

**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 give second and third reading to 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 (ACP) 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 applicable statutory plans and Land Use Bylaw for a proposed medium density residential development within Emerald Hills Stage 8E.

**Recommendations**

1. 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 ACP Amending Bylaw 26-2007, be given second reading.
2. THAT Bylaw 48-2017 be given third reading.

**Council History**

July 4, 2017 – Council gave Bylaw 48-2017 first reading.

May 22, 2007 – Council adopted Municipal Development Plan 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 43-2017 and 49-2017 also related to the North of Lakeland Drive ACP 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 applicable statutory plans and Land Use Bylaw for Lot 7, Block 176, Plan 162 2928.

### **Communication Plan**

Letter

### **Enclosure**

1 Bylaw 48-2017