<u>Bylaw 21081</u>

A Bylaw to amend Bylaw 9878, as amended
<u>being the Big Lake Area Structure Plan</u>

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, 20722, and 20697; 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 20697 Big Lake Area Structure Plan" at the front of the plan;

   b. deleting the map entitled "Bylaw 20697 Big Lake Area Structure Plan" on page 29 of the plan and replacing it with "Exhibit 6 - Land Use Concept - Bylaw 21081 Big Lake Area Structure Plan" attached as Schedule "A" and deleting the "amendment area" indicator, and forming part of this bylaw;

   c. deleting the statistics "Big Lake Area Structure Plan Land Use and Population Statistics - Bylaw 20697" and replacing it with "Big Lake Area Structure Plan Land Use and Population Statistics - Bylaw 21081" 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. 2025;

READ a second time this   day of   , A. D. 2025;

READ a third time this   day of   , A. D. 2025;
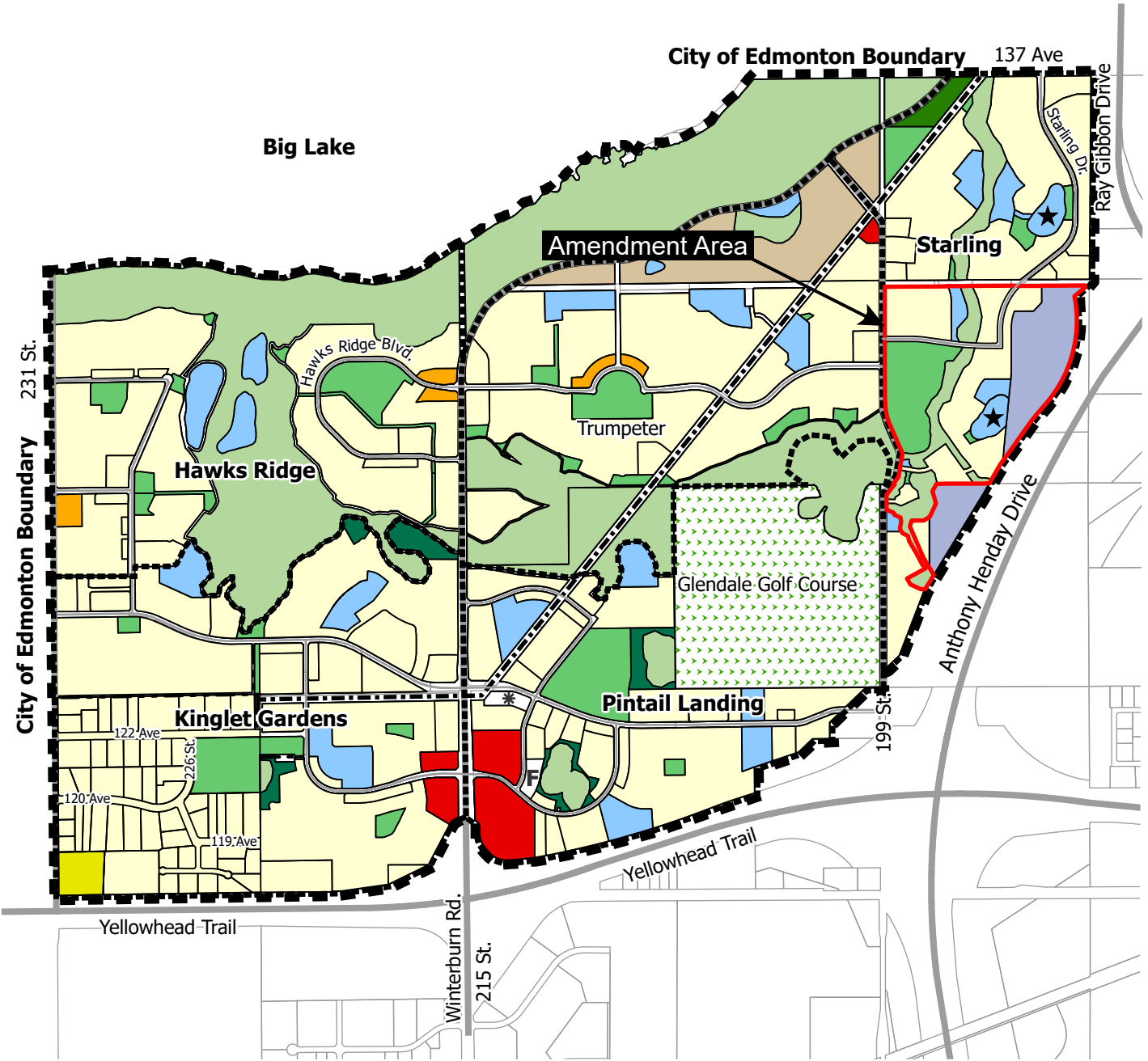
SIGNED and PASSED this   day of   , A. D. 2025.

THE CITY OF EDMONTON

_____

MAYOR

_____

CITY CLERK

Big Lake

City of Edmonton Boundary   137 Ave

Ray Gibbon Drive

Starling Dr.

Amendment Area

Starling

Hawks Ridge Blvd.

231 St.

City of Edmonton Boundary

Hawks Ridge

Trumpeter

Glendale Golf Course

Anthony Henday Drive

Kinglet Gardens

Pintail Landing

199 St.

122 Ave

226 St.

120 Ave

119 Ave

F

Yellowhead Trail

Winterburn Rd.

215 St.

Yellowhead Trail

EXHIBIT 6 - LAND USE CONCEPT
BYLAW 21081
BIG LAKE
Area Structure Plan
(as amended)

N

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

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 ASP Land Use and Population Statistics – Bylaw 21081

Land Use and Population Statistics

Land Use and Population Statistics	Total	NEIGHBOURHOOD					Balance of ASP
		(1) Trumpeter	(2) Starling*	(3) Hawks Ridge*	(4) Pintail Landing	(5) Kinglet Gardens*	
Gross Area	**921.4**	172.0	**132.1**	**163.2**	**183.3**	**205.8**	**65.0**
Powerline & Utility ROW	15	5.0	2.2	2.8	2.1	2.9	
Sewer ROW (ACRWC)	9.2	3.2	2.0	4			
ER (Natural Conservation)	169.5	27.11	15.41	50.9	16.1	3	57.6
Transportation Utility Corridor	14.6		15.6				
Road Widening	21.4	6.1	0.7	3.2	0.9	3.1	7.4
Gross Developable Area	**690.6**	**129.7**	**93.7**	**102.2**	**164.2**	**196.8**	0.00
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	5.99	7.0	10.9	9.3	
Natural Maintenance	2.4		2.4				
Natural Area (Municipal Reserve)	7.1		0.10		3.1	4	
School/ Park	43.9	8.9	8.00	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		
Total Non-Residential	**228.7**	**48.4**	**36.2**	**37.3**	**55.8**	**47.8**	0.00
Low Density Residential	250.7	50.9	46.3	56.8	34.5	62.3	
Medium Density Residential	20.9	7.5		4.7	6.8		
Medium Density Residential (RF5 / RF6)	6.6		5.2				
Medium Density Residential (RA7)	9.8		2.9			6.8	
Street Oriented Residential (Row Housing)	13.6	7.3		3.3	3.0		
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				
Total Residential	**336.2**	**81.4**	**57.5**	**66.8**	**47.0**	**82.5**	0.00

	Total	(1)	(2)	(3)	(4)	(5)	
Total Residential Unit Count	11265	2597	1911	2219	1847	2705	
Total Population Count	27378	5847	4836	5413	4322	6960	
Total Student Generation	3177	779	532	474	616	776	

Legend

■	Natural Maintenance	⬡	Special Study Area
■	Transportation Utility Corridor	⊙	Transit Centre
■	Natural Conservation Area	▨	Public Utility Corridor
■	Stormwater Management Facility	⊙	Urban Services (Firehall)
■	School / Park (MR)	■	Existing Business Industrial
■	Natural Area (MR)	■	Future Residential and Associated Uses
□	Residential	—	Arterial Road
■	Commercial	---	Collector Road
■	Mixed Use	—	Powerline ROW
✳	Public Lands (Wetland)	—	NSP Boundary
		—	ASP Boundary

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

Exhibit 11
Neighbourhood Plan

March 20, 2024