

**TOWN OF OLDS  
BYLAW NO. 2017-03  
A BYLAW TO AMEND THE HIGHLANDS AREA STRUCTURE PLAN**

**NOW, THEREFORE, THE MUNICIPAL COUNCIL OF THE TOWN OF OLDS, IN THE PROVINCE OF ALBERTA, DULY ASSEMBLED, ENACTS AS FOLLOWS:**

**WHEREAS** Section 633(1) of the *Municipal Government Act*, as amended, allows the Council of a Municipality to adopt an area structure plan; and

**WHEREAS** the Highlands Area Structure Plan has been prepared in accordance with the requirements of Part 17 of the *Municipal Government Act*, as amended; and

**WHEREAS** Council adopted the Highlands Area Structure Plan to guide the future growth and development of lands within the SW ¼ Sec 31-32-1-5 through the passing of Bylaw No. 2016-06; and

**WHEREAS** Council deems it desirable to amend the Highlands Area Structure Plan;

**NOW THEREFORE**, the Council of the Town of Olds duly assembled enacts as follows:

1. THAT Bylaw No. 2016-06 is amended as follows:
  - a. The text in the fourth bullet of Section 3.2 is changed by deleting "... three neighbourhood parks,..." and replacing it with "... four neighbourhood parks,..."
  - b. Table 4.1 – Land Use Statistics and Table 4.2 – Dwelling Unit Estimations are replaced with the tables attached as Schedule A;
  - c. That Figure 4.1 Development Concept is replaced with the Development Concept attached as Schedule B;
  - d. That the text of the first paragraph in Section 4.1.5 is changed by deleting "... is 12.48 du/ha for a total of 807 units." and replacing it with "... is 12.71 du/ha for a total of 779 units."
  - e. That the following is added to the beginning of Section 4.3.4:

**"Northwest Park**

R2 General Residential housing and local roadway surround the Northwest Park. A public utility lot connects this park to the multi-family row homes located on the street directly east of the park to increase its accessibility to surround residents. This park is intended to contain a small playground or gathering node."

- f. That Figure 4.2 Parks and Trails Concept is replaced with the Parks and Trails Concept attached as Schedule C;
  - g. That Figure 4.3 Parks and Trails Details is replaced with the Parks and Trails Details attached as Schedule D;
2. Citation: This Bylaw may be cited as the "Highlands Area Structure Plan Amendment Bylaw 2017-03."
3. This Bylaw comes into force on the date that it is passed.

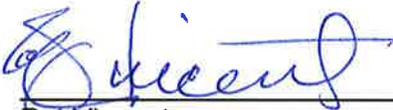
Read a first time on the 27 day of February, 2017

Public Hearing held on the 27 day of March, 2017

Read a second time on the 27 day of March, 2017

Read a third and final time on the 27 day of March, 2017

  
\_\_\_\_\_  
Judy Dahl,  
Mayor

  
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Pat Vincent,  
Interim Chief Administrative Officer

SIGNED by the Chief Elected Officer and the Chief Administrative Officer this 29 day of March, 2017.

## SCHEDULE A – Bylaw No. 2017-03

**Table 4.1 – Land Use Statistics**

	<b>Area (ha)</b>	<b>Area (ac)</b>	<b>% Of Developable Area</b>
<b>Gross Plan Area</b>	<b>64.64</b>	<b>159.72</b>	
Environmental Reserve	0.00	0.00	
Utility Right of Way (PUL)	1.42	3.51	
CN Neighbourhood Commercial	1.94	4.80	
<b>Net Developable Area (NDA)</b>	<b>61.28</b>	<b>151.41</b>	<b>100.0%</b>
<b>Residential Uses</b>	<b>34.42</b>	<b>85.04</b>	<b>56.2%</b>
R1 Low Density Residential	17.97	44.40	29.3%
R2 General Residential	11.62	28.70	19.0%
R2N General Residential Narrow Lot	2.03	5.02	3.3%
R3 Medium Density Residential	2.80	6.92	4.6%
<i>Street-fronting Row Housing</i>	1.32	3.26	2.2%
<i>Multi-Family Site</i>	1.48	3.66	2.4%
<b>Open Spaces</b>	<b>10.23</b>	<b>25.27</b>	<b>16.7%</b>
Municipal Reserve	6.09	15.06	9.9% <sup>1</sup>
School Reserve	4.13	10.21	6.7%
<b>Public Utility Lots</b>	<b>2.97</b>	<b>7.34</b>	<b>4.8%</b>
Public Utility Lots	1.32	3.26	2.2%
Stormwater Management Facility	1.65	4.09	2.7%
<b>Road Network</b>	<b>13.66</b>	<b>33.76</b>	<b>22.3%</b>
70 Avenue	0.80	1.99	1.3%
Collector Roadways	3.76	9.28	6.1%
Local Roadways	8.84	21.84	14.4%
Lanes	0.26	0.65	0.4%
<b>Total Constructed Areas</b>	<b>61.28</b>	<b>151.41</b>	<b>100.0%</b>



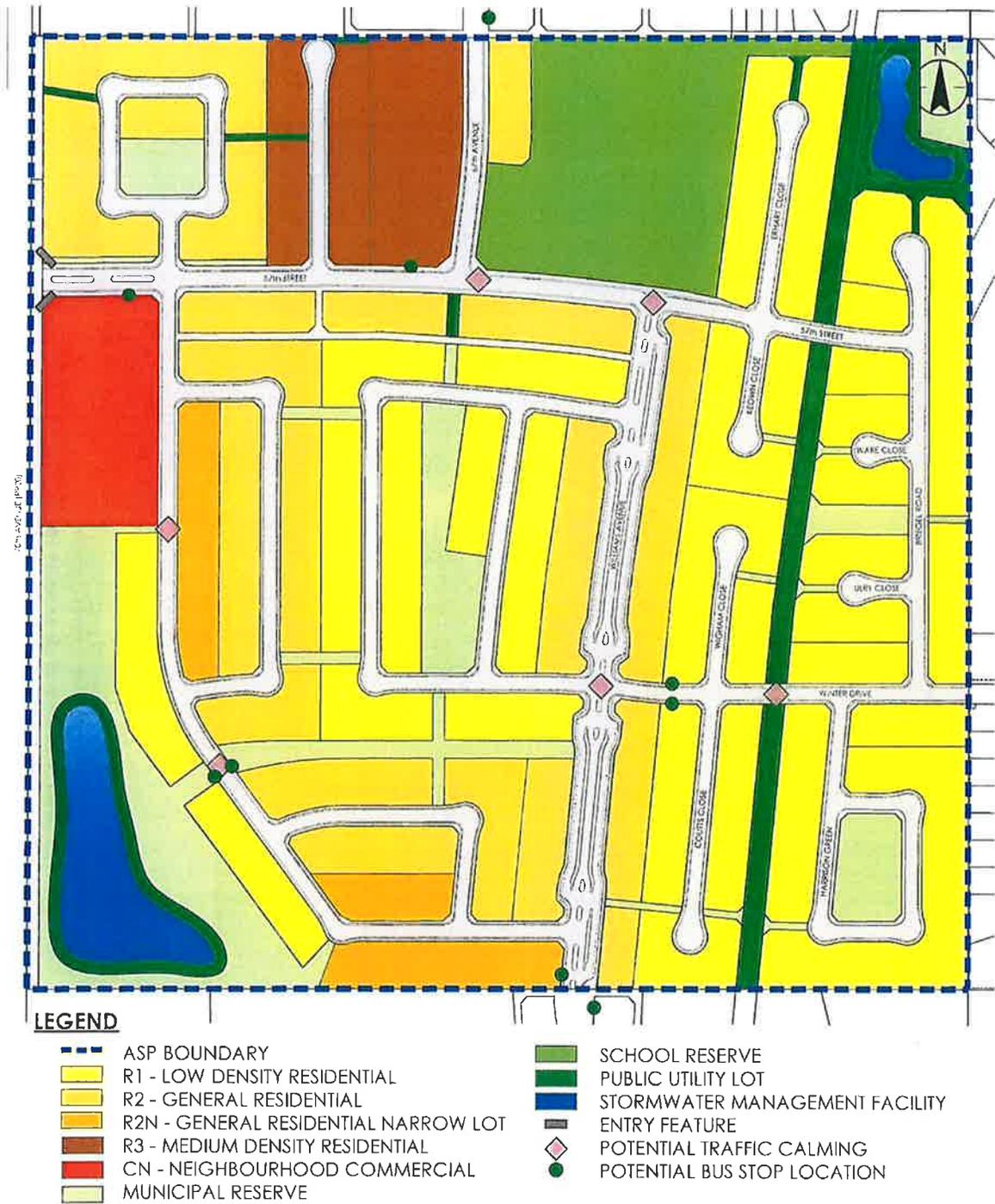
## SCHEDULE A – Bylaw No. 2017-03 (continued)

**Table 4.2 – Dwelling Unit Estimations**

<b>Residential Use</b>	<b>Area (ha)</b>	<b>Area (ac)</b>	<b>Dwelling Units</b>	<b>% of Housing Stock</b>	<b>Population<sup>2</sup></b>
R1 Low Density Residential	17.97	44.40	280	35.9%	672
R2 General Residential	11.62	28.70	292	37.5%	700
R2N General Residential Narrow Lot	2.03	5.02	67	8.6%	160
R3 Medium Density Residential	2.80	6.92	140	18.0%	336
<i>Row Housing</i>	<i>1.32</i>	<i>3.26</i>	<i>40</i>	<i>5.1%</i>	<i>96</i>
<i>Apartment</i>	<i>1.48</i>	<i>3.66</i>	<i>100</i>	<i>12.9%</i>	<i>240</i>
<b>Total</b>	<b>34.42</b>	<b>85.04</b>	<b>779</b>	<b>100.0%</b>	<b>1,868</b>
<b>Overall Density<sup>3</sup></b>			<b>12.71 du/ha (5.15 du/ac)</b>		

**SCHEDULE B – Bylaw No. 2017-03**

**FIGURE 4.1**



# SCHEDULE C – Bylaw No. 2017-03

## FIGURE 4.2



### LEGEND

- |  |  |
|--|--|
|  ASP BOUNDARY                   |  2.50M SEPARATED SIDEWALK                 |
|  MUNICIPAL RESERVE              |  2.50M COMMUNITY TRAIL                    |
|  PUBLIC UTILITY LOT             |  PRIMARY CONNECTING SIDEWALK NETWORK      |
|  SCHOOL RESERVE                 |  FUTURE 2.50M COMMUNITY TRAIL (70 AVENUE) |
|  STORMWATER MANAGEMENT FACILITY |  PEDESTRIAN CROSSING                      |
|  NEIGHBOURHOOD GRASS BIN        |  |

**SCHEDULE D – Bylaw No. 2017-03**

**FIGURE 4.3**



*Note: All illustrations are conceptual in nature.*

**LEGEND**

- |   |  |
|---|--|
| <ul style="list-style-type: none"> <li> ASP BOUNDARY</li> <li> MUNICIPAL RESERVE</li> <li> PUBLIC UTILITY LOT</li> <li> SCHOOL RESERVE</li> <li> STORMWATER MANAGEMENT FACILITY</li> <li> 2.50M SEPARATED SIDEWALK</li> </ul> | <ul style="list-style-type: none"> <li> 2.50M COMMUNITY TRAIL</li> <li> PRIMARY CONNECTING SIDEWALK NETWORK</li> <li> FUTURE 2.50M COMMUNITY TRAIL (70 AVENUE)</li> <li> PEDESTRIAN CROSSING</li> <li> PLAYGROUND STRUCTURE</li> </ul> |
|---|--|

