

BYLAW 49-2017

A BYLAW OF STRATHCONA COUNTY IN THE PROVINCE OF ALBERTA, FOR THE PURPOSE OF AMENDING THE NORTH OF LAKELAND DRIVE AREA CONCEPT PLAN AMENDING BYLAW 22-2007.

WHEREAS it is deemed advisable to amend the North of Lakeland Drive Area Concept Plan Amending Bylaw 22-2007;

NOW THEREFORE, the Council of Strathcona County, duly assembled, pursuant to the authority conferred upon it by the *Municipal Government Act, R.S.A. 2000 c.M-26* and amendments thereto, enacts as follows:

That Bylaw 22-2007 be amended as follows:

1. By deleting Figure 09A Concept Plan referred to in Section 3 of Bylaw 22-2007 and as attached to Bylaw 22-2007 and replacing it with Figure 9B North of Lakeland Drive Area Concept Plan attached hereto as Schedule "A".
2. By deleting Section 2 Table 7.2 General Land Use Statistics and replacing in its entirety with the revised Table 7.2 General Land Use Statistics attached hereto as Schedule "B".
3. This bylaw comes into effect after third reading and upon being signed.

Read a first time this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

Read a second time this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

Read a third time and finally passed this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Director,  
Legislative and Legal Services

Date Signed: \_\_\_\_\_



## 7.2 General Land Use Statistics

<b>Total Plan Area</b>	<b>550</b>	<b>ha</b>	
Highway Widening & Arterial Roads	<u>24</u>	ha	
<b>Gross Developable Area</b>	<b>526</b>	<b>ha</b>	
Less:			
Municipal Reserve (10% GDA)	53	ha	
Circulation (Assume 20% GDA)	105	ha	
Stormwater Management	<u>17</u>	ha	(SWMF area estimated)
<b>Net Developable Area</b>	<b>351</b>	<b>ha</b>	
<b>Section 10</b>			
Urban Village #2	14	ha	
Open Space	<u>38</u>	ha	
	<b>52</b>	<b>ha</b>	
<b>Section 11</b>			
Residential	71	ha	
Urban Village #1	20	ha	
Highway Commercial	25	ha	
Community Commercial	19	ha	
Business Services	0	ha	
Institutional	8	ha	
Regional Park	<u>        </u>	ha	(8 ha - included as part of MR dedication)
	<b>143</b>	<b>ha</b>	
<b>Section 12 (less NW12)</b>			
Summerwood Residential	80	ha	
NE 12 Residential	32	ha	
Community Commercial	<u>3</u>	ha	
	<b>115</b>	<b>ha</b>	
<b>Existing Development in NW12</b>			
NW 12 (ex. Manufactured housing)	38	ha	On-site SWMF, parkettes and roads assumed at 8 ha)
Existing Country Residential Site	1	ha	
NW12 (ex. Commercial)	<u>2</u>	ha	
	<b>41</b>	<b>ha</b>	
<b>Net Developable Area</b>	<b>351</b>	<b>ha</b>	