

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

3. The sketch plan annexed hereto as Schedule "A" and the uses and regulations of the DC2 Provision shown on Schedule "B" annexed hereto are hereby incorporated into the Zoning Bylaw, being Part IV to Bylaw 12800, The Edmonton Zoning Bylaw.

READ a first time this	8th day of June	, A. D. 2022;
READ a second time this	8th day of June	, A. D. 2022;
READ a third time this	8th day of June	, A. D. 2022;
SIGNED and PASSED this	8th day of June	, A. D. 2022.

THE CITY OF EDMONTON

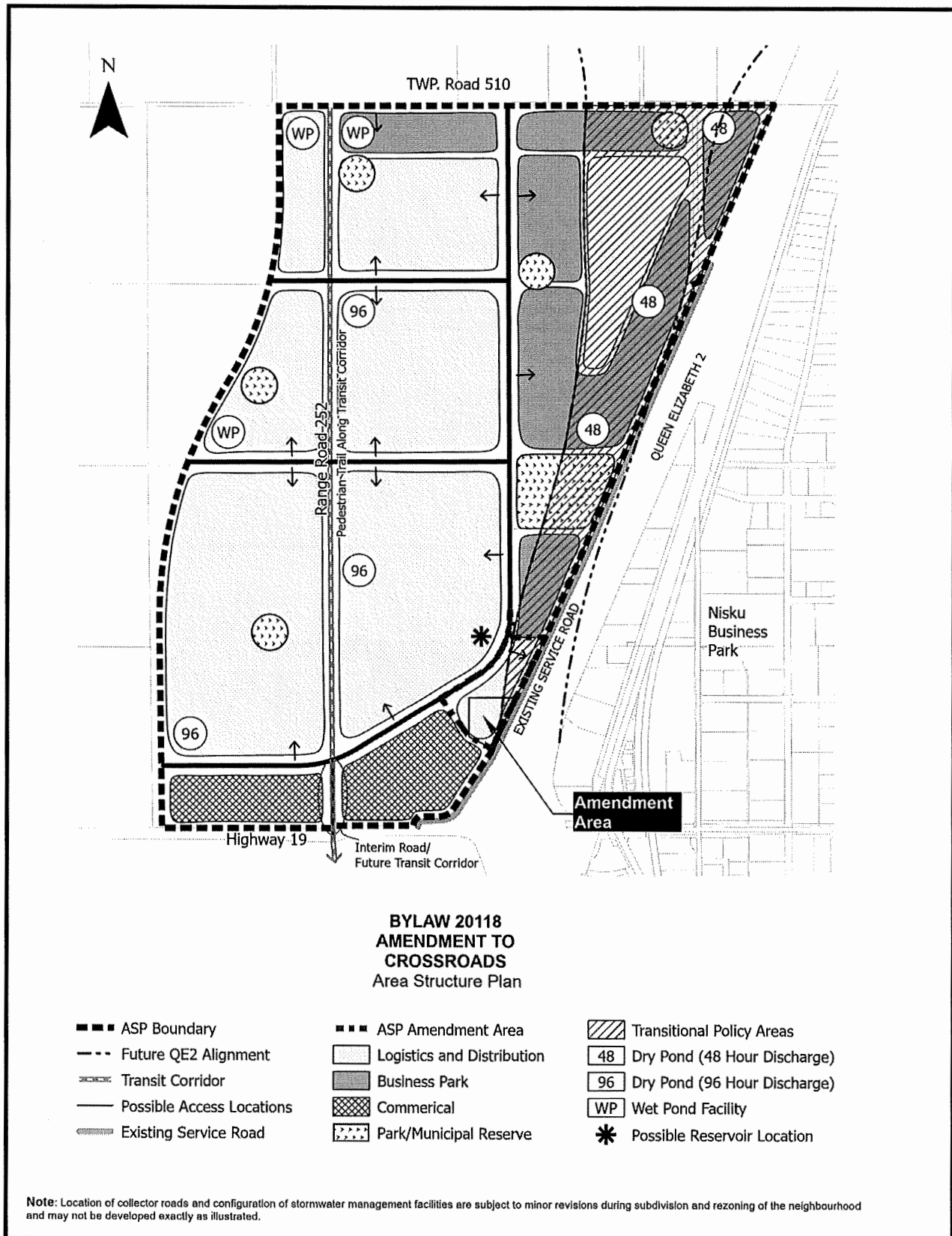
MAYOR

*A. Sahi*

CITY CLERK

H/

*K. S. Oe*



## Schedule "B"

## Distribution of Land Uses, Bylaw 20118

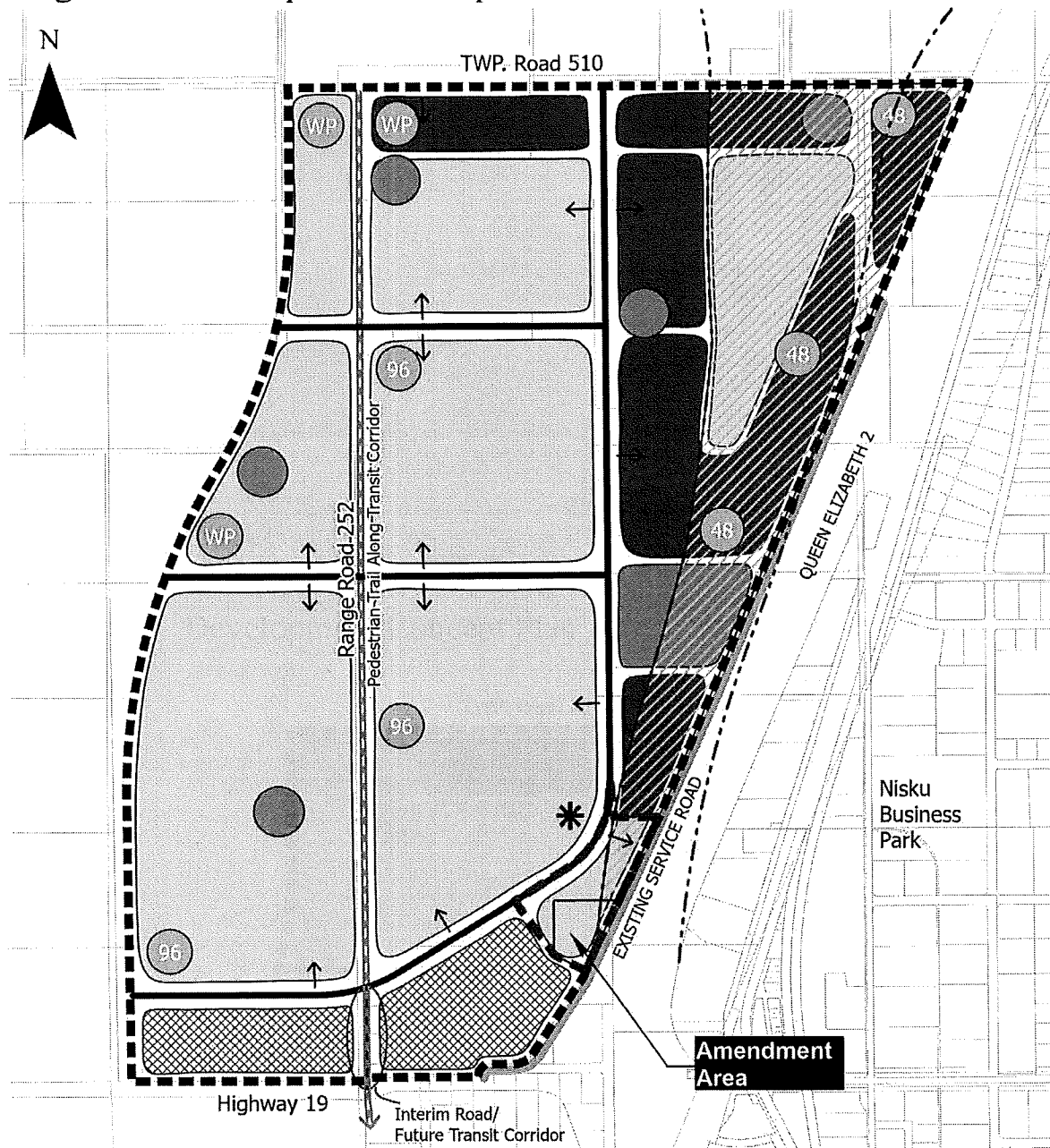
	<b>Area (ha)</b>	<b>GDA (%)</b>
Gross Area	581.5	
Environmental Reserve	0.0	
<b>Gross Developable Area (GDA)</b>	<b>581.5</b>	<b>100.0</b>
Municipal Reserve*		
Parks	29.0	5.0
Dry Pond (50% MR dedication)	16.4	2.8
Public Utility Lots		
Water Reservoir	1.0	0.2
Dry Pond (50% MR dedication)	16.4	2.8
Stormwater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

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

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

Figure 7 – Development Concept Plan

Schedule "C"



- |                             |                            |                              |
|-----------------------------|----------------------------|------------------------------|
| ■ ASP Boundary              | --- ASP Amendment Area     | Transitional Policy Areas    |
| --- Future QE2 Alignment    | Logistics and Distribution | Wet Pond Facility            |
| Transit Corridor            | Business Park              | Dry Pond (48 Hour Discharge) |
| — Possible Access Locations | Park/Municipal Reserve     | 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.