

Bylaw 19808

A Bylaw to amend Bylaw 15357,
being the Maple Ridge Industrial Area Structure Plan

WHEREAS pursuant to the authority granted to it by the Municipal Government Act, on March 8, 2010, the Municipal Council of the City of Edmonton passed Bylaw 15357, being the Maple Ridge Industrial Area Structure Plan;

WHEREAS from time to time Council considers it desirable to amend the Maple Ridge Industrial Area Structure Plan through the passage of Bylaw 17536 and 19530;

WHEREAS an application was received by administration to amend the Maple Ridge Industrial Area Structure Plan;

WHEREAS Council considers it desirable to amend the Maple Ridge Industrial Area Structure Plan; and

NOW THEREFORE after due compliance with the relevant provisions of the Municipal Government Act RSA 2000, ch. M-26, as amended, the Municipal Council of the City of Edmonton duly assembled enacts as follows:

1. That Bylaw 15357, the Maple Ridge Industrial Area Structure Plan, is hereby amended as follows:
 - a. delete the map entitled "Bylaw 19530 Maple Ridge Industrial Area Structure Plan" and replace with the map entitled "Bylaw 19808 Amendment to Maple Ridge Industrial Area Structure Plan" attached hereto as Schedule "A" and forming part of this Bylaw;

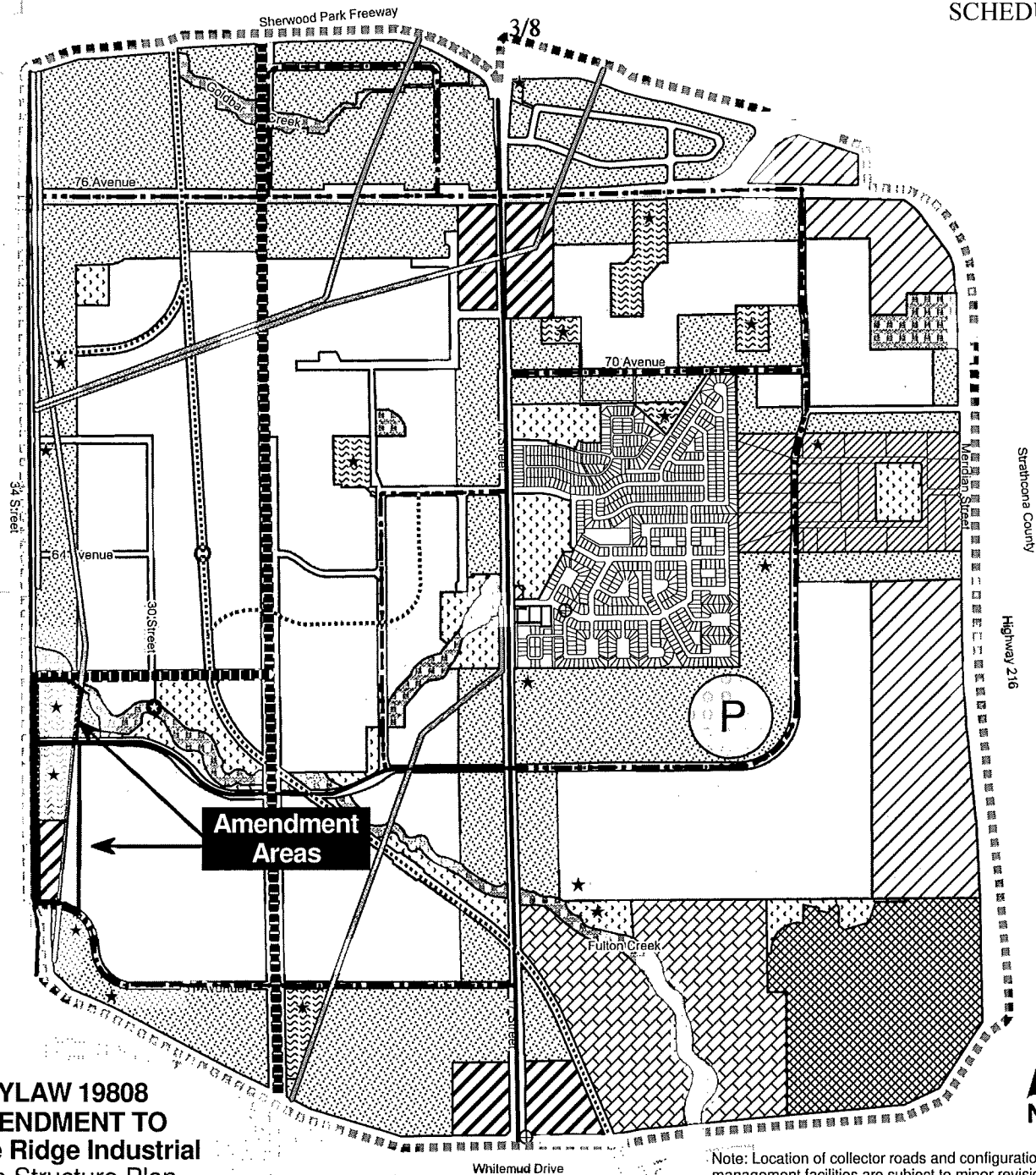
- b. delete "Maple Ridge Industrial Area Structure Plan Land Use and Population Statistics Bylaw 17536" and replace with "Maple Ridge Industrial Area Structure Plan Land Use and Population Statistics Bylaw 19808" attached hereto as Schedule "B" and forming part of this Bylaw;
- c. delete "Figure 4 - Development Concept" and replace with "Figure 4 - Development Concept", attached as Schedule "C" and forming part of this Bylaw;
- d. delete "Figure 5 - Proposed Ecological Network" and replace with "Figure 5 - Proposed Ecological Network", attached as Schedule "D" and forming part of this Bylaw;
- e. delete "Figure 6 - Open Space and Pedestrian Connections Plan" and replace with "Figure 6 - Open Space and Pedestrian Connections Plan", attached hereto as Schedule "E" and forming part of this Bylaw; and
- f. delete "Figure 10: Stormwater Servicing" and replace with "Figure 10: Stormwater Servicing", attached as Schedule "F" and forming part of this Bylaw.

READ a first time this	17th day of August	, A. D. 2021;
READ a second time this	17th day of August	, A. D. 2021;
READ a third time this	17th day of August	, A. D. 2021;
SIGNED and PASSED this	17th day of August	, A. D. 2021.

THE CITY OF EDMONTON


MAYOR


A/ CITY CLERK



**BYLAW 19808
AMENDMENT TO
Maple Ridge Industrial
Area Structure Plan**

Note: Location of collector roads and configuration of stormwater management facilities are subject to minor revisions during subdivision and rezoning of the neighbourhood and may not be developed exactly as illustrated.

- | | | |
|------------------------------------|-------------------------------------|--|
| ■■■■■ ASP Boundary | Light Industrial | ★ Planned Stormwater Management Facility |
| Mobile Home Park | Medium Industrial | Park / Open Space |
| Hurstwood Special Development Area | Medium Industrial with Restrictions | (P) Urban Village Park |
| ■■■■■ Power Line R/W | Business Service | Ravine / Wetland / Natural Area |
| Railway | Urban Service | Arterial Road |
| Abandoned Well | Public Utility | Collector Road |
| Possible Creek Crossing | Neighbourhood Commercial | Local Road |
| Existing Crossing To Be Eliminated | Pipeline Rights-of-Way | Amendment Area |
| | Stormwater Management Facility | |

SCHEDULE "B"

**MAPLE RIDGE INDUSTRIAL AREA STRUCTURE PLAN
LAND USE AND POPULATION STATISTICS
BYLAW 19808**

	Area (ha)	% of GDA
Gross Area	1123.1	
Environmental Reserve	20.9	
Rail Line	16.1	
Powerline Right-of-Way	18.4	
Arterial Roadways	24.7	
Urban Services	45.6	
Gross Developable Area	997.4	
Parks	44.1	
Existing	24.5	
Proposed	19.6	
Roadways	55.6	
Public Utility	96.6	
Public Utility	29.2	
Storm Water Management Facilities	45.6	
Snow Dump	24.4	
Total	196.3	19.7%
Net Developable Area	801.1	80.3%
Maple Ridge Mobile Home Park	60.5	6.1%
Hurstwood Special Development Area	28.3	2.8%
Neighbourhood Commercial	0.7	0.1%
Light Industrial	271.6	27.9%
Business Service	25.5	2.6%
Medium Industrial	358.8	36.0%
Medium Industrial with Restrictions	53.1	5.3%
Total	798.50	80.1%

RESIDENTIAL LAND USE AND POPULATION STATISTICS

Maple Ridge Mobile Home Park

60.5 ha

1,545 population (Source: 2006 Census of Canada)

Figure 4: Development Concept Plan

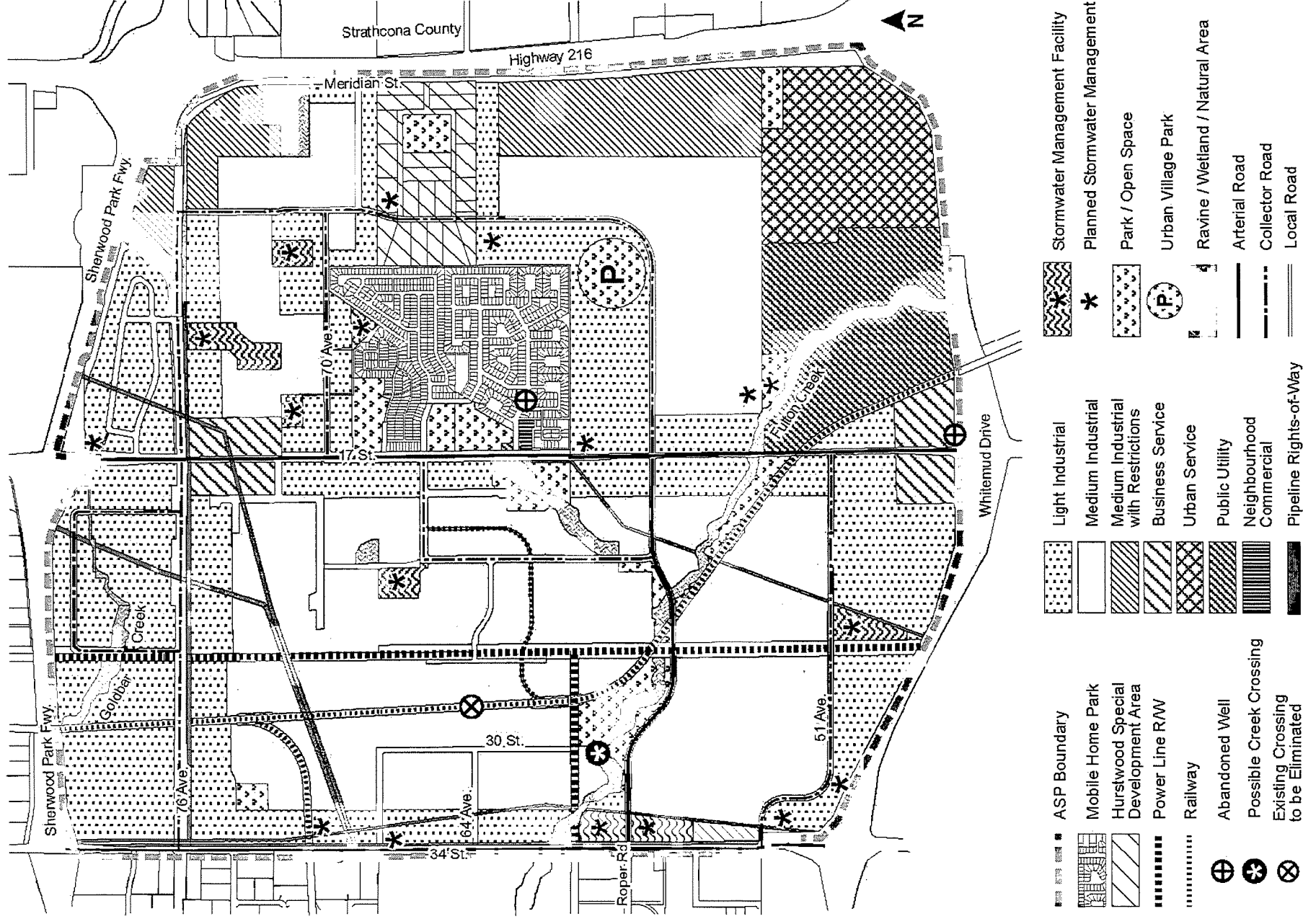
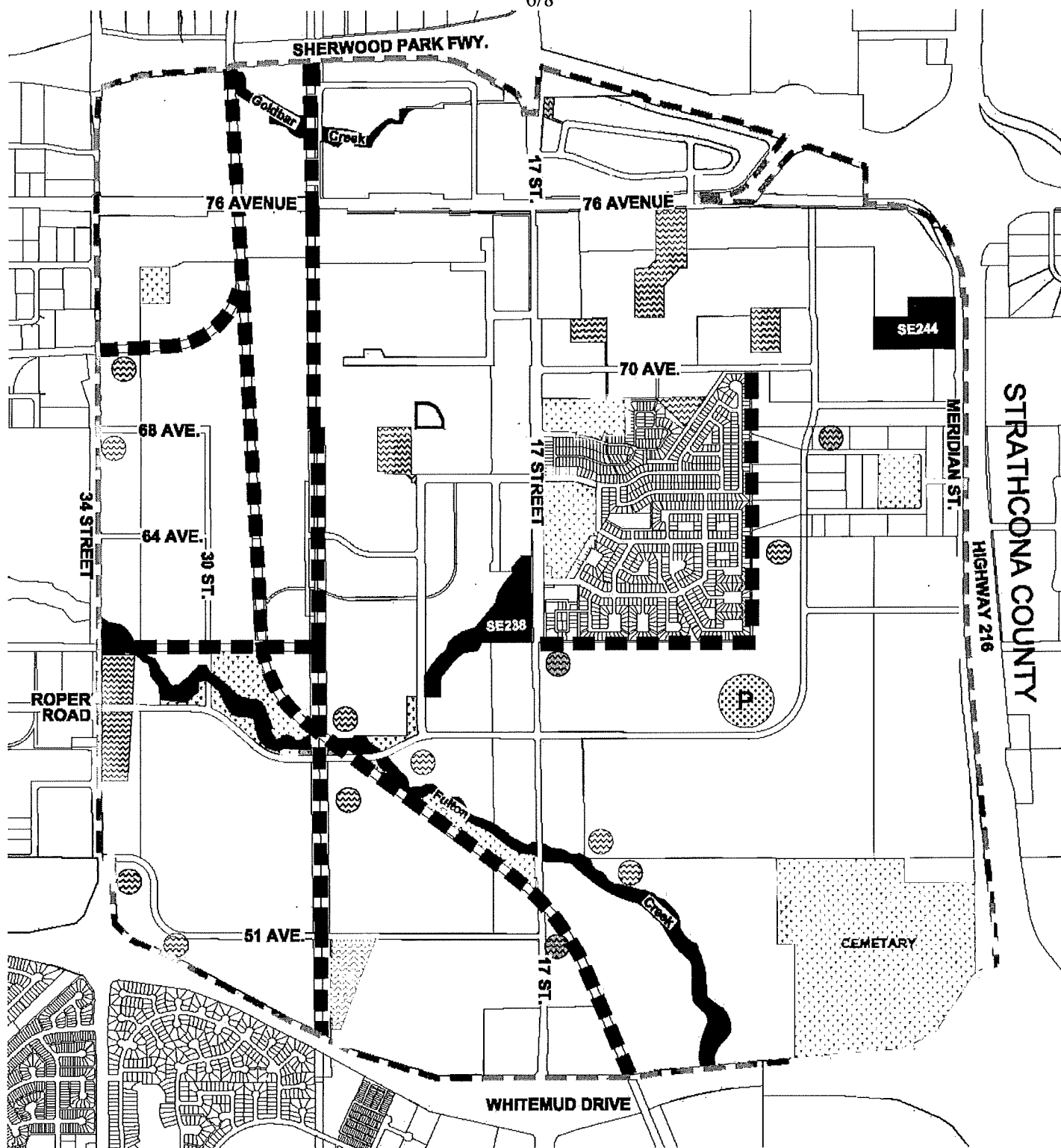


Figure 6: Proposed Ecological Network

6/8



Legend








- | | | | |
|---|---------------------|---|-----------------------------|
|  | ASP Boundary |  | Stormwater Facility |
|  | Habitat Patch |  | Future Stormwater Facility |
|  | Ecological Corridor |  | Natural Stepping Stone |
| | |  | Semi-Natural Stepping Stone |



Figure 6: Open Spaces & Pedestrian Connections Plan

SCHEDULE "E"

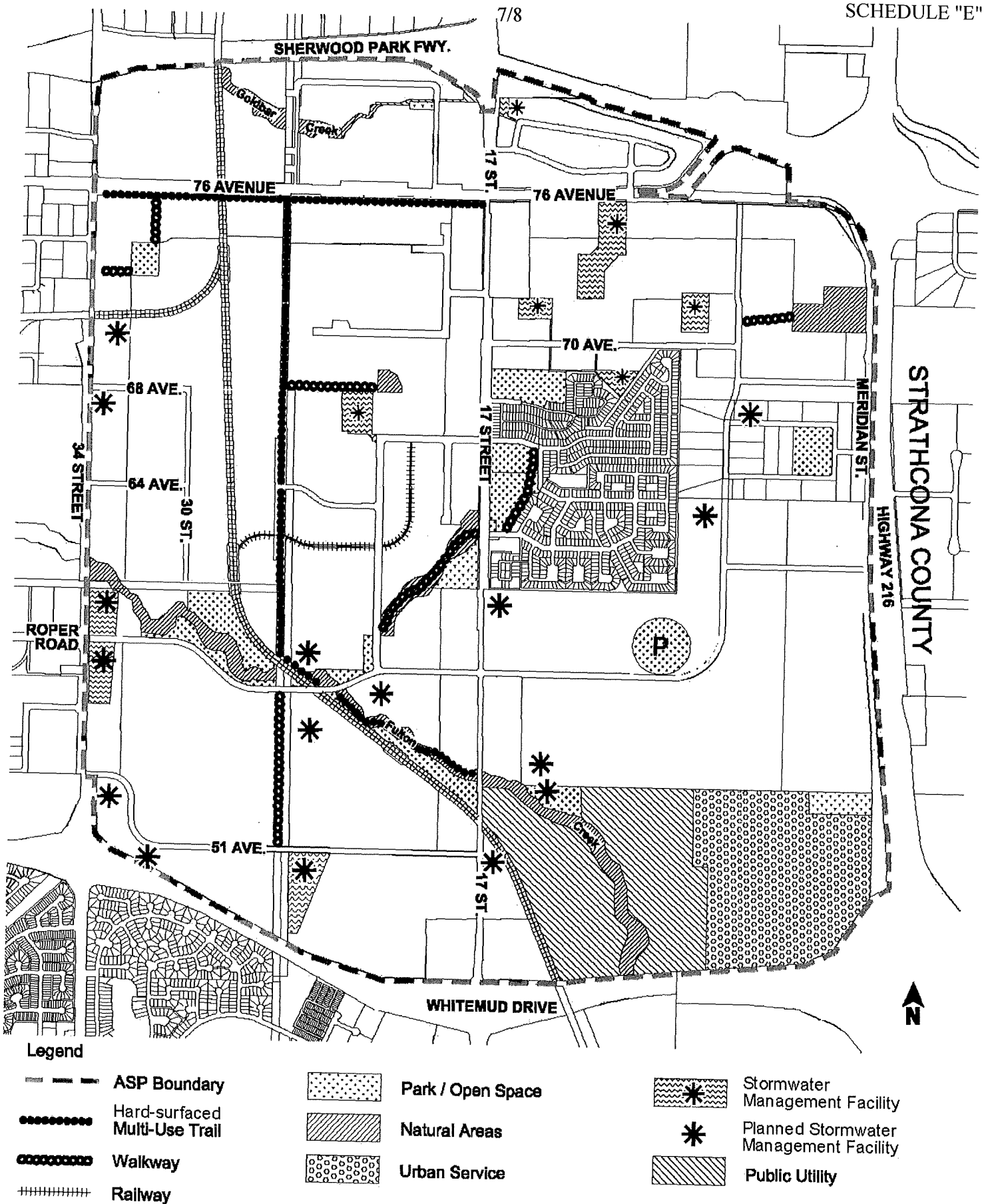
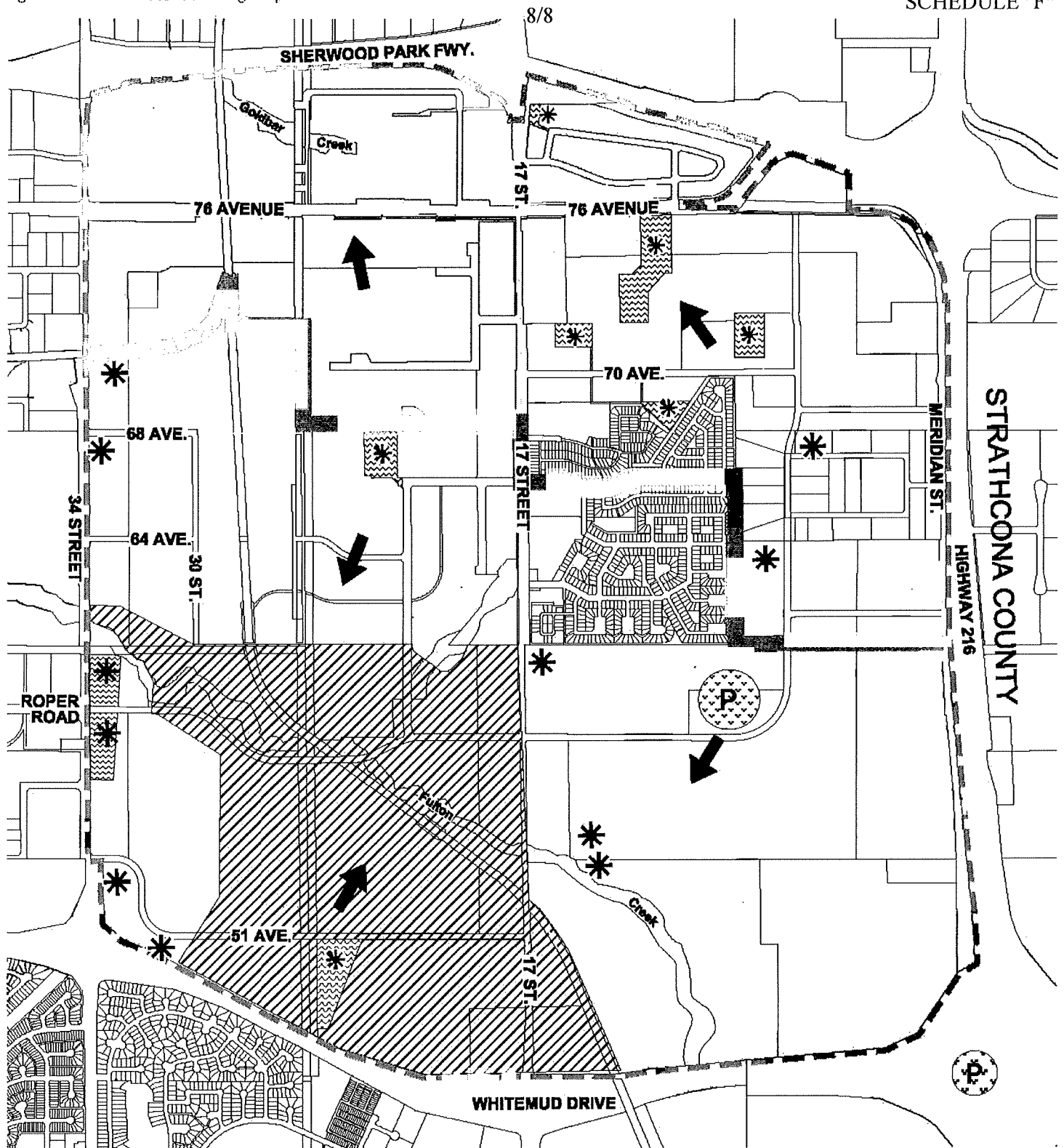

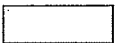







Figure 10: Storm Water Servicing Map

SCHEDULE "F"



Legend

- | | | | |
|---|--|---|---|
|  | ASP Boundary |  | Area drains North to Existing/
Possible Future morris Regional Pond |
|  | Basin Boundary |  | Area without stormwater management
draining West to Pylpov Wetland
(Refer to Area Master Plan for further details.) |
|  | Existing Stormwater
Management Facility |  | Direction of Flow |
|  | Proposed Stormwater
Management Facility | | |