

Bylaw 20548

A Bylaw to amend Bylaw 15902,
Being the Hays Ridge Neighbourhood Area Structure Plan

WHEREAS pursuant to the authority granted to it by the Municipal Government Act, on April 16, 2012, the Municipal Council of the City of Edmonton passed Bylaw 15902, being the Hays Ridge Neighbourhood Area Structure Plan; and

WHEREAS Council found it desirable to amend the Hays Ridge Neighbourhood Area Structure Plan through the passage of Bylaws 18568 and 19384; and

WHEREAS an application was received by Administration to amend the Hays Ridge Neighbourhood Area Structure Plan; and

WHEREAS Council considers it desirable to amend the Hays Ridge Neighbourhood 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 Hays Ridge Neighbourhood Area Structure Plan is hereby amended by:
 - a. deleting the map "Figure 1 - Location" and replacing it with the map "Figure 1 - Location" attached hereto as Schedule "A", and forming part of this Bylaw;
 - b. deleting the map "Figure 2 - Context" and replacing it with the map "Figure 2 - Context" attached hereto as Schedule "B", and forming part of this Bylaw;
 - c. deleting the map "Figure 3 - Land Ownership" and replacing it with the map "Figure 3 - Land Ownership" attached hereto as Schedule "C", and forming part of this Bylaw;
 - d. deleting the map "Figure 4 - Site Contours" and replacing with the map "Figure 4 - Site Contours" attached hereto as Schedule "D", and forming part of this Bylaw;

- e. deleting the map "Figure 5 - Site Features" and replacing with the map "Figure 5 - Site Features" attached hereto as Schedule "E", and forming part of this Bylaw;
- f. deleting the map "Figure 6 - Top of Bank" and replacing with the map "Figure 6 - Top of Bank" attached hereto as Schedule "F", and forming part of this Bylaw;
- g. deleting the map "Figure 7 - Ecological Network" and replacing with the map "Figure 7 - Ecological Network" attached hereto as Schedule "G", and forming part of this Bylaw;
- h. deleting the map "Figure 8 - Environmental Site Assessment Area" and replacing with the map "Figure 8 - Environmental Site Assessment Area" attached hereto as Schedule "H", and forming part of this Bylaw;
- i. deleting the map "Figure 9 - Energy Resources" and replacing with the map "Figure 9 - Energy Resources" attached hereto as Schedule "I", and forming part of this Bylaw;
- j. deleting the map "Figure 10 - Land Use Concept" and replacing with the map "Figure 10 - Land Use Concept" attached hereto as Schedule "J", and forming part of this Bylaw;
- k. deleting the map "Figure 11 - Pedestrian Network and Shared Use Paths" and replacing with the map "Figure 11 - Pedestrian Network and Shared Use Paths" attached hereto as Schedule "K", and forming part of this Bylaw;
- l. deleting the map "Figure 12 - Parkland, Recreation Facilities and Schools" and replacing with the map "Figure 12 - Parkland, Recreation Facilities and Schools" attached hereto as Schedule "L", and forming part of this Bylaw;
- m. deleting the map "Figure 13 - Transportation Network" and replacing with the map "Figure 13 - Transportation Network" attached hereto as Schedule "M", and forming part of this Bylaw;
- n. deleting the map "Figure 14 - Storm Servicing" and replacing with the map "Figure 14 - Storm Servicing" attached hereto as Schedule "N", and forming part of this Bylaw;

- o. deleting the map “Figure 15 - Sanitary Servicing” and replacing with the map “Figure 15 - Sanitary Servicing” attached hereto as Schedule “O”, and forming part of this Bylaw;
- p. deleting the map “Figure 16 - Water Servicing” and replacing with the map “Figure 16 - Water Servicing” attached hereto as Schedule “P”, and forming part of this Bylaw; and
- q. deleting the map “Figure 17 - Phasing” and replacing with the map “Figure 17 - Phasing” attached hereto as Schedule “Q”, and forming part of this Bylaw.

READ a first time this	21st day of August	, A. D. 2023;
READ a second time this	21st day of August	, A. D. 2023;
READ a third time this	21st day of August	, A. D. 2023;
SIGNED and PASSED this	21st day of August	, A. D. 2023.

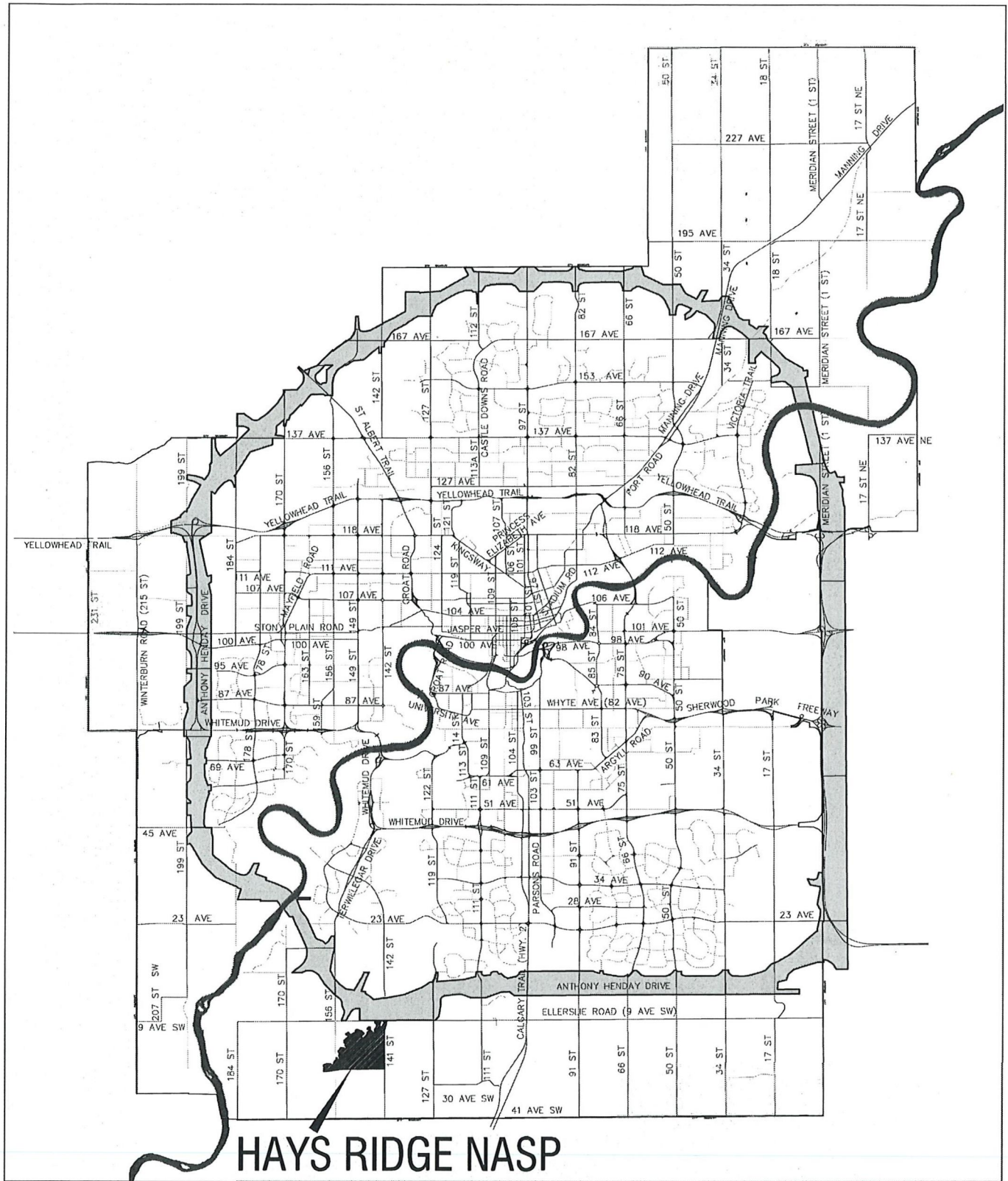
THE CITY OF EDMONTON



MAYOR



A/ CITY CLERK



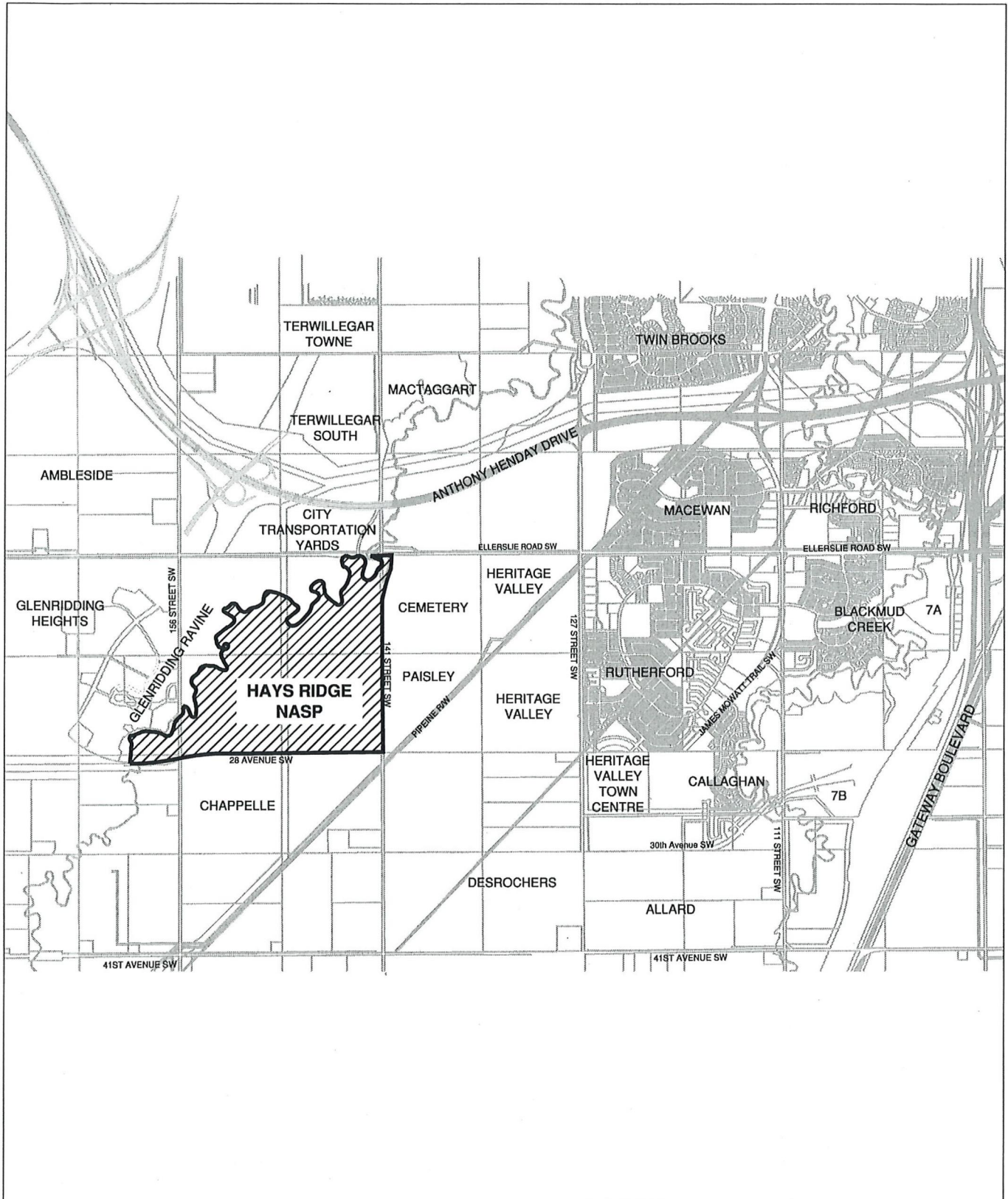
HAYS RIDGE

Neighbourhood Area Structure Plan

FIGURE 1 | LOCATION

DATE: July 2023
 DESIGNED BY: GS
 DRAWN BY: GS
 CHECKED BY: SS
 SCALE: NTS
 JOB NUMBER: 142225





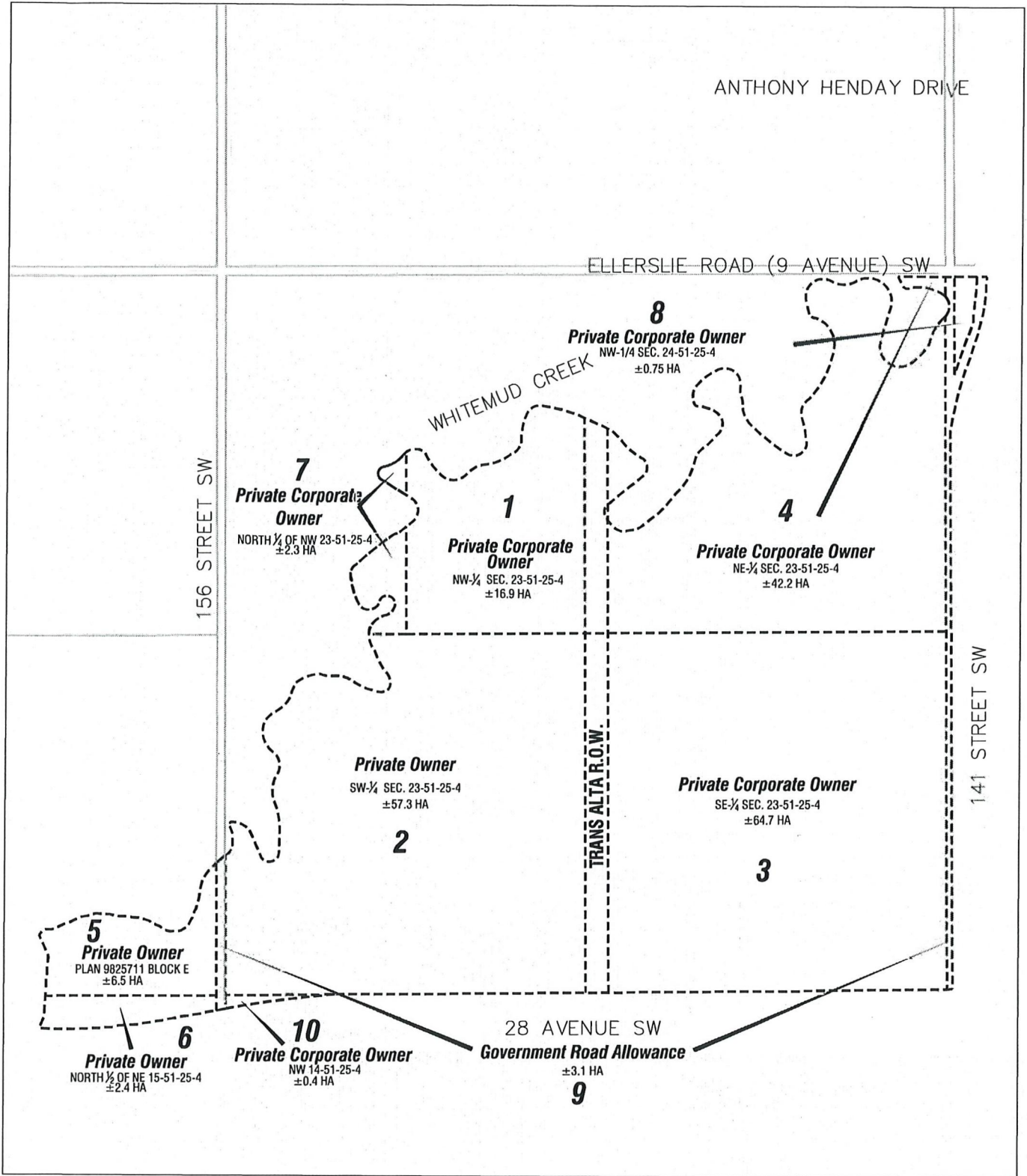
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Neighbourhood Area Structure Plan

FIGURE 2 | CONTEXT

DATE: July 2023
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 CHECKED BY: SS
 SCALE: NTS
 JOB NUMBER: 142225







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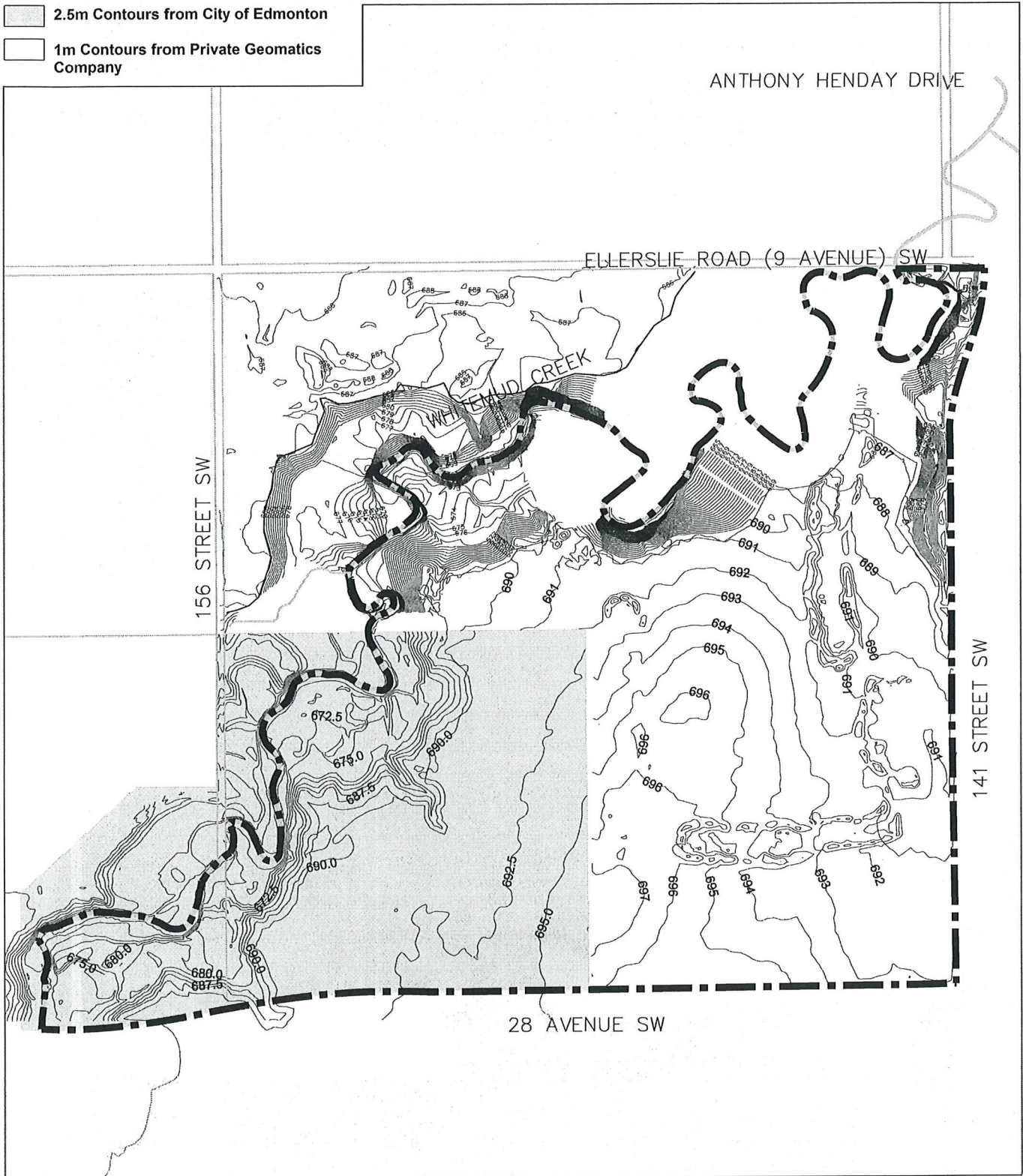
Neighbourhood Area Structure Plan

FIGURE 3 | LAND OWNERSHIP

DATE: July 2023
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-  2.5m Contours from City of Edmonton
-  1m Contours from Private Geomatics Company






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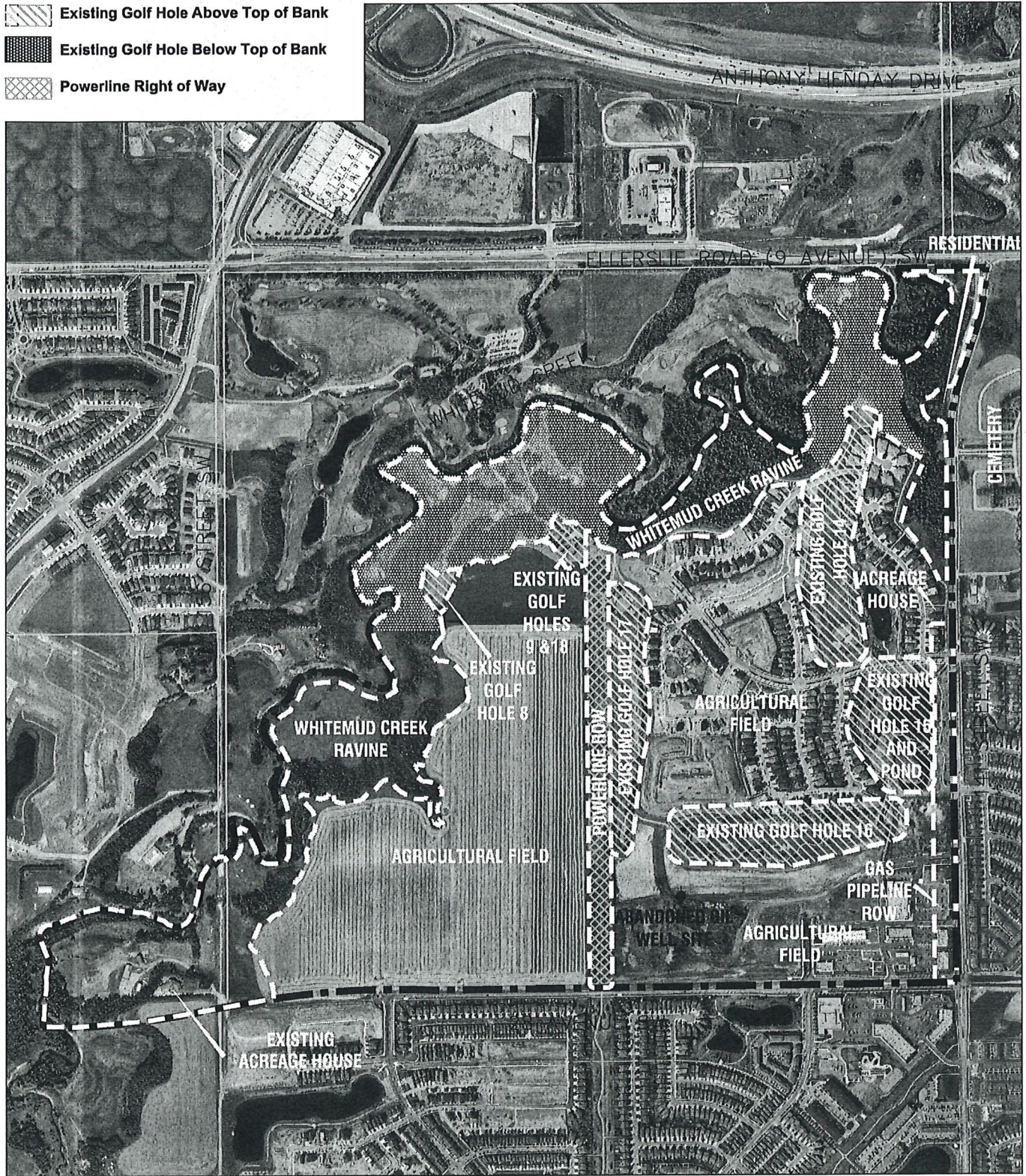
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FIGURE 4 | SITE CONTOURS

DATE: July 2023
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 CHECKED BY: SS
 SCALE: NTS
 JOB NUMBER: 142225



-  Existing Golf Hole Above Top of Bank
-  Existing Golf Hole Below Top of Bank
-  Powerline Right of Way











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Neighbourhood Area Structure Plan

FIGURE 5 | SITE FEATURES

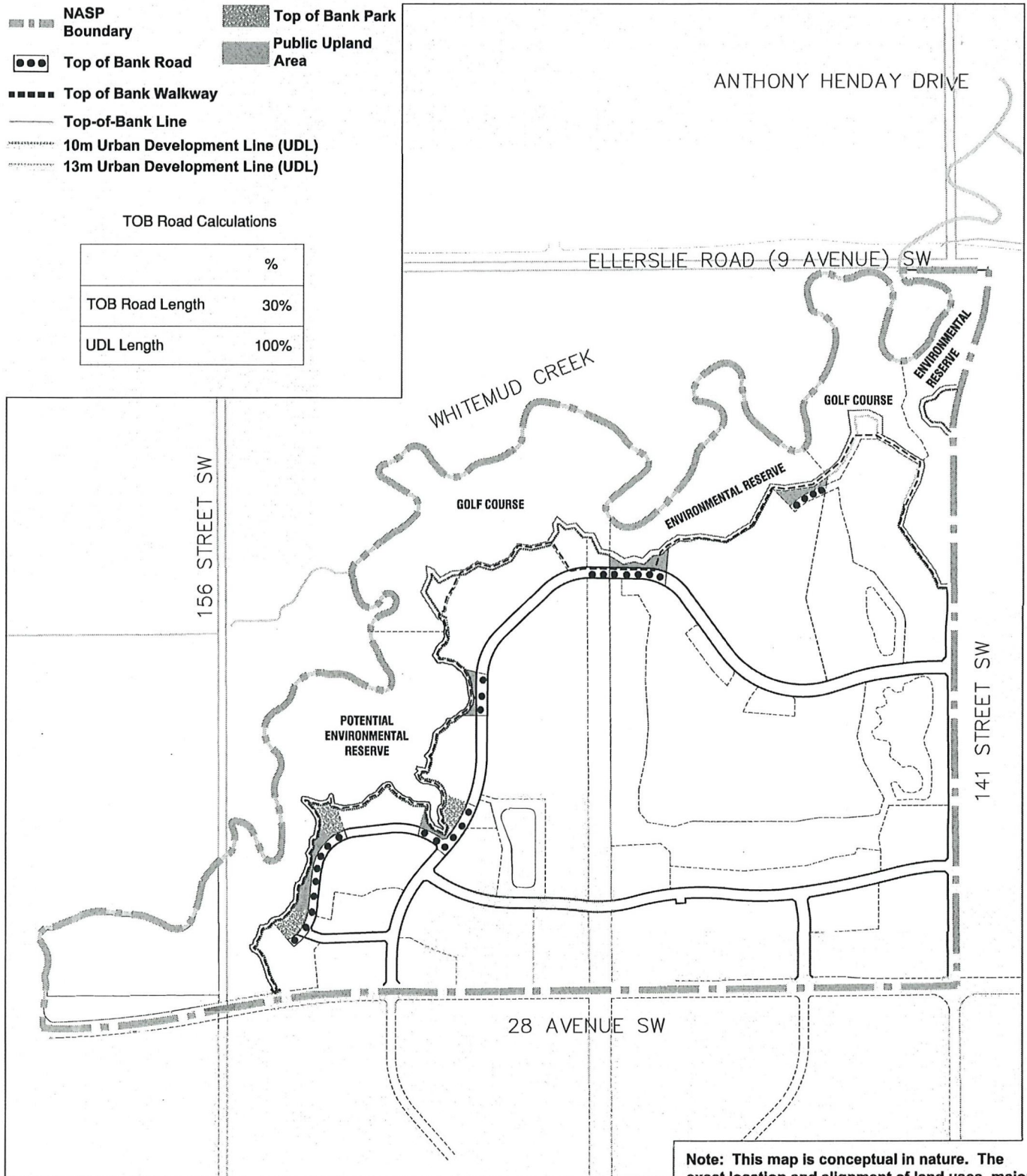
DATE: July 2023
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-  NASP Boundary
-  Top of Bank Road
-  Top of Bank Walkway
-  Top-of-Bank Line
-  10m Urban Development Line (UDL)
-  13m Urban Development Line (UDL)
-  Top of Bank Park
-  Public Upland Area

TOB Road Calculations

	%
TOB Road Length	30%
UDL Length	100%



Note: This map is conceptual in nature. The exact location and alignment of land uses, major facilities, roadways, and services will be determined at zoning and subdivision stage.




HAYS RIDGE

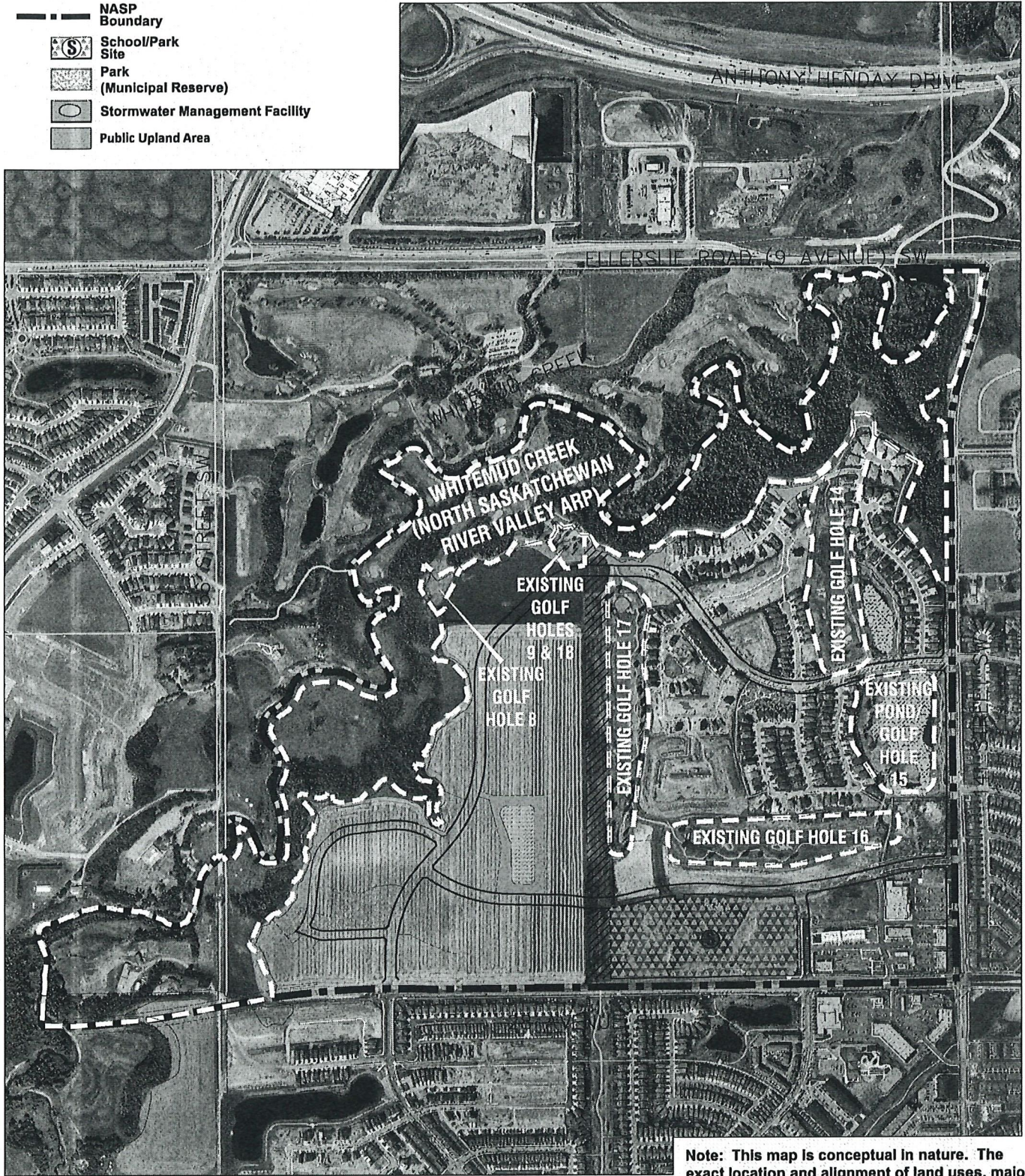
Neighbourhood Area Structure Plan

FIGURE 6 | TOP OF BANK

DATE: July 2023
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 CHECKED BY: SS
 SCALE: NTS
 JOB NUMBER: 142225



-  NASP Boundary
-  School/Park Site
-  Park (Municipal Reserve)
-  Stormwater Management Facility
-  Public Upland Area



Note: This map is conceptual in nature. The exact location and alignment of land uses, major facilities, roadways, and services will be determined at zoning and subdivision stage.

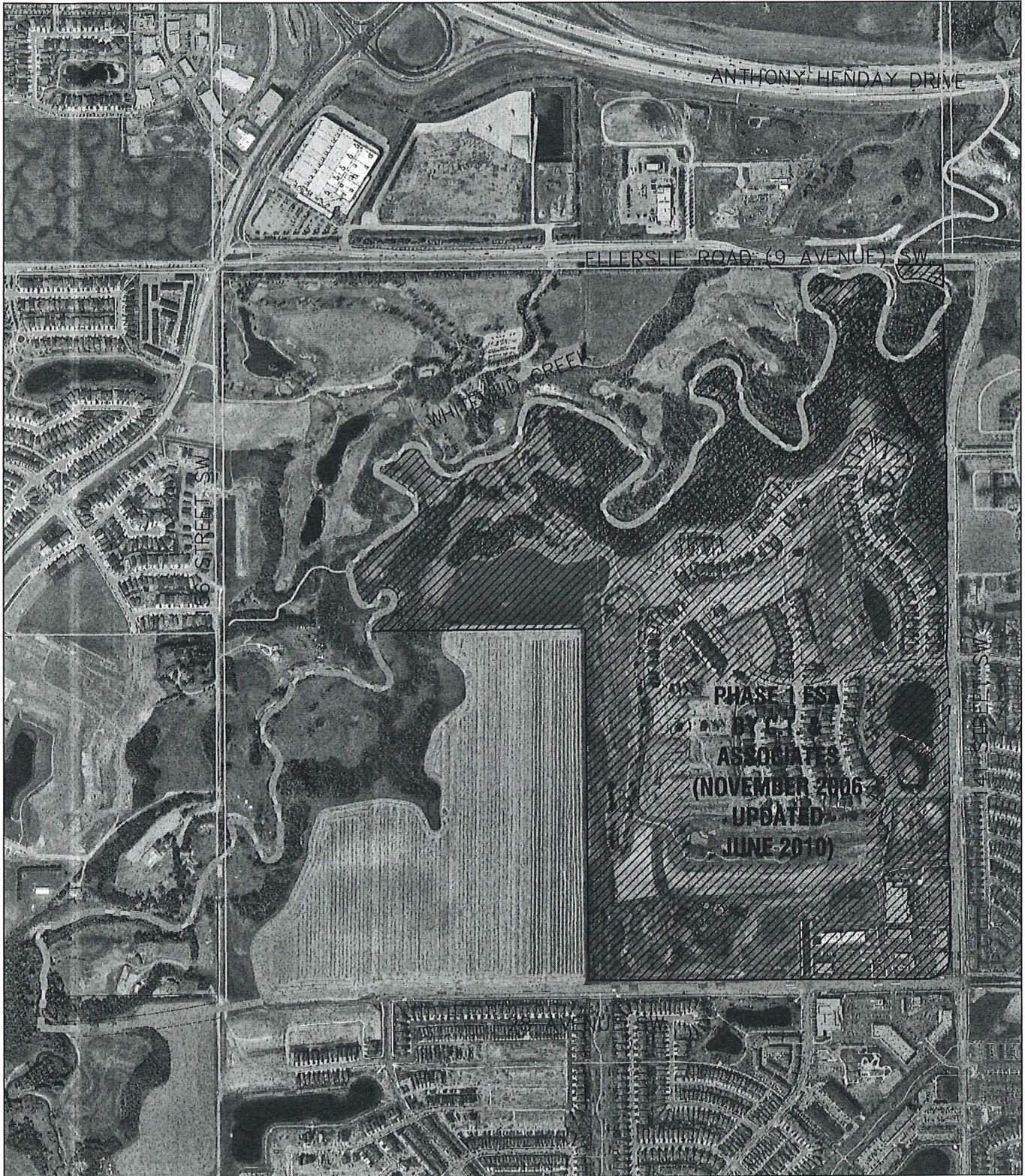
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FIGURE 7 | ECOLOGICAL NETWORK

DATE: July 2023
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

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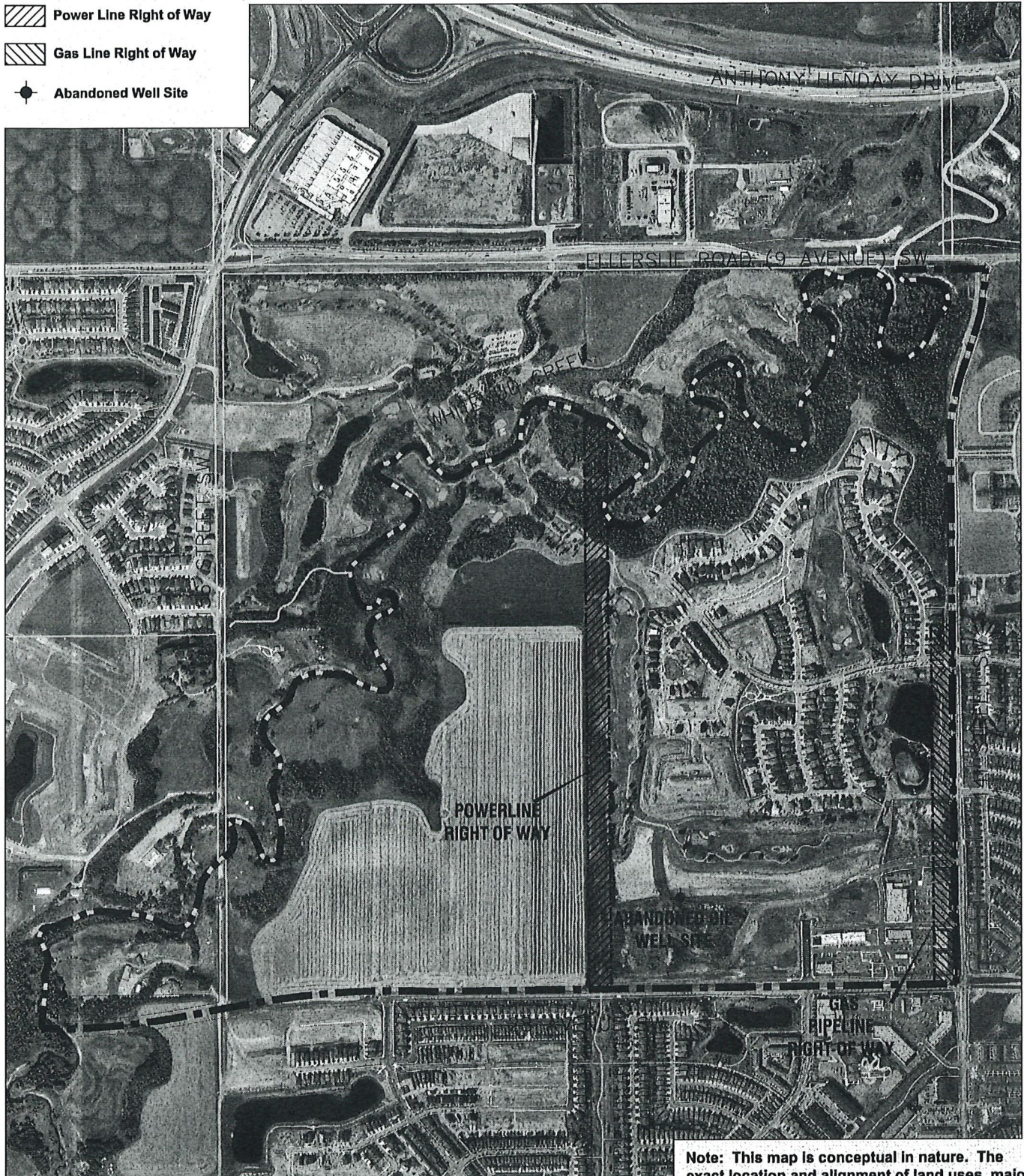
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FIGURE 8 | ENVIRONMENTAL SITE ASSESSMENT AREA

DATE: July 2023
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-  Power Line Right of Way
-  Gas Line Right of Way
-  Abandoned Well Site



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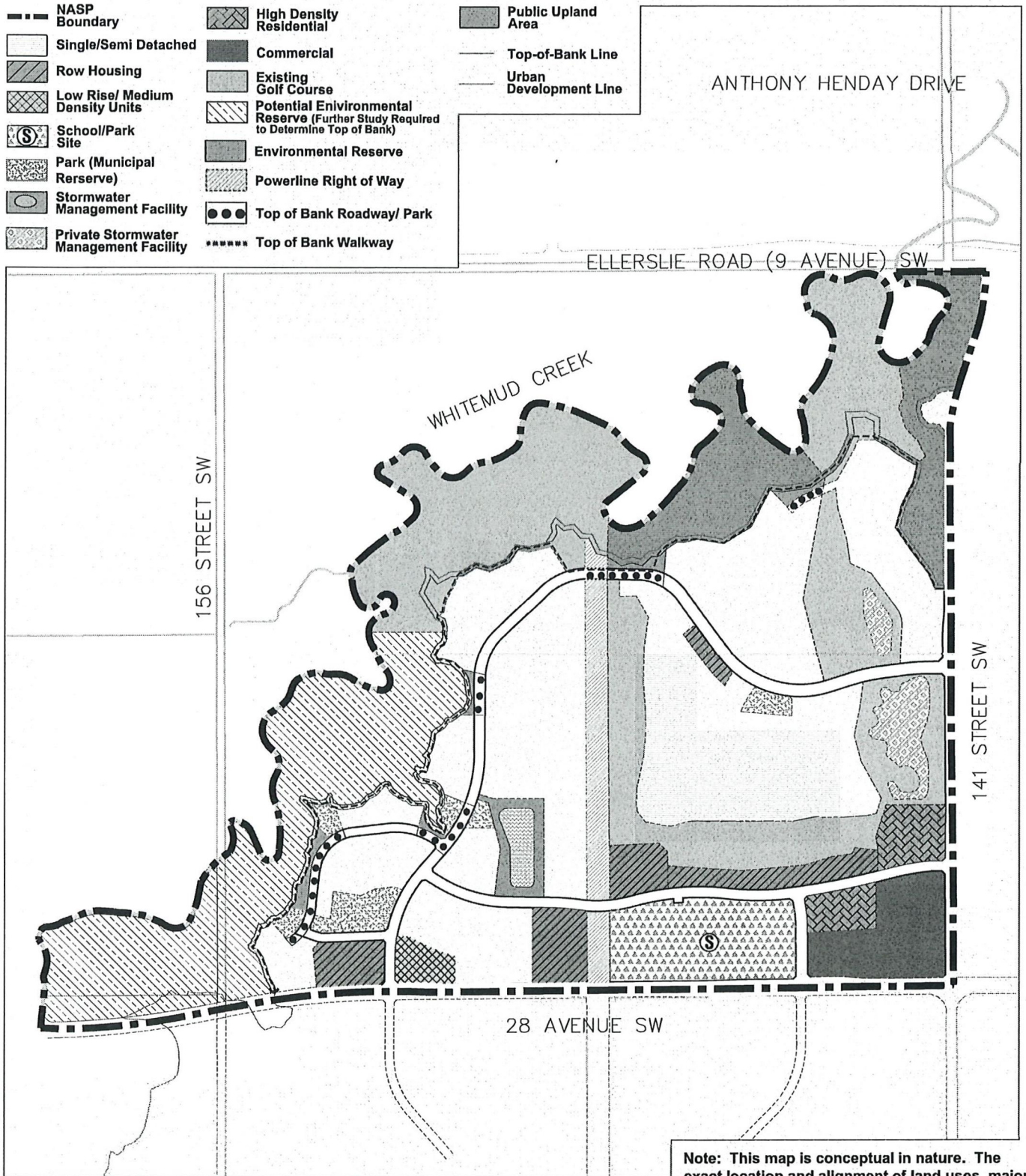
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FIGURE 9 | ENERGY RESOURCES

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- NASP Boundary
- Single/Semi Detached
- Row Housing
- Low Rise/ Medium Density Units
- School/Park Site
- Park (Municipal Reserve)
- Stormwater Management Facility
- Private Stormwater Management Facility
- High Density Residential
- Commercial
- Existing Golf Course
- Potential Environmental Reserve (Further Study Required to Determine Top of Bank)
- Environmental Reserve
- Powerline Right of Way
- Top of Bank Roadway/ Park
- Top of Bank Walkway
- Public Upland Area
- Top-of-Bank Line
- Urban Development Line



Note: This map is conceptual in nature. The exact location and alignment of land uses, major facilities, roadways, and services will be determined at zoning and subdivision stage.

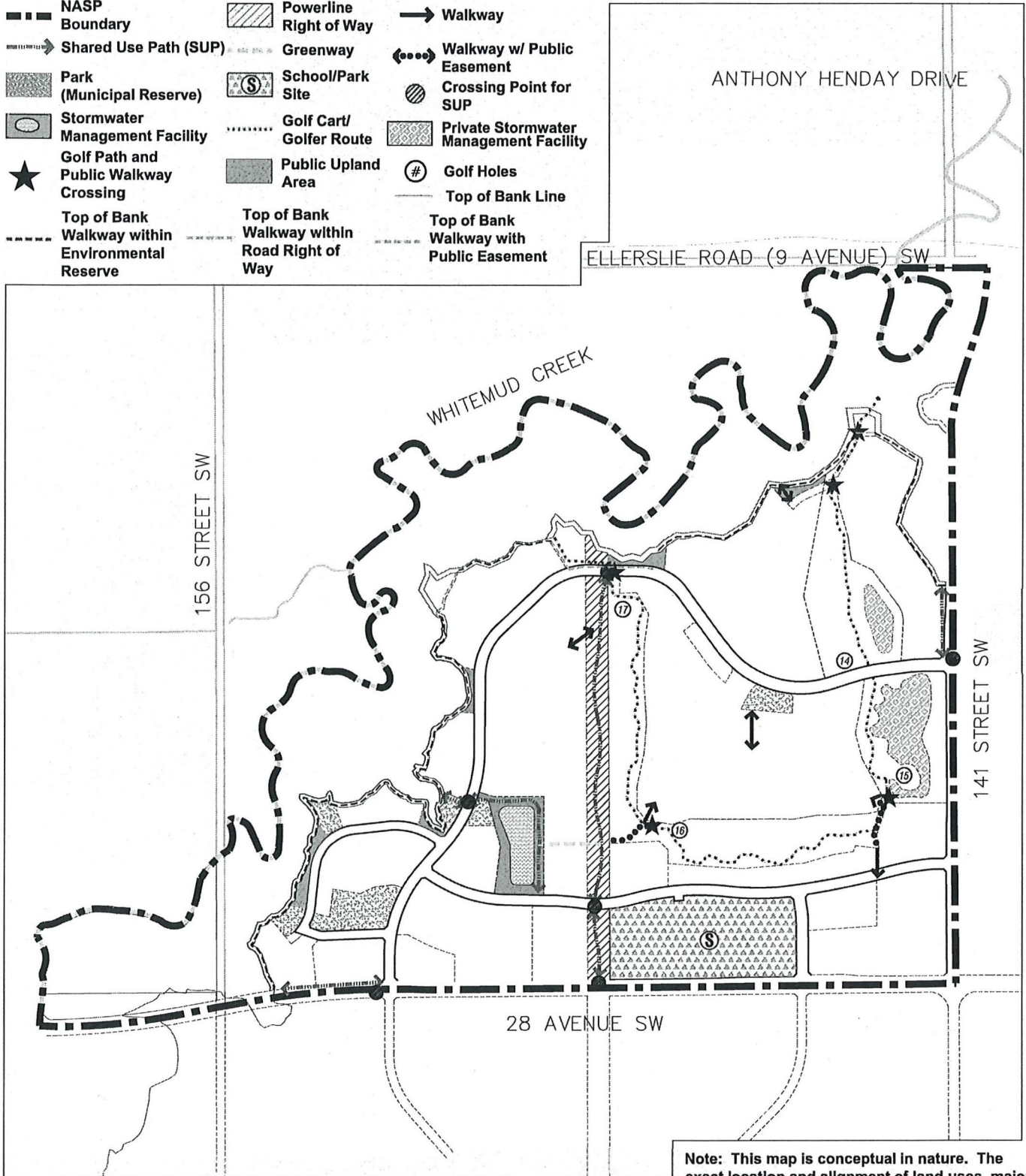
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FIGURE 10 | LAND USE CONCEPT

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SCALE: NTS
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- | | | |
|--|--|--|
| NASP Boundary | Powerline Right of Way | Walkway |
| Shared Use Path (SUP) | Greenway | Walkway w/ Public Easement |
| Park (Municipal Reserve) | School/Park Site | Crossing Point for SUP |
| Stormwater Management Facility | Golf Cart/ Golfer Route | Private Stormwater Management Facility |
| Golf Path and Public Walkway Crossing | Public Upland Area | Golf Holes |
| Top of Bank Walkway within Environmental Reserve | Top of Bank Walkway within Road Right of Way | Top of Bank Line |
| | | Top of Bank Walkway with Public Easement |














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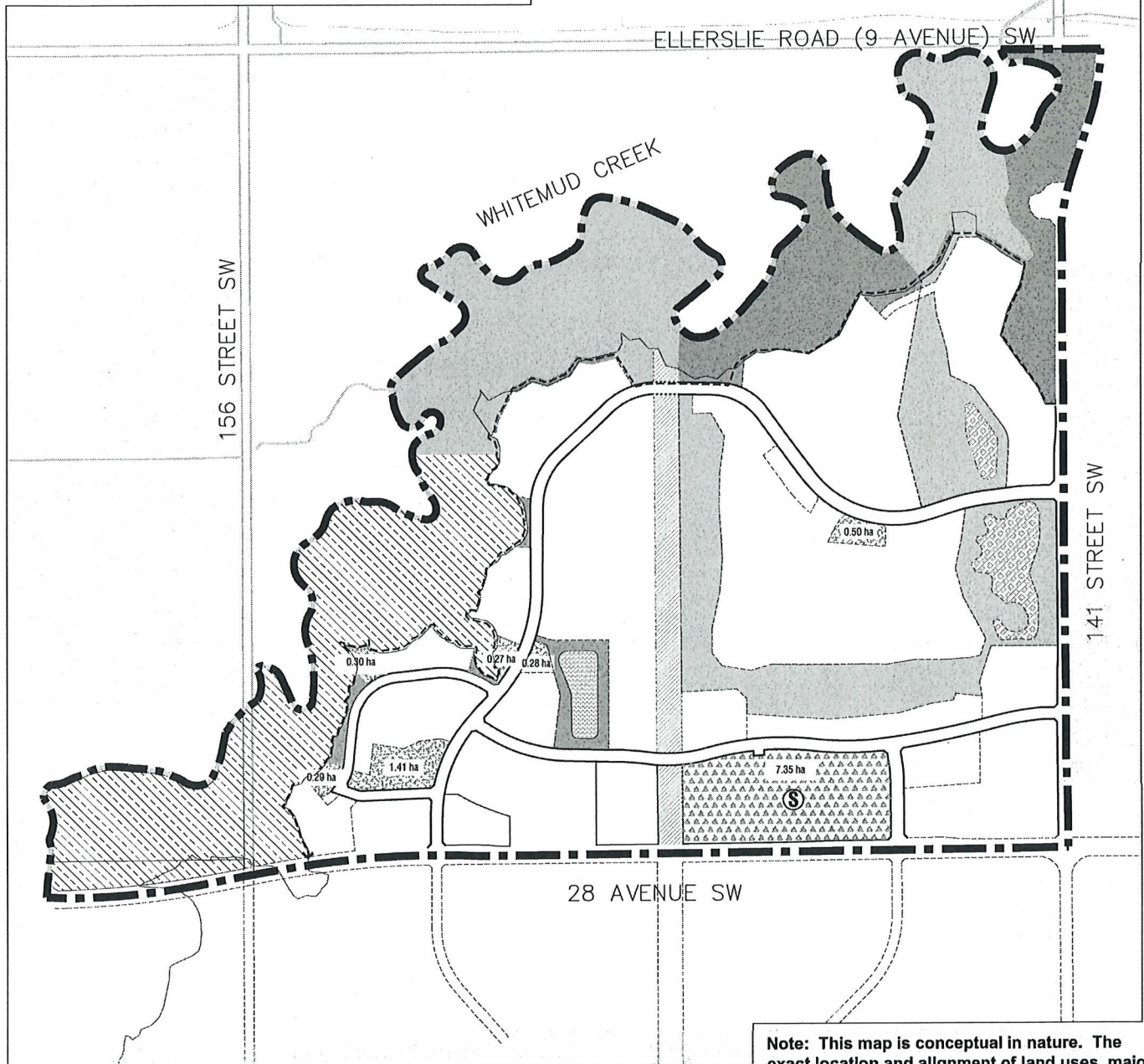
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FIGURE 11 | PEDESTRIAN NETWORK AND SHARED USE PATHS

DATE: July 2023
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-  NASP Boundary
-  Catholic K-9 School/Park Site
-  Park (Municipal Reserve)
-  Stormwater Management Facility
-  Golf Course
-  Public Upland Area
-  Powerline Right of Way
-  Top of Bank Walkway
-  Environmental Reserve (ER)
-  Private Stormwater Management Facility
-  Potential Environmental Reserve (Further Study Required to Determine Top of Bank)










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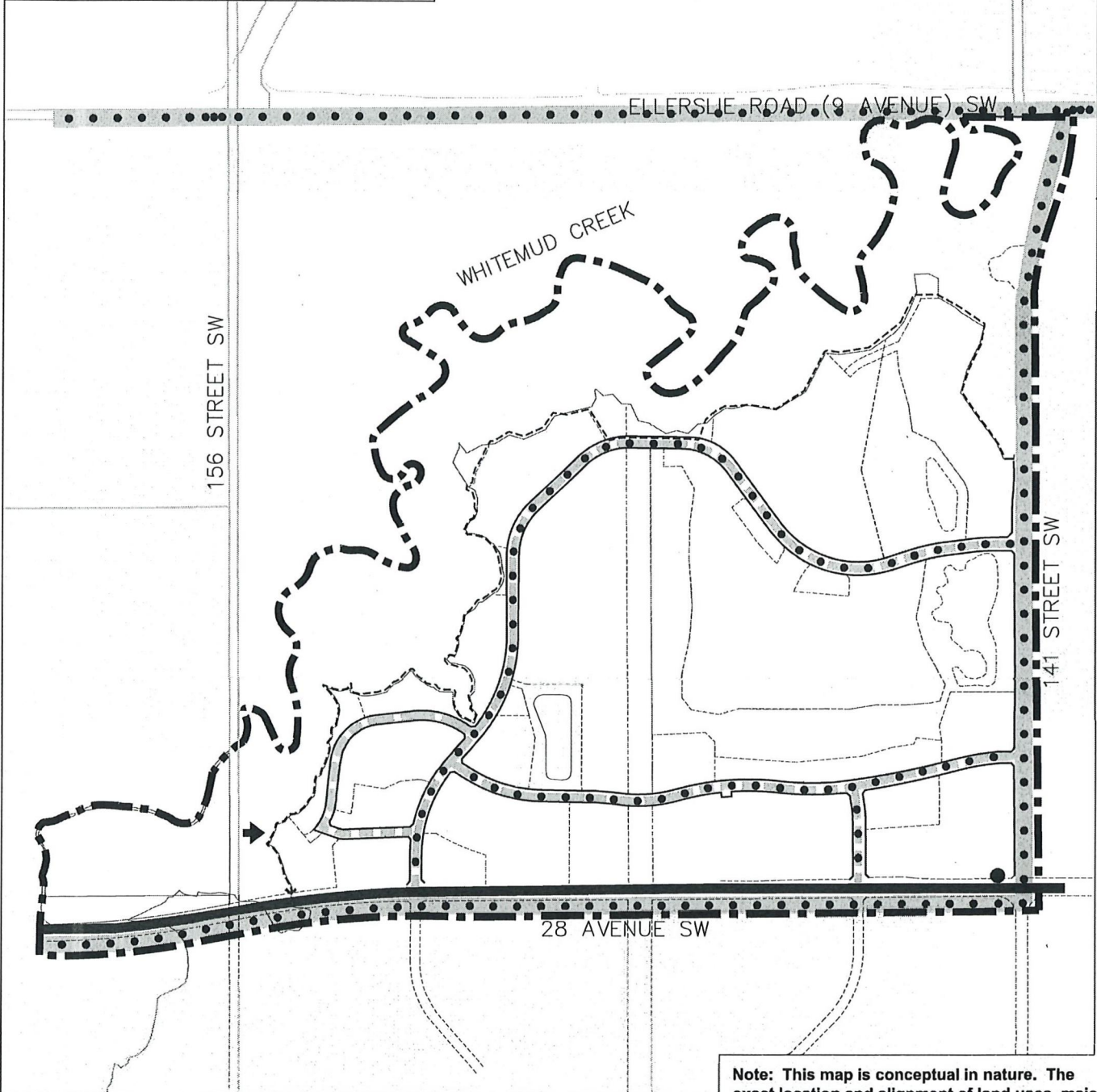
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FIGURE 12 | PARKLAND, RECREATION FACILITIES AND SCHOOLS

DATE: July 2023
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-  NASP Boundary
-  Collector Road
-  Transit Route
-  Arterial Road
-  Potential Future Access to Neighbourhood
-  Enhanced Bus Stop
-  Priority Transit Corridor

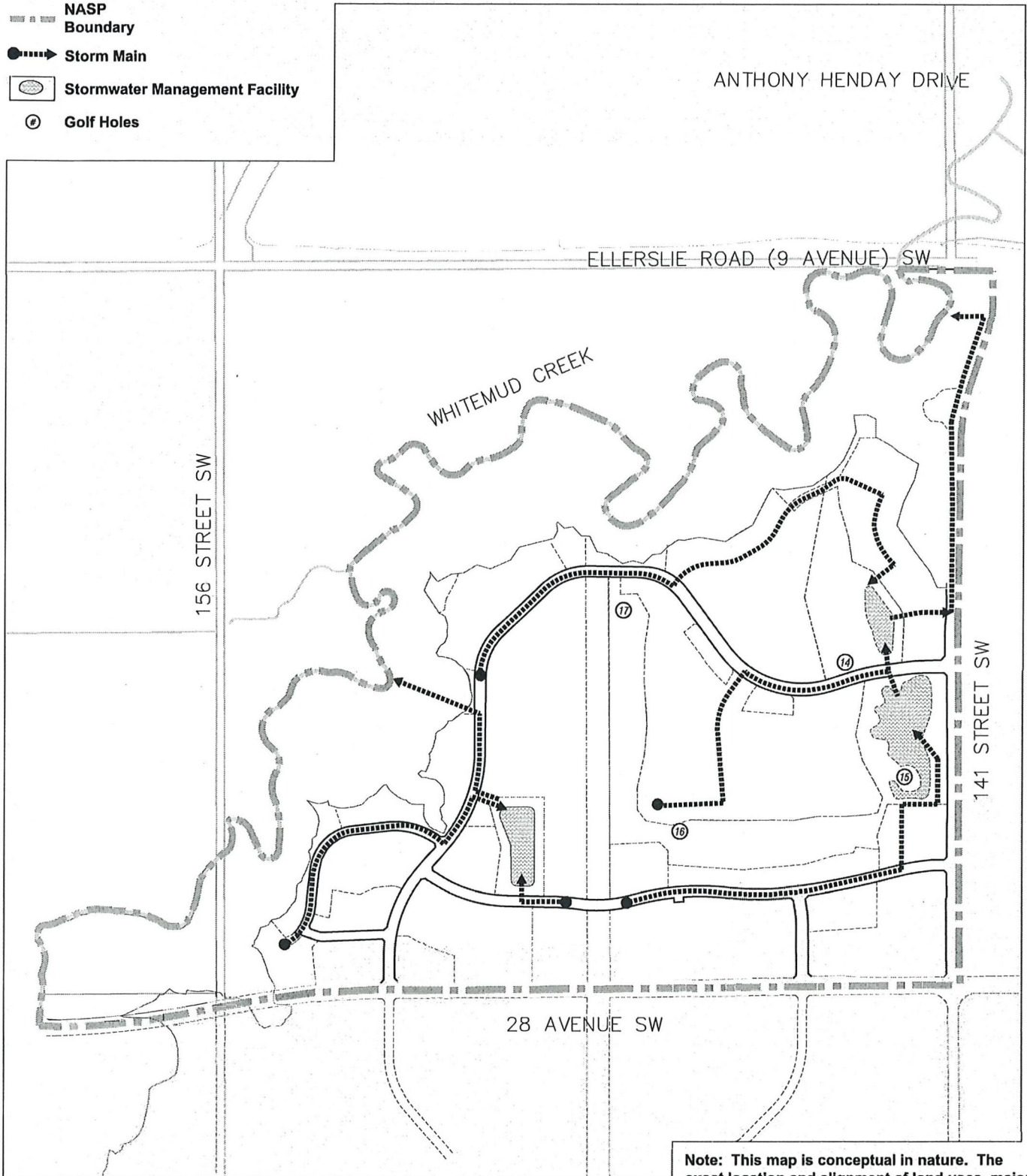


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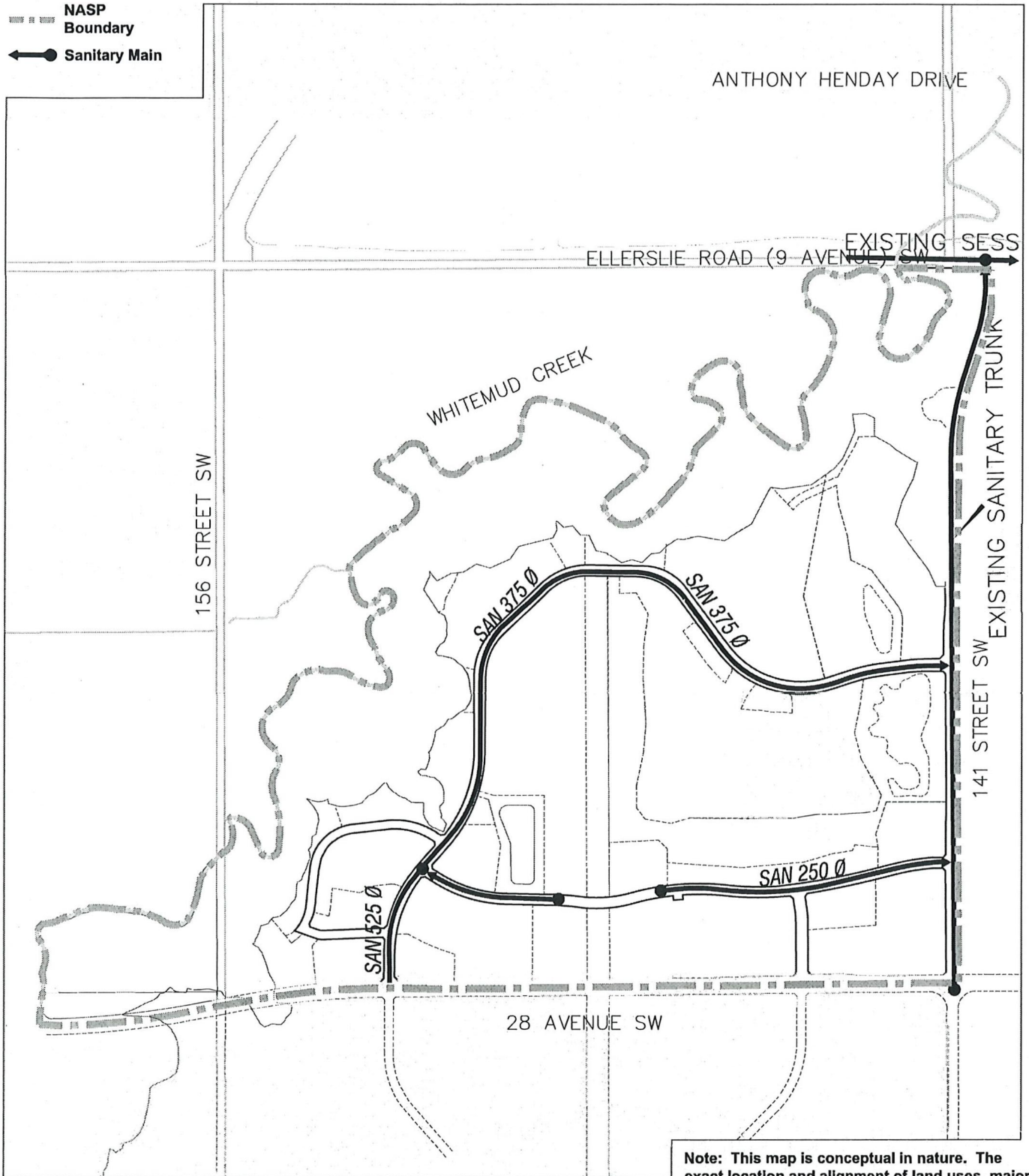


-  NASP Boundary
-  Storm Main
-  Stormwater Management Facility
-  Golf Holes



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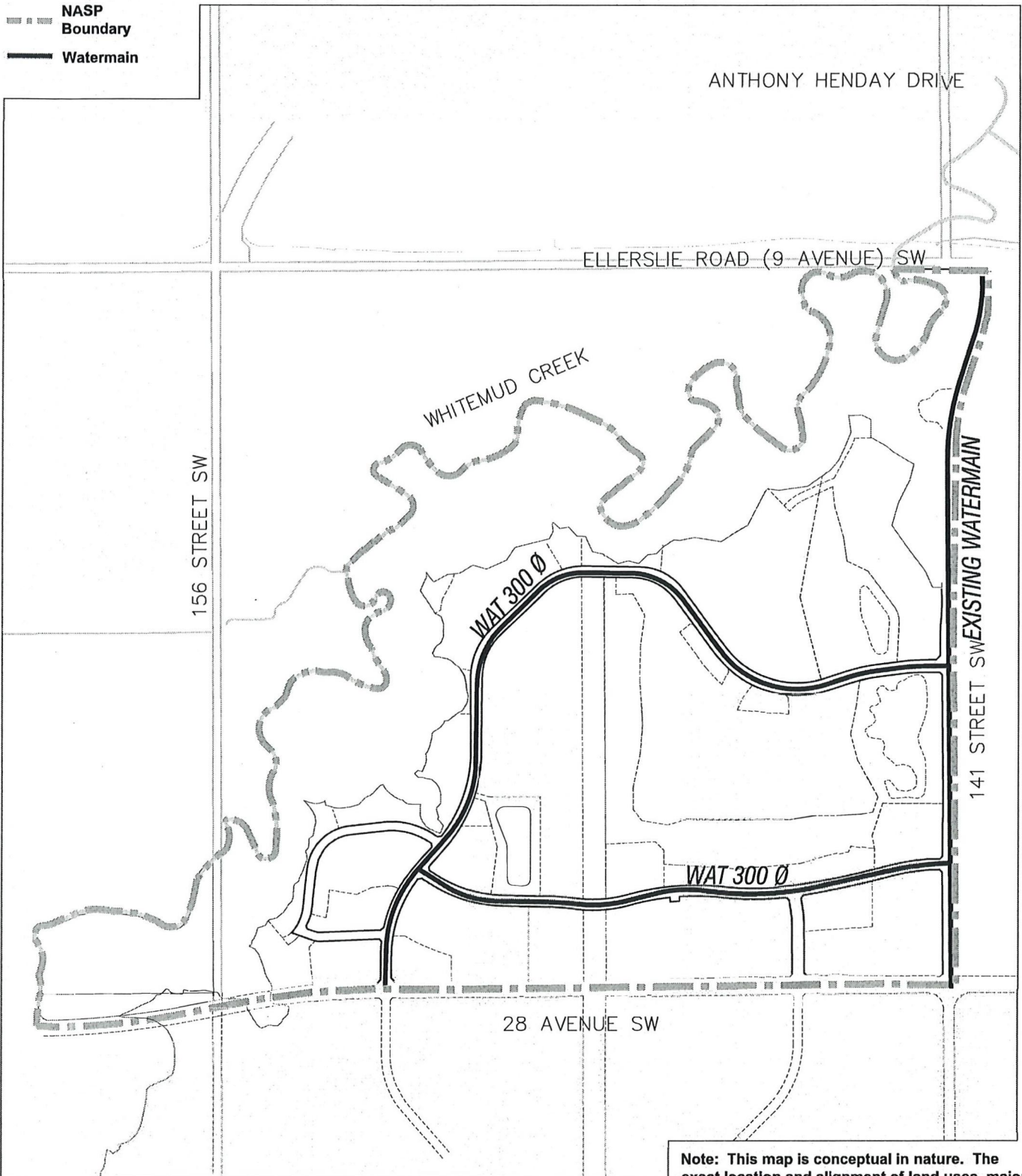
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FIGURE 15 | SANITARY SERVICING

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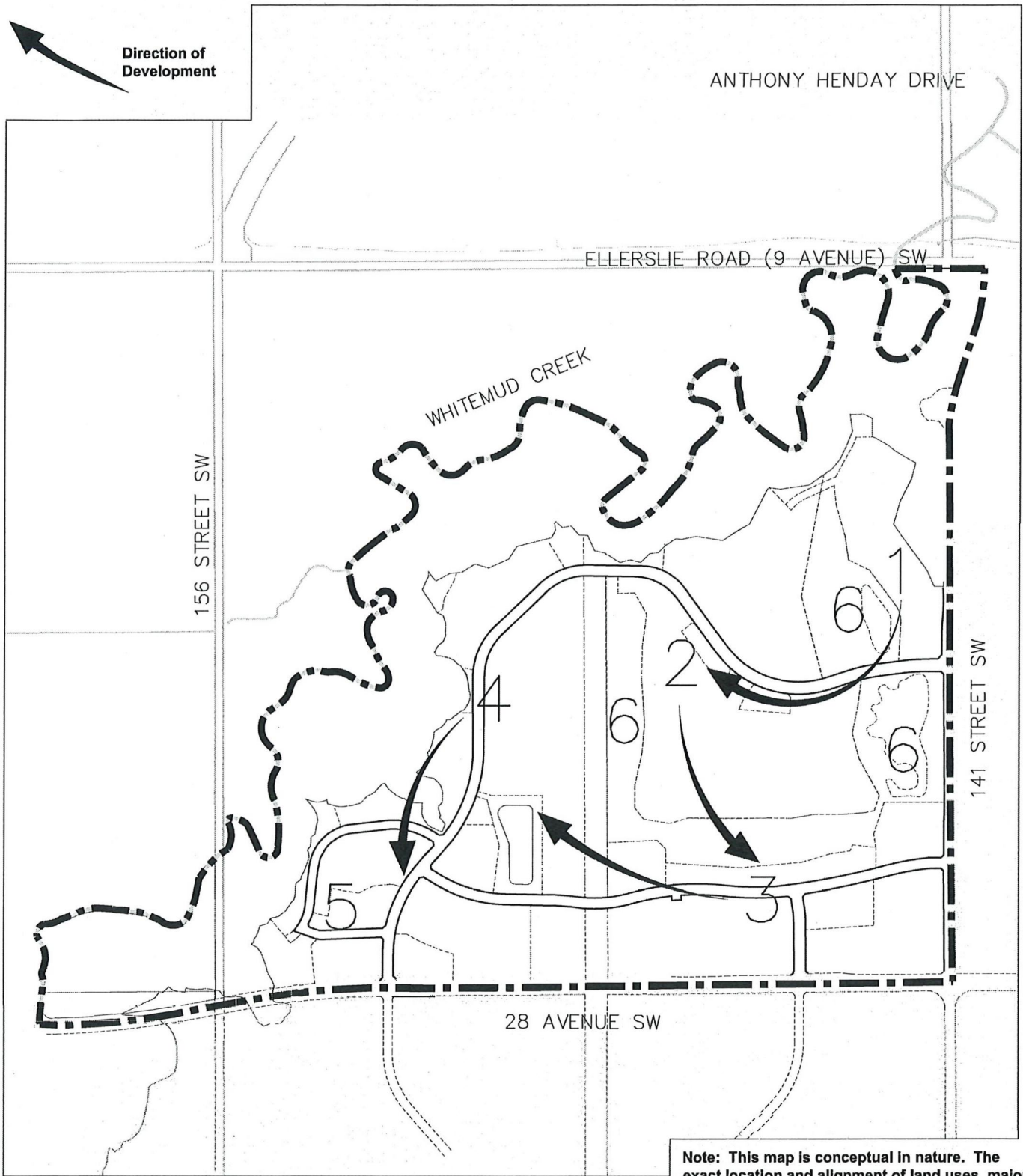
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FIGURE 16 | WATER SERVICING

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