

SECTION 3: DEVELOPMENT CONCEPT

3.2 LAND USE DESIGNATIONS

EXISTING TEXT (Page 5 of current Area Structure Plan - fourth paragraph)

New Low Density (Single-Detached) Residential/Estate Residential

Areas designated for new Single Detached Residential are located within the northeast and east central portion of the Hamlet.

The area north of Main Street is proposed for larger lot single detached housing. This area is expected to provide a transition from existing lots in the Lyndale Park and Horton Place country residential subdivisions. In accordance with the Development Concept, those lots will be no greater than 0.5 acres in area. Interior lots within will be closer in size to urban lots and will be no greater than 0.3 acres.

The areas proposed for new Low Density Residential are expected to be single detached housing with lot areas smaller than 0.3 acres.

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.

It is expected that the unconstructed portion Main Street shall be completed with the subdivision of lots within these areas.

PROPOSED TEXT

The above existing text is proposed to be deleted and replaced by the following text:

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.

SECTION 4: POLICY FRAMEWORK

4.2 RESIDENTIAL

EXISTING RESIDENTIAL POLICIES (Page 13-14 of current Area Structure Plan)

Policies:

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 housing options to meet the economic and lifestyle of needs of residents.
- 4.2.4 ensure that lots within the hamlet directly abutting existing country residential subdivisions outside of the hamlet are between 0.3 and 0.5 acres in area.
- 4.2.5 encourage a mix of housing types within the Multiple Unit Residential area including semi-detached, duplexes, townhouses, and triplexes and fourplexes.
- 4.2.6 facilitate the development of appropriate home businesses as a secondary use, subject to the provisions of the Land Use Bylaw.
- 4.2.7 encourage adult-oriented housing within the Multiple Unit Residential and Mixed Use areas as outlined in the Land Use Concept.

PROPOSED RESIDENTIAL POLICY

Strathcona County shall:

- No change 4.2.1 *require new residential subdivisions to conserve existing treed and environmentally significant areas, in accordance with provincial legislation and County policy.*
- No change 4.2.2 *require residential development within the Plan Area to achieve an overall density between 12-15 dwelling units per net residential hectare.*
- Revised 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.*
- Revised 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.*
- New Policy 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.*

New Figure

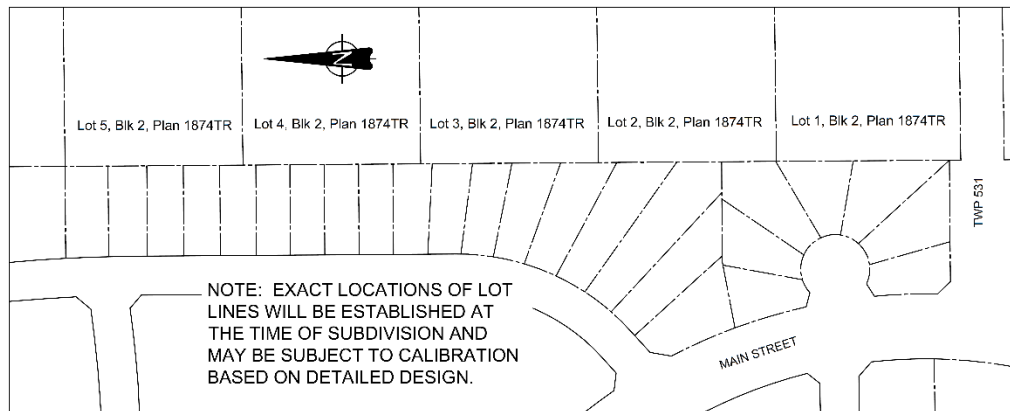


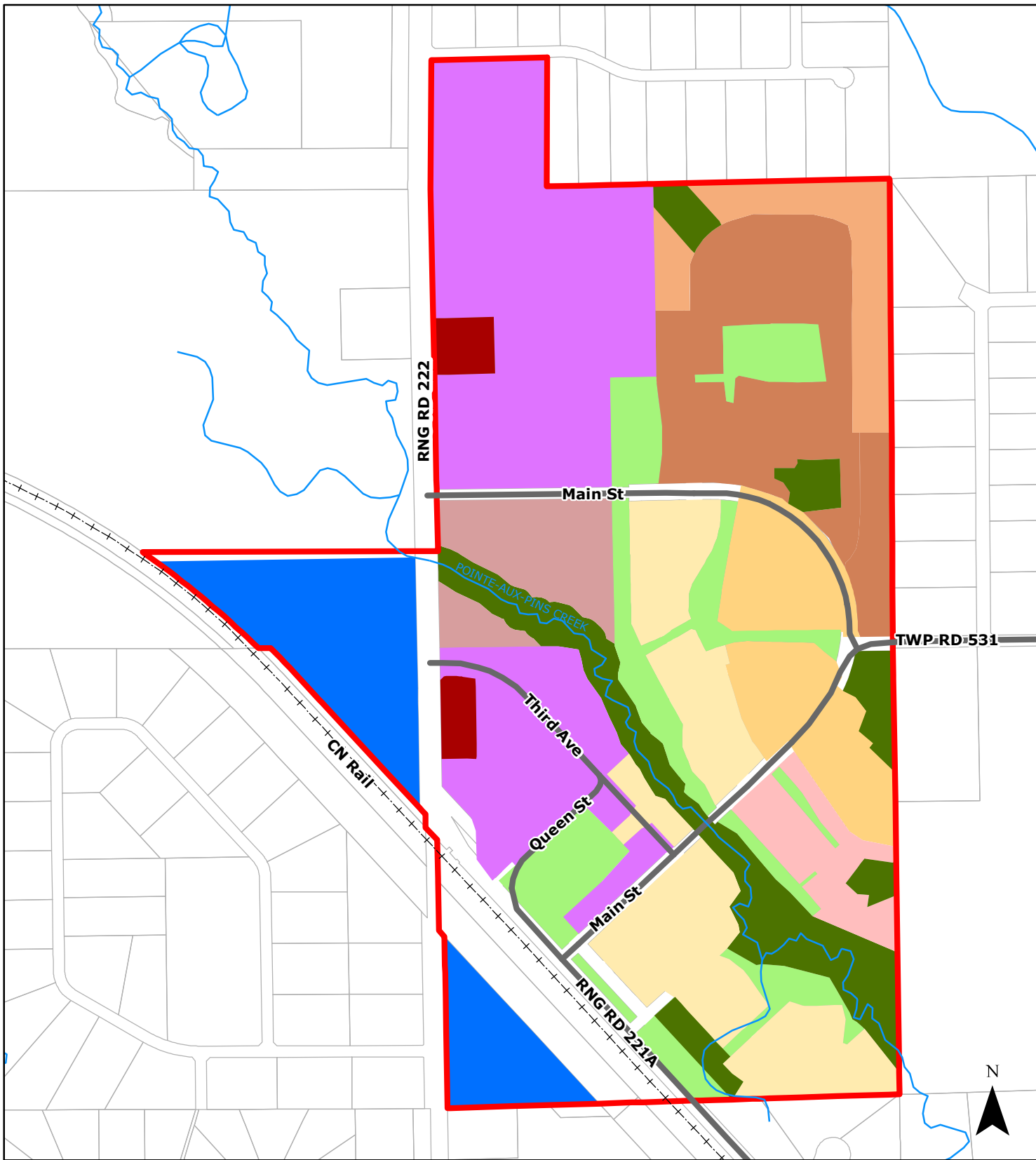
Figure 1

- No change 4.2.6. *encourage a mix of housing types within the Multiple Unit Residential area including semi-detached, duplexes, townhouses, and triplexes and fourplexes.*
- No change 4.2.7. *facilitate the development of appropriate home businesses as a secondary use, subject to the provisions of the Land Use Bylaw.*














Revised

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.*

CURRENT ASP CONCEPT (2019)



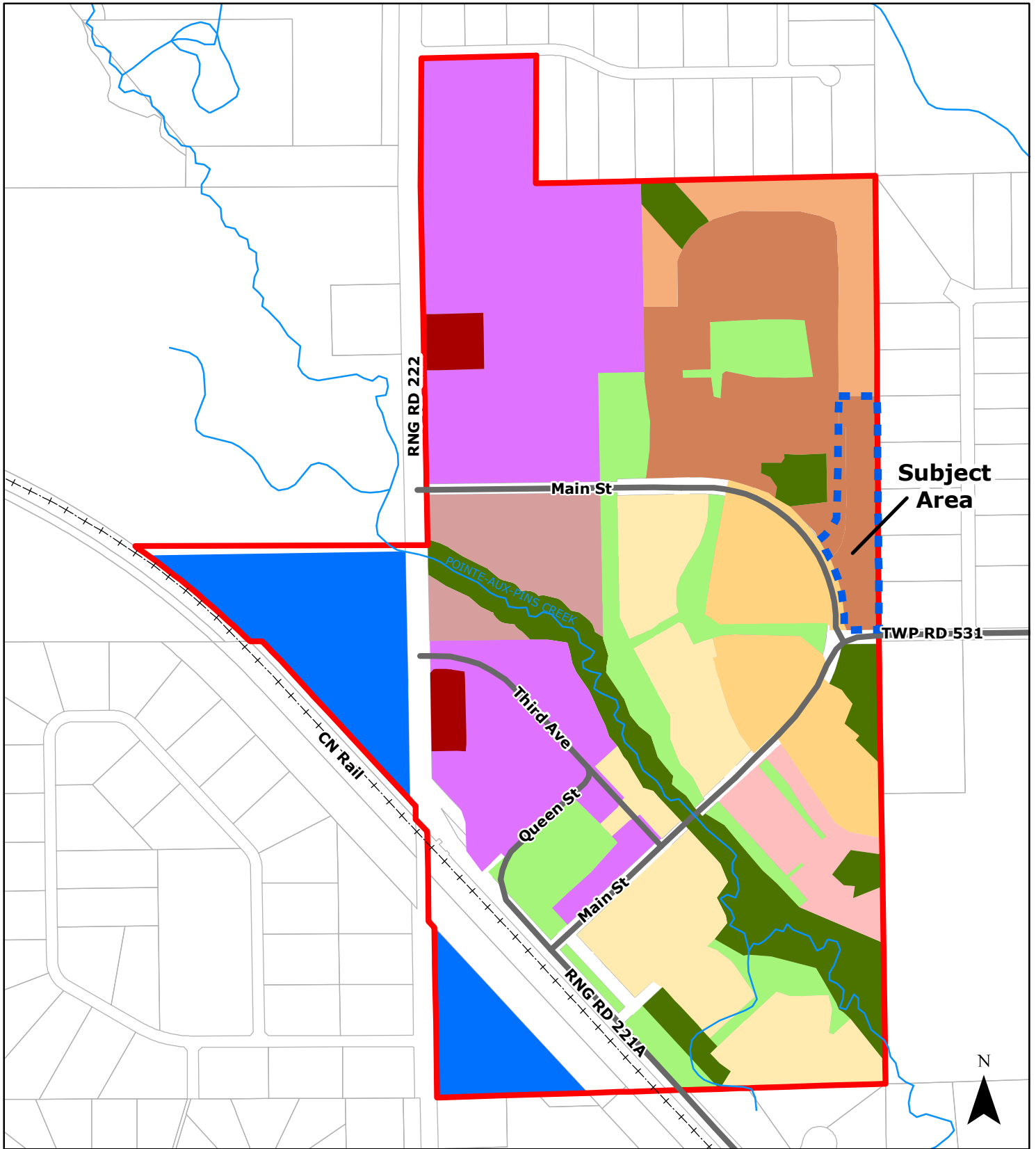
LEGEND

- | | | | |
|-------------------------------------------------------------------------------------|------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------|
|  | Ardrossan ASP Boundary |  | Existing Residential |
|  | Collector Roads |  | Mixed Use Development |
|  | Commercial |  | Multiple Residential |
|  | Environmental Reserve |  | New Residential (0.5 ac) |
|  | Municipal Reserve |  | New Residential (< 0.3 ac) |
|  | Institutional Lands |  | New Residential (0.3 ac lots) |
| | |  | Transitional Lands(Existing Country Residential) |















**ARDROSSAN
AREA STRUCTURE PLAN
STRATHCONA COUNTY**

Map 2.0
LAND USE CONCEPT

PROPOSED ASP CONCEPT (2020)



LEGEND

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

ARDROSSAN
AREA STRUCTURE PLAN
STRATHCONA COUNTY

Map 2.0

LAND USE CONCEPT

