

# 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 10<sup>th</sup> DAY OF MAY, 2021.

READ A THIRD TIME AND PASSED THIS 10<sup>th</sup> DAY OF MAY, 2021.

  
MAYOR

  
CHIEF ADMINISTRATIVE OFFICER

**SCHEDULE A**

Bylaw 08.21 Amendment - Riverside Estates Area Structure Plan



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