

**BYLAW 34-2025
CAMBRIAN CROSSING AREA STRUCTURE PLAN
AMENDING BYLAW NO.2**

Section 633(1) 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 amend the Cambrian Crossing Area Structure Plan (ASP) for the purpose of amending "Figure No. 3.0 Development Concept Plan" to support a switch of a Medium Density Residential site and a Residential (Single, Semi & Townhouse) site within the ASP area and updating the related policies and land use statistics tables as needed;

Council enacts:

- | | |
|------------|---|
| Amendments | <ol style="list-style-type: none">1 Bylaw 14-2021 is amended by amending the Cambrian Crossing Area Structure Plan document attached to and forming part of Bylaw 14-2021, as revised, as follows:<ol style="list-style-type: none">(a) within section 2.5.2 West Commercial Centre (2), Policy 2.5.2.6, deleting "70 du/nrha" and replacing it with "80 du/nrha";(b) within section 2.5.4 West Village (4), delete Policy 2.5.4.4 in its entirety;(c) within section 7.0 Figures, deleting Figure No. 3.0 – Development Concept Plan and replacing it with the map attached in Schedule "A"; and |
|------------|---|

(d) within section 8.0 Appendix A: Development Statistics, deleting Tables 8.1 and 8.2 and replacing them with the pages attached in Schedule "B".

FIRST READING: _____

SECOND READING: _____

THIRD READING: _____

SIGNED THIS ____ day of _____, 20____.

MAYOR

DIRECTOR, LEGISLATIVE AND
LEGAL SERVICES



Not to Scale



30 | Jun | 2025

Residential (Single, Semi & Townhouse)	Proposed Institutional	Stormwater Facility	Possible Access Point
Medium Density Residential	Neighbourhood Node	Retained Wetlands	Future Flyover
Business Employment	Mixed Use Node	Ravine Park	Arterial Roadway
Light Industrial	Main Street	Top of Bank Roadway	Arterial ROW
Eco-Industrial Right-of-Way	Arterial Commercial	Open Space/Park	Collector Roadway with Boulevard
Institutional	Community Commercial	Forebay	Collector Roadway
		Environmental Reserve	ASP Boundary
		Bioswale	Further Studies Required at Rezoning Stage
		Greenway 21	

Client/Project

**ROHIT GROUP
CAMBRIAN CROSSING
STRATHCONA COUNTY**

Figure No.

3.0

Title

**Development
Concept Plan**

8.0 APPENDIX A: DEVELOPMENT STATISTICS

8.1 Table 8.1 Overall Development Statistics

Cambrian Crossing Area Structure Plan LAND USE AND POPULATION STATISTICS

	Area (ha)	% of GA	% of GDA
Gross Area	361.3	100.0%	
Arterial Roadway	12.6	3.5%	
Environmental Reserve	48.4	13.4%	
Wetland - Crown Claimed	2.7	0.7%	
Flyover	0.8	0.2%	
Gross Developable Area	296.8		100%
Municipal Reserve	29.8		10.0%
<i>Parks</i>	14.7		
<i>School / Park</i>	14		
<i>Natural Area</i>	1.1		
Bioswale	1.6		0.5%
Circulation	61.6		20.8%
Stormwater Management	20.8		7.0%
Business Employment	18.8		6.3%
Light Industrial	8.5		2.9%
Institutional	4.9		1.7%
Arterial Commercial	5.2		1.8%
Community Commercial	1.4		0.5%
Mixed Use Commercial*	0.4		0.1%
Public Utility Lot (Forebay)	1.2		0.4%
Public Utility Lot (Pump Station)	0.1		0.0%
Total Non-Residential Area	154.3		52.0%
Net Residential Area (NRA)	142.5		48.0%

RESIDENTIAL LAND USE, DWELLING UNIT COUNT AND POPULATION

Land Use	Area (ha)	Units /ha	Units	% of NRA	People / Unit	Population
Single / Semi -Detached	105.1	28	2,943	73.8%	2.8	8,241
Townhouse	26.1	55	1,436	18.3%	2.8	4,019
Mixed Use Residential***	1.1	69	76	0.8%	1.8	137
Low-Rise / Medium Density Housing	10.2	90	919	7.2%	1.5	1,378
Total	142.5		5,374	100.0%		13,776

*Calculated at 25% of total Mixed Use area

** As Townhomes are permitted within the Mixed Residential land use, the stats assume approximately 20% as townhomes.

***Calculated at 75% of total Mixed Use area

SUSTAINABILITY MEASURES

Population per Net Hectare (p/nha)

96.7

Dwelling Units per Net Residential Hectare (du/nrha)

37.7

Student Population		
	Public	Separate
Elementary	1,988	645
Senior High	699	107
Total	2,687	752

Student Generation		
	Public	Separate
Elementary	0.37	0.12
Senior high	0.13	0.02

Cambrian Crossing Area Structure Plan

8.2 Table 8.2 Development Statistics (West of Old Man Creek)

**Cambrian Crossing Area Structure Plan
LAND USE AND POPULATION STATISTICS
West of Old Man Creek**

	Area (ha)	% of GA	% of GDA
Gross Area	182.6	100%	
Arterial Roadway	12.6	6.9%	
Environmental Reserve	20.1	11.0%	
Wetland-Crown Claimed	0.0	0.0%	
Wetland	0.0	0.0%	
Gross Developable Area	149.9		100%
Municipal Reserve	14.6		9.7%
Parks	6.7		4.5%
School/ Park	7.9		5.3%
Bioswale	1.6		1.1%
Circulation	31.0		20.7%
Stormwater Management	10.9		7.3%
Business Employment	18.8		12.5%
Light Industrial	8.5		5.7%
Institutional	2.3		1.5%
Arterial Commercial	5.2		3.5%
Commercial	1.0		0.7%
Mixed Use Commercial*	0.4		0.3%
Total Non-Residential Area	94.3		62.9%
Net Residential Area (NRA)	55.6		37.1%

RESIDENTIAL LAND USE, DWELLING UNIT COUNT AND POPULATION

Land Use	Area (ha)	Units /ha	Units	% of NRA	People / Unit	Population
Single / Semi -Detached	41.5	25	1,038	74.7%	2.80	2,906
Townhouse	3.7	38	140	6.6%	2.80	392
Mixed Use Residential**	1.1	69	76	2.0%	1.80	137
Low-Rise / Medium Density Housing	9.3	90	835	16.7%	1.50	1,253
Total	55.6		2,089	100.0%		4,688

* Calculated at 25% of total Mixed Use area

** Calculated at 75% of total Mixed Use area

SUSTAINABILITY MEASURES

Population per Net Hectare (p/nha)	84.3
Dwelling Units per Net Residential Hectare (du/nrha)	37.6

Student Population		
	Public	Separate
Elementary	773	251
Senior High	272	42
Total	1045	293

Student Generation		
	Public	Separate
Elementary	0.37	0.12
Senior high	0.13	0.02