

**BYLAW 35-2025
NORTH OF YELLOWHEAD AREA CONCEPT PLAN REVISED BYLAW
AMENDING BYLAW NO. 4**

Section 633(1) of the *Municipal Government Act*, RSA 2000, c M-26, as amended, enables council to adopt by bylaw an area structure plan for the purpose of providing a framework for subsequent subdivision and development of an area of land;

Section 191 of the *Municipal Government Act*, as amended, provides that the power to pass a bylaw includes the power to amend the bylaw; and

It is advisable to amend the North of Yellowhead Area Concept Plan (ACP) for the purpose of amending "Map 6 Development Concept" to support a switch of a Medium Density Residential site and a Residential site within the ACP area and updating the land use statistics tables as needed;

Council enacts:

- | | |
|------------|--|
| Amendments | <p>1 Bylaw 15-2021 is amended by amending the North of Yellowhead Area Concept Plan document attached to and forming part of Bylaw 15-2021, as revised, as follows:</p> <p>(a) within Appendix A – Development Statistics, deleting the North of Yellowhead Area Structure Plan Land Use & Population Statistics table and replacing it with the page attached in Schedule "A"; and</p> <p>(b) within Appendix B – ACP Figures, deleting Map 6 – Development Concept and replacing it with the map attached in Schedule "B".</p> |
|------------|--|

FIRST READING: _____

SECOND READING: _____

THIRD READING: _____

SIGNED THIS ____ day of _____, 20____.

MAYOR

DIRECTOR, LEGISLATIVE AND LEGAL
SERVICES

APPENDIX A - Development Statistics

North of Yellowhead Area Concept Plan

LAND USE & POPULATION STATISTICS

	Area (ha)	% of GA	% of GDA
Gross Area	1010.15	100%	
Railway Right of Way	18.86	1.9%	
Environmental Reserve	70.87	7.0%	
Road Right of Way	32.7	3.2%	
Gross Developable Area	887.7		100%
Municipal Reserve	93.04		10.5%
Public Utility Lot	47.74		5.4%
Circulation	178.7		20.1%
Agricultural	39.07		4.4%
Institutional	6.05		0.7%
Industrial	284.39		32.0%
Community Commercial	1.87		0.2%
Arterial Commercial	5.16		0.6%
Service Commercial	22.8		2.6%
Highway 16 Commercial	36.89		4.2%
Total Non-Residential Area	715.73		80.6%
Net Residential Area (NRA)	172.04		19.4%

RESIDENTIAL LAND USE, DWELLING UNIT COUNT AND POPULATION

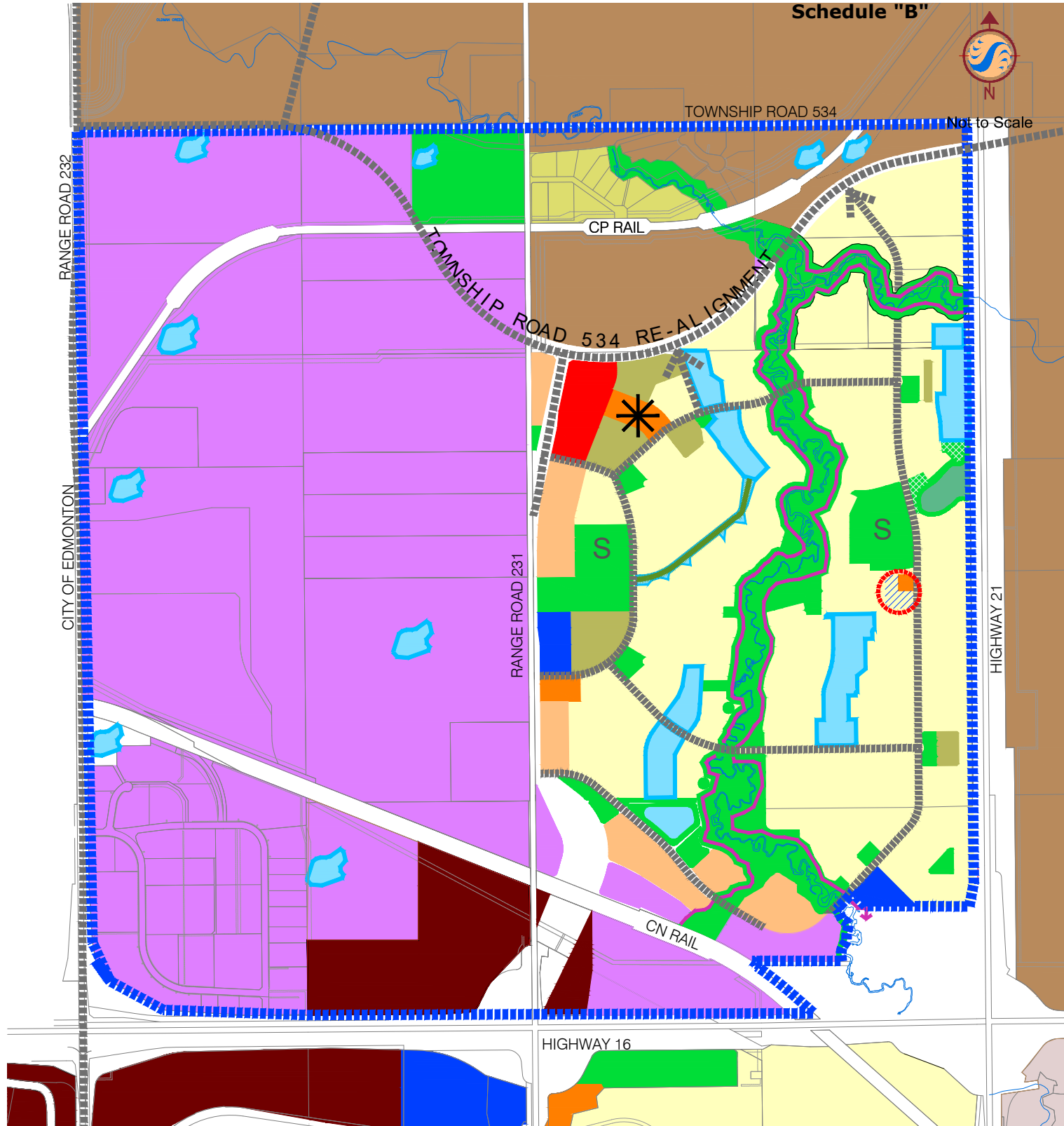
	Area (ha)	Units/ha	Units	% of NRA	People/Unit	Population
Country Residential	29.54	1	30		2.80	83
Low Density Residential	105.12	28	2943		2.80	8241
Medium Density Residential	37.38	56	2093		2.00	4187
Total	172.04		5066			12511

SUSTAINABILITY MEASURES

Population Per Net Hectare (p/nha)	72.7
Dwelling Units Per Net Residential Hectare (du/nrha)	29.4



Not to Scale



30 | Jun | 2025

- | | | |
|-----------------------|----------------------------|--------------------|
| AG Large Holdings | Industrial Light / Medium | Main Street Node |
| AG Small Holdings | Institutional | Mixed Use Node |
| Arterial Commercial | Proposed Institutional | Proposed Trail |
| Community Commercial | Residential | Bio Swale PUL |
| Service Commercial | Medium Density Residential | Wetlands |
| Commercial Highway 16 | Open Space | SWMF |
| Country Residential | Forebay | Proposed Road |
| | Future School Site | Plan Area (991 ha) |

Client/Project
**NORTH OF YELLOWHEAD ACP
STRATHCONA COUNTY**

Figure No.
Map 6

Title
**Development
Concept**

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