

BYLAW NO. 06/016

BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AMEND BYLAW 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, Municipal 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 by adding to section 4.3 Residential Land Use the following: "High Density Residential (maximum 6 stories) – High density residential denotes apartment type development that will be limited to six stories in height. The maximum density shall be 140 units per ha and will apply to four areas on the lands known as Parcel "D", adjacent to Confederation Way."
2. **THAT** the Timberlea Area Structure Plan (Bylaw 01/020) is hereby amended by adding to Section 4.3 Residential Land Use the following: "Mixed Use Commercial/Residential (Maximum 6 stories) – Further need to intensify the remaining lands in Timberlea brings the need to further supply limited commercial in association with residential. A new mixed use category shall provide for the need for limited commercial uses, located on the ground floor and accessible from the street. These shall be combined with residential dwelling units above to a maximum height of 6 stories. The maximum density of this new category should be 200 units per ha. Commercial uses shall be limited to the ground floor, provide separate street level entrances to the commercial areas, parking shall be separated from residential and visitor parking and uses shall be limited to community oriented types such as small office, banks, restaurants, convenience stores etc."
3. **THAT** the Timberlea Area Structure Plan (Bylaw 01/020) is hereby amended by adding to Section 4.5 Commercial Land Use the following: "While the ASP provides that the bulk of commercial is located north of Confederation Way, limited commercial shall be provided to support the intensification of lands known as parcel "D". Two commercial sites are designated in the amended land use plan: one located to the north of the Suncor Right-of-way and will be for purely commercial purposes. The second will be located south of the Suncor right-of-way and be at the intersection of planned alignment of Loutit Road and Arterial "Z". This site shall be considered a mixed use of commercial on the ground floor, with residential uses on top, to a maximum of six stories and density of 200 units per ha. Commercial uses shall be limited to community oriented, pedestrian friendly types of uses such as convenience stores, local shops, restaurants, banks, offices, doctor's offices."

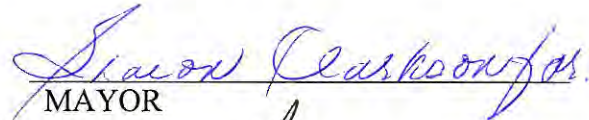
4. **THAT** the Timberlea Area Structure Plan (Bylaw 01/020) is hereby amended to increase the maximum permitted density from 14.46 units/hectare to 24.7 units/hectare and allow a maximum of 3700 dwelling units on the lands known as Parcel "D".
5. **THAT** the Timberlea Area Structure Plan (Bylaw 01/020) is hereby amended to change the Land Use Plan for the lands known as Parcel "D" as indicated on Schedule "A".
6. **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 25th day of April , 2006.

READ a second time in Council this 9th day of May , 2006.

READ a third and final time in Council this 9th day of May , 2006.

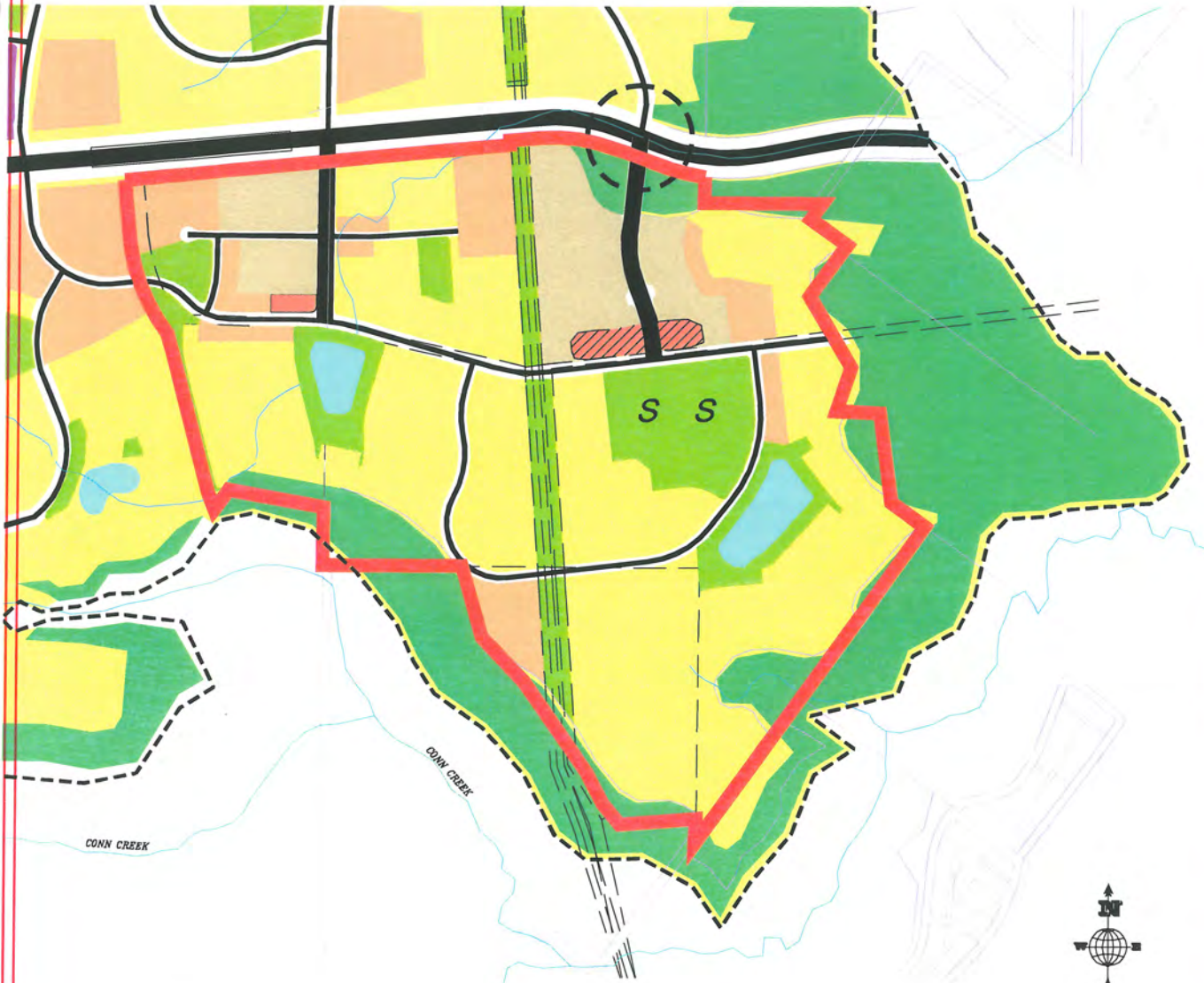
CERTIFIED A TRUE COPY


MAYOR

CHIEF LEGISLATIVE OFFICER



CHIEF LEGISLATIVE OFFICER



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|--|---------------------------------|
| --- Timberlea Area Structure Plan Boundary | Commercial |
| Low Density Residential | Urban Service |
| Apartment Density Residential | Parks / Schools |
| Medium Density Apartment | Environmental Reserve |
| Apartment Density / Mixed Use | Storm Water Management Facility |
| Medium Density Residential | Collector Road |
| Manufactured Housing | Arterial Road |
| | Interchange |



SCHEDULE "A"