

**BYLAW 66-2020
ARDROSSAN AREA STRUCTURE PLAN AMENDING BYLAW NO. 1**

Section 633 of the *Municipal Government Act*, RSA 2000, c M-26, as amended, enables council to adopt by bylaw an area structure plan for the purpose of providing a framework for subsequent subdivision and development of an area of land;

Section 191 of the *Municipal Government Act*, as amended, provides that the power to pass a bylaw includes the power to amend the bylaw; and

It is advisable to further amend the Ardrossan Area Structure Plan for the purpose set out in this bylaw;

Council enacts:

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| Purpose | 1 The purpose of this bylaw is to amend Bylaw 31-2019 to: <ul style="list-style-type: none">(a) support the intended residential development concept for certain residential areas to have lots that are smaller than 0.3 acres and to clarify the maximum number of residential lots and general lot design which may be developed abutting Horton Place;(b) update references to differentiate single dwelling categories for residential areas as 'Large Lot Residential', 'Medium Lot Residential', or 'Small Lot Residential'; and(c) extend the Medium Lot Residential area northward to align with existing lot lines for lots within Horton Place. |
| Amendments | 2 Bylaw 31-2019 is amended by amending the Ardrossan Area Structure Plan document attached to and forming part of Bylaw 31-2019 as follows: <ul style="list-style-type: none">(a) within section 3.2 (Land Use Designations):<ul style="list-style-type: none">(i) deleting the subheading "New Low Density (Single-Detached) Residential/Estate Residential" and replacing it with the subheading "New Single Dwelling Residential"; and(ii) deleting the text under the new subheading "New Single Dwelling Residential" and replacing it with |

the text set out in Schedule "A" to this bylaw;

(b) within section 4.2 (Residential), deleting the text under the subheading "Policies:" and replacing it with the text set out in Schedule "B" to this bylaw; and

(c) within section 6 (Maps), deleting the page containing 'Map 2 Land Use Concept' and replacing it with the page attached as Schedule "C" to this bylaw.

FIRST READING: _____

SECOND READING: _____

THIRD READING: _____

SIGNED THIS ____ day of _____, 20____.

MAYOR

DIRECTOR, LEGISLATIVE AND LEGAL SERVICES

New Single Dwelling Residential

Areas designated for new Single Dwelling Residential are located within the northeast and east central portion of the Hamlet and is comprised of exclusively single dwellings. The New Single Dwelling Residential land use category is split into three areas: Small Lot Residential; Medium Lot Residential; and Large Lot Residential. These different areas will support a diversity of lots to be available within the Hamlet.

The Small Lot Residential area is located at the east central portion of the Plan Area and is intended to provide lots that are reflective of the residential form of development found in larger urban areas.

The Medium Lot Residential area comprises the majority of the New Single Dwelling Residential that is north of Main Street. Like the Small Lot Residential area, these lots will also be indicative of an urban setting but will be developed in a manner that is considered a blend of Estate size lots and more traditional forms of urban development. The exception within the Medium Lot Residential are the new lots that will abut the existing country residential lots within Horton Place, which shall be configured to provide an appropriate interface to this existing country residential subdivision. Lot configurations and sizes for this interface will be developed as a reciprocal balance between development forms found internal to the Hamlet and the neighbouring large country residential lots. These new lots will also be influenced by existing environmental features in the area as well as necessary roadway alignments.

The Large Lot Residential area is located in the northeast corner of the Plan Area and is intended to provide larger lots that provide a transition to Lindale Park to the north and the northern portion of Horton Place to the east. These lots would be comparable to those commonly referred to as estate lots.

All roadways to be developed within these areas shall be developed to the roadway cross-sections listed within the accompanying transportation impact assessment, with the exception of the road that shall connect with the existing residential area that does not contain sidewalks.

Strathcona County shall:

- 4.2.1 require new residential subdivisions to conserve existing treed and environmentally significant areas, in accordance with provincial legislation and County policy.
- 4.2.2 require residential development within the Plan Area to achieve an overall density between 12-15 dwelling units per net residential hectare.
- 4.2.3 require the development of a range of lot sizes to ensure a diversity of options that accommodate a range of economic and lifestyle needs.
- 4.2.4 require lots within the Large Lot Residential Area to be a minimum 0.3 acres in area to ensure development is compatible with the character of existing areas.
- 4.2.5 require lots within the Medium Lot Residential Area that are directly abutting existing country residential subdivisions outside of the hamlet to be in accordance with the following Figure 1 to ensure development is compatible with the character of existing and adjacent areas.

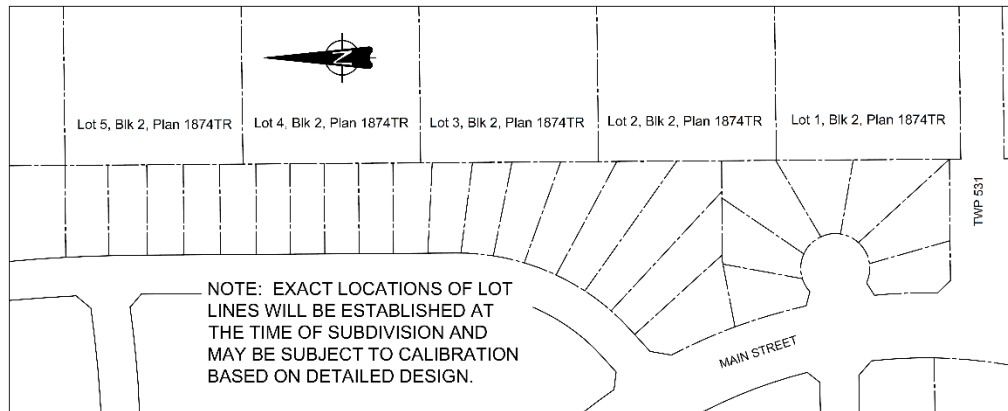
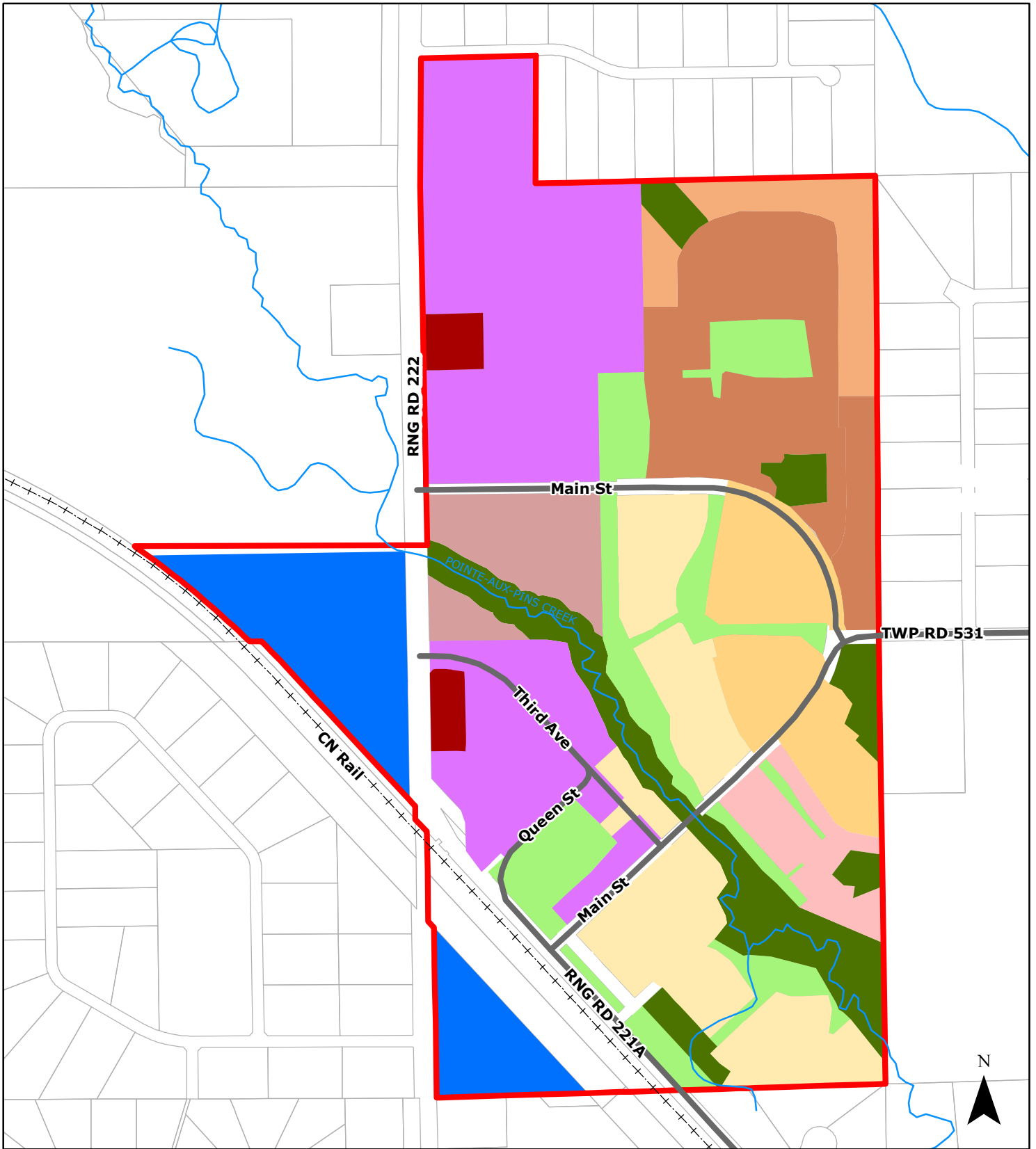















Figure 1

- 4.2.6. encourage a mix of housing types within the Multiple Unit Residential area including semi-detached, duplexes, townhouses, and triplexes and fourplexes.

- 4.2.7. facilitate the development of appropriate home businesses as a secondary use, subject to the provisions of the Land Use Bylaw.
- 4.2.8 encourage adult-oriented housing within the Multiple Unit Residential and Mixed Use areas to promote the provision of housing for all ages.



LEGEND

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|---|------------------------|---|--|
|  | Ardrossan ASP Boundary |  | Existing Residential |
|  | Collector Roads |  | Mixed Use Development |
|  | Commercial |  | Multiple Residential |
|  | Environmental Reserve |  | Large Lot Residential |
|  | Municipal Reserve |  | Medium Lot Residential |
|  | Institutional Lands |  | Small Lot Residential |
| | |  | Transitional Lands
(Existing Country Residential) |

**ARDROSSAN
AREA STRUCTURE PLAN
STRATHCONA COUNTY**

Map 2.0

LAND USE CONCEPT

