

BYLAW 34-2002

A BYLAW OF STRATHCONA COUNTY IN THE PROVINCE OF ALBERTA, FOR THE PURPOSE OF AMENDING THE STRATHCONA CENTRE AREA STRUCTURE PLAN BYLAW 49-86 AS AMENDED.

WHEREAS it is deemed advisable to amend the Strathcona Centre Area Structure Plan (Bylaw 49-86);


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

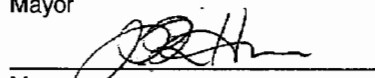
1. That Bylaw 34-2002 is to be cited as the "Strathcona Centre Area Structure Plan Amendment No. 5".
2. That Bylaw 49-86 be amended as follows:
  - (a) That Table 2, "Population Statistics and Student Generations" be deleted and replaced by Table 2 "Population Statistics and Student Generations", as shown on Schedule "A" attached hereto and forming part of this bylaw.
  - (b) That Figure 3 Development Concept (April, 1998 Amendment) be deleted and replaced by Figure 3 Development Concept (April, 2002 Amendment), as shown on Schedule "B" attached hereto and forming part of this bylaw.

Read a first time this 23 day of April, 2002.

Read a second time this 23 day of April, 2002.

Read a third time and finally passed this 23 day of April, 2002.

  
\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
Manager,  
Legislative & Legal Services

Date Signed: April 30, 2002

Table 2  
POPULATION STATISTICS & STUDENT GENERATIONS (2002 Amendment)

POPULATION PROJECTIONS	Ha (+/-)	Ac (+/-)	%	Estimated No. of Units	Persons per Unit	Population
Single to 8-unit Residential	+/- 12.8	+/- 31.6	+/- 76.2	260	* 3.26	848
Medium Density Residential	+/- 3.7	+/- 9.1	+/- 23.8	442	** 1.10	487
<b>TOTALS</b>	<b>16.5 ha</b>	<b>40.7 ac</b>		<b>702</b>		<b>1368</b>

\* Obtained from County

\*\* Obtained from County for medium density senior's housing

STUDENT GENERATIONS	PUBLIC						SEPARATE						Student Factors per unit	Students
	PUBLIC			SEPARATE			PUBLIC			SEPARATE				
	ELEM.	JR.	SR.	ELEM.	JR.	SR.	ELEM.	JR.	SR.	ELEM.	JR.	SR.		
Single to 8-unit Residential (260 units)	88	37	35	33	14	12							0.94	219
Medium Density Residential (442 Units)	0	0	0	0	0	0							0	0
	<b>TOTAL PROJECTED STUDENTS</b>													219

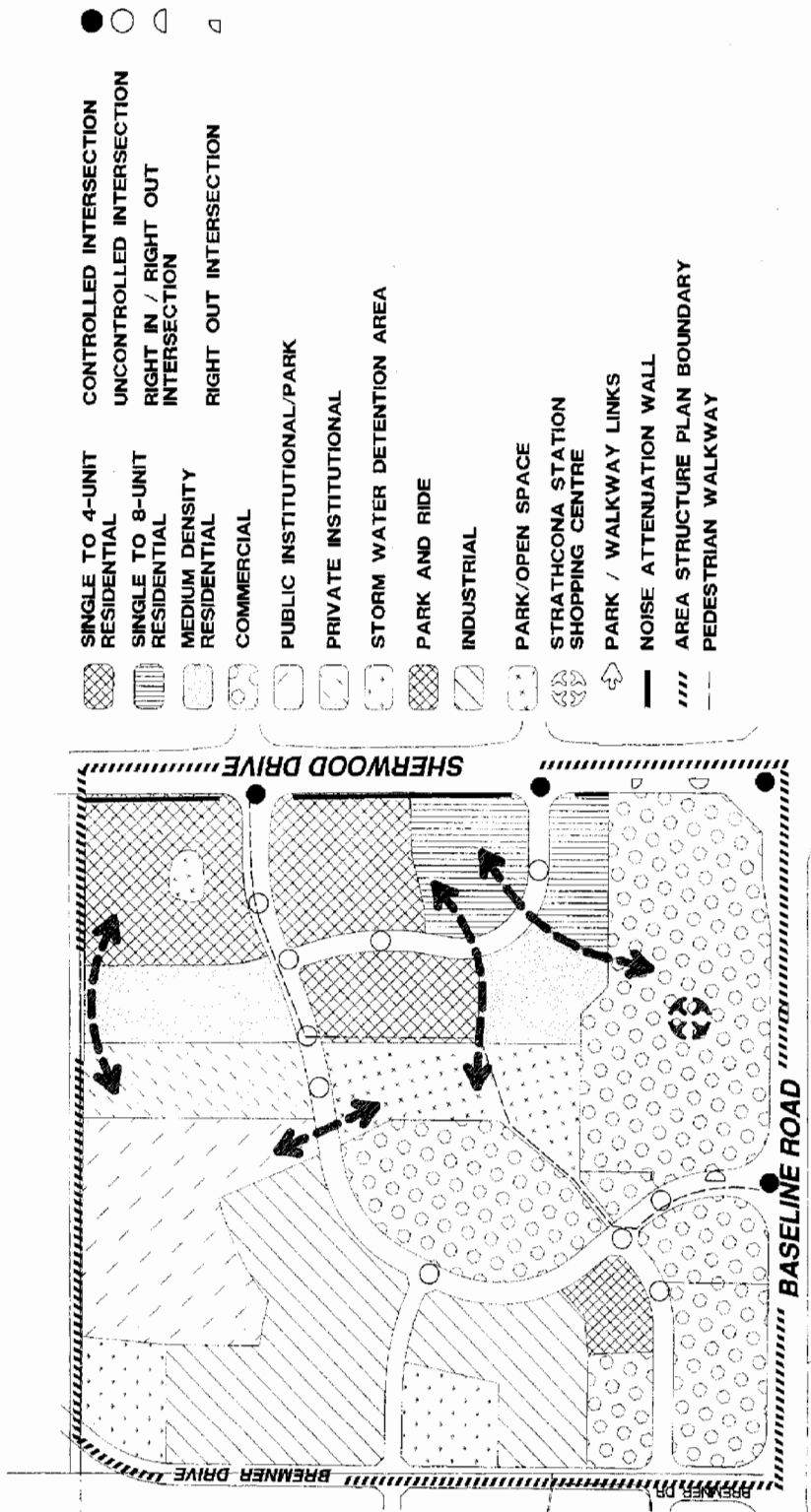
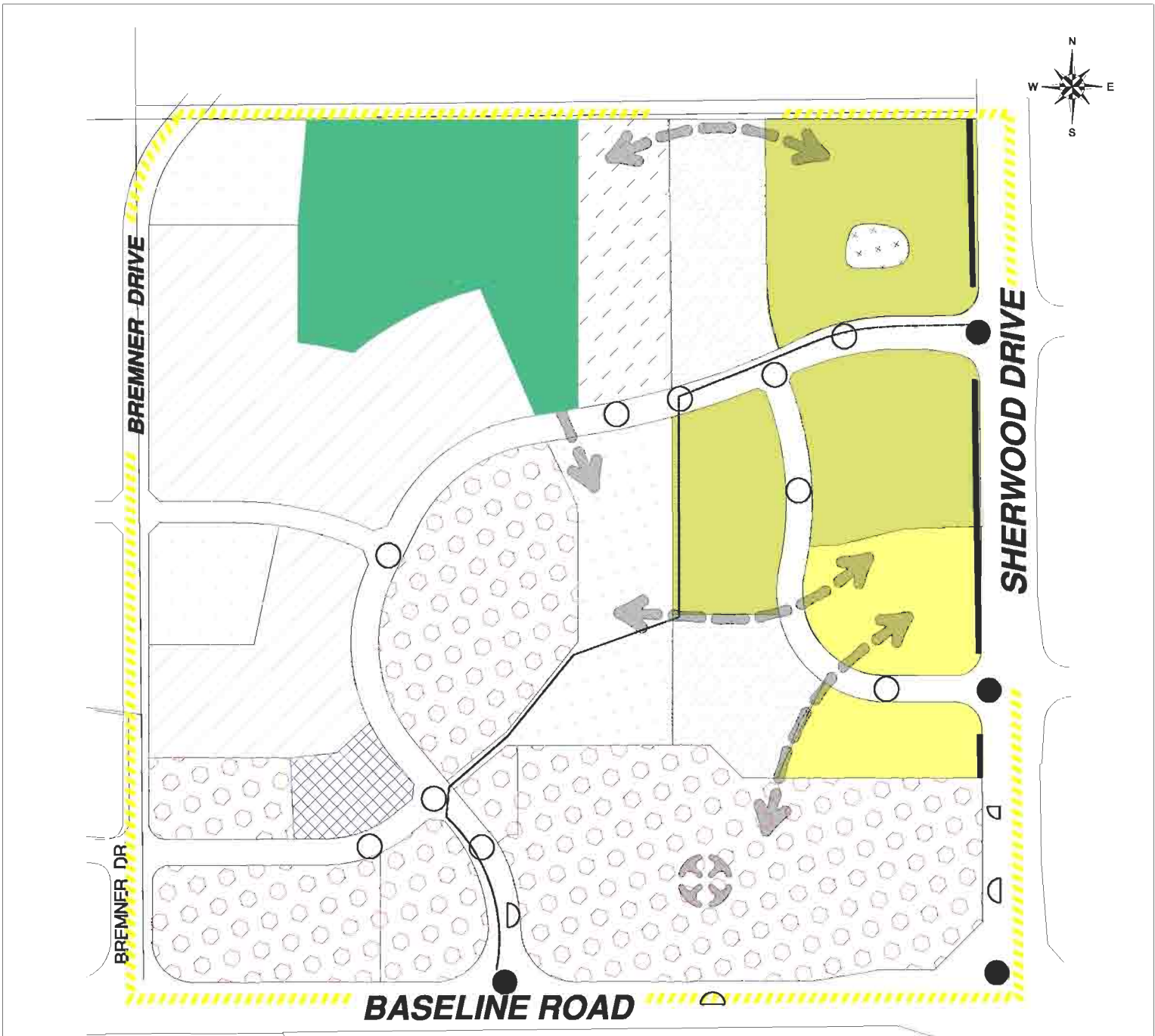



FIGURE 3 DEVELOPMENT CONCEPT (APRIL, 2002 AMENDMENT)

# STRATHCONA CENTRE



# Strathcona Centre Area Structure Plan Bylaw 34-2002 (Amendment 4)

Date of Adoption 13 April 2002

- |  |  |
|--|--|
|  SINGLE TO 4-UNIT RESIDENTIAL |  PARK AND RIDE                      |
|  SINGLE TO 8-UNIT RESIDENTIAL |  INDUSTRIAL                         |
|  MEDIUM DENSITY RESIDENTIAL   |  PARK/OPEN SPACE                    |
|  COMMERCIAL                   |  STRATHCONA STATION SHOPPING CENTRE |
|  PUBLIC INSTITUTIONAL/PARK    |  PARK / WALKWAY LINKS               |
|  PRIVATE INSTITUTIONAL        |  NOISE ATTENUATION WALL             |
|  STORM WATER DETENTION AREA   |  AREA STRUCTURE PLAN BOUNDARY       |

#### Disclaimer of Liability

Strathcona County is not responsible for errors or omissions and assumes no responsibility for the accuracy, completeness, or usefulness of this information, and disclaims all liability of any kind whatsoever arising out of use of, this map.

Any reliance on the information contained herein is at the user's risk.

Changes are periodically made to the ASPs/ARPs and may be made without notice. It is therefore recommended that you contact Planning & Development Review Services for original Plans.

Telephone: (780) 484-8212  
www.strathcona.ab.ca