

**BYLAW NO. 03/045**

**BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD  
BUFFALO TO AMEND BYLAW NO. 01/020 BEING THE TIMBERLEA AREA  
STRUCTURE PLAN.**

**WHEREAS** Section 633 of the Municipal Government Act, R.S.A., 2000, Chapter M-26 and amendments thereto authorizes Council to enact a bylaw adopting an Area Structure Plan.

**AND WHEREAS** Section 191(1) of the Municipal Government Act, R.S.A., 2000, Chapter M-26 and amendments thereto authorizes Council to adopt a bylaw to amend an Area Structure Plan.

**NOW THEREFORE**, the Regional Council of the Regional Municipality of Wood Buffalo, in the Province of Alberta, in open meeting hereby enacts as follows:

1. **THAT** the Timberlea Area Structure Plan (Bylaw 01/020) is hereby amended for Lot 1, Block 15, Plan 032 1359 and Part of Lot 6, Plan 982 4820 as shown on Schedule "A", "B", and "C" attached hereto and forming part of this bylaw.
2. **THAT** this bylaw shall be passed and become effective when it receives third reading and is signed by the Mayor and Chief Legislative Officer.

**READ** a first time in Council this 13<sup>th</sup> day of May, 2003.

**READ** a second time in Council this 27<sup>th</sup> day of May, 2003.

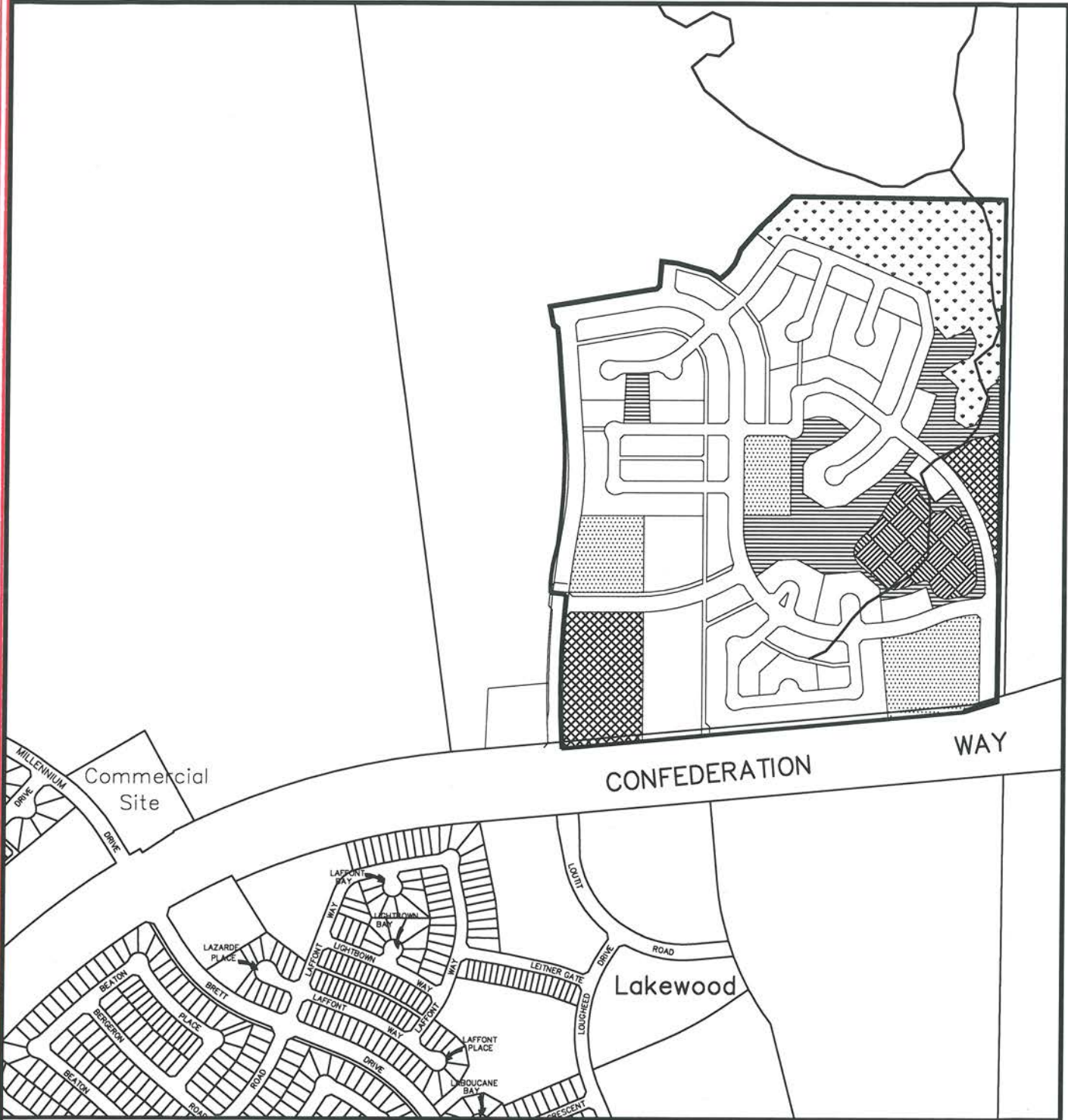
**READ** a third time in Council and passed this 27<sup>th</sup> day of May, 2003.

CERTIFIED A TRUE COPY

  
MAYOR

\_\_\_\_\_  
CHIEF LEGISLATIVE OFFICER

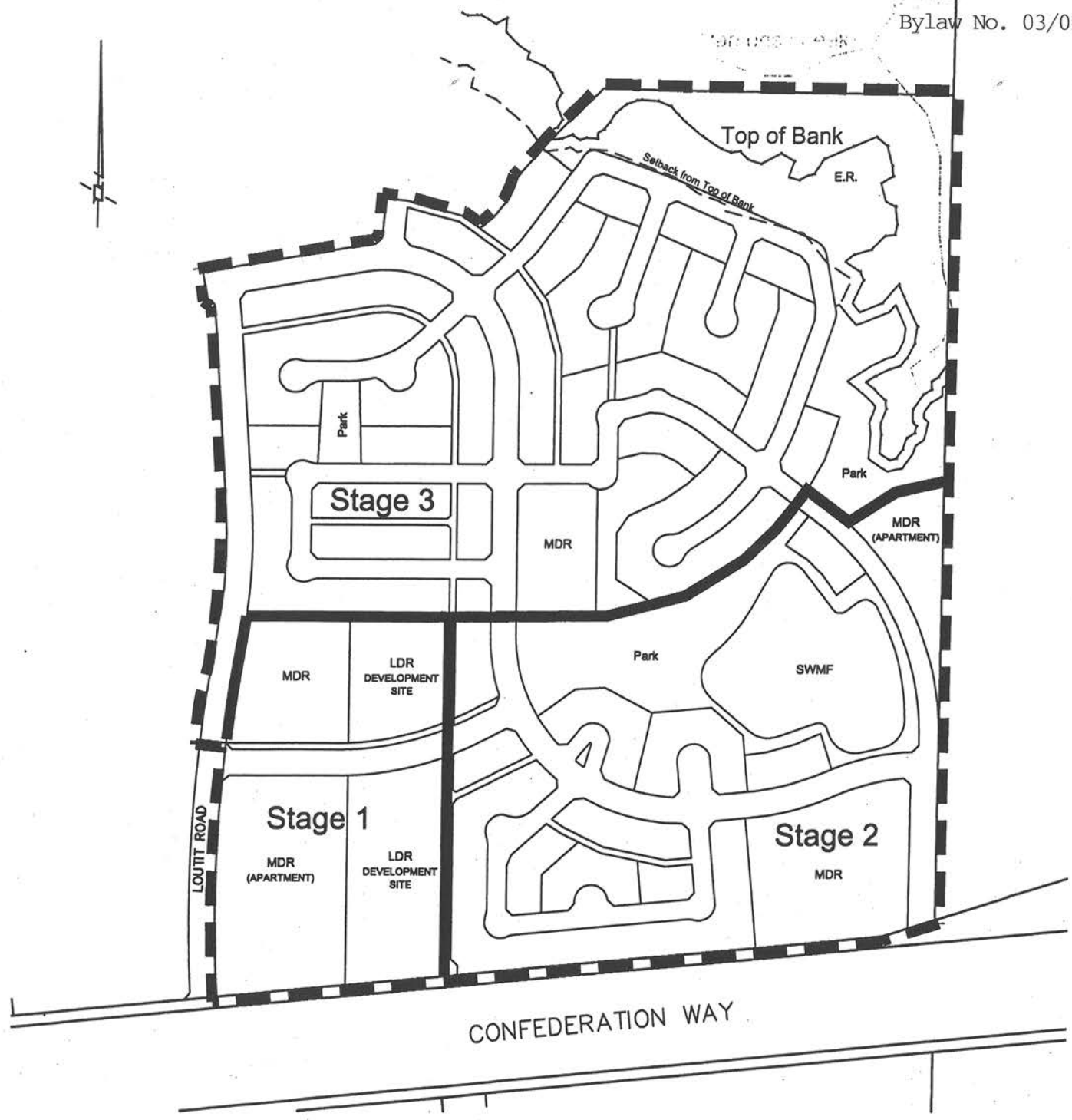
  
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CHIEF LEGISLATIVE OFFICER



Timberlea Area Structure Plan Amendment

-  Environmental Reserve
-  Park/Open Space/Schools
-  Stormwater Management Facility
-  Medium Density Residential
-  Medium Density Residential (Apartment)





- Outline Plan Boundary
- Staging Boundary

**PROSPECT POINTE**  
**WOOD BUFFALO HOUSING & DEVELOPMENT CORPORATION**



**Figure 12**  
**Staging Plan**

**Preliminary Development Statistics  
Prospect Pointe Outline Plan**

	ha	%GDA	
<b>Gross Area</b>	<b>49.35</b>		
less			
Environmental Reserve	5.20		
<b>Gross Developable Area (GDA)</b>	<b>44.15</b>	<b>100.0</b>	
Open Space / Parks	4.41 M.R.	10.00	
Stormwater Management Facilities	2.32	5.25	
Roads (20% of GDA)	10.92	24.73	
<b>Net Developable Area</b>	<b>26.50</b>	<b>60.02</b>	
<b>Net Land Uses</b>	<b>ha</b>	<b>Units</b>	<b>Population<sup>1</sup></b>
Low Density Residential <sup>2</sup>	16.66	333	1132
Low Density Residential Development Site <sup>3</sup>	2.74	65	214
Medium Density Residential <sup>4</sup>	4.00	180	486
Medium Density Apartment <sup>5</sup>	3.10	279	502
<b>Total</b>	<b>26.50</b>	<b>857</b>	<b>2334</b>

**Student Population<sup>6</sup>**

	Public	Separate
Elementary	223	69
Junior High	94	34
Senior High	111	17
<b>Total</b>	<b>429</b>	<b>120</b>

**Notes:**

- 3.33 persons/unit for L.D.R. and L.D.R.D.S., 2.7 persons/unit for M.D.R., 1.8 persons/unit for M.D.A.
- Unit total based on 20 units/net hectare.
- Unit total based on 24 units/gross hectare.
- Unit total based on 45 units/net hectare.
- Unit total based on 90 units/net hectare.
- Student Generation: (students/unit).

	Public	Separate
Elementary	0.26	0.08
Junior High	0.11	0.04
Senior High	0.13	0.02

52.86 ppgdha