

## BYLAW NO. 1389/23

A BYLAW OF LACOMBE COUNTY, IN THE PROVINCE OF ALBERTA, TO AMEND THE SYLVAN LAKE AREA STRUCTURE PLAN, AS IT RELATES TO DWELLING AND RESIDENTIAL REGULATIONS AND REQUIREMENTS.

WHEREAS notice was given of Council's intention to amend the *Sylvan Lake Area Structure Plan* in the following local newspapers:

XXX XXX

AND WHEREAS a public hearing was held on XXXX, 2023 to allow the general public to comment on the proposed amendments to the *Sylvan Lake Area Structure Plan*;

NOW THEREFORE the Council of Lacombe County under the authority and pursuant to the provisions of the *Municipal Government Act*, RSA 2000, c.M-26-1, as amended, enacts that the *Sylvan Lake Area Structure Plan* be amended as follows:

### 1. SECTION 2.2 DEVELOPMENT CAPACITY

Amend notation 1 as follows:

*1 Dwelling unit or unit in this Plan means a building or a portion of a building containing one or more habitable rooms that constitute a self contained living accommodation unit having sleeping, washroom and kitchen facilities. It can refer to a single family dwelling, semidetached dwelling, cabin, RV, or a dwelling unit as part of a multi-family development, such as a townhouse unit or apartment unit.*

### 2. SECTION 2.5.2 RESIDENTIAL

#### (b) Multi-unit Residential

#### Higher Density Nodes

Amend first paragraph as follows:

Figure 4 Land Use Concept illustrates where multi-unit housing will be considered within a 600 metre radius (five minute walk) of the possible (and existing) public access sites. These areas will be referred to as Higher Density Nodes. A minimum of 15% of the units of developments over 25 units proposed within these areas may be developed in a multi-unit (higher density) form of townhouses and/or apartments, provided the full bonusing is met. The remainder of the development will be able to develop as single detached lots in entirety or a mix of multi-unit and single detached lots.

Amend notation 3 as follows:

*3 The multi-unit portions of the development required under the 15% provision will not require additional open space or MR dedication beyond the 40% and 10%, respectively that is already required.*

Amend Residential Policy 6 as follows:

A development that is proposed within a 600 metre radius of a public access site, as identified on Figure 4, may provide a minimum of 15% of the units over 25 units as multi-unit dwellings in the form of townhouses and/or apartments.

This Bylaw shall come into effect upon final passage thereof.

INTRODUCED AND GIVEN FIRST READING this 9 day of March, 2023

GIVEN SECOND READING this XX day of XX, 2023

GIVEN THIRD AND FINAL READING this XX day of XX, 2023

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Barb Shepherd  
Reeve

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Tim Timmons  
County Manager