

INGLEWOOD

Area Structure Plan

Bylaw 30/85

As Amended July 11, 2016 – Bylaw 13/2016

CITY OF ST. ALBERT

CONSOLIDATION OF INGLEWOOD AREA STRUCTURE PLAN BYLAW NO.
30/85
Consolidated by Bylaw 13/2016

Being a By-law to adopt the Inglewood Area Structure Plan and to repeal By-law No. 5/82.

WHEREAS the Planning Act provides that a Council may by by-law establish a framework for subsequent subdivision and development of land; and

WHEREAS Council deems it desirable to establish an Area Structure Plan for the area of Inglewood;

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

1. That the Inglewood Area Structure Plan attached hereto as Schedule "A" to By-law No. 30/85 be adopted;
2. That By-law No. 5/82 be repealed.

SCHEDULE "A"

TO BYLAW NO. 30/85

INGLEWOOD AREA STRUCTURE PLAN

Part 1 – Municipal Development Plan

- 1.1 This revised Inglewood Area Structure Plan conforms to the Municipal Development Plan Bylaw 15/2007 (**BL 3/2009**), which designates the lands east of St. Albert Road, west of Boudreau Road and north of the Sturgeon River as Major Commercial, Residential and Red Willow Park.

Part 2 – Land Use

2.1 Commercial

It is proposed in the Area Structure Plan that approximately 50 (**BL 3/2009**) hectares of land be designated General Commercial.

2.2 Residential

It is proposed in the Area Structure Plan that approximately 27 gross hectares of land (**BL 3/2009**) be designated for residential development.

2.2.1 Low Density Residential

The proposed density of the residential land north of Bellerose Drive is 7 units per net hectare (approximately 3 per net acre). An existing low density residential site has been identified south of Bellerose Drive.

2.2.2 Medium Density Residential

- a. Approximately 4 hectares has been developed for multi-family residential purposes south of the regional shopping centre site (i.e. Sturgeon Point, 500 Rivercrest Cres.) at a density of 74 units per net hectare (approximately 30 units per net acre).
- b. The density of the residential land at the southwest corner of Bellerose Drive and Boudreau Road shall be a maximum of 62 units per hectare. These lands should be developed to superior design standards, having high regard to their high visibility for existing residential areas south of the Sturgeon River and north of Bellerose Drive. Medium density development shall be planned to have sufficient open space and parking to provide a high quality development and to

achieve this standard may result in the lands being developed at less than 35 units per hectare (10, 20, 30 Ironwood Point).

- c. Ironwood Estates, 40 Ironwood Point, was developed as seniors housing.
- d. The parcel of land at 79 Bellerose Drive will have a density of 54 units per hectare (18 units per acre).

2.2.3 Medium to High Density Residential

- a. The parcel of land at 2 Inglewood Drive will have a density of between 94 to 141 residential dwelling units per hectare (38 to 57 dwelling units per acre), and that limited retail/commercial on the ground level with residential dwelling units above can occur at this location. **(BL 3/2009)**

2.3 Population

An estimated population of 1,488 persons **(BL 3/2009)** would result from the ultimate development of all properties designated for residential or public and private service use within this plan.

2.4 Reserve Dedication

While some municipal reserve will be provided for park purposes within the proposed single family residential subdivision north of Bellerose Drive, the balance of the reserve owing will be deferred by caveat to future lands within the N.E. sector. The exact disposition of reserve land will be determined by the Subdivision Approval Authority at the subdivision approval stage.

In the area designated for medium density residential development south of Bellerose Drive, land was dedicated as Reserve under the provisions of the 1970 Planning Act. Adjustment to the amount of land originally dedicated will be necessary so as to conform to the Environmental and Municipal Reserve requirements of the Municipal Government Act, as amended.

2.5 Public and Private Service

The parcel of land approximately 0.2 hectares (0.5 acres) in size located at 100 Boudreau Road was designated as a Public Service District in order to accommodate the existing fire hall.

Part 3 - Transportation

- 3.1 The future major roadway network for the study area is indicated by Figure 3. Alignments shown are for arterial and major collector roadways and are

approximate, subject to revision pending detailed survey and subdivision of the study area.

- 3.1.1 Internal roadway design shall conform to municipal engineering standards.
- 3.1.2 Roadways eligible for provincial subsidies shall be designed to provincial standards. The location of access points, median breaks and intersections shall be determined at the final roadway and subdivision design stages and may depend on a number of engineering design criteria including a traffic analysis.

Part 4 – Engineering Services

- 4.1 The provision of watermains, sanitary and storm sewers to the entire study area can be made by extending the servicing presently in place in the Bellerose Drive, Inglewood Drive and Boudreau Road rights-of-way. These services have sufficient capacity for the study area.

The provision of other utility services (gas, power, telephone and cable) is not expected to pose any problems.

Servicing costs within the plan area shall be borne by the developers in accordance with standard municipal practice.

Part 5 – Staging of Development

- 5.1 Development within each land use classification may proceed independently of the other, provided that necessary Municipal and Environmental Reserve issues, subdivision of land, and development agreements have been concluded.

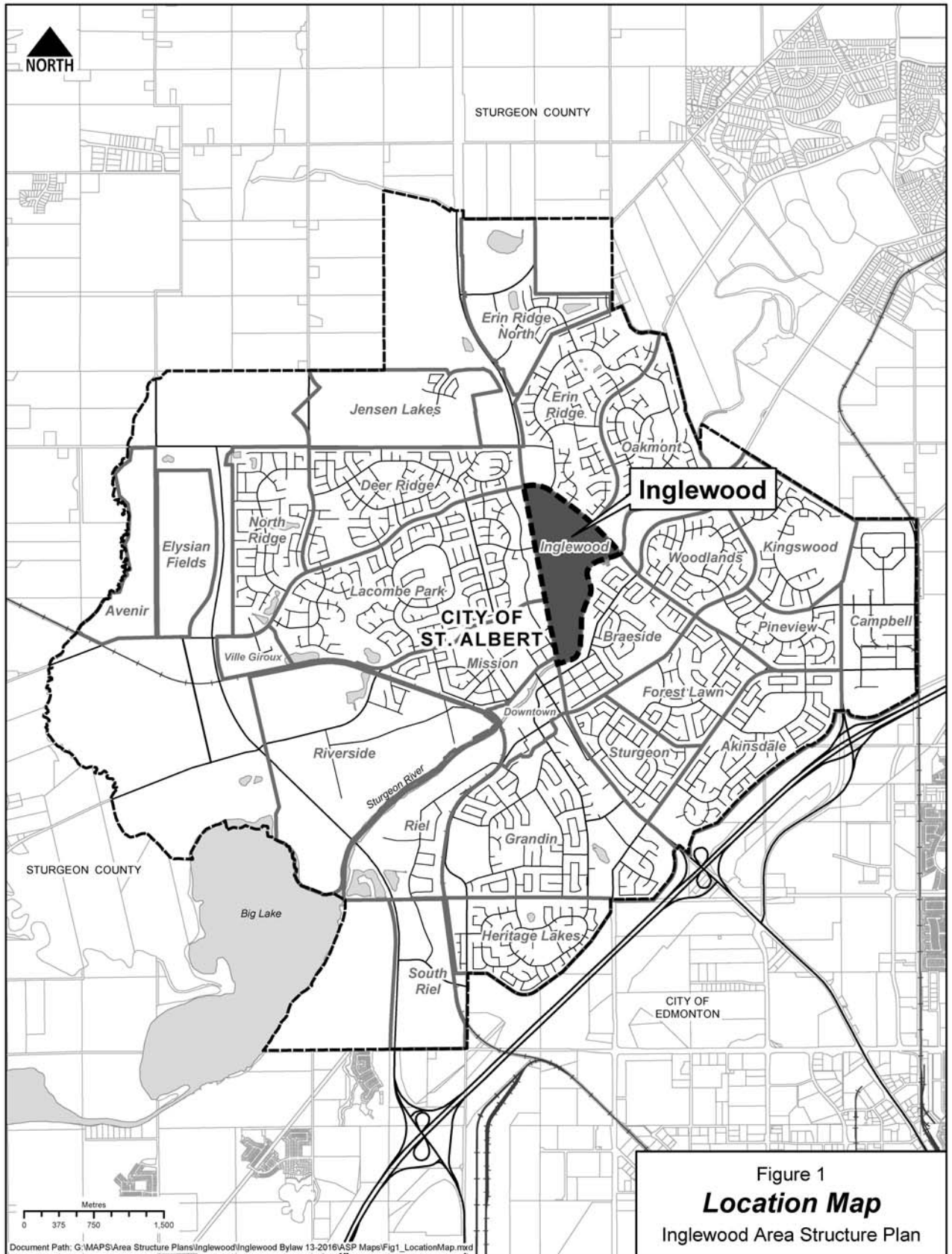
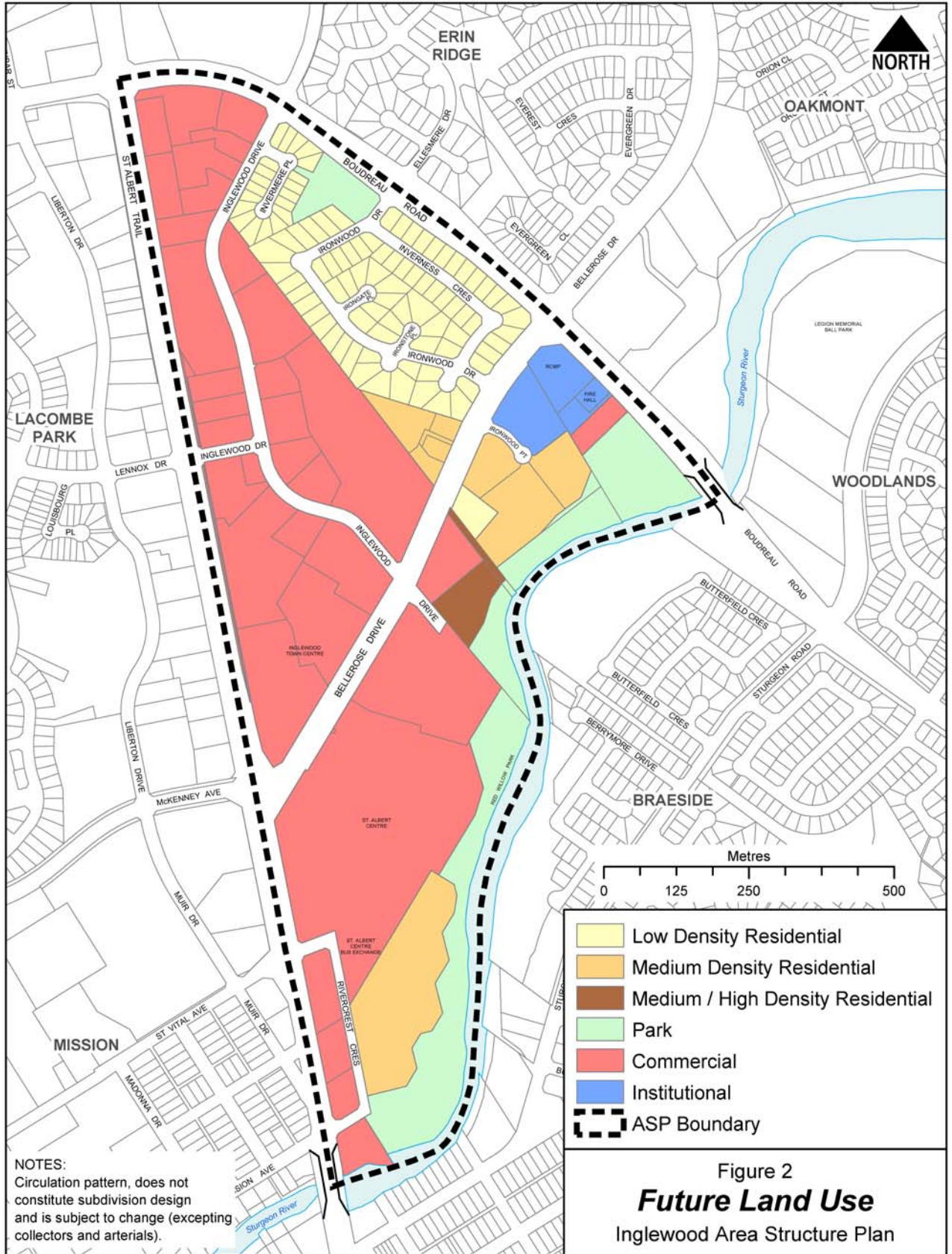
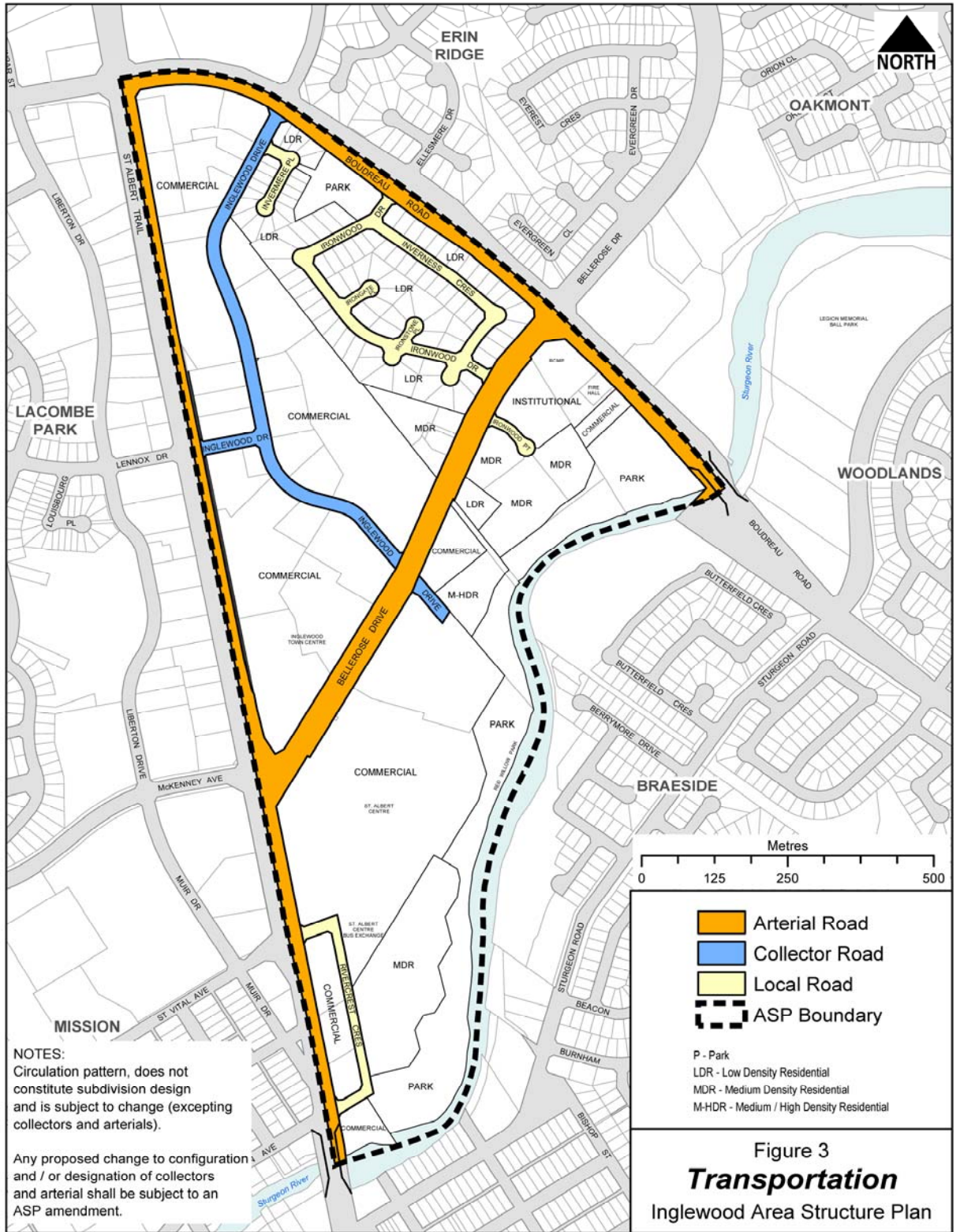
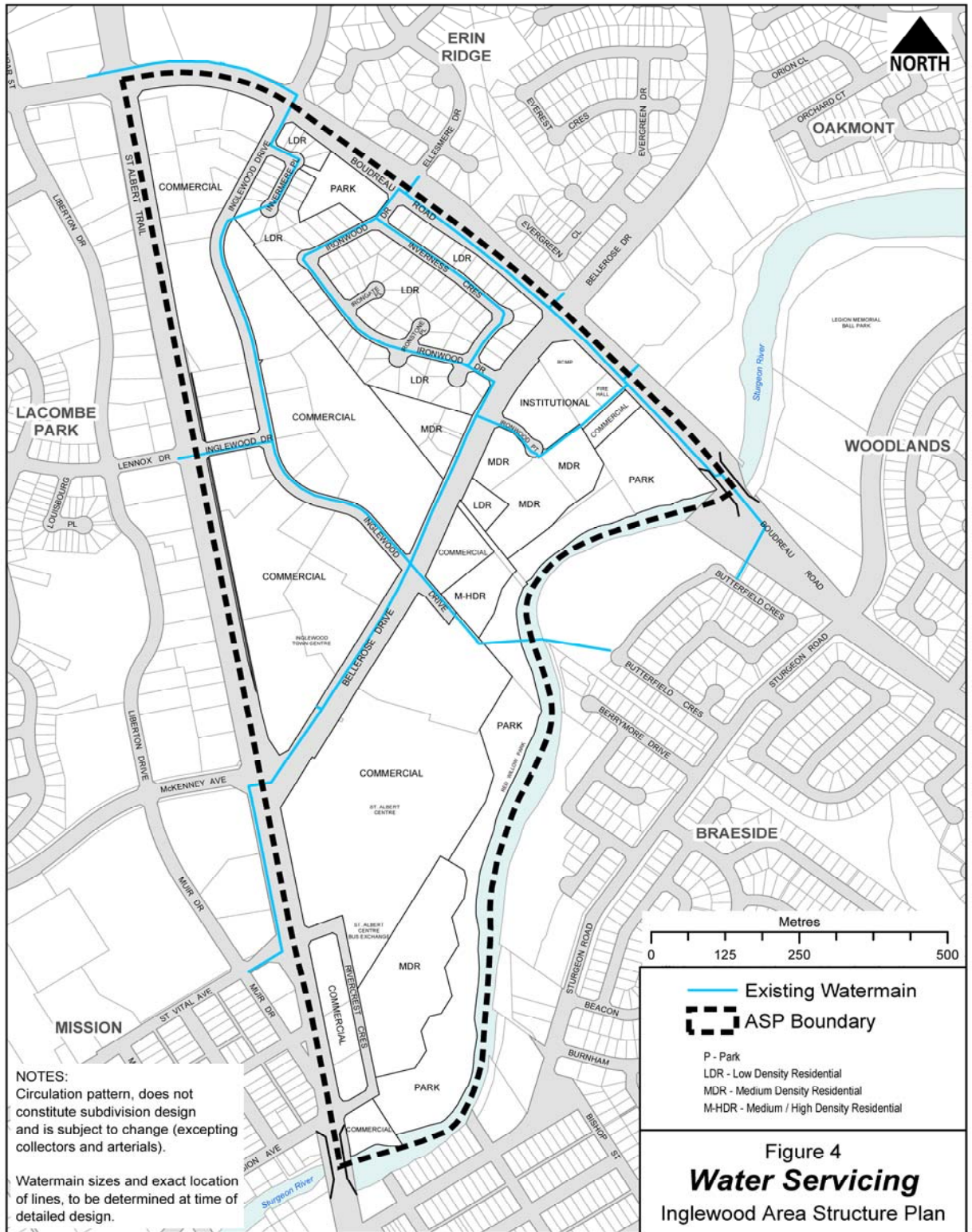
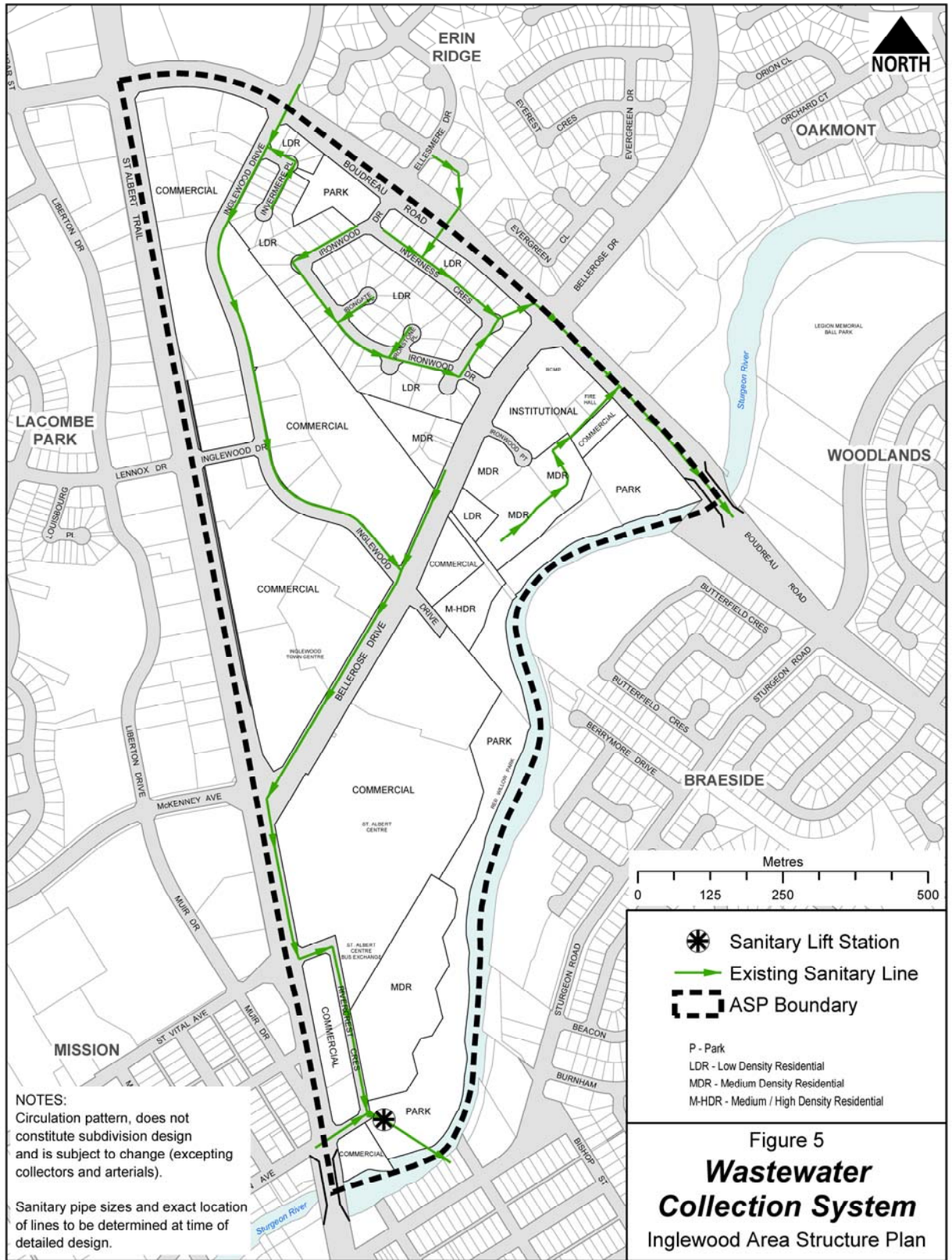


Figure 1
Location Map
 Inglewood Area Structure Plan









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