

Bylaw 20697

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, 19287 and 20722; 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 map entitled "Bylaw 20722 Amendment to Big Lake Area Structure Plan" and replacing it with "Bylaw 20697 Amendment to Big Lake Area Structure Plan" attached as Schedule "A" and forming part of this bylaw;
- b. deleting the statistics "Bylaw 20722 Big Lake Area Structure Plan Land Use and Population Statistics -" and replacing it with "Table 2 - Big Lake Area Structure Plan Land Use and Population Statistics Bylaw 20697" attached as Schedule "B" and forming part of this bylaw;  
and
- c. deleting the map entitled "Exhibit 11 Neighbourhood Plan" and replacing it with "Exhibit 11 Neighborhood Plan" attached as Schedule "C".

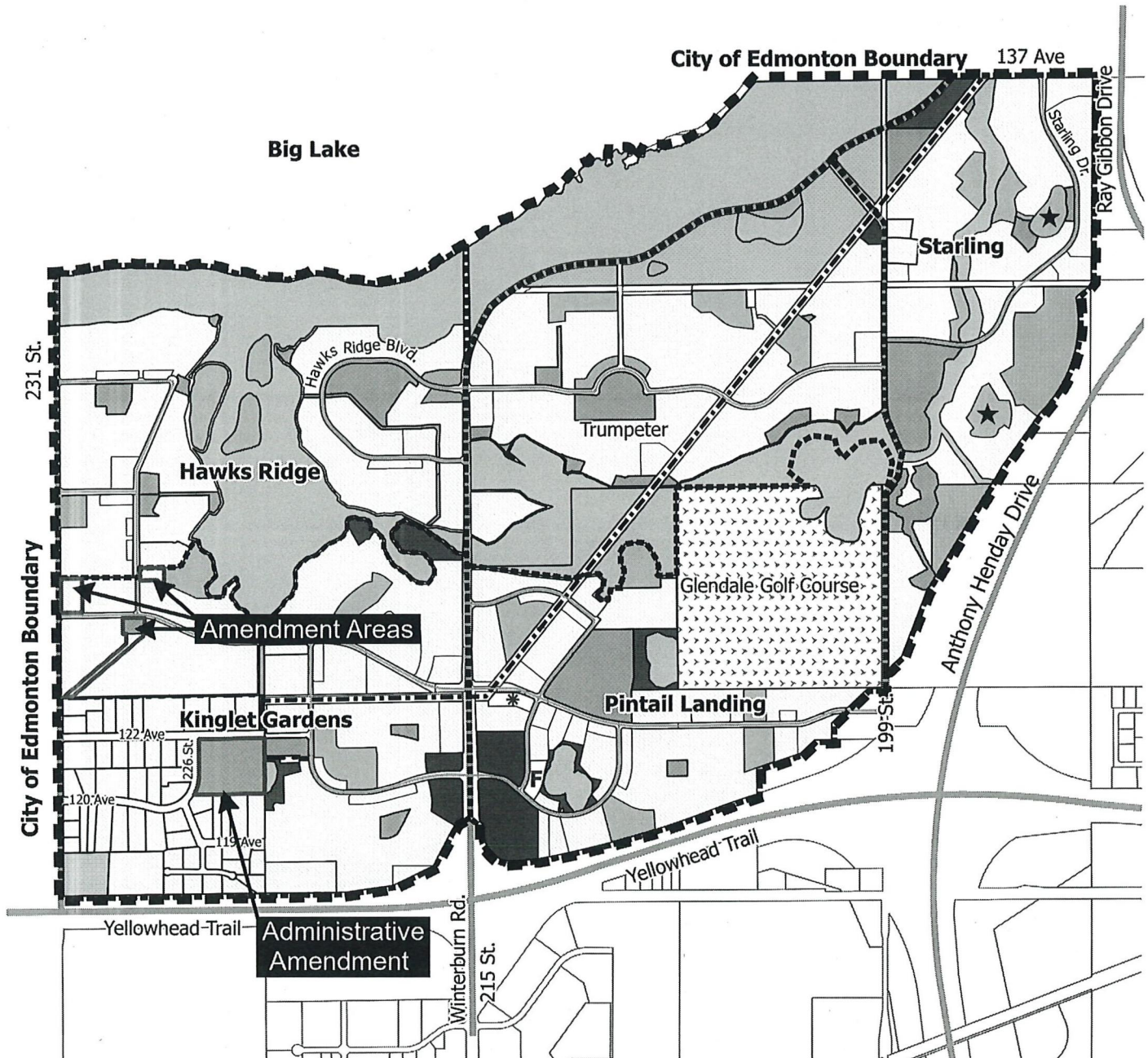
|                         |                   |               |
|-------------------------|-------------------|---------------|
| READ a first time this  | 11th day of March | , A. D. 2024; |
| READ a second time this | 11th day of March | , A. D. 2024; |
| READ a third time this  | 11th day of March | , A. D. 2024; |
| SIGNED and PASSED this  | 11th day of March | , A. D. 2024. |

THE CITY OF EDMONTON



MAYOR

  
A/CITY CLERK



**BYLAW 20697  
AMENDMENT TO  
BIG LAKE  
Area Structure Plan  
(as amended)**

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- |                                 |  |                            |
|---------------------------------|--|----------------------------|
| 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.

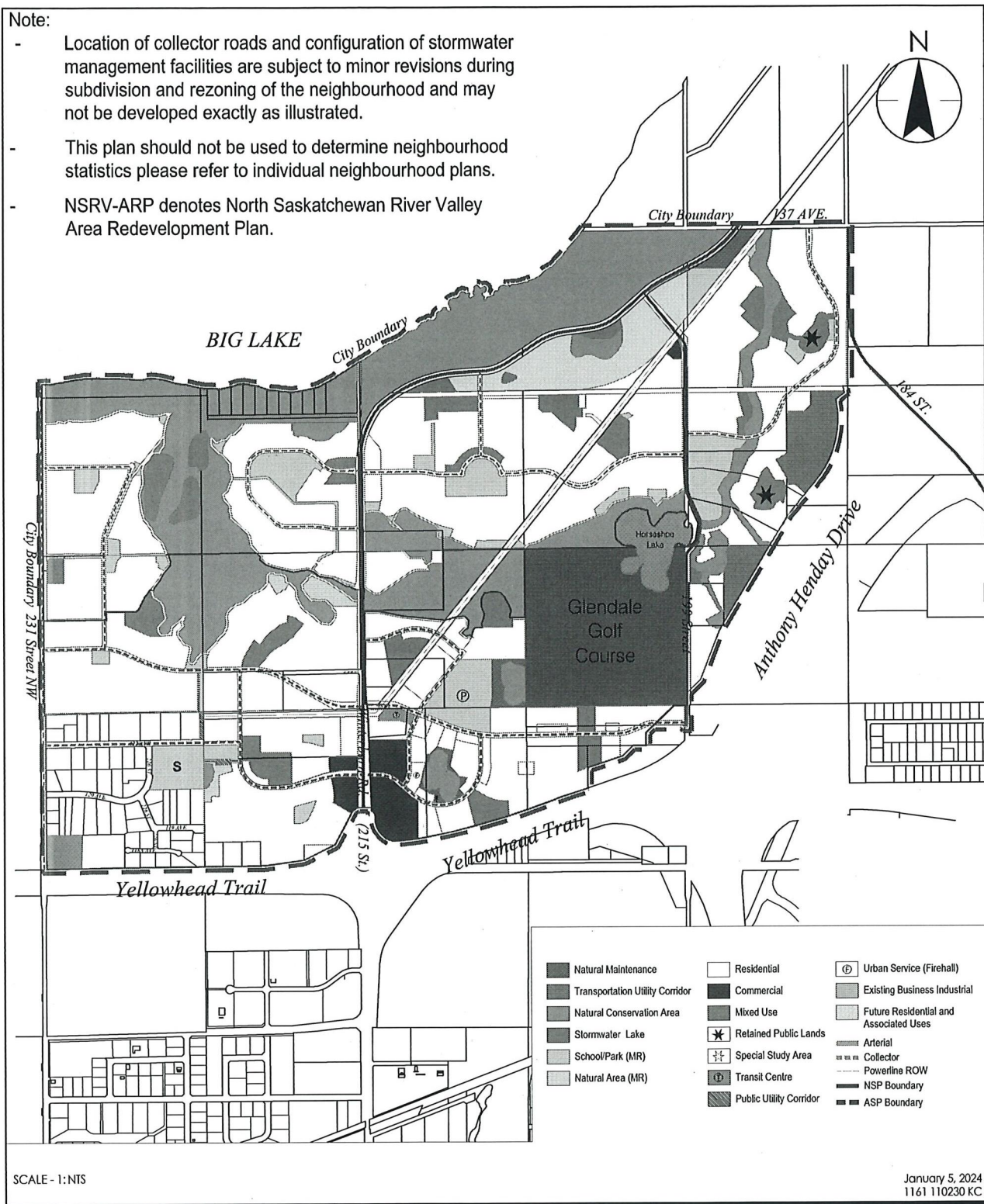


Table 2 - Big Lake Area Structure Plan Land Use and Population Statistics Bylaw 20697

|   | 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            | 5.0           | 2.2           | 2.8              | 2.1                 | 2.9                  |                |
| Sewer ROW                                 | 9.2           | 3.2           | 2.0           | 4                |                     |                      |                |
| ER (Natural Conservation)                 | 169.5         | 27.1          | 14.8          | 50.9             | 16.1                | 3                    | 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>690.6</b>  | <b>129.7</b>  | <b>97.7</b>   | <b>102.2</b>     | <b>164.2</b>        | <b>196.8</b>         |                |
| Glendale Golf Course                      | 61.5          |               |               |                  | 61.5                |                      |                |
| Existing Uses                             | 66.5          |               |               |                  |                     | 66.5                 |                |
| Circulation Total                         | 107           | 26.1          | 13.9          | 20.4             | 20.5                | 26.1                 |                |
| Stormwater Management                     | 49.9          | 12.1          | 10.6          | 7.0              | 10.9                | 9.3                  |                |
| Natural Maintenance                       | 2.4           |               | 2.4           |                  |                     |                      |                |
| Natural Area (Municipal Reserve)          | 7.1           |               |               |                  | 3.1                 | 4.0                  |                |
| School/ Park                              | 43.9          | 8.9           | 12.4          | 8.8              | 9.8                 | 4                    |                |
| Commercial                                | 13.2          | 0.5           |               |                  | 9.6                 | 3.1                  |                |
| Mixed Use Non-Residential                 | 0.9           | 0.2           |               | 0.7              |                     |                      |                |
| Transit                                   | 1.0           |               |               |                  | 1.0                 |                      |                |
| Urban Service - Fire Station              | 1.0           |               |               |                  | 1.0                 |                      |                |
| <b>Total Non-Residential</b>              | <b>228.7</b>  | <b>48.4</b>   | <b>39.3</b>   | <b>37.4</b>      | <b>55.8</b>         | <b>47.8</b>          |                |
| Low Density Residential                   | 250.7         | 50.9          | 46.1          | 56.8             | 34.5                | 62.3                 |                |
| Medium Density Residential                | 20.9          | 7.5           |               | 4.7              | 6.8                 |                      |                |
| Medium Density Residential (RFS / RF6)    | 6.6           |               | 6.6           |                  |                     |                      |                |
| Medium Density Residential (RA7)          | 9.8           |               | 3.0           |                  |                     | 6.8                  |                |
| Street Oriented Residential (Row Housing) | 13.6          | 7.3           |               | 3.3              | 3.0                 | 0                    |                |
| Street Oriented Residential               | 13.4          |               |               |                  |                     | 13.4                 |                |
| 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>336.2</b>  | <b>81.4</b>   | <b>58.5</b>   | <b>66.8</b>      | <b>47.0</b>         | <b>82.5</b>          |                |
| <b>Total Residential Unit Count</b>       | <b>11399</b>  | <b>2597</b>   | <b>1963</b>   | <b>2205</b>      | <b>1846</b>         | <b>2705</b>          |                |
| <b>Total Population Count</b>             | <b>28619</b>  | <b>5847</b>   | <b>5847</b>   | <b>5413</b>      | <b>4322</b>         | <b>6960</b>          |                |
| <b>Total Student Generation</b>           | <b>3411</b>   | <b>779</b>    | <b>628</b>    | <b>613</b>       | <b>616</b>          | <b>775</b>           |                |

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.



SCALE - 1:NTS

January 5, 2024  
1161 110230 KC

Client/Project

ANTHEM COMMUNITIES LTD.

BIG LAKE ASP AMENDMENT

Figure No.

EXHIBIT 11.0

Title

NEIGHBOURHOOD  
PLAN