

Bylaw 20198

A Bylaw to amend Bylaw 14135, as amended,
Being the Pylypow Industrial Area Structure Plan

WHEREAS pursuant to the authority granted to it by the Municipal Government Act, on January 11, 2006, the Municipal Council of the City of Edmonton passed Bylaw 14135, being the Pylypow Industrial Area Structure Plan; and

WHEREAS Council has amended 14135, being the Pylypow Industrial Area Structure Plan, through the passage of Bylaws 14322, 14522, 17543, and 18715; and

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

WHEREAS Council considers it desirable to amend the Pylypow 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 as follows:

1. The Pylypow Industrial Area Structure Plan is hereby amended by:
 - a. Adding a row to the table under 2.1 Industrial Development:

Objective	Policy	Implementation
2.1.4 To provide opportunities for a limited amount of Private or Public Education Services uses to be located on an appropriate site at the perimeter of the Industrial Business Area that provides access to major roads and transit services.	2.1.4 One site will provide opportunities for Private or Public Education Services uses in addition to commercial and industrial business uses characteristic of the IB zone, to be accommodated through application of a (DC2) Site Specific Development Control Provision.	2.1.4 Map 3 – Development Concept will guide the future application of the DC2 Provision located on the site designated Industrial Business & Educational Area.

- b. Adding a paragraph to the end of 2.1 Industrial Development - Discussion

“One site in the southwest portion of the ASP area designated Industrial Business & Educational Area on Map 3 - Development Concept will allow for opportunities for Private or Public Education Services uses in addition to commercial and business industrial uses, through the application of a (DC2) Site Specific Development Control Provision. The DC2 should be guided by the uses and regulations of the IB Zone while providing opportunities for the operation of Private or Public Education Services uses, thereby enabling flexibility to return to an Industrial Business type of development in the future if educational uses are no longer located on the site.”

- c. Deleting the map entitled “Bylaw 18715 Pylypow Industrial Area Structure Plan (as amended)” and replacing it with the map entitled “Bylaw 20198 Amendment to Pylypow Industrial Area Structure Plan (as amended)” attached hereto as Schedule “A” and forming part of this bylaw;
- d. Deleting the map entitled “Figure 3 - Pylypow Industrial - Development Concept” and replacing it with “Figure 3 - Pylypow Industrial - Development Concept”, attached hereto as Schedule “B”, and forming a part of this bylaw; and

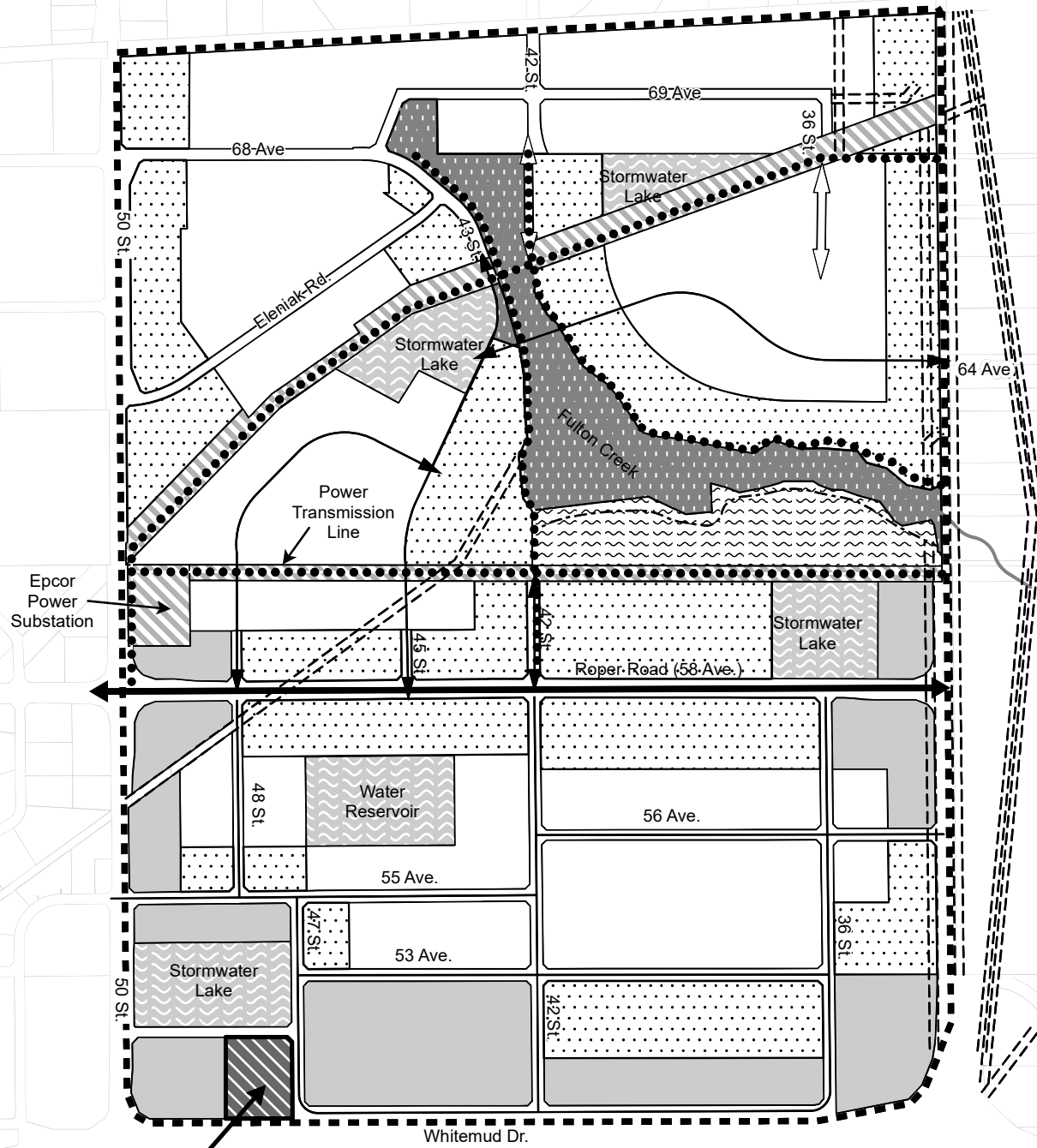
- e. Deleting the statistics entitled the “Pylypow Area Structure Plan Land Use and Population Statistics - Bylaw 18715” and replacing it with “Pylypow Area Structure Plan Land Use and Population Statistics - Bylaw 20198”, attached hereto as Schedule “C”, and forming a part of this bylaw.

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



**Amendment
Area**

**BYLAW 20198
AMENDMENT TO PYLYPOW INDUSTRIAL
Area Structure Plan
(as amended)**

- Industrial Business & Educational Area
- Light Industrial Area
- Medium Industrial Area
- Industrial Business Area
- Open Space / Natural Area
- Regional Stormwater Lake
- Major Utility Corridor
- Minor Utility Corridor

- Arterial Roadway / Transit Route
- Local Roadway
- Local Roadway / Transit Route
- Potential Connections
- Granular Trail Incorporated into Stormwater Management Facility Design
- Multi-use Trail
- Boundary of ASP



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.

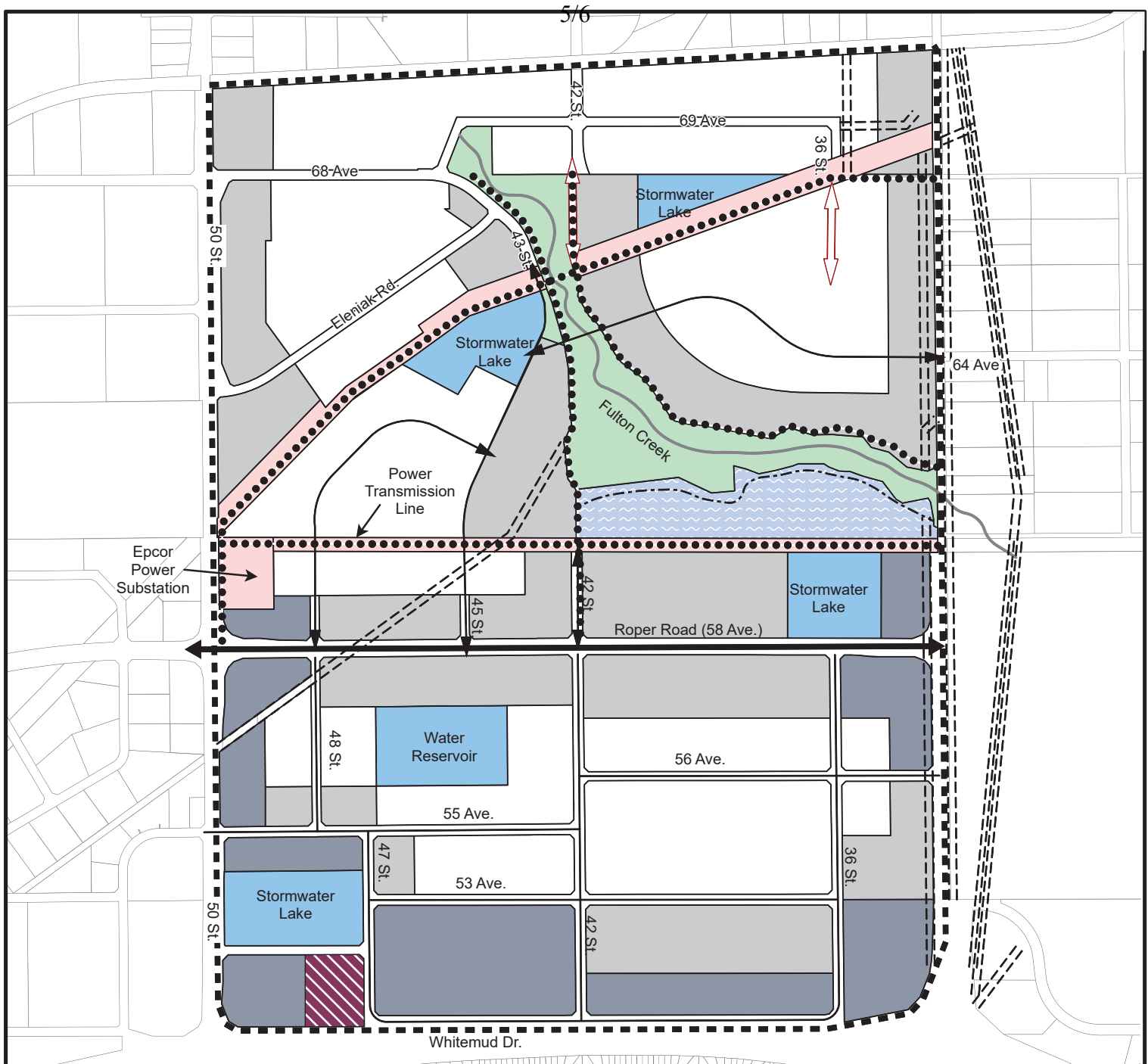


FIGURE 3
PYLYPOW INDUSTRIAL
 Development Concept

- Industrial Business & Educational Area
- Light Industrial Area
- Medium Industrial Area
- Industrial Business Area
- Open Space / Natural Area
- Regional Stormwater Lake
- Major Utility Corridor
- Minor Utility Corridor

- Arterial Roadway / Transit Route
- Local Roadway
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**Pylypow Area Structure Plan
Land Use and Population Statistics
Bylaw 20198**

	Area (ha)	% of GDA
Gross Area	332.4	
Pipelines and Utility Corridors	13.0	
Power Transmission Line	6.7	
Gross Developable Area	312.7	100%
Open Space / Natural Area (including Lot 1R, Block 6, Plan 7520797)	14.7	5%
Net Developable Area	298.0	95%
Land Use		
Industrial	235.7	75%
Light Industrial	58.3	
Medium Industrial	135.5	
Industrial Business	39.9	
Industrial Business & Educational Uses	2.1	
Public Utilities	26.6	9%
Water Reservoir	4.0	
Storm Ponds	14.9	
Regional Stormwater Lake	7.7	
Circulation	35.7	11%