

BYLAW 26-2007

A BYLAW OF STRATHCONA COUNTY IN THE PROVINCE OF ALBERTA, FOR THE PURPOSE OF AMENDING BYLAW NO. 71-2003, BEING THE NORTH OF LAKELAND DRIVE AREA CONCEPT PLAN.

WHEREAS it is deemed advisable to amend the North of Lakeland Drive Area Concept Plan;

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

1. By deleting Policy 6.5.2 in its entirety and replacing it with the following:

Policy 6.5.2 Urban Village #1 shall have an overall average density of 90 units/net ha and may contain several housing forms from single detached, semi-detached, town housing, low-rise apartments and care facilities. County Council may approve increased height restrictions in the Urban Village where development is shown to meet County sustainability targets. Densities of non self-contained units (rooms without a kitchen) within care facilities will be calculated so that 5 beds will be considered equivalent to 1 unit.

2. By deleting Table 7.3 "Residential – Unit and Population Projections at Maximum Density" in its entirety and replacing it with the revised Table 7.3A "Residential – Unit and Population Projections at Maximum Density" attached to this bylaw.

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

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

Read a second time this 10 day of April, 2007.

Read a third time and finally passed this 10 day of April, 2007.

Cathy Olson  
Mayor

A. J. Pauske  
Manager,  
Legislative & Legal Services

Date Signed: April 16, 2007

**7.3 Residential – Unit and Population Projections at Maximum Density**

Section	Breakdown by Net Area (ha)	Area(ha)	Density u/ha	Units	Persons/Unit	Total Population
Section 10	Urban Village #2	14	50	700	1.78	1,246
	<b>Total</b>			<b>700</b>		<b>1,246</b>
Section 11	Urban Village #1	20	90	1,800	1.78/2.4	2,990
	Medium Density (30%)	20	37	740	1.78	1,317
	Low Density (70%)	48	21.5	1,032	2.4	2,477
	<b>Total</b>			<b>3,410</b>		<b>6,784</b>
S1/2 Section 12	Urban Village #1	24	37	888	1.78	1,581
	Medium Density (30%)	24	37	888	1.78	1,581
	Low Density (70%)	56	21.5	1,204	2.4	2,890
	<b>Total</b>			<b>2,092</b>		<b>4,471</b>
NE Section 12	Urban Village #1	10	37	370	1.78	659
	Medium Density (30%)	10	37	370	1.78	659
	Low Density (70%)	22	21.5	475	2.4	1,135
	<b>Total</b>			<b>845</b>		<b>1,794</b>
Existing Development in NW 12 (39 ha)	Multiple Unit Medium Density	1	37	37	1.78	66
	Manufactured Housing	38	21.5	817	2.26	1,846
	<b>Total</b>			<b>854</b>		<b>1,912</b>
<b>Total Concept Plan - Residential</b>		<b>252</b>		<b>7,901</b>		<b>16,207</b>