

Bylaw 48-2017 Text Amendment to the North of Lakeland Drive Area Concept Plan Amending Bylaw 26-2007

Applicant: Select Engineering Ltd.
Owner: Emerald Hills "E" GP Inc.

Report Purpose

To provide information to Council on a bylaw that proposes to delete and replace Table 7.3 Residential – Unit and Population Projections at Maximum Density from the North of Lakeland Drive Area Concept Plan Amending Bylaw 26-2007. This Bylaw will revise the table to align with proposed medium density residential policies and regulations within concurrent amendments to the Municipal Development Plan, the Emerald Hills Area Structure Plan and DC 69 Direct Control District for a proposed medium density residential development within Emerald Hills Stage 8E.

Recommendation

THAT Bylaw 48-2017, a bylaw that proposes to delete and replace Table 7.3 Residential – Unit and Population Projections at Maximum Density from the North of Lakeland Drive Area Concept Plan Amending Bylaw 26-2007, be given first reading.

Council History

May 22, 2007 – Council adopted Municipal Development Plan 1-2007.

April 24, 2007 – Council amended the North of Lakeland Drive Area Concept Plan Bylaw 71-2003 with Bylaw 22-2007.

April 10, 2007 – Council amended the North of Lakeland Drive Area Concept Plan Bylaw 71-2003 with Bylaw 26-2007.

December 7, 2004 – Council amended the North of Lakeland Drive Area Concept Plan Bylaw 71-2003 with Bylaw 96-2004.

July 2, 2003 – Council adopted the North of Lakeland Drive Area Concept Plan Bylaw 71-2003.

Strategic Plan Priority Areas

Economy: The proposal supports the strategic priority area of effective and efficient municipal infrastructure.

Governance: To meet the strategic goal of public involvement and communicating with the community on issues affecting the County's future public information meetings were held on February 3, 2016 and June 12, 2017 for the public to provide input into the plan. Further, the Public Hearing provides Council with the opportunity to receive public input prior to making a decision on the proposed bylaw.

Social: The proposed amendment contributes to neighbourhood diversity by providing a mix of housing types with safe pedestrian connections.

Culture: The proposal addresses the strategic goal to build strong neighbourhoods/communities to support the diverse needs of the residents.

Environment: n/a

Other Impacts

Policy: The Area Concept Plan (ACP) amendment has been prepared in accordance with Area Concept Plans/Area Structure Plans Policy SER-008-007.

Legislative/Legal: The *Municipal Government Act* provides that Council may, by bylaw, amend an Area Structure Plan.

Interdepartmental: The proposed amendment has been circulated to internal departments and external agencies. No objections were received.

Summary

The proposed amendment is concurrent with Bylaws 43-2017 and 49-2017 also related to the North of Lakeland Drive Area Concept Plan whereby a change in policy area designation is being proposed for Lot 7, Block 176, Plan 162 2928 to remove the business employment policy area designation and replace it with commercial and residential policy area designations. As a result, a revision to Table 7.3 Residential - Unit and Population Projection at Maximum Density is required to reflect the proposed addition of residential development within the ACP.

This amendment is also being proposed concurrently with associated bylaws to include medium density residential in the Municipal Development Plan, the Emerald Hills Area Structure Plan and DC 69 Direct Control District of the Land Use Bylaw for Lot 7, Block 176, Plan 162 2928.

Communication Plan

Letter, website and newspaper advertisement.

Enclosure

1 Bylaw 48-2017