

BYLAW 60-2017

A BYLAW OF STRATHCONA COUNTY IN THE PROVINCE OF ALBERTA, FOR THE PURPOSE OF AMENDING BYLAW 8-2015 BEING THE SUMMERWOOD AREA STRUCTURE PLAN.

WHEREAS it is deemed advisable to amend the Summerwood Area Structure Plan BYLAW 8-2015;

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 8-2015, as amended, be further amended as follows:

2.1 That Table 3 Area Concept Plan Policy Section 6.4.6 be amended by:

- a) deleting "range from 21.5 – 37 units/net ha" and replacing with "must be consistent with the plan area";
- b) deleting "low rise (maximum height 14 m) apartments to a maximum density of 37 units/net ha" and replacing with "apartments up to six storeys. Apartment dwellings higher than four storeys must provide underground parking for its residents"; and
- c) deleting "The Capital Region Plan requires that residential development must target a higher density than required at the time of the ACP. Therefore these densities are adjusted in Summerwood North to allow an average of 23.65 upnrha for low density residential, 37 upnrha for low density multiple residential, and up to and 75 upnrha for medium density residential" and replacing with "Low density multiple residential forms in Summerwood North include fourplexes, townhouses or other attached housing forms. Medium density residential forms in Summerwood South include townhouses, fourplexes and low-rise apartments".

2.2 That Section 6.2 Summerwood North Residential Density be amended by:

- a) deleting "605" and replacing with "642";
- b) deleting "1,798" and replacing with "1,881";
- c) deleting

"Low Density Residential	23.65 units/hectare" and
replacing with	
"Low Density Residential	23.65 units/net residential hectare";
and	

d) deleting
"Low Density Multiple Residential 37.00 units/hectare" and
replacing with

"Low Density Multiple Residential	49.82 units/net residential hectare"
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- 2.3 That Table 4 Land Use Statistics is deleted and replaced with Table 4 Land Use Statistics attached as Schedule "A" and forming part of this bylaw.
- 2.4 That Section 6.3.2 Low Density Multiple Residential be amended by deleting "37 units per hectare" and replacing with "50 units per net residential hectare".
- 2.5 That Section 7.2 Residential be amended by deleting "37 units/net ha" and replacing with "50 units/net residential ha".
- 2.6 That Section 7.2 Policy 7.2.8 be amended by deleting "37 units/net ha" and replacing with "50 units/net residential ha".

2. This bylaw comes into effect after third reading and upon being signed.

Read a first time this _____ day of _____, 2017.

Read a second time this _____ day of _____, 2017.

Read a third time and finally passed this _____ day of _____, 2017.

Mayor

Director, Legislative and Legal Services

Date Signed: _____

Table 4: Land Use Statistics

Land Uses	Ha	%	Units	%	Pop.
Summerwood South Area	136.8				
Summerwood North Area	40.45				
GROSS AREA	177.3				
Rail Buffer	0.75				
Lakeland Drive	1.73				
TransAlta Power Line	0.75				
GROSS DEVELOPABLE AREA	174				
Land Uses					
Municipal Reserve *	17.4	10%			
SWMF	14.49	8.3%			
Circulation (10% GDA)	34.92	20.1%			
Commercial	3.24	1.9%			
SUBTOTAL – LAND USES	70.05	40.3%			
RESIDENTIAL					
Summerwood South					
Low Density Residential	65.8	37.80%	1,415	48.4%	4,414
Low Density Multiple Residential	5.04	2.90%	186	6.3%	420
Medium Density Residential	9.09	5.20%	682	23.3%	982
Summerwood North					
Low Density Residential	21.23	12.20%	502	17.2%	1,566
Low Density Multiple Residential	2.81	1.60%	140	4.8%	315
SUBTOTAL - RESIDENTIAL	104	59.70%	2925	100%	7697