

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

THE CITY OF EDMONTON

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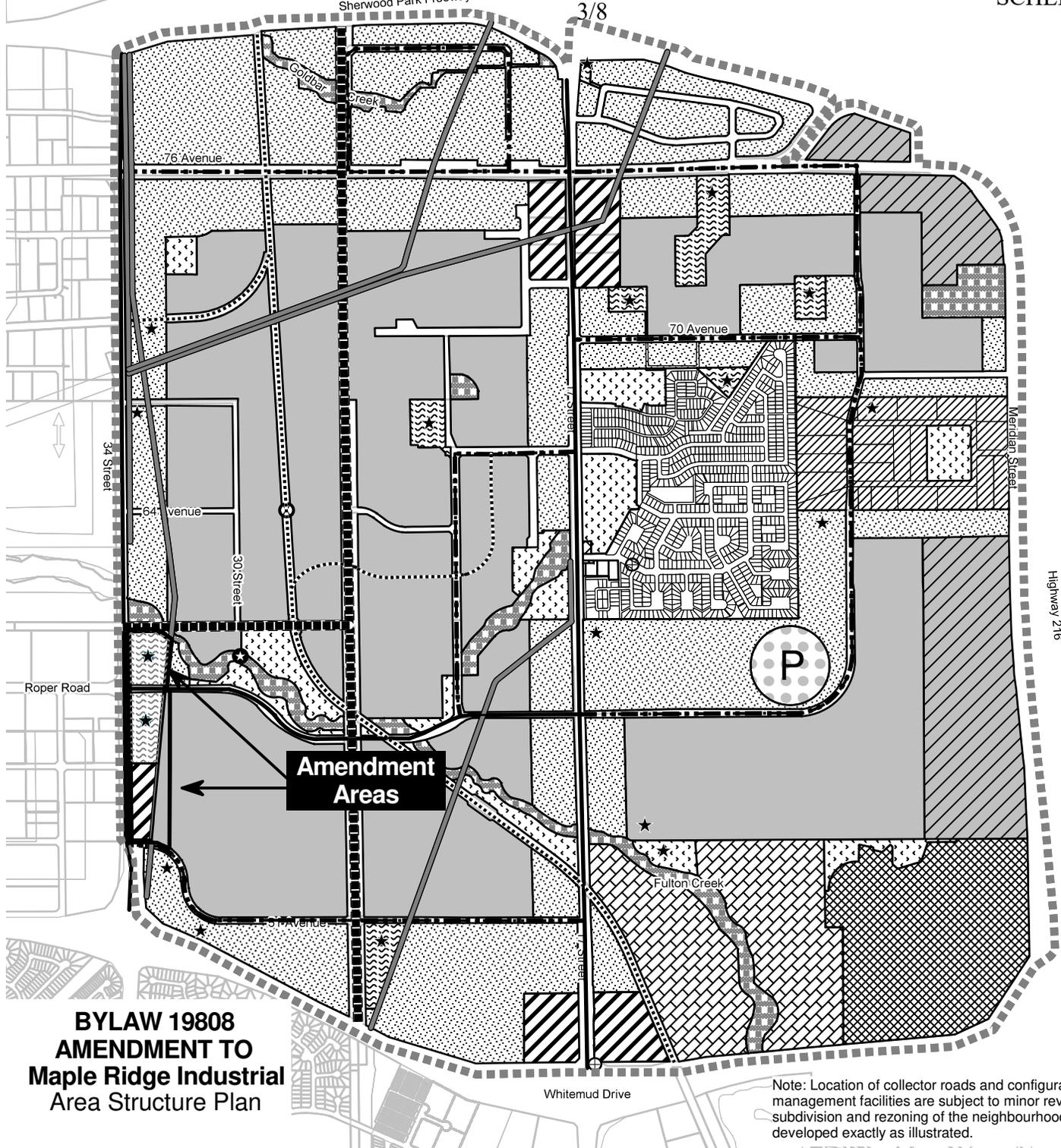
MAYOR

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CITY CLERK

Sherwood Park Freeway

3/8



Strathcona County  
Highway 216

**Amendment Areas**

**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 |  | 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      |  |  |



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

	Area (ha)	% of GDA
<b>Gross Area</b>	<b>1123.1</b>	
Environmental Reserve	20.9	
Rail Line	16.1	
Powerline Right-of-Way	18.4	
Arterial Roadways	24.7	
Urban Services	45.6	
<b>Gross Developable Area</b>	<b>997.4</b>	
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	
<b>Total</b>	<b>196.3</b>	<b>19.7%</b>
<b>Net Developable Area</b>	<b>801.1</b>	<b>80.3%</b>
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%
<b>Total</b>	<b>798.50</b>	<b>80.1%</b>

**RESIDENTIAL LAND USE AND POPULATION STATISTICS**

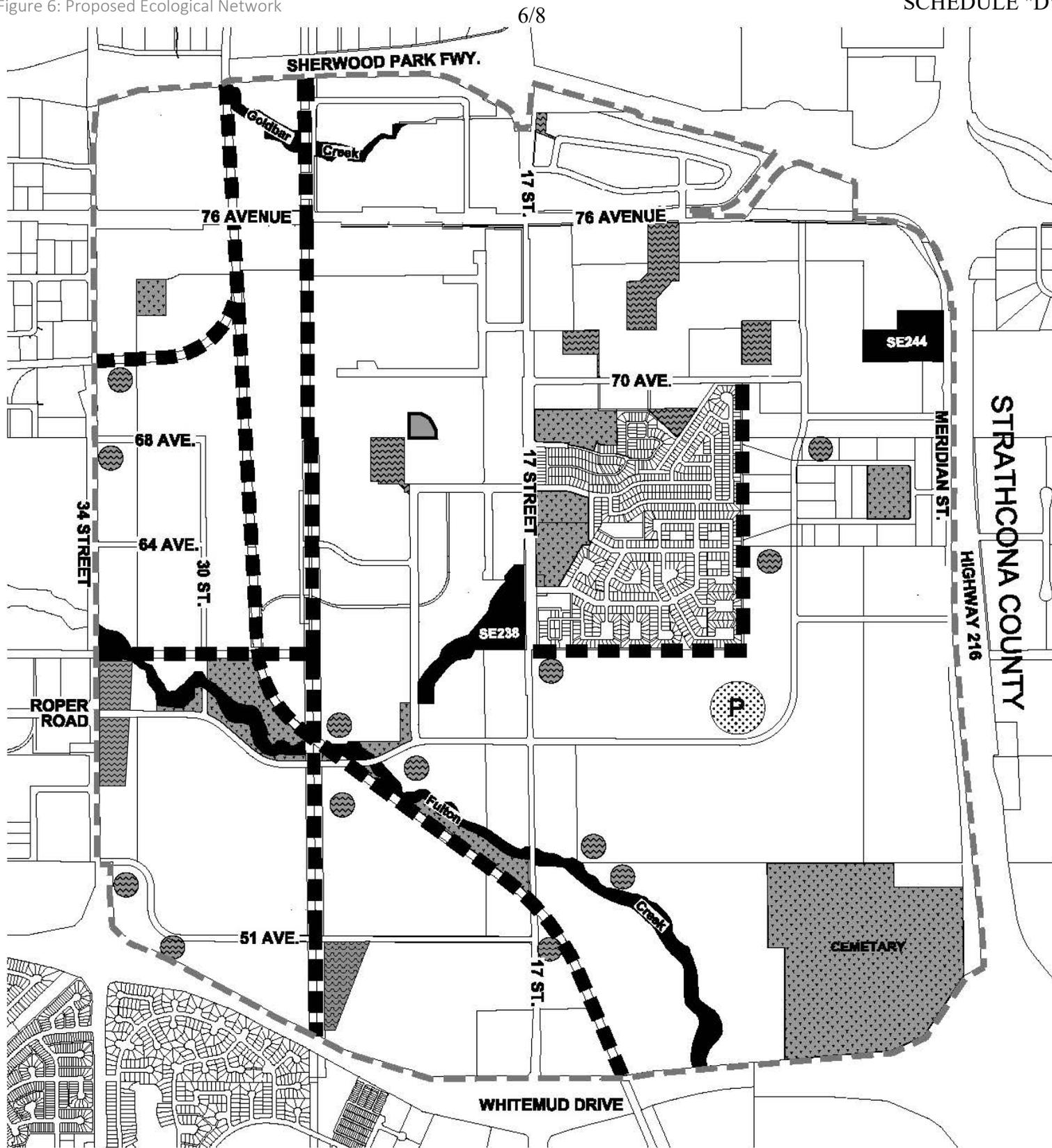
**Maple Ridge Mobile Home Park**

60.5 ha

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



- |   |   |   |
|---|---|---|
| <ul style="list-style-type: none"> <li>--- ASP Boundary</li> <li> Mobile Home Park</li> <li> Hurstwood Special Development Area</li> <li> Power Line R/W</li> <li> Railway</li> <li> Abandoned Well</li> <li> Possible Creek Crossing</li> <li> Existing Crossing to be Eliminated</li> </ul> | <ul style="list-style-type: none"> <li> Light Industrial</li> <li> Medium Industrial</li> <li> Medium Industrial with Restrictions</li> <li> Business Service</li> <li> Urban Service</li> <li> Public Utility</li> <li> Neighbourhood Commercial</li> <li> Pipeline Rights-of-Way</li> </ul> | <ul style="list-style-type: none"> <li> Stormwater Management Facility</li> <li> Planned Stormwater Management Facility</li> <li> Park / Open Space</li> <li> Urban Village Park</li> <li> Ravine / Wetland / Natural Area</li> <li> Arterial Road</li> <li> Collector Road</li> <li> Local Road</li> </ul> |
|---|---|---|



**Legend**

--- ASP Boundary

■ Habitat Patch

▬ Ecological Corridor

 Stormwater Facility

 Future Stormwater Facility

 Natural Stepping Stone

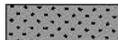
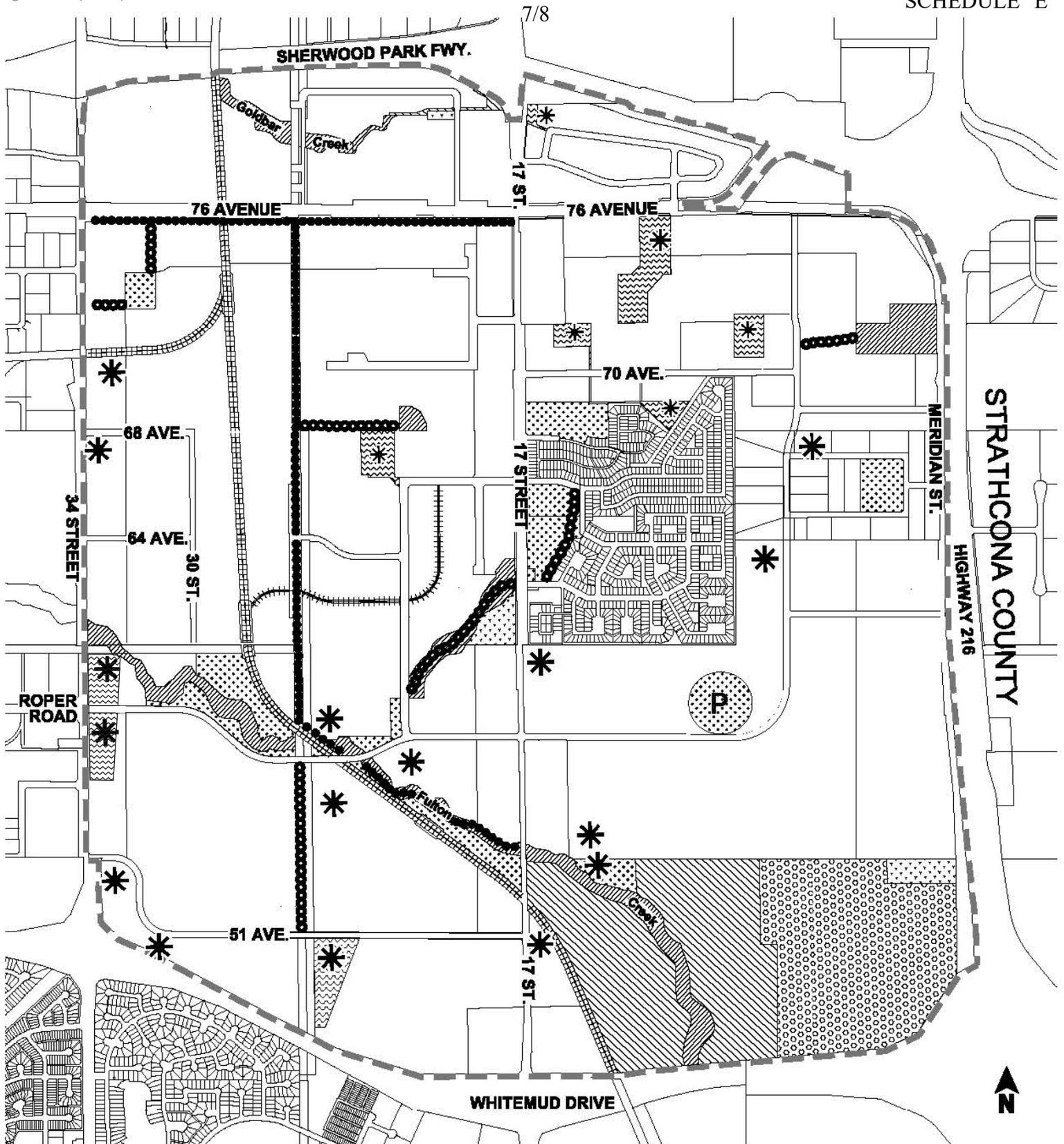
 Semi-Natural Stepping Stone



Figure 6: Open Spaces & Pedestrian Connections Plan



Legend

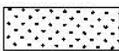
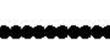
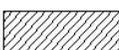
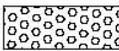
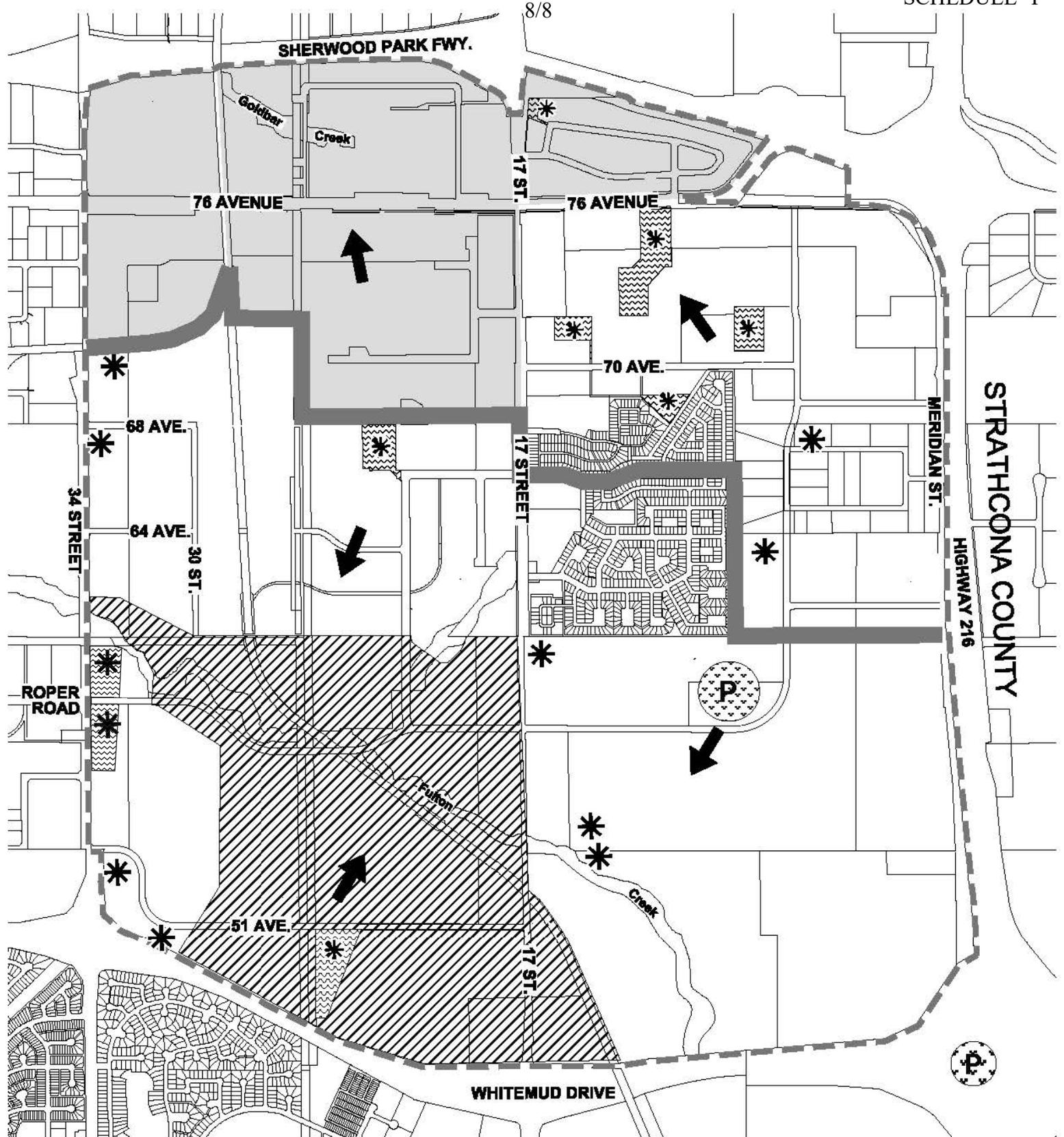
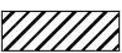
- |  |   |  |
|--|---|--|
|  ASP Boundary                  |  Park / Open Space |  Stormwater Management Facility         |
|  Hard-surfaced Multi-Use Trail |  Natural Areas     |  Planned Stormwater Management Facility |
|  Walkway                       |  Urban Service     |  Public Utility                         |
|  Railway                       |   |  |

Figure 10: Storm Water Servicing Map



**Legend**

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

