



**BYLAW NO. 15-23
TOWN OF STRATHMORE
IN THE PROVINCE OF ALBERTA**

BEING A BYLAW OF THE TOWN OF STRATHMORE IN THE PROVINCE OF ALBERTA TO AMEND THE EDGEFIELD AREA STRUCTURE PLAN, SCHEDULE "A" OF BYLAW NO. 11-25.

UNDER AUTHORITY of and pursuant to the provisions of the Municipal Government Act, Revised Statutes of Alberta 2000, and amendments thereto, the Municipal Council of the Town of Strathmore in the Province of Alberta, **HEREBY ENACTS AS FOLLOWS:**

101. The Edgefield Area Structure Plan, Schedule "A" of Bylaw No. 11-25 is amended by:

102.1 Deleting Figures 6, 7, 8, 9, 10, 11 and 12 and adding Figures 6, 7, 8, 9, 10, 11 and 12 as shown in Schedule "A";

102.2 Deleting Table 2. General Land Uses and adding the following:

Table 2A. General Land Uses

| Land Use | Area | | |
|----------------------------|---------------|--------------|---------------|
| | Ha | Acres | % |
| Low Density Residential | 39.06 | 96.5 | 29.6% |
| Medium Density Residential | 10.37 | 25.6 | 7.9% |
| High Density Residential | 3.73 | 9.2 | 2.8% |
| Commercial | 30.0 | 74.2 | 22.8% |
| School | 4.90 | 12.1 | 3.7% |
| Open Space/Park | 14.10 | 34.8 | 10.7% |
| Naturalized Storm Pond | 7.78 | 19.2 | 5.9% |
| Roads | 21.86 | 54.0 | 16.6% |
| Total | 131.81 | 325.7 | 100.0% |

Table 2B. Land Use by Quarter Section

| Land Use | Section 13 Township 24 Range 25 W4M | | | | | | | | | |
|----------------------------|-------------------------------------|-------------|-------------|-------------|--------------|-------------|--------------|-------------|--------------|-------------|
| | NW 1/4 | | NE 1/4 | | SW 1/4 | | SE 1/4 | | TOTAL | |
| | Ha | % | Ha | % | Ha | % | Ha | % | Ha | % |
| Low Density Residential | 14.01 | 41.3 | 2.66 | 62.1 | 18.30 | 28.7 | 4.09 | 13.7 | 39.06 | 29.6 |
| Medium Density Residential | 1.53 | 4.5 | 0.04 | 0.9 | 6.29 | 9.9 | 2.51 | 8.4 | 10.37 | 7.9 |
| High Density Residential | 0.97 | 2.9 | 0 | 0 | 0 | 0 | 2.76 | 9.2 | 3.73 | 2.8 |
| Commercial | 0 | 0 | 0 | 0 | 16.96 | 26.6 | 13.05 | 43.7 | 30.01 | 22.8 |
| School | 4.90 | 14.4 | 0 | 0 | 0 | 0 | 0 | 0 | 4.90 | 3.7 |
| Open Space/ Park | 2.37 | 7.0 | 0.93 | 21.7 | 7.79 | 12.2 | 3.01 | 10.1 | 14.10 | 10.7 |
| Naturalized Storm Pond | 3.19 | 9.4 | 0 | 0 | 3.74 | 5.9 | 0.85 | 2.8 | 7.78 | 5.9 |
| Roads | 6.96 | 20.5 | 0.65 | 15.2 | 10.68 | 16.8 | 3.57 | 12.0 | 21.86 | 16.6 |
| TOTAL | 33.93 | 100% | 4.28 | 100% | 63.76 | 100% | 29.84 | 100% | 131.8 | 100% |

102.3 Deleting Table 3 Residential Density and Population and adding the following:

Table 3. Residential Density and Population

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| Developable Area | Area | | Units Per Ha | Units | People Per Unit | Population |
|----------------------------|-------|-------|--------------|-------|-----------------|------------|
| | Ha | Ac | | | | |
| Low Density Residential | 39.06 | 96.5 | 21.25 | 831 | 2.6 | 2161 |
| Medium Density Residential | 10.37 | 25.6 | 50 | 519 | 2.6 | 1350 |
| High Density Residential | 3.73 | 9.2 | 87.5 | 327 | 2.6 | 851 |
| TOTAL | 53.16 | 131.4 | 31.54* | 1677 | 2.6 | 4362 |

* This is the average overall density for the total area.

102.4 Deleting the last paragraph under the heading "Medium Density Residential" and adding the following under "Medium Density Residential" on page 17:

"High Density Residential – includes apartments. This Area Structure Plan was amended in 2015 to enable the dedication of a school site. This adjusted the amount of land allocated for various purposes and resulted in a reduction of the lands allocated to Low Density Residential development. To compensate for this dedication, a total area of 3.73 ha is proposed for "high density residential development". The result is a net residential density of 31.54 dwelling units per ha."

201. This Bylaw shall come into full force and effect upon the date of Third and Final Reading.

READ A FIRST TIME THIS 19 day of August, 2015.

PUBLIC HEARING HELD THIS 16th day of September, 2015.

READ A SECOND TIME THIS 16th day of September, 2015.

READ A THIRD AND FINAL TIME THIS 16th day of September, 2015.



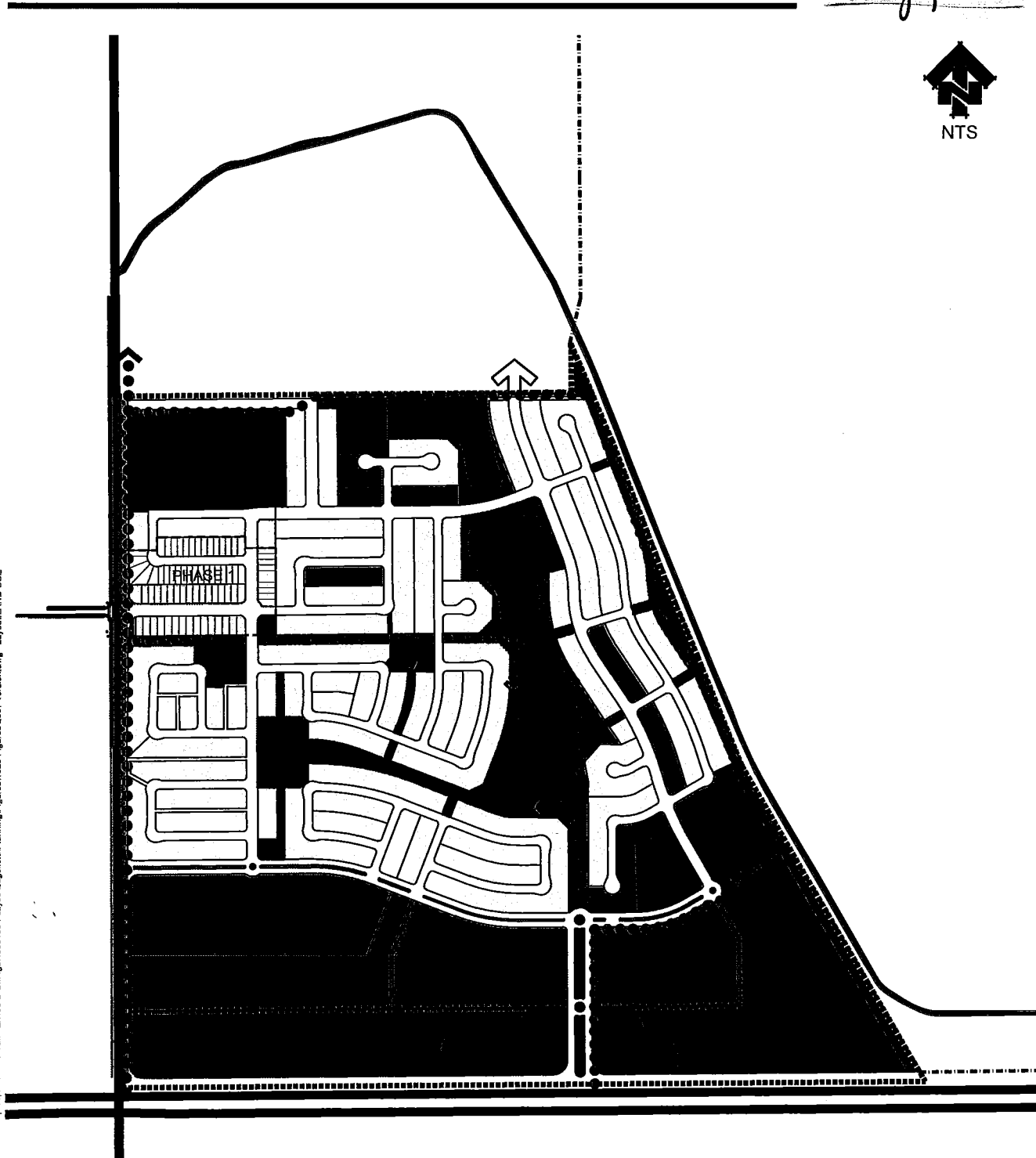
MAYOR



CHIEF ADMINISTRATIVE OFFICER



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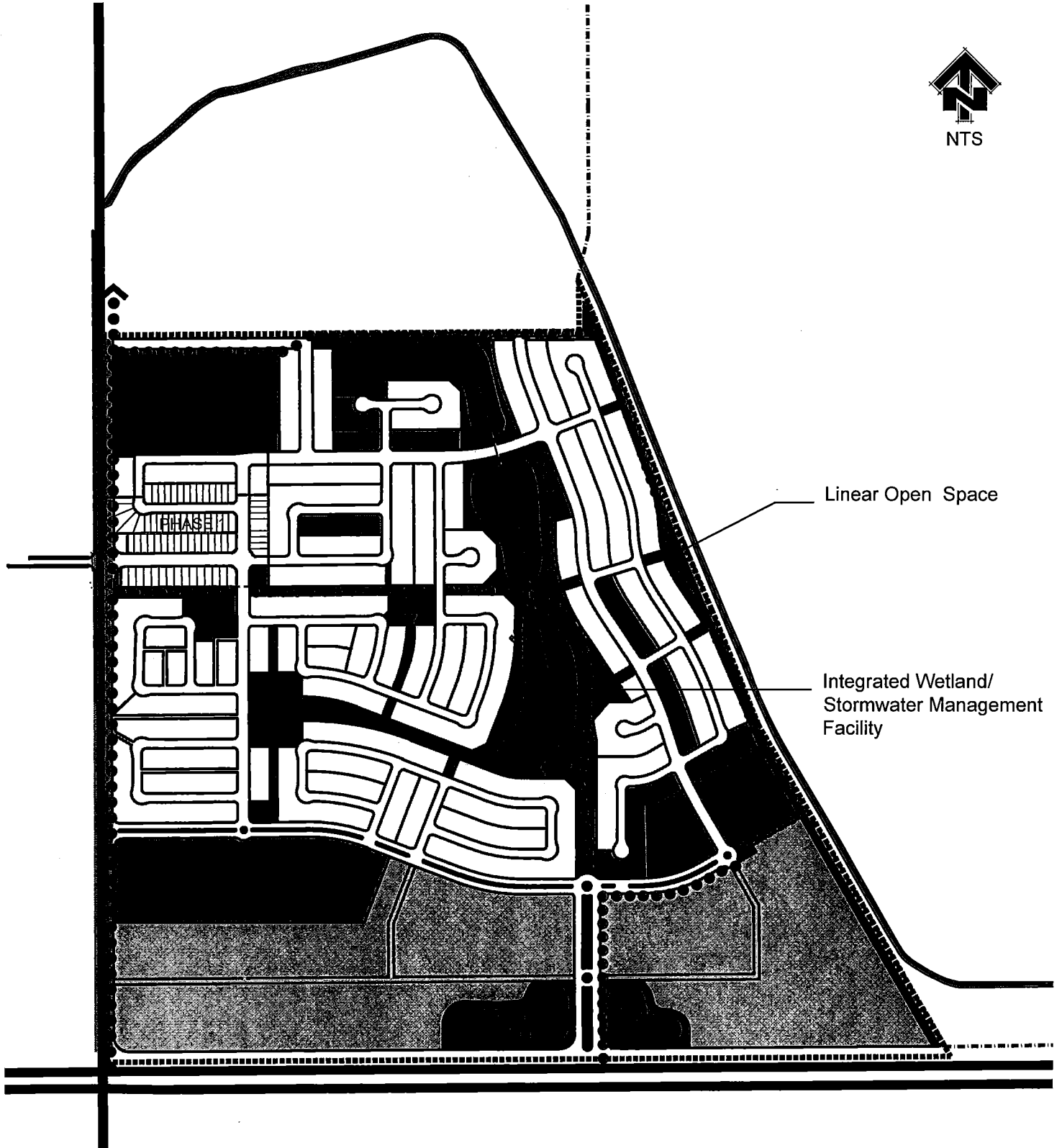
Legend

- Edgefield Area Structure Plan Boundary
- Town Boundary
- . - . - Phase 1 Boundary
- ▨ Future Road Right of Way

- Low Density Residential
- Medium Density Residential
- High Density Residential
- School
- Commercial

- Open Space/Park
- Integrated Wetland/Storm Pond
- Regional Pathway
- Local Pathway/ Trail

Figure 6:
LAND USE CONCEPT



Linear Open Space

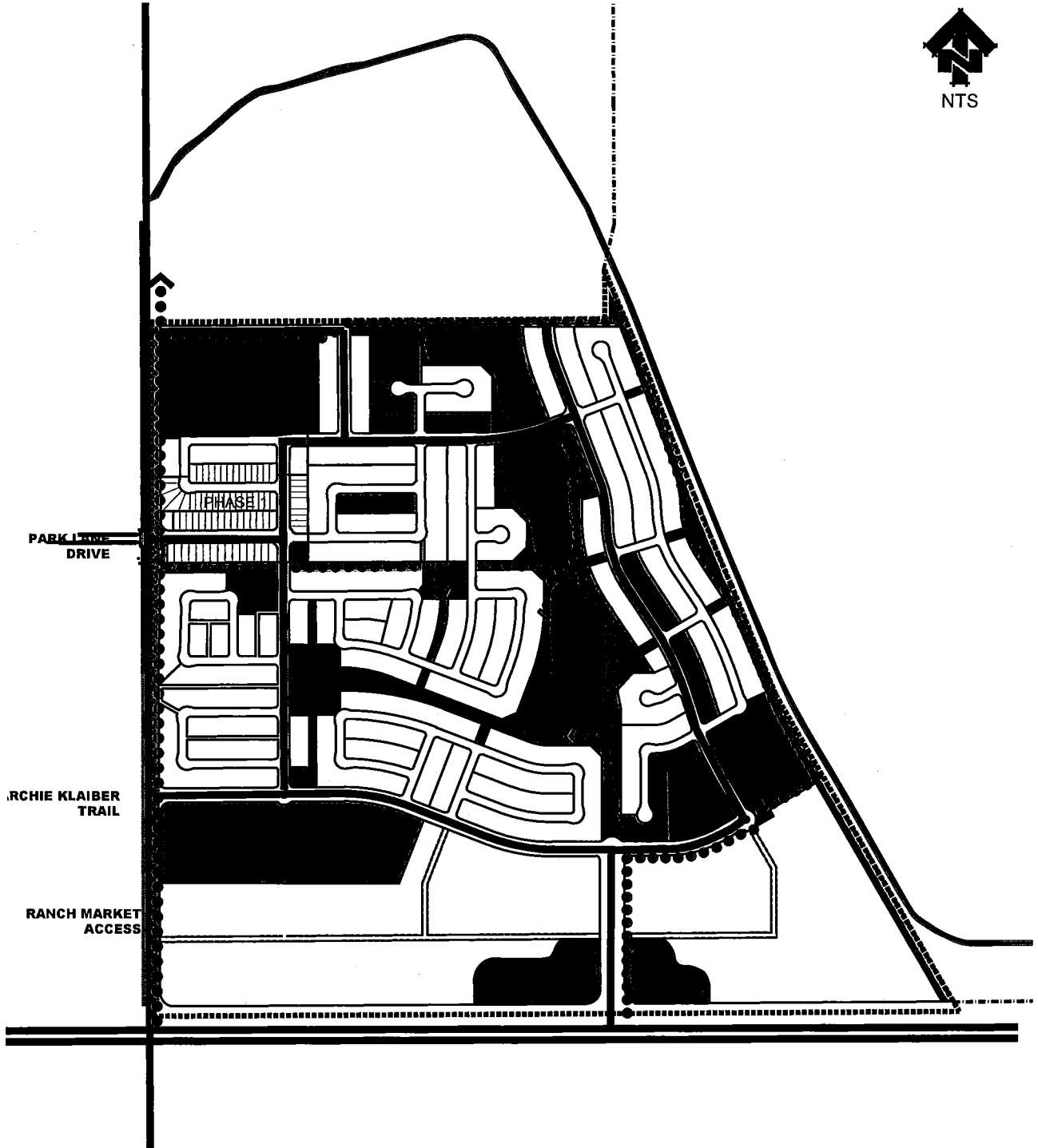
Integrated Wetland/
Stormwater Management
Facility

Legend

- Edgefield Area Structure Plan Boundary
- Town Boundary

- Open Space/Park
- Storm Pond
- Regional Pathway
- Local Pathway/Trail

Figure 7:
OPEN SPACE NETWORK



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Legend

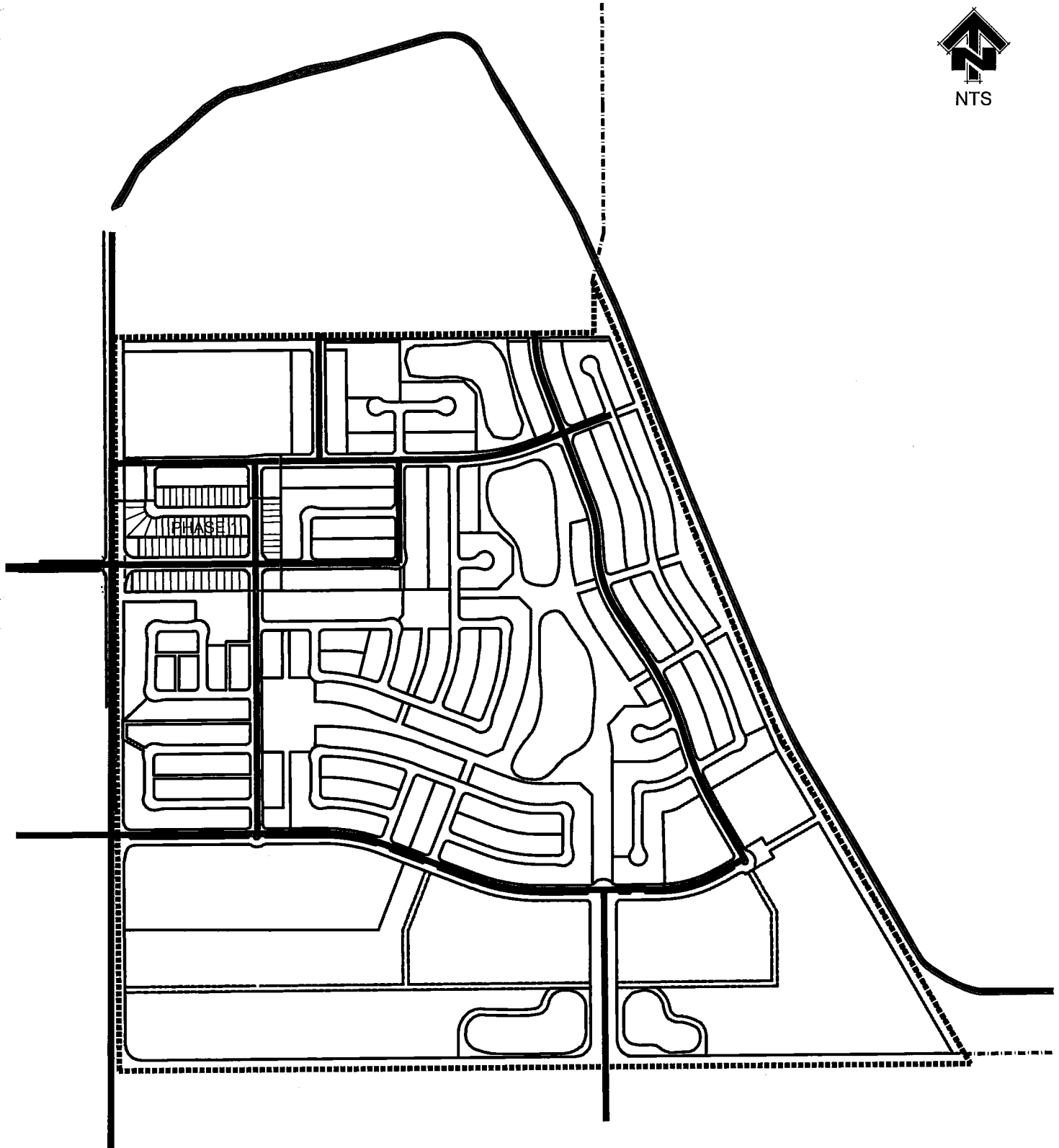
- Edgefield Area Structure Plan Boundary
- Town Boundary

- ==== Expressway
- ==== Major Arterial
- Minor Arterial
- ==== Collector Road



- Regional Pathway
- Local Pathway/ Trail

* Notes: All other roads to be Residential Standard

Figure 8:
TRANSPORTATION CONCEPT



Legend

-  Edgefield Area Structure Plan Boundary
-  Town Boundary





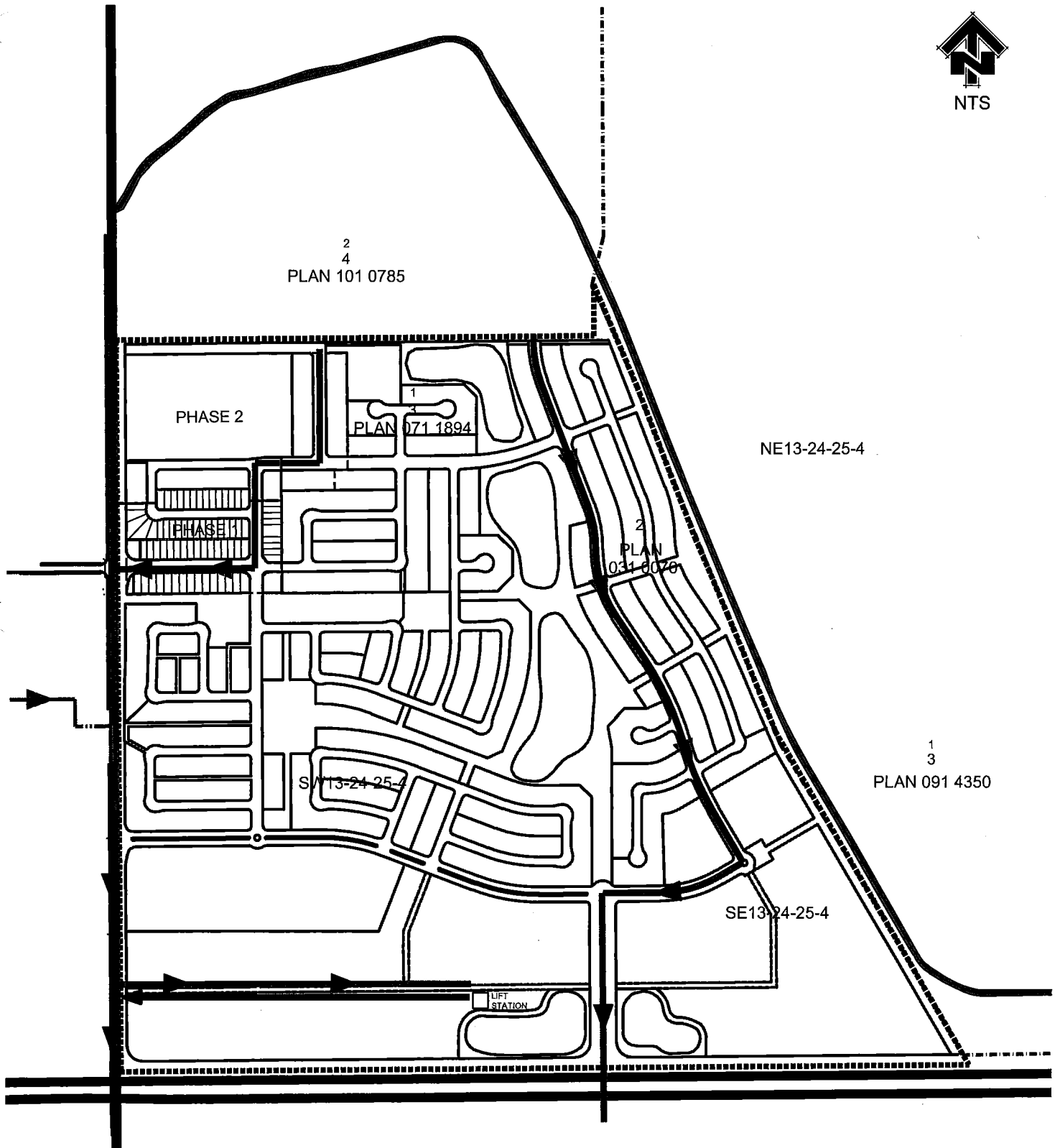
-  Existing 250mm Water Main
-  Proposed 300mm Water Main
-  Proposed 250mm Water Main
-  Future Water Main

Figure 9:
WATER SERVICING CONCEPT



Legend

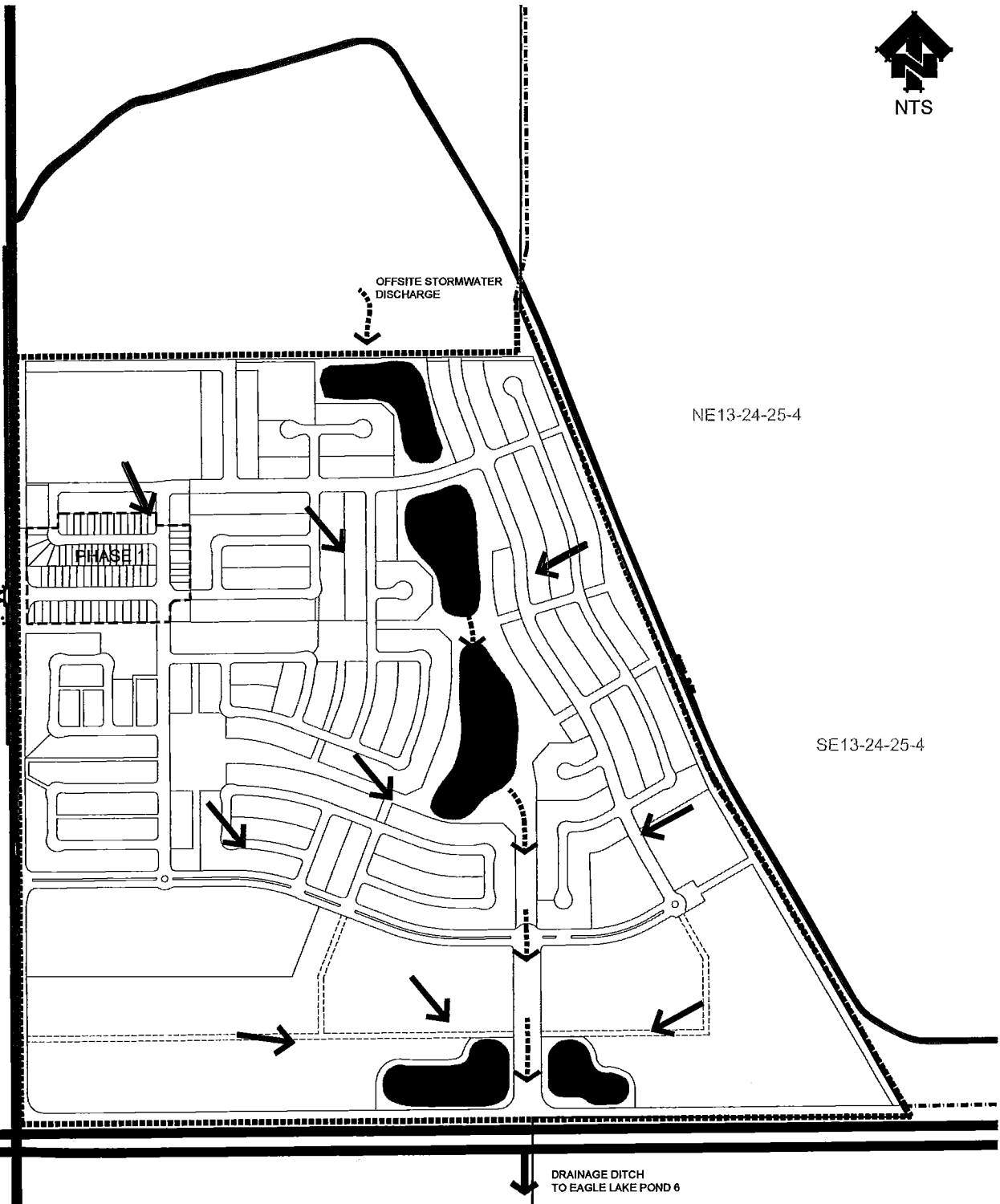
- Edgefield Area Structure Plan Boundary
- Town Boundary

- Future 450mm Sanitary Main
- Existing 450mm Sanitary Main
- Proposed Sanitary Main
- Proposed Lift Station and Forcemain
- Proposed 525mm Sanitary Main

Figure 10:
SANITARY SEWER
and WASTEWATER CONCEPT



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Legend

- Egdefield Area Structure Plan Boundary
- Town Boundary



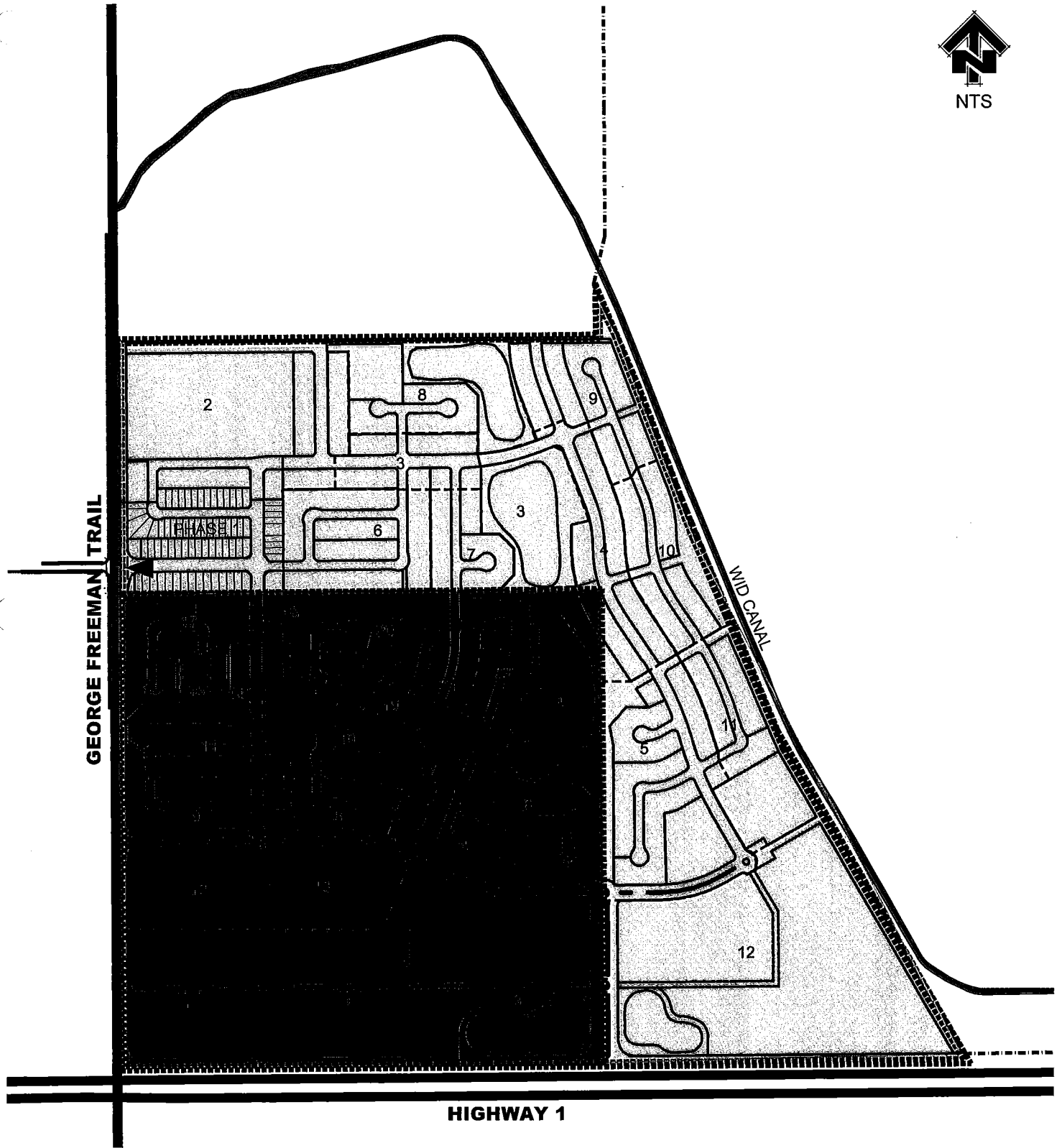
-  Eagle Lake Catchment Area
-  Naturalized Storm Ponds

Figure 11:
STORMWATER MANAGEMENT
CONCEPT



Legend

- (.....) Edgefield Area Structure Plan Boundary
- - - - - Town Boundary

- [Stippled Box] Pollyco Ownership
- [Solid Black Box] United/Rencor Ownership

Figure 12:
PHASING