

BYLAW NO 1658-06

**OF THE
CITY OF WETASKIWIN
IN THE PROVINCE OF ALBERTA**

A BYLAW TO ADOPT THE "PARKSIDE SOUTH AREA STRUCTURE PLAN."

WHEREAS pursuant to the Municipal Government Act, Chapter M-26, R.S.A. 2000, as amended, the Council of the City of Wetaskiwin may by bylaw adopt an Area Structure Plan.

AND WHEREAS, pursuant to the Municipal Government Act, Chapter M-26, R.S.A. 2000, as amended, Council has deemed it expedient and proper to adopt an Area Structure Plan to provide framework for subsequent subdivision and development of Lot 1D, Block 1, Plan 022-1481 and to ensure it is carried out in an orderly fashion.

NOW THEREFORE, the Municipal Council of the City of Wetaskiwin duly assembled hereby enacts as follows:

1. That this bylaw be cited as the Parkside South Area Structure Plan Bylaw.
2. That the "Parkside South Area Structure Plan" of the City of Wetaskiwin attached hereto as "Appendix A" form part of this bylaw.
3. That this bylaw may be amended from time to time following the same procedures outlined in the Land Use Bylaw for Land Use Bylaw amendments.
4. That Bylaw 1531-02 is hereby repealed.
5. This Bylaw shall come into full force and effect on the date of the final passing thereof.

READ a first time this 12th day of June, 2006.

READ a second time this 26th day of June, 2006.

READ a third time and duly passed this 26th day of June, 2006.

ORIGINAL SIGNED

MAYOR

ORIGINAL SIGNED

CHIEF ADMINISTRATIVE OFFICER

City of Wetaskiwin

Parkside South - Area Structure Plan (“Appendix A” of Bylaw 1658-06)

for the phased development of

Lot 1D, Block 1, Plan 022 1481
lying north of 56 Avenue and west of Parkside Drive
(shown on “Map A”)

Developer: **Laebon Homes**

Proposed Land Uses

The developer has made an offer to purchase the subject property from the previous owner. The developer intends to develop lots for single detached housing. Prior to subdivision, the City's Municipal Development Plan (MDP) requires that an Area Structure Plan (ASP) be prepared and adopted.

The size and shape of the property dictates a grid pattern of development; Map B shows the approximate development layout. This layout may vary slightly at time of subdivision.

Lot Sizes

All lots within the ASP will conform to the City's R1N and R1A zoning regulations. Lots will range from 10.9 metres to 14 metres in width with some pie-shaped lots. They will be approximately 36 metres deep. All lots are intended to accommodate single-family development with access to lanes for all lots.

The proposed zoning classifications areas are shown on Map C. No more than 33% of the subject area can be designated at R1N - Narrow Lot Residential.

Phasing of Development

The owner plans to start development adjacent to 56th Avenue, taking advantage of the water and sewer lines now installed in the road and along the central entrance road into the development. The two cul-de-sacs would be in the second phase of development.

Neighbourhood Population

The design shown in this Area Structure Plan will create approximately 64 lots. The average occupancy of a single detached house in Wetaskiwin is about 2.7 people, so the expected population in the entire development is about 175 people, a density of just under 42 people per gross acre (including internal roads). There will be about 16 units per gross acre. These densities are comparable with other areas of Wetaskiwin.

Road Connections

People living in the subdivision will use 56th Avenue to reach their destinations. 56th Avenue is designated as an arterial road in the City's transportation bylaw and is capable of taking the extra traffic.

Utilities

Sanitary sewer is available in Parkside Drive. Sanitary sewer will drain by gravity flow to that line. Sanitary Sewer must be installed in the boulevard along 56th Avenue and secondly in internal roads and then along a utility lot or easement into the lane behind Parkview Drive.

Storm water management is required to control storm water to pre-development flows. Storm drainage is available at a manhole in the lane near the northwest corner of the property. Catch basins through the development will carry storm runoff through underground pipes to connect to this manhole. Storm sewer from the easterly portion of the development may run into a smaller storm main in 56th Avenue.

Water will be looped within the proposed streets through the development from the existing main in 56th Avenue. Approximate utility alignments are shown on Map D. These will be

verified between the owner's project engineer and the City of Wetaskiwin at time of development.

Gas, electricity, telephone and cable television routes will be determined with the appropriate utility companies at time of subdivision agreements.

Schools

The distance from the property to schools is as follows:

School	From NE corner	From SW corner
Norwood Elementary	850	420
Sacred Heart K-9	1290	860
High School	2050	1620
Queen Elizabeth Junior High	2900	2470

(All distances are in metres following sidewalks and are approximate.)

All of these schools have the capacity to take the additional students from this development.

Recreation Areas

The property is within walking distance of existing recreation facilities. A playground and open space exist at Norwood School and are readily available for use. There is also a small playground at the junction of Garden Meadows Drive and Parkside Drive, about 400 metres or a five-minute walk to the north.

The Civic Centre recreation area (arenas, pool, etc.) is about 1600 metres away or about a 20-minute walk.

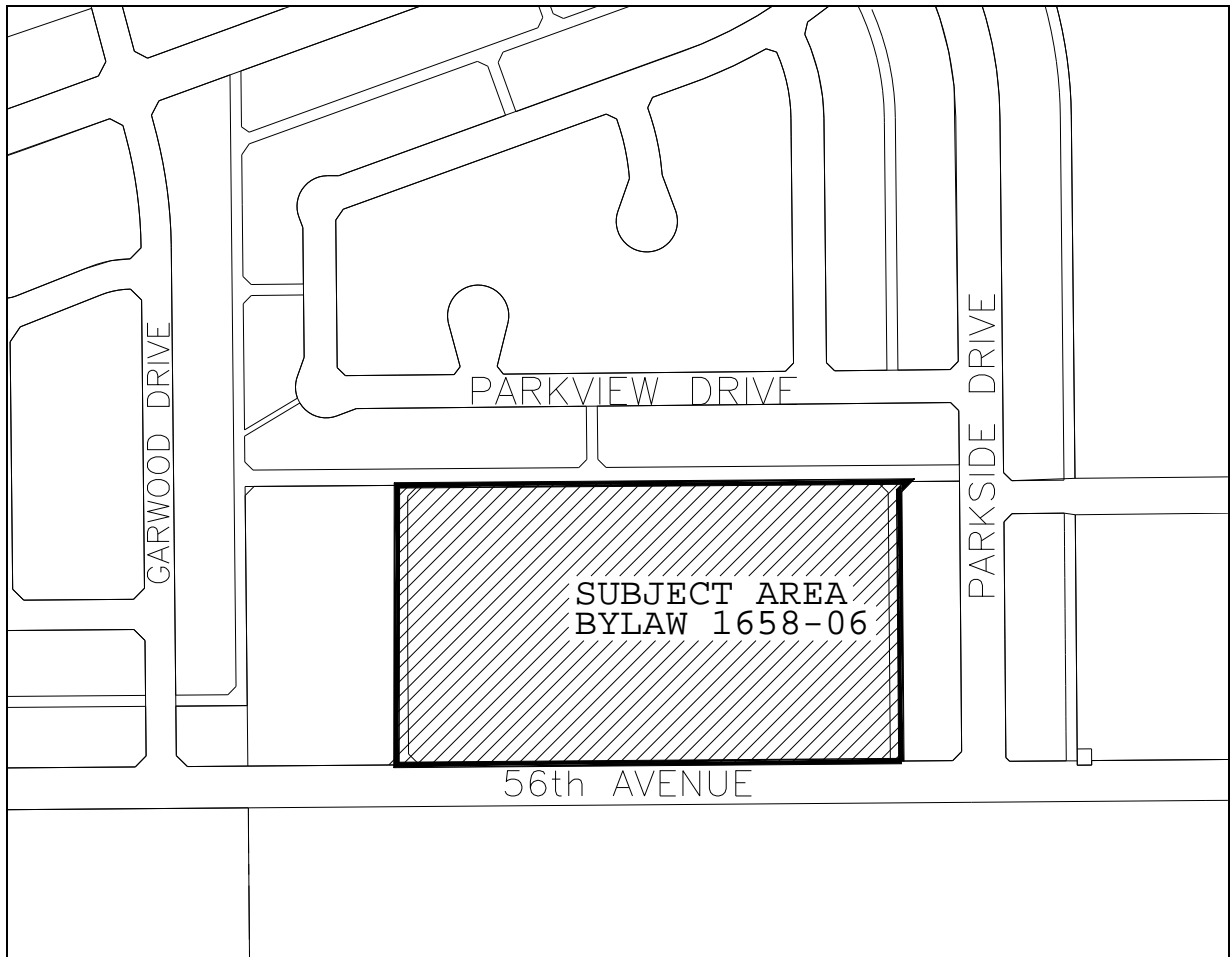
The trail system, which follows the drainage ditch, runs along the north side of Garden Meadows Drive which is about a five-minute walk from the subject property.

The developer will be required to contribute to upgrades to existing parks and playgrounds in the neighbourhood. Costs will be negotiated in the Subdivision Agreement.

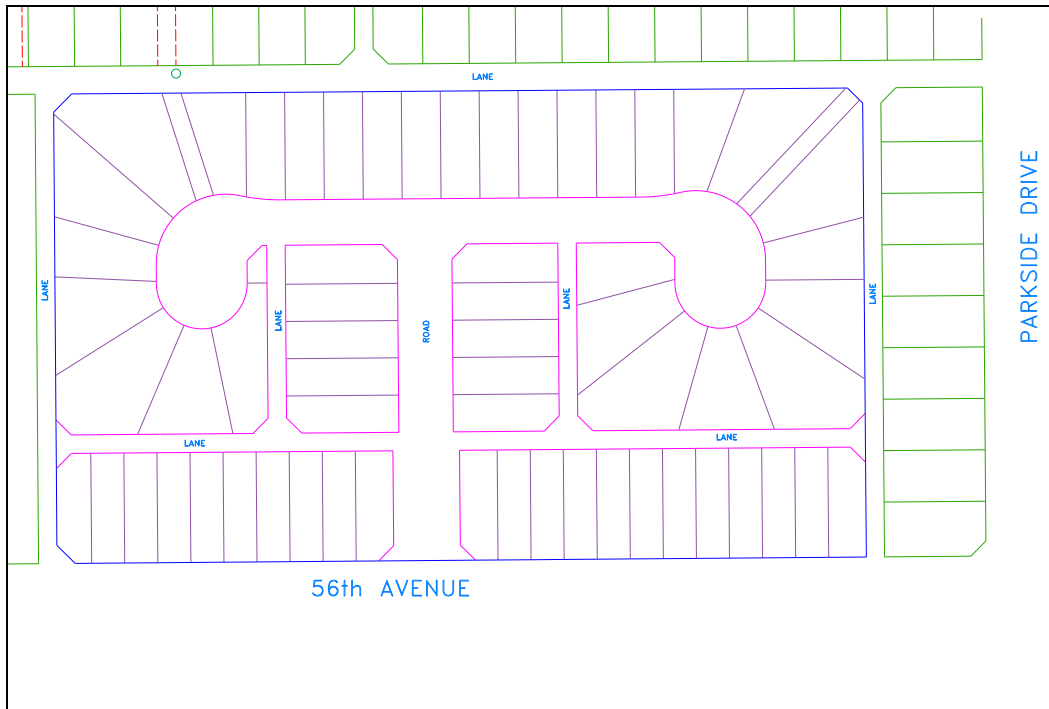
Development Costs

All costs will be borne by the Developer and the lots will be sold free of local improvement charges. Details of the costs will be agreed to in a subdivision agreement between the landowner and the City.

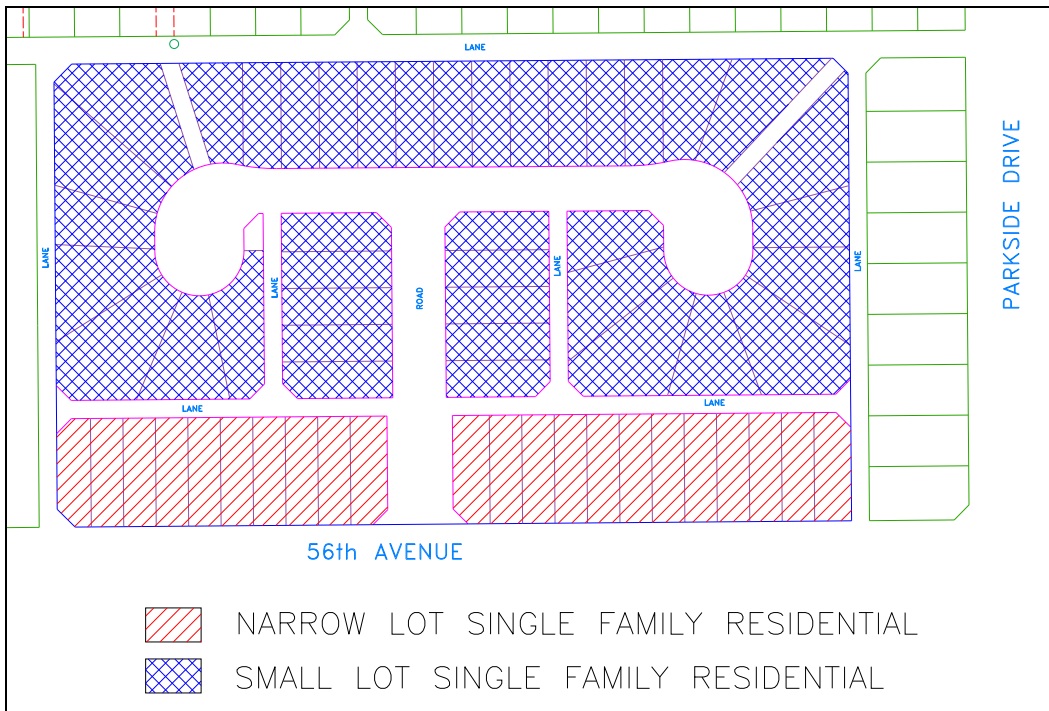
MAP A – SUBJECT AREA



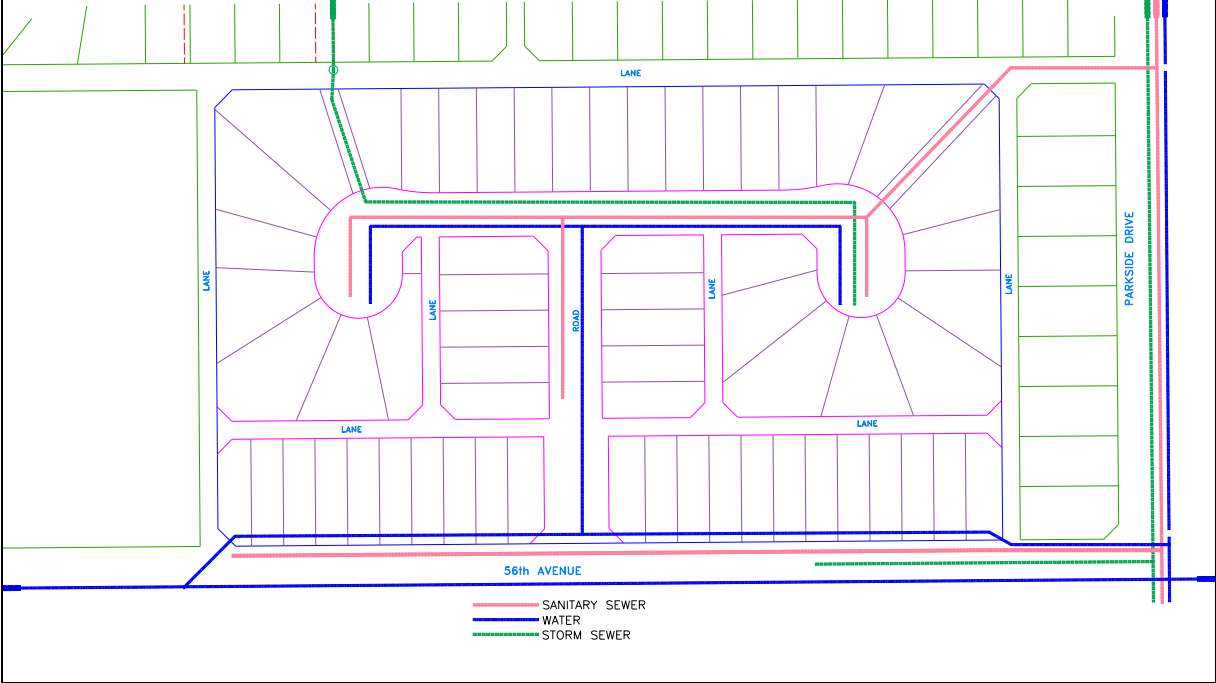
MAP B – LOT LAYOUT



MAP C – LAND USES



MAP D – CONCEPTUAL SERVICING LAYOUT



Conceptual only – subject to Engineering Design and City approvals