

Bylaw 20058

A Bylaw to amend Bylaw 5739, as amended, being the  
Edmonton North Area Structure Plan through an amendment  
to the Klarvatten Neighbourhood Structure Plan

WHEREAS pursuant to the authority granted to it by the Planning Act, on August 15, 1979, the Municipal Council of the City of Edmonton passed Bylaw 5739, being the Edmonton North Area Structure Plan; and

WHEREAS Council found it desirable from time to time to amend Bylaw 5739, the Edmonton North Area Structure Plan, by adding new neighbourhoods; and

WHEREAS on February 23, 1982 Council adopted, as part of Appendix “A” to Bylaw 5739, as amended, the Klarvatten Neighbourhood Structure Plan by passage of Bylaw 6368; and

WHEREAS Council found it desirable from time to time to amend the Klarvatten Neighbourhood Structure Plan through the passage of Bylaws 7531, 10782, 11495, 12125, 14149, 14493, 15426, and 19838; and

WHEREAS an application was received by Administration to further amend the Klarvatten Neighbourhood Structure Plan, as amended; and

WHEREAS Council considers it desirable to amend the Klarvatten Neighbourhood Structure Plan, as amended;

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. Appendix “A” to Bylaw 5739, as amended, is hereby further amended by:

adding the following sentence to the end of the topmost bullet point on Page 26:

“Recreational opportunities, such as a full size soccer pitch with landscaping, goal posts and appropriate buffers, will be constructed within the Public Utility Lot.”;

- a. deleting therefrom the Map entitled “Bylaw 19838 – Amendment to Klarvatten Neighbourhood Structure Plan” and replacing it with the Map entitled “Bylaw 20058 Amendment to Klarvatten Neighbourhood Structure Plan”, attached hereto as Schedule “A” and forming part of this Bylaw;
- b. deleting the statistics entitled “Land Use and Population Statistics - Bylaw 15426” and replacing it with the statistics entitled “Land Use and Population Statistics - Bylaw 20058”, attached hereto as Schedule “B” and forming part of this Bylaw;
- c. deleting the map entitled “Figure 5 - Water Supply and Distribution” and replacing it with “Figure 5 - Water Supply and Distribution”, attached hereto as Schedule “C” and forming part of this Bylaw;
- d. deleting the map entitled “Figure 6 - Sanitary Sewer System” and replacing it with “Figure 6 - Sanitary Sewer System”, attached hereto as Schedule “D” and forming part of this Bylaw;
- e. deleting the map entitled “Figure 7a - Minor Storm Basins” and replacing it with “Figure 7a - Minor Storm Basins”, attached hereto as Schedule “E” and forming part of this Bylaw;
- f. deleting the map entitled “Figure 7b - Minor Storm Sewer System” and replacing it with “Figure 7b - Minor Storm Sewer System”, attached hereto as Schedule “F” and forming part of this Bylaw; and

- g. adding the map entitled “Open Space and Connectivity Klarvatten East”, attached hereto as Schedule “G” and forming part of this Bylaw.

READ a first time this	day of	, A. D. 2022;
READ a second time this	day of	, A. D. 2022;
READ a third time this	day of	, A. D. 2022;
SIGNED and PASSED this	day of	, A. D. 2022.

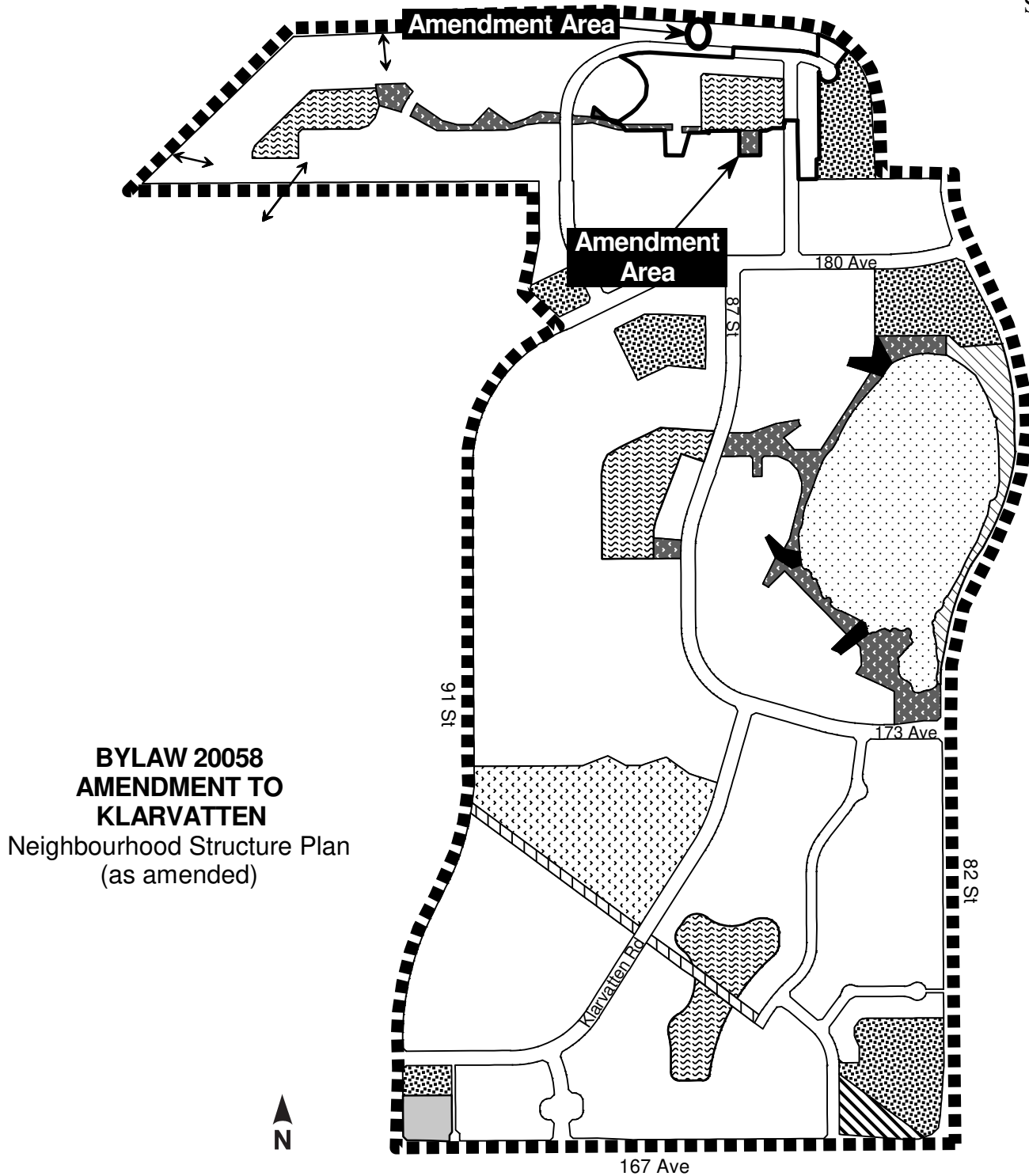
THE CITY OF EDMONTON






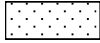

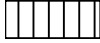

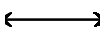




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MAYOR

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CITY CLERK



	Low Density Residential		Public Utility Lot
	Medium Density Residential		Stormwater Management Facility
	Neighbourhood Commercial		Stormwater Influenced Wetland
	Low Intensity Business		Pipeline R/W
	Park / Open Space		Connectivity
	School / Park		Boundary of Klarvatten N.S.P.
	Wetland Buffer		Amendment Area

**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.



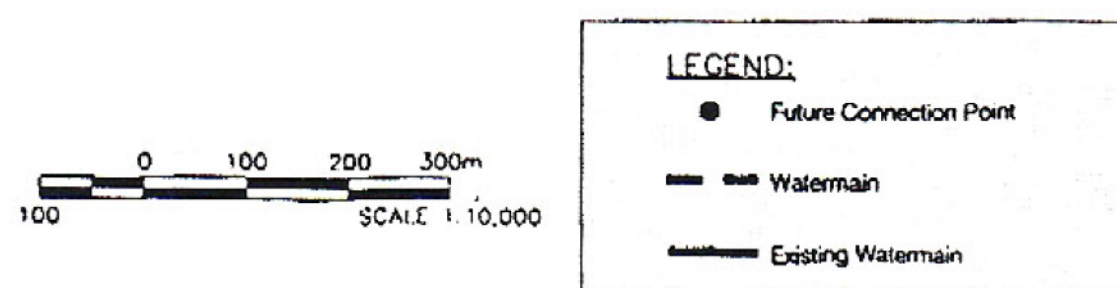
## SCHEDULE "B"

**Table 2**  
**Klarvatten Neighbourhood Structure Plan**  
**Land Use and Population Statistics**  
**Bylaw 20058**

Land Use	Area (ha)	% GDA	Dwellings	%	Population	%
<b>Gross Area</b>	<b>166.64</b>					
167 Ave & 82 St	1.91					
Pipeline r/w	1.06					
Poplar Lake	13.23					
Transportation Utility Corridor	5.78					
<b>Gross Developable Area</b>	<b>144.66</b>	<b>100.00%</b>				
School/Park/MR	11.41	7.89%				
SWMF/PUL	8.45	5.84%				
Circulation	29.18	20.17%				
Commercial	1.95	1.35%				
<b>Subtotal</b>	<b>50.99</b>	<b>35.24%</b>		<b>LDR/MDR</b>		
<b>Residential</b>				<b>RATIO</b>		
<i>Low Density Residential</i>	<i>85.28</i>	<i>58.95%</i>	<i>1620</i>	<i>72.6%</i>	<i>5606</i>	<i>76.2%</i>
<i>Medium Density Residential Total</i>	<i>8.39</i>	<i>5.80%</i>	<i>612</i>	<i>27.4%</i>	<i>1754</i>	<i>23.8%</i>
Medium Density Residential (planned as row housing)	6.45	4.46%	271	12.1%	777	10.6%
Medium Density Residential (planned as medium density multiple family)	0	0.00%	0	0.0%	0	0.0%
Medium Density Residential (planned as low rise apartments)	0.96	0.66%	120	5.4%	344	4.7%
Medium Density Residential (planned as medium rise apartments)	0.98	0.68%	221	9.9%	633	8.6%
<b>Total Residential</b>	<b>93.67</b>	<b>64.75%</b>	<b>2,232</b>	<b>100.0%</b>	<b>7,361</b>	<b>100.0%</b>

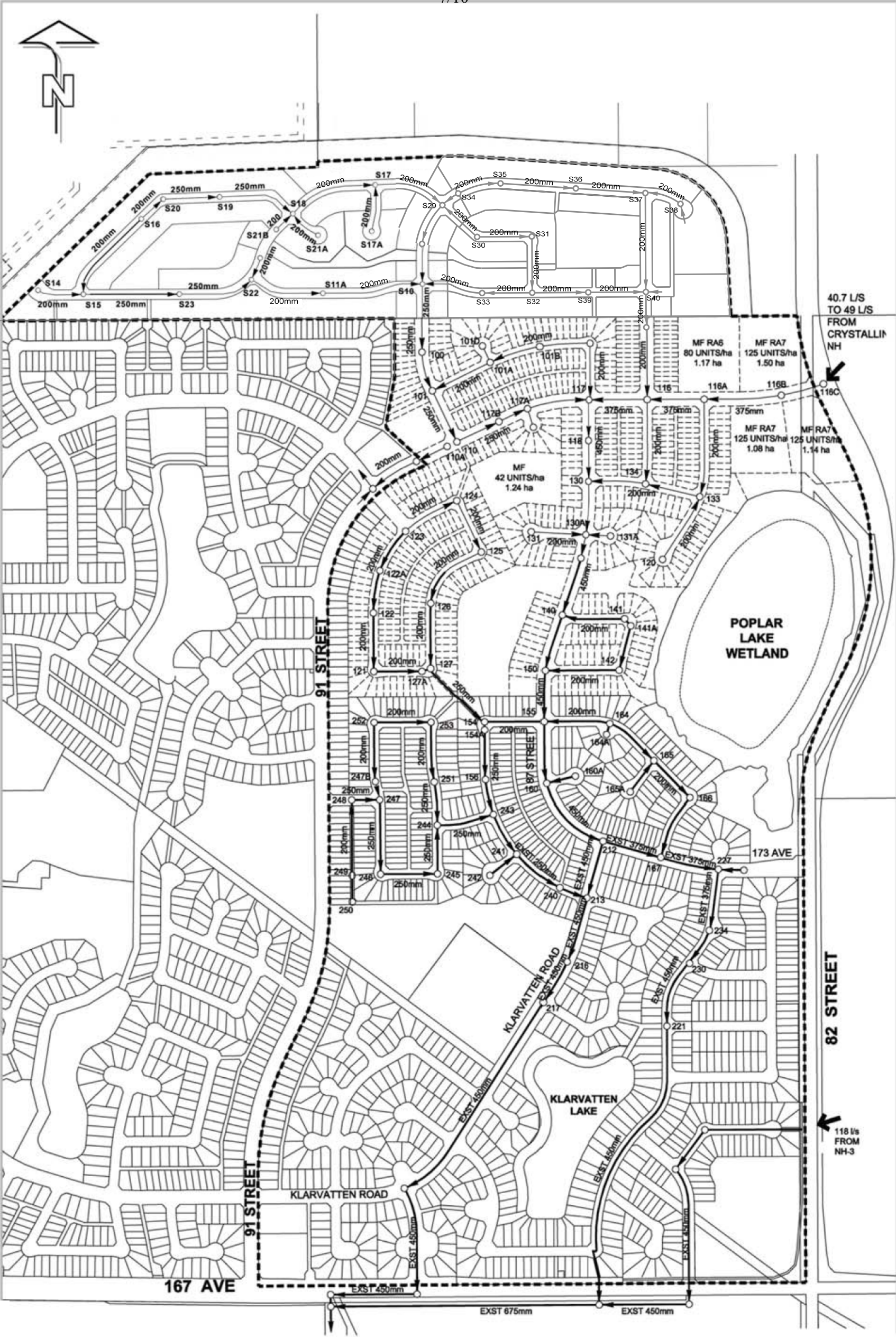
Density: 50.9 persons per hectare





Block A Plan 823MC & Lot 1 Block B Plan 1870MC  
CITY OF EDMONTON





**LEGEND**

- NEIGHBOURHOOD BOUNDARY
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER



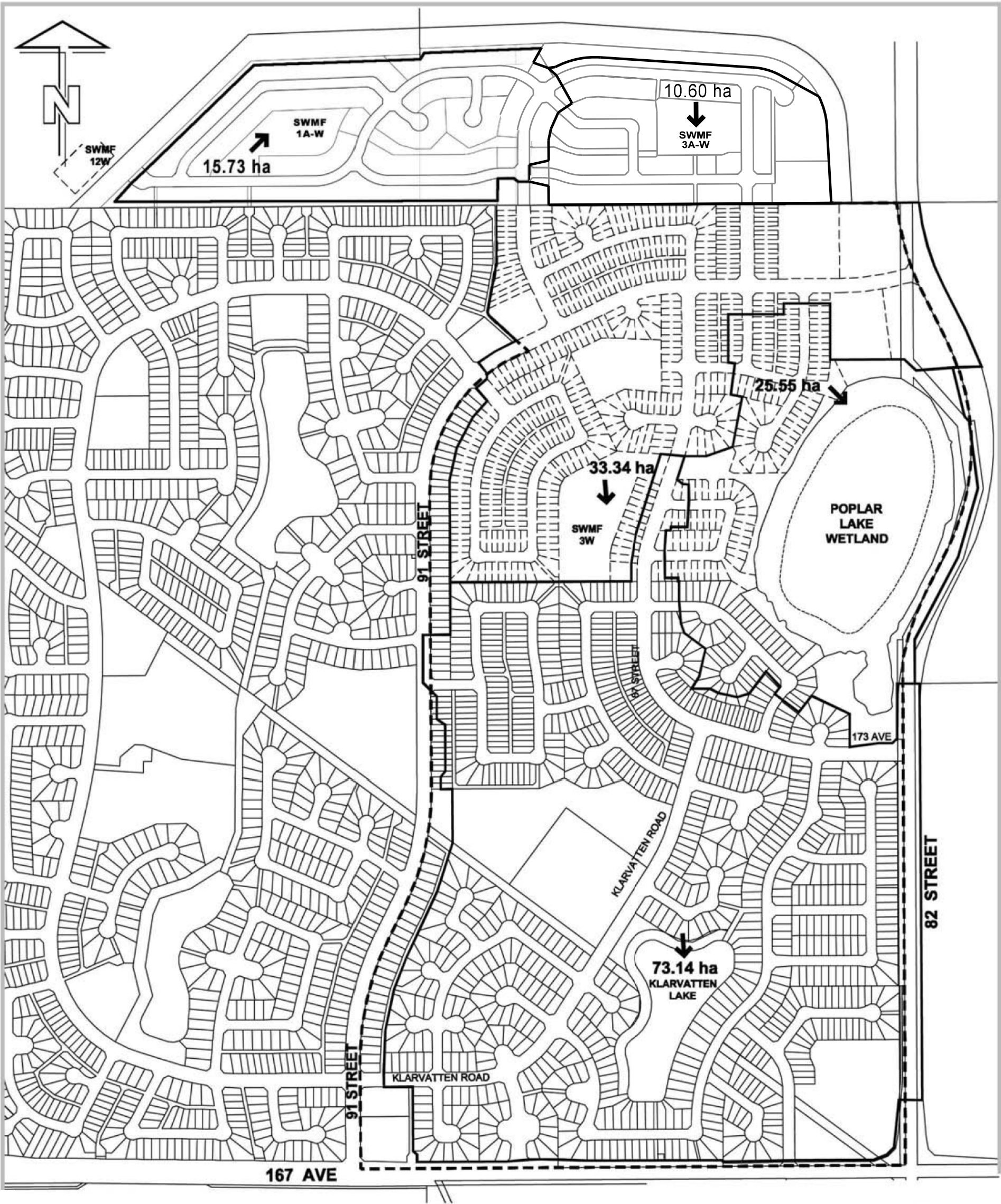
PROPOSED NEIGHBOURHOOD  
STRUCTURE PLAN AMENDMENT  
**KLARVATTEN**

FIGURE 6  
Sanitary Sewer System

Block A Plan 823MC & Lot 1 Block B Plan 1870MC  
CITY OF EDMONTON







**LEGEND**  
--- NEIGHBOURHOOD BOUNDARY  
— MINOR STORM BASINS



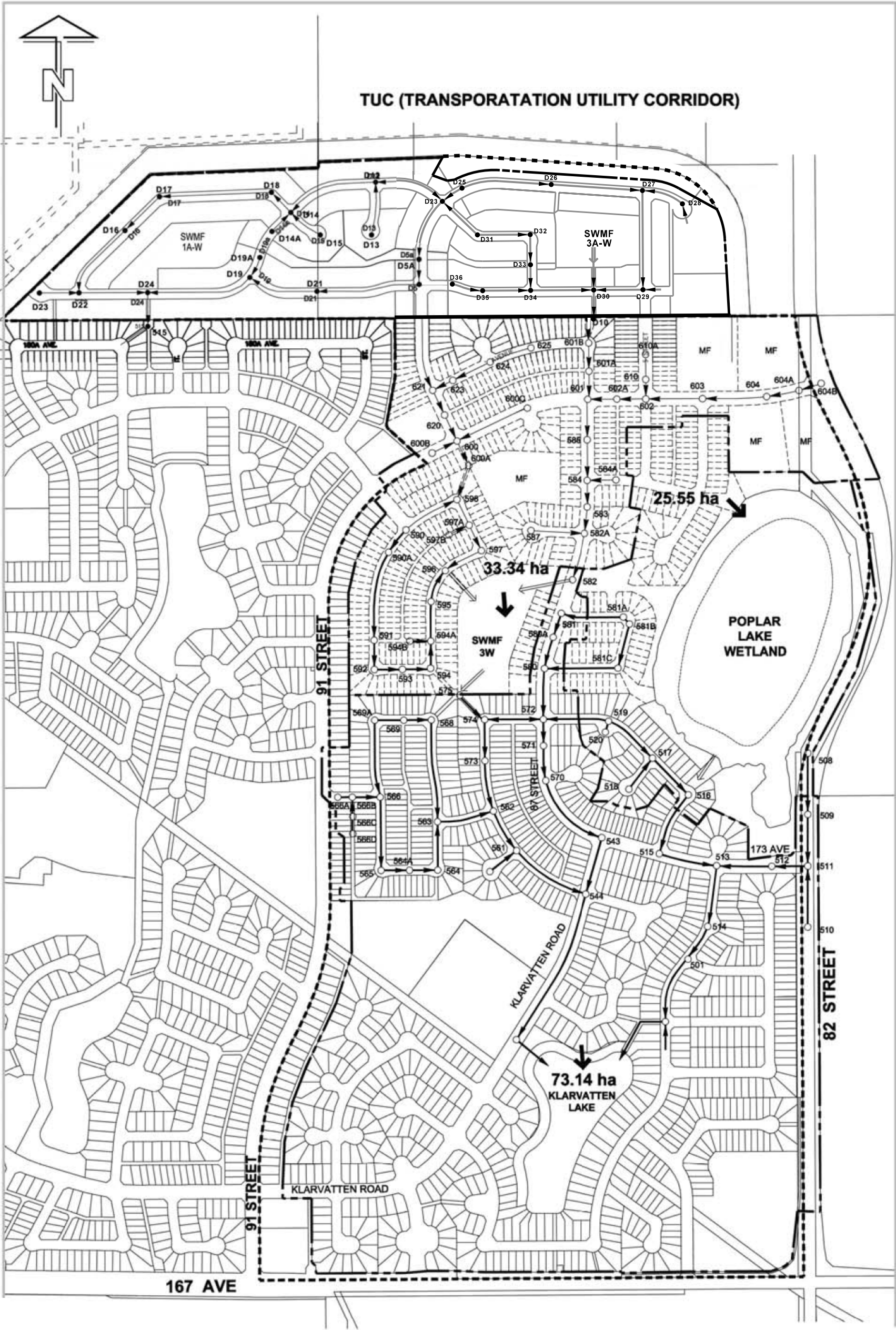
PROPOSED NEIGHBOURHOOD  
STRUCTURE PLAN AMENDMENT  
**KLARVATTEN**

FIGURE 7a  
Minor Storm Basins

Block A Plan 823MC & Lot 1 Block B Plan 1870MC  
CITY OF EDMONTON







LEGEND

- NEIGHBOURHOOD BOUNDARY
- EXISTING STORM SEWER
- - - PROPOSED STORM SEWER
- - - MINOR STORM BASIN BOUNDARY
- SWMF INLET



PROPOSED NEIGHBOURHOOD  
STRUCTURE PLAN AMENDMENT  
KLARVATTEN

FIGURE 7b  
Minor Storm Sewer System

Block A Plan 823MC & Lot 1 Block B Plan 1870MC  
CITY OF EDMONTON







Plan 022 0615

Transportation Utility Corridor Plan 022 0615

Plan 122 2382

92 Street

Block 31

101MB

Age Group	Percentage
18-24	25%
25-34	20%
35-44	15%
45-54	10%
55-64	8%
65-74	6%
75-84	4%
85+	5%

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Medium Density Residential  
0.98ha

Medium Density  
Residential  
0.66ha

Plan 102 4852

BLK 27  
LOT 17

 Shared Use Path  
 Sidewalk

CITY OF EDMONTON

