

**Bylaw 43-2017 Text Amendment to North of Lakeland Drive Area Concept Plan
Bylaw 71-2003 (Ward 4)**

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

Report Purpose

To give second and third reading to a bylaw that proposes to delete and replace Policy 6.4.6 within Section 6 of the North of Lakeland Drive Area Concept Plan (ACP). This bylaw will revise the policy to align with proposed medium density residential policies and regulations within concurrent amendments to the applicable statutory plans and the Land Use Bylaw for a proposed medium density residential development within Emerald Hills Stage 8E.

Recommendations

1. THAT Bylaw 43-2017, a bylaw that proposes to delete and replace Policy 6.4.6 within Section 6 of the North of Lakeland Drive ACP, be given second reading.
2. THAT Bylaw 43-2017, be given third reading.

Council History

July 4, 2017 – Council gave Bylaw 43-2017 first reading.

May 22, 2007 – Council adopted Municipal Development Plan (MDP) Bylaw 1-2007.

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

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

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

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

Strategic Plan Priority Areas

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

Governance: n/a

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 ACP amendment has been prepared in accordance with ACPs/ASPs Policy SER-008-007.

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

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 48-2017 and 49-2017 also related to the North of Lakeland Drive ACP whereby a change of 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. The proposal clarifies the form and type of medium density residential in the plan area. As a result, a revision to Policy 6.4.6 is required.

This amendment is also being proposed concurrently with associated bylaws for the applicable statutory plans and the Land Use Bylaw to include medium density residential development for Lot 7, Block 176, Plan 162 2928.

Communication Plan

Letter

Enclosure

1 Bylaw 43-2017