

Bylaw 20308

A Bylaw to amend Bylaw 6401, as amended,  
being the Kennedale Industrial Area Structure Plan

WHEREAS pursuant to the authority granted to it by the Planning Act, on April 14, 1981, the Municipal Council of the City of Edmonton passed Bylaw 6401, being the Kennedale Industrial Area Structure Plan; and

WHEREAS Council has amended Bylaw 6401, the Kennedale Industrial Area Structure Plan, through the passage of Bylaws 11295, 13885, 15610, 16459, 16596, and 19604; and

WHEREAS an application was received by Administration to amend Bylaw 6401, as amended, the Kennedale Industrial Area Structure Plan; and

WHEREAS Council considers it desirable to amend Bylaw 6401, as amended, the Kennedale 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 6401, as amended, the Kennedale Industrial Area Structure Plan is hereby amended by:

- a. deleting the first sentence of the second paragraph of 2.4 Existing Land Uses, and replacing it with:  
“The area between the old and new alignments of 50 Street is zoned IB and CB2.”
- b. deleting the first sentence of the ninth paragraph of 4.2.2.1 Area North of 129 Avenue, and replacing it with:  
“For the lots immediately adjacent to 50 Street, between 131 Avenue and 129 Avenue, commercial zoning may be considered in recognition of the existing uses, the parcels’ good visibility and access, and General Municipal Plan Policy 7.C.2.”
- c. deleting the map entitled “Bylaw 19604 – Amendment to Kennedale Industrial Area Structure Plan” and replacing it with “Bylaw 20308 - Amendment to the Kennedale Industrial Area Structure Plan”, attached hereto as Schedule “A” and forming part of this bylaw; and
- d. deleting the statistics entitled “Kennedale Industrial Area Structure Plan Land Use Statistics – Bylaw 19604” and replacing it with “Kennedale Industrial Area Structure Plan Land Use Statistics – Bylaw 20308”, attached hereto as Schedule “B” 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.

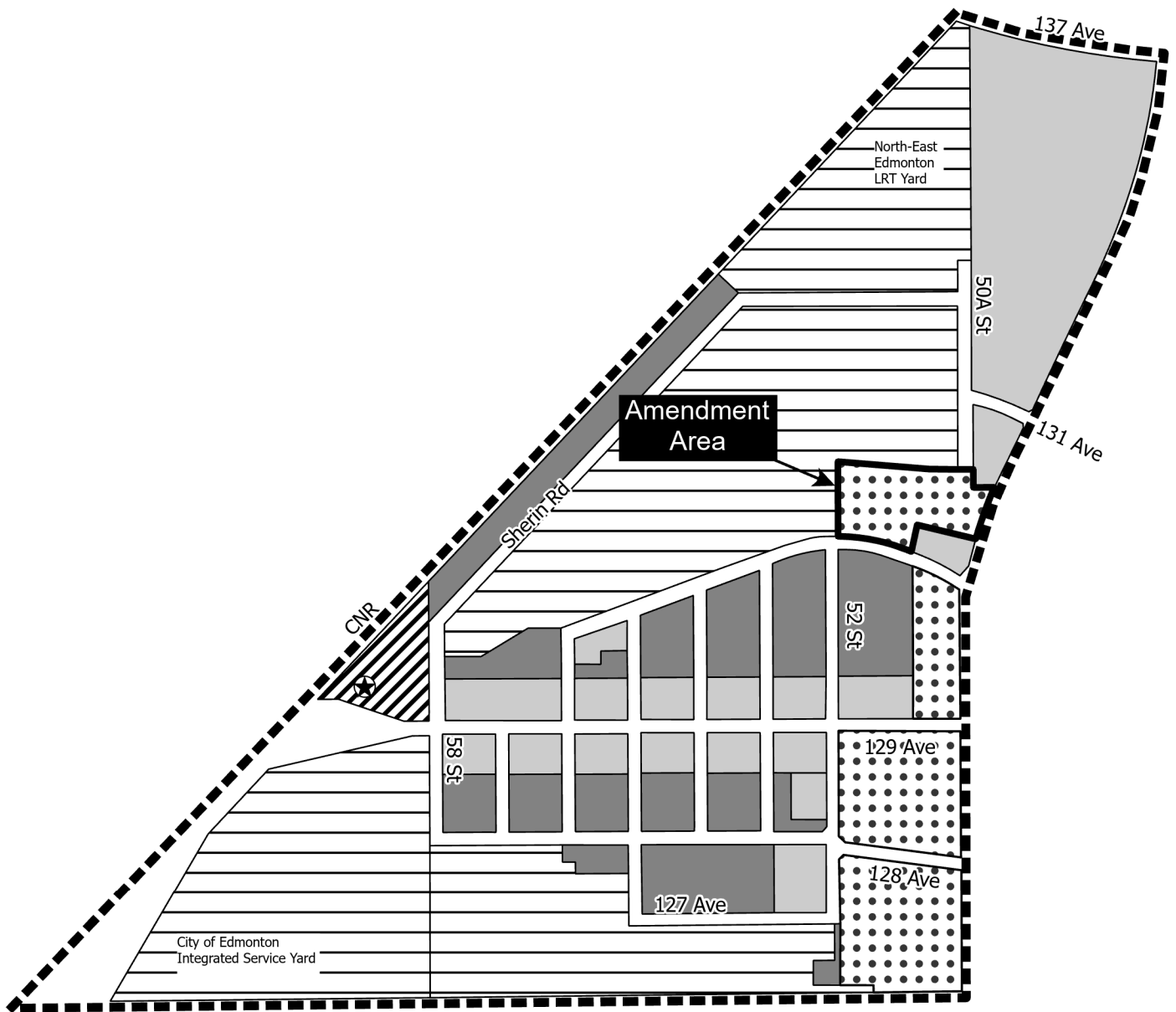
THE CITY OF EDMONTON

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MAYOR









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CITY CLERK



**BYLAW 20308  
AMENDMENT TO  
KENNEDALE INDUSTRIAL  
Area Structure Plan  
(as amended)**



- |   |                         |   |                              |
|---|-------------------------|---|------------------------------|
|  | Public Utility District |  | General Business             |
|  | Industrial Business     |  | Area Structure Plan Boundary |
|  | Medium Industrial       |  | Belvedere LRT Station        |
|  | Commercial Office       |  | 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.

Table 1  
KENNEDALE INDUSTRIAL AREA STRUCTURE  
PLAN LAND USE STATISTICS  
BYLAW 20308

<b><u>LAND USE</u></b>	<b><u>AREA (ha)</u></b>	<b><u>%</u></b>
Commercial Office	1.85	1.53
Industrial Business	20.40	16.83
Medium Industrial	13.50	11.14
Public Utility	53.70	44.31
General Business	14.81	12.22
Circulation	16.94	13.98
Gross Developable Area	121.20	100