

Bylaw 20118

A Bylaw to Amend Bylaw 39-11, as amended,
being the Crossroads Area Structure Plan

WHEREAS pursuant to the authority granted by the Municipal Government Act on November 27, 2018, the Lieutenant Governor in Council of the Province of Alberta made the Order Annexing Land from Leduc County and the Town of Beaumont to The City of Edmonton through the Order of Council 359/2018, effective January 1, 2019;

WHEREAS pursuant to the authority granted to it by the Municipal Government Act, on May 15, 2012, the Municipal Council of Leduc County passed Bylaw 39-11, to adopt the Crossroads Area Structure Plan,

WHEREAS pursuant to section 135(1)(d) of the Municipal Government Act the Crossroads Area Structure Plan, which applies to certain lands annexed by the City of Edmonton continues to apply to such lands, located within the City of Edmonton, as of the effective date of January 1, 2019;

WHEREAS an application was received by Administration to amend the Crossroads Area Structure Plan;
and

WHEREAS City Council considers it desirable to amend the Crossroads 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) That the Crossroads Area Structure Plan is hereby further amended by:
 - a. Adding the map “Bylaw 20118 Amendment to Crossroads Area Structure Plan”, attached hereto as Schedule “A” and forming part of this bylaw, as a new page prior to the Table of Contents;
 - b. Delete the statistics entitled “Distribution of Land Uses” and replace with “Distribution of Land Uses - Bylaw 20118” attached hereto as Schedule “B” and forming part of this bylaw; and

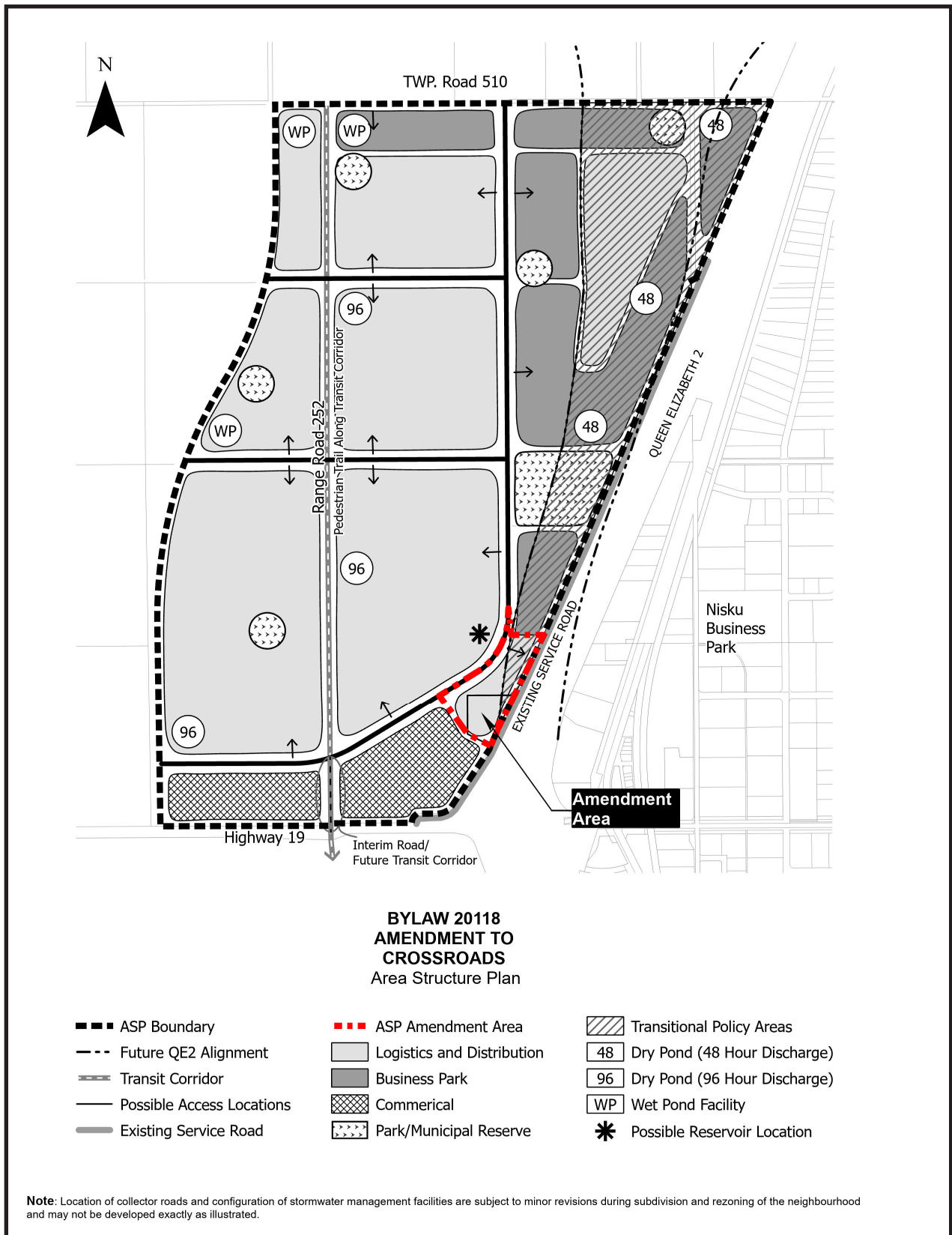
- c. Delete the map “Figure 7.0 - Development Concept Plan” and replace with “Figure 7.0 - Development Concept Plan” attached hereto as Schedule “C” and forming part of this bylaw.

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

MAYOR

CITY CLERK



Schedule "B"

Distribution of Land Uses, Bylaw 20118

	<i>Area (ha)</i>	<i>GDA (%)</i>
Gross Area	581.5	
Environmental Reserve	0.0	
Gross Developable Area (GDA)	581.5	100.0
Municipal Reserve*		
Parks	29.0	5.0
Dry Pond (50% MR dedication)	16.4	2.8
Public Utility Lots		
Water Reservoir	1.0	0.2
Dry Pond (50% MR dedication)	16.4	2.8
Stormwater Facility - Wet Pond	9.7	1.7
Roadways	51.7	8.9
Roadways (Transit Corridor)	6.4	1.1
Sub-Total	130.6	22.5
Net Developable Area	450.9	77.5
Logistics & Distribution	303.5	50.9
Business Park	103.0	19
Commercial	44.4	7.6
Sub-Total	450.9	77.5
Total	581.5	100.0

* denotes that Municipal Reserve percentages are subject to confirmation at the time of subdivision.

<i>Employment Statistics</i>	<i>Area (ha)</i>	<i># of Jobs</i>
Logistics & Distribution	303.5	7,588
Business Park	103.0	5,150
Commercial	44.4	4,440
Total	450.9	17,178

Figure 7 – Development Concept Plan

Schedule "C"



- | | | |
|-------------------------------|----------------------------|---------------------------------|
| --- ASP Boundary | --- ASP Amendment Area | Transition Policy Areas |
| --- Future QE2 Alignment | Logistics and Distribution | WP Wet Pond Facility |
| --- Transit Corridor | Business Park | 48 Dry Pond (48 Hour Discharge) |
| --- Possible Access Locations | Park/Municipal Reserve | 96 Dry Pond (96 Hour Discharge) |
| --- Existing Service Road | Commercial | * Possible Reservoir Location |

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.