

Akinsdale South Area Structure Plan

Bylaw 25/90

As Amended July 7, 2008
(Bylaw 19/2008)

AKINSDALE AREA STRUCTURE PLAN

AMENDMENT NUMBER	BY-LAW NUMBER	1ST READING		2ND READING		3RD READING	
	24/79 (Repealed by By-law 38/88)	Jun 11	C468	Jul 16	C470	Jul 16	C472
	38/88 (Repealed by By-law 25/90)	Dec 5	C611	Jan 3/89	C636	Jan 3/89	C637
	25/90	Jul 16	C454	Aug 13	C500	Nov 5	C661
1	36/97	Jun 16	C326	Aug 5	C388	Aug 5	C389
2	19/2008	Jul 7	C430	Jul 7	C431	Jul 7	C433
3							
4							
5							

CITY OF ST. ALBERT

CONSOLIDATION OF BYLAW NO. 25/90

AKINSDALE SOUTH AREA STRUCTURE PLAN
Consolidated by Bylaw 19/2008

Being a By-law to adopt the Akinsdale South Area Structure Plan
and to repeal By-law No. 38/88.

WHEREAS Council on January 3, 1989 passed By-law No. 38/88 to adopt the Akinsdale South Area Structure Plan; and

WHEREAS Council deems it desirable to amend the Akinsdale South Area Structure Plan;

NOW THEREFORE the Municipal Council of the City of St. Albert, pursuant to the provisions of the Planning Act, R.S.A. 1980, as amended, hereby ENACTS AS FOLLOWS:

1. That the Akinsdale South Area Structure Plan attached hereto as Schedule "A" be adopted.
2. That By-law No. 38/88 be repealed.

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CHAPTER 1 - POLICY CONTEXT

1.1 Municipal Development Plan (**BL19/2008**)

The Area Structure Plan contained in the Bylaw is in conformance with the land use prescribed by the Municipal Development Plan (Bylaw 15/2007 as amended). In the implementation of the subdivision plans, it is recognized that minor mapping variance may exist.

1.2 Land Use Bylaw (**BL19/2008**)

The Area Structure Plan land uses shall show general land uses, which are further regulated by the Land Use Bylaw. All parcels of land within the Area Structure Plan have districting as of July 2008. Any changes to the districting would require amendments to the Land Use Bylaw, and depending on the use, changes to the Municipal Development Plan and the Akinsdale South Area Structure Plan.

1.3 Akinsdale South Area Structure Plan (**BL19/2008**)

The Akinsdale South Area Structure Plan was originally established in 1979 and through amendments has continued to provide a concept of land uses for this portion of Akinsdale neighbourhood.

CHAPTER 2 - LAND USE

2.1 Residential Development (**BL19/2008**)

Residential development in the Area Structure Plan shall conform to the policies of the Municipal Development Plan Bylaw 15/2007, as amended.

Where residences abut onto adjacent non-residential land uses, single family lot depths shall be increased. Further, for the purpose of buffering residential land use from the commercial land use, a combination of landscaping and fencing (in compliance with the Municipal Engineering Standards and the Land Use Bylaw) shall be constructed between these land uses.

2.2 Population Density (**BL19/2008**)

The residential area of the Area Structure Plan shall contain a population density that conforms to the Municipal Development Plan density policies.

The following table provides estimated development statistics for the Area Structure Plan.

Development Statistics

Land Use	Housing Units	Average Household Size	Approximate Population	Area (ha)
Single Family Residential	156	2.85	445	
Seniors Assisted Living	148	1.38	204	
Total	304	N/A	649	
Gross Developable Area				26.29±
Commercial				9.85±
Single Family				10.02±
Institutional/Medium Density Residential				1.03±
Park & PUL				2.21±
Roads				3.19±

(BL19/2008)

2.3 Commercial Land Use (BL19/2008)

General commercial land uses are designated in the southeast quadrant of the Hebert Road/Highway 2 (St. Albert Road) intersection. The commercial designation extends for the length of the Area Structure Plan's frontage along Highway 2 (St. Albert Road).

Commercial expansion shall be in compliance with the Land Use Bylaw and shall be located on the site in a manner using setbacks to have the least negative impact upon adjoining residential areas.

Fencing on the walkways shall be provided on the residential side only to prevent a tunnel effect and landscaping shall be provided on the other side of walkways to City standards.

New commercial buildings shall have an architectural treatment, which is compatible with other commercial development in the vicinity.

CHAPTER 3 - SERVICES

3.1 Services

Figure 3 illustrates the roadway network for the Area Structure Plan. Alignments shown shall be considered approximate and subject to modification pending detailed survey and subdivision of the area. (BL19/2008)

- 3.1.1 Vehicular access to the commercial area shall be limited to points along Hebert Road and St. Albert Road and specific transportation requirements will be determined at the subdivision and development agreement stage of development.
- 3.1.2 The commercial and residential vehicle circulation system shall be separated.
- 3.1.3 The roadway system for the Area Structure Plan shall be designed to accommodate extension to the City's transit routing system.
- 3.1.4 Internal roadway design standards shall be in accordance with established municipal specifications.
- 3.1.5 It is recognized that the City of Edmonton's approved transportation design plan reflecting access to St. Albert from the Ring Road will be retained and respected.

3.2 Engineering Services (**BL19/2008**)

Water, sanitary and storm sewer servicing have all been provided as part of the development. All servicing maps demonstrate existing servicing.

New commercial and residential development shall be tied into existing utilities in conformance with City Engineering policies.

CHAPTER 4 - STAGING

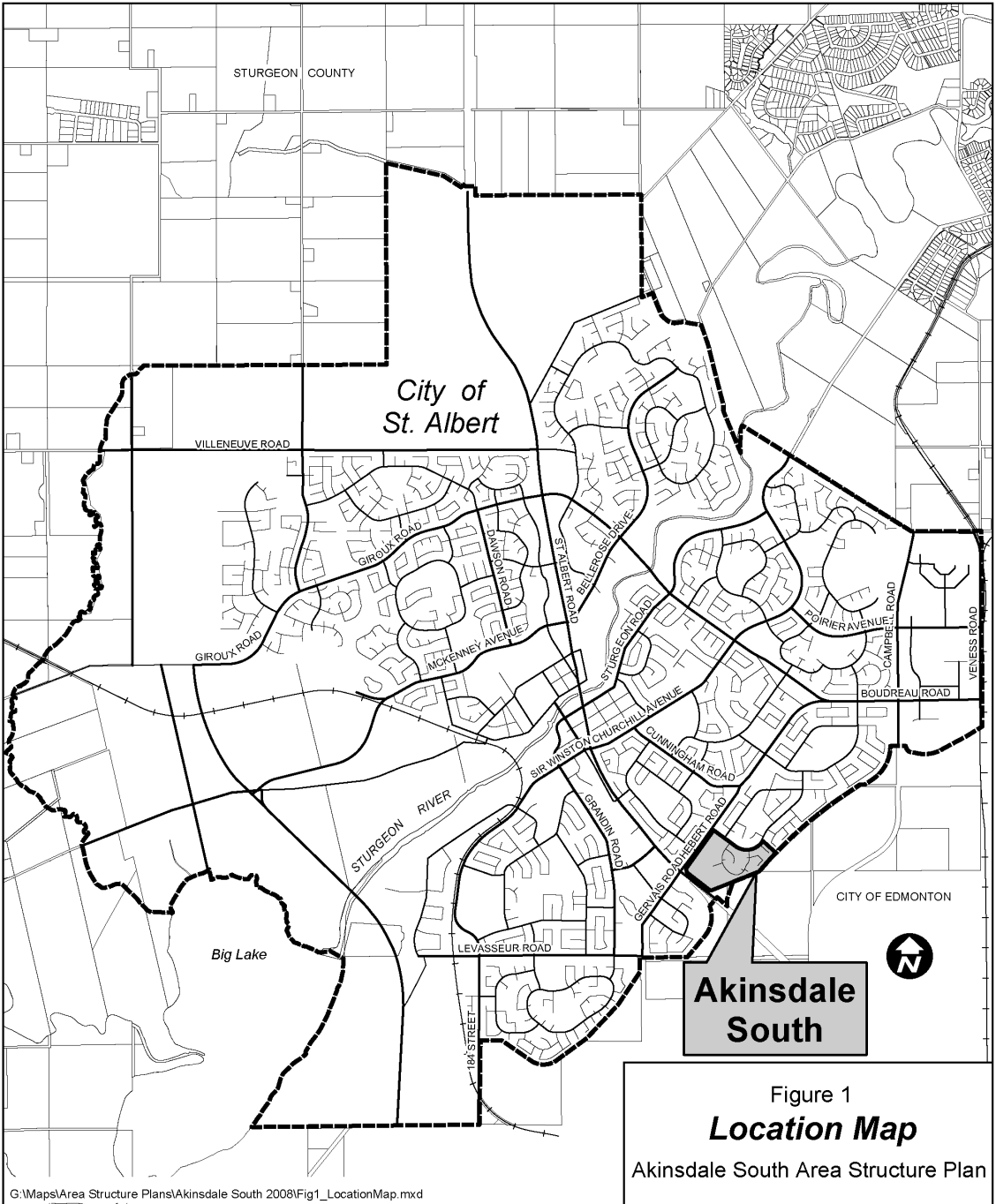
4.1 Staging of Development

Development of the commercial lands within the plan area may proceed independently of the residential lands, provided that necessary subdivision and development details have been concluded.

4.2 Individual Land Use

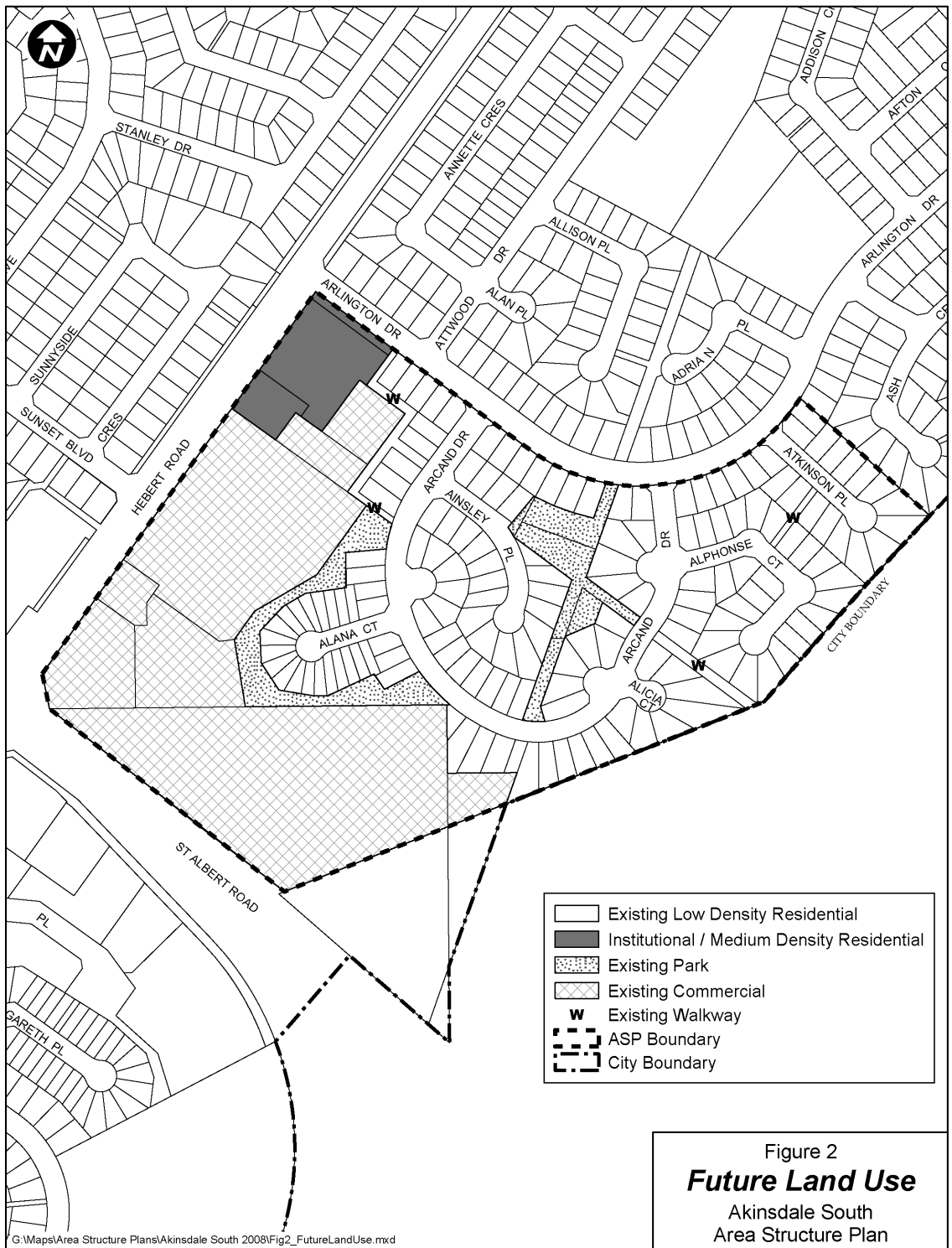
Development within each land use classification may proceed independently of the other, provided that necessary subdivision and development agreement details have been concluded.

FIGURE 1 - LOCATION MAP



(BL19/2008)

FIGURE 2 – FUTURE LAND USE

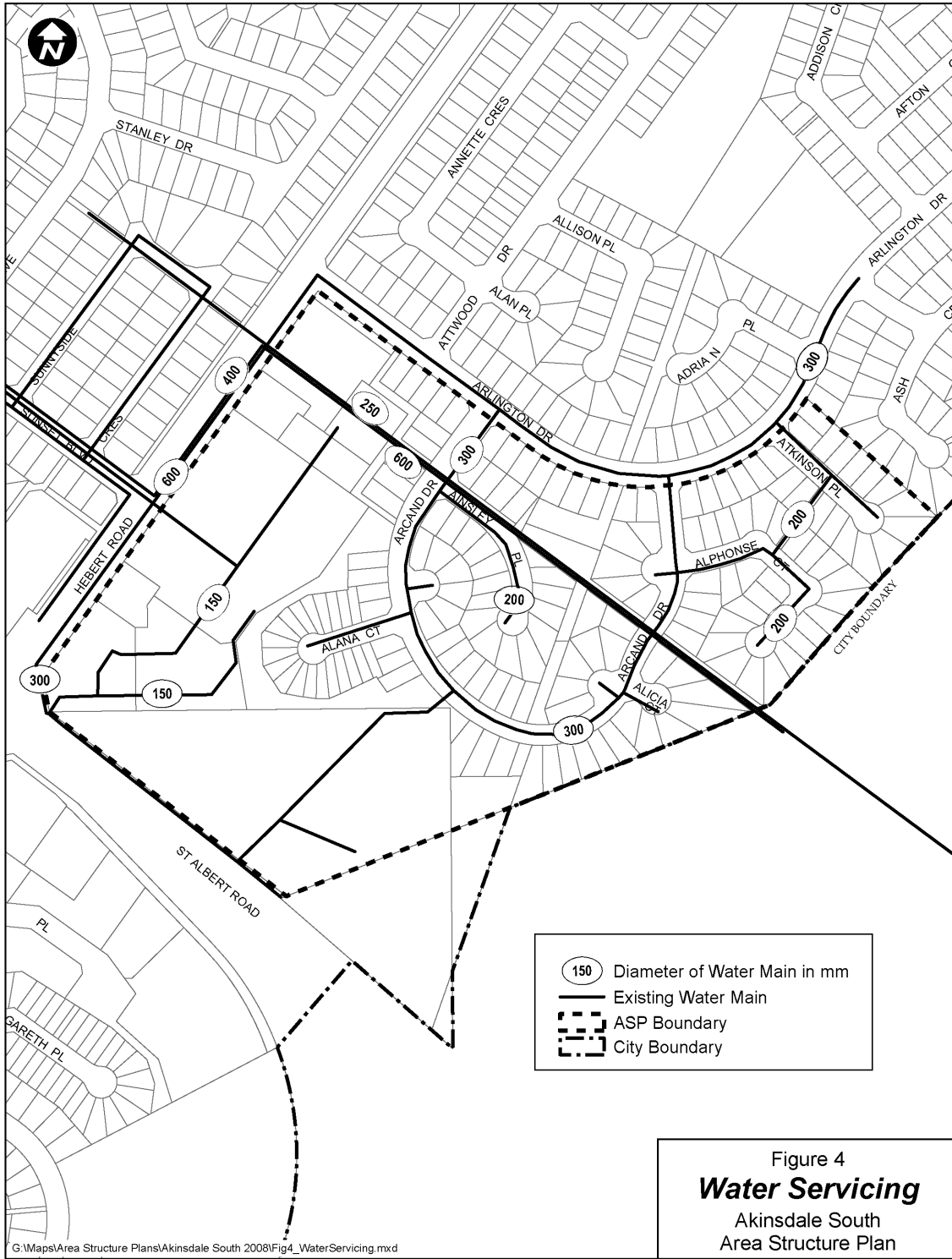


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Figure 2
Future Land Use
 Akinsdale South
 Area Structure Plan

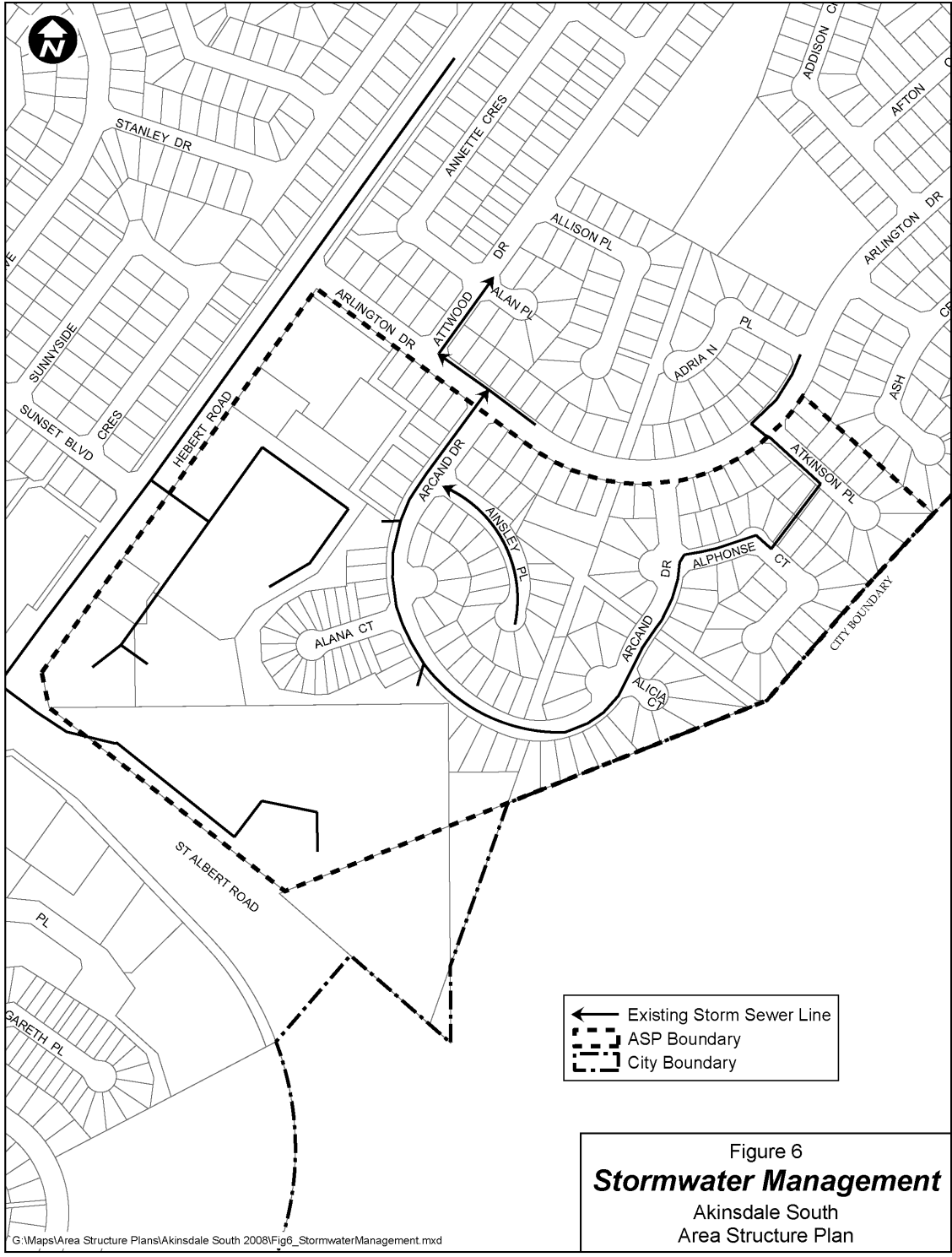
(BL19/2008)

FIGURE 4 - WATER SERVICING



(BL19/2008)

FIGURE 6 – STORMWATER MANAGEMENT



(BL19/2008)