

BYLAW 27 -2006

A BYLAW OF STRATHCONA COUNTY IN THE PROVINCE OF ALBERTA, FOR THE PURPOSE OF AMENDING THE CONSOLIDATED DURHAM TOWN SQUARE AREA STRUCTURE PLAN BYLAW NO. 99-2005.

WHEREAS it is deemed advisable to amend The Consolidated Durham Town Square Area Structure 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:

That Bylaw 99-2005 be amended as follows:

1. That Figure 5 – Development Concept be deleted and replaced with Figure 5 – Development Concept as outlined on Schedule “A” attached hereto.
2. That the table under Section 4.2.1 Durham Town Square Land Use Allocations be deleted and replaced with the following:

Durham Town Square
Land Use Allocations

	Hectares	Acres	% tage
Gross Area	64.67	159.81	100.00
Commercial	6.62	16.36	10.24
Town Centre Commercial	6.31	15.60	9.76
Neighbourhood Commercial	0.31	0.76	0.48
Residential	33.31	82.29	51.51
Single Detached	18.57	45.87	28.72
Semi-Detached Multiple	10.65	26.31	16.47
Low Density Multiple	1.59	3.93	2.46
Medium Density Multiple	2.50	6.18	3.87
Prof. Commercial/Health Care Site	1.32	3.26	2.01
Storm Water Facility and Parks	1.42	3.51	2.21
Circulation	8.66	21.40	13.40
Multi Health Care Site & Church Institutional	13.34	33.00	20.63

3. That the table under Section 4.2.1 Durham Town Square Distribution of Residential Uses be deleted and replaced with the following:

**Durham Town Square
Distribution of Residential Uses**

	Hectares	Acres	% tage
Single Detached	18.57	45.87	55.75
Semi-Detached Multiple	10.65	26.31	31.97
Low Density Multiple	1.59	3.93	4.77
Medium Density Multiple	2.50	6.18	7.51
	33.31	82.29	100.00

4. That the table under Section 4.2.1 Durham Town Square Distribution of Dwelling Units be deleted and replaced with the following:

**Durham Town Square
Distribution of Dwelling Units**

	Units	% tage
Single Detached	250	33.29
Semi-Detached Multiple	213	28.36
Low Density Multiple	57	7.59
Medium Density Multiple	183	24.37
Church Adult Residential	48	6.39
	751	100.00

5. That the table under Section 4.2.1 Durham Town Square Population and Density be deleted and replaced with the following:

**Durham Town Square
Population and Density**

	Persons/Unit*	Units	Persons
Single Detached	2.79	250	698
Semi-Detached Multiple	1.75	213	373
Low Density Multiple	2.09	57	119
Medium Density Multiple	1.52	183	278
Church Adult Residential	1.52	48	73
		751	1541

6. That Section 5.1.1 be deleted and replaced with the following:

5.1.1 The quarter section which constitutes Durham Town Square contains 64.67 ha. (159.81 ac.)

Of this area:

- 51.51% is designated for residential use
- 15.61 % is designated for circulation, parks and public utility
- 10.24 % is designated for commercial use
- 20.63 % is designated for institutional-church use and Multi-Health Care Facility
- 2.01 % is designated for professional/health care site

7. That Section 5.2.1 be deleted and replaced with the following:

5.2.1 The total number of 751 dwelling units will accommodate a projected population of 1541.

8. That Figure 6 – Unit Allocation be deleted and replaced with Figure 6 – Unit Allocation as outlined on Schedule “B” attached hereto.

9. That the table under Section 5.2.12 Durham Town Square School Requirements by Housing Type be deleted and replaced with the following:

**Durham Town Square
School Requirements by Housing Type**

	Pupils per unit/Calc. Enrolment		
	Elementary	Jr. High	Sr. High
Single Detached	0.43/108	0.20/50	0.16/40
Semi-Detached Multiple	0.25/67	0.08/22	0.08/22
Low Density Multiple	0.43/25	0.12/7	0.12/7
Medium Density Multiple	0.25/46	0.08/15	0.08/15
	246	94	84

10. That the table under Section 5.2.12 Durham Town Square Calculated Public/Separate School Enrolment be deleted and replaced with the following:

**Durham Town Square
Calculated Public/Separate School Enrolment****

School	Public	Separate
Elementary	184	62
Junior High	70	24
Senior High	63	21
	317	107

Read a first time this 11 day of April, 2006.

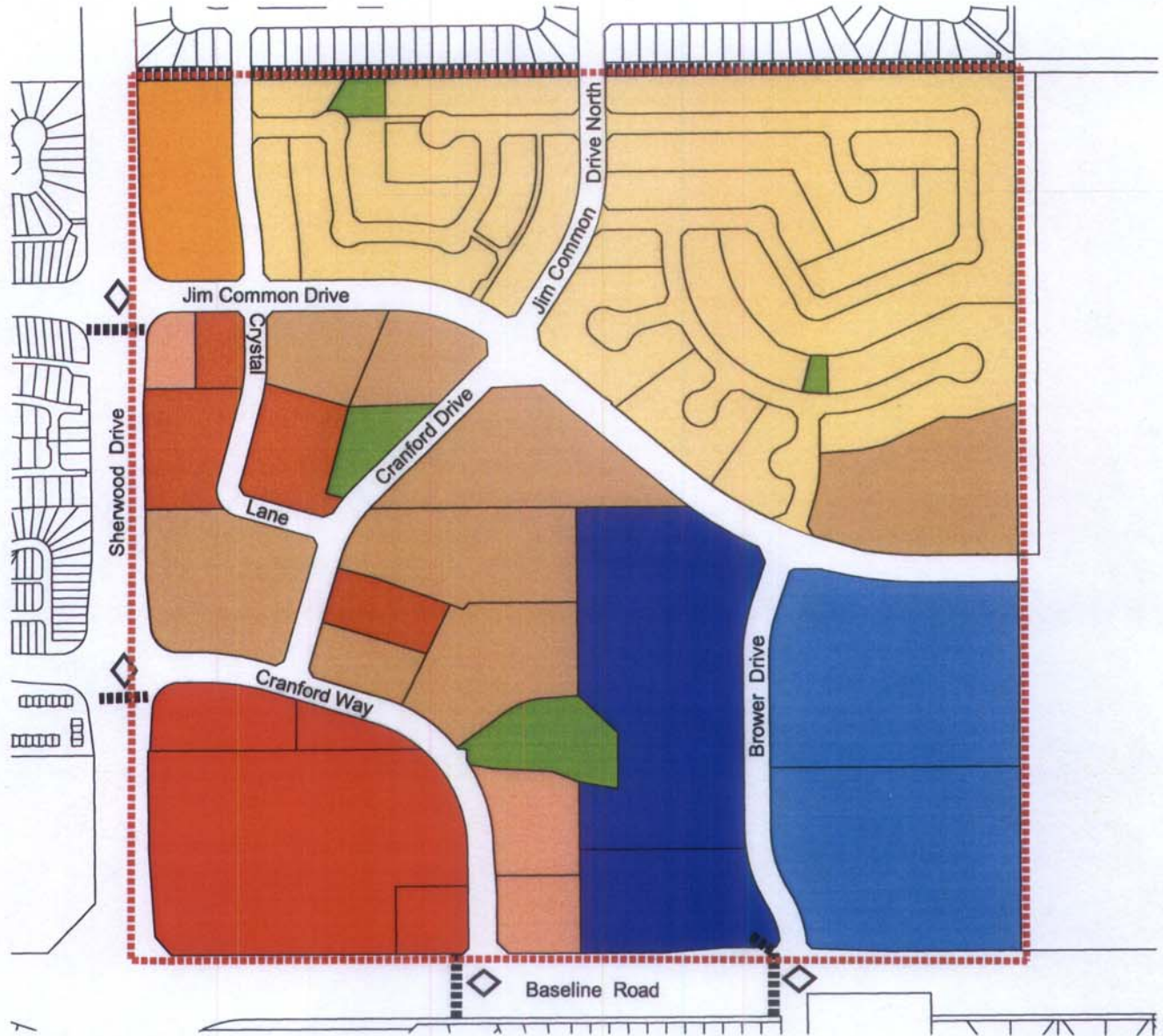
Read a second time this 11 day of April, 2006.

Read a third time and finally passed this 11 day of April, 2006.

Cathy Shea
Mayor

[Signature]
Manager,
Legislative & Legal Services

Date Signed: April 20, 2006



Legend

- Single Detached Residential
- Semi-Detached Multiple Residential
- Low Density Multiple Residential
- Medium Density Multiple Residential
- Neighbourhood Commercial
- Professional Commercial/Health Care Site
- Town Centre Commercial
- Multi Health Care Facility
- Church
- SWMF/ Passive Park Area
- All Directional Access
- Pedestrian Walkway System
- ASP Boundary

FIGURE 5
DEVELOPMENT CONCEPT



Drawn by: R. Feniak

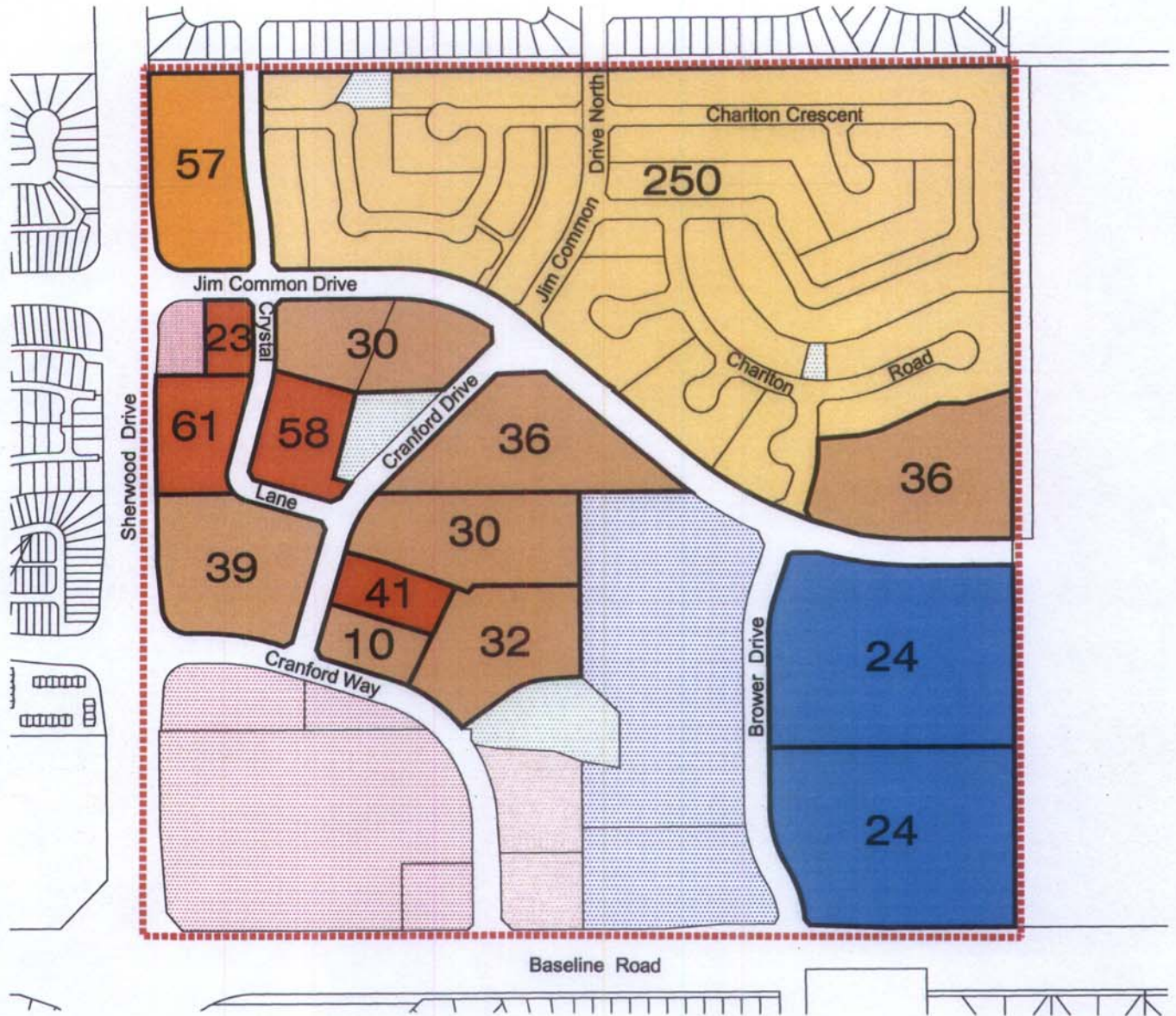
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Date Drawn: 28/02/06











Dwg No: PUDF0017

CONSOLIDATED DURHAM TOWN SQUARE AREA
STRUCTURE PLAN - BYLAW 99-2005

Strathcona
County



Legend

- | | |
|---|--|
|  Single Detached Residential |  Professional Commercial/Health Care Site |
|  Semi-Detached Multiple Residential |  Town Centre Commercial |
|  Low Density Multiple Residential |  Multi Health Care Facility |
|  Medium Density Multiple Residential |  Church |
|  Neighbourhood Commercial |  SWMF/ Passive Park Area |

Note: Numbers shown indicate residential unit allocation per lot.

**FIGURE 6
UNIT ALLOCATION**



Drawn by: R. Feniak

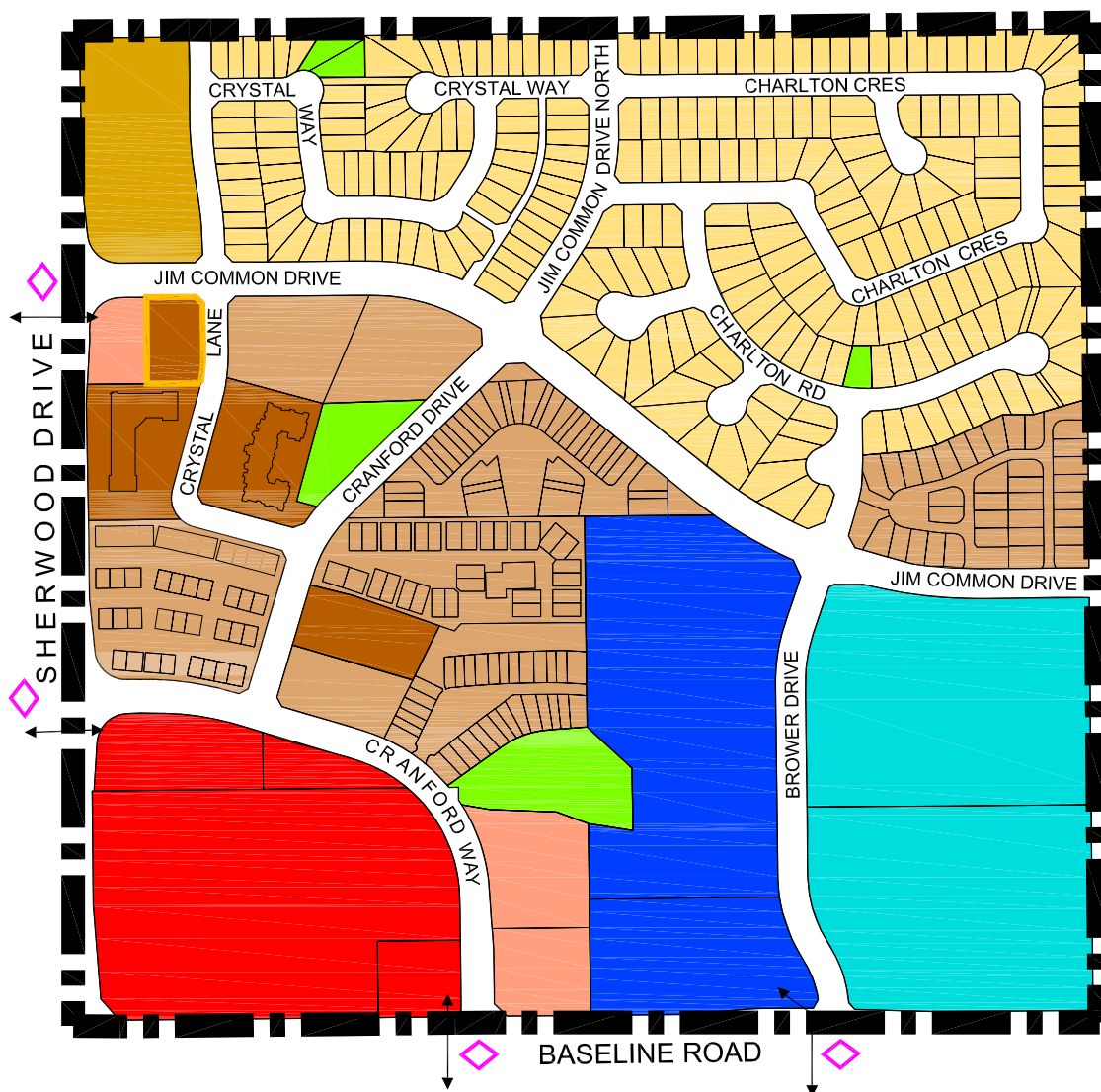
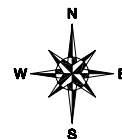
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Date Drawn: 21/11/05

Dwg No: PUDF0017

**CONSOLIDATED DURHAM TOWN SQUARE AREA
STRUCTURE PLAN - BYLAW 99-2005**

Strathcona
County



Consolidated Durham Town Square Area Structure Plan Bylaw 27-2006 (Amendment 1)

Date of Adoption April 11, 2006

EXISTING LAND USE

Single Detached Residential		Neighbourhood Commercial		ASP Boundary	
Semi-Detached Multiple Residential		Town Centre Commercial		Pedestrian Walkway System	
Low Density Multiple Residential		Multi Health Care Facility		All Directional Access	
Medium Density Multiple Residential		Church		Amendment Boundary	
Professional Commercial/Health Care Site		SWMF/Passive Park Area			