

TOWN OF OLDS BYLAW NO. 2023-32

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 Vistas Areas Structure Plan, Bylaw No. 2006-02

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 Vistas Area Structure Plan to guide the future growth and development of lands within NE 6-33-1-5, LSD 4;

WHEREAS the Council of the Town of Olds deems it necessary and expedient to amend the Vistas Area Structure Plan, Bylaw 2006-02;

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

1. That Section 4.2.2 Medium Density Residential (R2/R3) be replaced with the following text:

Three pockets of multi family areas are identified in the plan. The first is situated along the east boundary of the Plan. A second potential site for multi-family is identified in the northwest corner and a third along the west boundary. Potential product type will be determined by market conditions, each site could be built with duplexes, row houses, or multi-story buildings. It is anticipated that the east parcel of multi family will have apartment style development directly adjacent to 57 Avenue and transition to duplex or row housing style development in the interior of the subdivision. Each parcel could be developed with public or private roadways and will be determined as part of a future development permit application.

The multi family sites are ideally situated to provide efficient pedestrian access and vehicle access throughout the development and to the rest of the Town. This is accommodated by direct access to collector roadways and the close proximity of the linear park system.

2. That Section 5.3 Water Distribution be replaced with the following text:

There is an existing 250 mm watermain located in 57 Avenue, which will be utilized as the main water feed for the proposed development. This connection will be adjacent to the church and extended north up 57 Avenue to service The Vistas. This 250 mm main will then be extended west along the south collector road and then northeast up the other collector roadway.

Eventually a second feed will be provided to the Town of Olds with the extension of a new water trunk, which will be extended from the east side of town. This trunk will

connect into the development at the northeast corner of the plan where the collector road connects to 57 Avenue. Similarly, another loop connection to the development is contemplated in the southwest corner of the development. Two potential southwest water alignments been identified through the neighbourhood of Cornerstone. The final alignment will be determined during detailed design of the associated phase.

The overall water distribution system needed to service the plan area is shown conceptually on Figure 7.0.

All watermains will be designed in accordance with the Town of Olds Design Guidelines and will be turned over to the Town of Olds after a two-year maintenance period.

3. That Figure 4.0 is replaced with the attached Schedule A.
4. That Figure 7.0 is replaced with the attached Schedule B.
5. That Table 1 is replaced with the table contained in the attached Schedule C.
6. That Table 2 is replaced with the table contained in the attached Schedule D.

7. This Bylaw comes into force on the date it is passed.

Read for a first time on the 11th day of September 2023.

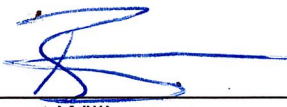
Public Hearing held on the 10th day of October 2023.

Read a second time on the 10th day of October 2023.

Read a third and final time on the 10th day of October 2023.



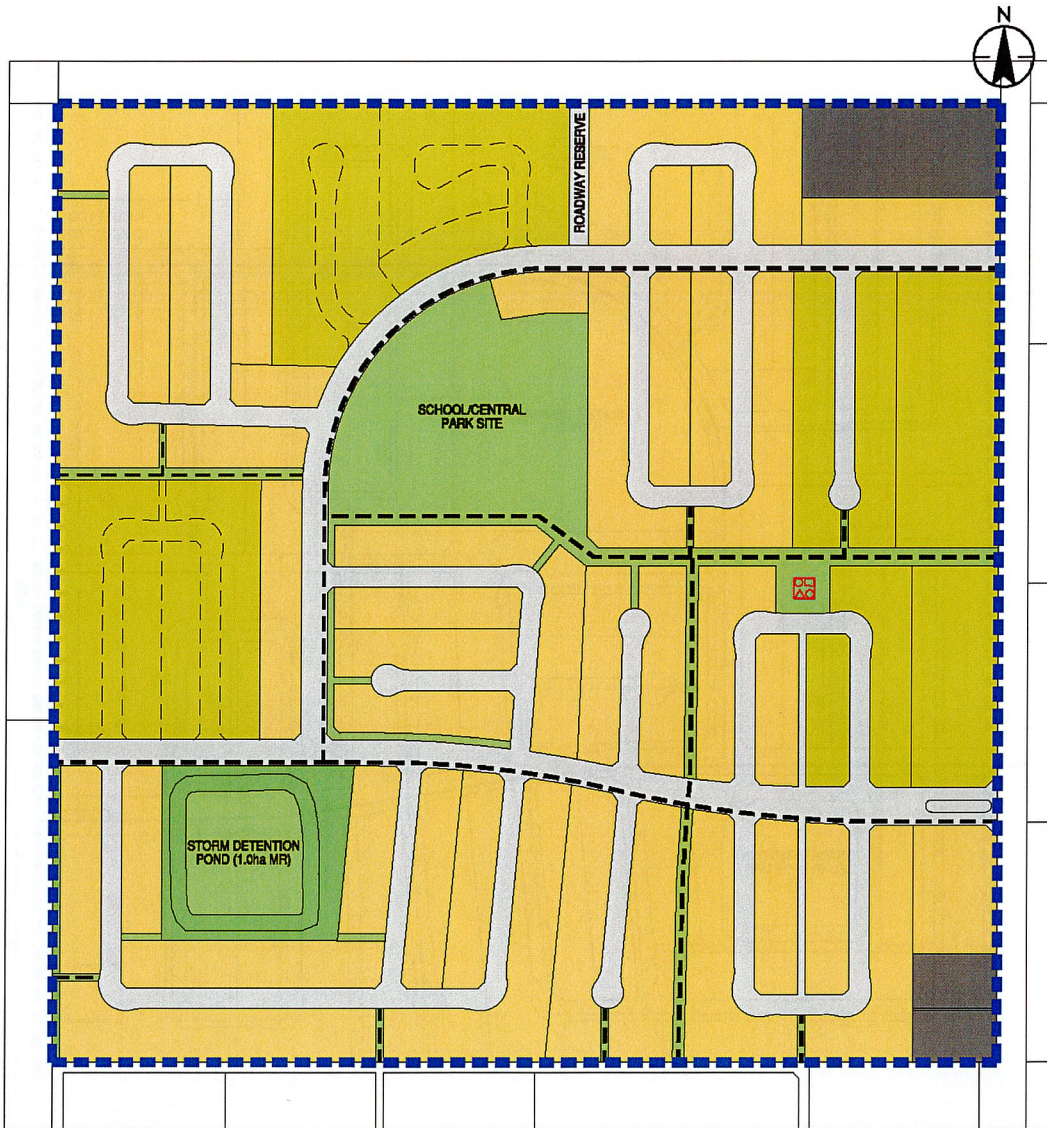
Judy Dahl,
Mayor



Brent Williams,
Chief Administrative Officer

SIGNED by the Chief Elected Official and the Chief Administrative Officer this 11th day of October 2023.

Schedule A of Bylaw No. 2023-32



LEGEND

- | | |
|---------------------|------------------|
| Single Family | Existing Acreage |
| R2/R3 Multi Family | Play Structure |
| Open Space (M.R.) | Trail System |
| Open Space (P.U.L.) | ASP Boundary |

July, 2023
112871475



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Client/Project

MANOR INVESTMENTS LTD.
THE VISTAS
OLDS, AB

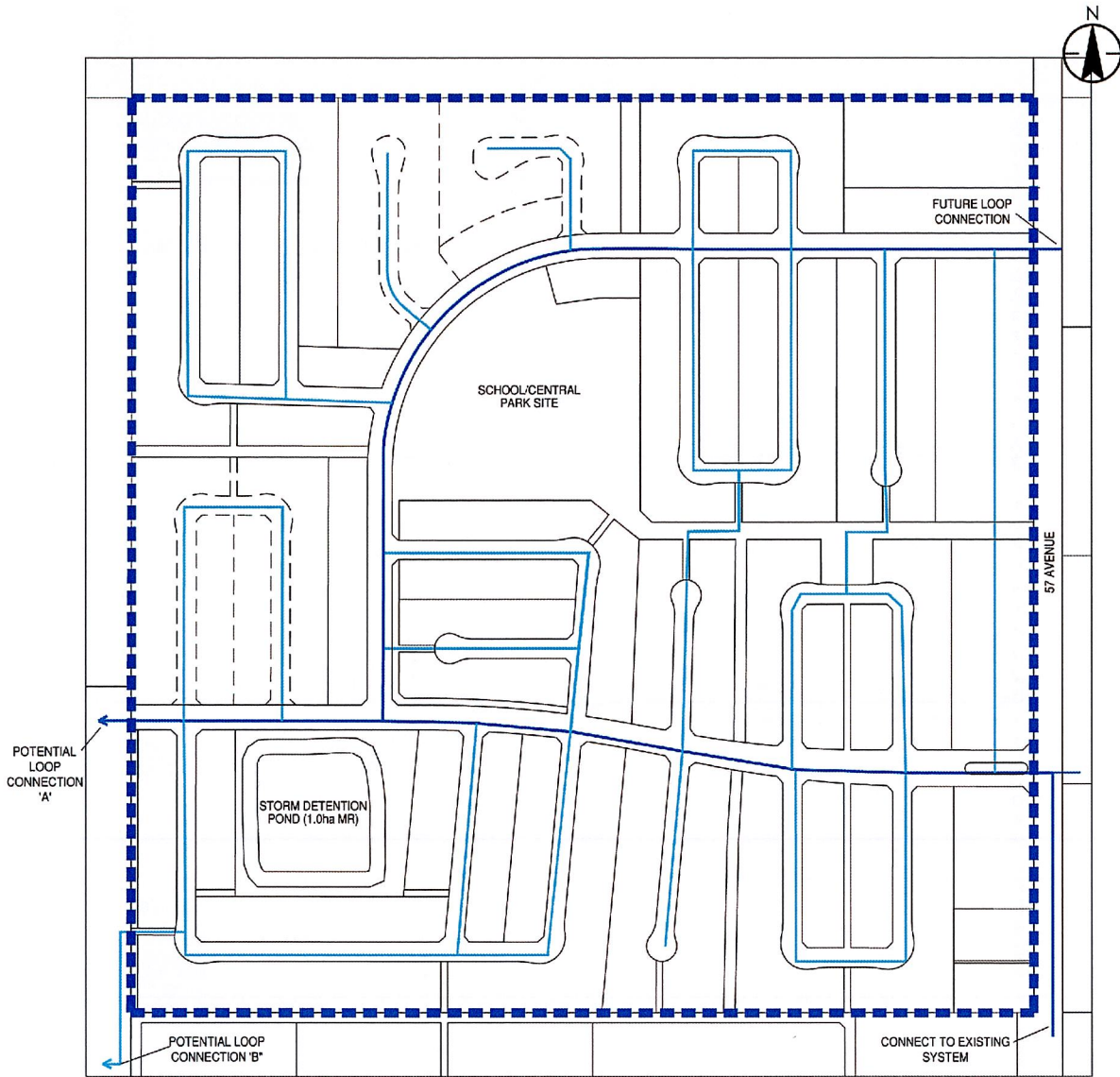
Figure No.

4.0

Title

DEVELOPMENT
CONCEPT

Schedule B of Bylaw No. 2023-32



- LEGEND
- ASP BOUNDARY
 - 150-200mm DIA WATER MAIN
 - 250-300mm DIA WATER MAIN

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Figure No.

7.0

Title

PROPOSED WATER
DISTRIBUTION PLAN

Schedule C of Bylaw No. 2023-32

Table 1

Area Structure Plan
Land Use Statistics

	Area (ha)	% of GDA
Gross Area	64.3	100
3 existing acreages	1.99	
Net Developable Area	62.31	
Low Density Residential – single family detached	28.96	46.5%
Medium Density Residential (R2) – Duplex/Townhome	10.77	17.3%
Medium Density Residential (R3) – Apartment	3.38	5.4
Open Space – Municipal Reserve	6.53	10.5%
Parks and Open Space (M.R. and P.U.L.)	1.43	2.3%
Roads and Lanes	11.24	18.0%

Schedule D of Bylaw No. 2023-32

Table 2

Residential Units and Population

Land Use	Area (ha)	Density units/ha	Density persons/ unit	Population
R1 – Single family detached	28.96	18	2.3	1199
R2/R3 – Medium density*	10.77	38	2.3	941
R3 – Medium density**	3.38	65	2.3	505
Total				2646
Average Population				42.6 per ha***

*Medium density is proposed as duplex, townhomes, or condominium development.

**Two parcels located along 57 Avenue are identified as apartment style development.

***Density is determined based on proposed housing type and Land Use Bylaw regulations. Density may differ based on final lotting and constructed housing type.