

Bylaw 19907

A Bylaw to amend Bylaw 7044, as amended,  
being the Yellowhead Corridor Area Structure Plan

WHEREAS pursuant to the authority granted to it by the Planning Act, on April 13, 1983, the Municipal Council of the City of Edmonton passed Bylaw 7044, as amended, being the Yellowhead Corridor Area Structure Plan; and

WHEREAS Council found it desirable to from time to time amend Bylaw 7044, as amended, Yellowhead Corridor Area Structure Plan through the passage of Bylaws 7803, 7811, 7815, 9673, 9879, 9997, 10653, 11139, 11101, 11343, 12076, 12387, 13162, 13497, 13574, 13668, 14122, 14776, 15187, 15377, 15624, 15843, 15971, 16034, 16141, 16288, 16696, 17381, 18455, 18907, and 19273; and

WHEREAS an application was received by Administration to further amend the Yellowhead Corridor Area Structure Plan; and

WHEREAS City Council considers it desirable to amend Bylaw 7044, as amended, the Yellowhead Corridor Area Structure Plan

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. Bylaw 7044, as amended, the Yellowhead Corridor Area Structure Plan is hereby further amended by:
  - a. deleting the map entitled “Bylaw 16141 - The Yellowhead Corridor Approved Area Structure Plan Schedule C-5, Sub-Area 5” and replacing it with the map entitled “Bylaw 19907 – Amendment to Yellowhead Corridor Area Structure Plan – Schedule C-5, Sub-Area 5” attached hereto as Schedule “A” and forming part of this Bylaw; and

- b. deleting the table “7.5 Land Use Data – Bylaw 17381” and replacing it with table “7.5 Land Use Data – Bylaw 19907”, attached hereto as “Schedule “B” 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

127 AVE. 3/4

SCHEDULE "A"

Amendment Area

126 AVE

YELLOWHEAD TRAIL.

YELLOWHEAD TRAIL.

124A AVE

124 AVE

93 ST.

92 ST.

91 ST.

90 ST.

89 ST.

88 ST.

87 ST.

86 ST.

85 ST.

83 ST.

82 ST.

96 ST.

95A ST.

95 ST.

Sub-Area Location in Yellowhead Corridor



**BYLAW 19907  
AMENDMENT TO  
APPROVED  
THE YELLOWHEAD CORRIDOR  
Area Structure Plan  
SCHEDULE C-5, SUB-AREA 5**



Medium Industrial



"Prestige" Business/Industrial



Commercial



Area Structure Plan Boundary

**Yellowhead Corridor Area Structure Plan  
Proposed Land Use Data  
Bylaw 19907**

EXISTING				PROPOSED			
	GROSS AREA				GROSS AREA		
Land Use Zone <sup>2</sup>	Hectares	Acres	% of Total	Land Use District	Hectares	Acres	% of Total
IM -Medium Industrial	357.0	882.2	25.1%	Medium Industrial	291.7	720.8	21.4%
RDA/IM - IM uses in Restricted Development Area	68.5	169.3	4.8%	RDA/IM	68.5	169.3	5.0%
IH -Heavy Industrial	320.0	790.0	22.5%	Heavy Industrial	378.1	934.2	27.8%
IB -Business Industrial	78.5	194.0	5.5%	Business Industrial	243.8	602.4	17.9%
Commercial (Includes CSC, CO, CB2, CHY)	6.7	16.6	.4%	Commercial	38.3	94.6	2.8%
DC4 -Special Public Service	77.3	191.0	5.4%	Special Public Service	77.3	191.0	5.6%
MA - Municipal Airport	13.4	33.1	.9%	Municipal Airport	5.4	13.3	0.39%
RA7 - Low Rise Apartment	0.8	2.0	.56%	Low Rise Apartment	0.8	2.0	0.05%
AGI - Industrial Reserve	135.9	335.8	9.5%	Industrial Reserve	-	-	-
RDA - Restricted Development Area – Vacant	187.0	462.0	13.1%	RDA	187.0	462.0	13.78%
RR - Rural Residential	163.9	405.0	11.5%	Rural Residential	55.0	135.9	40%
Roadway	-	-	-	Roadway	3.4	8.4	.25%
Reserve Land	8.5	21.0	.59%	Reserve Land	8.5	21.0	0.6%
	1417.5	3502.0	100.0%		1357.8	3354.9	100.0%

<sup>1</sup>Includes all lands within Area Structure Plan boundaries except the Urban Services Zones.

<sup>2</sup>For the annexed lands, equivalent Land Use Zones from the Edmonton Zoning Bylaw were used.

\*These statistics are estimates from when the Plan was first enacted and should be used for historic reference only.