

Bylaw 21125

A Bylaw to amend Charter Bylaw 20001, as amended,
The Edmonton Zoning Bylaw
Amendment No. 217

WHEREAS portions of Plan 0024504 Lot A; NW-18-52-23-4; and portions of Plan 2420686 Blk 2 Lot 1PUL; located at 6010 - 30 Street NW, 3310 - Roper Road NW, and 6011 - 34 Street NW, Southeast Industrial, Edmonton, Alberta, are specified on the Zoning Map as Future Urban Development Zone (FD), Public Utility Zone (PU), and Medium Industrial Zone (IM); and

WHEREAS an application was made to rezone the above described property to River Valley Zone (A) and Public Utility Zone (PU);

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. The Zoning Map, being Part 1.20 to Charter Bylaw 20001 The Edmonton Zoning Bylaw is hereby amended by rezoning the lands legally described as portions of Plan 0024504 Lot A; NW-18-52-23-4; and portions of Plan 2420686 Blk 2 Lot 1PUL; located at 6010 - 30 Street NW, 3310 - Roper Road NW, and 6011 - 34 Street NW, Southeast Industrial, Edmonton, Alberta, which lands are shown on the sketch plan attached as Schedule “A”, from Future Urban Development Zone (FD), Public Utility Zone (PU), and Medium Industrial Zone (IM) to River Valley Zone (A) and Public Utility Zone (PU) .
2. Appendix 1 of the North Saskatchewan River Valley and Ravine System Protection Overlay being Section 2.260 of the Edmonton Zoning Bylaw is hereby amended by adjusting the current Overlay boundary and the area of application of the Overlay in accordance with the sketch plan attached as Schedule “B” on such lands legally described as portions of Plan 0024504 Lot A; NW-18-52-23-4; and portions of Plan 2420686 Blk 2 Lot 1PUL; located at

6010 - 30 Street NW, 3310 - Roper Road NW, and 6011 - 34 Street NW, Southeast Industrial,
Edmonton, Alberta.

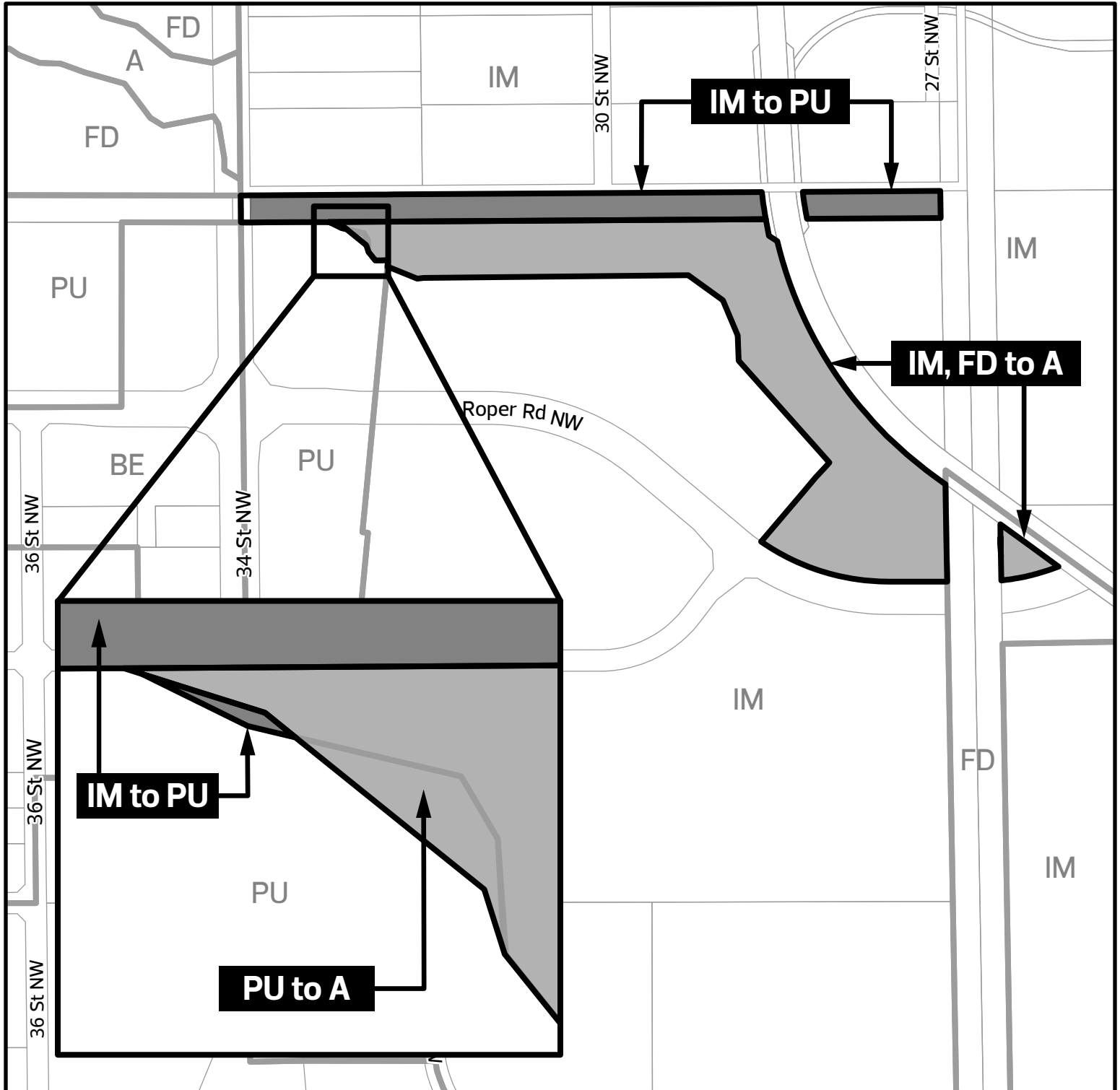
READ a first time this	day of	, A. D. 2025;
READ a second time this	day of	, A. D. 2025;
READ a third time this	day of	, A. D. 2025;
SIGNED and PASSED this	day of	, A. D. 2025.



THE CITY OF EDMONTON

MAYOR

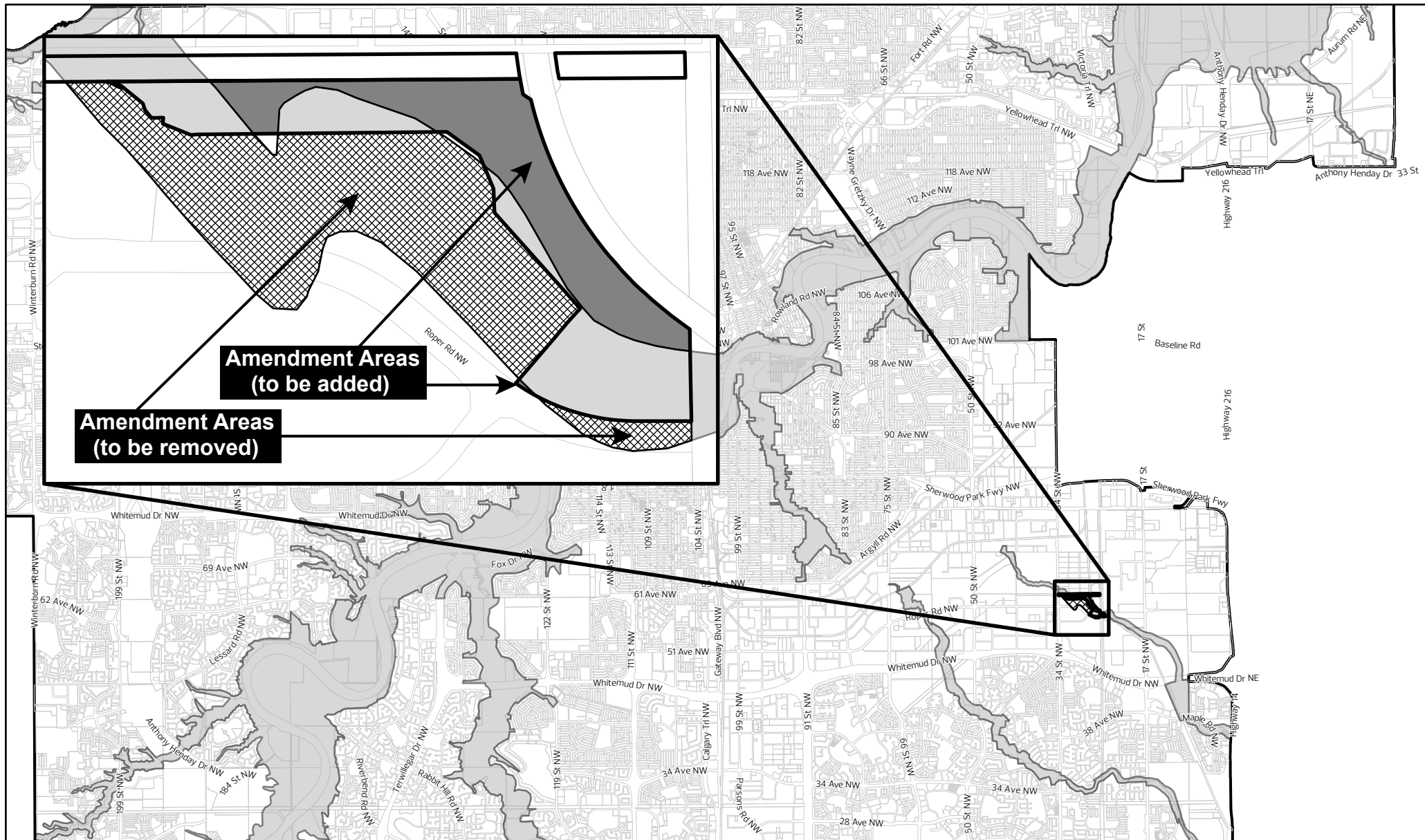
CITY CLERK

BYLAW 21125



-  IM, FD, PU to A
-  IM to PU





Schedule "B"

- | | |
|--|-------------------------------------|
| North Saskatchewan River Valley Boundary | Amendment Area (Area to be added) |
| Legal Block Lines | Amendment Area (Area to be removed) |

Note: In case of contradiction between the land use concept and other figures in the plan, the concept takes precedence.

