

Bylaw 21081

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, 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	17th day of March	, A. D. 2025;
READ a second time this	17th day of March	, A. D. 2025;
READ a third time this	17th day of March	, A. D. 2025;
SIGNED and PASSED this	17th day of March	, A. D. 2025.

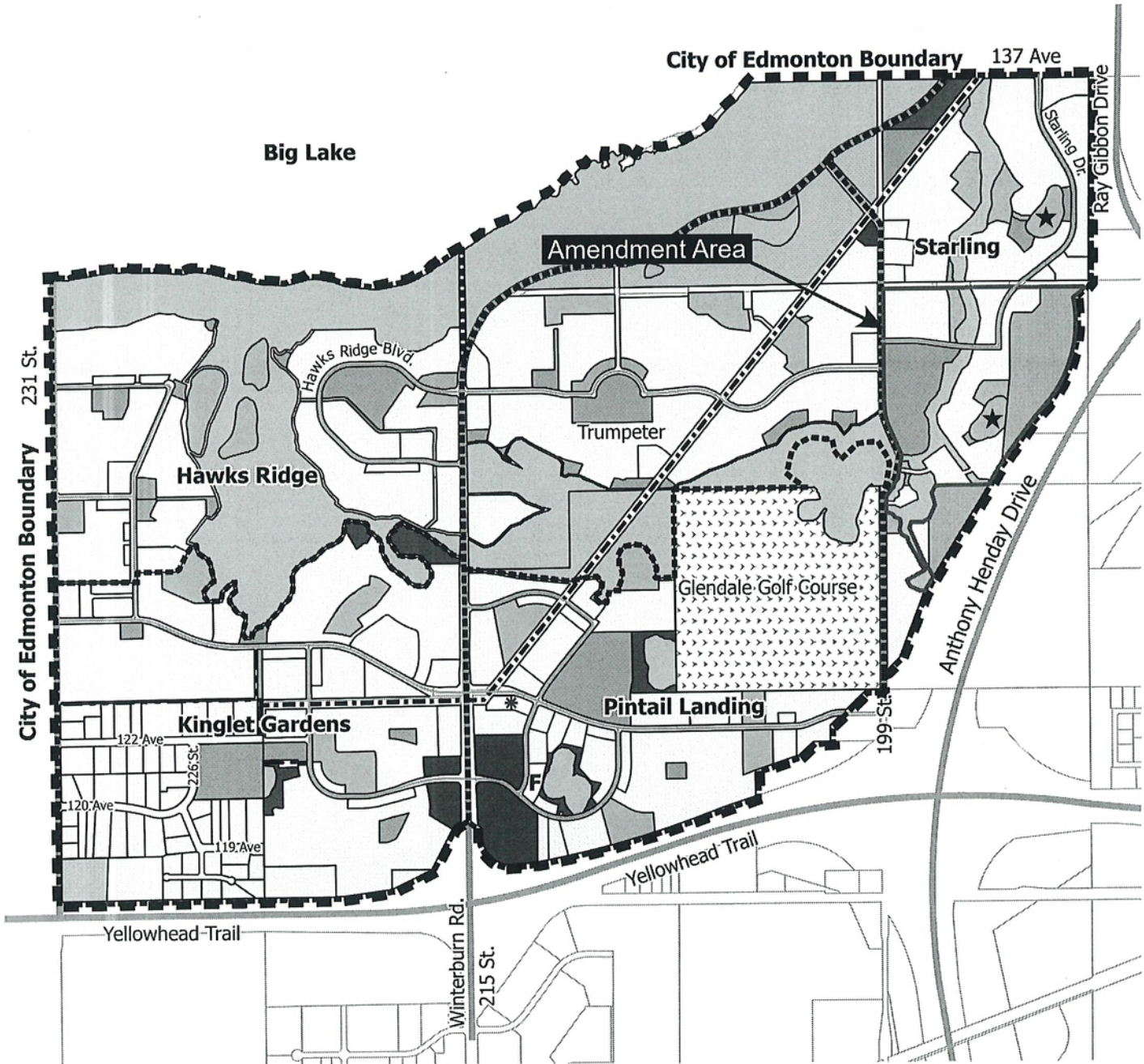
THE CITY OF EDMONTON



MAYOR



A/ CITY CLERK



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



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

SCHEDULE "B"

Big Lake ASP Land Use and Population Statistics – Bylaw 21081

Land Use and Population Statistics							
	NEIGHBOURHOOD						Balance of ASP
	Total	(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 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	

