

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 _____4_____ day of _____July_____, 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: _____



Residential		Road Plan		Potential Multi Family Sites	
Commercial		ASP Boundary		Access Points	
Highway Commercial					
Open Space/Recreation/Park		Industrial Transition Overlay (3.0km)			
Storm Water Management Facility (SWMF)		Urban Villiage			
Public Utility Lot (PUL)		Business Employment			
Existing Development		Institutional			

7.2 General Land Use Statistics

Total Plan Area	550	ha	
Highway Widening & Arterial Roads	<u>24</u>	ha	
Gross Developable Area	526	ha	
Less:			
Municipal Reserve (10% GDA)	53	ha	
Circulation (Assume 20% GDA)	105	ha	
Stormwater Management	<u>17</u>	ha	(SWMF area estimated)
Net Developable Area	351	ha	
 Section 10			
Urban Village #2	14	ha	
Open Space	<u>38</u>	ha	
	52	ha	
 Section 11			
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)
	143	ha	
 Section 12 (less NW12)			
Summerwood Residential	80	ha	
NE 12 Residential	32	ha	
Community Commercial	<u>3</u>	ha	
	115	ha	
 Existing Development in NW12			
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	
	41	ha	
 Net Developable Area	351	ha	