

Bylaw 20722

A Bylaw to amend Bylaw 9878, as amended  
being the Big Lake Area Structure Plan,

WHEREAS pursuant to the authority granted to it by the Municipal Government Act, on September 24, 1991, the Municipal Council of the City of Edmonton passed Bylaw 9878, being Big Lake Area Structure Plan; and

WHEREAS Council found it desirable to from time to time to amend Bylaw 9878, being the Big Lake Area Structure Plan by adding new neighbourhoods; and

WHEREAS Council found it desirable to amend Bylaw 9878, the Big Lake Area Structure Plan through the passage of Bylaws 14802, 15460, 15546, 15986, 16067, 16742, 17751, 17673, 18904, 19139, 19136, 19527, and 19287; and

WHEREAS an application was received by administration to further amend Big Lake Area Structure Plan; and

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 9878, Big Lake Area Structure Plan, as amended is hereby further amended as follows:
  - a. deleting the fourth paragraph of 6.2 - Residential Land Use;
  - b. deleting the map entitled “Bylaw 19287 Amendment to Big Lake Area Structure Plan” and replacing it with “Bylaw 20722 Amendment to Big Lake Area Structure Plan” attached as Schedule “A” and forming part of this bylaw;

- c. deleting the statistics “Big Lake Area Structure Plan Land Use and Population Statistics - Bylaw 19287” and replacing it with “Big Lake Area Structure Plan Land Use and Population Statistics - Bylaw 20722” attached as Schedule “B” and forming part of this bylaw; and
  
- d. deleting the map entitled “Exhibit 11 Neighbourhood Plan” and replacing it with “Exhibit 11 Neighborhood Plan” attached as Schedule “C”.

READ a first time this	day of	, A. D. 2024;
READ a second time this	day of	, A. D. 2024;
READ a third time this	day of	, A. D. 2024;
SIGNED and PASSED this	day of	, A. D. 2024.

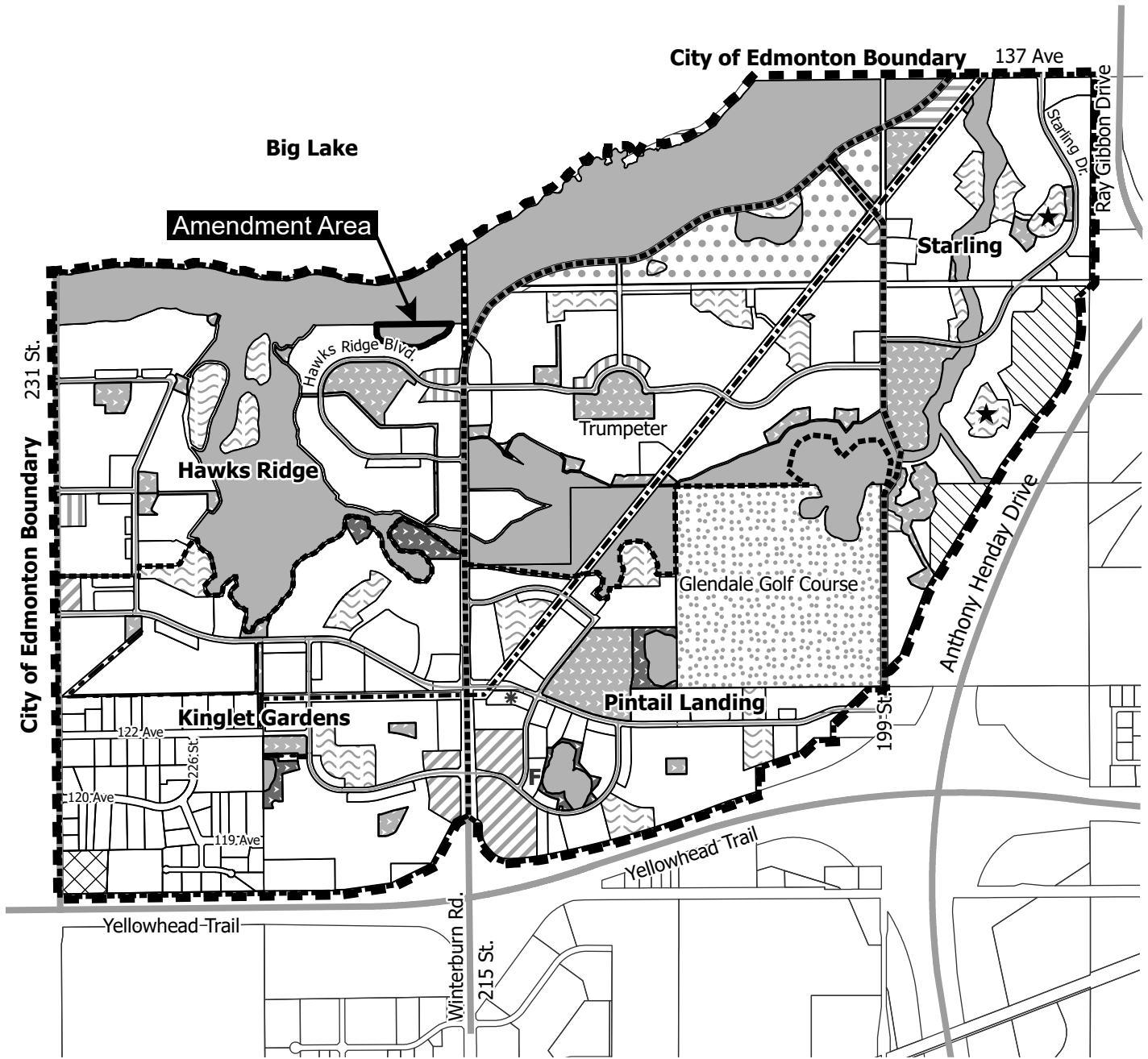
THE CITY OF EDMONTON

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MAYOR

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CITY CLERK



**BYLAW 20722  
AMENDMENT TO  
BIG LAKE  
Area Structure Plan  
(as amended)**



- |                                 |  |                            |
|---------------------------------|--|----------------------------|
| Residential                     | Stormwater Lake                        | ASP Boundary               |
| Commercial                      | Future Residential and Associated Uses | NSP Boundary               |
| Mixed Use                       | Golf Course                            | Transit Centre             |
| School / Park (M.R.)            | Natural Area (MR)                      | Retained Public Lands      |
| Existing Business Industrial    | Collector Road                         | Urban Services (Fire Hall) |
| Natural Maintenance             | Arterial Road                          | Amendment Area             |
| Transportation Utility Corridor | Public Utility Corridor                |                            |
| Natural Conservation Area       | Powerline ROW                          |                            |

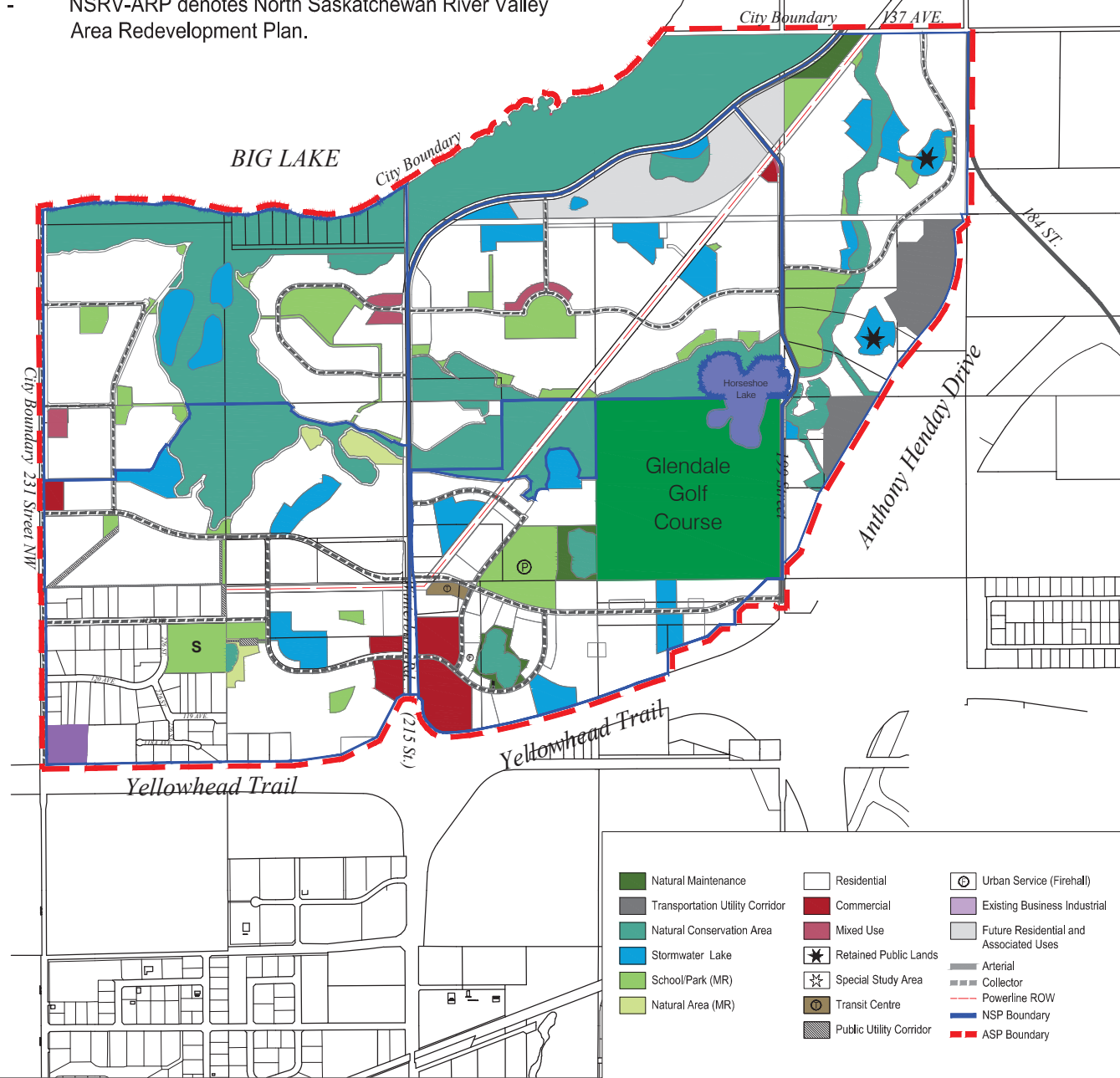
**Note:** Location of collector roads and configuration of stormwater management facilities are subject to minor revisions during subdivision and rezoning of the neighbourhood and may not be developed exactly as illustrated.

BIG LAKE AREA STRUCTURE PLAN LAND USE AND POPULATION STATISTICS							
	NEIGHBOURHOOD						Balance of ASP
	Total	(1) Trumpeter	(2) Starling	(3) Hawks Ridge	(4) Pintail Landing	(5) Kinglet Gardens	
<b>Gross Area</b>	<b>921.4</b>	<b>172.0</b>	<b>132.1</b>	<b>163.2</b>	<b>183.3</b>	<b>205.8</b>	<b>65.0</b>
Powerline & Utility ROW	15.8	5.0	2.2	2.8	2.1	3.7	
Sewer ROW	9.2	3.2	2.0	4.0			
ER (Natural Conservation)	169.6	27.1	14.8	50.9	16.1	3.1	57.6
Transportation Utility Corridor	14.6		14.6				
Arterial Road Widening	21.4	6.1	0.7	3.2	0.9	3.1	7.4
<b>Gross Developable Area</b>	<b>689.7</b>	<b>129.7</b>	<b>97.7</b>	<b>102.2</b>	<b>164.2</b>	<b>195.9</b>	
Glendale Golf Course (Existing)	61.5				61.5		
Existing Uses	66.5					66.5	
Circulation Total	106.8	26.1	13.9	20.4	20.5	25.9	
Stormwater Management	50.4	12.1	10.6	7.0	10.9	9.8	
Natural Maintenance	2.4		2.4				
Natural Area (Municipal Reserve)	7.1				3.1	4.0	
School / Park	43.8	8.9	12.4	8.8	9.8	3.9	
Commercial	14.4	0.5			9.6	4.3	
Mixed Use Non-Residential	0.9	0.2		0.7			
Transit	1.0				1.0		
Urban Service Area - Fire Station	1.0				1.0		
<b>Total Non-Residential</b>	<b>229.7</b>	<b>48.4</b>	<b>39.3</b>	<b>37.0</b>	<b>55.8</b>	<b>49.2</b>	
Low Density Residential	252.1	50.9	46.1	55.8	34.5	64.8	
Medium Density Residential	19.3	7.5		5.0	6.8		
Medium Density Residential (RF5RF6)	6.6		6.6				
Medium Density Residential (RA7)	9.8		3.0			6.8	
Street Oriented Residential (Row Housing)	21.4	7.3		2.5	3.0	8.6	
Mixed Use Residential	3.8	1.0		2.0	0.8		
Future Residential and Associated Uses	17.5	14.7	2.8				
<b>Total Residential</b>	<b>332.4</b>	<b>81.4</b>	<b>58.5</b>	<b>65.3</b>	<b>47.0</b>	<b>80.2</b>	

<b>Total Residential Unit Count</b>	<b>11,233</b>	2,597	1,963	2,205	1,846	2,622
<b>Total Population Count</b>	<b>28,159</b>	5,847	5,847	5,413	4,322	6,730
<b>Total Student Generation</b>	<b>3,411</b>	779	628	613	616	775

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.
- This plan should not be used to determine neighbourhood statistics please refer to individual neighbourhood plans.
- NSRV-ARP denotes North Saskatchewan River Valley Area Redevelopment Plan.



Natural Maintenance	Residential	Urban Service (Firehall)
Transportation Utility Corridor	Commercial	Existing Business Industrial
Natural Conservation Area	Mixed Use	Future Residential and Associated Uses
Stormwater Lake	Retained Public Lands	Arterial
School/Park (MR)	Special Study Area	Collector
Natural Area (MR)	Transit Centre	Powerline ROW
	Public Utility Corridor	NSP Boundary
		ASP Boundary

SCALE - 1: NTS

February 20, 2024

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