

Bylaw 19952

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, 19273, and 19907; 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

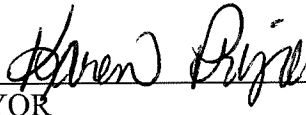
NOW THEREFORE after due compliance with the relevant provisions of the Municipal Government Act RSA 2000, ch. M-26, as amended, the Municipal Council of the City of Edmonton duly assembled enacts as follows:

1. Bylaw 7044, as amended, the Yellowhead Corridor Area Structure Plan is hereby further amended by:
 - a. deleting the map entitled "Bylaw 18455 – Amendment to the Yellowhead Corridor Area Structure Plan Proposed Land Uses Schedule C-3, Sub-Area 3" and replacing it with the map entitled "Bylaw 19952 – Amendment to the Yellowhead Corridor Area Structure Plan Proposed Land Uses Schedule C-3, Sub-Area 3" attached hereto as Schedule "A" and forming part of this Bylaw; and

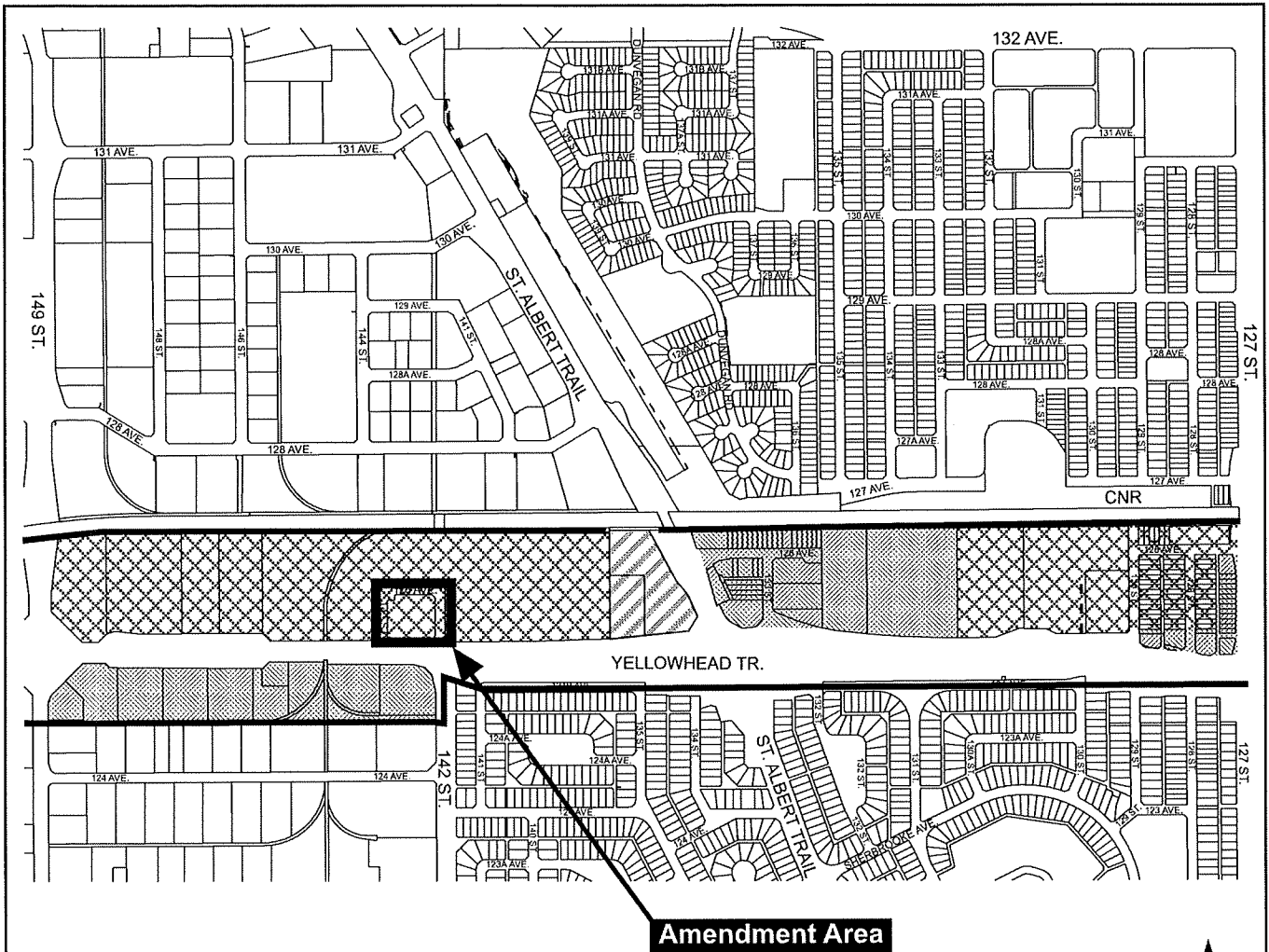
- b. deleting the table "7.5 Land Use Data" and replacing it with table "7.5 Land Use Data", attached hereto as "Schedule "B" and forming part of this Bylaw.

READ a first time this	10th day of May	, A. D. 2022;
READ a second time this	10th day of May	, A. D. 2022;
READ a third time this	10th day of May	, A. D. 2022;
SIGNED and PASSED this	10th day of May	, A. D. 2022.

THE CITY OF EDMONTON

D/ 
MAYOR

A/ 
CITY CLERK



**BYLAW 19952
AMENDMENT TO
THE YELLOWHEAD CORRIDOR
Area Structure Plan (as amended)**

**PROPOSED LAND USES
SCHEDULE C-3, SUB-AREA 3**

-  Medium Industrial
-  "Prestige" Business Industrial
-  Highway Commercial

-  Area Structure Plan Boundary
-  Boundary of Amendment

7.5 LAND USE DATA

Gross Area by Land Use District¹
(Amended by Editor)

Land Use Zone ²	EXISTING			PROPOSED		
	GROSS AREA			GROSS AREA		
	Hectares	Acres	% of Total	Land Use District	Hectares	% of Total
IM - Medium Industrial	357.0	882.2	25.1%	Medium Industrial	292.61	21.5%
RDA/IM - IM uses in Restricted Development Area	68.5	169.3	4.8%	RDA/IM	68.5	5.0%
IH - Heavy Industrial	320.0	790.0	22.5%	Heavy Industrial	378.1	27.8%
IB - Business Industrial	78.5	194.0	5.5%	Business Industrial	242.9	17.8%
Commercial (Includes CSC, CO, CB2, CHY)	6.7	16.6	.4%	Commercial	38.3	2.8%
DC4 - Special Public Service	77.3	191.0	5.4%	Special Public Service	77.3	5.6%
MA - Municipal Airport	13.4	33.1	.9%	Municipal Airport	5.4	0.39%
RA7 - Low Rise Apartment	0.8	2.0	.56%	Low Rise Apartment	0.8	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	13.78%
RR - Rural Residential	163.9	405.0	11.5%	Rural Residential	55.0	40%
Roadway	-	-	-	Roadway	3.4	.25%
Reserve Land	8.5	21.0	.59%	Reserve Land	8.5	0.6%
	1417.5	3502.0	100.0%		1357.8	100.0%

¹Includes all lands within Area Structure Plan boundaries except the Urban Services Zones.

²For 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.

Yellowhead Corridor ASP Office Consolidation