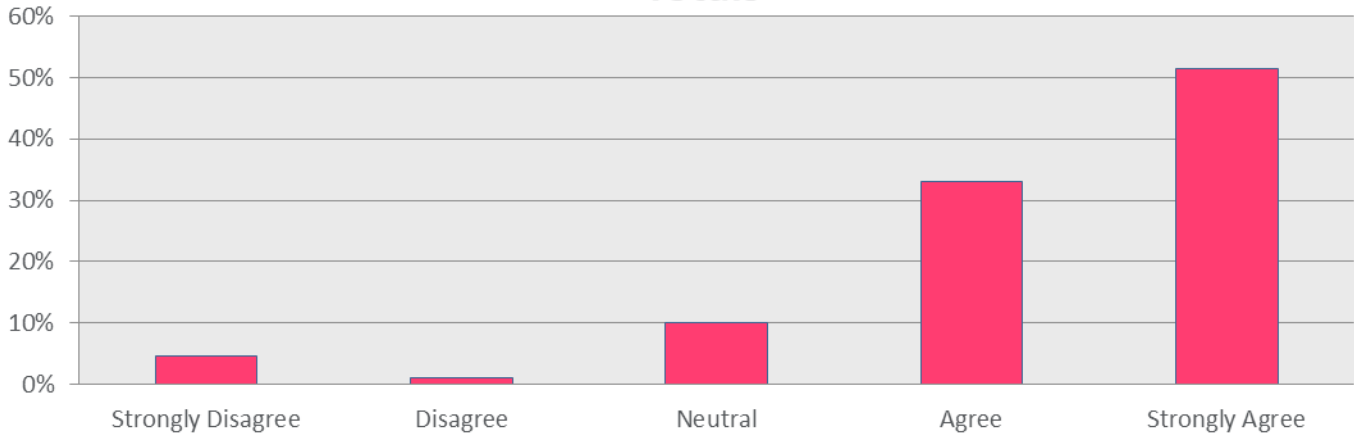
In previous phases we heard that the MDP should require an agricultural impact assessment for certain development proposals on agricultural lands.

The draft MDP requires an Agriculture Impact Assessment for future growth areas

Breakdown



Totals



Comments from the Jan. 25, Sherwood Park open house

- Get the planning completed so that if there is a need for housing the planning will hold up development.
- Please maintain the agricultural culture of the region.
- Please take advantage of biotechnology already present on Alberta and develop more competitive crops.

Comments from the Jan. 30, Heartland Hall open house

- No Comments

Comments from the online engagement

- AIA should be conducted and actually considered! Not just ignored! For example, I still do not understand why the development of Bremner was approved when that area is top level agricultural land. From my perspective as a tax payer, it was only approved to increase the municipal tax base and to make that area that much harder for Fort Saskatchewan to annex
- Above a certain size and increasing in detail according to size and deviation for Agriculture use
- Agricultural Impact Assessment seems very vague-it is difficult to say if this is a good idea unless I could see more detail of what it entails.
- Did you miss the "certain" type on purpose?
- I don't know what an AIA entails, so hard to answer. Also, what types of development are "certain types"?
- I have tried twice to answer this survey, and have both times had my connection reset, probably due to a time-out, because I have been trying to thoughtfully provide comments. This survey mechanism is preventing me from doing so.
- I think it is important to find a balance of developing land and protecting the environment. I would like to see more sustainable practices incorporated into future planning such as solar energy, community gardens, composting, reinforcing the reduction of waste and garbage, and I'm sure there is much more!
- I would argue we should look at limiting all future expansion to all productive agricultural lands, period.
- If the assessment is conducted by a local knowledgeable firm rather than a large corporation - yes to an assessment. We need to be vigilant on costs.
- Is it too late for Bremner? If so, how convenient!
- No prime agricultural land should be taken out of production for other development. The future needs agricultural land to feed people and animals.
- Poor decision to choice Colchester with poor soil as compared to Bremner
- STOP immediately ANY FURTHER PLANS TO DEVELOP Bemner. Infrastructure exists in Ardrossan, look to expand there instead!
- The decision re: Bremner would have had a different outcome had this been followed
- This is all the more important given the Bremner development approval which flies in the face of the Ag Master Plan
- This land is invaluable and must be protected. Anything less is a disgrace.
- This should have been done prior to Bremner being selected.
- Too much "growth" too fast.



Comments from the online engagement-continued

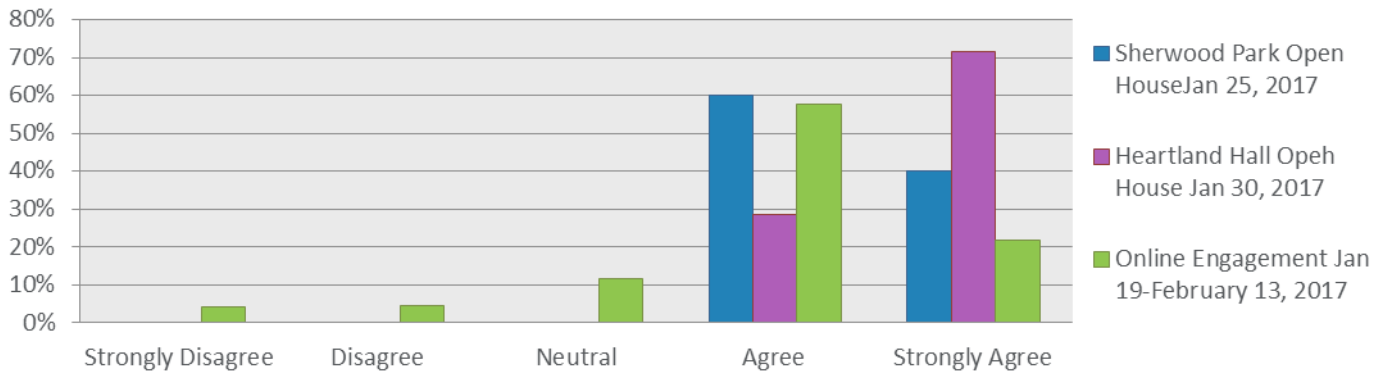
- We want to protect agriculture lands for emotional, not rational reasons. There is no indication of a food production issue in Canada.
- What about Cambrian Crossing and Bremner? It is not too late to do a proper AIA for those developments. They are on the only remaining prime agricultural land in the county and I think it is disingenuous to say that they were approved before the new Ag Master Plan was adopted, and therefore should proceed. There has been much talk and self congratulations by the county about the new Ag Master Plan, yet the direction of future development is on prime agricultural land. It is very ironic and short sighted!
- Why should the AIA be limited to only 'future growth areas'? What about other developments?
- Yes, when it's not that expensive.
- Your map is terrible on the previous page- you can't read any words & the legend is incomplete.
- While I agree I do also believe that parcels of minimum 40 acres should be able to be split for the residences of adult children to no less than 5 acre parcels in a much easier fashion

Agri-Business:

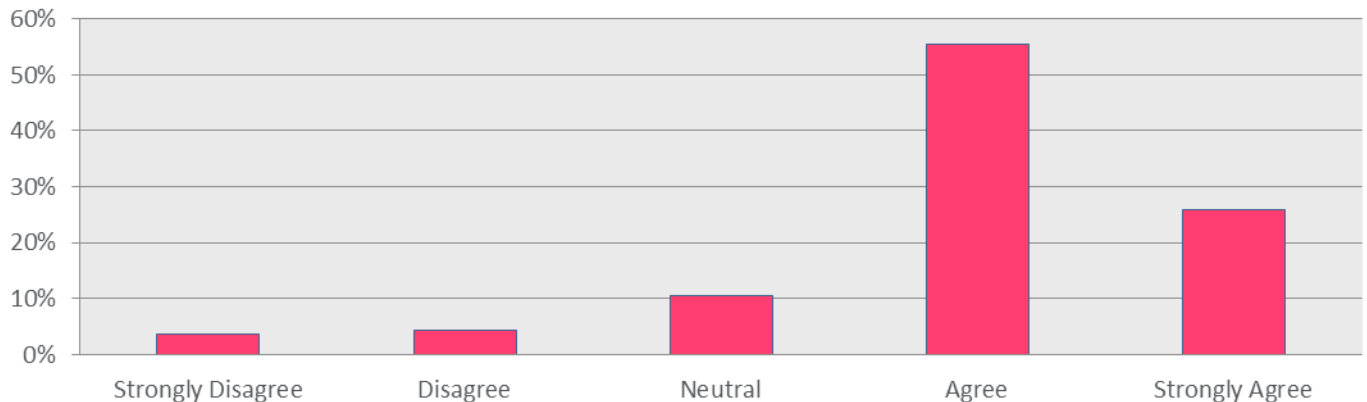
In previous phases we heard that the MDP should create policies that support agri-businesses.

The draft MDP focuses small scale Agri-businesses within the Agriculture Small Holdings Policy Area while allowing some opportunities in other rural areas.

Breakdown



Totals



Comments from the Jan. 25, Sherwood Park open house

- Strongly Agree! One of the reasons I'm drawn here as opposed to other counties is the strong mix of agriculture and intelligent infrastructure.

Comments from the Jan. 30, Heartland Hall open house

- No Comments



Comments from the online engagement

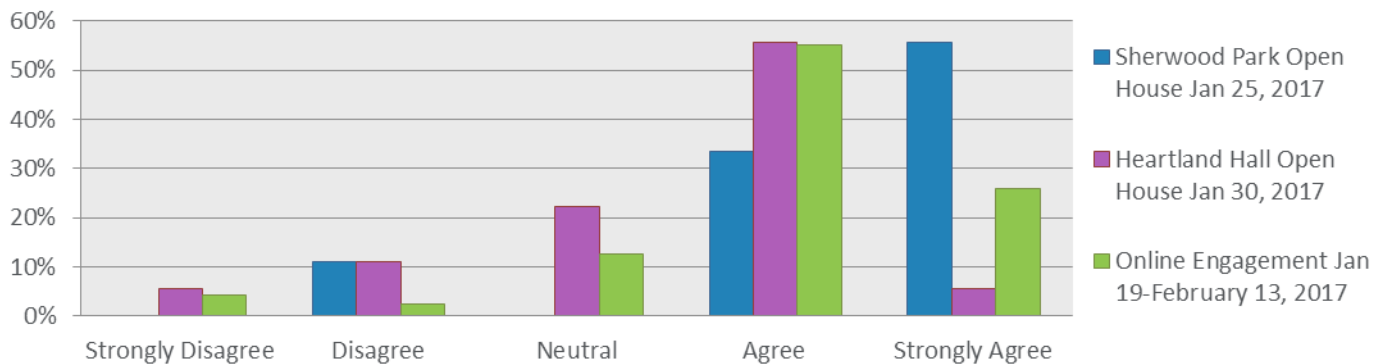
- Country Residential areas should be considered similar to Agricultural Small holdings as they can also have small market gardens, and small agricultural operations such as chickens, beekeeping, etc.
- Depending on the definition of agri-business, it may be restricting to limit it to small holdings. Operations like the Hutterite colonies show that large holdings can effectively incorporate agri-business, as long as prime farmland isn't jeopardized.
- Governments are seldom effective in deciding on which business will be a success, and where they should locate
- I would love to see more organic farmers in Strathcona County. Produce that hasn't been contaminated with pesticides and herbicides or genetically modified. I would like to see the government's support in these lines of farming - reducing the costs and supporting the farmers with marketing/advertising, children's education programs, research, hosting farmers markets, etc.
- In Beaver Hills Moraine area you should carefully consider other opportunities. Do not want to destroy the habitat.
- Large holdings should also be able to develop agri-businesses on the non-farming or non-farmable parts of their land.
- Please define "other opportunities"- too vague.
- Small scale agri-business should be able to relocate to farm steads where no one is living. eg. Farm sells to a larger farmer and the building site is no longer required.
- The Local Employment Policy area should retain its agricultural lands intact.
- What "opportunities??"
- What type of "other" opportunities?

Agricultural uses in the Agriculture Small Holdings Policy Area:

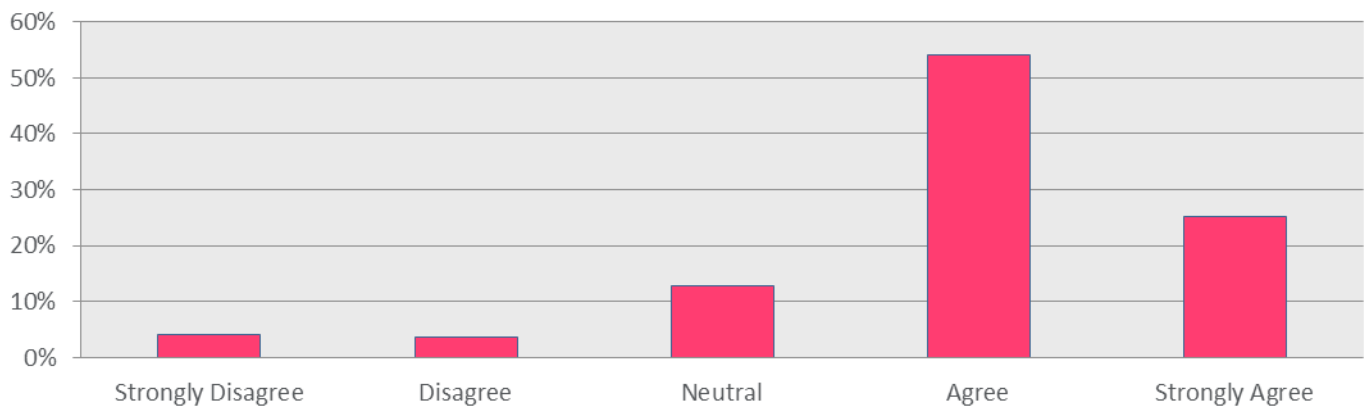
In previous phases we heard that the MDP should require landowners looking to subdivide in this policy area to consider different forms and scales of agricultural uses on their lands.

The draft MDP encourages small scale agricultural uses including but not limited to equestrian facilities, you-picks and intensive horticulture uses in the Agriculture Small Holding Policy Area.

Breakdown



Totals



Comments from the Jan. 25, Sherwood Park open house

- The use of biotech in agriculture allows more opportunities for small producers organized. We should start a conversation about GMO and other tools.
- Being equine-friendly retains value in the land and draws people here. Connecting parcels via public multiuse trails (eventually) would be lovely.



Comments from the Jan. 30, Heartland Hall open house

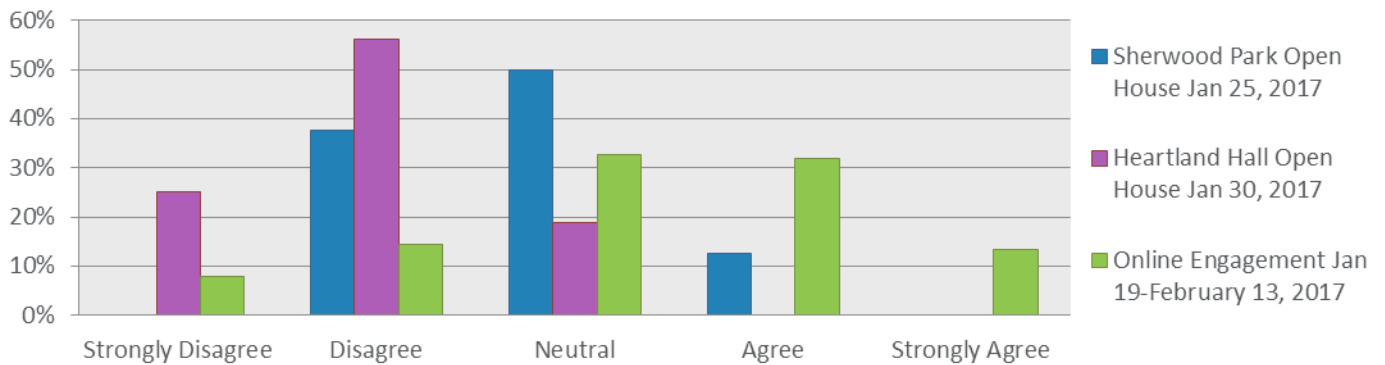
- No Comments

Comments from the online engagement

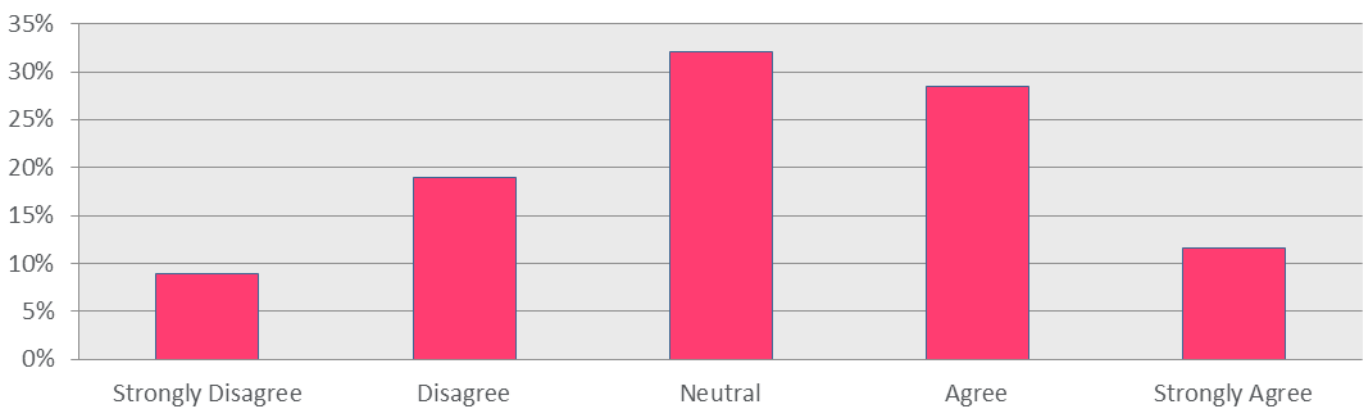
- Do not agree with equestrian facilities. Equestrian facilities are recreational and contribute nothing to the agricultural field. They do not provide a food product.
- Don't limit this to small holdings, provided good ag land is protected.
- I am not sure about encourage- I think you could allow small scale agriculture- but I am not sure what encourage would mean. Does it mean make it easy to get permits, allow signs for marketing? I do not consider equestrian facilities to be agriculture-unless it is purely for breeding. I understand agriculture to be more food based.
- I have a forty acre parcel and even though I grow botanical for a variety reasons, at this point I am researching the markets for my botanicals, I NO LONGER HAVE FARM status and have to pay much more tax because I don't produce animals not fair
- I support the noted agricultural uses, and would love to see schools incorporating the education of food, nutrition, gardening/farming and more.
- Owners of small holdings could also be encouraged to effectively consolidate their farmable lands by renting contiguous areas to large agricultural operations. In our area, fences have been taken down to allow large equipment to efficiently farm multiple rented properties as single fields.
- Please extend consideration to acreages of three acres or more.
- Should communicate with the Alberta Agriculture and Forestry's Crop Diversification Centre (CDC) North 17507 - Fort Road (Edmonton).
- Strange wording-including but no limited to?
- This is a repeat of the above question reworded Governments as seldom effective in deciding on which business will be a success, and where they should locate
- We heard that the MDP should require an AIA for certain development proposals so not appropriate to pre determine if that should include equestrian etc. It is dependant on the land capacity. Small holdings is also in the actual Beaver Hills Biosphere, in the transition zone, where best practices are encouraged, to conserve the biodiversity, ecological integrity of the Beaver Hills character.
- Yes, this creates a direct connection with the citizens and the food they eat. Also, it helps with tourism.
- equestrian facilities will increase traffic in areas road improvements would need to be made
- there is a lot of waste that can be avoided with invite for a u-pick.

The draft MDP requires a minimum parcel size of 20 acres to increase opportunities for small scale agriculture in the Agriculture Small Holding Policy Area.

Breakdown



Totals



Comments from the Jan. 25, Sherwood Park open house

- Sometimes it can be more ag-friendly to have 60 acres split into 5-5-50 vs 20-20-20. The latter can create more waste of agricultural land despite the good intent. Controlled flexibility in sizing may be useful for contextual proposals.

Comments from the Jan. 30, Heartland Hall open house

- No Comments

Comments from the online engagement

- An arbitrary minimum size may not be appropriate...it depends on the parcel and the intended use. It doesn't require 20 acres for some agricultural or agribusiness operations. And there should be allowance for splitting the parcel into smaller sizes within a family.
- 20 Acres is still a generous amount of land for small scale agriculture. I would still consider smaller acreage.



- 5-10 acres should be the minimum
- I think that small agricultural businesses can function well on smaller plots of land depending on the nature of the business. U pick business, small local free range chicken eggs, bee keeping....
- I think there should be a smaller minimum like 10 acres. This allows for even more agri-foods opportunities like country residential/urban farm combos whereby County residents have one less barrier to enter the agricultural sector.
- Minimum parcel sizes of 20 acres unfairly restrict development rights.
- Not sure why it has to be 20 acres. Is there a reason? Why not 3 acres or 5 acres as long as it is in the agricultural area-not a small subdivision or estate.
- Precludes value added business locating close to Ag sources. Eg Jam processing plant, Pulse crop plant, Compost enhanced product
- Should be no minimum 2 acres
- Small Scale could be smaller than that...20 acres is a lot. Suppose it was 5? People could make honey on a smaller one...
- Small market gardens, keeping for instance: chickens, goats and bees can be accommodated on smaller acreages.
- Smaller parcels should be considered
- Smaller sized parcels should be able to participate. We want to promote not restrict because someone in the area does not have enough acreage
- Some operations, such as cattle and sheep feedlots, chicken farms, and pig farms do not need a lot of land, if feed is brought in instead of being grown on the land. A fairly large minimum land requirement may drive such operations away. On the other hand, having a fairly large minimum requirement may help to hold off urban sprawl.
- Sounds good at first glance but U- picks are identified as one small Ag use and it seems that a U pick operation could be done on parcels less than . 20 acres. would a min. 20 acres size discourage rather than support such a business? Has specific review been done to determine the minimum size viability of U- pick options ?
- Start at 10acres depending on the use, for example a u-pick should be allowed on 10 acres.
- Ten acres would be fine for some applications. Limit splitting of good land and grandfather existing country residential for some alternative ag applications.
- Very successful upicks can be on less than 20 acres. Again the AIA would determine a minimum size, based on retention of the land character, ecological integrity, biodiversity and use.(ie.. Berry producers are very successful on less than 20 acres)
- if someone wanted to produce chickens rabbits organic gardening on a business scale you don't need 20 acres look at Europe
- parcel size should be larger
- would like to see small scale agriculture on small parcels too

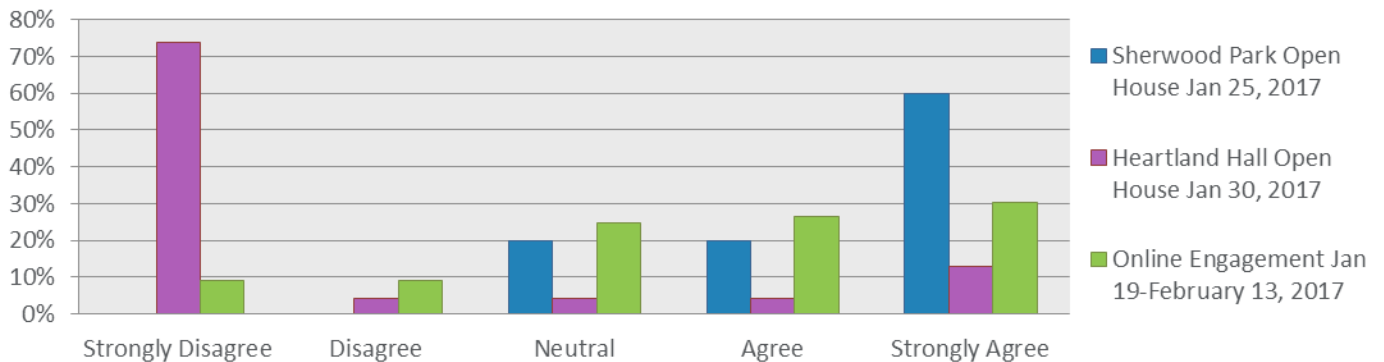


Decrease fragmentation of agricultural lands

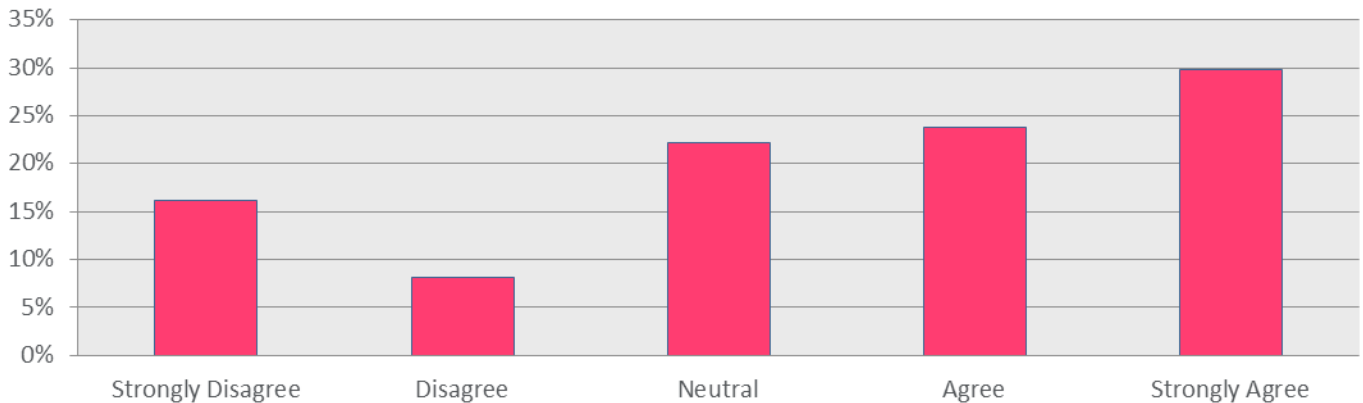
In previous phases we heard that the MDP should limit the fragmentation of lands with prime agricultural soils.

The draft MDP eliminates 80 acre splits in the Agriculture Large Holdings Policy Area to reduce fragmentation of prime agricultural lands.

Breakdown



Totals



Comments from the Jan. 25, Sherwood Park open house

- No Comments

Comments from the Jan. 30, Heartland Hall open house

- Agree on good agricultural land. Disagree on poor agricultural Land. It is dependent on land in area.

Comments from the online engagement

- A lot of food can be produced on 80 acres. eg u-pick, garden market. If a landowner passes away his/her wishes may be to split the land between two children who want to continue with farming or other agricultural use.



Comments from the online engagement-continued

- Agricultural is under pressure from all sides - prime ag lands must be protected.
- Although the intention of this is a great idea, and you may already have these numbers, recommend determining how many 160 are left. Activities on those lands. How many 80's exist. Activities on those lands. Obviously if the economic benefit is in the 80's it means agriculture is doing well on 80's and actually may mean because our large holdings policy area is actually very small compared to large producers well outside the Capital Region, is it too little to late, to conserve less economically viable 160's. Again an AIA should be required before this decision pre imposed. Within the AIA the proponent would have to produce a justified business case for the split. If it enhances Strathcona County's food security, economic input, value added to the community, it should be brought forward through an AIA process.
- I agree on prime agricultural land but there is an awful lot of land in the county that is not prime unless you like clay my land is ok as pasture but it would not sustain most crops too much clay so why not 'fragment' if I want to have my sons live in the county? makes no sense to me
- I don't think this decision is as simple as a "Yes or No" - I think it needs to be more detailed about the splitting and the reasons for the splitting in each case.
- I would rather see support for smaller agricultural enterprise than encouragement of large scale agricultural organization. This issue directly ties to a desire to support local enterprise rather than encourage foreign ownership of our food supply.
- If the land was valuable for farming use, the economics would justify it. This is an undue impact on landowners.
- Many 80-acre splits arise from estate disbursement, where the land will continue to be farmed as a quarter-section. Some consideration should be made for this type of situation. Another option would be to allow more dwellings on a single property, making it possible for multiple generations or multiple siblings to live on the same farm.
- Regardless of how the land is split, the issue at hand is taking quality care of it.
- See my comments above regarding development of Cambrian Crossing and Bremner. This discussion is ironic against the backdrop of these developments. I agree that fragmentation should be limited, but allowances made for subdividing property within families or for certain circumstances. The merits of splitting a parcel should be considered.
- This is only a good policy if it is accompanied by provision for multifamily units for farm families. The county is not supportive of farm families and aging in place at this time.
- What are you trying to prevent - large scale real estate developments. Limit these, but promote any Ag value added project even if they do not require 80 acres. (?is 80 acres economically useful anymore)
- Why should you eliminate 80 acre splits? I think smaller plots encourage younger people to purchase whereas larger farms get bought up by industrial agriculture which does not tend to be community friendly

Community Housing

In previous phases, we heard that affordable housing is a key issue for the County, particularly for seniors, youth and young families. Participants suggested a greater variety of housing such as smaller homes, suites, rental housing, seniors housing, and denser housing (smaller lots, apartments) would help to provide options for people to stay in their community or neighbourhood as they get older and more affordable entry-level homes for young people/families.

Based on the feedback from the phase 3 MDP Update engagement sessions draft MDP policies were developed and presented to stakeholders and the public for comment and feedback. Topics regarding agriculture included:

1. Smaller, modestly-priced homes
2. Community housing in new developments
3. Secondary suites / Garage suites

The following is a summary of what we heard from the public regarding the draft MDP policy direction.

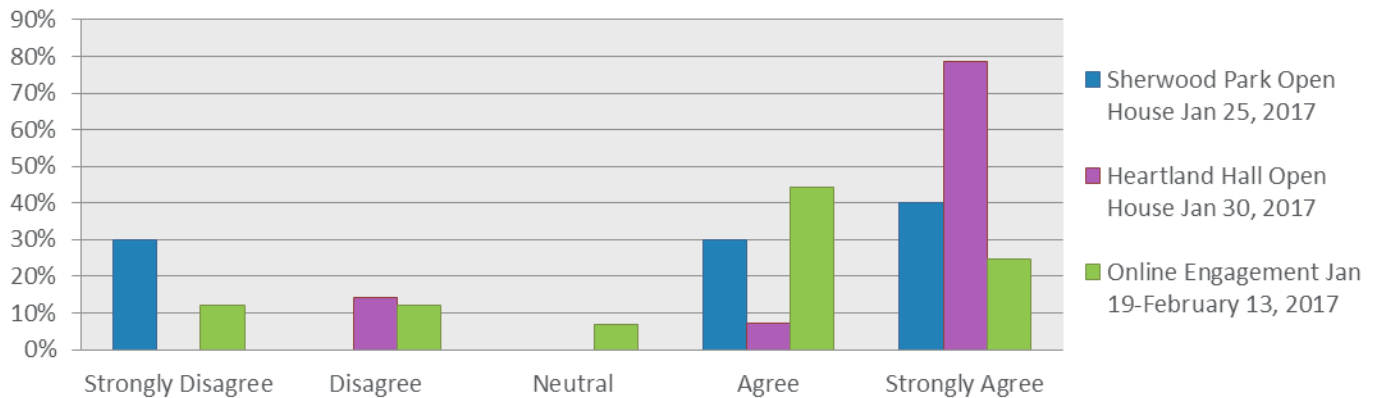


Smaller, modestly-priced homes:

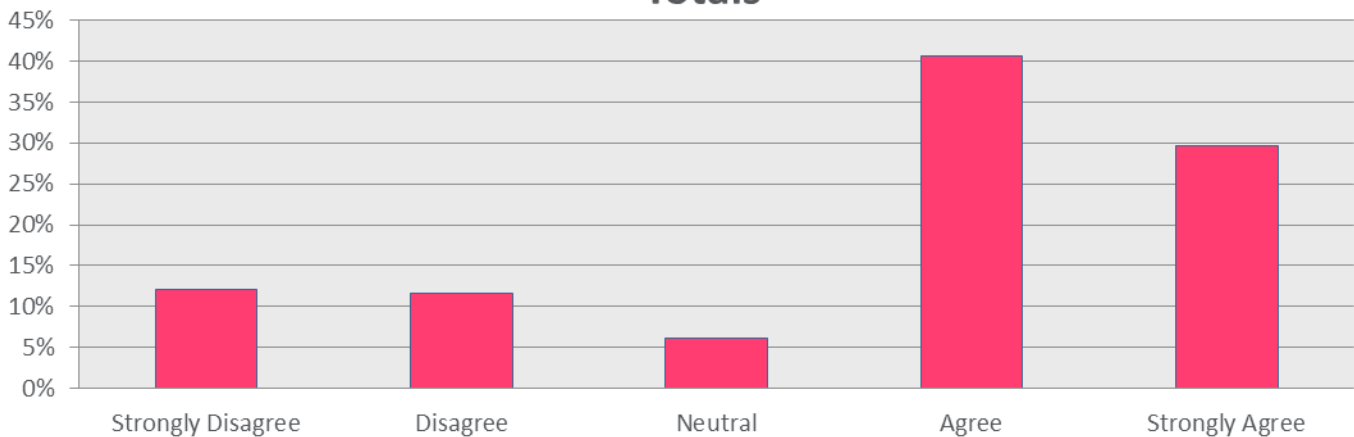
In previous phases we heard that the MDP should require a specific mix of housing types and lot sizes to allow for more affordable homes in new

The draft MDP requires a mixture of housing types within new urban and hamlet neighbourhoods.

Breakdown



Totals



Comments from the Jan. 25, Sherwood Park open house

- To preserve farmland density should be increased.
- To ensure a healthy community it would be important to create opportunities so everyone who wants to can become part of our community.
- Mixed use (uses and economics of housing) is essential to a progressive society. "NIMBY" is not nearly as helpful.

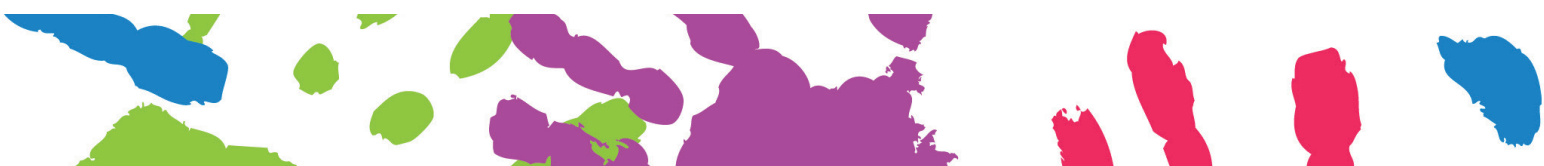
- We have to be very careful not to create a “second class citizen” neighbourhoods. We must stick together or the community values could change drastically.
- A mix is currently happening in some areas ie. Salisbury Village- But the mix which is being developed on smaller lots with higher overall density is not resulting in more affordable less costly housing or rental units. Costs for both remain high and are marketed as “upper end”, “executive” etc. What is the point of planning and allowing higher density mixes if costs to consumers remain high? A more affordable option which is being ignored is rental units, or condo apartments over lower story commercial. Much commercial development is in fact lower stories and contributed to urban sprawl and inefficient use of land.

Comments from the Jan. 30, Heartland Hall open house

- Let the market dictate
- Retirement living in hamlets

Comments from the online engagement

- By modestly priced homes do you mean mink farms? high density town houses? I believe high density = high crime
- Do not do this to old neighborhoods.
- Do not mix housing sizing. Small housing can be built in small house neighbourhoods.
- Don't change the nature of Sherwood Park.
- Even with the development of apartments and other multi-family homes the cost is still out of reach of young people and seniors I would not want apartments in my areas
- Everyone should have the privilege of owning property regardless of their budget, age and needs.
- I agree with urban areas but hamlets should remain quieter - less densely packed housing and especially no apartments
- I chose to live in Sherwood park to get away from density issues in the city
- I do not wish to see infill housing in mature neighbourhoods as this destroys the fabric of these areas.
- I do think more multifamily homes are good but not all neighbourhoods should need to have them.
- I think in general it would be good to encourage a mix of housing. But, does this mean that if a developer wants to create a “high end” neighbourhood they will be required to have a mix of housing types? I think demand and market forces should be a big factor in what is offered.
- I think that the key is new development. Mature development areas should be consistent with what people bought into them for.
- I would change this to: “the MDP should allow for a mix of housing types”



Comments from the online engagement-continued

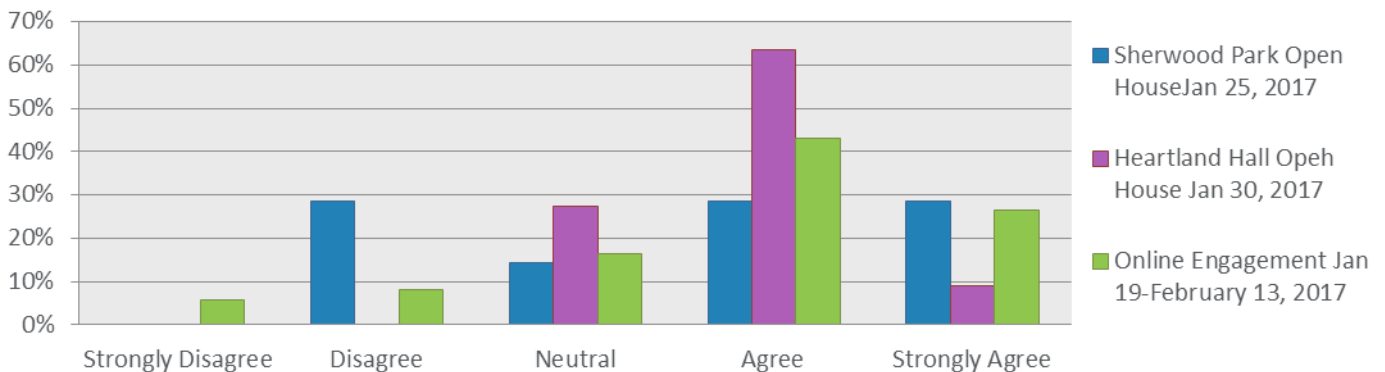
- I would support at great lengths the development of “tiny homes” - not so much “mobile homes” but homes that are 500-600 sq. feet, in the \$10,000 - \$15,000 price range. It is a rising trend, and has an immense amount of potential. These homes could be sustainable with solar energy, a water/sewage system, community gardens, green space, and communal storage sheds. This is an attractive alternative for young couples or retired folk. It might not be ideal for families or seniors, but the homes could be slightly larger. I just ask that no “cookie cutter” homes be implemented with no backyards or green space.
- Include housing with suites that would be easy to rent
- Lot sizes should be kept small regardless of the house size.
- MDP should be more specific in their wording of this
- More small, one-level bungalows for the large number of aging baby boomers in our county.
- New developments only. Residents do not want their existing neighbourhoods modified. Should say “new” in front of hamlet neighbourhoods as well.
- No, some areas need to maintain architectural standards. Having a mix in some areas would drive down the property value of larger homes. It is fine to have any size of homes built but it should not be required in a neighbourhood plan to have a mixture. Some neighbourhoods may have more affordable homes, some have larger.
- There is a huge need for smaller homes WITHOUT condo fees. Many people want to avoid condos because of the condo fees and surprise special assessments which often can be thousands of dollars with very little notice. I bought my home all on my own at 20 years old and I too was avoiding any townhome or condo etc with a condo board and my options were very limited. My most affordable options in 2011 were still over \$330000 and I was single income. Now my father is retiring this year and WANTS to downsize however he can't because he too does not want the nightmare of condo board special assessments and there are no good options for him that are smaller than his 3 bedroom bilevel.
- This draft requirement is too undefined and could lead to all sorts of interpretations. In theory the present MDP could be interpreted to do the same thing now.
- This is putting the cart before the horse. The issue of NEW development needs to be questioned.
- This should be done with blocks, not as one block type to block type; truly mixed.
- Try and keep neighborhoods consistent with what they have been. Massive new density discussions and eclectic neighborhoods belong in Edmonton. Don't destroy what has made Sherwood park successful and attractive to its residences.
- With the provision for adequate setbacks, adequate lot size, adequate yard size. Some of the new urban areas feel like tunnel 'o houses with backyards you couldn't put a kids play set in.
- Yes, smaller houses and higher density. It has less cost to the surroundings to have higher density living. Also it allows for walking everywhere if it's close.

Comments from the online engagement-continued

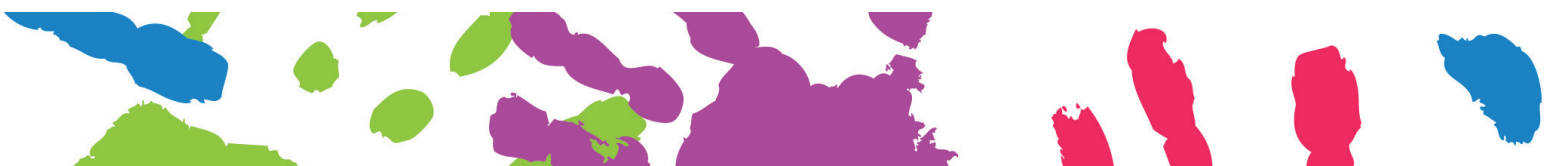
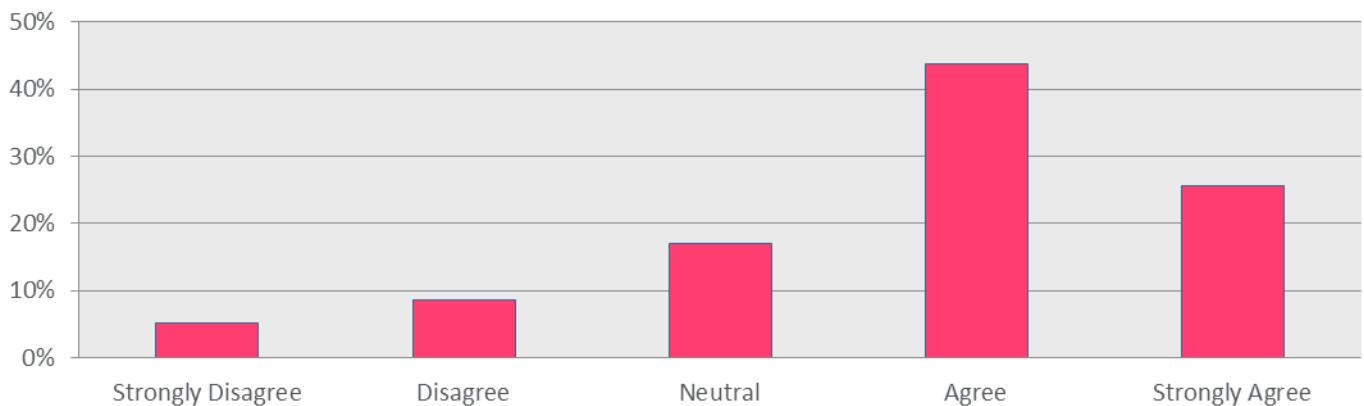
- What the mixture of housing would be needs to be clarified before I could endorse this. I think that new lot sizes in Sherwood Park are already very small and have little area for children to play. I do not think lots should be smaller. Having a mixture of family houses, seniors housing, co-op housing, and low rise apartments together would work. I am not sure about what is meant by rental housing -is this low income subsidized housing owned by the county? A few homes like this scattered into the mix would work but not a big complex of rental. The current big apartment complexes going up along Sherwood Drive with no community feel, or neighborhood around them are unattractive and do not promote community cohesion and should be discontinued.
- a mix of housing types does not necessarily meet the need expressed for more affordable homes - the mix under this draft could be a mix of expensive housing types
- at this moment there is a gap, in my opinion, for affordable housing in the rural and urban settings, with in the county.

The draft MDP encourages redevelopment to diversify the housing stock in existing commercial areas such as Emerald Hills Shopping Centre and Wye Road as well as in Centre in the Park to create walkable mixed use neighbourhoods.

Breakdown



Totals



Comments from the Jan. 25, Sherwood Park open house

- Focus densification on the older neighbourhoods and in new planning, but not necessarily in recently (<5yrs) ones.

Comments from the Jan. 30, Heartland Hall open house

- To much diversity in housing can relate to market value.

Comments from the online engagement

- "diversify"?
- How do you "encourage" this redevelopment?
- Don't destroy the park with density. The new Cove rentals are going to cripple Wye road.
- Encouragement is great, requirement is not.
- Fewer two-stories please.
- I do not think commercial areas should be mixed with residential areas - I think it leads to unnecessary traffic congestion, and both vehicle and resident accidents. Bad idea.
- I don't really understand this MDP-there is a walkable mixed use neighbourhood in Centre in the Park. Emerald Hills has houses right across the street from it and Wye road is a major road through Sherwood Park that would be a traffic jam if there was too much development. Wye road has major apartment developments being built which could have other more community friendly development around them to make them more walkable and mixed use. If the main shopping mall in Sherwood Park is apart of the Centre in the Park area then I think that one end of the mall, that is currently being renovated, could be developed into co-op or seniors housing low rise.
- I don't really understand this question. Encourage redevelopment to diversify the housing stock??? If any areas have a mix of housing it is these two and are most walkable. If you mean use these as going forward examples, I would say yes with improvements. Lets calm down on the big box stores, and get more to local business, local shops both food, wear and utility.
- I would suggest Strathcona County reduces the number of shopping centers. We already have so many stores! And to reduce our carbon footprint and environmental impact, we need to reduce the number of stores and the amount of "things" people own. I do like the idea of walkable neighborhoods like the Sherwood Heights area.
- In these areas is a good fit for multi family housing
- Incorporating more shopping near residential or making residential areas smaller to make stores and businesses more walkable would be nice. It can be a hefty walk just to get out of the residential subdivision from the farthest homes.
- It is cold here. 30-50% of the year it is too cold or slippery for walking to be considered, regardless of the distance and especially if the person is carrying more than one or two items. Increasing housing density will therefore lead to more traffic congestion than anything, unless 'walkable neighbourhoods' means pedway systems that is

Comments from the online engagement-continued

- Not clear what existing commercial along Wye Road would be targeted for re-development. . If existing commercial dev't along Wye Road is being targeted why only there and not along Base Line ? If focus is on redev't from previous agricultural - there is little left along Wye Road . Puzzling why Hillshire has apparently been approved for re- development at a level below other high density development . Have heard it was due to servicing constraints . However, allowing new development to proceed below a desired density due to service constraints, is self defeating in other areas. There should be some certainty and if there are service issues , they should be addressed and the position be that there be no development/redevelopment until that occurs. In the absence of same everything becomes negotiable and ad hoc . There is no staying of the course -and consistent progress toward goals/objectives
- There is enough apartments in Centre in the Park-need more cafes, a main street!
- This draft requirement is too undefined and could lead to all sorts of interpretations. What has this got to do with affordable housing if all the walkable units start at \$600000 per unit? And is the County supposed to be financially supporting these walkable units.
- Too noisy to have housing so close to all that commercial area, traffic noise is already a huge problem so don't make it even worse for people who cannot afford homes in the already established communities of S.P.
- Yes, walkable, yes redev.
- More live and work buildings!
- Not sure I understand this concept.
- The density of the Cove rental properties constructed off of Wye road will have a major impact to traffic in the area.

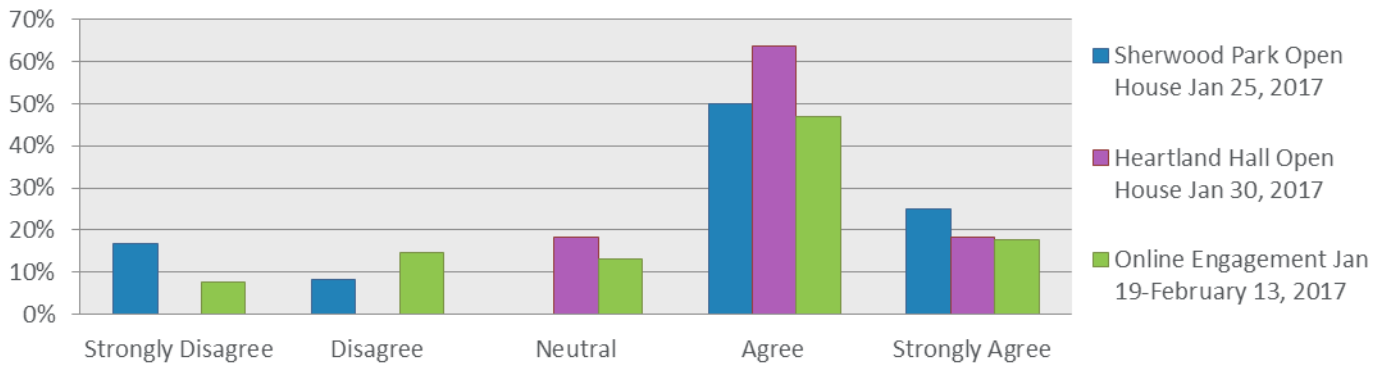


Community housing in new developments:

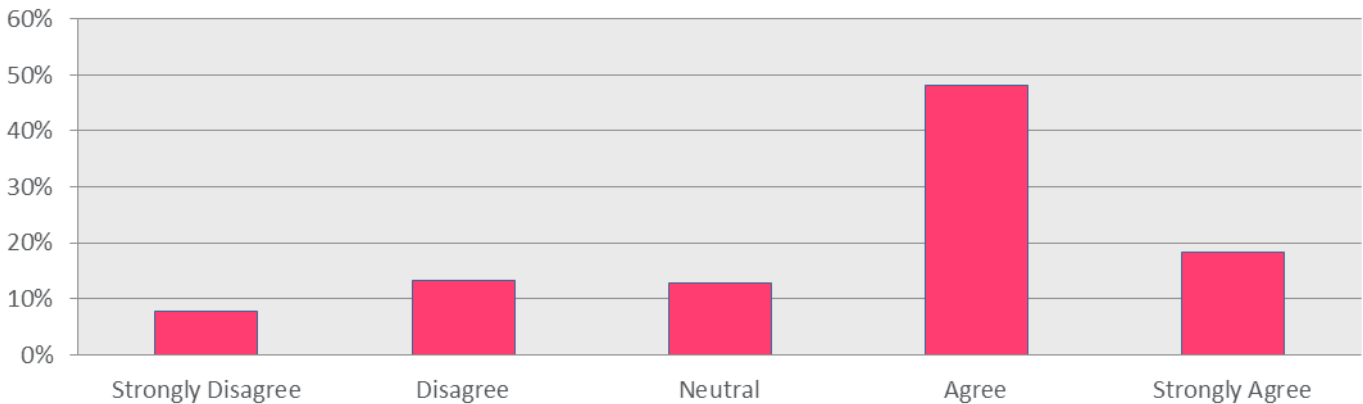
We heard that the MDP should require a certain amount of community housing in new developments.

The draft MDP encourages a variety of community housing types along the continuum within new urban and hamlet neighbourhoods.

Breakdown



Totals



Comments from the Jan. 25, Sherwood Park open house

- No Comments

Comments from the Jan. 30, Heartland Hall open house

- Pending on the community ie. Village on the lake \$1,000,000 home vs. 129,000 Home.
- Have Fort Saskatchewan as part of Strathcona County.

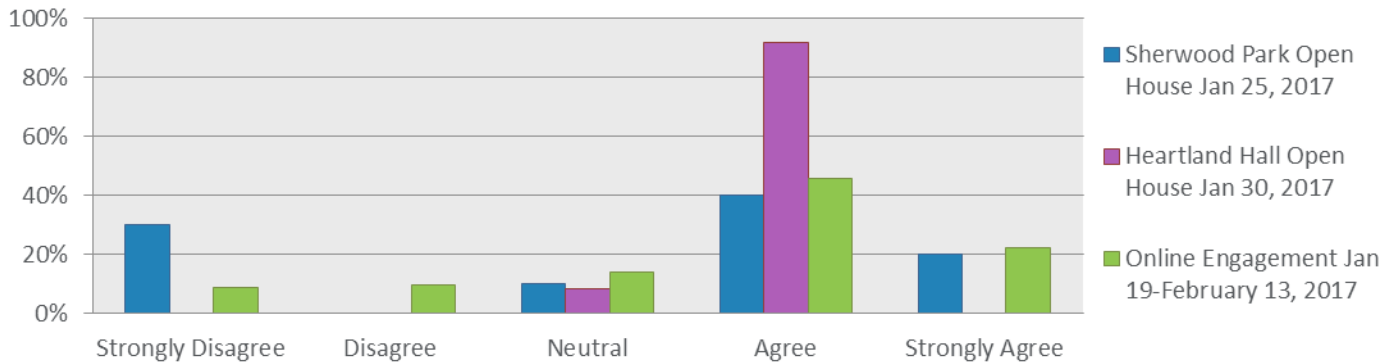
Comments from the online engagement

- A variety of housing types should be allowed to be built but not required, especially in rural areas
- Again this is more of an Edmonton concern.
- Again, "encourage" being used in wording. This document will hold very little weight with this type of language being used.
- Again, NEW developments are not logical in this current economic climate.
- Agree in principle - earlier comments are relevant to this matter. - will not achieve without more specific dev't direction and consistency and application of standards. : "Encourage" is a weak word.
- Agree with urban and disagree with hamlet.
- I think a lot of this language about encouraging sounds nice but what is there to actually back it up? I can encourage my child to clean his room but unless there are actual positive or negative consequences all the encouragement in the world isn't going to result in any actual room cleaning. Why would it be any different with development?
- In all new developments?
- Including housing with suites that would be easy to rent
- Leave density in Edmonton.
- Medium density
- The statement is too weak. "Encourage" will not produce the desired outcome. The language sounds like it was written by developers, not planners.
- There is a need for all types of housing.
- This draft requirement is too undefined and could lead to all sorts of interpretations. Neither Community Housing or the "continuum" is defined And what does "encourage" mean in terms of \$, land and relaxed regulations?
- This must end at encouragement. There should be no requirement to place community housing where the market does not demand it.
- This should probably be worded more strongly than just 'encourage'.
- Unsure what a variety of community housing types along the continuum means. Unsure if I would move into an area like that unless I was crystal clear on what housing types were in the neighborhood.
- Yes - as long as they are away from commercial areas.
- Yes more housing types WITHOUT CONDO FEES/BOARDS.
- Yes, bring us together.
- define "along the continuum"
- what exactly are you calling community housing?
- would like to see more affordable housing in hamlets and busing to and from rural areas.

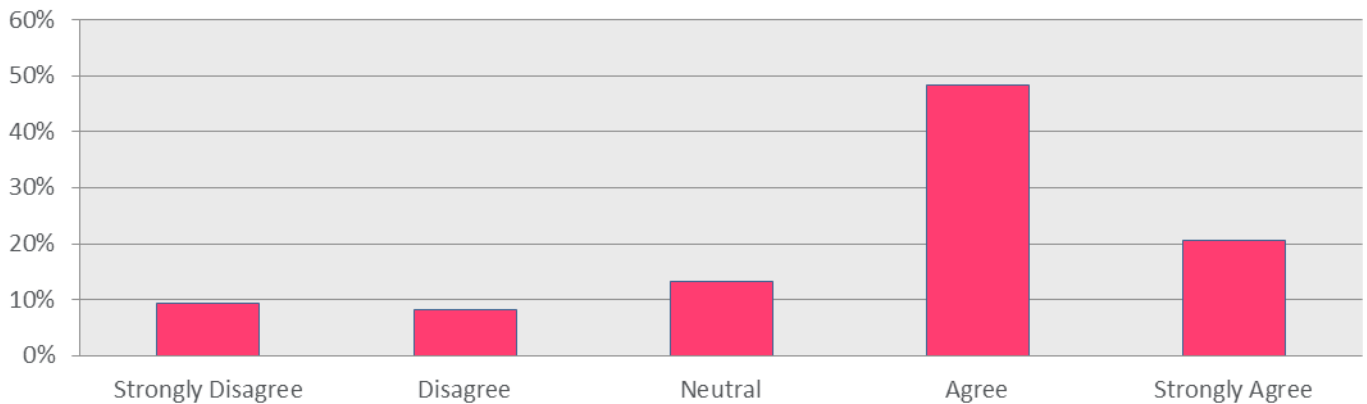


The draft MDP encourages redevelopments to include community housing in areas with significant access to services.

Breakdown



Totals



Comments from the Jan. 25, Sherwood Park open house

- High density areas come with a price tag. In order to be fair we should think about offering some advantages (counter part).

Comments from the Jan. 30, Heartland Hall open house

- More housing for seniors.

Comments from the online engagement

- Agree in principle however. encourage is a weak word and developers will not voluntarily do this . See other comments.
- Developers will be trying to purchase single family dwelling homes to put in massive condo apartments is what I am hearing from this. This ruins the layout of the land the very reason that folks purchased in the areas they did. It opens the doors for developers. I disagree.
- I would question what redevelopment means and what that looks like for mature neighbourhoods.



Comments from the online engagement

- My agreement to this would depend on what 'significant access to services' is defined as.
- Residents opposed to changing old neighbourhoods. You are not stating "what we heard" on this issue.
- Save ag land.
- Social engineering. Start listening to your voter base.
- The statement is too weak. "Encourage" will not produce the desired outcome.

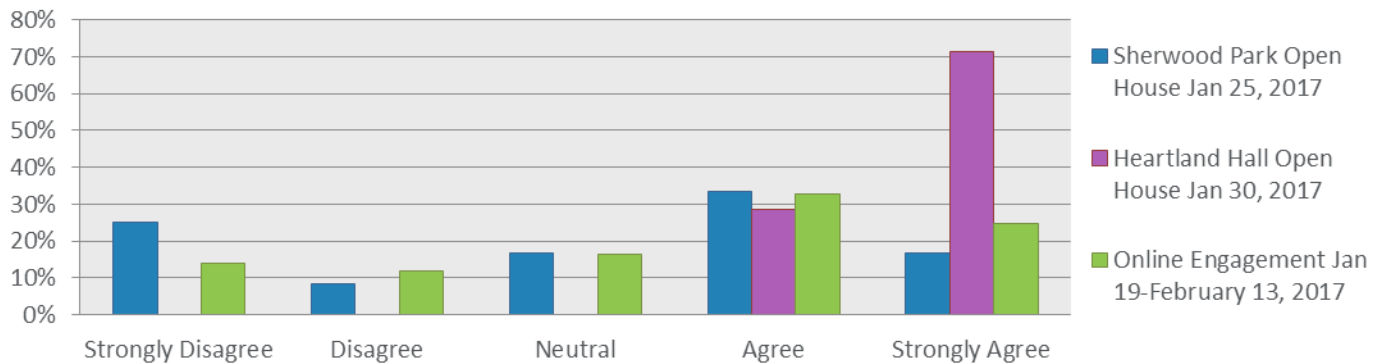


Secondary suites / Garage suites:

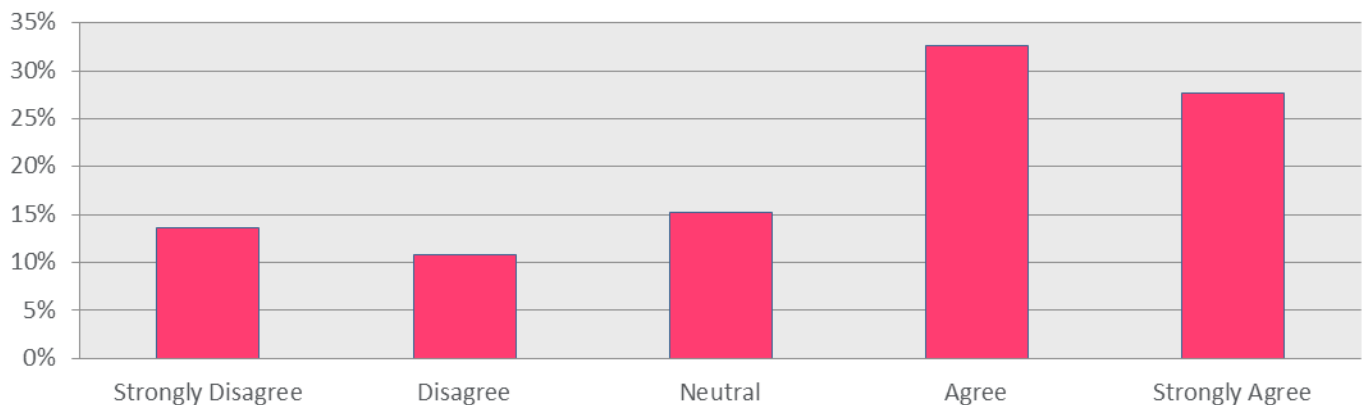
We heard that the MDP should support suites and encourage homeowners to create suites to increase the supply of affordable rental housing.

The draft MDP encourages discussion with area residents regarding housing choices through the completion of Area Redevelopment Plans.

Breakdown



Totals



Comments from the Jan. 25, Sherwood Park open house

- Moved to Sherwood Park mature neighbourhood because it was not rental suites.
- Diversity in the Community.

Comments from the Jan. 30, Heartland Hall open house

- No Comments

Comments from the online engagement

- Again density and parking problems. The park wasn't set up this way. Why do you want to destroy what we have built and attracted us here in the first place?
- Allowing for semi-independent housing for seniors ("granny suites") provides seniors with another option to assisted living. Multi-generational family housing in other societies has often proven beneficial to all generations.
- Bad experience with renters in our area
- Can create problems with parking where plans likely did not consider for more people in one household
- Consultation with existing residents is critical PRIOR to acceptance of redevelopment plans.
- Financially support home owners who are interested in renovating their basements to allow for renters to live in them. A lot of retired folk only use the upstairs of their homes, and there are tons of students or young couples that would be interested in renting in Sherwood Park - away from the crowded universities in Edmonton.
- Garden Suites don't always improve a situation. And they don't make things more affordable either.
- I am not sure why the draft MDP says encourage discussion- I think it would be better to say supports and encourages homeowners to create suites to increase the supply of affordable rental housing.
- I believe this isn't as easy as you are stating - consideration needs to be given to area parking, neighbors, heavier traffic with possibly more children to be aware of, etc. Many things need to be considered in this.
- I bought a house so as not to be near multi-family. These basement apartments cause parking problems for other homeowners.
- I considered creating a basement suite. I called the county to ask how much my taxes would go up, and the person I spoke to refused to answer saying they would not give me a ballpark figure. If my government refuses to answer my simple question, I suspect something is being hidden. I will certainly not create a suite if the county government keeps me in the dark. What is the purpose of hiding information from a taxpayer?
- I have experienced what happens to traffic & parking on the residential streets when this type of infill has occurred ... only the people that are out to make a buck want this & it needs to be limited & regulated. It also increases the transients that care less about the neighbors/neighborhood.
- If the people in the area are already residents, why would they need housing choices? - they already are residents. And what does "encourage discussion" mean - Drinks and snacks at library or a community hall?
- Include carriage houses as an option. Parking considerations should be made.
- Just another way to sneak in density and destroy the original vision of a neighborhood.



Comments from the online engagement-continued

- Legal basement suites would be a great income opportunity
- Make it easier for current areas that aren't zoned for secondary suites to have one! This would be a much faster and simpler way of having affordable living options in Sherwood park.
- Our neighbors moved out and a young family moved in...with all their friends... needless to say the home is very busy...lots of vehicles, lots of coming and going... rentals should be limited to a single family not a multifamily.
- Parking in some areas is a PIA already. Allowing people to have renters causes way more traffic and a lot more issues
- Rental "suites" in houses can create noise problems, traffic problems, drug problems etc...
- Same as above. There is nothing wrong with building a suite for a family member and to increase property value or a guest suite for company. However, renting becomes a big problem. I am really not sure on this one. I know in my lakeside hamlet its a huge problem. No ownership, no respect or pride of the area.
- Strongly agree that discussion occur with area residents and Area Development plan approach- but stmt should read : " require" rather than encourage
- The statement is too weak. "Encourage" will not produce the desired outcome. The language sounds like it was written by developers, not planners.
- There should be additional provision to allow farm families to have additional homes for family members. Make Granny suites and other similar provisions more easily approved.
- This will add congestion to our neighbor hood as people will be parking on streets as there will not be enough parking on the property
- Use this to increase understanding and decrease Not in my neighborhood thinking
- Yes, make it easier to rent out suites, even new tiny homes built on land as long as it's accessible.
- again higher density housing = higher crime more traffic concerns
- houses very close to each other (ours is 38' across) - also shortage of street parking right now if you're having company, family over for Christmas, etc. and this is partly because owners have sometimes a few vehicles, don't seem to want to park them in their driveway so any street parking there that could be shared is taken. Extra families in one house would add to problems already experienced (& then you also already increased the benefits of parking on the street to load/unload trailers!)
- to encourage this perhaps there should be a reevaluation of the permits and costs associated with these developments for existing taxpayers and long time residence.

Rural Residential

In previous phases many participants expressed concern about urban and rural sprawl and stressed that development should be concentrated in existing areas such as urban areas or hamlets to limit the fragmentation of farmlands and natural areas. Participants also identified the need for more complete rural communities with small-scale local amenities where residents can meet their day-to-day needs.

Servicing was raised as one of the biggest challenges with rural development. Participants noted that the cost of connecting to municipal water and sewer systems is a significant issue. Some suggested rural development did not necessarily require piped water or sewer, while others pointed out that most rural wells are not safe for drinking and individual septic systems have their own challenges such as leaks, odours and maintenance. Also, the cost of running water and wastewater trucks and wear and tear on rural roads was seen as being unsustainable.

Based on the feedback from the phase 3 MDP Update engagement sessions draft MDP policies were developed and presented to stakeholders and the public for comment and feedback. Topics regarding agriculture included:

1. Growth of hamlets
2. Small scale development in hamlets
3. Servicing of country residential

The following is a summary of what we heard from the public regarding the draft MDP policy direction.

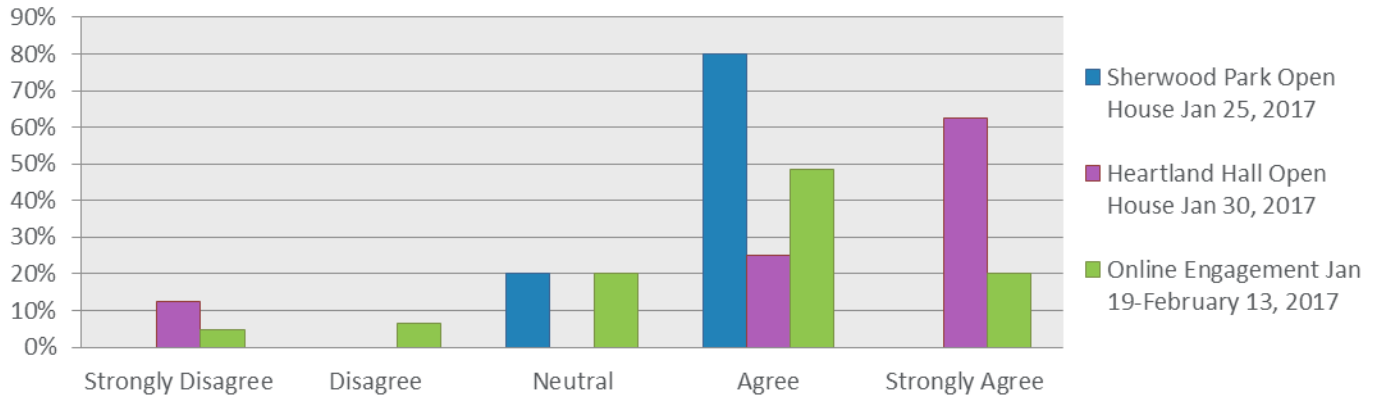


Growth of hamlets:

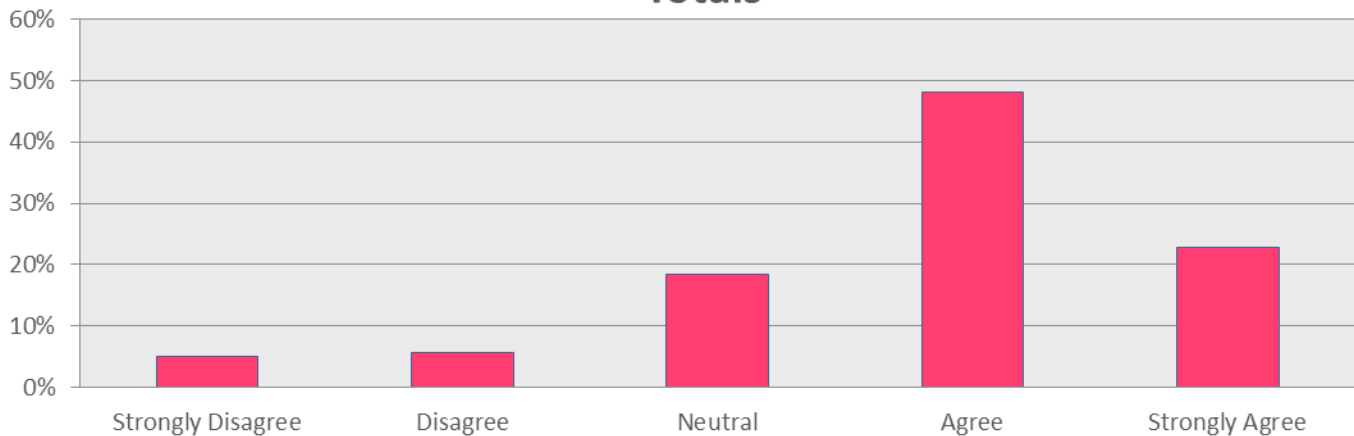
We heard that the MDP should allow certain hamlets to expand their boundaries to enable further urban development.

The draft MDP identify Ardrossan, Josephburg and South Cooking Lake as growth hamlets.

Breakdown



Totals



Comments from the Jan. 25, Sherwood Park open house

- Agree with allowing expansion of boundaries for further development but must stress that in each instance expansion brings urban development into country residential or rural development and there must be stated transition provision or policy which brings concrete recognition and limits of compatible development and respecting the integrity of country residential lifestyles referring to high density county residential/low density country residential provisions.

Comments from the Jan. 30, Heartland Hall open house

- No comments

Comments from the online engagement

- A new, freestanding, non-contiguous city at Bremner defies all logic.
- Abandon any thoughts of developing Bremner.
- Although the hamlets expansion should be enabled there needs to be a plan regarding how they connect into Sherwood Park-which is the closest larger urban centre. There needs to be a walking/biking trail beside the major road ways such as Wye or Baseline road to encourage and support non vehicle commuting between hamlet communities and Sherwood Park. I have no understanding why Baseline road has been redesigned without trails beside the road. Lots of turning lanes-focus on vehicles but not on active transport options or what is healthy for the citizens of the area.
- Ardrossan is past due for expansion
- As long as it preserves small town feel - no apartments, nature area, keeping trees and agricultural lands, walkways and trails.
- As long as we don't subsidize growth.
- Enough growth already! Leave Ardrossan, Josephsburg and Cooking lake alone. We want rural to remain rural.No more growth,no STORES etc
- Hamlets should be expanded but densities should match that of new urban areas 35+ units/ha.
- I don't care either way. It makes more people need to drive longer distances, it'd be better to have them in the park proper.
- I don't want to see too much growth in these areas. Keep it as it is and preserve the natural land.
- If in Ardrossan and Josephsburg, services need to be developed. Small local shopping centres(Christmas in the Heartland is a great success, have markets like Strathcona County Market on 82 avenue every Saturday) accommodate parking for this and , walkable areas, more parks and picnic areas.. I do not agree with South Cooking lake expansion unless its for a buffer and park space. around the hamlet..
- More loss of agricultural land. Too much rapid growth.
- Need to determine if the expenditure of these developments are worthy to the cause. The general taxpayer should not be held accountable to the expenditure of a specific area.
- Only if local existing residents agree to expansion.
- Prioritize growth in hamlets where such growth will not jeopardize the agricultural use of prime farmland.
- South Cooking Lake should be prioritized for growth
- South cooking lake should not be developed anymore it's to close to the lake there is already environmental issues

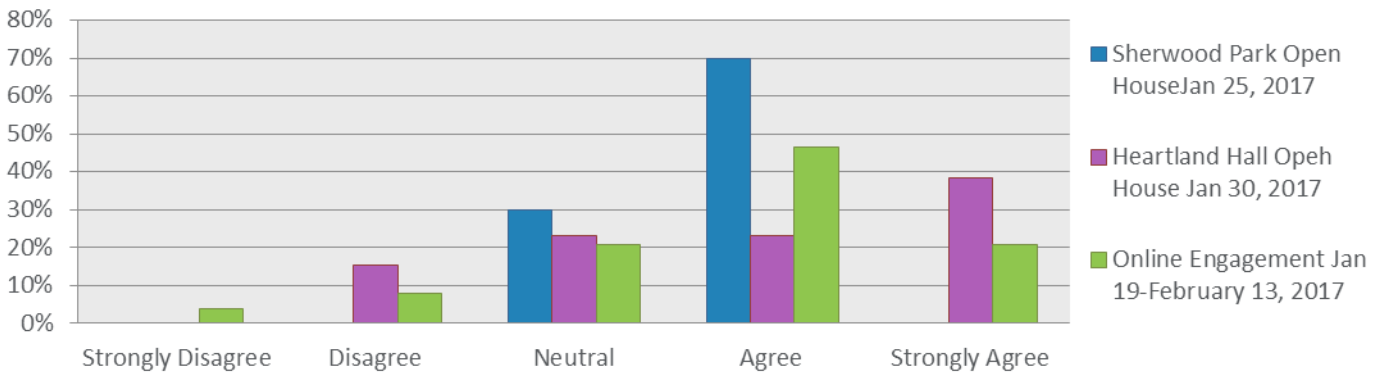


Comments from the online engagement

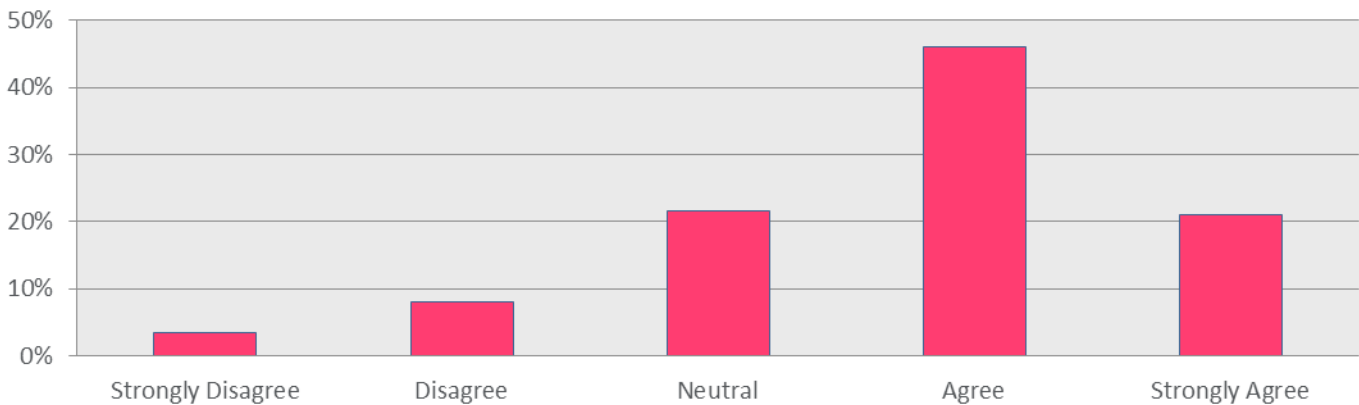
- These areas have been developed beyond the environmental tolerances the land can tolerate because of past development practices overlooking infrastructure requirements. New areas further out need to be considered because of these stresses!
- Why these three? - is Colchester a growth 'hamlet'? Still undefined draft MDP: Does that limit the others and does that obligate providing funds to the 'growth hamlets'?
- Yes, provided good ag land is protected.
- perhaps some investments into improving existing homes and lands with in the hamlets would be beneficial initially.

The draft MDP prioritize Ardrossan for future growth.

Breakdown



Totals



Comments from the Jan. 25, Sherwood Park open house

- No comments

Comments from the Jan. 30, Heartland Hall open house

- Bus/care for a ride



Comments from the online engagement

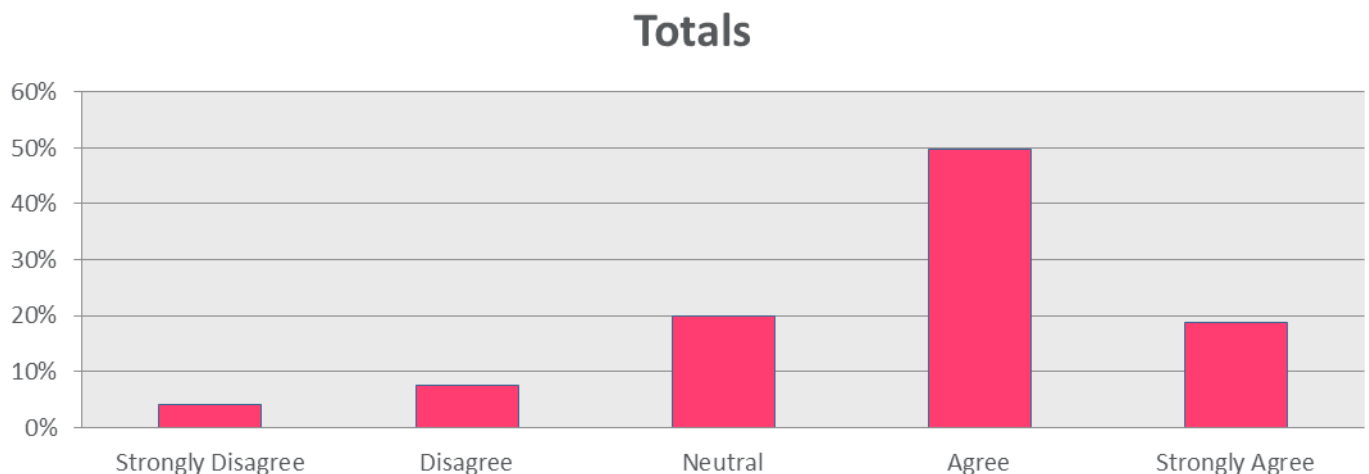
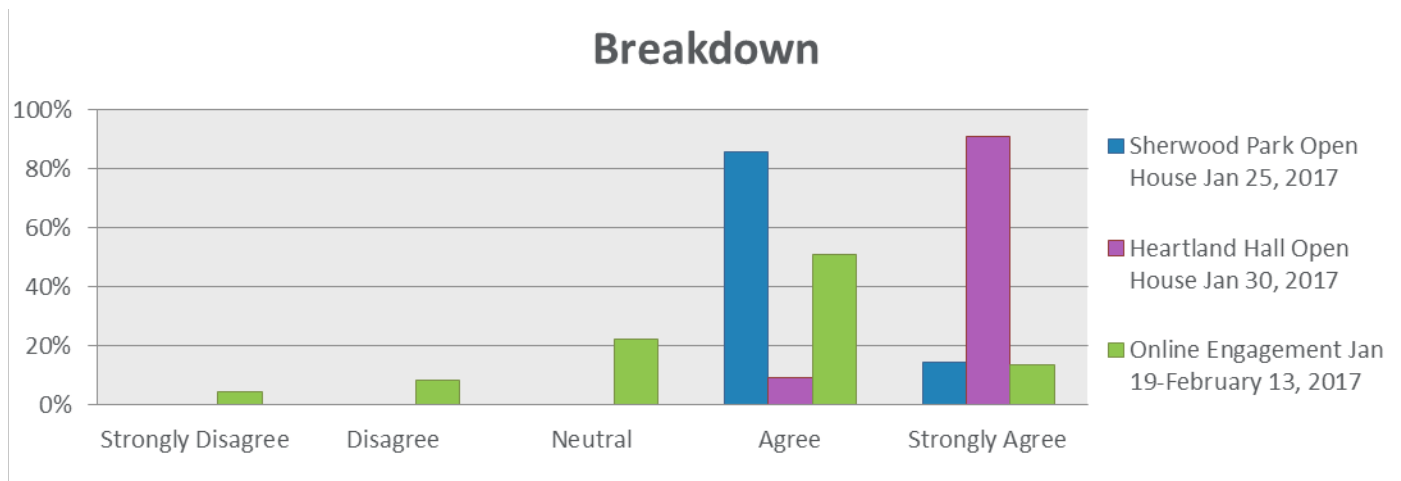
- Ardrossan is already growing. How about South Cooking Lake? This hamlet does not even have a gas station or a proper small grocery or corner store. More amenities will help this hamlet grow.
- As long as AIAs are done, and the results are actually allowed to influence which lands are developed.
- But home owners should be made aware of the oil development in that area!
- County should an-x Bruderheim for north growth area infrastructure is already
- Future growth as in modernizing utilities and infrastructure, not a continuation of Sherwood Park style neighborhoods. Ardrossan has a rich small town history and it is being overwritten. I support growth with maintaining what Ardrossan is and was.
- Has the interest of growth warranted the future growth? Or is this a 'if we build they will come' situation.
- I grew up in ardrossan until 2009. It's already unrecognizable so might as well keep it going. I mean nothing from my childhood seems to be the way I remember it. Even my elementary school was demolished. :(
- I think we are far behind on the potential of Joe Burg with the potential coming forward in the Heartland. Will it get left behind for something new and shiny like Bremnar ?. Will Ardrossan services get left behind? These areas both need seniors housing and care. I think we should assess the needs and catch the areas up to each other.
- It seems Joe-berg could also be important.
- It's close enough that it could really help drive house prices down. It's good.
- Josephburg and Ardrossan should take top priority
- Makes sense as this is the largest existing area but see previous comments re at least some specific direction particularly relative to new interfaces with country residential and Urban
- Not over Sherwood park.
- Not sure why one would be prioritized over the other but rather make efforts to grow equally to capitalize on economies of scale for development projects.
- Only if local existing residents agree to expansion.
- Only within the townsite ... considering county planned & controlled development of subdivisions. No private developers allowed!
- Out of the three options, Ardrossan would be my first choice for future growth.
- What do the residents of Ardrossann want?
- and put in a swimming pool there while you're at it
- but not so big that current residents fell they must leave
- would like to see expansion on amenities and busing, before expanding to more housing
- Quite unclear - Still undefined elements in the draft MDP (commitments as to finances, regulations, Infrastructure support (e.g, police and transport) Is Bremner a growth Hamlet or a ??



Small scale development in hamlets:

We heard that the MDP should enable small-scale development that caters to the local community.

The draft MDP focuses hamlet development within the growth hamlets of Ardrossan, Josephburg and South Cooking Lake while allowing for the build out of other hamlets.



Comments from the Jan. 25, Sherwood Park open house

- No Comments

Comments from the Jan. 30, Heartland Hall open house

- No Comments

Comments from the online engagement

- Follow AIA recommendations.
- Hamlets aren't a bad thing, as long as services are closer by, so people don't drive.
- I don't think these priorities should take precedence over Sherwood Park.

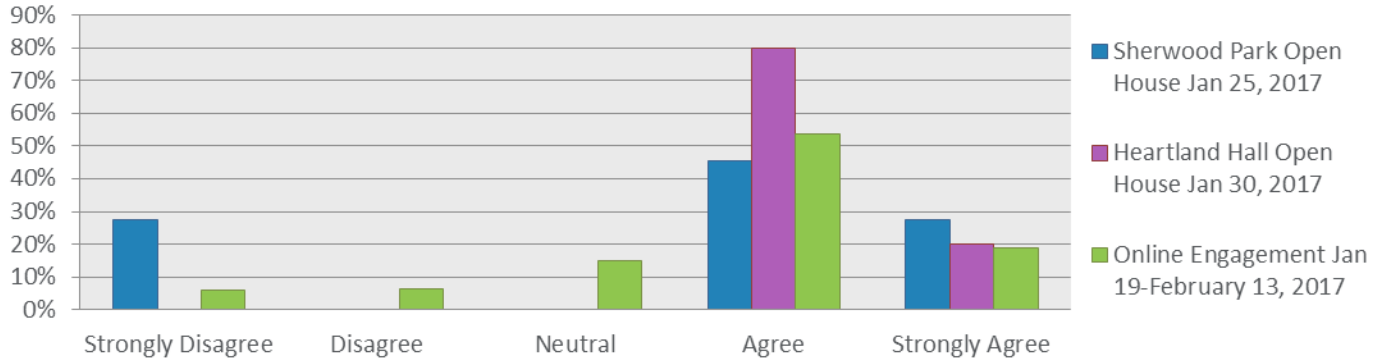
Comments from the online engagement

- Any protection for South Cooking Lake's watershed? If you keep building in the riparian area, you will risk the health of the lake, which is poor anyways.
- I agree with the theory here but focus on Joe Burg and Ardrossan. South Cooking Lake would need a business case assessment done to see who in the community would shop there, set up shop there, and what the needs are? I don't think a blanket policy to allow all hamlets to build out (what does that really mean). Collingwood Cove and Antler Lake are good examples of hamlets with absolutely no direction, however, could not fit within any existing policy in the county. There is no area to set up a coffee shop in Antler Lake? Why is that? But should there be? Don't know the answer to that.
- I think it would be wise to listen to the people of these three areas and hear their voice. I can't personally speak on their behalf, but listen to their values and beliefs about what should be done to the land and it's development.
- Include acreages in the development of these areas too. In the push for higher density housing, don't forget the lower density housing
- More loss of agricultural land.
- Quite unclear - Focus "here" but allow "anywhere else" what does "focus" commit the County to do
- Refer to previous answer. The growth of the smaller hamlets infavor of the larger Sherwood Park hamlet is unacceptable. The only one that benefits is Sherwood Park, not the rest of the county.
- what does ` building out ` mean? I would like to see perhaps more structure and support for the community leagues through out the county.

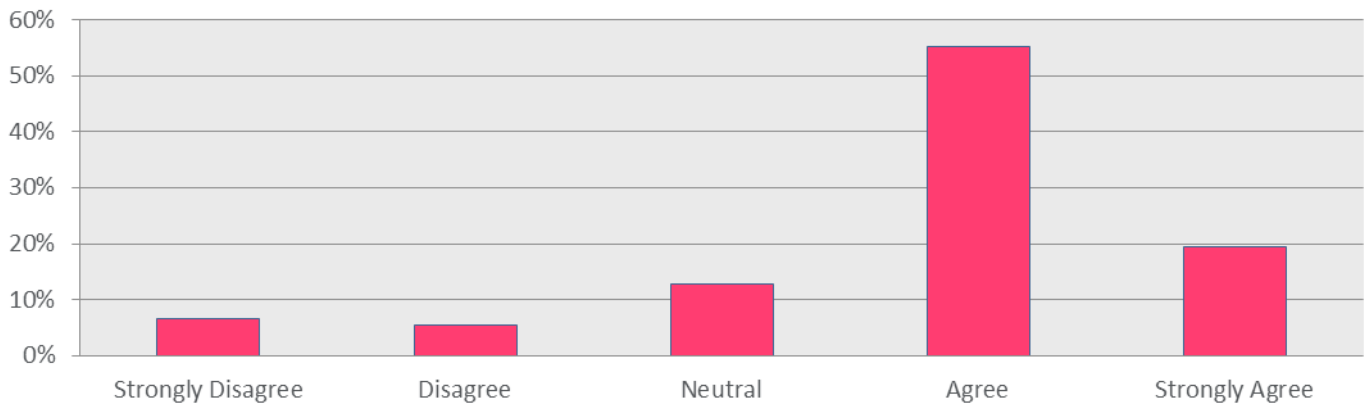


The draft MDP encourages a mix of housing types and a mixture of services in hamlets to meet the local needs.

Breakdown



Totals



Comments from the Jan. 25, Sherwood Park open house

- No comments

Comments from the Jan. 30, Heartland Hall open house

- No comments

Comments from the online engagement

- Again but keeping small town feel, low density housing
- Although if the concern is that there needs to be walkability having services in hamlets does not seem feasible as major services will be in major centres which may not allow for those without transportation to get there.
- Dictating min and max building sizes over and above code, tends to create look-alike cookie-cutter streets. Let them play with their reason for leaving the “big city”.
- Hamlets should contain a mix of housing types
- Stop density.



Comments from the online engagement- continued

- I agree, but this should not necessarily include expanding boundaries, densification, use of County lands, impacts to the ecological integrity and biodiversity and character of the area. Most hamlets except Joe Burg and Ardrossan are in the Beaver Hills Biosphere. Quality of life is paramount in Biosphere obligations. Does not mean development and addition of services is always the answer, maybe community gardens, tree planting, lake management, using the community hall and grounds for some commercial activity is the answer. Mixing housing types in small lots already is not good. Smaller houses, to allow for better lot use, and address climate change in the hamlets would be a good suggestion. Rebates for solar roofing. Dark Sky lighting. One policy does not fit all
- More services = less driving.
- New build areas only.
- No blending within the hamlets ... develop segregated communities based on the type of housing ... IE modular homes vs. apartments, condos vs. duplexes
- Provide a mixture of housing and services. Simple is best though.
- Quite unclear - Still undefined commitments in the draft MDP "Motherhood and Apple Pie" statement - remove "in hamlets" and there is no local government in Canada who should not do as stated. Quite unclear - Still undefined commitments in the draft MDP
- Should include small business
- The statement is too weak. "Encourage" will not produce the desired outcome. The language sounds like it was written by developers, not planners.
- This statement does not include "What we heard" so incomplete information.
- encourage local involvement. Business and activities for all demographics.
- grandparent housing in back yard, for example
- keep the housing in Ardrossan as houses and add a swimming pool

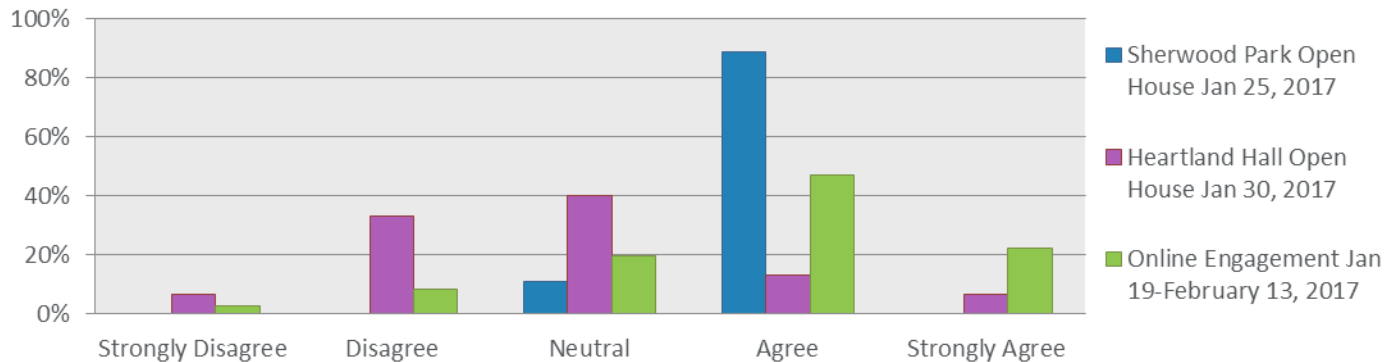


Servicing of Country Residential:

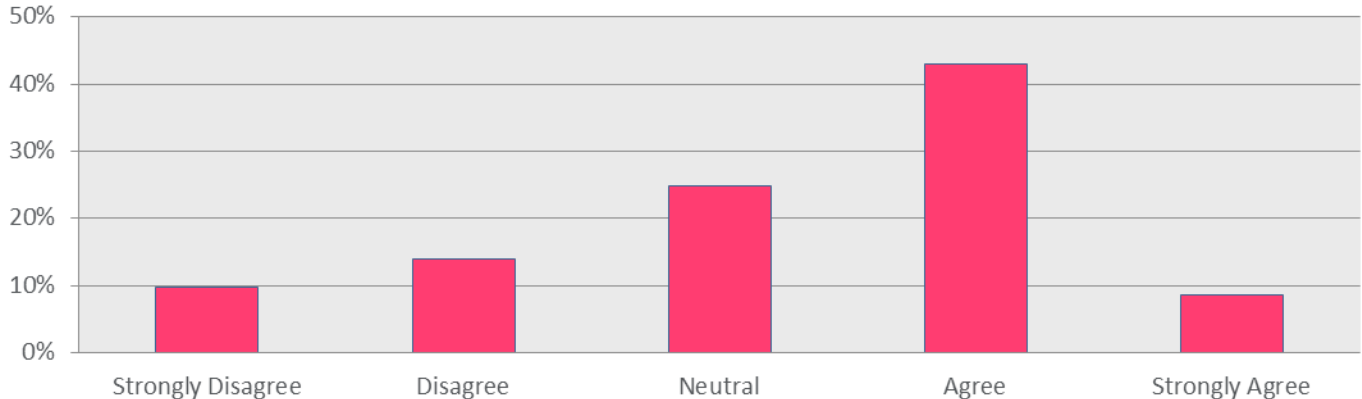
We had discussion on the current MDP's requirements in the Country Residential Policy Area to connect to municipal piped water and sewer systems.

The draft MDP continues to require full servicing for new Country Residential Developments

Breakdown



Totals



Comments from the Jan. 25, Sherwood Park open house

- "Full" servicing implies/indicates full pressure H2O and gravity sewer, should be clarified.

Comments from the Jan. 30, Heartland Hall open house

- Where is bonusing? Can still achieve density of 50 parcels per quarter overall in the CR area given that existing developments are under this density. Maximize tax base and county owned utility use.
- Pending on lot size 6 plus acres may want to be off the grid.

Comments from the online engagement

- At the cost of the developments not the current tax base ... including its future maintenance
- Can acreage developments run common services from a central point that water and "honey truck" services can tie into avoiding extra "trucking around"?
- Have to clarify what "full servicing " means. usually means full pressure water and gravity sewer , but assume that this is not intended
- I think options for existing subdivisions with water wells and septic fields, to connect to piped water and sewer systems also needs to be developed
- If it is a rural sub-division being developed municipal piped water and sewer would be a necessity. If it is a single rural residence this proposal would be very costly. How do you propose it would be paid for?
- Important but expensive.
- In addition, Existing rural residential subdivisions should have access to municipal sewer and water services
- Living rural comes with certain limitations and those must be expected. It is a lifestyle choice.
- Most of the new developments I see around cater to folks with funds for very large homes so they could pay for these services (as older Country Residential owners paid to get services totally on their own (wells or tanks for water storage & pay for delivery/ water) septic tanks and servicing regularly.
- Plans should be implemented to phase out country residential developments, as they don't meet density targets, and they are considered to be too much bother (too hard to consolidate) to try to convert to urban developments. Whatever plans are implemented in terms of servicing should have in mind the eventual reduction of country residential holdings.
- Quite unclear - Still undefined commitments in the draft MDP Only if fully taxed to repay the County investment in 10-15 years
- Since introduction, this has stalled development.
- There are some cases where this may not make sense but in general it should be encouraged.
- Why are country residential developments still on the table?
- Why is this? Cistern and septic systems are an approved method of servicing in many other jurisdictions. This would just increase maintenance costs on the taxpayer.
- but at what point do you look at cost prohibitive?
- full services are great, provided that service has a good back up plan for when there are breakdowns in the system... ie no power for 5 hours in the winter is not a safe or acceptable standard.



Sustainable Tourism

In previous phases, participants talked about the amazing assets that Strathcona County has but noted that not everyone knows about them. They suggested the County could be a leader in sustainable tourism and should promote existing natural areas, agri-tourism and heritage/cultural tourism to celebrate what we have, share our history, raise awareness about environmental/agricultural protection, and re-connect people with nature.

Participants noted the delicate balance of sustainable tourism, suggesting that we should build off what we have already and that any new tourist development should be small-scale and carefully designed so it does not detract from the natural beauty of the area.

Most of the policies in the existing MDP are high-level and focus on promotion, general support and partnership efforts but do not deal directly with land use and development issues.

In 2012, partners from government, industry and environmental groups came together to complete a Tourism Development Opportunity Assessment for the Beaver Hills Moraine area. This comprehensive study identified several opportunities for building the region as a sustainable tourism destination focusing on three distinct categories:

- Agri-tourism: direct involvement between the tourist/consumer and the agricultural community.
- Nature-based tourism: any tourism activity/experience directly related to natural attractions or the natural environment whether for relaxation, discovery or adventure.
- Heritage/Cultural tourism: involves places and activities that authentically represent the stories and people of the past and present, including historic, cultural and natural attractions.

Based on the feedback from the phase 3 MDP Update engagement sessions draft MDP policies were developed and presented to stakeholders and the public for comment and feedback. Topics regarding agriculture included:

1. Support Sustainable Tourism
2. Land use districts for tourism

The following is a summary of what we heard from the public regarding the draft MDP policy direction.

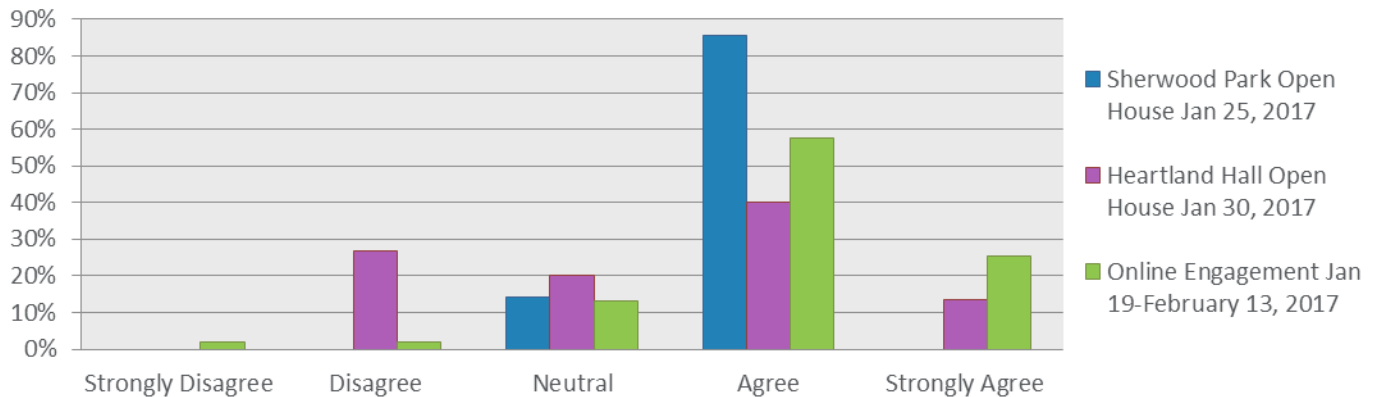


Support sustainable tourism:

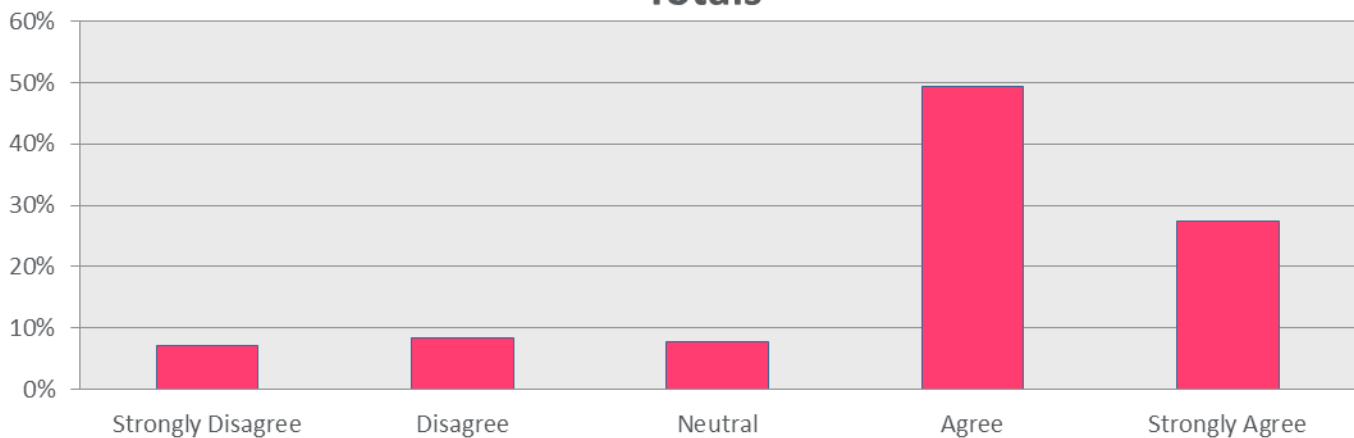
We heard that the MDP should include policy and direction for sustainable tourism

The draft MDP considers different scales of tourism within multiple policy areas.

Breakdown



Totals



Comments from the Jan. 25, Sherwood Park open house

- Together with research centre and universities and schools, we can develop a culture of using the Beaver Hill. We can also develop other "products" (projects) for Beaver Hill.

Comments from the Jan. 30, Heartland Hall open house

- No comments

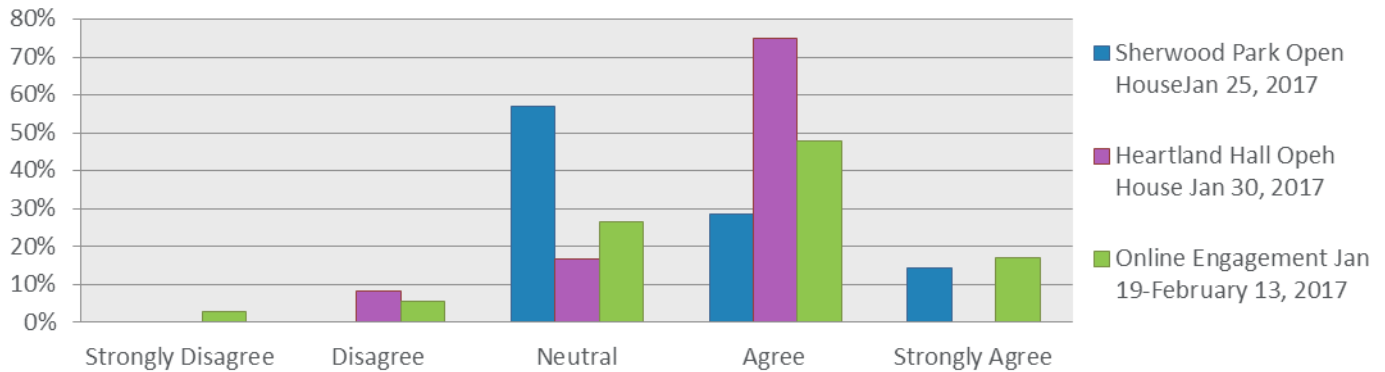
Comments from the online engagement

- Agree as long as traffic congestion is considered with each site.
- Connect the Trans Canada trail and River Valley trail system between Edmonton and Fort Sask
- I strongly support outdoor recreation, retreat centers, activities that will engage people with the environment like a corn maze.
- I would love to see cross country ski trails throughout strathcona county including within Sherwood Park the way St. Albert has done.
- May be worth considering but requires: * Long term plan as to goals and objectives * Stronger coordination with existing assets - Elk Island Bison, Ukrainian Village, Ft. Saskatchewan RCMP, AB Railway Museum, Saskatchewan River Valley, etc.
- Must consider mitigating the environmental impacts of such proposals before promoting them.
- Put in protections for what is already in the area. Farming needs are often overlooked when activities are approved. Road access during spring and late summer are vital so any high traffic events need to have that in mind in farming areas.
- Small businesses will make tourism the best, look to south Ontario to see how wine making country does it. Little places, cheese houses, so awesome.
- Small businesses yes, but privately owned.
- Some Heritage/Cultural historic sites would be good. Any tourism development must consider the people living in the area whether it is near a hamlet or a rural residence. Rural residences in the past have not always been considered regarding things such as noise, traffic, disruption of life. We must remember that all residents of the county are equal and should have equal rights.
- Teach in school about these areas (I know you already are) so the next gen will naturally utilize these facilities.
- There is no mention here of the Beaver Hills Biosphere. Biospheres are internationally recognized for their leadership in Sustainable Tourism. The key word hear is sustainable and the definition of Sustainable tourism should be included.
- What do the neighbors of such operations think of the idea?
- Where there is lots of people there is usually destruction of our great nature sites
- We have to be very careful to have checks in place to preserve what is existing while encouraging the public to enjoy.

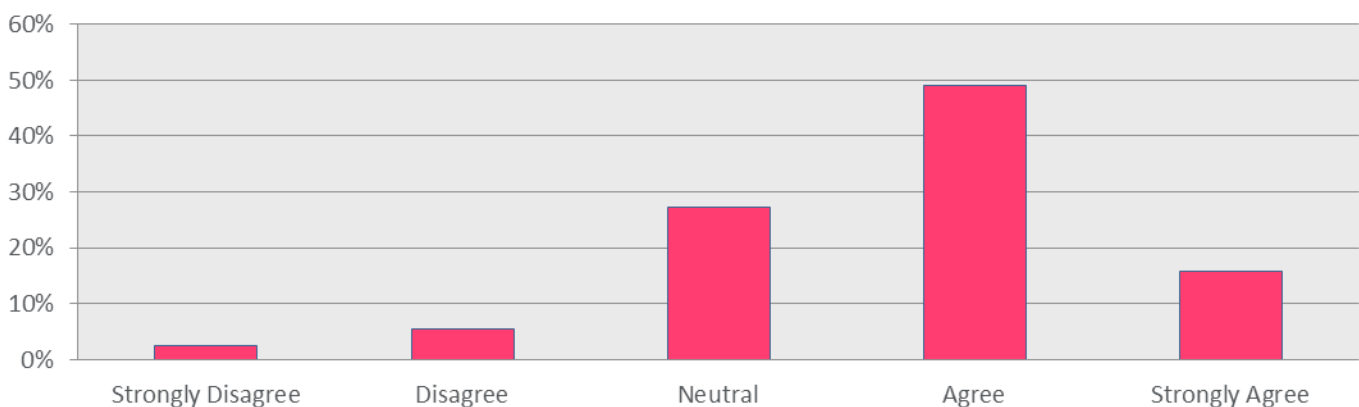


The draft MDP prioritized the Beaver Hills area for tourism in the County as its natural features create an ideal area for tourists to interact with the landscape.

Breakdown



Totals



Comments from the Jan. 25, Sherwood Park open house

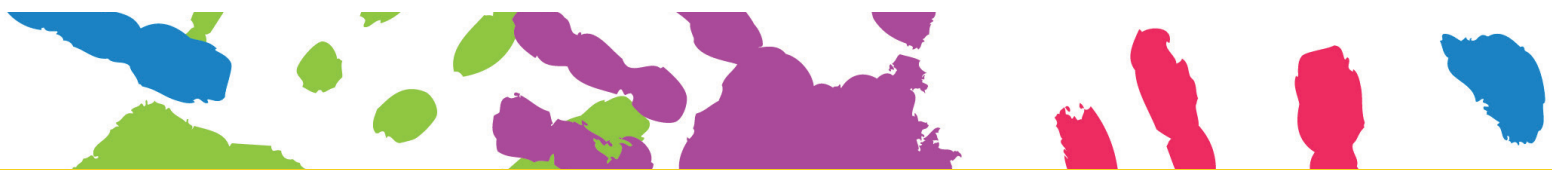
- Mapping out and establishing parking (ministik lake) would be helpful.

Comments from the Jan. 30, Heartland Hall open house

- What about North Saskatchewan riverside north of legends gold course to Fort Saskatchewan! Much Potential!

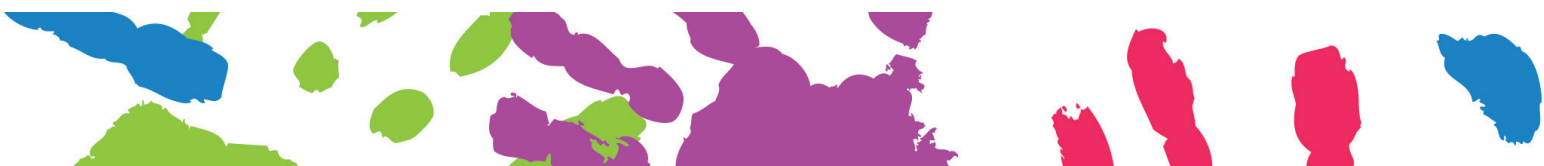
Comments from the online engagement

- Agree only if we use natural areas that have existing development. I do not believe we should disturb/develop areas that are still wild. They should be protected.
- As long as the tourism does not bring in so much traffic that our natural areas are affected in a negative way (loss of animal habitat, too much noise / disturbance for nesting sites, changing topography of areas etc).
- However, private business in the park area should also be a priority. It shouldn't just be public spending, I could make a business that has tax breaks to drive innovation.



Comments from the online engagement-continued

- I am aware of the huge potential for this area to be used for education and hopefully incorporate the Dark Skies initiative and sharing with UNESCO
- It's very nice the way it is.
- Leave the wildlife alone. We've already invaded so much of their natural habitat. Enough. Leave it alone
- The Beaver Hills Area is not the only area in the county with important natural features.
- The Beaver Hills Biosphere and Agriculture Areas will be the priority for "sustainable" tourism. Conservation of biodiversity, culture, economy, social and landscape character will be integrated into policy considerations. Assessments for business cases may be required.
- The concerns of the Beaver Hills area must be respected.
- Truly, that is what Elk Island National Park and Cooking Lake / Blackfoot are for...what would possibly warrant more in Strathcona County?
- We don't see the North Sask River as a tourist resource in Strathcona county. This needs to be a priority. Bremner House and surrounding lands should also be restored and considered
- We shouldn't be directing too many visitors as the increases in traffic and human activity can negatively impact the biosphere,
- Who are these tourists? What are they interested in and want to do? Why would they go here and what would be the ROI on this type of tourism?
- Don't know enough about the area
- Yes this is a priority, but if EIPS removes our rural schools then the Beaver Hills Area will not be a very attractive place for people to live, which in turn will have a negative impact on tourism.

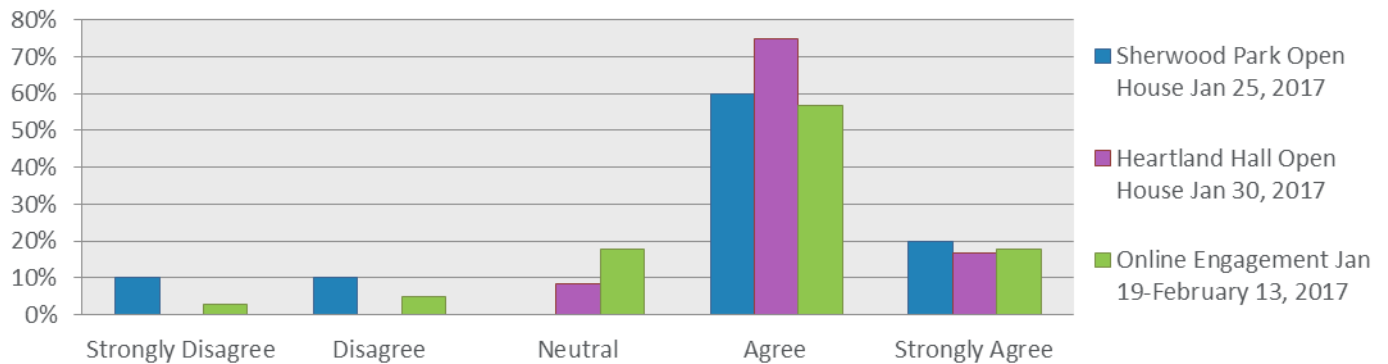


Land use districts for tourism:

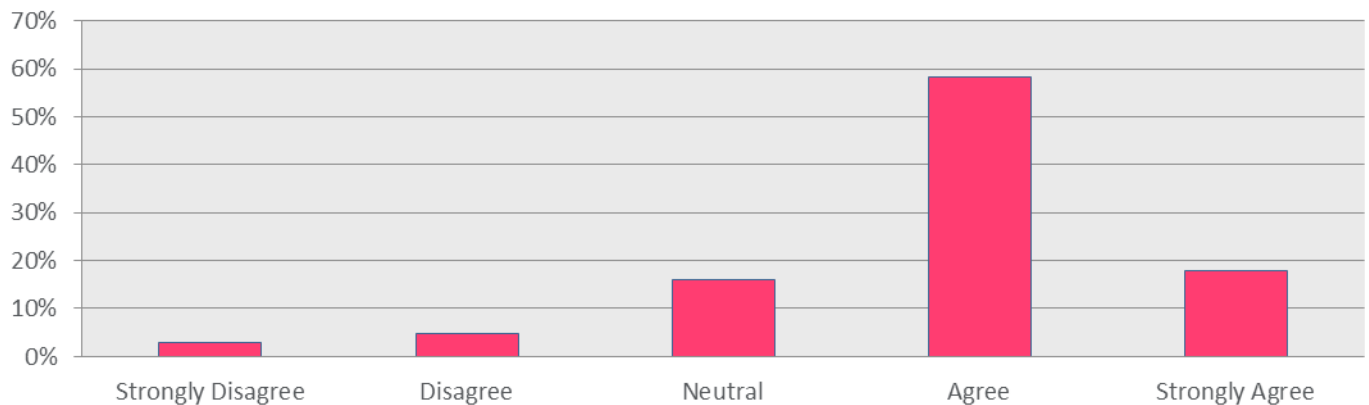
We heard that the MDP should support the creation of a new land use district for sustainable tourism activities

The draft MDP considers small scale tourism such as a kayak rental stand in appropriate locations throughout the rural service area without requiring rezoning.

Breakdown



Totals



Comments from the Jan. 25, Sherwood Park open house

- Appropriate zoning is a must.
- Require appropriate zoning, simplify the process if necessary to encourage the development.

Comments from the Jan. 30, Heartland Hall open house

- No Comments



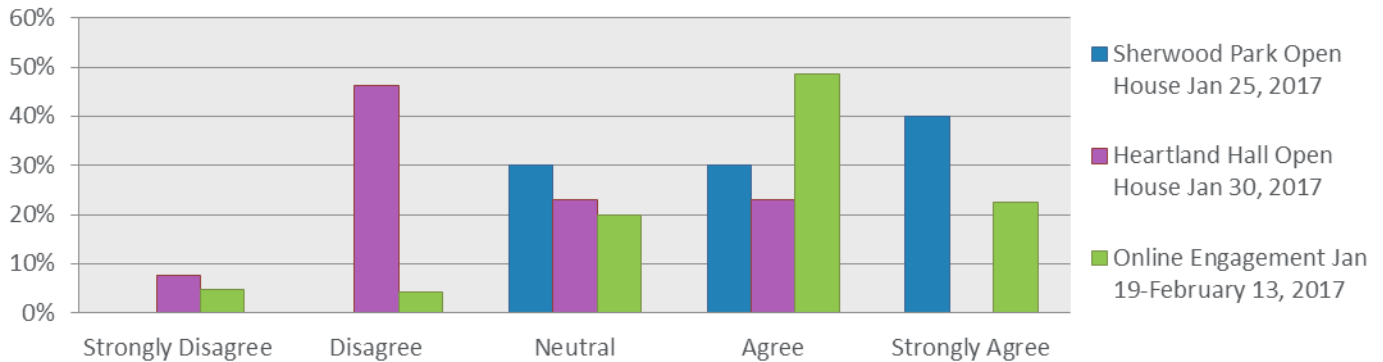
Comments from the online engagement

- Agree only if we use natural areas that have existing development. I do not believe we should disturb/develop areas that are still wild. They should be protected.
- All rental stands need to be private industry owned and operated.
- All residents close to a venture like this must be considered.
- Allow for input and re-thinking if these activities are problematic for residents or other businesses.
- Canoe rentals would be appreciated.
- Kayak rentals...on what lakes? They are all drying up.
- Love this idea
- Who are these tourists? What are they interested in and want to do? Why would they go here and what would be the ROI on this type of tourism?
- but you will need to define what else! Kayaks, canoes, jet skis, cross country skis, skates, quads - it doesn't really fit but I could make a case for it.
- kayak or canoe rentals do not need to be at the site of a water attraction. It can be done anywhere and maps and information on water front access points should be given. Improving access to water fronts would be highly recommend first, prior to setting up for rentals. with clear signage and consideration for parking and times of usage and traffic patterns, like school buses vs parking on the roads.

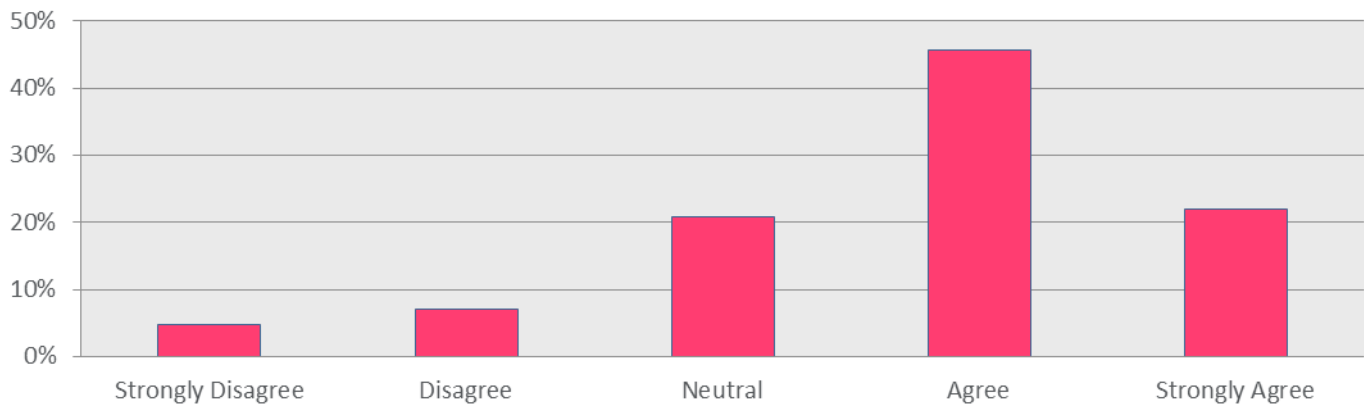


The draft MDP requires rezoning to a specific tourism or resort district for large or medium scale tourism developments such as zip line parks.

Breakdown



Totals



Comments from the Jan. 25, Sherwood Park open house

- No Comments

Comments from the Jan. 30, Heartland Hall open house

- No Comments

Comments from the online engagement

- Again, those impacted by such operations must be given consideration.
- But don't make the rezoning requirement too difficult.
- Camping is better in the mountains, large scale sometimes pushes out other things.
- Large scale should not be considered at all. The Beaver Hills should be left alone.
- Rezoning should be required so neighbours and public can have a voice!
- The activities should be limited to minimize change to natural areas. No need for zip-lines or more campgrounds.

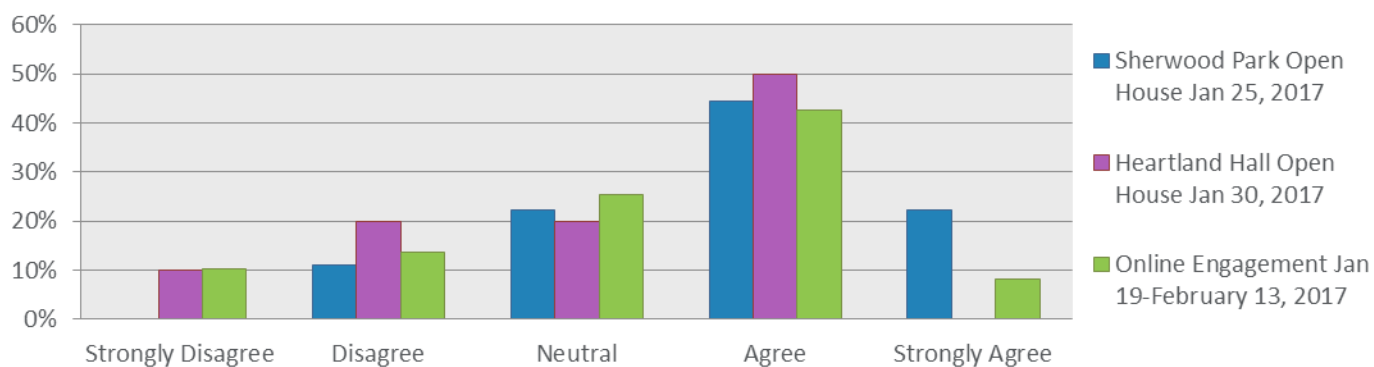


Comments from the online engagement

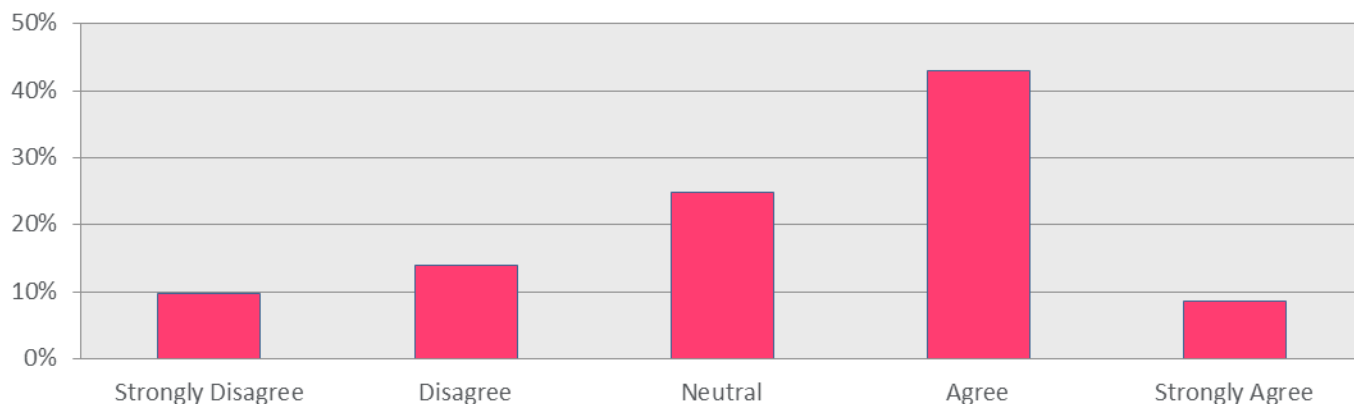
- The larger the scale tourist activities the greater negative impact there WILL be on our nature areas
- This scale of development will entirely change the nature of the region. Do we really need this?
- Where????? Very bad bad idea. Campgrounds in the existing areas of Parks, could be promoted, supported, They are already serviced, managed for capacity, have activities. Campgrounds are huge year round responsibilities even though they may only be open summer months. There is fire, vandalism, safety wild life conflict. Consider requesting assistance from Beaver Hills Biosphere for determining appropriate zoning and use in the Beaver Hills Biosphere and Agriculture areas for Sustainable Tourism.
- Who are these tourists? What are they interested in and want to do? e.g. Northern Bear Golf course goes into receivership? Why would they go here and what would be the ROI on this type of tourism?
- We have such a thing existing in the county some private some county based. If it is over subscribed, then it would be good to expand, but also keep in mind affordability for all users.

The draft MDP considers Seasonal Recreational Resorts within the Beaver Hills area.

Breakdown



Totals



Comments from the Jan. 25, Sherwood Park open house

- No comments

Comments from the Jan. 30, Heartland Hall open house

- No Comments

Comments from the online engagement

- Absolutely not! This would most certainly impact the Beaver Hills area in a negative way and result in habitat loss, noise / smoke from campfires, increased traffic, driving out wildlife etc (no matter what kind of design...). Prioritizing / renovating existing day-use areas (like making better use of the Strathcona Wilderness Centre) would be much more beneficial as the infrastructure is already in place but we have lost many services there (like ski and snowshoe rentals).
- Again, as long as traffic congestion and 'people overload' in those areas is considered.
- Camping? In Strathcona? All of the former campgrounds closed...for a reason. People head out to lakes and mountains, not the great wilderness of Strathcona County with its loon-poop filled sloughs.
- Don't need this.
- I can see some expansion of some type of camping, the need is definitely there.
- Maybe not park models and no ATV access to national areas
- Only under strict conditions.
- RV's are sweet, but not green. Think of that.
- So much has been made of "protecting the moraine" - how will such an idea fly with those who insist Colchester and the the BH are one and the same?
- Suggest only tent based camping be permitted.
- These tend to turn into trailer parks with year round trailers. These tend to turn into dumpy looking areas
- how would this impact the current residents/businesses in the Beaver Hills area



Mixed-use

In previous phases, many participants expressed the need for a greater variety of shopping and local services close to where they live. Urban residents suggested increasing density to create “European village-style” walkable neighbourhoods while rural residents suggested more small local amenities where residents could walk to meet their day-to-day needs and socialize with their neighbours.

Residents in both urban and rural communities noted they would like to see more small, locally- owned shops that fit with the character of the area rather than “big box” retailers or strip malls.

Based on the feedback from the phase 3 MDP Update engagement sessions draft MDP policies were developed and presented to stakeholders and the public for comment and feedback. Topics regarding agriculture included:

1. Mixed-use developments
2. Local serving commercial

The following is a summary of what we heard from the public regarding the draft MDP policy direction.

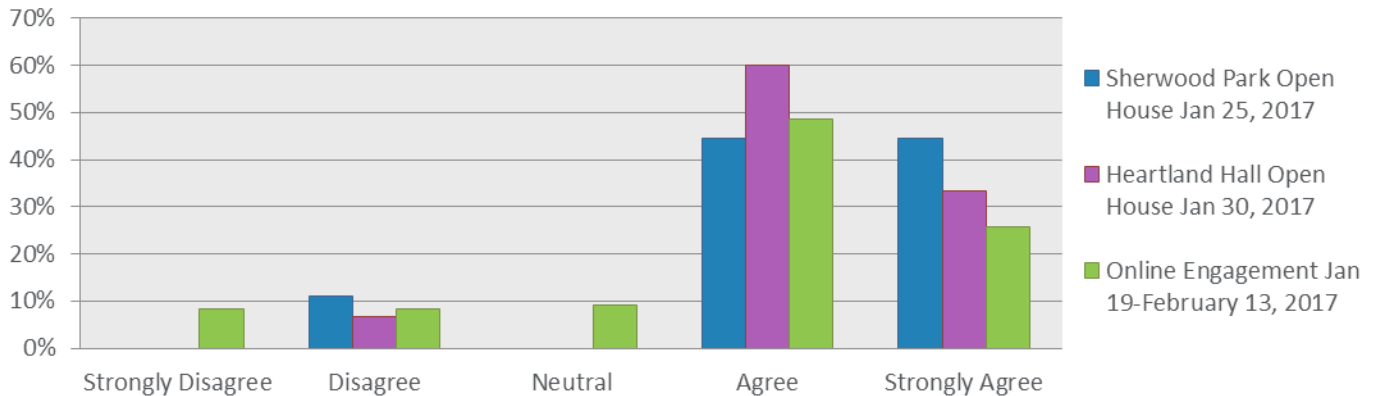


Mixed-use developments:

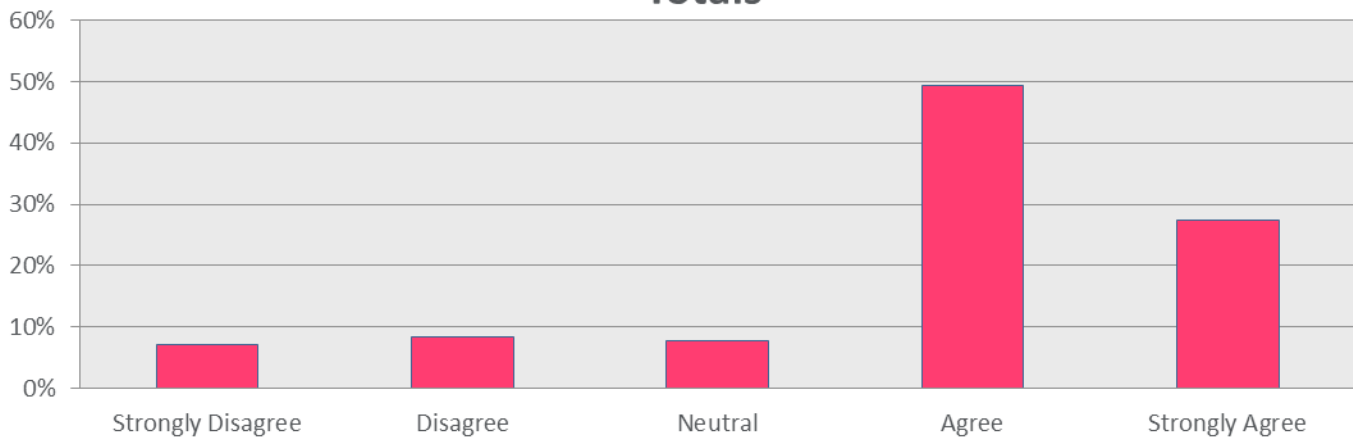
We heard that the MDP should encourage development that mixes commercial shops and services with residential, office or institutional uses and encourage existing commercial areas to redevelop as mixed-use neighbourhoods to meet a greater variety of needs.

The draft MDP encourages mixed-use and higher density developments in new urban areas.

Breakdown



Totals



Comments from the Jan. 25, Sherwood Park open house

- Agree subject to the provision that actual more affordable housing options be included including community higher density. Development to date seems to be smaller for residential but still priced high so what is the actual improvement and meeting of Sherwood Park needs vs developer needs? Commercial tends to be lower story development which is an inefficient use of land. Put rental vs condo units above even if it is only 2 or 3 more levels.

Comments from the Jan. 30, Heartland Hall open house

- No comments



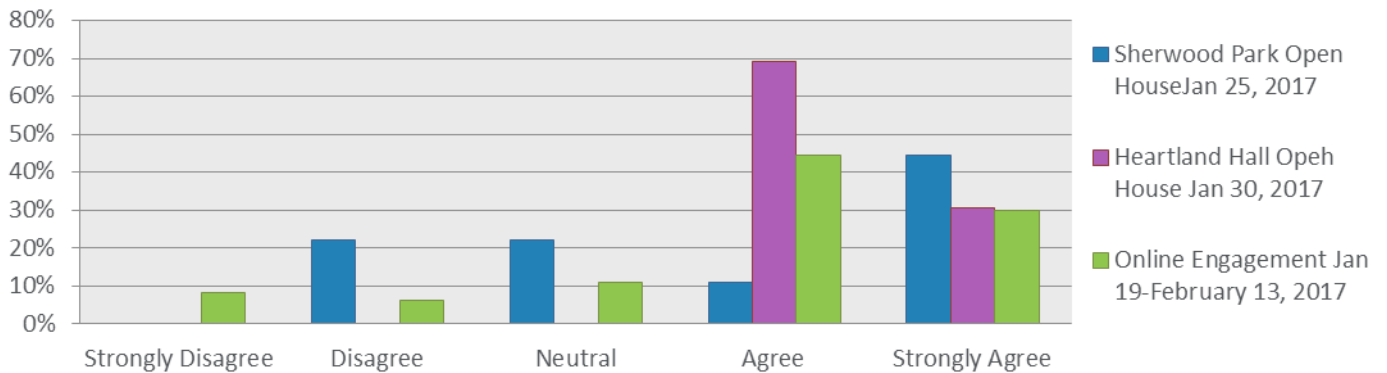
Comments from the online engagement

- Agree but MDP must provide some specific direction in this regard. “.Encourage” is vague and vagueness sets up uncertainty , negotiation and conflict.
- As per previous comments - leads to unnecessary traffic congestion and higher chances of both vehicle and pedestrian accidents.
- Commercial shops close to housing equals increased noise and I like to sleep at night
- Density is too high. Not enough room for cars as it is. Don't increase density.
- Ensure businesses are constructed before homes are purchased so that home owners can avoid living near businesses they would rather stay away from eg. someone who can't stand the smell of curry can avoid living downwind from an Indian restaurant
- Great goal, but we are not a walkable community, not enough daily foot traffic to support this style.
- I do not support large corporations to be in these newly developed areas like Wal-Mart, McDonald's, Tim-Hortons, etc. It would be nice to see opportunities for local and small businesses.
- I like the idea of walkable communities with small locally owned shops, restaurants, etc. Of course market demand will determine viability.
- Its just a mantra with all of you planners these days. Density, density, density. Whats the attraction to becoming Calcutta?
- Love this idea! Down with strip malls! I don't know what the infatuation is lately with strip malls, they're impractical. You have to drive to get there but then the stores are so scattered all over the place you want to drive across the parking lot to go to the next store, especially in the winter. A mall like sherwood park mall where you can walk inside makes sense in the winter months especially and the European idea seems nice too. We really need to stop with the strip malls though.
- Maybe we don't “need” new urban areas.
- NEW development is irresponsible idea.
- The statement is too weak. “Encourage” will not produce the desired outcome. The language sounds like it was written by developers, not planners.
- Use of this model should be kept to new development areas ... leave the character of the cores of the existing communities essentially as is, this would keep congestion from going rampant!
- We are dense enough
- Yes yes yes, a number of small 'villages' within the park allows someone to walk wherever they need to be.

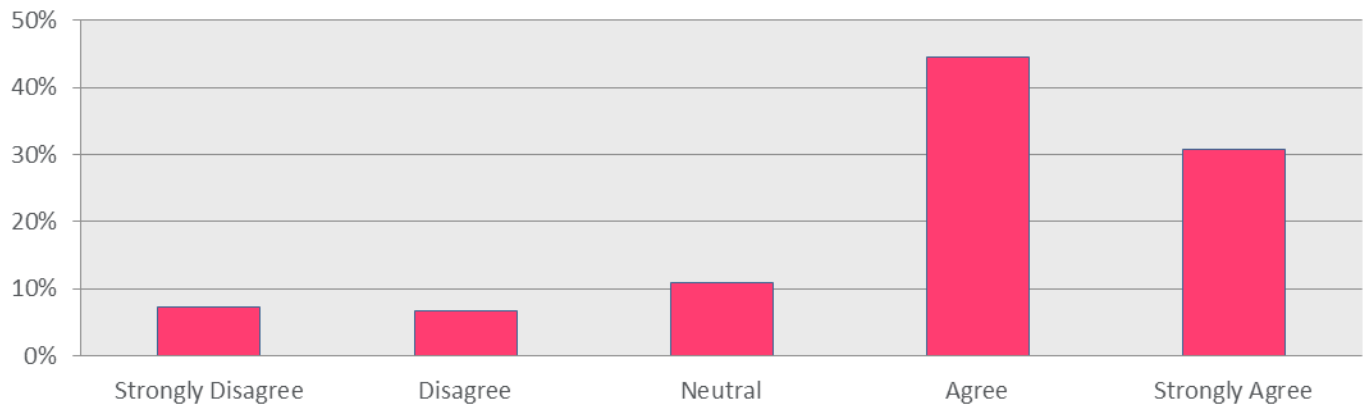


The draft MDP encourages walkable mixed-use and higher density redevelopments in existing commercial areas such as Emerald Hills Shopping Centre and Wye Road as well as in Centre in the Park to create walkable mixed-use neighbourhoods.

Breakdown



Totals



Comments from the Jan. 25, Sherwood Park open house

- No Comments

Comments from the Jan. 30, Heartland Hall open house

- No comments

Comments from the online engagement

- A walkable high density redevelopment is ridiculous in a place that has winter 8 months a year. The cost to make sure there is no ice or snow blocking paths, as well as some form of heating, is ridiculous. I do not want my tax dollars going for frivolous things like that. Also, those that live in the surrounding county have to drive to this walking shopping areas. Where will we park? On residential streets near the area. Increased traffic and people on quiet streets will create a problem where there didn't need to be one.



Comments from the online engagement

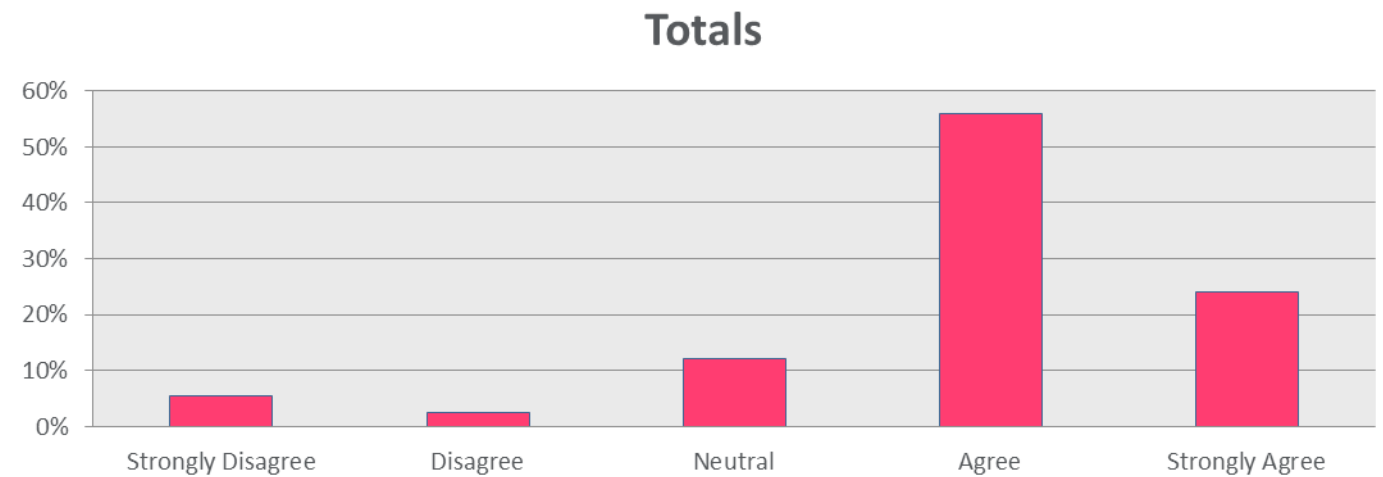
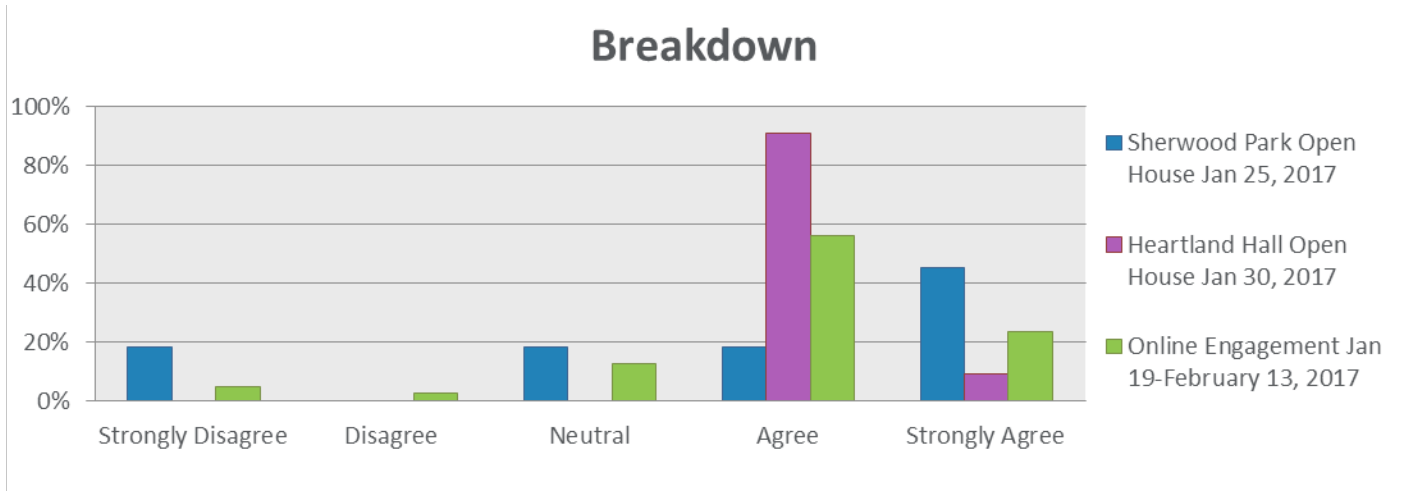
- Agree in general subject to more specifics including actual broad requirements w and not clear re areas on Wye Road that are impacted . Earlier comments apply . MDP should address the sprawl /inefficiency of low rise commercial without added features such as more affordable housing / professional office dev't on upper floors etc
- All but Centre in the Park. Please don't touch that park any more.
- As long as parking for others wouldn't be affected
- Bike paths!
- But you still need parking. We will always have rural residents who need to access shops and services
- Emerald hills and wye Rd are NOT walkable. Better design was needed for these areas. Centre in the park is a better example of walkable development
- I previously commented on this idea
- Most of the year, it is too cold or slippery for most people to want to walk, regardless of the distance. In these cases, only traffic congestion will increase. Unless pedways are being considered, I do not think walkable neighbourhoods will actually have pedestrians for most of the year
- Must be very open and walkable
- The statement is too weak. "Encourage" will not produce the desired outcome. The language sounds like it was written by developers, not planners.
- Walkable for shopping ... No, walkable for employment ... better
- Yes, 100 times yes.
- Yes, expand what already exists.
- You clearly have a one pony agenda with density here.
- however, in the future, it would make more sense if the commercial areas were in the centre rather than at the edge of development to get maximum benefit. Emerald Hills backs to the Yellowhead so it clearly is not in the centre, thus reducing the potential for walkability
- increase in vehicles also increased noise - many people in our County enjoy some quiet time in their homes



Local Service Commercial:

We heard that the MDP should require new residential developments (in urban areas and hamlets) to incorporate local-serving commercial shops and services.

The draft MDP requires a variety of commercial opportunities within new urban and hamlet neighbourhoods.



Comments from the Jan. 25, Sherwood Park open house

- Word "require" may be too strong often need sufficient people to support an enterprise—can't force.

Comments from the Jan. 30, Heartland Hall open house

- No Comments

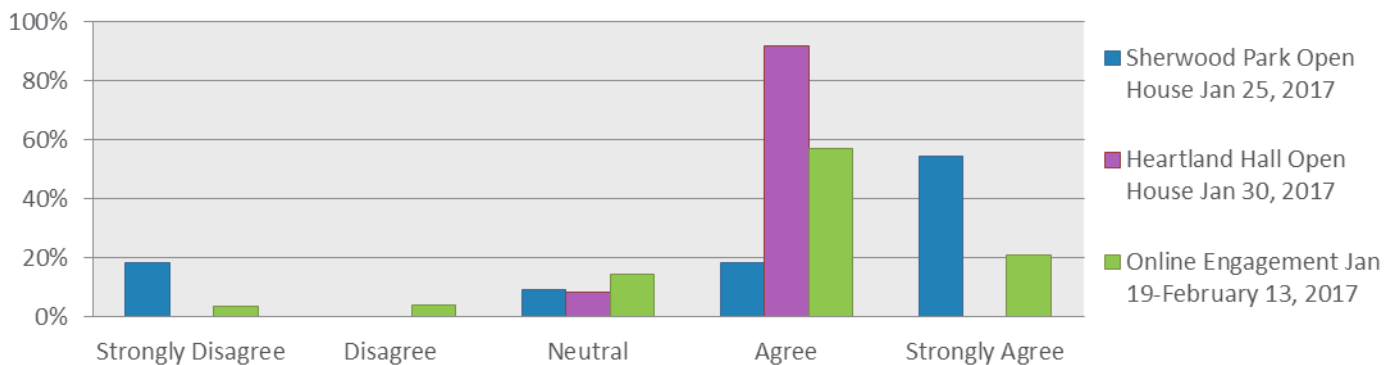
Comments from the online engagement

- Because this usually means gas stations and bars which are very undesirable
- Definitely looking for more local businesses/services. So many have closed down because of crazy high rental prices, and it's such a shame.
- Depends on exactly what you mean by 'community commercial opportunities'
- Focus on expanding existing areas.
- I have a concern with requiring community commercial opportunities. I think you can encourage this type of development, but as I have indicated, market demand will determine viability.
- I've seen a lot of small businesses suffer and go bankrupt in Sherwood Park. Is there some way that the County can support them, promote them, reduce the financial burdens?
- Let the market determine this.
- Might be problematic in existing smaller urban areas and hamlets - one new dev't in that area may not be able to generate enough additional population to support such services . Such area often have to develop to a critical mass /size before it can sustain a local business. Perhaps here it would be appropriate to use the word "Encourage " or to have some qualifying words ?
- Some hamlets cannot accommodate this.This is a blanket statement and contradicts focus on the Ardrossan Joe Berg area.
- There is a need for local child-friendly spaces that offer affordable opportunities for young children and parents to gather. The lots of Cafe o Play due to rent prices was a huge disappointment.
- What is a "community commercial opportunity" exactly? Can you provide examples?
- What? Bars? Liquor stores, Convenience stores? LEAVE THINGS THE WAY THEY ARE.
- Yes, and please do something to help encourage local business and not just chains.
- Yes, local production is a bonus
- agree in urban, not rural
- there always were some but personally I don't find they appeal and are generally more experience
- this should be encouraged in existing hamlets and not just new areas.

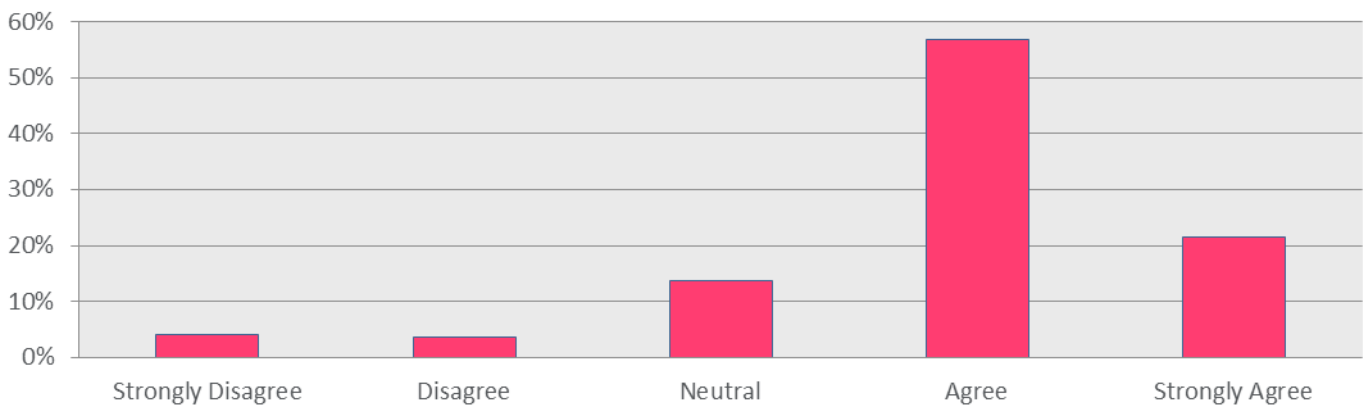


The draft MDP requires that area redevelopment plans address needs and opportunities for local commercial uses.

Breakdown



Totals



Comments from the Jan. 25, Sherwood Park open house

- No Comments

Comments from the Jan. 30, Heartland Hall open house

- No Comments

Comments from the online engagement

- Again those in developed areas may have bought for the reason that the area does not have this.
- How could anything like that be implemented in a redevelopment plan? How much land could even be made available for commercial uses in an already developed area?
- I agree that rural areas need more access to 'corner stores' that provide essentials, but don't agree with mixed commercial/residential plans.
- Maybe they won't have to drive an hour away to go to work. Please pardon the sarcasm.
- Naturally - Already in past plan. At what limits, and cost etc.
- Only if the area is appropriate for redevelopment



Sustainable Development and Design

In previous phases participants stressed the need for more sustainable, walkable and connected communities. Residents expressed concern about urban and rural sprawl and the impact of a “bigger is better” approach to growth and development. Residents noted they want a greater choice and variety of local amenities in their communities, greater transportation choice (including transit), more sustainable buildings, and more attractive and livable neighbourhoods.

Some participants also emphasized the need for to avoid the “cookie cutter” look of new subdivisions that takes away from neighbourhood character.

Based on the feedback from the phase 3 MDP Update engagement sessions draft MDP policies were developed and presented to stakeholders and the public for comment and feedback. Topics regarding agriculture included:

1. Provide incentives for sustainable development
2. Planning and design guidelines
3. Support transportation choice

The following is a summary of what we heard from the public regarding the draft MDP policy direction.

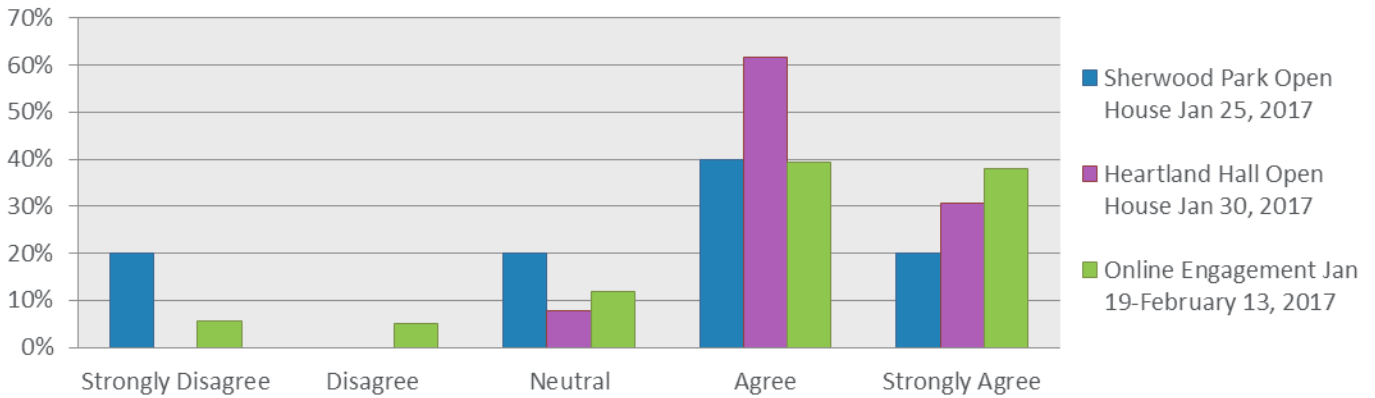


Provide incentives for sustainable development:

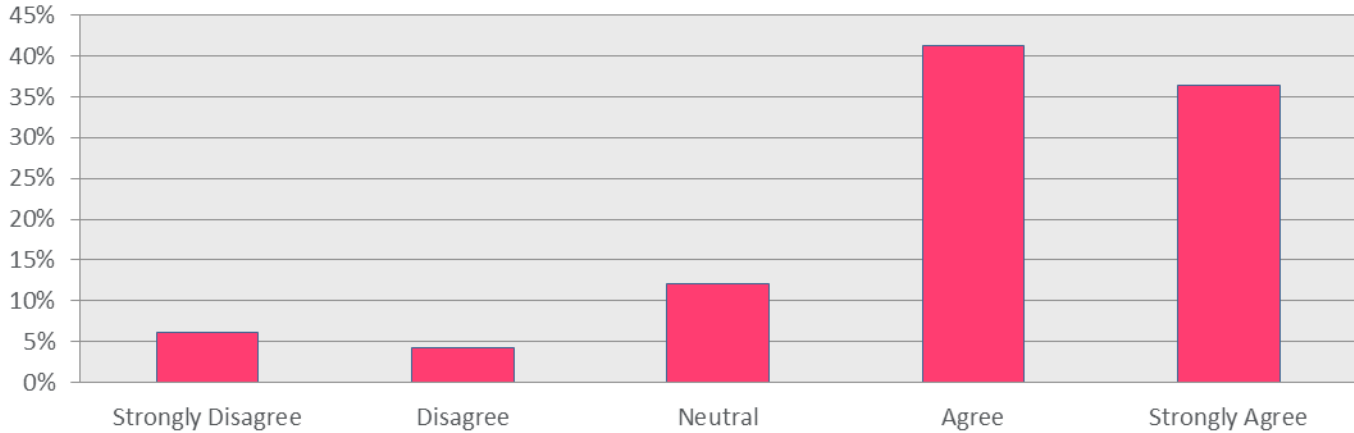
We heard that the County should provide incentives for developers who provide certain land uses or housing types and high quality sustainable development.

The draft MDP encourages the use of green building and green infrastructure within new developments.

Breakdown



Totals



Comments from the Jan. 25, Sherwood Park open house

- No comments

Comments from the Jan. 30, Heartland Hall open house

- No comments

Comments from the online engagement

- And not next to the high voltage power lines or pipelines.
- Community housing needs to also include below market housing as well.



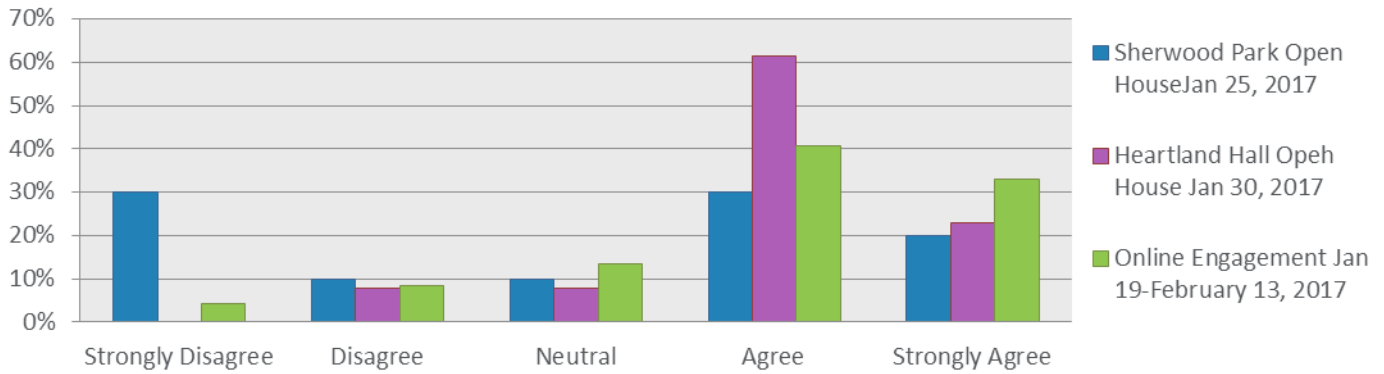
Comments from the online engagement-continued

- Agree in principle but need more specifics /caveats . Developer objectives are to maximize profits to owners / shareholders and this is understood. Developer will automatically argue that they need something more by way of monetary incentive or greater density . Council must have some surety - are developers ready to open their books - how will we know that strathcona county actually gets value back for incentives. What does "high quality " sustainability mean - is there a definition ?
- Discourage NEW developments
- Greensbury in spruce grove/stony plain is a green neighbourhood and imo every neighbourhood should be headed in that direction
- Including solar power, dark sky lighting and roof top and parking lot landscaping.
- It makes it better for everyone.
- Let the market dictate this.
- No incentives (give aways) required as new new Alberta building code makes all new home construction, considerably more efficient than before November 2016.
- Please encourage sustainable development! It would be so amazing if Strathcona County used it's resources to be leaders in this area across Alberta and potentially even across Canada!
- So the tax base would pay developers? No!
- Some things should even be required, and developers should have to follow through on promises made.
- Sustainable development should just be required not incentivised.
- The carbon tax is encouraging greener investment. This sounds like just another way to subsidize development.
- The statement is too weak. "Encourage" will not produce the desired outcome. The language sounds like it was written by developers, not planners.
- but don't agree with "incentives"

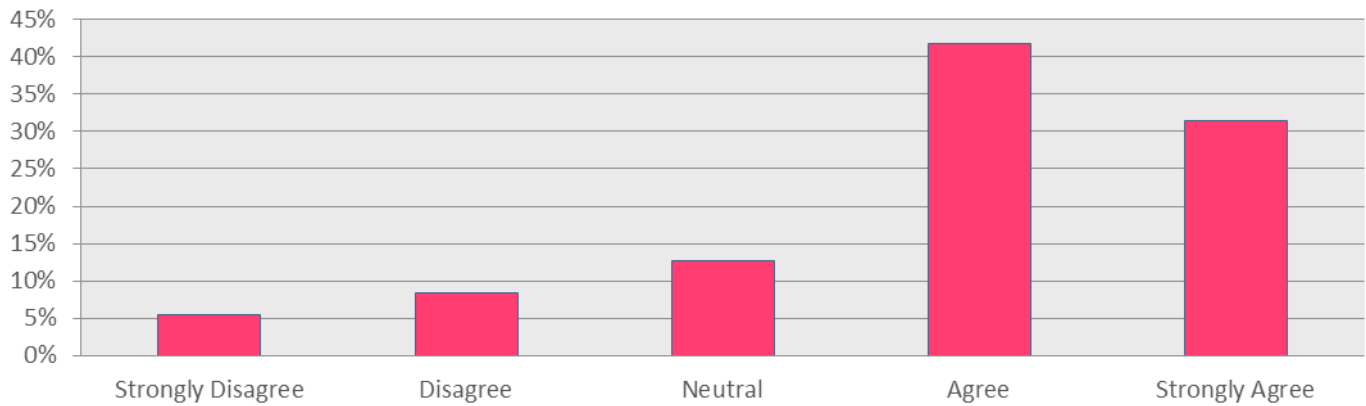


The draft MDP proposes to review the need for an incentive program for green building as an implementation item separate from the MDP.

Breakdown



Totals



Comments from the Jan. 25, Sherwood Park open house

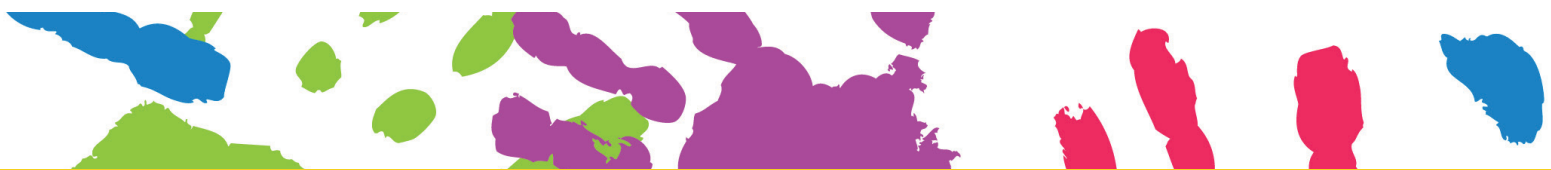
- “Encourage” is positive, care must be taken that any incentive is not simply a way of making more money. Would incentives be subject to full financial disclosure guarantees and penalties if certain things don’t occur? They should be.

Comments from the Jan. 30, Heartland Hall open house

- No comments

Comments from the online engagement

- “green building” is what? and what incentives? and at what cost?
- Don’t understand the question...
- Green investments must be economically justified, if anything should mitigate this, it needs to be from the carbon tax.
- I think you need to do more than review, you need to implement an incentive plan for sustainable business.



- Make sustainable development a requirement.
- Maybe to encourage greener built commercial buildings.
- No what we heard. So did this not go through the other 3 steps?
- Review should occur but if done entirely separately - not subsequently incorporated - what are it's teeth - does it become an ad hoc process / will residents have input ?
- Should be part of the mdp
- This is more of a deliverable action - I like this.
- We will never become green and sustainable as long as we think we have to give it away. Individuals have to take on this responsibility on their own without tax payers monies.
- Yes, and upgrading. Remember, homes built in the 1980s could do well with simple efficiencies, this will be more of a bonus than just new homes.
- shouldn't need incentives

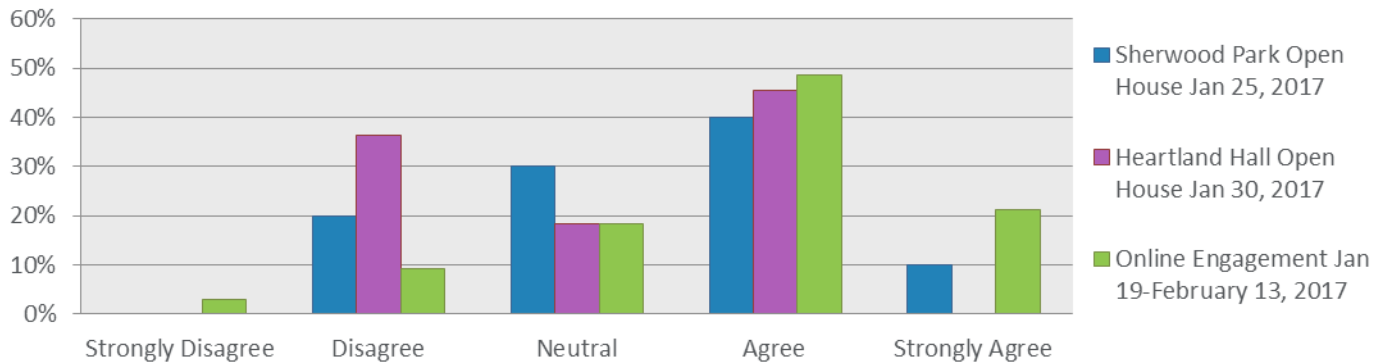


Planning and Design Guidelines:

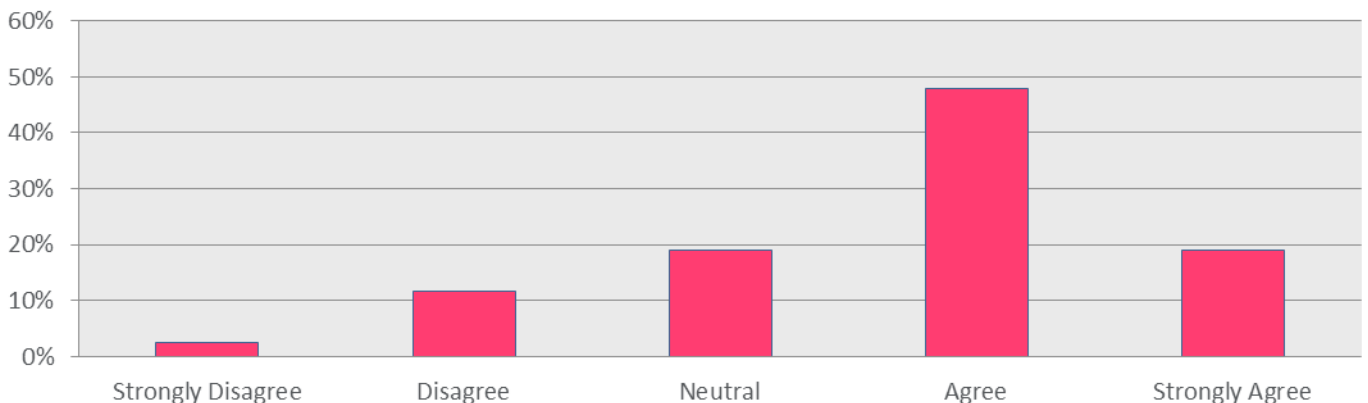
We heard that the MDP should develop a custom set of guidelines for all new development.

The draft MDP proposes to complete design guidelines for urban areas and hamlets as an implementation item separate from the MDP.

Breakdown



Totals



Comments from the Jan. 25, Sherwood Park open house

- Some cities in the USA are experiencing a new start since they decided to move towards green industry, mainly solar energy industry, creating more jobs and more opportunities.
- Agree subject to full disclosure of drafts proposals to public and opportunity for comment prior to approval would these require a public hearing with Council?

Comments from the Jan. 30, Heartland Hall open house

- No Comments

Comments from the online engagement

- “Custom ` says “ad hoc” - possibly something different for every new development which takes away any kind of certainty for Residents and Developers. Developers may be frustrated but have expertise, means and time to lobby and negotiate in each instance . On the other hand Residents who in general are not experts ,are left with nothing to work with and have no legal standing in any side discussions/agreements that they may make or ability to enforce matters if “agreements’ and subsequently not honoured by either the developer or County . Frustration and anger are not good foundations upon which to move forward, build relationships and maintain positive living environments. Ad hoc , “custom” approaches to each development will generate more resident apathy and perspective that there is no point in getting involved - that the Developer and the County will do what they want anyway.
- As long as it makes sense.
- As long as they have enough attention, yes.
- Clear guidelines that stop irresponsible, cookie cutter sprawl should be in place
- Depends on the money that would be spent to accomplish this.
- Embed these in the MDP
- Guidelines that are not too onerous to work with.
- Guidelines yes, dictates no. Architectural controls have both standardized communities, and neutered them for new style ideas. Btw, I’m a home designer...can you tell.
- I think a custom set of guidelines for each development seems very expensive and taxes and housing prices in this area is already high. I think the design guidelines could be apart of the MDP and you could build in different choices so that every development does not need to be identical.
- I think that developers can propose what they are intending for an area and the county can choose to require changes but I am concerned that they would require things that would make all neighbourhoods too similar.
- Not sure, might cause confusion and just seems like an extra step.
- Should be part of the mdp
- What does this mean?

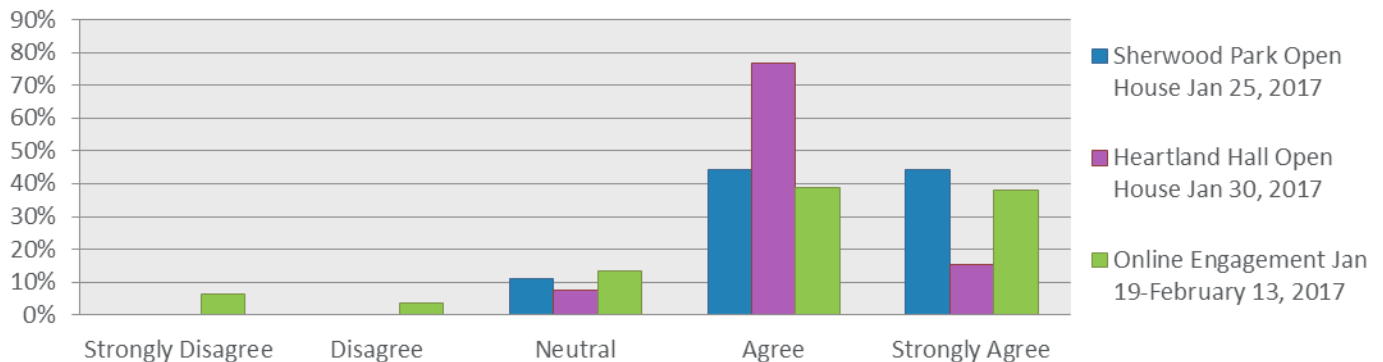


Support transportation choice:

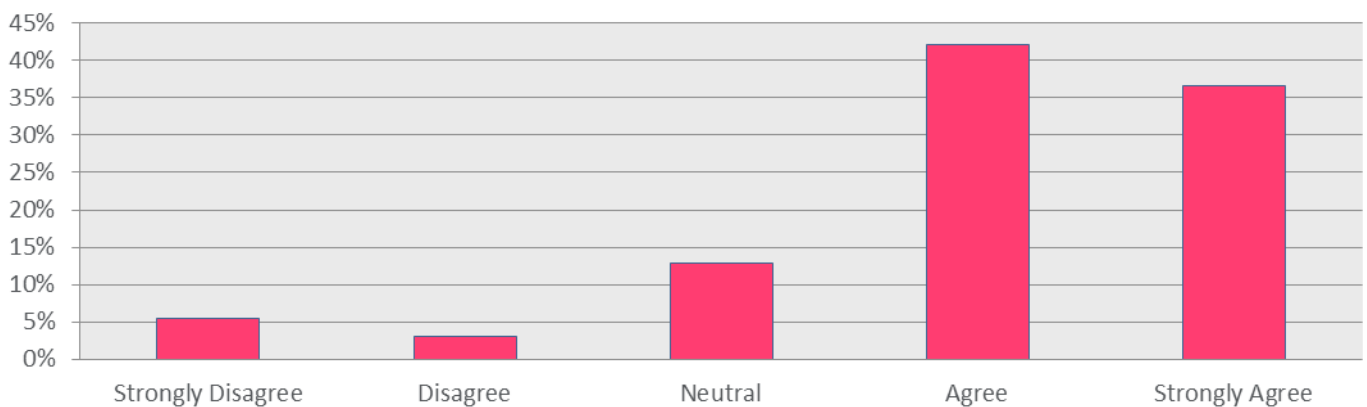
We heard that the MDP should emphasize the relationship between land use, density and transportation.

The draft MDP encourages transit oriented development in existing commercial areas such as Emerald Hills Shopping Centre and Wye Road as well as in Centre in the Park to create walkable mixed-use neighbourhoods.

Breakdown



Totals



Comments from the Jan. 25, Sherwood Park open house

- With exception of tax? Subsidize transit. User pay only.
- Ensure that roadways are not reduced in width to accommodate higher density and then result in traffic issues particularly in the winter when snow is plowed against the curb. Road design is important in facilitating large bus operation and not create a hazard when meeting other traffic. Also have to consider the cost of providing actual transit service. Seems to be quite a few empty buses now.

Comments from the Jan. 30, Heartland Hall open house

- No Comments

Comments from the online engagement

- All sounds good - nice stmnts but but it also looks like the County is shrinking the size of roadways in the higher density development such that it will be difficult for buses to move thru areas in the winter , particularly when snow is ploughed to the curb and there is 2 way traffic. he
- As much as we would all like to believe mass transit is useable for everyone it is not... if it works for a majority of the demographic and that can be demonstrated then invest. Think that has to be done first;
- Encourage the use of app based ride sharing which is more reliable, direct and convenient than public transit (eg. Uber, but with less risk of a law suit) Public transit must be more competitively priced to compete with the reliability and convenience of driving eg. \$16 round trip to and from Edmonton is not worth the hassle. I will take my car and pay \$10 in parking any day
- End density in the Park.
- I feel county transit is so limited right now. I work in Edmonton and taking the bus to work is just not feasible for me right now. More options would be nice.
- I like the network of cycling/walking paths within Sherwood Park and would hope that it continues to be expanded.
- I think transit oriented development in these area is fine but I think it need to be developed for other areas also such as the rural areas- there needs to be more cycling, pedestrian and other active transport options built into the areas leading into Sherwood Park. There is alot of focus on Emerald Hills Shopping Centre and Wye Road as well as in Centre in the Park -I hope they will not be the areas that get the most attention.
- In addition to the need for more local public transit (i.e. To and from residential to commercial centres in Sherwood Park) and inter-municipal transit, more ride share (e.g. TappCar), and vehicle for hire (i.e. uber and driving Miss Daisy) infrastructure and policy is needed.
- It is still hard to walk or ride a bike along Range Road 233. Support Walkable communities.
- ONLY if these items like transit areas were NOT in the middle of the existing areas like Emerald Hills - distinct care must be taken to avoid vehicle congestion and increasing possible pedestrian accidents. If a transit centre was at the FAR end of areas like this, then perhaps.
- People are going to use their cars for shopping no matter if the store is across the street or a miles away. Cannot see someone carrying many bags of groceries on a bike or by foot or even on a bus
- Problem with transit oriented areas is no room for vehicles
- Public transit is very important, having fast efficient transit in to Edmonton is vitally important. Commuters would be the best to move from gas to public.
- Split this question into several components as other questions.



- The buses in Sherwood Park run empty, gas is cheap, cars still rule. This will not change as hybrid and electric (and hopefully hydrogen) become more prevalent... We already provide sidewalks and trails, and ample parking. If you want business to thrive you need to accommodate for drivers, as shopping happens in bulk and only via vehicle in winter.
- The statement is too weak. "Encourage" will not produce the desired outcome. The language sounds like it was written by developers, not planners.
- sounds nice but as a senior who can no longer walk long distances, it seems you're promoting development for the younger population and I'm sure there are many of us
- would like to see more trails connected and long term plans for allowances for cycling in the rural and urban areas.

General Comments

Participants were provided an opportunity to provide general comments on the draft MDP at the open houses and through the online engagement. The following comments were received as general comments.

Comments from the Jan. 25, Sherwood Park open house

- Presentation was well laid out with reasonable and intelligent issues. Thank you for bringing us in to allow our involvement and thanks for the cookies.
- Robin hood association needs a lot more. The residential community home.
- Any policy regarding requirements for commercial development should consider proper commercial needs assessment to ensure the policy is viable economically so policy is not simply an unattainable wish. We must realize commercial businesses have location criteria they need to be successful.
- Section 4.1.9.3 specifically requires the “developer” to construct and pay for infrastructure. I support that those who benefit from infrastructure and development should pay for development but there are mechanisms beyond this “developer”. Funding can come from special tax, partially at time of building permits etc. Policy should say “development” pay for itself rather than the “developer”
- Look at the City of Edmonton industrial land strategy and how it may change funding of industrial development. It could make the County less competitive in attracting new industrial park activity.
- After 10 years of hammering away at Strathcona Admin and 3 elected Councils I still see no evidence of Density Transfer Policy for sending and receiving sites, especially for large C6 zoned sites that do not need the total 15 units of bare land condominiums per hectare. I have suggested Bareland Condo for equestrian Barns that would allow for a \$10 million show facility to be developed privately but you people still have no policy development. If you need an education on it I would be happy to meet you anytime. Also, get rid of the 240 day rule you need to be able to sell the BHI 365 days a year and the only way to do a significant development is to be able to sell the development risk to the recreational unit owner by way of bare land condo’s. Otherwise government will end up with an ██████ like Half Moon Lake. All Strathcona’s fault due to incompetent planning by way of an incompetent lease mandate. Shear stupidity. Someone is however listening to a bit of my tirades in section 5.3.23 and 5.3.27 finally start to show high level planning. Where is the micro brewery use definition that I submitted 3 years ago for comment. I laid it all out for you and nothing. My # is ██████. I work 24 hours a day, so no excuses not to call. ██████



Comments from the Jan. 30, Heartland Hall open house

- We need to keep agricultural land from being cemented under. Some of the most productive land is in the MDP area and Council should respect that area maintain/grow the area not reduce it.
- Cut down bureaucracy and enable existing residents to build a residence without all the legal hassles, technicalities or a building permit department that has some common sense.
- As a third generation farmer and landowner, I disagree with being unable to sub-divide my land. We already have too many rights taken away and should be able to do as so many previous generations were allowed to do.
- I was disappointed that there were no maps depicting future highways and other major utility developments. Surely the County has a future plan for such infrastructure. If not the whole MDP is useless and a waste of time and money.
- Allowing subdivision of agricultural land is an important personal and economic freedom:
 - Keeps growing families together
 - Raises land value
 - Avoids wasted landRFI zoning is the root harm to the environment, agriculture, and sustainability.
- -Transportation: need 4 lane E on Hwy 15.
 - Noise pollution: not just industrial area but connecting highways (830, 15).
 - Preserve ag area: #1 soil for only ag production more people more food.
 - How do you promote heritage inventory?
- Not allowing bonusing over 50 parcels per quarter in the CR area is not an efficient use of land given that many existing developments area under that density and many undeveloped quarters will, due to site specific issues, never achieve that density. Clause 4.4.4.j. on the ERGP allows a deviation in unique or extenuating circumstances. A shame to develop good quarters without bonusing as bonusing makes up for low density quarters and allows the County to maximize tax and county owned utilities in the CR area.

Comments from the online engagement

- Want to also strongly suggest that if the updated MDP changes the potential use of any land, then those residents of that land and neighbouring owners should receive specific notification of such change prior to the public hearing on the MDP. I recognize that there has been a fairly extensive public process but feel strongly about such notification for the following reasons:
 - Many residents are not familiar with the MDP and that the review process despite the ads etc.
 - The MDP is a complex document, a specific change is not always apparent
 - Maps are often hard to read due to the small size and some coloured areas are close in appearance. Sometimes have to compare maps from different pages.

-If an ASP is put forward for any area impacted resident receive specific notification thus have knowledge and can act accordingly.

-Irony of the forgoing is that in most cases an ASP flows from an existing overall allowed usage under the MDP. If one objects to an ASP the response often is that the development contemplated in the ASP is allowed under the MDP and the objections should have been at the time that the MDP change was made.

-MDP review process is long and things change over time. Not all residents can keep up with the changes or attend all input sessions, even if they try. Things can easily be missed or impacts not understood.

- In looking at the draft documents, I see the so-called potential development expansion area, between the CN tracks and the Yellowhead, E of HWY 21 and W of Ardrossan. I recommend that area be left as is with a good agricultural component, especially where the soil quality is good. I am also concerned that with Bremner proceeding, that county roads are going to turn into busy, noisy thoroughfares. I recommend that N-S range road traffic be funneled to HWY 21 and the Ardrossan Secondary hwy, rather than upgrading RR's 223, 224, and 225 into arteries S of the Yellowhead. Further I would like to emphasize some points:

-The country residential policy area has a policy of allowing and protecting acreages. This adds emphasis to the point I made below about NOT upgrading range roads, which has the potential to significantly impact existing acreages by widening right of ways, increasing traffic, and especially increasing noise. Many existing acreages front on these range roads and are at risk from any such development.

-The 'Local Employment Policy Area' contains significant amounts of good farmland. The Agricultural Master Plan (for which the county won an award) must surely require that these lands and farming be protected in this area.

-The required Trails Strategy (p.15 of the draft MDP) is a must. In fact it should be urgently developed so that ongoing development does not preclude trail options. With the fine words about transportation options, healthy lifestyles, and good communities to live in, the MDP and County needs to walk the talk on this one. The rural county needs a trail network. We spend embarrassing amounts overbuilding 5 lane intersections on Baseline Road and plowing the last snowflakes off roads, but can't seem to make provisions for people to walk, bike, and ski safely in the rural areas. The MDP should commit to a clear deadline for the Trails Strategy.

- Would love to see a place licensed for ATV use. We live in Antler Lake, so we do not have summer areas to take dirt bikes and quads. Willing to pay for service.
- Why does Sherwood Park need to expand? We have everything we could possibly need in the park right now. What good will come from growing? It will increase traffic congestion, increase pollution, put more stress on our school system. I can't think of a single benefit of growth. Leave the farms where they are.



Next Steps

Thank you to all residents who provided their input. The engagement summary will be presented to Council and shared with the public through the project webpage. Following direction from Council on key issues identified through this phase of engagement, the Municipal Development Plan will be finalized.

It is anticipated that the final draft Municipal Development Plan will be brought forward for Council approval in the spring 2017. However, the concurrent Edmonton Metropolitan Region Growth Plan and the Municipal Government Act updates could affect this timeline. Residents will have the opportunity to speak to Council directly regarding the final draft Municipal Development plan, during a public hearing that will be held when the document is brought forward to Council. Notices of public hearing are advertised in the Sherwood Park Newspaper, on the County website, and for this project on the Municipal Development Plan Update project page.



Further information and project updates can be found at:
www.strathcona.ca/MDP

