

**TOWN OF OLDS  
BYLAW NO. 2023-15**

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 Areas Structure Plan, Bylaw No. 2008-09

**WHEREAS** Section 634 of the Municipal Government Act, Revised Statutes of Alberta 2000 Chapter M-26 and amendments thereto, allows Council of a Municipality to adopt an Area Redevelopment Plan; and

**WHEREAS** Section 191 of the *Municipal Government Act*, Revised Statutes of Alberta 2000 Chapter M-26 and amendments thereto, provides the Municipality with the authority to amend a bylaw; and

**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;

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

1. That Section 4.2 Residential be amended by replacing the sentence at the end of the first paragraph with the following:

*"The total residential density of the SW 32-32-1-W5M shall be limited to 514 dwelling units."*

2. That Section 4.2.1 Low Density Residential District (R1) be deleted.
3. That Section 4.2.2 General Residential District (R2) be renumbered to Section 4.2.1
4. That Section 4.2.3 General Residential Narrow Lot (R2N) be renumbered to Section 4.2.2
5. That Section 4.2.4 Medium Density Residential District (R3) – SW 32-32-1-W5M be amended by being renumbered to Section 4.2.3 and replaced with the following text:

*"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) along with the amendment to Phase 1 in Figure 11.0 has identified five 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 482. 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 or Figure 11.0 shall be 1.14 ha (2.81 ac). The maximum number of R3 parcels within the SW 32 shall be five. 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. A buffer of additional green space to the North of the Phase 1 R3 parcels will mitigate any potential conflicts with the surrounding low density residential uses.”*

6. That Section 4.2.5 Medium Density Residential District (R3) – NW 29-32-1-W5M be renumbered to Section 4.2.4.
7. That Figure 11 in the attached Schedule A is added.
8. That Table 2.0 is replaced with the table contained in the attached Schedule B.
9. That Table 3.0 is replaced with the table contained in the attached Schedule C.
10. This Bylaw comes into force on the date it is passed.

Read for the first time on the 8<sup>th</sup> day of May 2023.

Public Hearing held on the 26<sup>th</sup> day of June 2023.

Read a second time on the 26<sup>th</sup> day of June 2023.

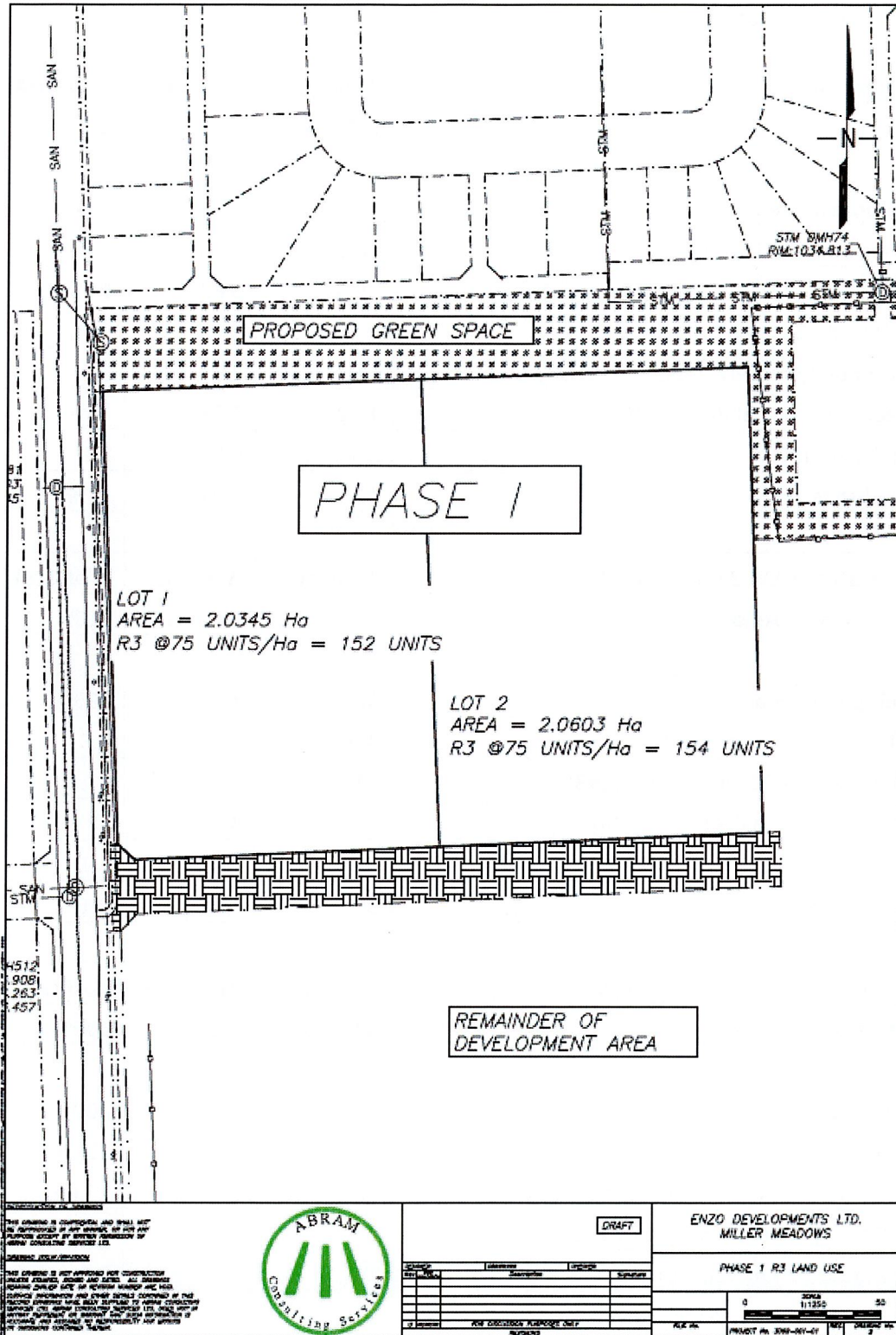
Read a third and final time on the 26<sup>th</sup> day of June 2023.

  
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Judy Dahl,  
Mayor

  
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Brent Williams,  
Chief Administrative Officer

SIGNED by the Chief Elected Official and the Chief Administrative Officer this 27<sup>th</sup> day of June 2023.

Schedule A of Bylaw No. 2023-15



## Schedule B of Bylaw No. 2023-15

Table 2.0 Land Use Statistics

<b>Gross Developable Area</b>	<b>Area (ac)</b>	<b>Area (ha)</b>	<b>% of GDA</b>
	<b>103.6 ac</b>	<b>41.9 ha</b>	<b>100</b>
<b>Net Developable area</b>	<b>103.6 ac</b>	<b>41.9 ha</b>	<b>100</b>
General Residential District (R2)	20.2	8.18	20%
General Residential Narrow Lot District (R2N)	14.4	5.82	14%
Medium Density Residential District (R3)	25.6	10.34	25%
Neighbourhood Commercial District (CN)	5.0	2.02	5%
Open Space – Municipal Reserve (MR)	19.2	7.78	19%
Public Utility Lot (PUL)	2.1	0.83	2%
Roads and Lanes	17.1	6.92	17%
<b>Land Use Statistics SW 32-32-1-W5M</b>	<b>Area (ac)</b>	<b>Area (ha)</b>	<b>% of GDA</b>
<b>Gross Developable Area</b>	<b>40 ac</b>	<b>16.2 ha</b>	<b>100%</b>
<b>Net Developable area</b>	<b>40 ac</b>	<b>16.2 ha</b>	<b>100%</b>
General Residential District (R2)	3.9	1.59	9.8
Medium Density Residential District (R3)	22.9	9.25	57.1
Open Space – Municipal Reserve (MR)	7.5	3.05	18.8
Public Utility Lot (PUL)	2.1	0.83	5.1
Roads and Lanes	3.6	1.47	9.1
<b>Land Use Statistics NW 29-32-1-W5M</b>	<b>Area (ac)</b>	<b>Area (ha)</b>	<b>% of GDA</b>
<b>Gross Developable Area</b>	<b>63.6 ac</b>	<b>25.7 ha</b>	<b>100%</b>
<b>Net Developable area</b>	<b>63.6 ac</b>	<b>25.7 ha</b>	<b>100%</b>
General Residential District (R2)	16.3	6.59	25.6%
General Residential Narrow Lot District (R2N)	14.4	5.82	22.6%
Medium Density Residential District (R3)	2.7	1.09	4.2%
Neighbourhood Commercial (CN)	5.0	2.02	7.9%
Open Space – Municipal Reserve (MR)	11.7	4.73	18.4%
Roads and Lanes	13.5	5.45	21.2%

**Schedule C of Bylaw No. 2023-15**

Table 3.0 Residential Units and Population

<b>SW 32-32-1-W5M</b>					
<b>Land Use</b>	<b>Area acres (hectares)</b>	<b>Dwelling Units</b>	<b>Net Density - dwelling units/acre (units/ha)</b>	<b>Persons/ Dwelling Unit*</b>	<b>Population</b>
All Residential Land	26.8 (10.84)	514	19.1 (47.4)	2.4	1234
<b>Gross Density **</b>	<b>40 (16.2)</b>		<b>12.85 units per acre (31.73 units/ha)</b>		
* 2016 Census data for the Town of Olds is 2.4 persons per household					
<b>NW 29-32-1-W5M</b>					
<b>Land Use</b>	<b>Area acres (hectares)</b>	<b>Dwelling Units</b>	<b>Net Density - dwelling units/acre (units/ha)</b>	<b>Persons/ Dwelling Unit*</b>	<b>Population</b>
All Residential Land	33.7 (13.65)	377	9.29 (22.8)	2.4	906
<b>Gross Density **</b>	<b>63.6(25.7)</b>		<b>5.9 units per acre (14.7 units/ha)</b>		
* 2016 Census data for the Town of Olds is 2.4 persons per household					
<b>Plan Area Totals</b>					
<b>Potential Population of Miller Meadows</b>			2140 Persons		
<b>Total Dwelling Units of Miller Meadows</b>			891 Units		
<b>Gross Density of Miller Meadows</b>			8.6 units per acre (21.3 units per hectare)		
** Town of Olds Municipal Development Plan is based upon gross developable hectare					