

BYLAW NO. 14/017

BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AMEND LAND USE BYLAW NO. 99/059

WHEREAS Section 639 of the *Municipal Government Act*, R.S.A., 2000, c.M-26 and amendments thereto authorizes Council to enact a bylaw adopting a Land Use Bylaw.

AND WHEREAS Section 191(1) of the *Municipal Government Act*, R.S.A., 2000, c.M-26 and amendments thereto authorizes Council to adopt a bylaw to amend a Land Use Bylaw.

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

1. Land Use Bylaw No. 99/059 is hereby amended by:
 - (a) Redesignating a portion of Lot 2, Block 1, Plan 102 1640 from Urban Expansion (UE) to Neighbourhood District (ND), Mixed Development District (MDD), Multi-Family Residential District (MFD), Public Service District (PS), Town Centre District (TCD), Parks and Recreation District (PR), as depicted in Schedule A.
 - (b) Inserting the attached Schedule B Town Centre District (TCD) as Section 8.4.7
 - (c) Amend Part 8 Parsons Creek Land Use Regulations to add Floor Area Ratios and Densities as follows:
 - 8.4.1.4.9** Floor Area Ratio
 - a) Maximum 0.72
 - 8.4.2.4.9** Floor Area Ratio
 - a) Maximum 1.4
 - 8.4.2.4.10** Density
 - a) Maximum 60 units per hectare
 - b) Notwithstanding Section 8.4.2.4.10(a), the maximum density may be exceeded if capacity can be demonstrated through the appropriate studies
 - 8.4.3.4.9** Floor Area Ratio
 - a) Maximum 1.0
 - 8.4.4.4.11** Floor Area Ratio
 - a) Maximum 1.0
 - 8.4.5.3.11** Density
 - a) Maximum 19.83 units per hectare

- b) A minimum of 30% semi-detached dwellings with the exception of Block 31 and Block 33

8.4.6.7 Density

- a) Maximum density of 200 units per hectare
- b) Notwithstanding Section 8.4.6.7, the maximum density may be exceeded if capacity can be demonstrated through the appropriate studies

- 2. The Chief Administrative Officer is authorized to consolidate this bylaw.
- 3. 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 this 22nd day of April, A.D. 2014.

READ a second time this _____ day of _____, A.D. 2014.

READ a third and final time this _____ day of _____, A.D. 2014.

SIGNED and PASSED this _____ day of _____, A.D. 2014.

Mayor

Chief Legislative Officer