

**TOWN OF OLDS
BYLAW NO. 2019-10**

A bylaw of the Town of Olds, in the Province of Alberta, pursuant to provisions of the Municipal Government Act, being Chapter M-26 of the revised statutes of Alberta 2000 and amendments thereto, to provide for the amendment of the Miller Meadows Area Structure Plan, Bylaw 2008-09

WHEREAS Section 633(1) of the *Municipal Government Act*, Revised Statutes of Alberta 2000 Chapter M-26 and amendments thereto, permit a Council by bylaw to adopt an area structure plan;

WHEREAS the Miller Meadows Area Structure Plan has been prepared in accordance with the requirements of Part 17 of the *Municipal Government Act*, Revised Statutes of Alberta 2000 Chapter M-26 and amendments thereto;

WHEREAS Council adopted the Miller Meadows Area Structure Plan to guide the future growth and development of lands within Ptn. SW 32-032-01-5, LSD 4, and Ptn. NW 29-032-01-5, West of Railway Right-of-Way;

WHEREAS the Council of the Town of Olds deems it necessary and expedient to amend the Miller Meadows Area Structure Plan, Bylaw 2008-09;

AND WHEREAS the requirements of the *Municipal Government Act* RSA 2000, Chapter M-26 regarding the advertising of this Bylaw and public hearing have been complied with;

NOW THEREFORE THE MUNICIPAL CORPORATION OF THE TOWN OF OLDS IN COUNCIL ASSEMBLES, ENACTS THE FOLLOWING:

1. This Bylaw may be cited as Town of Olds Bylaw 2019-10 – The Miller Meadows Area Structure Plan, Bylaw to Amend the Miller Meadows Area Structure Plan Bylaw 2008-09.
2. That the Table of contents shall be updated to reflect the below amendments to the Miller Meadows Area Structure Plan, Bylaw 2019-10.
3. That a portion of the text in Section 1.1 Purpose be amended as follows:

From: *“Meridian Development’s intent”*
To: *“The intent”*

From: *“In order to achieve this, Meridian Development intends to integrate”*
To: *“In order to achieve this, the development integrates”*

And

From: *“The purpose of this document is to describe the land use pattern and development objectives for the Meridian Development.”*

To: *“The purpose of this document is to describe the land use pattern and development objective for the Miller Meadows ASP.”*

4. That Table 1.0 ASP Ownership Reference be amended as follows:



From: "1 Mary Miller & Sandra Carnegi"
To: "1 Enzo Developments Inc."

5. That a portion of the text in Section 1.4 The Approval Process be amended as follows:

From: "The ASP was adopted via bylaw"
To: "The ASP was adopted as Bylaw 2008-09 on April 14, 2008"

And the following text be added to the end of Section 1.4 The Approval Process:

"In 2019, a substantial amendment was made to the ASP under Bylaw 2018-31, which revised the internal layout, included the east/west arterial road, and revised the development density of the plan area."

6. That section 1.6 Policies and Relevant Planning Documents be amended by deleting the third bullet point and the final paragraph of the section.
7. That a portion of the text in Section 1.7 Interpretations be amended as follows:

From: "Appendices: The appendences"
To: "Appendices: The appendices"

8. That section 2.3 Existing Land Use and Features be amended by replacing the last sentence with the following:

"This property is currently allocated for residential and commercial development as part of the Town of Olds Municipal Development Plan Land Use Concept, Appendix A. The SW 32-32-1-W5M is currently zoned Urban Reserve (UR) and General Residential (R2), while the NW 29-32-1-W5M is currently zoned Urban Reserve (UR)."

9. That a portion of the text in Section 4.1 Purpose be amended as follows:

From: "The Meridian Development boundaries as described"
To: "The development's boundaries as described"

10. That Section 4.2 Residential be amended by adding the following text as a new sentence at the end of the first paragraph:

"The total residential density of the SW 32-32-1-W5M shall be limited to 295 dwelling units."

11. That section 4.2 Residential be amended by adding a new subsection 4.2.1 as shown in the text below;

"4.2.1 Low Density Residential District (R1)

Low density residential in the form of detached dwellings has been identified in the northwest area of the SW 32-32-1-W5M, as identified on Figure 4.0 Concept Plan. The identified area is adjacent to existing detached dwellings in the Low Density Residential (R1) District. Utilizing the R1 District for detached housing in this area will create a transition in



density from the existing low density residential to the higher density residential R2 and R3 identified lands in the remainder of the development.”

12. That Section 4.2.1 General Residential District (R2) be renumbered to Section 4.2.2 *General Residential District (R2)* with the text of the section replaced with the following:

“With the continued demand and needs for lots and housing options, this plan has made provision for detached and semi-detached lots which fall under the R2 land use designation. Combinations of both single-family and duplex dwellings are planned for these areas. These lots will range in width from 11 m (36ft) to 14 m (46 ft) and will range in area from 375 m² (4037 ft²) to 420 m² (4521 ft²) respectively.

The majority of the lands dedicated to R2 development occur in the middle of site and also to the north and south east. The lands identified for R2 development in the SW 32-32-1-W5M will be developed as duplex dwellings. Trails interconnect these areas with other portions of the development.”

13. That Section 4.2.2 New Land Use District – General Residential Narrow Lot (R2N) be amended by renaming the Section 4.2.3 *General Residential Narrow Lot (R2N)* and replacing the text with the following:

“To accommodate the continuing demand for more affordable homes within a development, narrow dwelling lots have been identified as a needed housing type within the Miller Meadows ASP. The R2N district accommodates this need using a design that requires lane access for driveways, garages and vehicle parking on the parcels, and reducing the required minimum parcel width. A majority of the housing product type for this area is envisioned to be single family detached dwellings and duplex homes. In the Miller Meadows plan, these small lots are proposed in the NW 29-32-1-W5M.”

14. That Section 4.2.3 Medium Density Residential District (R3) be amended by renaming the Section 4.2.4 *Medium Density Residential District (R3) – SW 32-32-1-W5M* and replacing the text with the following:

“Multi-family sites form a core component of the north 16.171 ha (39.96 ac) portion of the Miller Meadows ASP. The development concept (Figure 4.0) has identified four areas of Medium Density Residential (R3) within the SW 32. The identified areas will be developed with a mix of duplex, row house and apartment housing forms. The total number of dwelling units allocated to these R3 sites is 220, as identified on Figure 4.0. These R3 sites are intended to be developed as bare land condominiums, so each site will be developed as a single comprehensive design.

The minimum parcel area for any R3 parcel identified on Figure 4.0 shall be 1.14 ha (2.81 ac). The maximum parcel area for any R3 parcel identified on Figure 4.0 shall be 2.58 ha (6.37 ac). The maximum number of R3 parcels in this area shall be four. Further subdivision of the R3 parcels to create titles smaller than the minimum parcel area shall only be permitted if the subdivision is in the form of a bareland condominium.

The identified areas will be developed at a higher density than the minimum density target outlined in the Town of Olds Municipal Development Plan. In order to mitigate any potential conflicts with the surrounding low density residential uses and traffic generation on the



transportation network, the size of apartments will be limited. All apartments developed within these areas will be limited to 12 dwelling units per building, with the height of apartments limited to 9.75 m (32 ft)."

15. That a new Section 4.2.5 *Medium Density Residential District (R3) – NW 29-32-1-W5M* is added with the following text:

"The development of the NW 29 will provide one area to be developed as multi-family. This site is located conveniently near the entrance and on the main collector, near the stormwater management facility and commercial section of the lands. It is anticipated that the site may be developed to include four-plexes and potentially multi-units and multi-storied structures. Other possibilities for the area are social and senior facilities"

16. That Section 4.3 *Neighborhood Commercial (CN)* renamed Section 4.3 *Neighbourhood Commercial (CN)* and the text is replaced with the following text:

"One parcel within the Miller Meadows lands has been designated on the plan for potential commercial development. The site will act as an important focal point for the neighbourhood and surrounding communities. The site is located in the central west area and will be of sufficient size to support a local convenience centre, accommodating a range of retail, business, medical and professional office uses."

17. That Section 4.3.1 *Institutional Uses* be deleted.

18. That Section 4.4.1 *Recreational Park Sites* be amended by renaming the Section 4.4.1 *Recreational Opportunities – SW 32-32-1-W5M* and replacing the text with the following text:

"Miller Meadows aspires to create a walkable community which residents feel is safe, comfortable and efficient for recreational utility and transportation. The development concept for the SW 32 has dedicated 2.22 ha (5.5 ac), or 13.8% of the land area, as Municipal Reserve for open space and recreational areas. There are five recreational park sites identified which are centrally located throughout the area to be used as community gathering places and sports activity areas. These open spaces networks will incorporate stormwater management measures, with landscape design based on native plants and those that support wildlife. The areas will provide a variety of public recreation uses, including:

- Passive and active recreation opportunities,*
- Stormwater management and water quality features,*
- Promotion of public health and social activity, and*
- Multi-use pedestrian trails.*

Municipal Reserve dedication is identified encircling the development that will provide multiple opportunities to connect with existing development to the north and west, as well as future areas. The system of integrated community parks and open spaces extends throughout the community and will be within short walking distances of all land uses. The passive uses will serve as stormwater management facilities and hiking and biking trails.



The active uses areas will include public gathering spaces, multi-use fields and playground facilities.”

19. That Section 4.4.2 Walkways and Multi-Use Trails be amended by renaming the Section 4.4.2 *Recreational Park Sites – NW 29-32-1-W5M* and replacing the text with the following text:

“There is one recreational park site within this portion of the plan area. This local park will include play structures, tot lots, sports fields, toboggan hills, etc. This park space, identified as Park ‘C’ on Figure 5.0, will be connected to storm water management facility, Pond B, via a paved path.”

20. That a new Section 4.4.3 *Walkways and Multi-Use Trails* be added with the following text:

“The Miller Meadows ASP concept is designed with an extensive neighbourhood pathway system to connect pedestrian and bike traffic throughout the neighbourhood through a combination of sidewalks, paved and unpaved pathways. The pathway systems will also be used to link the neighbourhood to adjacent roadways, developments and park sites. As shown on Figure 5.0 – Parks and Trails, the proposed path system will be accommodated by means of a 2.5 m wide paved asphalt trails and sidewalk connections where necessary.”

21. That Section 5.1.2 *Collector Roads* be amended by replacing the text with the following text:

“All collector roads are envisioned to be constructed to the standards set forth by the Town of Olds and shown prior to acceptance of a subdivision plan. Minor adjustments to the concept plan may occur at the subdivision plan stage due to changes in the right-of-way requirements. In the SW 32-32-1-W5M the proposed east-west extension of 60 Street, connecting 53 Avenue and 57 Avenue, is a collector road.”

22. That section 5.1.4 *Laneways* be amended by including the following text as a new paragraph at the end of the section.

“The Low Density Residential (R1) District lands identified at the north boundary of the SW 32-32-1-W5M will have lane access, sharing the existing lane that services the adjacent residential lands that front onto 58 Street to the north. This lane will be paved and upgraded to current Town of Olds construction standards.”

23. That a portion of the text in Section 6.3 be amended as follows:

From “Fig.9.0”
To: “Figure 9.0”

24. That a portion of the text in Section 6.4 be amended as follows:

Add, in alphabetical order, “● O-NET (High speed Internet)”

AND

Replace all instances of “super net” with “O-NET”

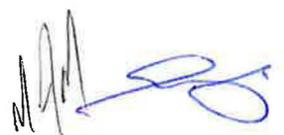
25. That Section 7.1 Development Staging be amended by adding the following text as a new paragraph at the end of the section:

"Figure 10.0 identifies the overall phasing of the development of the SW 32-32-1-W5M. The extension of 60 Street has been split between Phase 1 and Phase 3 of the development. Though this connection may not be constructed until Phase 3, the dedication of the portion of 60 Street in Phase 3 will take place during Phase 2 of the development. The dedication of the 53 Avenue extension south into the plan area has been identified in Phase 3. The dedication of this road will take place during Phase 2 of the development. Dedicating this portion of 53 Avenue during Phase 2 will ensure there is a secondary access into the plan area as development occurs.

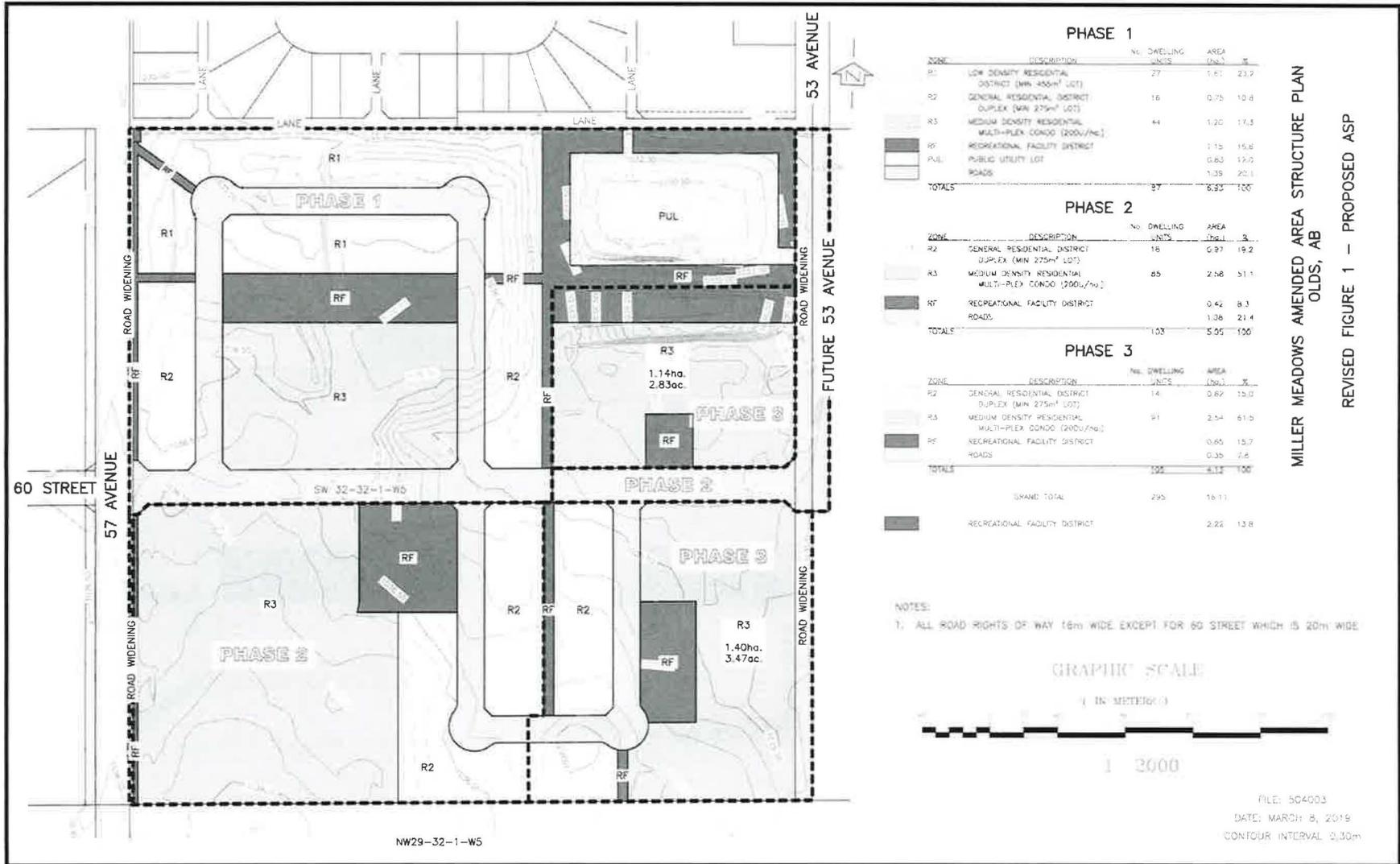
The construction of the portions of 60 Street and 53 Avenue to be dedicated during Phase 2 can be completed in stages. Gravel construction of the roads shall be completed during Phase 2. Full urban construction of 60 Street and 53 Avenue, including curb, gutter and asphalt shall be completed during Phase 3 of the development.

Road widening along the east side of 57 Avenue has been identified in Figure 4.0. The widening has been split between Phase 1 and Phase 2 of the development. The entire length of the 57 Avenue road widening will take place during Phase 1 of the development."

26. That Appendix C, Appendix D, Appendix F and Appendix G be deleted.
27. That Appendix E – Samples of Narrow Lot District (R2N) Products be renamed Appendix C – Narrow Lot District (R2N) Products.
28. That Figure 4.0 is amended to show the development concept of the SW 32-32-1-W5M as shown on the attached Schedule A.
29. That Figure 5.0 is amended to show the pathway concept of the SW 32-32-1-W5M as shown on the attached Schedule B.
30. That Figure 6.0 is deleted and replaced with the attached Schedule C as Figure 6.0.
31. That Figure 7.0 is amended to show the updated stormwater management concept of the SW 32-32-1-W5M as shown on the attached Schedule D.
32. That Figure 8.0 is amended to show the updated sanitary sewer system of the SW 32-32-1-W5M as shown on attached Schedule E.
33. That Figure 9.0 is amended to show the updated water distribution system of the SW32-32-1-W5M as shown on the attached Schedule F.
34. That Figure 10.0 is amended to show the updated development Phases of the SW 32-32-1-W5M as shown on the attached Schedule G.
35. That Table 2.0 is replaced with the table contained in the attached Schedule H.
36. That Table 3.0 is replaced with the table contained in the attached Schedule I.



Schedule A of Bylaw No. 2019-10



PHASE 1

ZONE	DESCRIPTION	No. DWELLING UNITS	AREA (ha.)	%
R1	LOW DENSITY RESIDENTIAL DISTRICT (MIN 400m ² LOT)	27	1.61	23.2
R2	GENERAL RESIDENTIAL DISTRICT DUPLEX (MIN 275m ² LOT)	16	0.75	10.8
R3	MEDIUM DENSITY RESIDENTIAL MULTI-PLEX CONDO (2000/ha.)	44	1.20	17.3
RF	RECREATIONAL FACILITY DISTRICT		1.15	15.6
PUL	PUBLIC UTILITY LOT		0.83	12.0
	ROADS		1.35	20.1
TOTALS		87	6.83	100

PHASE 2

ZONE	DESCRIPTION	No. DWELLING UNITS	AREA (ha.)	%
R2	GENERAL RESIDENTIAL DISTRICT DUPLEX (MIN 275m ² LOT)	16	0.97	19.2
R3	MEDIUM DENSITY RESIDENTIAL MULTI-PLEX CONDO (2000/ha.)	65	2.58	51.1
RF	RECREATIONAL FACILITY DISTRICT		0.42	8.3
	ROADS		1.08	21.4
TOTALS		103	5.05	100

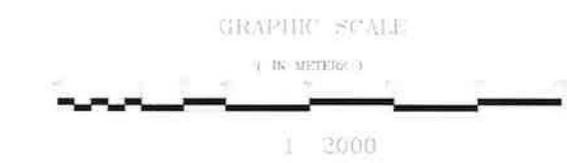
PHASE 3

ZONE	DESCRIPTION	No. DWELLING UNITS	AREA (ha.)	%
R2	GENERAL RESIDENTIAL DISTRICT DUPLEX (MIN 275m ² LOT)	14	0.62	15.0
R3	MEDIUM DENSITY RESIDENTIAL MULTI-PLEX CONDO (2000/ha.)	91	2.54	61.5
RF	RECREATIONAL FACILITY DISTRICT		0.65	15.7
	ROADS		0.35	7.8
TOTALS		105	4.11	100

GRAND TOTAL

RECREATIONAL FACILITY DISTRICT	2.22	13.8
TOTALS	295	18.11

NOTES:
1. ALL ROAD RIGHTS OF WAY 16m WIDE EXCEPT FOR 60 STREET WHICH IS 20m WIDE



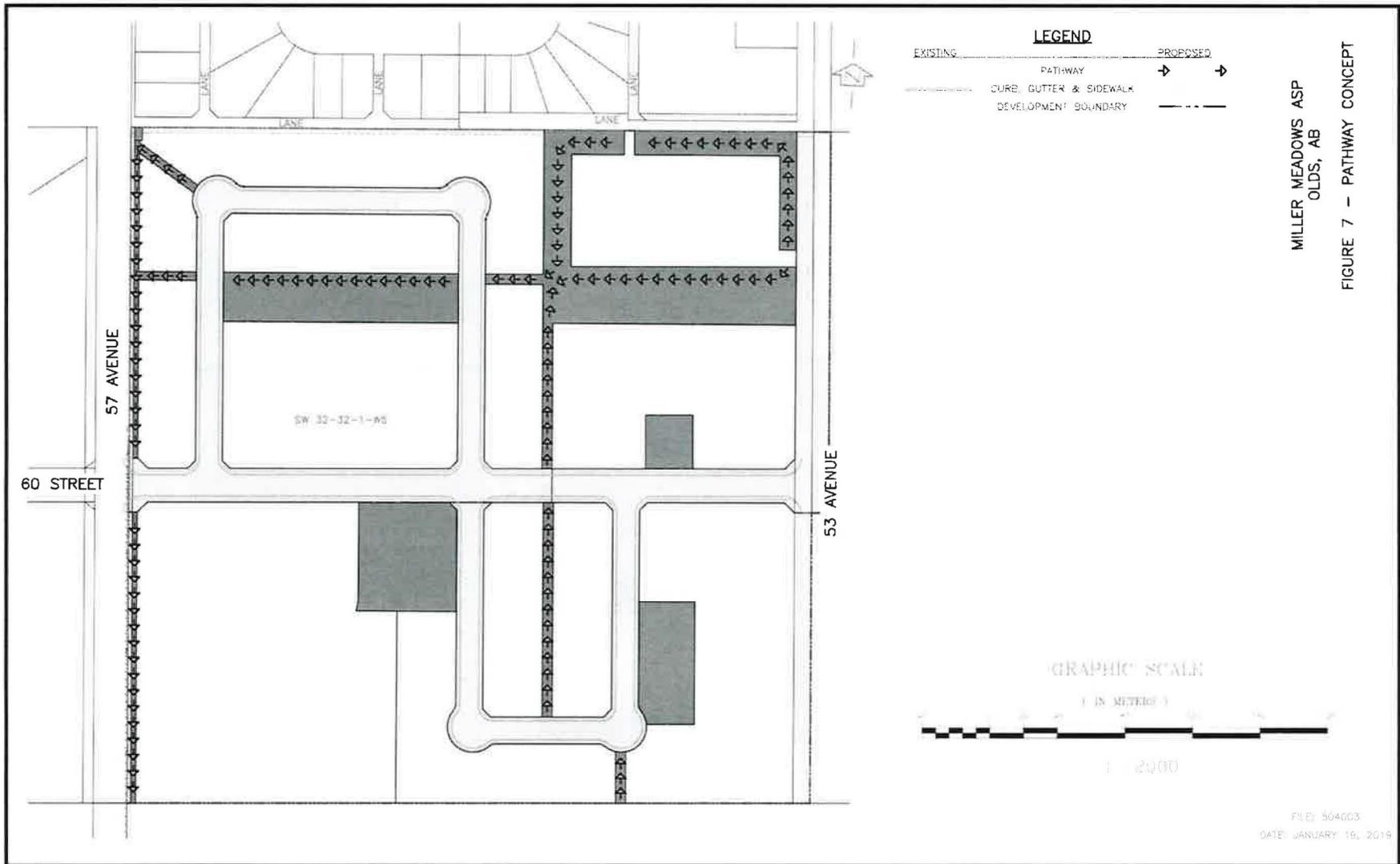
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DATE: MARCH 8, 2019
CONTOUR INTERVAL 0.30m

MILLER MEADOWS AMENDED AREA STRUCTURE PLAN
OLDS, AB

REVISED FIGURE 1 - PROPOSED ASP

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Schedule B of Bylaw No. 2019-10

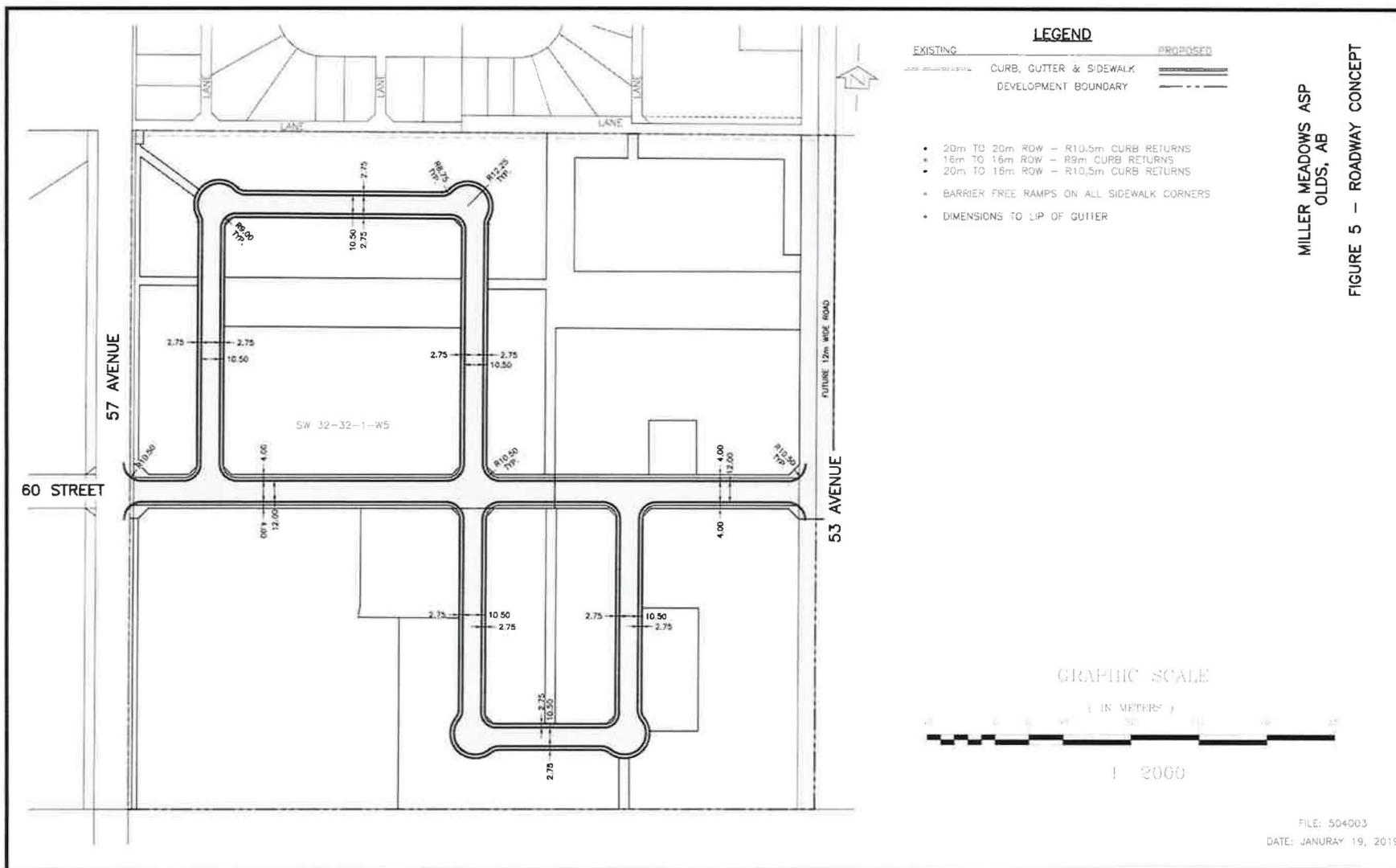


MILLER MEADOWS ASP
OLDS, AB

FIGURE 7 – PATHWAY CONCEPT

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Schedule C of Bylaw No. 2019-10

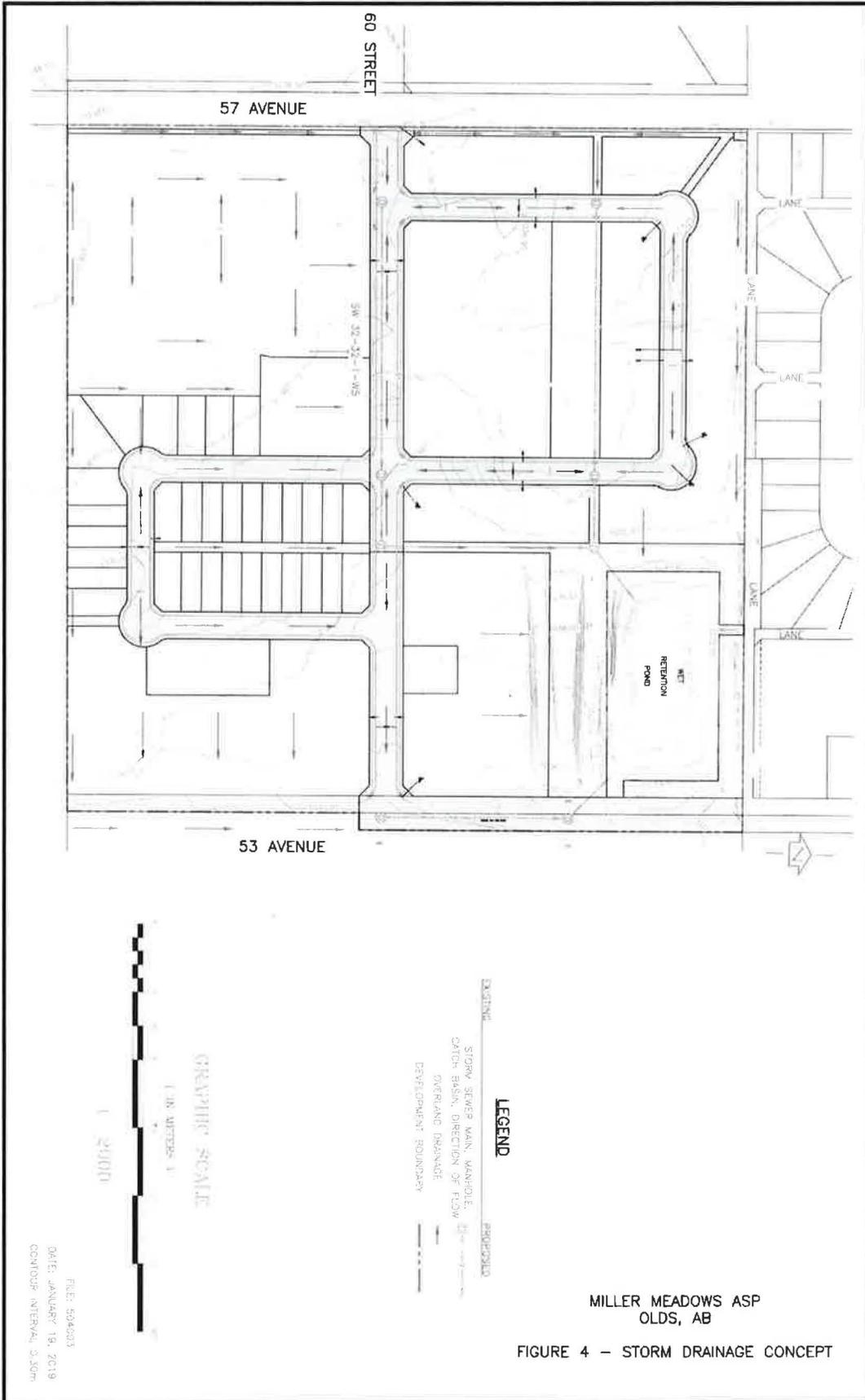


MILLER MEADOWS ASP
 OLDS, AB

FIGURE 5 - ROADWAY CONCEPT

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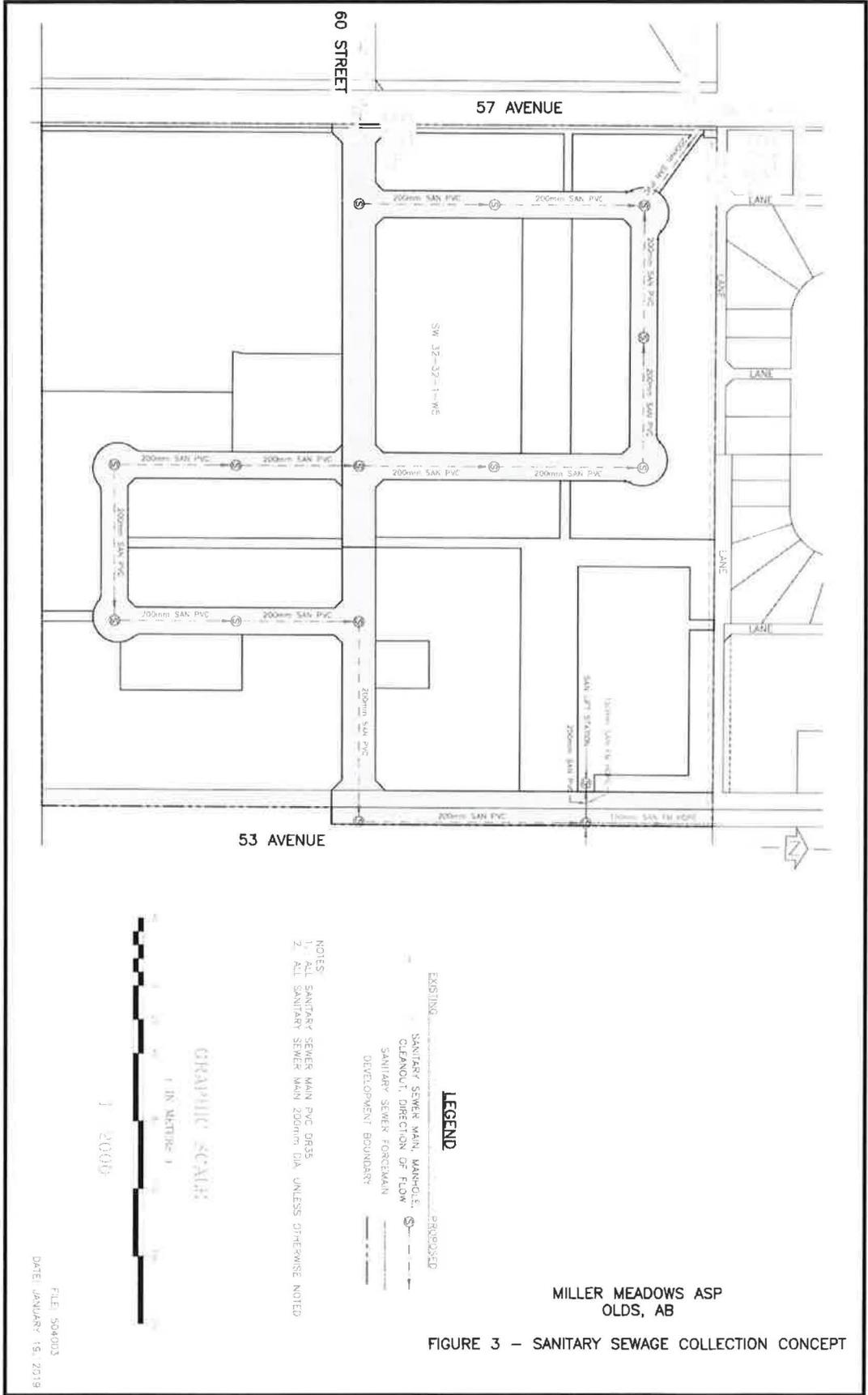
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Schedule D of Bylaw No. 2019-10

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Schedule E of Bylaw No. 2019-10



53 AVENUE

57 AVENUE

60 STREET

LEGEND

- EXISTING
- PROPOSED
- SANITARY SEWER MAIN, MANHOLE, CLEANOUT, DIRECTION OF FLOW
- SANITARY SEWER FOREMAIN
- DEVELOPMENT BOUNDARY

NOTES:
 1. ALL SANITARY SEWER MAIN PVC GR35
 2. ALL SANITARY SEWER MAIN 200mm DIA UNLESS OTHERWISE NOTED

GRAPHIC SCALE

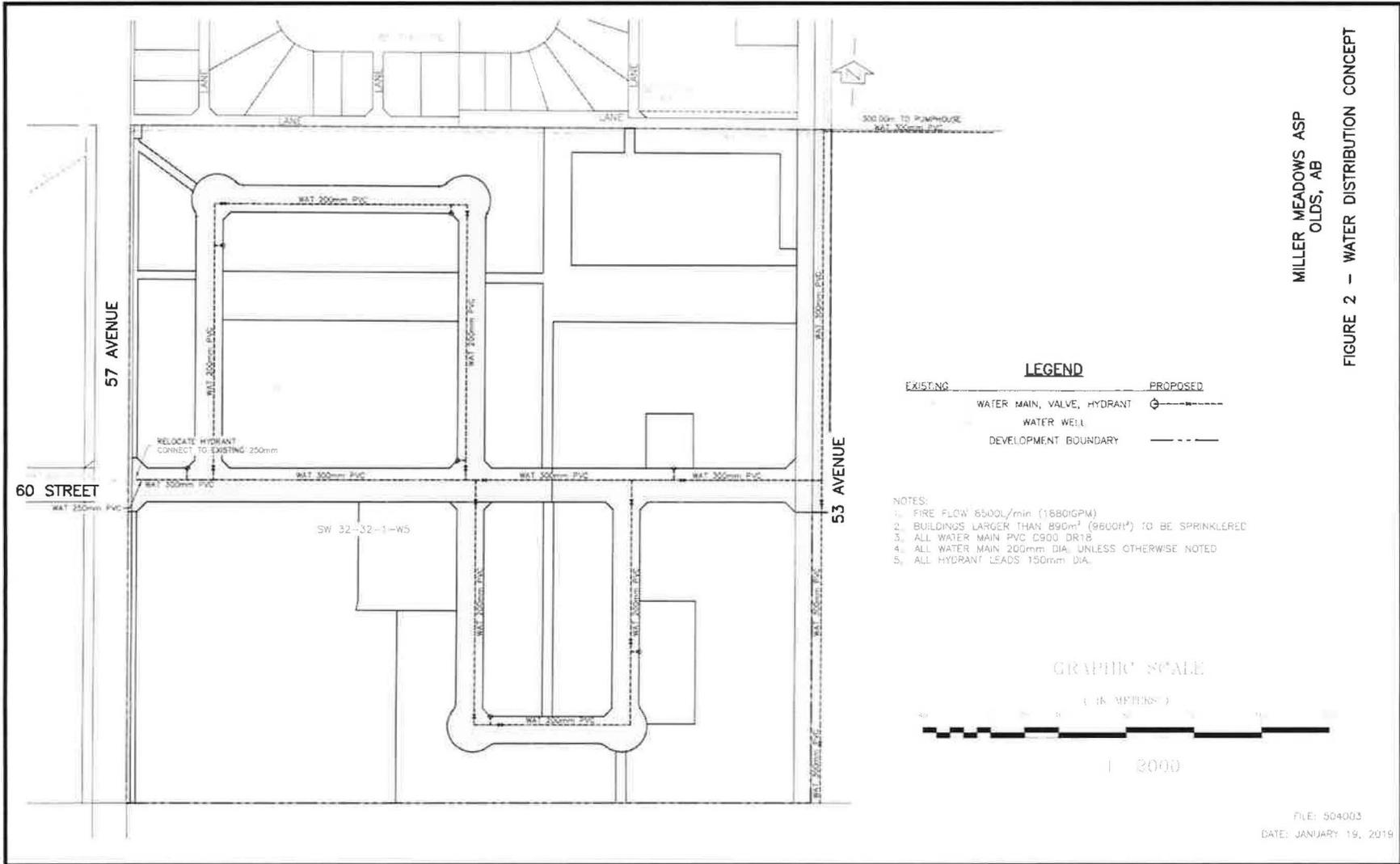


MILLER MEADOWS ASP
 OLDS, AB

FIGURE 3 – SANITARY SEWAGE COLLECTION CONCEPT

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 DATE: JANUARY 15, 2019

Schedule F of Bylaw No. 2019-10

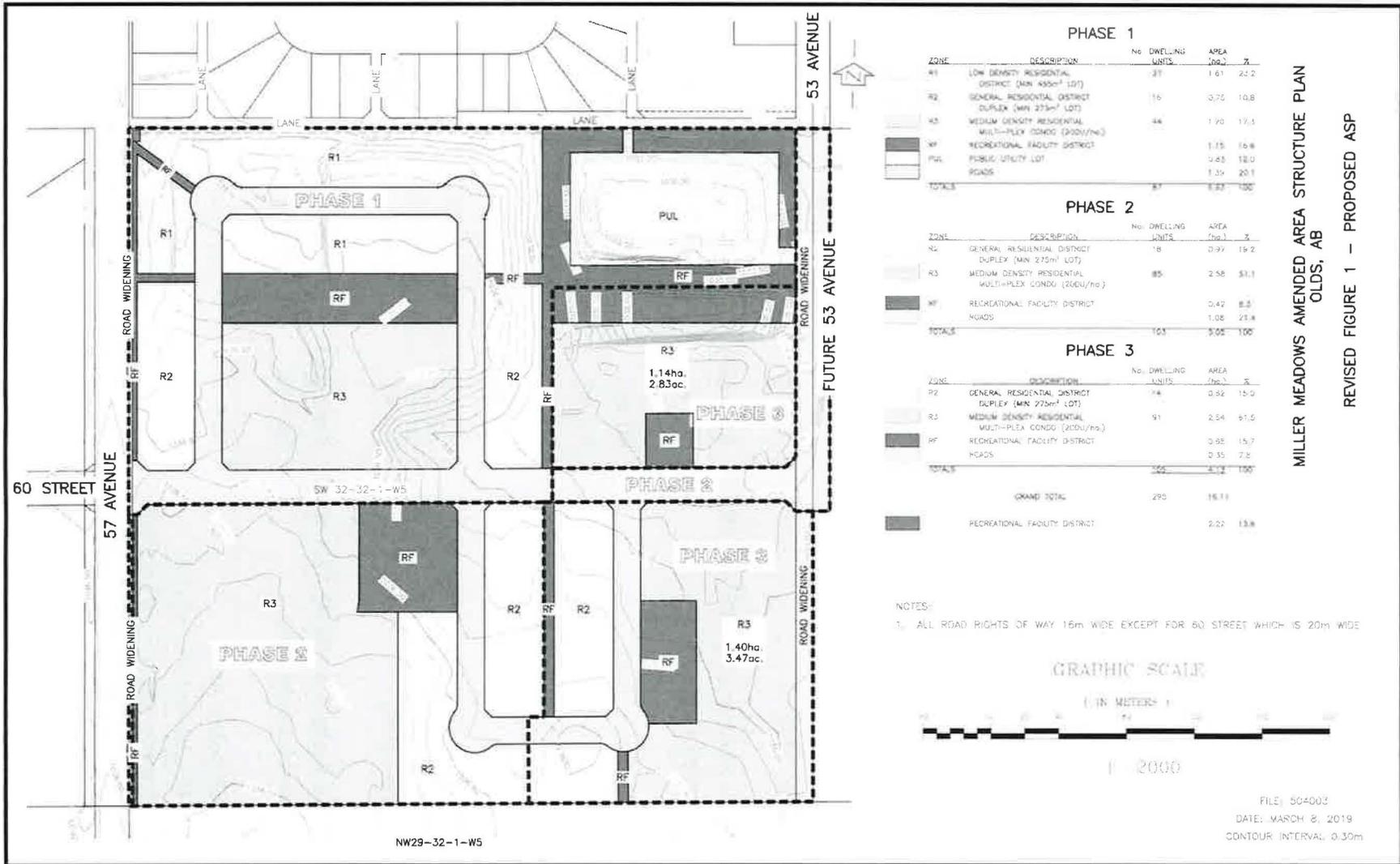


MILLER MEADOWS ASP
OLDS, AB

FIGURE 2 - WATER DISTRIBUTION CONCEPT

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Schedule G of Bylaw No. 2019-10



PHASE 1

ZONE	DESCRIPTION	No. DWELLING UNITS	AREA (sq. ft.)	%
R1	LOW DENSITY RESIDENTIAL DISTRICT (MIN 450m ² LOT)	31	1.61	24.2
R2	GENERAL RESIDENTIAL DISTRICT DUPLEX (MIN 275m ² LOT)	16	0.75	10.8
R3	MEDIUM DENSITY RESIDENTIAL MULTI-PLEX CONDO (2000/ha)	44	1.70	19.3
RF	RECREATIONAL FACILITY DISTRICT		1.15	16.6
PUL	PUBLIC UTILITY LOT		0.65	10.0
	ROADS		1.34	20.1
TOTALS		97	6.97	100%

PHASE 2

ZONE	DESCRIPTION	No. DWELLING UNITS	AREA (sq. ft.)	%
R2	GENERAL RESIDENTIAL DISTRICT DUPLEX (MIN 275m ² LOT)	16	0.97	19.2
R3	MEDIUM DENSITY RESIDENTIAL MULTI-PLEX CONDO (2000/ha)	85	2.58	51.1
RF	RECREATIONAL FACILITY DISTRICT		0.42	8.2
	ROADS		1.08	21.8
TOTALS		103	5.05	100%

PHASE 3

ZONE	DESCRIPTION	No. DWELLING UNITS	AREA (sq. ft.)	%
R2	GENERAL RESIDENTIAL DISTRICT DUPLEX (MIN 275m ² LOT)	14	0.52	15.0
R3	MEDIUM DENSITY RESIDENTIAL MULTI-PLEX CONDO (2000/ha)	91	2.54	51.5
RF	RECREATIONAL FACILITY DISTRICT		0.98	15.7
	ROADS		0.35	7.8
TOTALS		105	4.39	100%

GRAND TOTAL

		290	16.71	
	RECREATIONAL FACILITY DISTRICT		2.22	13.3

NOTES:
1. ALL ROAD RIGHTS OF WAY 16m WIDE EXCEPT FOR 60 STREET WHICH IS 20m WIDE



FILE: 50-003
DATE: MARCH 8, 2019
CONTOUR INTERVAL: 0.30m

MILLER MEADOWS AMENDED AREA STRUCTURE PLAN
OLDS, AB

REVISED FIGURE 1 - PROPOSED ASP

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Schedule H of Bylaw No. 2019-10

Table 2.0 Land Use Statistics

Gross Developable Area	Area (ac)	Area (ha)	% of GDA
	103.6 ac	41.9 ha	100%
Net Developable Area	103.6 ac	41.9 ha	100%
Low Density Residential District (R1)	4.0 ac	1.62 ha	3.8%
General Residential District (R2)	22.1 ac	8.94 ha	21.3%
General Residential Narrow Lot District (R2N)	14.4 ac	5.83 ha	14%
Medium Density Residential District (R3)	18.3 ac	7.4 ha	17.7%
Neighbourhood Commercial District (CN)	5.0 ac	2.0 ha	4.8%
Open Space – Municipal Reserve (MR)	17.2 ac	6.96 ha	16.6%
Public Utility Lot (PUL)	2.1 ac	0.85 ha	2.0%
Roads and Lanes	20.5 ac	8.3 ha	19.8%
Land Use Statistics SW 32-32-1-W5M	Area (ac)	Area (ha)	% of GDA
Gross Developable Area	40 ac	16.2 ha	100%
Net Developable Area	40 ac	16.2 ha	100%
Low Density Residential District (R1)	4.0 ac	1.62 ha	10%
General Residential District (R2)	5.8 ac	2.34 ha	14.5%
Medium Density Residential District (R3)	15.6 ac	6.36 ha	39.2%
Open Space – Municipal Reserve (MR)	5.5 ac	2.22 ha	13.8%
Public Utility Lot (PUL)	2.1 ac	0.83 ha	5.0%
Roads and Lanes	7.0 ac	2.83 ha	17.5%
Land Use Statistics NW 29-32-1-W5M	Area (ac)	Area (ha)	% of GDA
Gross Developable Area	63.6 ac	25.7 ha	100%
Net Developable Area	63.6 ac	25.7 ha	100%
General Residential District (R2)	16.3 ac	6.59 ha	25.8%
General Residential Narrow Lot District (R2N)	14.4 ac	5.82 ha	22.6%
Medium Density Residential District (R3)	2.7 ac	1.09 ha	4.2%

Neighbourhood Commercial (CN)	5.0 ac	2.02 ha	7.8%
Open Space – Municipal Reserve (MR)	11.7 ac	4.73 ha	18.4%
Roads and Lanes	13.5 ac	5.45 ha	21.2%

Schedule I of Bylaw No. 2019-10

Table 3.0 Residential Units and Population

SW 32-32-1-W5M					
Land Use	Area acres (hectares)	Dwelling Units	Net Density - dwelling units/acre (units/ha)	Persons/ Dwelling Unit*	Population
All Residential Land	25.4 (10.32)	295	11.6 (28.6)	2.4	708
Gross Density**	40 (16.2)		7.35 units per acre (18.21 units/ha)		
* 2016 Census data for the Town of Olds is 2.4 persons per household					
NW 29-32-1-W5M					
Land Use	Area acres (hectares)	Dwelling Units	Net Density - dwelling units/acre (units/ha)	Persons/ Dwelling Unit*	Population
All Residential Land	33.7 (13.65)	377	9.29 (22.8)	2.4	906
Gross Density**	63.6 (25.7)		5.9 units per acre (14.7 units/ha)		
* 2016 Census data for the Town of Olds is 2.4 persons per household					
Plan Area Totals					
Potential Population of Miller Meadows		1614 Persons			
Total Dwelling Units of Miller Meadows		672 Units			
Gross Density of Miller Meadows		6.5 units per acre (16.04 units per hectare)			
** <i>Town of Olds Municipal Development Plan policy is based upon gross developable hectare</i>					

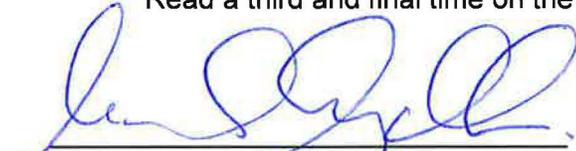
37. This Bylaw comes into force on the date it is passed.

Read for a first time on the 25th day of March, 2019.

Public Hearing held on the 23rd day of April, 2019.

Read a second time on the 23rd day of April, 2019.

Read a third and final time on the 23rd day of April, 2019.



Michael Muzychka, Mayor



Michael Merritt, Chief Administrative Officer

SIGNED by the Chief Elected Official and the Chief Administrative Officer this 2nd day of May, 2019.

