

## REQUEST FOR DECISION

<b>TITLE:</b>	Bylaw 08.21 Amendment of Previous St. Anthony's School Site Area Structure Plan Bylaw 02.16
<b>DATE:</b>	April 15, 2021
<b>PRESENTED BY:</b>	Darryl Drohomerski, C.E.T. Chief Administrative Officer
<b>ATTACHMENT:</b>	<b>Bylaw 08.21 and Area Structure Plan for Previous St. Anthony's School Site</b>

### SUMMARY:

The developers of Riverside Estates are requesting to convert three lots in their subdivision, located on 6<sup>th</sup> Avenue E, into four lots in order to construct two sets of separately titled properties. The Area Structure Plan (ASP) that was approved by Council in 2016 indicated that the lots in this subdivision must be a minimum of 5400 square feet. By converting these three lots into four, this minimum will no longer be met and therefore the ASP must be amended to allow the lot subdivision and construction of duplexes to proceed.

The attached Bylaw 08.21 makes a number of changes to the ASP that will accommodate this change plus changes in the Land Use Bylaw that will allow for these lots to be developed and the subdivision completed.

### RECOMMENDATION:

That Council gives First Reading of Bylaw 08.21 as presented and sets the Public Hearing for Monday May 3, 2021 at 5:30 pm

### FINANCIAL IMPACT:

Not Applicable

### STRATEGIC POLICY ALIGNMENT:

Amending the Area Structure Plan will allow for new residential housing which will allow residents additional options to live within the community.

### COMMUNICATION STRATEGY:

Advertising for the Public Hearing will be on [www.drumheller.ca](http://www.drumheller.ca) and in the Drumheller Mail. The Public Hearing is proposed to be held on May 3, 2021.

### MOTION:

**That Council gives First Reading of Bylaw 08.21 as presented and sets the Public Hearing for Monday May 3, 2021 at 5:30 pm**

### SECONDED:

Prepared By:  
Darryl Drohomerski



Approved By:  
Darryl Drohomerski, C.E.T.  
Chief Administrative Officer

# **TOWN OF DRUMHELLER**

## **BYLAW NUMBER 08.21**

*Amended Bylaw 02.16*

BEING A BYLAW TO AMEND PREVIOUS ST. ANTHONY'S SCHOOL SITE EAST DRUMHELLER DISTRICT AREA STRUCTURE PLAN BYLAW 02.16 FOR THE TOWN OF DRUMHELLER IN THE PROVINCE OF ALBERTA.

**WHEREAS** pursuant to the provision of Section 633 of the ***Municipal Government Act***, RSA 2000, Chapter M-26, the Council of the Town of Drumheller, (hereinafter called the Council), has adopted Previous St. Anthony's School Site East Drumheller District Area Structure Plan Bylaw 02.16

**AND WHEREAS** the Council deems it desirable to amend Previous St. Anthony's School Site East Drumheller District Area Structure Plan Bylaw 02.16; and

**NOW THEREFORE** the Council hereby amends Previous St. Anthony's School Site East Drumheller District Area Structure Plan Bylaw 02.16 as follows:

1. At the end of section "1.2 HISTORY", add the following paragraph:

"As of March 2021, all lots within the plan area have been subdivided and developed in accordance with the proposed land uses and lot size requirements of this ASP and past Drumheller Land Use Bylaw 10-08. Further, in March 2021 the Town of Drumheller passed a new Land Use Bylaw 16.20 which redistricted the entire study area to Neighbourhood District. The Neighbourhood District promotes and supports the subdivision and development of a variety of housing types through residential neighborhoods."

2. Update section "3.1 EXISTING SITE LAND USE CLASSIFICATION" as follows:

Prior to the adoption of this ASP, LOTS 3 and 4, BLOCK 2, PLAN 231 0788 were classified as "P" Community Service District. It was the recommendation of the Subdivision Approving Authority when the original school site was subdivided that the reclassification of these lands be held in abeyance until an Area Structure Plan was approved for this site. Following the adoption of this ASP, lots were redistricted to the "R-1" Residential District under Land Use Bylaw 10-08 to accommodate the subdivision and development of single-family dwellings.

With the adoption of the new Land Use Bylaw 16.20 in March 2021, all lots within the study area were redesignated to the new existing land use of Neighbourhood District.

3. Remove section "3.2 PROPOSED LAND USE CLASSIFICATION"

4. Remove section "7.1 LOT SIZES" and section "8.0 PROPOSED RE-CLASSIFICATION AND SUBDIVISION PHASING" and replace with the following new section 7.1:

"7.1 PROPOSED LAND USES AND LOT SIZES":

Prior to March 2021, all residential lots within the study area had been districted as "R-1" Residential District. Further, the residential lots had been subdivided to accommodate single-family dwellings on lots approximately 45 feet wide and 120 feet deep in accordance with this ASP and the previous Drumheller Land Use Bylaw 10-08. Majority of these lots have been developed with single-family dwellings to date. The study area is proposed to continue to remain predominately as a single-family dwelling area.

Further, with the adoption of the new Land Use Bylaw 16.20 and redistricting the study area to Neighbourhood District, this ASP will support future subdivision and development proposals for the undeveloped lots of Plan 1611903, Block 2, Lots 5, 6, & 7 to accommodate smaller lot sizes and duplexes. The proposed land use for this area is to remain as Neighbourhood District, and all future subdivision and development proposal for the study area shall align and be consistent with uses and lot sizes outlined within the Towns Land Use Bylaw 16.20 or successor thereof.

In view of the small size of the study area, phasing should be dealt with as a single phase for subdivision and development applications and approvals.

5. Bylaw 08.21 shall come into force on the date of the third and final reading.

READ A FIRST TIME THIS 19<sup>th</sup> DAY OF APRIL, 2021

READ A SECOND TIME THIS \_\_\_\_<sup>th</sup> DAY OF \_\_\_\_\_, 2021.

READ A THIRD TIME AND PASSED THIS \_\_\_\_<sup>th</sup> DAY OF \_\_\_\_\_, 2021.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CHIEF ADMINISTRATIVE OFFICER

## SCHEDULE A



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