

Bylaw 20680

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, 18715, and 20198; 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. In section 3.2 Water Infrastructure, deleting the Discussion paragraph in its entirety and replacing it with the following:


“The designed water network for the Pylypow plan area is illustrated in Map 6. Water mains will be extended from connection points on 50 Street at 52 Avenue, 55 Avenue and Roper Road; at the southern termini of 36, 42 and 43 Streets near 69 Avenue; and from 34 Street at Roper Road and at 56 Avenue. It is expected that looping would be required in order to provide fire flows without causing excessive flow velocities.”;
 - b. Deleting the map entitled “Bylaw 20198 Pylypow Industrial Area Structure Plan”

and replacing it with the map entitled "Bylaw 20680 Amendment to Pylypow Industrial Area Structure Plan" attached hereto as Schedule "A" and forming part of this bylaw;

- c. 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;
- d. Deleting the map entitled "Figure 6 - Pylypow Industrial – Water Network" and replacing it with "Figure 6 - Pylypow Industrial – Water Network", attached hereto as Schedule "C", and forming a part of this bylaw; and
- e. Deleting the statistics entitled the "Pylypow Area Structure Plan Land Use and Population Statistics - Bylaw 20198" and replacing it with "Pylypow Area Structure Plan Land Use and Population Statistics - Bylaw 20680", attached hereto as Schedule "D", and forming a part of this bylaw.

READ a first time this	11th day of December	, A. D. 2023;
READ a second time this	11th day of December	, A. D. 2023;
READ a third time this	11th day of December	, A. D. 2023;
SIGNED and PASSED this	11th day of December	, A. D. 2023.

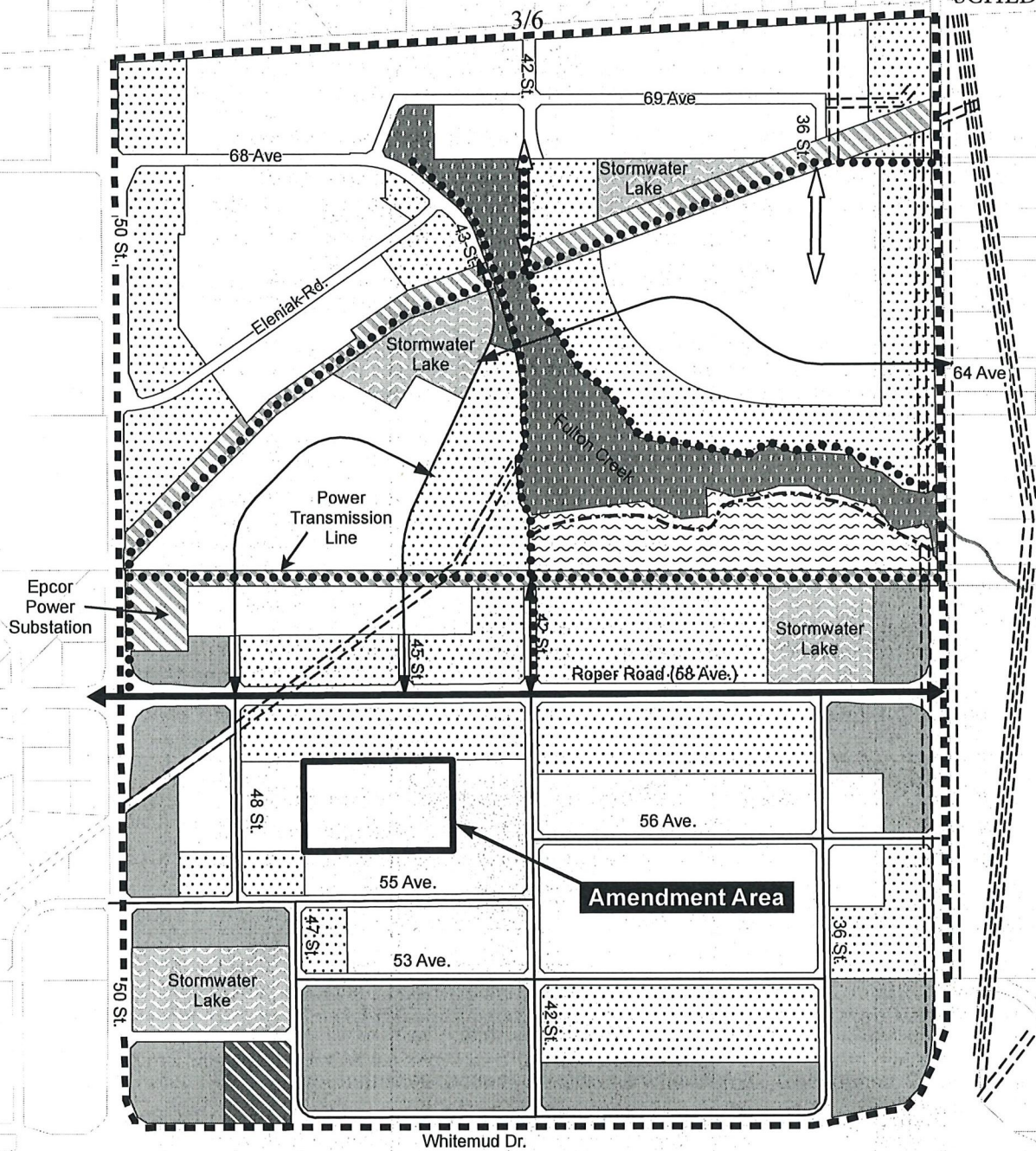
THE CITY OF EDMONTON



















MAYOR



A/ CITY CLERK



**BYLAW 20680
AMENDMENT TO
PYLYPOW INDUSTRIAL
Area Structure Plan
(as amended)**

- | | |
|--|--|
|  Light Industrial Area |  Minor Utility Corridor |
|  Medium Industrial Area |  Arterial Roadway / Transit Route |
|  Industrial Business Area |  Local Roadway |
|  Industrial Business & Educational Area |  Local Roadway / Transit Route |
|  Open Space / Natural Area |  Potential Connections |
|  Regional Stormwater Lake |  Granular Trail Incorporated into Stormwater Management Facility Design |
|  Major Utility Corridor |  Multi-use Trail |
| |  Boundary of ASP |
| |  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.

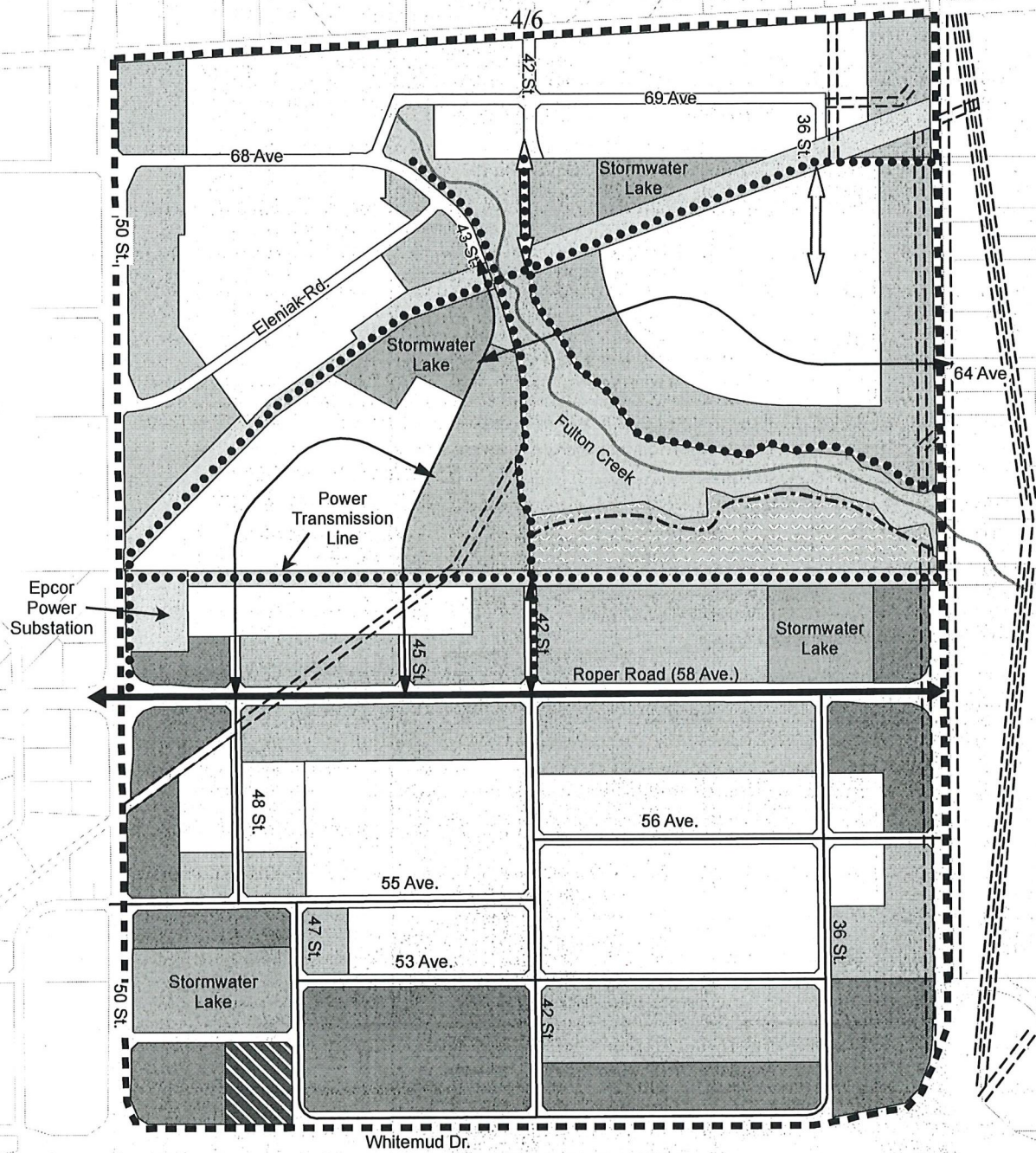

















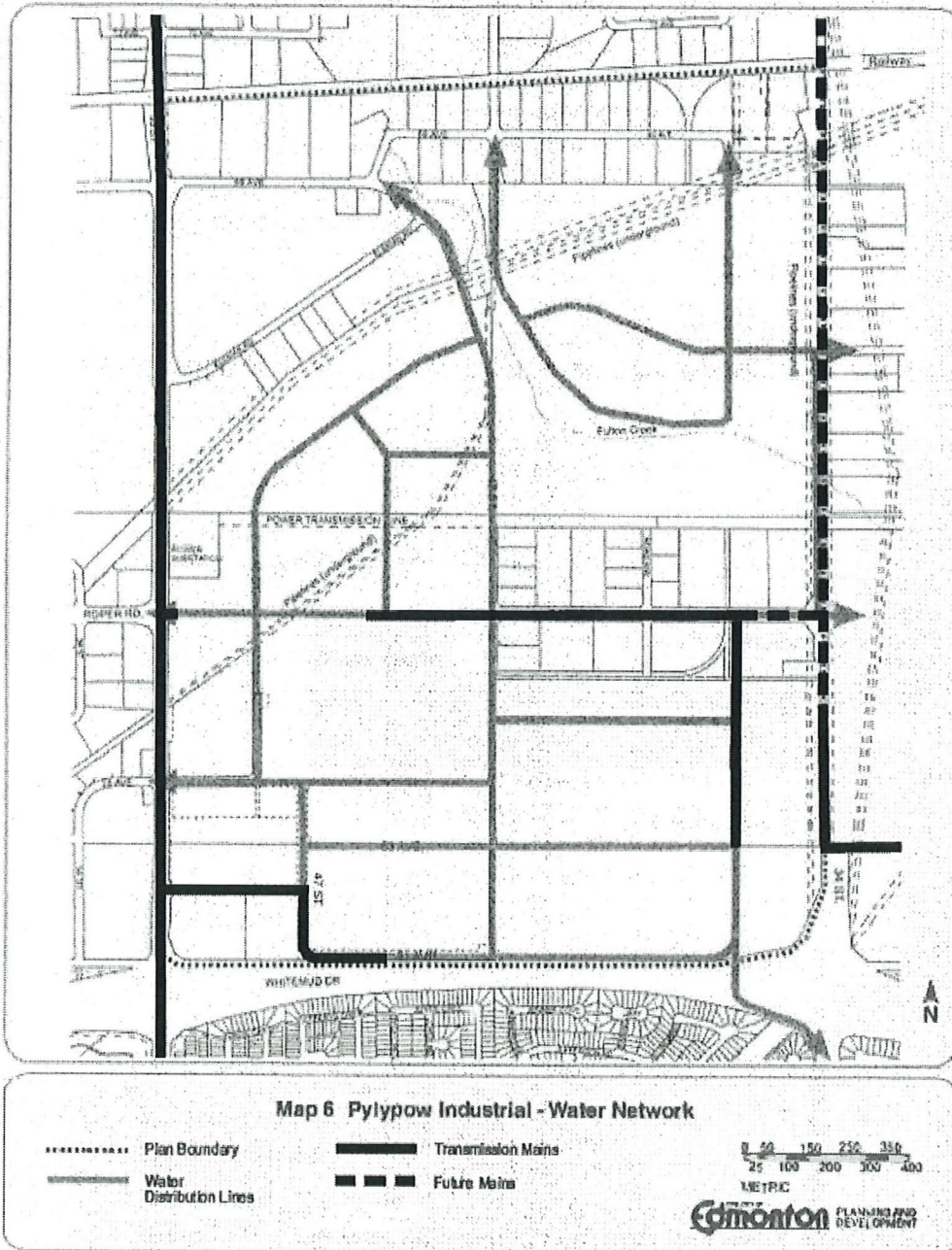
Figure 3
PLYPOW INDUSTRIAL
 Area Structure Plan
 Development Concept

- | | |
|--|--|
|  Light Industrial Area |  Minor Utility Corridor |
|  Medium Industrial Area |  Arterial Roadway / Transit Route |
|  Industrial Business Area |  Local Roadway |
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|  Open Space / Natural Area |  Potential Connections |
|  Regional Stormwater Lake |  Granular Trail Incorporated into Stormwater Management Facility Design |
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| |  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 6 – Pylypow Industrial – Water Network*



**Pylypow Area Structure Plan
Land Use and Population Statistics
Bylaw 20680**

	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	239.7	75%
Light Industrial	58.3	
Medium Industrial	139.5	
Industrial Business	39.9	
Industrial Business & Educational Uses	2.1	
Public Utilities	22.6	6.7%
Storm Ponds	14.9	
Regional Stormwater Lake	7.7	
Circulation	35.7	11%