

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.

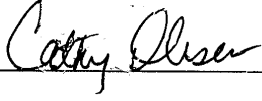
- 1.3 That **Section 7.2 General Land Use Statistics** be deleted in its entirety and replaced with Section 7.2 General Land Use Statistics as attached to this Bylaw.

- 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.

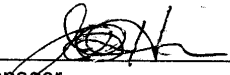
Read a first time this 7 day of December, 2004.

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

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

  
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Mayor

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

**7.3 Residential - Unit and Population Projections at Maximum Density**

<b>Section 10</b>						
<b>Breakdown by Net Area (14 ha)</b>						
Urban Village #2	Area (ha)	Density	Units	Persons/Unit	Total Population	
	14	50 u/ha	700	1.78	1,246	
<b>Total</b>			<b>700</b>		<b>1,246</b>	
<b>Section 11</b>						
<b>Breakdown by Net Area (88 ha)</b>						
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	
<b>Total</b>			<b>2,772</b>		<b>5,574</b>	
<b>Summerwood ASP lands</b>						
<b>Breakdown by Net Area (80 ha)</b>						
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	
<b>Total</b>			<b>2,574</b>		<b>5,207</b>	
<b>NE Section 12</b>						
<b>Breakdown by Net Area (32 ha)</b>						
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	
<b>Total</b>			<b>845</b>		<b>1,794</b>	
<b>Existing Development in NW 12</b>						
<b>Breakdown by Net Area (39 ha)</b>						
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	
<b>Total</b>			<b>854</b>		<b>1,912</b>	
<b>Total Concept Plan - Residential</b>						
	Area (ha)		Units		Total Population	
	253		7,745		15,733	



**STUDY AREA BOUNDARY**  
**MUNICIPAL BOUNDARY**  
**COLLECTOR ROADS**  
**INDUSTRIAL TRANSITION OVERLAY (SUNMI)**  
**COMMERCIAL**

**HIGHWAY 16 RIGHT OF WAY**  
**RESIDENTIAL**  
**MIXED USE / MULTI**  
**HIGHWAY COMMERCIAL**  
**OPEN SPACE/RECREATION/PARK**  
**STORM WATER MANAGEMENT FACILITY (SWMF)**

**PUBLIC UTILITY LOT (PUL)**  
**EXISTING DEVELOPMENT**  
**URBAN VILLAGE**  
**BUSINESS EMPLOYMENT**  
**ACCESS POINTS**  
**POTENTIAL MEDIUM DENSITY SITES**

**STRATHCONA COUNTY**  
 Colour - Concept Plan  
 FIGURE 09 Colour - July 2003  
 Revised: October 20, 2004

**Strathcona County**

**EARTH TECH**

**NORTH OF LAKELAND DRIVE AREA CONCEPT PLAN**



05/03/04