

Bylaw 20379

A Bylaw to amend Bylaw 7205, as amended, being the
Mistatim Area Structure Plan

WHEREAS pursuant to the authority granted to it by the Planning Act on July 13, 1983, the Municipal Council of the City of Edmonton passed Bylaw 7205, as amended, being the Mistatim Area Structure Plan; and

WHEREAS Council found it desirable to amend the Mistatim Area Structure Plan through the passage of Bylaw 13591, 14068, 15276, 16029, 16448, 18102, and 18358; and

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

WHEREAS Council considers it desirable to further amend Bylaw 7205, as amended, the Mistatim 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 7205, as amended, the Mistatim Area Structure Plan, is hereby amended by:
 - a. deleting the Map entitled “Bylaw 18358 – Amendment to Mistatim Area Structure Plan” and substituting therefor the Map entitled “Bylaw 20379 – Amendment to Mistatim Area Structure Plan” attached hereto as Schedule “A” and forming part of this bylaw;

- b. deleting the map entitled “Figure 11 – Development Concept” and substituting therefore the map entitled “Figure 11 – Development Concept” attached hereto as Schedule “B” and forming part of this bylaw;
- c. deleting the table entitled “Proposed Land Use Summary - Bylaw 16448” and substituting therefore the table entitled “Proposed Land Use Summary - Bylaw 20379” attached hereto as Schedule “C” and forming part of this bylaw;
- d. In Section 4 Objectives: “A. Regional and Urban Objectives” adding a new Objective as follows: “to ensure a high standard of appearance along high traffic volume roadways and natural areas”; and
- e. In Section 6 “Development Concept” adding a new category as follows and renumbering the remaining categories accordingly:

“A. General Policies

- All industrial uses and activities adjacent to arterial roadways and Anthony Henday Drive will be developed to a higher standard of appearance.
- All infrastructure required to distribute and service development sites will be located underground.

- The appearance standards, yards and landscaping requirements of the Zoning Bylaw shall be fully applied to those properties adjacent to high traffic volume roadways. For the purpose of this policy, Anthony Henday Drive and St. Albert Trail shall be deemed high traffic volume roadways.”

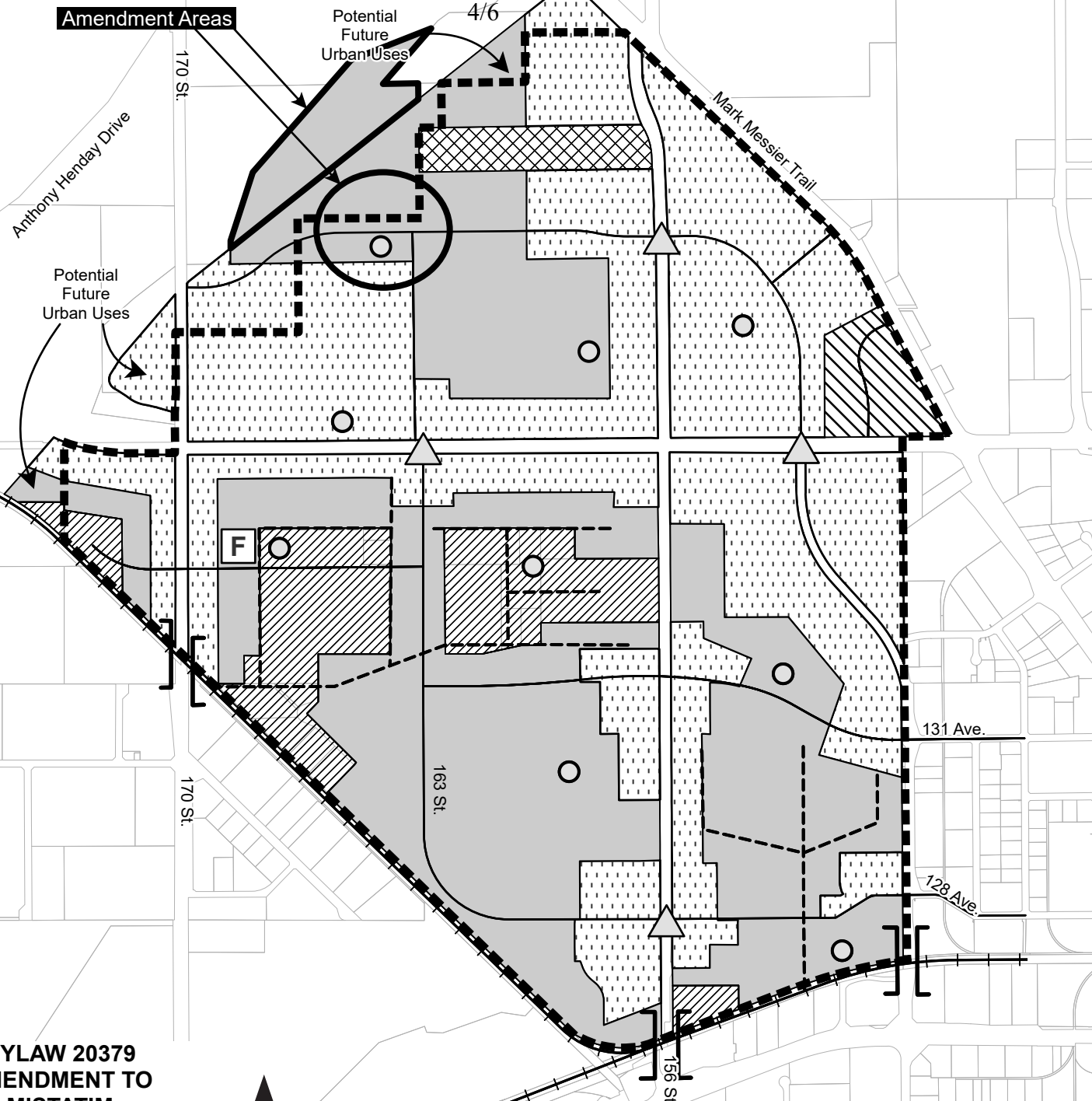
READ a first time this	day of	, A. D. 2023;
READ a second time this	day of	, A. D. 2023;
READ a third time this	day of	, A. D. 2023;
SIGNED and PASSED this	day of	, A. D. 2023.

THE CITY OF EDMONTON

MAYOR

CITYCLERK

Amendment Areas

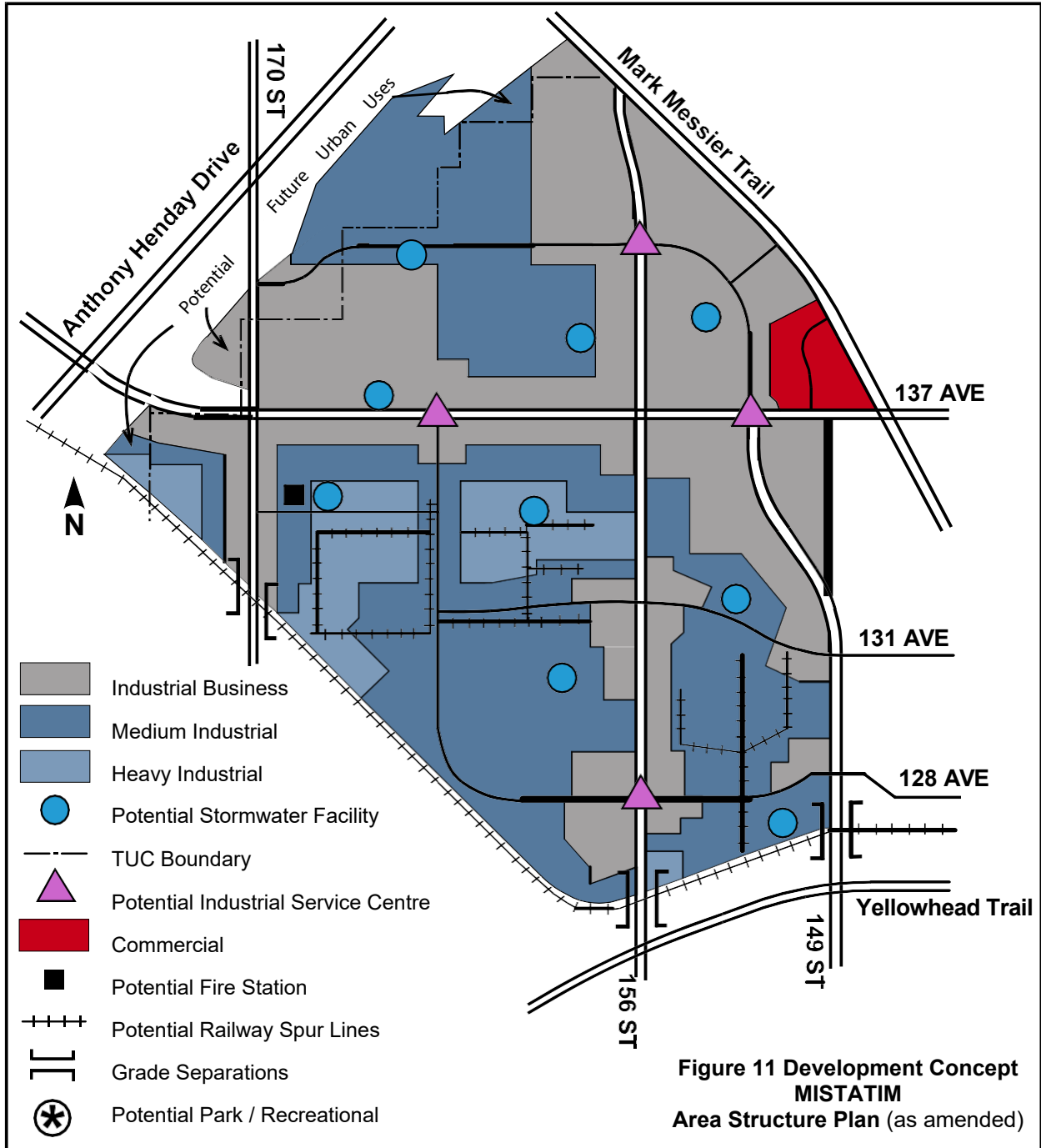


**BYLAW 20379
AMENDMENT TO
MISTATIM
Area Structure Plan
(as amended)**

- | | | | |
|--|-------------------------------|--|-------------------------------------|
| | Industrial Business | | Potential Industrial Service Centre |
| | Medium Industrial | | Potential Fire Station |
| | Heavy Industrial | | Potential Park / Recreational |
| | Commercial | | ASP Boundary |
| | Cemetery | | Grade Separations |
| | Potential Stormwater Facility | | Potential Rail Spur Line |
| | | | 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.

Figure 11 - Development Concept



PROPOSED LAND USE SUMMARY - BYLAW 20379

	To Existing RDA Boundary (ha)	Potential Additional Area To Rationalized RDA (ha)	Total Potential (ha)
Commercial	12	0	12
Potential Industrial Service Centers	16	0	16
Industrial Business	206	15	221
Medium Industrial	300.9	16	316.9
Heavy Industrial	58	2	60
Storm Ponds	18.5	0	34.3
Major Collectors & Arterials	44	1	45
Total	655.4	34	705.2