

BY-LAW 31-94

A BY-LAW OF THE COUNTY OF STRATHCONA NO. 20 IN THE PROVINCE OF ALBERTA, FOR THE PURPOSE OF AMENDING THE NOTTINGHAM AREA STRUCTURE PLAN BY-LAW 71-92.

WHEREAS it is deemed advisable to amend the Nottingham Area Structure Plan;

NOW THEREFORE, the Council of the County of Strathcona No. 20, pursuant to the authority conferred upon it by the Planning Act, 1980, R.S.A., enacts as follows:

1. That this By-law 31-94 is to be cited as the "Nottingham Area Structure Plan Amendment No. 1".
2. That Schedule "A" attached hereto is hereby adopted as part of the By-law.


Read a first time this 26th day of April, 1994.

Read a second time this 26th day of April, 1994.

Read a third time and finally passed this 26th day of April, 1994.



Reeve



Corporate Secretary

BY-LAW 31-94
SCHEDULE "A"

PROPOSED AMENDMENT
NOTTINGHAM AREA STRUCTURE PLAN
AMENDMENT NO. 1

PREPARED BY ID GROUP INC.
FEBRUARY 24, 1994

1.0 BACKGROUND

The Nottingham Area Structure Plan was originally adopted January 12, 1993. It provides a framework for the continued development of the Nottingham area within Sherwood Park as outlined in Figure 1. A proposed subdivision and redistricting for Stage 7 in the south east corner of the plan area at Cloverbar Road and Wye Road is currently under consideration.

2.0 PROPOSED AMENDMENT

The currently approved plan (see Figure 2) provides for medium density residential development north of the proposed commercial site in the southeast corner of the plan area. To the northwest of the medium density residential, the plan proposes an area of small lot and semi-detached residential development. This area is intended to provide a gradual transition in residential density from the standard single detached residential which characterizes the majority of Nottingham, through a combination of small lots and semi-detached development, to the medium density.

The proposed amendment would utilize small lot residential for the transition, eliminating the proposed semi-detached development. No other change to the plan is contemplated.

3.0 IMPLICATIONS

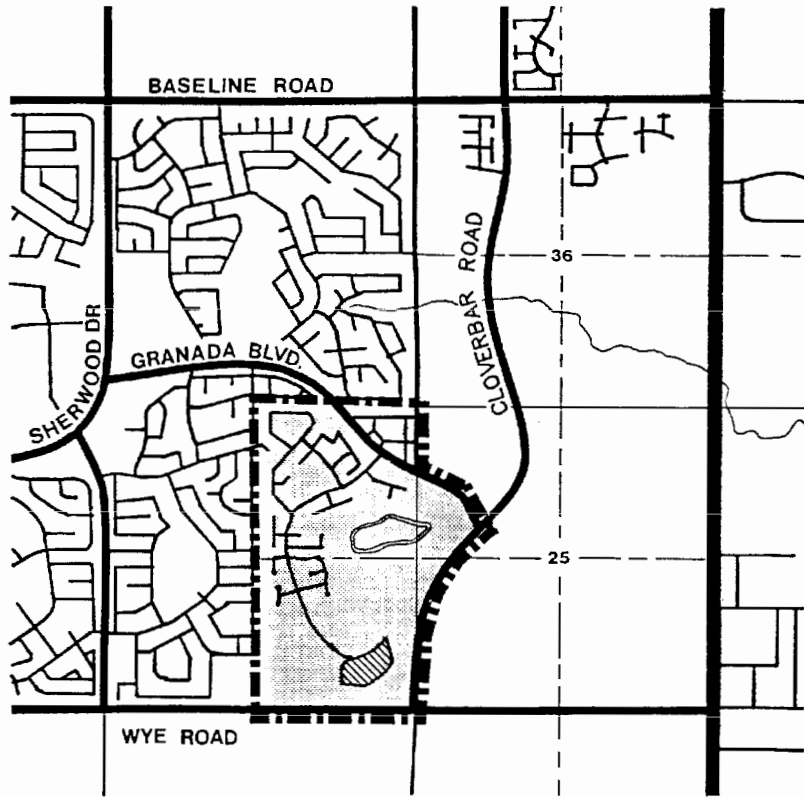
The effect of the proposed amendment on the development concept is shown in Figure 3. Table 1 (Amended) shows the land use for the plan area revised to reflect the change to the development concept. 2.2 ha of semi-detached development, as shown in the original Table 1, have been added to the 1.0 ha of small lot development for a total of 3.2 ha of small lot development.

Because small lot development is generally lower in density than semi-detached development, the proposed amendment will reduce the total number of low density residential units in Nottingham by 10 to 20 lots. Table 2 in the original plan combined single detached, semi-detached, and small lot residential in one category. Table 2 (Amended) therefore remains unchanged except for the deletion of references to semi-detached development. The proposed amendment will not affect estimates of future population and student generation.

The proposed amendment has no implications for utility servicing and will slightly reduce traffic generation.

4. RATIONALE

This amendment is proposed in response to market conditions. The owner/developer wishes to proceed this year with development of Stage 7, but market interest in semi-detached lots has proven to be virtually non-existent. The proposed amendment retains the principle of a transition from standard single family to medium density residential development and will have no appreciable impact on overall neighbourhood population or student generation levels. It will, however, help to ensure the timely development of this portion of Nottingham.



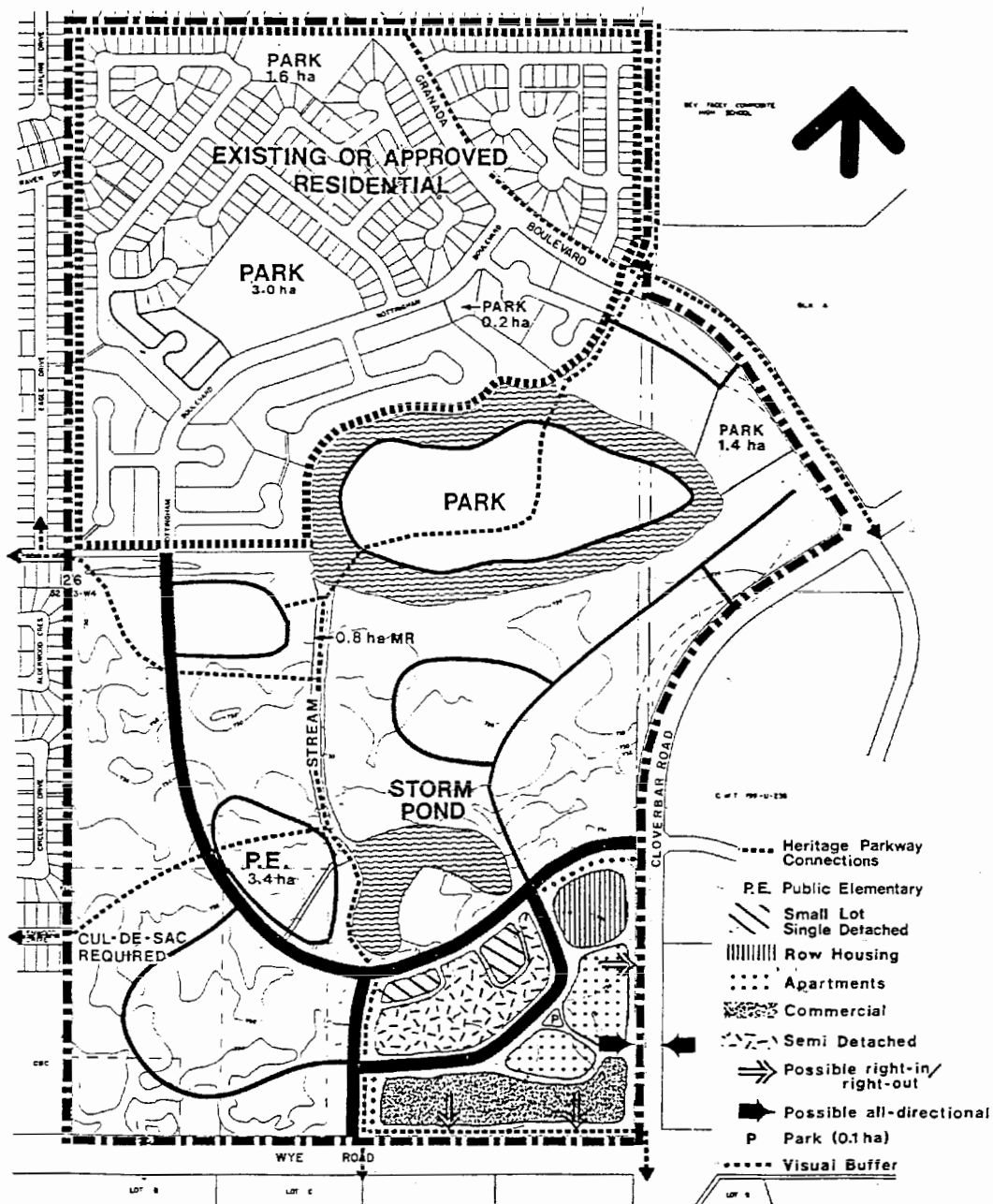
AREA AFFECTED

Location
Plan

NOTTINGHAM AREA STRUCTURE PLAN

IDE

Figure 1



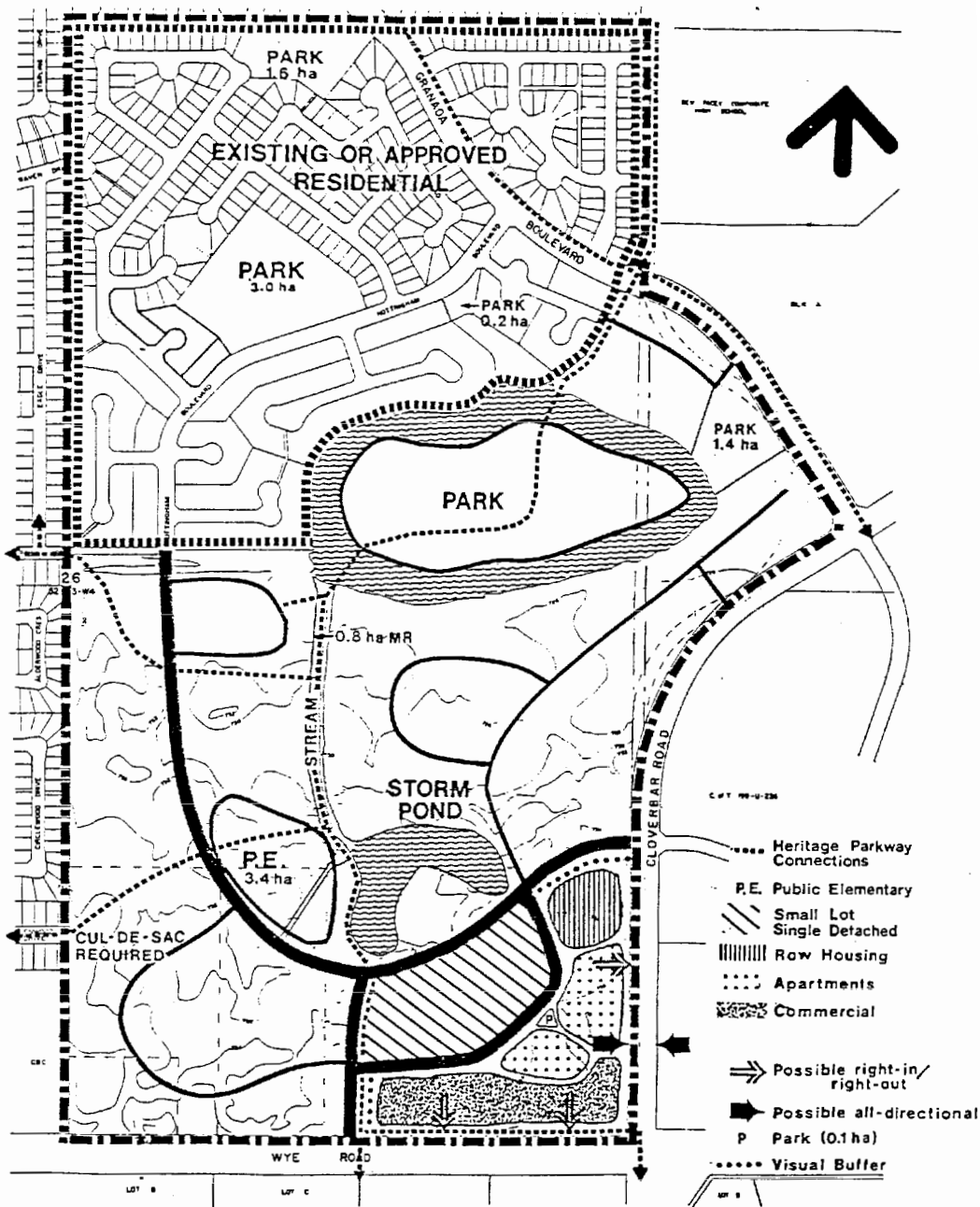
NOTTINGHAM AREA STRUCTURE PLAN

IDE

NOTE: Residual area is proposed single family residential.

Development Concept

Figure 2



NOTTINGHAM AREA STRUCTURE PLAN

PROPOSED AMENDMENT

IDE

NOTE: Residual area is proposed single family residential.

Figure 3

NOTTINGHAM NEIGHBOURHOOD PROFILE

1. LAND USE (AMENDED)

		<u>Heclares</u>	<u>%</u>
Ball Lake (water area)		6.9	5.0
Stormwater Lake and Stream		2.8	2.0
Other Utility Lots		0.7	0.4
Circulation			
Granada Blvd.	2.0		
Nottingham Blvd.	5.2		
Local Roads	17.5		
Lanes and Walkways	<u>0.6</u>		
	25.3	25.3	18.2
School and Parks			
School/Park Site	3.4		
Island Park	7.3		
Other Park	<u>7.1</u>		
	17.8	17.8	12.9
Residential			
Single-detached	75.5		
Small Lot	3.2		
Row-Housing	1.0		
Walk-up Apartments	<u>2.0</u>		
	81.7	81.7	59.0
Community Commercial		3.5	2.5
Gross Area		138.7	100.0

2. POPULATION (AMENDED)

<u>Housing</u>	<u>Units/Net ha</u>	<u>Units</u>	<u>Persons/Unit</u>	<u>Population</u>
Single Detached, Small Lot	18.0	1417	3.1	4391
Row-Housing	37.0	37	2.5	93
Walk-up Apartments	75.0	<u>150</u>	2.5	<u>375</u>
TOTAL		1604		4859

3. STUDENT GENERATION (AMENDED)

	<u>Elementary</u>		<u>Junior</u>		<u>Senior</u>	
	<i>Student/D.U. Students</i>		<i>Student/D.U. Students</i>		<i>Student/D.U. Students</i>	
Public						
Single Detached, Small Lot	0.38	538	0.16	228	0.15	213
Row-Housing	0.14	5	0.06	2	0.06	2
Walk-up Apartments	0.08	<u>12</u>	0.03	<u>5</u>	0.06	<u>9</u>
TOTAL		555		235		224
Separate						
Single Detached, Small Lot	0.14	198	0.06	85	0.05	71
Row-housing	0.06	2	0.02	1	0.03	1
Walk-up Apartment	0.02	<u>3</u>	0.01	<u>2</u>	0.01	<u>2</u>
TOTAL		203		88		74

NOTE: Generation factors supplied by Strathcona County.



Nottingham Area Structure Plan Bylaw 31-94 (Amendment 1)

Single Family Detached		Road Plan	
Commercial		ASP Boundary	
Park		Existing or Approved Residential	
Public Elementary			
Municipal Reserve			
Water			