

BYLAW 22-2007

A BYLAW OF STRATHCONA COUNTY IN THE PROVINCE OF ALBERTA, FOR THE PURPOSE OF AMENDING THE NORTH OF LAKELAND DRIVE AREA CONCEPT PLAN BYLAW 71-2003.

WHEREAS it is deemed advisable to amend the North of Lakeland Drive Area Concept Plan (Bylaw 71-2003);

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

That Bylaw 71-2003 as amended, be amended as follows:

1. Section 6.0 – Concept Plan Principles & Policies

- 1.1 That Section 6.1 General Urban Development, Principle 3 be revised by adding “institutional,” following “open space,”.
- 1.2 That Policy 6.9.3 be revised by adding “institutional” following “business/employment”.
- 1.3 That Section 6.10 be added following Policy 6.9.17:

**6.10 Institutional Development**

**Principle 1**      ***The Plan area will provide an adequate land base to meet the community’s health care, education and recreation needs.***

Policy 6.10.1      Strathcona County will work with the appropriate Provincial authorities to identify, design, and develop a hospital and related health care facilities within the plan area.

Policy 6.10.2      Institutional uses will be encouraged to include and promote innovative sustainable development practices that demonstrate leadership for future development in Sherwood Park and Strathcona County.

2. That Section 7.2 General Land Use Statistics be deleted and replaced with the following:

Total Plan Area	550 ha
Highway Widening & Arterial Roads	24
<b>Gross Developable Area</b>	<b>526 ha</b>
Less:	
Municipal Reserve (10% GDA)	53
Circulation (Assume 20% GDA)	105
Stormwater Management (SWMF area estimated)	17
<b>Net Developable Area</b>	<b>351 ha</b>

**Section 10**

Urban Village #2	14
Open space	38
	<hr/>
	<b>52 ha</b>

**Section 11**

Residential	68
Urban Village #1	20
Highway Commercial	25
Community Commercial	4
Business Services	18
Institutional	8
Regional Park (8 ha – included as part of MR ded.)	-
	<hr/>
	<b>143 ha</b>

**Section 12 (less NW 12)**

Summerwood Residential	80
NE 12 Residential	32
Community Commercial	3
	<hr/>
	<b>115 ha</b>

**Existing Development in NW 12**

NW 12 (ex. Manufactured housing) (On-site SWMF, parkettes and roads assumed at 8 ha)	38
Existing Country Residential Site	1
NW 12 (ex. Commercial)	2
	<hr/>
	<b>41 ha</b>

**Net Developable Area** **351 ha**

3. Delete Figure 09 – Concept Plan and replace with Figure 09A – Concept Plan attached to this bylaw.
4. Delete Appendix 2 – Municipal Development Plan and replace with Appendix 2A – Municipal Development Plan attached to this bylaw.
5. That the Table of Contents be deleted in its entirety and replaced with the revised Table of Contents attached to this Bylaw.

6. This Bylaw comes into effect after third reading and upon being signed.

Read a first time this 10th day of April, 2007.

Read a second time this 24 day of April, 2007.

Read a third time and finally passed this 24 day of April, 2007.

Cathy Olson

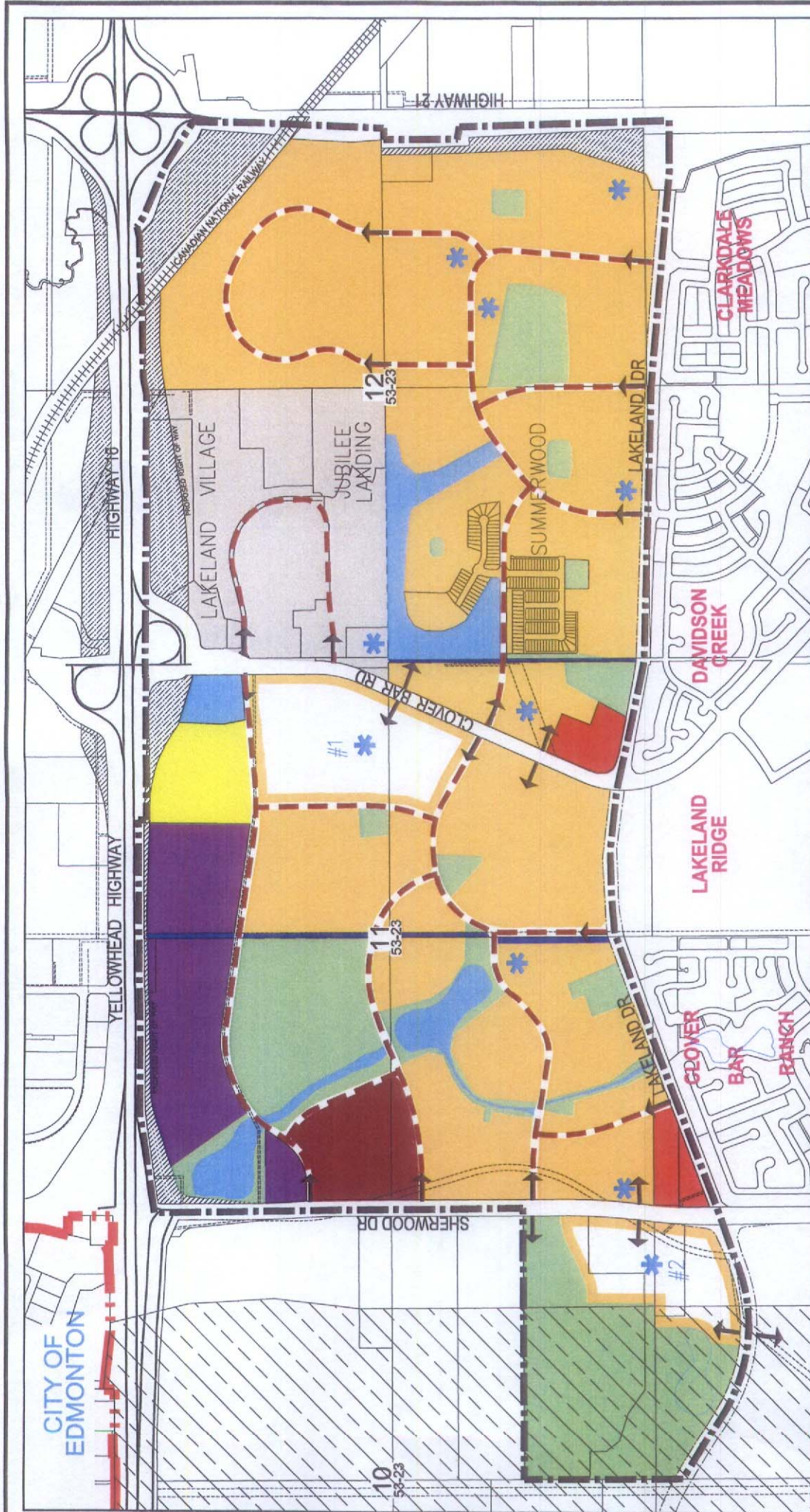
Mayor

[Signature]

Manager,  
Legislative and Legal Services

Date Signed: May 2, 2007





**EARTH TECH**

**Strathcona County**

**NORTH OF LAKE LAND DRIVE AREA CONCEPT PLAN**

STRATHCONA COUNTY

Colour - Concept Plan  
 FIGURE 09A Colour - July 2003  
 Revised: March 2007

DUSH0016

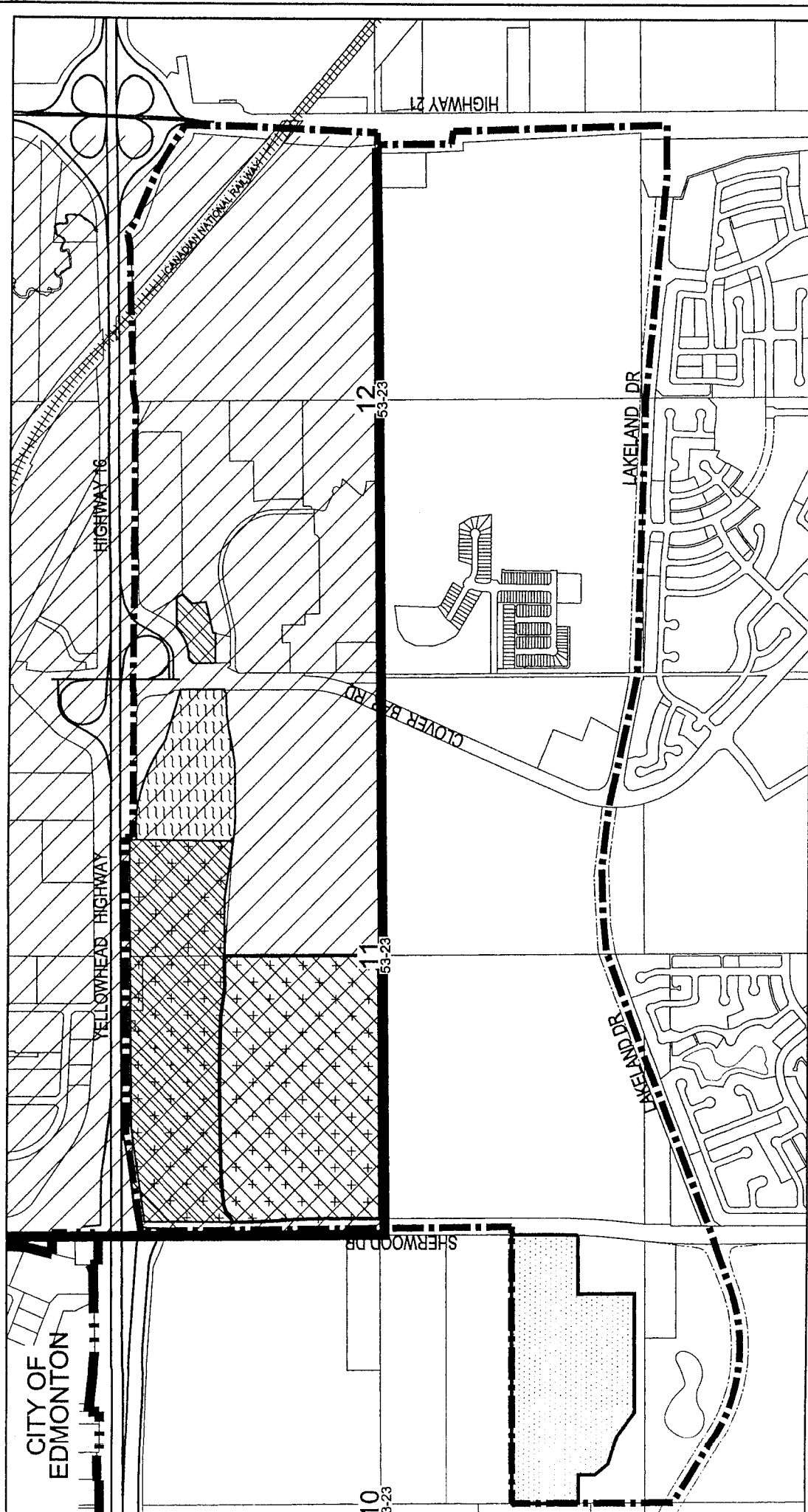
**LEGEND:**

- STUDY AREA BOUNDARY
- MUNICIPAL BOUNDARY
- COLLECTOR ROADS
- INDUSTRIAL TRANSITION OVERLAY (3.0KM)
- COMMERCIAL
- INSTITUTIONAL
- HIGHWAY 16 RIGHT OF WAY
- RESIDENTIAL
- MIXED USE / MULTI
- HIGHWAY COMMERCIAL
- OPEN SPACE/RECREATION/PARK
- STORM WATER MANAGEMENT FACILITY (SWMF)
- PUBLIC UTILITY LOT (PUL)
- EXISTING DEVELOPMENT
- URBAN VILLAGE
- BUSINESS EMPLOYMENT
- ACCESS POINTS
- POTENTIAL MEDIUM DENSITY

Scale: 0 100 200 300 400 500m

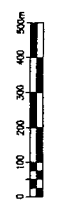
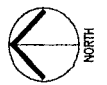
North Arrow





**NORTH OF LAKELAND DRIVE  
AREA CONCEPT PLAN**

STRATHCONA COUNTY  
MUNICIPAL DEVELOPMENT PLAN  
APPENDIX 2A - March 2007



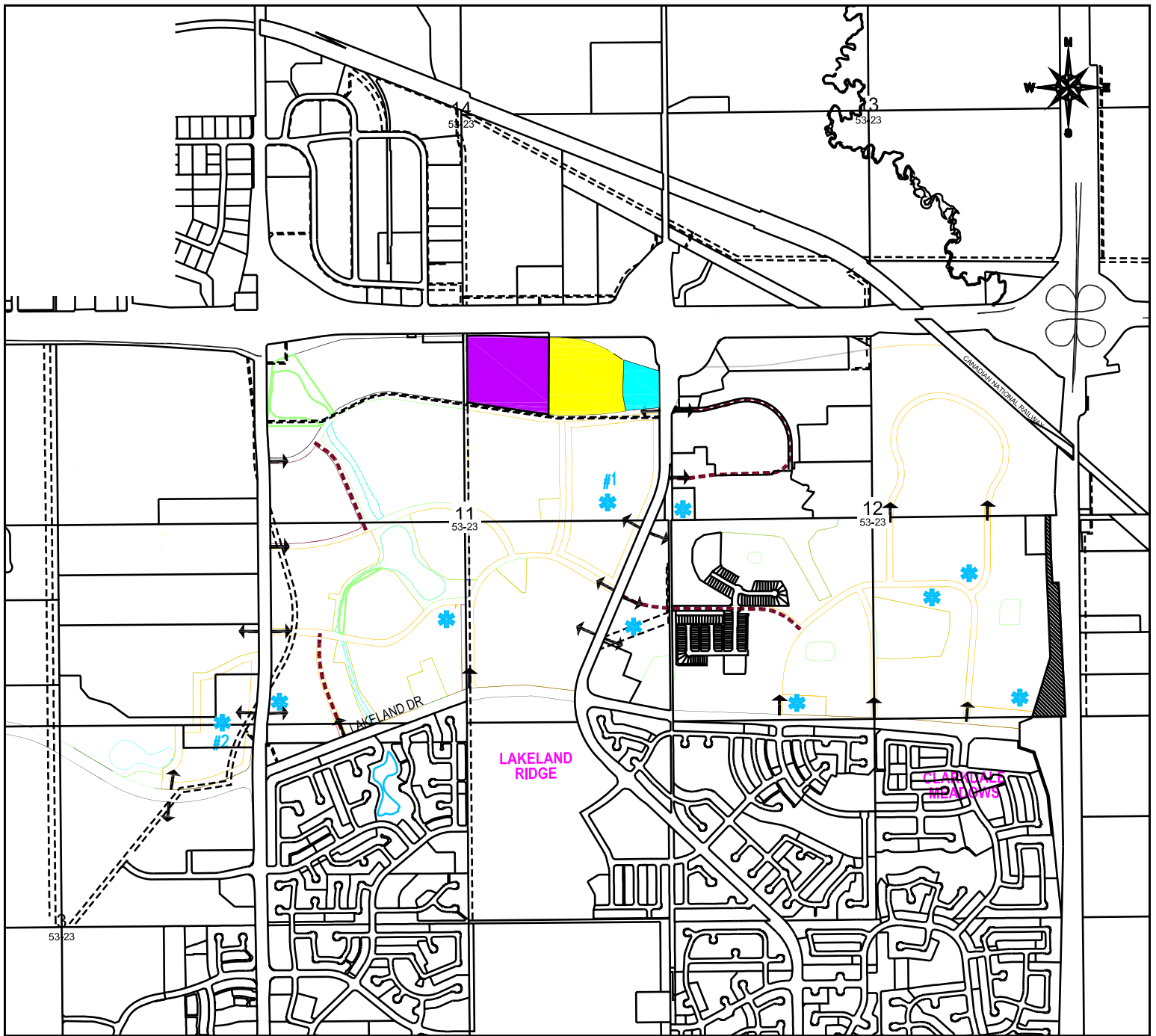
- STUDY AREA BOUNDARY
- MUNICIPAL BOUNDARY
- URBAN SERVICE AREA RESIDENTIAL
- HIGHWAY 16 COMMERCIAL AREA
- HIGHWAY 16 STUDY CORRIDOR
- MAJOR INSTITUTIONAL
- BUSINESS SERVICE COMMERCIAL AREA
- MAJOR RECREATION & TOURISM AREA
- LARGE FORMAT COMMERCIAL



**Strathcona**  
County

# North of Lakeland Drive Area Concept Plan














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# North of Lakeland Drive Area Concept Plan

## Bylaw 22-2007

Date of Adoption 24-Apr-2007

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

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