

BYLAW 96-2004

A BYLAW OF STRATHCONA COUNTY IN THE PROVINCE OF ALBERTA, FOR THE PURPOSE OF AMENDING BYLAW 71-2003, AS AMENDED, BEING THE NORTH OF LAKELAND DRIVE AREA CONCEPT PLAN.

WHEREAS it is deemed advisable to amend the North of Lakeland Drive Area Concept Plan;

NOW THEREFORE, the Council of Strathcona County, duly assembled, pursuant to the authority conferred upon it by the *Municipal Government Act, R.S.A. 2000, c. M-26*, and amendments thereto, enacts as follows:

1. That Schedule A to Bylaw 71-2003 be amended as follows:
 - 1.1 That **Section 6.4 Residential Development - *Principle 4*** be amended by adding the following at the end: "with the exception of lands within the boundaries of the Summerwood ASP, Bylaw 27-2002".
 - 1.2 That a new subsection be added after Section 6.5 as follows:

Add:

6.5.A Mixed-Use – Multi-Residential Development

Principle 1: Provide opportunities for appropriate mixed-use developments which may include compatible multi-family developments and associated professional and personal services to cater to the needs of the residents. These could include such uses as: hairdressing shops, healthcare, medical and professional services but not large retail commercial outlets.

Policy 6.5.A.1 Residential units within the mixed-use – multi-residential areas may include four-plexes, townhouses, semi-detached housing, six-plexes, eight-plexes and four storey apartments at a density of 37 – 75 units/net ha (Mixed use developments will have a maximum height of 14m).

Policy 6.5.A.2 Residential housing developments within the mixed-use – multi-residential areas shall be located and designed to provide and interface between single detached developments and higher intensity business uses.

Policy 6.5.A.3 The location and siting of multiple unit housing developments within the mixed-use – multi-residential areas should minimize massing impacts when viewed from roadways and adjacent residential areas and have regard for the form and character of single detached developments on adjacent sites and neighbouring communities.

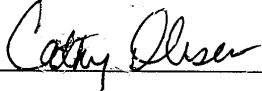
- 1.3 That **Section 7.2 General Land Use Statistics** be deleted in its entirety and replaced with Section 7.2 General Land Use Statistics as attached to this Bylaw.

- 1.4 That **Section 7.3 Residential Unit and Population Projections at Maximum Density** be deleted in its entirety and replaced with Section 7.3 Residential Unit and Population Projections at Maximum Density as attached to this Bylaw.
- 1.5 That **Figure 09 Concept Plan** be deleted in its entirety and replaced with Figure 09 Concept Plan as attached to this Bylaw.


Read a first time this 7 day of December, 2004.

Read a second time this 7 day of December, 2004.

Read a third time and finally passed this 7 day of December, 2004.



Mayor



Manager,
Legislative and Legal Services

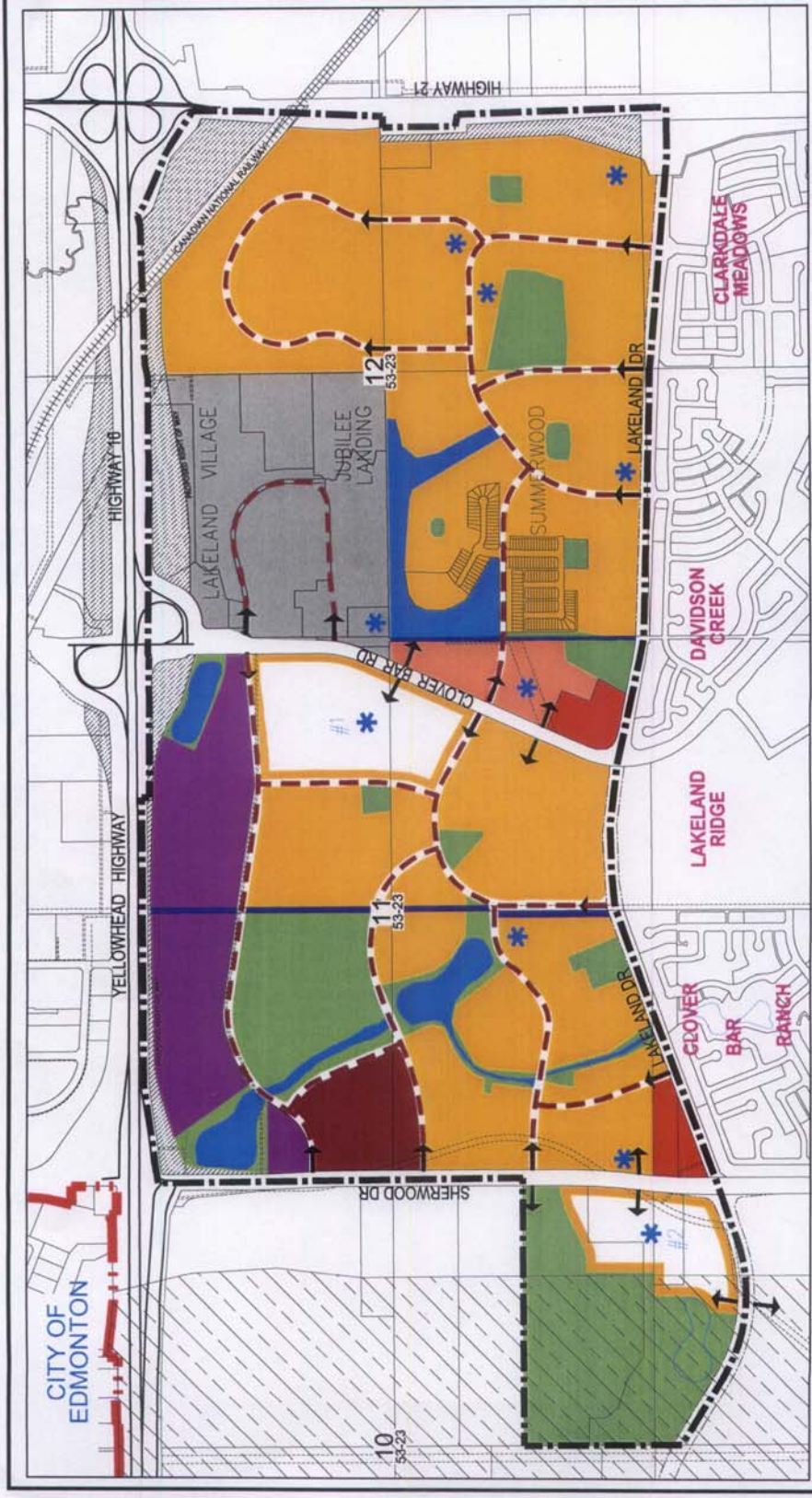
Date Signed: December 16, 2004

7.2 General Land Use Statistics

Total Plan Area	550 ha
Highway Widening & Arterial Roads	24
Gross Developable Area	526 ha
Less:	
Municipal Reserve (10% GDA)	53
Circulation (Assume 20% GDA)	105
Stormwater Management	16
Net Developable Area	352 ha
	(SWMF area estimated)
Section 10	
Urban Village #2	14
Open Space	38
	52 ha
Section 11	
(less portion of SE 11 in Summerwood)	
Residential	68
Urban Village #1	20
Highway Commercial	34
Community Commercial	4
Business Services	18
Regional Park	0
	144 ha
	(8 ha - included as part of MR dedication)
Summerwood Neighbourhood (less NW 12)	
Residential	71
NE 12 Residential	32
Mixed-use - Multi-residential	9
Community Commercial	3
	115 35 ha
Existing Development in NW 12	
NW 12 (ex. Manufactured Housing)	38
Existing County Residential Site	1
NW 12 (ex. Commercial)	2
	41 ha
	(On-site SWMF, parkettes and roads assumed at 8 ha)
Net Developable Area	352 ha

7.3 Residential - Unit and Population Projections at Maximum Density

Section 10						
Breakdown by Net Area (14 ha)						
Urban Village #2	Area (ha)	Density	Units	Persons/Unit	Total Population	
	14	50 u/ha	700	1.78	1,246	
Total			700		1,246	
Section 11						
Breakdown by Net Area (88 ha)						
Low Density (70%)	Area (ha)	Density	Units	Persons/Unit	Total Population	
	48	21.5 u/ha	1,032	2.4	2,477	
Medium Density (30%)	20	37 u/ha	740	1.78	1,317	
Urban Village #1	20	50 u/ha	1,000	1.78	1,780	
Total			2,772		5,574	
Summerwood ASP lands						
Breakdown by Net Area (80 ha)						
Low Density (58.75%)	Area (ha)	Density	Units	Persons/Unit	Total Population	
	47	21.5 u/ha	1,011	2.4	2,425	
Medium Density (30%)	24	37 u/ha	888	1.78	1,581	
Mixed-use - Multi-residential (11.25%)	9	75 u/ha	675	1.78	1,202	
Total			2,574		5,207	
NE Section 12						
Breakdown by Net Area (32 ha)						
Low Density (70%)	Area (ha)	Density	Units	Persons/Unit	Total Population	
	22	21.5 u/ha	475	2.4	1,135	
Medium Density (30%)	10	37 u/ha	370	1.78	659	
Total			845		1,794	
Existing Development in NW 12						
Breakdown by Net Area (39 ha)						
Manufactured Housing	Area (ha)	Density	Units	Persons/Unit	Total Population	
	38	21.5 u/ha	817	2.26	1,846	
Medium Density Multiple Unit	1	37 u/ha	37	1.78	66	
Total			854		1,912	
Total Concept Plan - Residential						
	Area (ha)		Units		Total Population	
	253		7,745		15,733	



STUDY AREA BOUNDARY (Dashed line)

MUNICIPAL BOUNDARY (Dotted line)

COLLECTOR ROADS (Dashed line)

INDUSTRIAL TRANSITION OVERLAY (S.U.M.I.) (Hatched area)

COMMERCIAL (Red area)

HIGHWAY 16 RIGHT OF WAY (Hatched area)

RESIDENTIAL (Orange area)

MIXED USE / MULTI (Light orange area)

HIGHWAY COMMERCIAL (Light purple area)

OPEN SPACE/RECREATION/PARK (Green area)

STORM WATER MANAGEMENT FACILITY (SWMF) (Blue area)

PUBLIC UTILITY LOT (PUL) (Blue area)

EXISTING DEVELOPMENT (Grey area)

URBAN VILLAGE (Light orange area)

BUSINESS EMPLOYMENT (Light purple area)

ACCESS POINTS (Arrow symbol)

POTENTIAL MEDIUM DENSITY SITES (Star symbol)

STRATHCONA COUNTY

Colour - Concept Plan
 Colour - July 2003
 Figure 09 Colour - July 2003
 Revised: October 20, 2004

Scale: 0 100 200 300 400 500

North Arrow

Logo: EARTH TECH Strathcona County

NORTH OF LAKELAND DRIVE AREA CONCEPT PLAN