

Bylaw 19957

A Bylaw to amend Bylaw 15356, as amended
Winterburn Industrial Area Structure Plan

WHEREAS pursuant to the authority granted to it by the Municipal Government Act, on February 16, 2010 the Municipal Council of the City of Edmonton passed Bylaw 15356, being the Winterburn Industrial Area Structure Plan;

WHEREAS an application was received by Administration to amend the Winterburn Industrial Area Structure Plan;

WHEREAS Council considers it desirable to amend the Winterburn Industrial 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 15356, the Winterburn Industrial Area Structure Plan be amended as follows:
 - a) delete Policy Context 5.2 and substituting with the following: “The original AMP was approved in 2001 and provides the framework for servicing and infrastructure in the area. An amendment and update to the Winterburn Industrial AMP was accepted in 2008 and 2011, respectively.
 - b) delete Appendix 1 - Technical Studies: Area Management Plan (AMP) Amendment and substituting with the following: Area Master Plan (AMP) Amendment - “An amendment and update to the AMP to guide servicing for the area was prepared by IBI Group and Urban Systems Ltd., respectively. These reports were submitted to the City of Edmonton under separate Cover.
 - c) delete the map entitled “Bylaw 17427 - Approved Winterburn Industrial Area Structure Plan” and replace with the map entitled “Bylaw 19957 - Amendment to the Winterburn Industrial Area Structure Plan”, attached as Schedule “A” and forming part of this Bylaw;

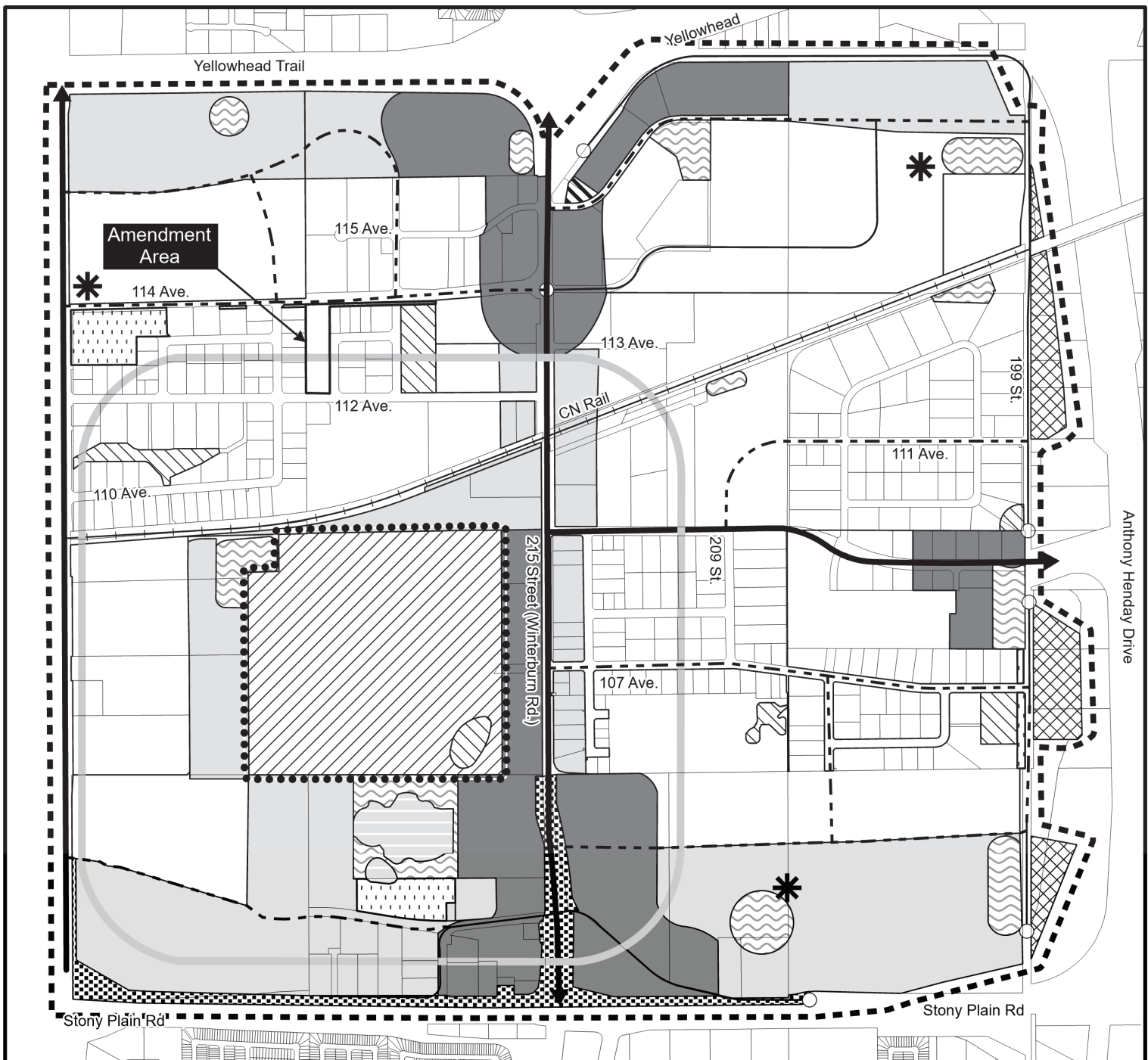
- d) delete “Table 1 - Winterburn Industrial Area Structure Plan Land Use Statistics - Bylaw 17427” and replace with “Table 1 - Winterburn Industrial Area Structure Plan Land Use Statistics - Bylaw 19957”, attached hereto as Schedule “B” and forming part of this Bylaw; and
- e) delete “Exhibit 7 - Development Concept” and replace it with “Exhibit 7 - Development Concept”, attached 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



**BYLAW 19957
AMENDMENT TO
WINTERBURN INDUSTRIAL
Area Structure Plan
(as amended)**



- | | | |
|--|---|---|
| Light Industrial | Existing Stormwater Management Facility | Service Roads |
| Business Industrial | Proposed Stormwater Management Facility | Railroad ROW |
| Medium Industrial | Park | Residential Buffer |
| Medium Industrial with Special Design Considerations | Retained Natural Area | Development Review Limit From Existing Residential (600m) |
| Manufactured Homes Park | Arterial Roads | ASP Boundary |
| Future Major Road Right-of-Way | Collector Roads | Potential Park Locations |
| General Business | | 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.

BYLAW 19957

WINTERBURN INDUSTRIAL AREA STRUCTURE PLAN

Winterburn Industrial Area Structure Plan

Land Use Statistics

Table 1

	Area (ha)	% of GDA
Gross Area Currently Developed	599.9	
Gross Area Undeveloped	438.1	
Total Gross Area	1038.0	
CN Rail	15.5	
Arterial Roads (215 St., 1/2 of 231 St., & 109 Ave.)	38.1	
Gross Developable Area (GDA)	984.4	100.0
Open Space / Natural Area	undetermined	n/a
Municipal Reserve (existing)	10.4	1.1
NET DEVELOPABLE AREA	971.2	100.0%
LAND USE (TOTAL AT FULL DEVELOPMENT)		
Industrial		
Light Industrial	267.21	27.5%
Medium Industrial	367.32	37.8%
Business Industrial	108.20	11.1%
Residential		
Westview Mobile Home Park	70.0	7.2%
Public Utilities		
Storm Ponds	40.47	4.2%
Circulation		
Collector and Local Roads	118.0	12.1%

*Municipal Reserve will be taken at the time of subdivision from each of these land uses.

Municipal Reserve required for parks/open	32	
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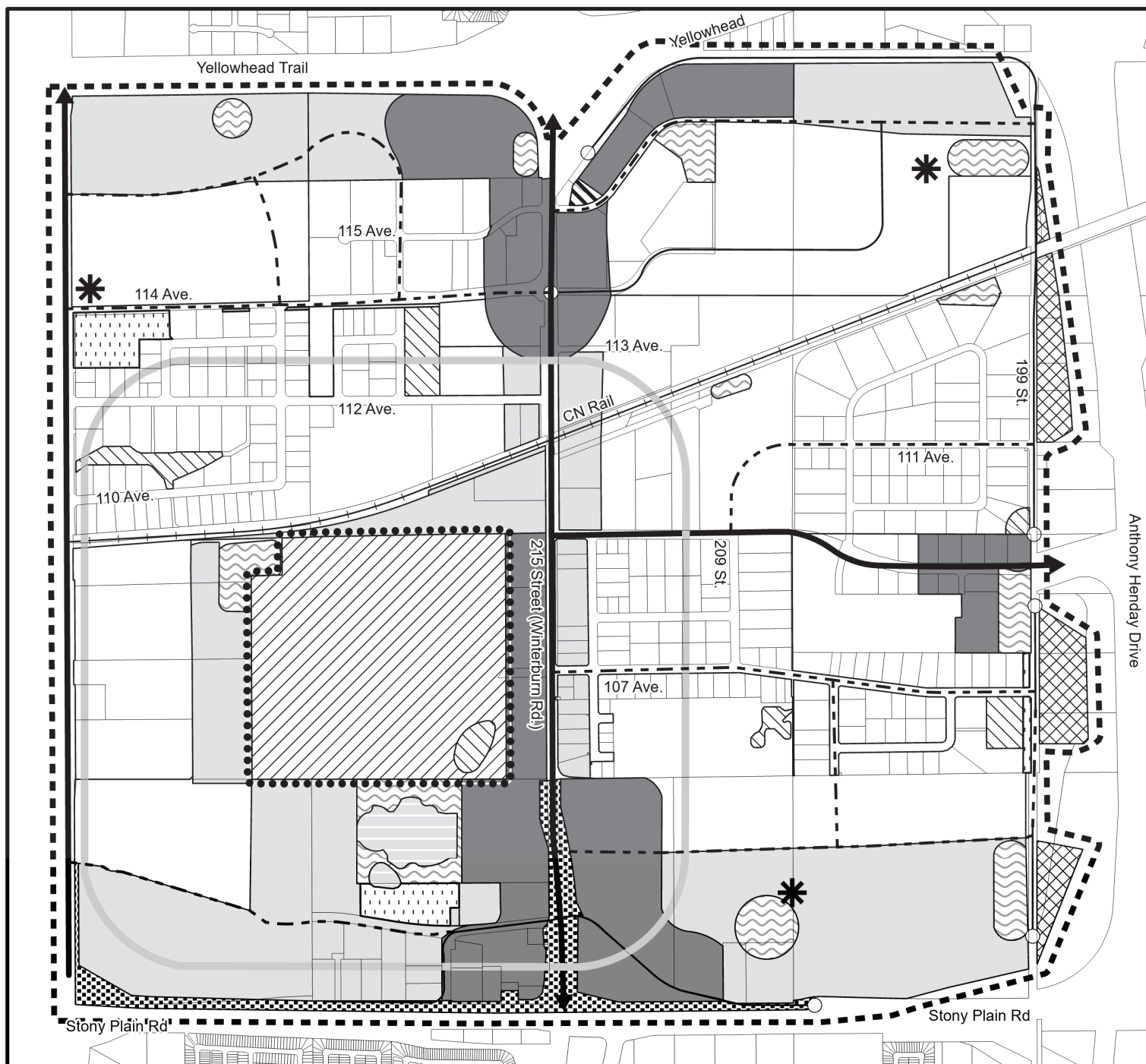


EXHIBIT 7
DEVELOPMENT CONCEPT
WINTERBURN INDUSTRIAL
 Area Structure Plan
 (as amended)



- | | | |
|--|---|---|
| Light Industrial | Existing Stormwater Management Facility | Service Roads |
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