

BYLAW 25-2004

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, 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 Bylaw 25-2004 is to be cited as the "Strathcona Centre Area Structure Plan Amendment No. 7".
2. That Bylaw 49-86 be amended as follows:
 - 2.1 That Table 2A, "Population Statistics and Student Generations" be deleted and replaced by Table 2B, "Population Statistics and Student Generations", as shown on Schedule "A" attached hereto and forming part of this bylaw.
 - 2.2 That Figure 3A, "Development Concept" be deleted and replaced by Figure 3B, "Development Concept", as shown on Schedule "B" attached hereto and forming part of this bylaw.

Read a first time this 23 day of March, 2004.

Read a second time this 23 day of March, 2004.

Read a third time and finally passed this 23 day of March, 2004.



Mayor



Manager
Legislative & Legal Services

Date Signed: April 1/04

**BYLAW 25-2004
SCHEDULE "A"**

AMENDMENT TO THE STRATHCONA CENTRE AREA STRUCTURE PLAN

TABLE 2B

**POPULATION STATISTICS & STUDENT GENERATIONS (AMENDMENT TO
BYLAW NO. 109-2003)**

POPULATION PROJECTIONS						
	Ha (+/-)	AC (+/-)	%	Estimated No. of Units	Persons per Unit	Population
Single to 8-Unit Residential	+/- 12.8	+/- 31.6	+/- 76.2	276	* 3.26	900
Medium Density Residential	+/- 3.7	+/- 9.1	+/- 23.8	442	** 1.10	487
TOTALS	16.5 ha	40.7 ac		718		1,387

*Obtained from County.

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

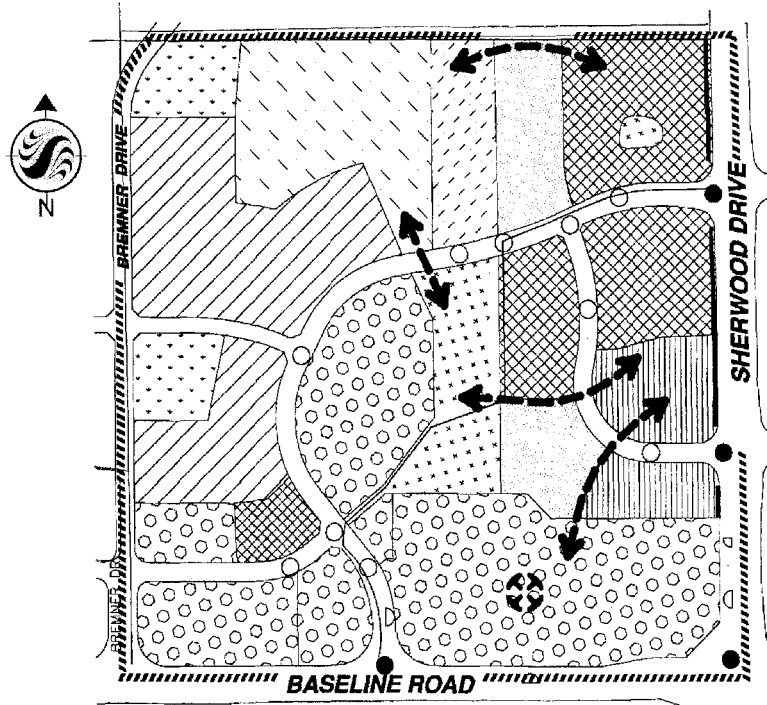
STUDENT GENERATION								
	Public			Seperate			Student Factors per Unit	Students
	Elem.	JH.	HS.	Elem.	JH.	HS.		
Single to 8-Unit Residential (260 Units)	94	40	37	36	16	13	0.94	236
Medium Density Residential (442 Units)	0	0	0	0	0	0	0	0
TOTAL PROJECTED STUDENTS								236

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February 2004

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BYLAW 25-2004
SCHEDULE "B"



Strathcona Centre
Area Structure Plan

- | | | | |
|------------------------------|-----------------------------------|----------------------------|------------------------------------|
| SINGLE TO 4-UNIT RESIDENTIAL | CONTROLLED INTERSECTION | PUBLIC INSTITUTIONAL/PARK | PARK/OPEN SPACE |
| SINGLE TO 6-UNIT RESIDENTIAL | UNCONTROLLED INTERSECTION | PRIVATE INSTITUTIONAL | STRATHCONA STATION SHOPPING CENTRE |
| MEDIUM DENSITY RESIDENTIAL | RIGHT-IN / RIGHT-OUT INTERSECTION | STORM WATER DETENTION AREA | PARK / WALKWAY LINKS |
| COMMERCIAL | RIGHT-OUT INTERSECTION | PARK AND RIDE | NOISE ATTENUATION WALL |
| | | INDUSTRIAL | AREA STRUCTURE PLAN BOUNDARY |
| | | | PEDESTRIAN WALKWAY |

Bylaw 25-2004



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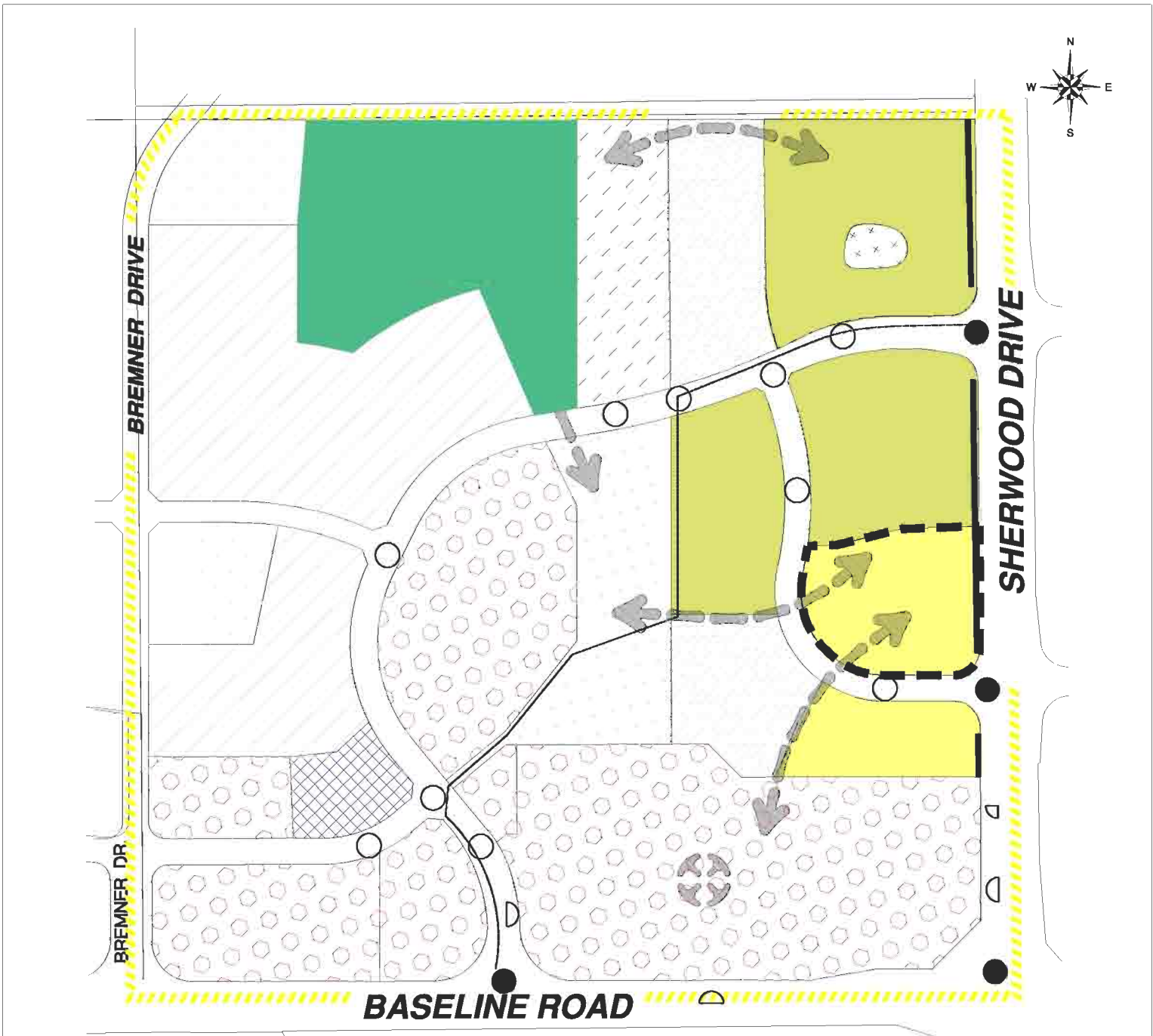
PLANNING AND DESIGN SERVICES GROUP

Client/Project
DUNDEE EDMONTON LTD.
STRATHCONA CENTRE
AREA STRUCTURE PLAN

Figure No. 3B

Title
Bylaw 25-2004

February 2004
61 21864



Strathcona Centre Area Structure Plan Bylaw 25-2004 (Amendment 7)

Date of Adoption 23 March 2004

- | | | |
|------------------------------|------------------------------------|----------------|
| SINGLE TO 4-UNIT RESIDENTIAL | PARK AND RIDE | AMENDMENT AREA |
| 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 | |
| | AMENDMENT AREA | |

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