



SECTION 4. URBAN SERVICE AREA

In order to address the policies within the Regional Growth Plan, the Urban Service Area has been separated into two sections, Urban Service Area-Sherwood Park and Urban Service Area- Bremner:

Urban Service Area- Sherwood Park consists of all land located within the Urban Service Area west of Highway 21 as shown on Map 3: Urban Service Area-Sherwood Park. This area contains the Built-Up Urban Area of the Urban Service Area as well as Planned Areas grandfathered under the Regional Growth Plan.

Urban Service Area- Bremner consists of all land within the Urban Service Area located east of Highway 21 as shown on Map 4: Urban Service Area-Bremner. This area contains the Greenfield Area of the Urban Service Area.

4.1 URBAN SERVICE AREA GENERAL

The Urban Service Area historically grew from a small residential hamlet in the early 1950's of approximately 100 homes, to a population of close to 3000 people in the early 1960's and almost 40,000 people in 1994. In 1996, Strathcona County's official status through the Province was changed to a Specialized Municipality. This change in status recognized the uniqueness of Strathcona County in that it includes both an urban area and a rural area. The urban area was classified as the Sherwood Park Urban Service Area with equivalent recognition to that of a city under provincial legislation. Throughout this document the Sherwood Park Urban Service Area is referenced as the "Urban Service Area" which consists of both the Urban Service Area- Sherwood Park and the Urban Service Area- Bremner.

In the late 1990's Strathcona County began studying locations for future long term urban growth given that existing multi-parcel country residential subdivisions made it unfeasible to expand directly east or south of the Urban Service Area- Sherwood Park. A number of studies, such as the Bremner Growth Management Strategy, and events, including the creation of the Capital Region Board, led to a decision in 2016 to focus future long term urban growth in the northeast now known as Urban Service Area- Bremner.

In 2016, the Capital Region Board updated the Regional Growth Plan which set growth expectations for urban communities within the region. The Urban Service Area has been identified as part of the metropolitan area within the Regional Growth Plan.

▶ Goal

Strathcona County will have a viable Urban Service Area.

▶ Objectives

Strathcona County's objectives are to **ensure** that the Urban Service Area:

1. *Is viable in the long term.*



► Policies Strathcona County Will



General

Ensure viability in the long term by **requiring**:

1. Area Structure Plans and/or Area Redevelopment Plans for the Urban Service Area.
2. the monitoring of urban growth patterns and land use over the life of this Plan.
3. future development be phased in a manner that results in contiguous extensions of existing urban development.
4. a diversity of parks in terms of size, scale and activities that serves the needs of residents within neighbourhoods, communities and larger regions of the Urban Service Area.
5. that rezoning for new development of the following uses shall be directed outside of the Heavy Industrial Transition Overlay:
 - a. residential;
 - b. large indoor/outdoor assembly (e.g. stadiums, arenas or theatres);
 - c. uses which cater to temporarily or permanently confined, disabled or incapacitated people (e.g. hospitals, extended care or emergency response organizations);
 - d. uses which cater to small children or the elderly (e.g. child care or senior centres);
 - e. buildings which present difficulties in the event of evacuations (e.g. hotels or high rise office buildings); and
 - f. uses which create the potential for large numbers of people to remain on site for long periods of time (e.g. schools, recreation facilities and shopping centres).
6. that the Land Use Bylaw incorporate regulations within the Heavy Industrial Transition Overlay that direct development to develop at a scale which:
 - a. reduces the risk to public safety; and
 - b. enables emergency management to be implemented in event of an industrial accident.
7. that new urban subdivision and development be designed to mitigate potential land use conflicts with adjacent land uses in the Rural Service Area.

Support viability in the long term by **considering**:

8. the use of all available tools in addition to municipal reserves to acquire or gain access to lands for park and recreational use, including:
 - a. donations;
 - b. bequests;
 - c. long-term leases;
 - d. joint use agreements; and
 - e. amenity contributions.

4.2 URBAN SERVICE AREA UTILITIES

This policy section comprises utilities policies that apply to the entirety of the Urban Service Area including both Sherwood Park and Bremner. These policies should be used to facilitate the distribution and reception of utilities to and from the Urban Service Area. The County is committed to the continued maintenance of utilities infrastructure and provision of acceptable service levels. This policy section should be referred to in conjunction with the general utilities section under Part 3.5.

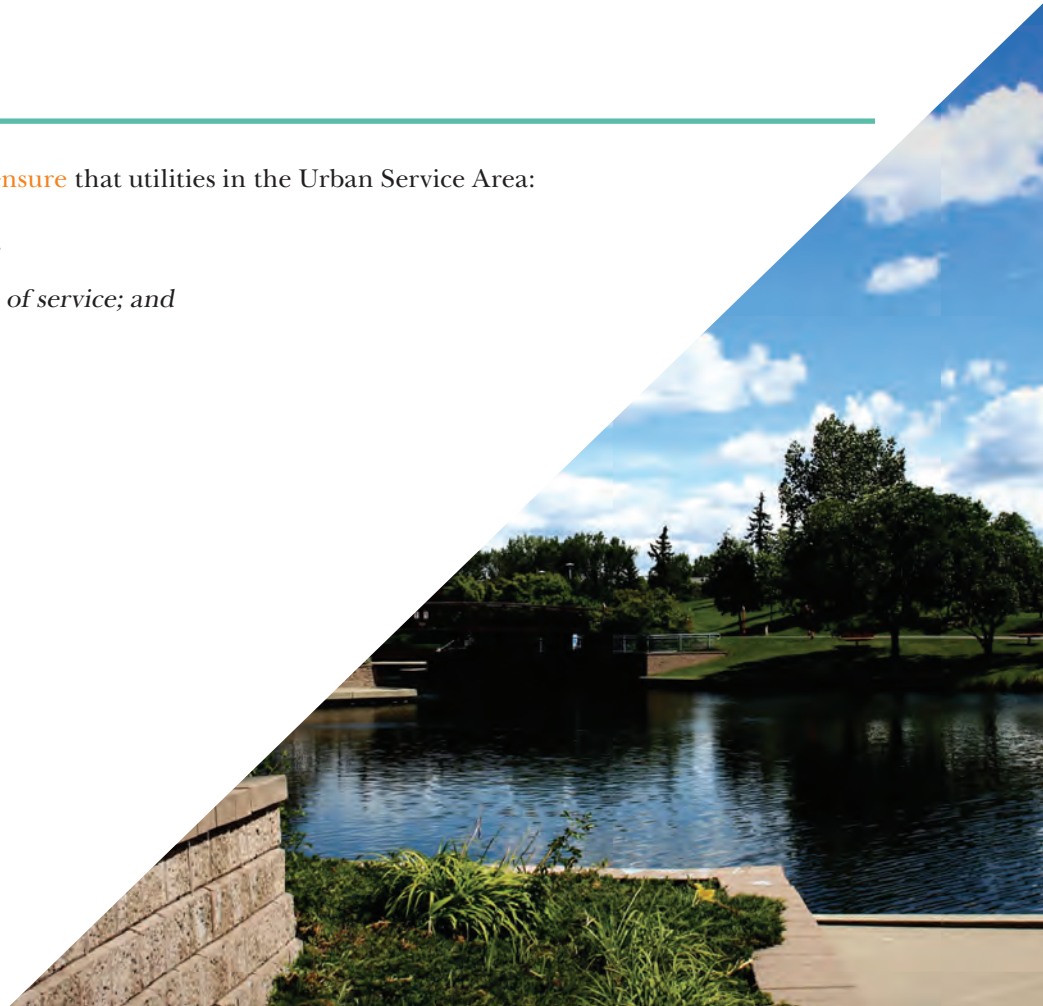
▶ Goal

To ensure safe, reliable and efficient utility systems for the Urban Service Area which are viable in the long term and provide an acceptable level of service.

▶ Objectives

Strathcona County's objective is to **ensure** that utilities in the Urban Service Area:

1. *Are safe, reliable and efficient;*
2. *Provide for an acceptable level of service; and*
3. *Are viable in the long term.*



► Policies Strathcona County Will



General

Ensure safe, reliable and efficient utilities by **requiring**:

1. that public health be a first priority.
2. redevelopment to determine and address any infrastructure capacity constraints, including stormwater management.



Pipelines

Ensure safe, reliable and efficient utilities by **requiring**:

3. that development has regard for existing pipelines and utility corridors within plans for development.



Water

Ensure provision of an acceptable level of service by **requiring**:

4. that major public services, schools, local community services, residential, and commercial developments within the Urban Service Area connect to municipal water services.

Ensure viability in the long term by **requiring**:

5. that industrial developments connect, or contribute to future connections to municipal water services as required by the County.



Wastewater

Ensure provision of an acceptable level of service by **requiring**:

6. that major public services, schools, local community services, residential, and commercial developments within the Urban Service Area connect to municipal wastewater services.

Ensure viability in the long term by **requiring**:

7. that industrial developments connect, or contribute to future connections to municipal wastewater services as required by the County.



Stormwater

Ensure safe, reliable and efficient utilities by **requiring**:

8. wet ponds, constructed wetlands or natural wetlands for new developments.

Promote safe, reliable and efficient utilities by **encouraging**:

9. the use of low impact development techniques for cold weather climates.



Solid Waste

Promote safe, reliable and efficient utilities by **encouraging**:

10. joint waste plans between multiple sites to utilize shared waste disposal and diversion areas.



POLICY 16



POLICY 17

Ensure provision of an acceptable level of service by **requiring:**

11. the determination of locations in advance of need, for new recycle stations.
12. programs for the pick-up and disposal of solid waste within the Urban Service Area.

Ensure the viability of utilities in the long term by **requiring:**

13. waste plans for new commercial, local community services, schools, major public services and industrial developments.



Shallow Utilities

Ensure the viability of utilities in the long term by **requiring:**

14. that new developments provide for the extension of shallow utility services such as gas, electrical and telecommunication lines in the Urban Service Area.



Energy

Promote safe, reliable and efficient utilities by **encouraging:**

15. alternative energy systems or district energy systems.
16. building orientation to facilitate solar warming and optimize energy efficiency.
17. landscaping to reduce energy demand such as trees acting as wind breaks to create canopy along active transportation infrastructure.

Strathcona County is committed to the continued maintenance of utilities infrastructure and provision of acceptable service levels.