

BYLAW 43-97

A BYLAW OF STRATHCONA COUNTY IN THE PROVINCE OF ALBERTA, FOR THE PURPOSE OF AMENDING THE RIDGE AREA STRUCTURE PLAN BY-LAW 52-91.

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

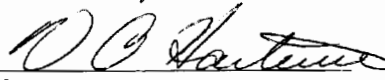
NOW THEREFORE, the Council of Strathcona County, pursuant to the authority conferred upon it by the Municipal Government Act, S.A. 1994, and amendments thereto, enacts as follows:

1. That this Bylaw 43-97, is to be cited as the Ridge 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 3 day of June, 1997.

Read a second time this 24 day of June, 1997.

Read a third time and finally passed this 24 day of June, 1997.



Mayor



Corporate Secretary

Date Signed: June 27 1997



**Proposed Amendment to
The Ridge
Area Structure Plan**

Prepared for:
537622 Alberta Ltd.

Prepared by:
Stanley Urban Land

June 1997
File: 161 08080

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1.0 INTRODUCTION

The Ridge Area Structure Plan (ASP) was approved by Strathcona County in May 1985 and subsequently amended in March 1991 to increase the area covered under the ASP.

The proposed amendment to The Ridge ASP has been prepared on behalf of 537622 Alberta Ltd., one of the landowners in the area.

2.0 PURPOSE

The purpose of the proposed amendment is to redesignate (and subsequently redistrict) a 3.0 hectare parcel of land on the western boundary of the ASP from multi-family to residential (single family).

The proposed amendment maintains a road access into the residential area across the pipeline right-of-way immediately north of the commercial site as envisioned in the approved ASP. The other major vehicle access off Regency Drive is being replaced with two local road accesses.

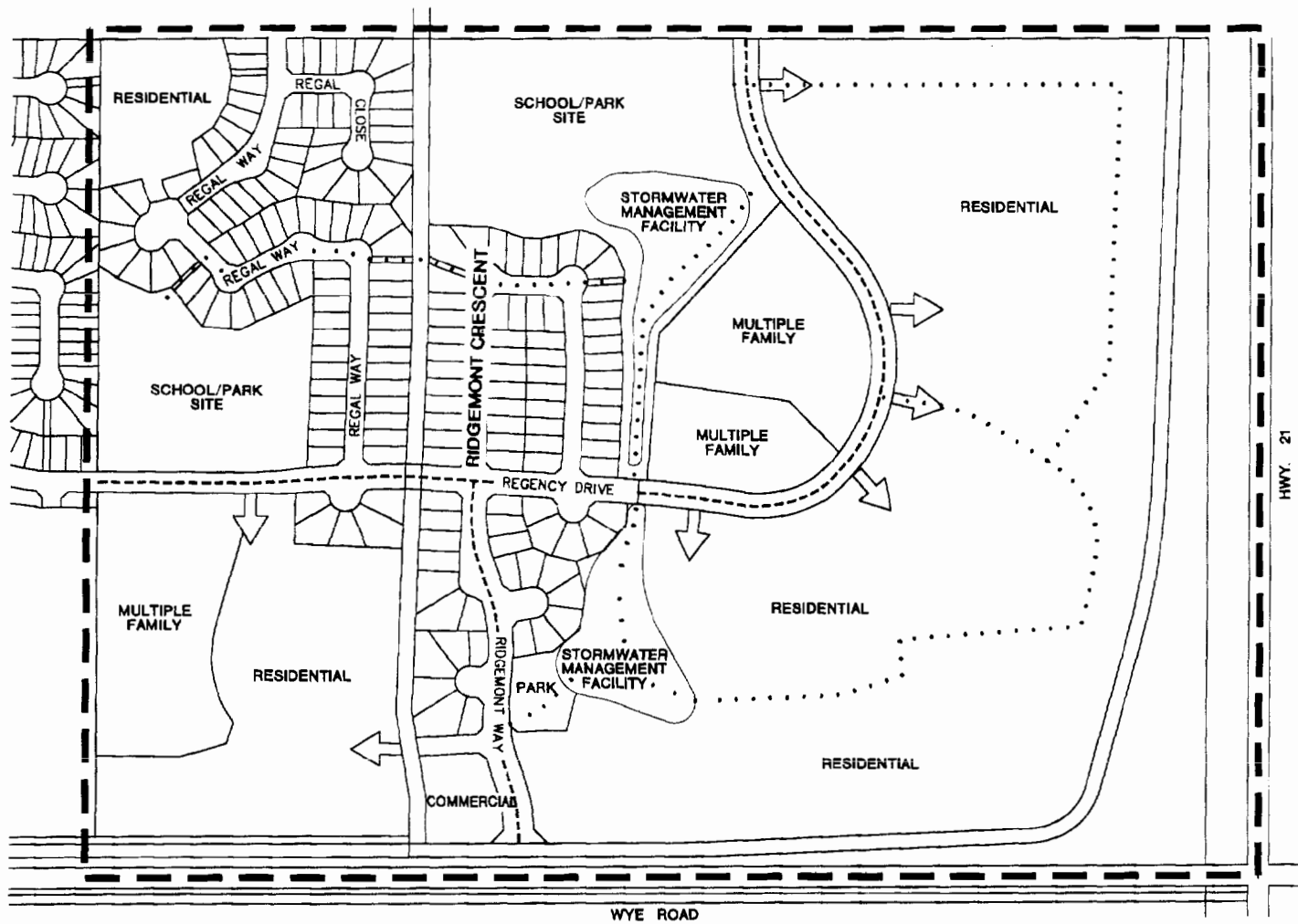
The approved ASP is shown in Figure 1 and the proposed amendment to the ASP is shown in Figure 2.

The amendment is the result of housing market analysis by the developer which suggests a stronger market in the area for a range of single family detached dwellings versus multi-family housing products.





3.0 DESCRIPTION OF AMENDMENT

The proposed amendment will accommodate the development of single family housing with front attached garages on 12 to 15+ metre lots (RP and R1 districting). The parcel is surrounded on the west by recently completed small lot residential development within the Regency Park ASP, on the east and south by land designated as single family residential (to be developed in conjunction with the amended parcel) and on the north by a parcel designated as a school/park site.

Narrower lots are proposed for the western portion of the development and adjacent to Wye Road to blend in with small lot residential development to the west and becoming larger to blend in with the wider lots in Regency Park Estates to the north east.



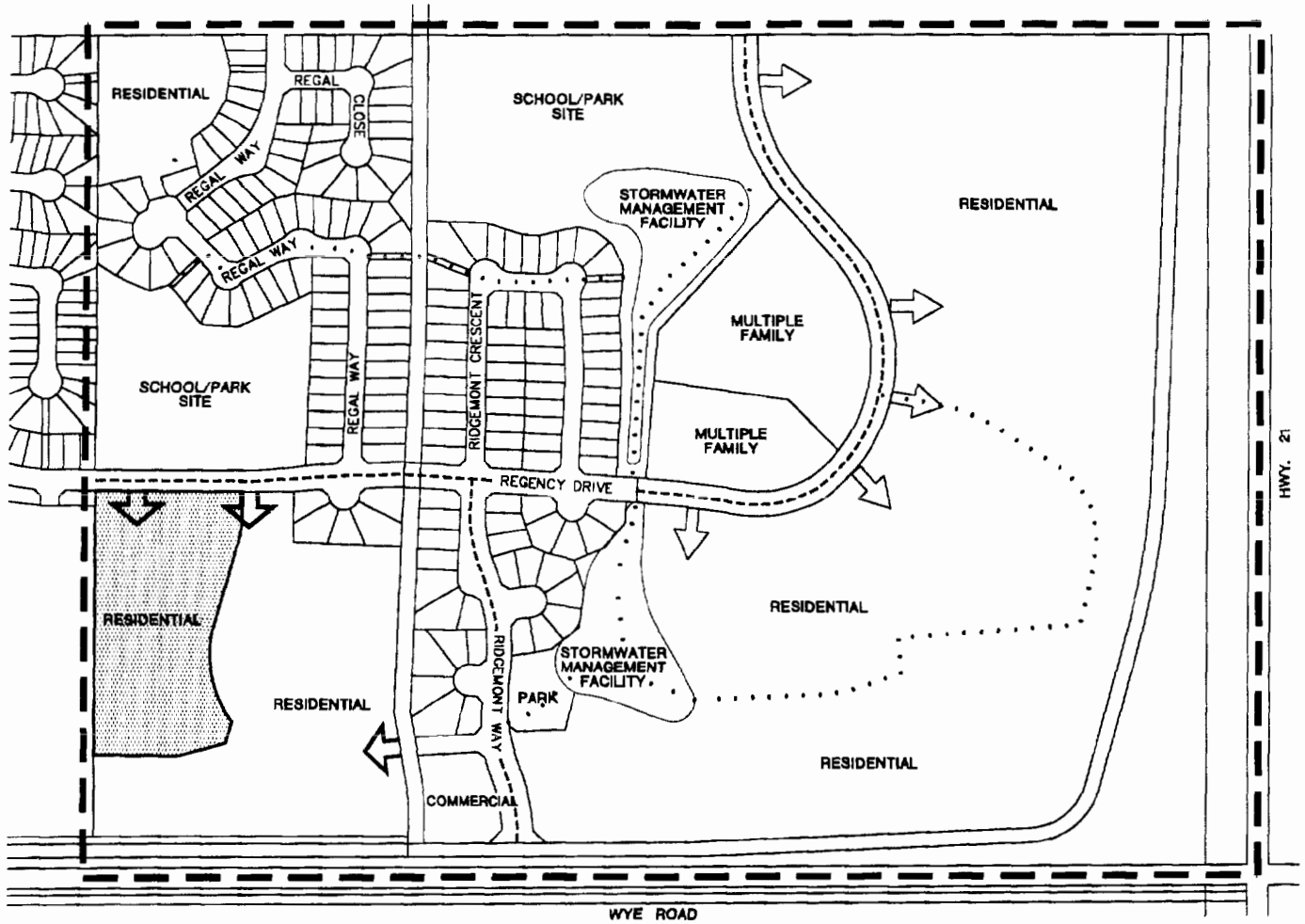
LEGEND

-  Major Vehicle Access
-  Pedestrian Access
-  Potential Bus Routes
-  ASP Boundary








**THE RIDGE
AREA STRUCTURE PLAN AMENDMENT**

**FIGURE 1.0
Approved Area Structure Plan**



LEGEND

-  Major Vehicle Access
-  Pedestrian Access
-  Potential Bus Routes
-  ASP Boundary
-  Amendment Area

4.0 LAND USE IMPLICATIONS

The approved The Ridge ASP identifies 7.11 hectares of multi-family housing in two clusters. The proposed amendment will reduce the area designated as multi-family in the ASP by 3.0 hectares to 4.11 hectares. This 3.0 hectare amendment will increase the area of internal (local) roadways by 0.40 hectares, generating a net increase of 2.60 hectares in single family residential (38.66 hectares to 41.26 hectares).

The replacement of multi-family housing with single family housing causes a modest decrease in the total number of dwelling units projected within the ASP from 775 to 732.

The amendment will also generate minor changes to the land use and demographic statistics within the ASP. A very slight decrease in both public and separate school student populations is expected as a result of the amendment given the decrease in the total number of dwelling units.

Access into the development area will be through two local roads off Regency Drive and a local road across the pipeline right-of-way off Ridgemont Way immediately north of the commercial site.

A summary of the approved and proposed statistics is shown in the appendix to this report. Implications of this land use amendment are expected to have only a limited impact on servicing and those issues are discussed in the Technical Design Brief accompanying this report.

5.0 PLAN IMPLEMENTATION

The approval of an amendment to The Ridge ASP will allow for the redistricting of the multi-family parcel and abutting single family residential lands on the east and south to conform with the proposed tentative plan of subdivision for the area.

**THE RIDGE AREA STRUCTURE PLAN
APPROVED LAND USE STATISTICS**

Gross Area	83.16 ha
Pipeline Right-of-Way	1.24 ha
Gross Developable Area	81.92 ha

<u>Land Uses</u>	<u>Area (ha)</u>
Stormwater Management Facility (PUL - Dry Pond)	3.98
Walkways (PUL)	0.38
Municipal Reserve (MR)	8.19
Roadways - Internal	15.40
Roadways - Road Widening	7.65
Commercial	0.55
Residential - Single Family	38.66
Residential - Multi Family	7.11

<u>Residential</u>	<u>Area (ha)</u>	<u>Units/ha</u>	<u>Units</u>	<u>Population</u>
Single Family	38.66	15	580	1,798
Multi Family	<u>7.11</u>	15-40	<u>196</u>	<u>487</u>
Total	45.77		775	2,285

- i. Multi family density based on 27.5 units per hectare.
 - ii. Population projections based on 3.1 persons per dwelling for single family and 2.5 persons per dwelling for multi family.
-

STUDENT GENERATION STATISTICS

	<u>Public</u>	<u>Separate</u>
Elementary	233	57
Junior High	98	24
Senior High	94	23

**THE RIDGE AREA STRUCTURE PLAN
PROPOSED LAND USE STATISTICS**

Gross Area	83.16 ha
Pipeline Right-of-Way	1.24 ha
Gross Developable Area	81.92 ha

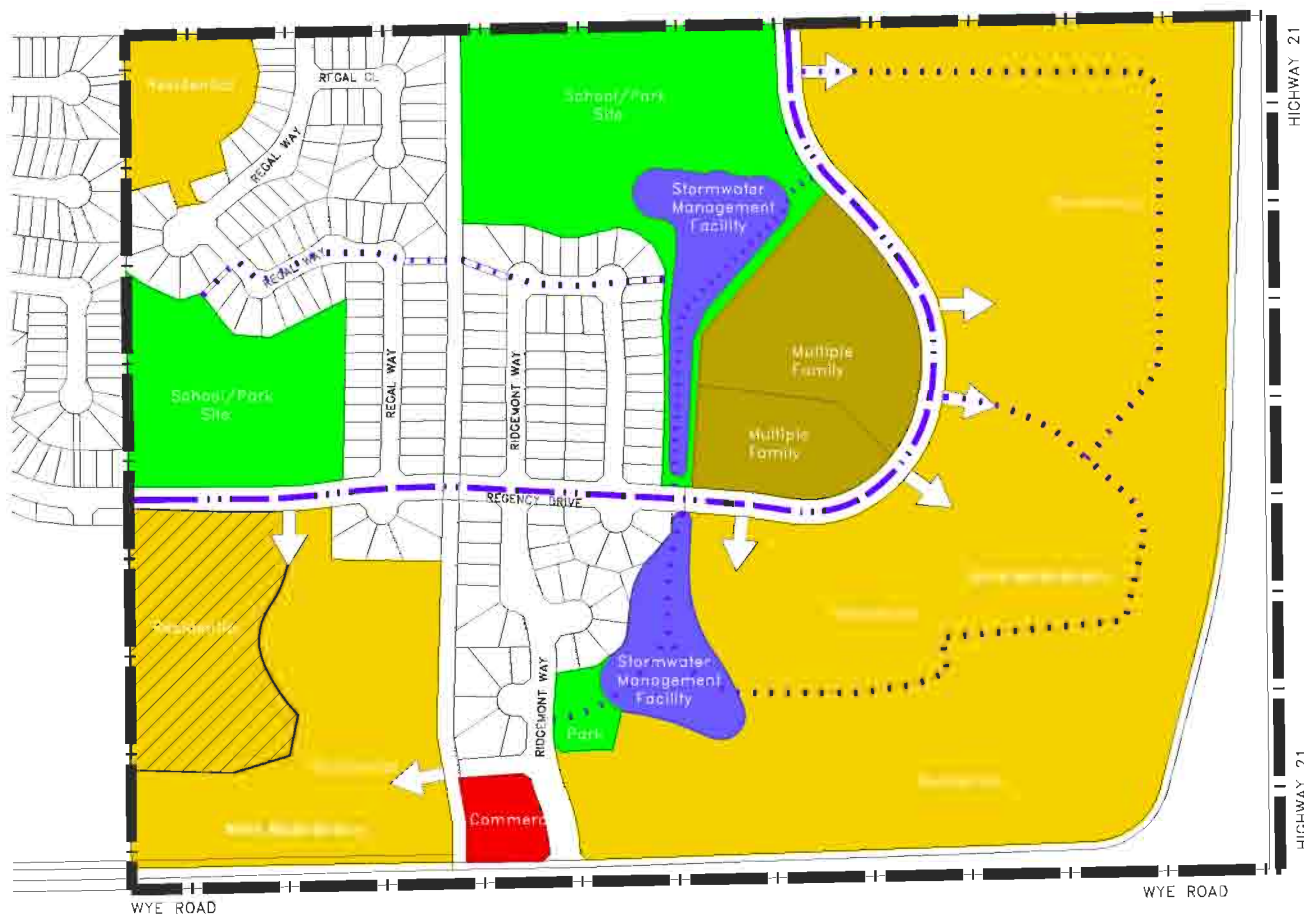
<u>Land Uses</u>	<u>Area (ha)</u>
Stormwater Management Facility (PUL - Dry Pond)	3.98
Walkways (PUL)	0.38
Municipal Reserve (MR)	8.19
Roadways - Internal	15.80
Roadways - Road Widening	7.65
Commercial	0.55
Residential - Single Family	41.26
Residential - Multi Family	4.11

<u>Residential</u>	<u>Area (ha)</u>	<u>Units/ha</u>	<u>Units</u>	<u>Population</u>
Single Family	41.26	15	619	1,919
Multi Family	4.11	15-40	113	283
Total	45.77		732	2,202

- i. Multi family density based on 27.5 units per hectare.
 - ii. Population projections based on 3.1 persons per dwelling for single family and 2.5 persons per dwelling for multi family.
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


STUDENT GENERATION STATISTICS

	<u>Public</u>	<u>Separate</u>
Elementary	226	53
Junior High	93	23
Senior High	89	22



The Ridge Area Structure Plan Bylaw 43-97 Amendment 1

Date of Adoption 24-June-1997

Residential		School/Park		Road Plan	
Multi Family		Park		ASP Boundary	
Commercial		Amendment Area (Amended from Multiple Family to Residential)		Major Vehicle Access	
Stormwater Management Facility				Potential Bus Route	
				Pedestrian Access	