

Bylaw 21123  
A Bylaw to amend Bylaw 15357,  
being the Maple Ridge Industrial Area Structure Plan

WHEREAS pursuant to the authority granted to it by the Municipal Government Act, on March 8, 2010, the Municipal Council of the City of Edmonton passed Bylaw 15357, being the Maple Ridge Industrial Area Structure Plan;

WHEREAS from time to time Council considers it desirable to amend the Maple Ridge Industrial Area Structure Plan through the passage of Bylaws 17536, 19530, 19808, and 20561;

WHEREAS an application was received by Administration to amend the Maple Ridge Industrial Area Structure Plan;

WHEREAS Council considers it desirable to amend the Maple Ridge Industrial 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. That Bylaw 15357, the Maple Ridge Industrial Area Structure Plan, is hereby amended as follows:

a. Add at the end of the last paragraph in ‘Section 3.7 Natural Area Systems Policy C-531,’ as follows:

“An Environmental Impact Assessment was completed by Stantec titled Preliminary Environmental Impact Assessment for Fulton Creek Alteration (Revision 2), that addresses the alteration of Fulton Creek within the (Lot A, Block, Plan 0024504) that may become Environmental Reserve lands. A detailed design Environmental Impact Assessment must be submitted to the City at the time of submission to the Province for Water Act and Public Lands Act approval.”

- b. Add at the end of the last paragraph in Section “5.2 Habitat Patches”, as follows;  
“An Environmental Impact Assessment was completed by Stantec titled Preliminary Environmental Impact Assessment for Fulton Creek Alteration (Revision 2), that addresses the alteration of Fulton Creek within the (Lot A, Block, Plan 0024504) that may become Environmental Reserve land subject to the approval of the Province.”
- c. Add at the end of the first sentence in “Section 5.2.1 Fulton and Goldbar Creeks Policy, 5.2.1a,” as follows;  
“unless otherwise approved by the Province under the Water and Public Lands Act.”
- d. Add a paragraph after Section 5.2.1 Fulton and Goldbar Creeks Policy, 5.2.1c,” as follows;  
“Policy 5.2.1d The landowner(s) of Lot A, Block plan 0024504 must submit the full detailed design Environmental Impact Assessment to the city when making applications to the Province relating to Water Act and Public Lands Act.”
- e. Add a paragraph after “Section 5.3.2, Policy 5.3.2a”, as follows;  
“Policy 5.3.2b The pocket park located on the south side of Roper Road, at the intersection with Fulton Creek, is planned to support workers in the area. Should there be limited demand from workers, some or all of this area may be surplussed for industrial uses.”
- f. Delete the first sentence of the third paragraph in “Section 6.5.3 Top of Bank Roadway and Multi-Use Trail’ and replace with;  
“Ravine trails have not been included in one other area within the Plan; along Goldbar Creek as the area is fully developed.”
- g. delete the map entitled “Bylaw 19808 Maple Ridge Industrial Area Structure Plan” and replace it with the map entitled “Bylaw 21123 Amendment to Maple Ridge Industrial Area Structure Plan” attached hereto as Schedule “A” and deleting the “amendment area” indicator, and forming part of this bylaw;
- h. delete “Maple Ridge Industrial Area Structure Plan Land Use and Population Statistics Bylaw 19808” and replace with “Table 2 Maple Ridge Industrial Area Structure Plan Land Use and Population Statistics Bylaw 21123” attached hereto as Schedule “B” and forming part of this bylaw;

- i. delete “Figure 3 - Existing Ecological Network” and replace it with “Figure 3 - Existing Ecological Network”, attached as Schedule “C” and forming part of this bylaw;
- j. delete “Figure 4 - Development Concept” and replace it with “Figure 4 - Development Concept”, attached as Schedule “D” and forming part of this bylaw;
- k. delete “Figure 5 - Proposed Ecological Network” and replace it with “Figure 5 - Ecological Network”, attached as Schedule “E” and forming part of this bylaw;
- l. delete “Figure 6 - Open Space and Pedestrian Connections Plan” and replace it with “Figure 6 - Open Space and Pedestrian Connections Plan”, attached hereto as Schedule “F” and forming part of this bylaw;
- m. delete “Figure 7 - Transportation Plan” and replace it with “Figure 7 - Transportation Plan”, attached hereto as Schedule “G” and forming part of this bylaw;
- n. delete “Figure 8 - Available Sanitary Servicing” and replace it with “Figure 8 - Available Sanitary Servicing”, attached hereto as Schedule “H” and forming part of this bylaw;
- o. delete “Figure 9 - Ultimate Sanitary Servicing” and replace it with “Figure 9 - Ultimate Sanitary Servicing”, attached hereto as Schedule “I” and forming part of this bylaw;
- p. delete “Figure 10: Storm Water Servicing” and replace it with “Figure 10: Storm Water Servicing”, attached as Schedule “J” and forming part of this bylaw;
- q. delete “Figure 11: Water Servicing” and replace it with “Figure 11: Water Servicing”, attached as Schedule “K” and forming part of this bylaw; and

- r. delete “Figure 12 - Staging Plan” and replace it with “Figure 12 - Staging Plan”, attached as Schedule “L” and forming part of this bylaw.

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.

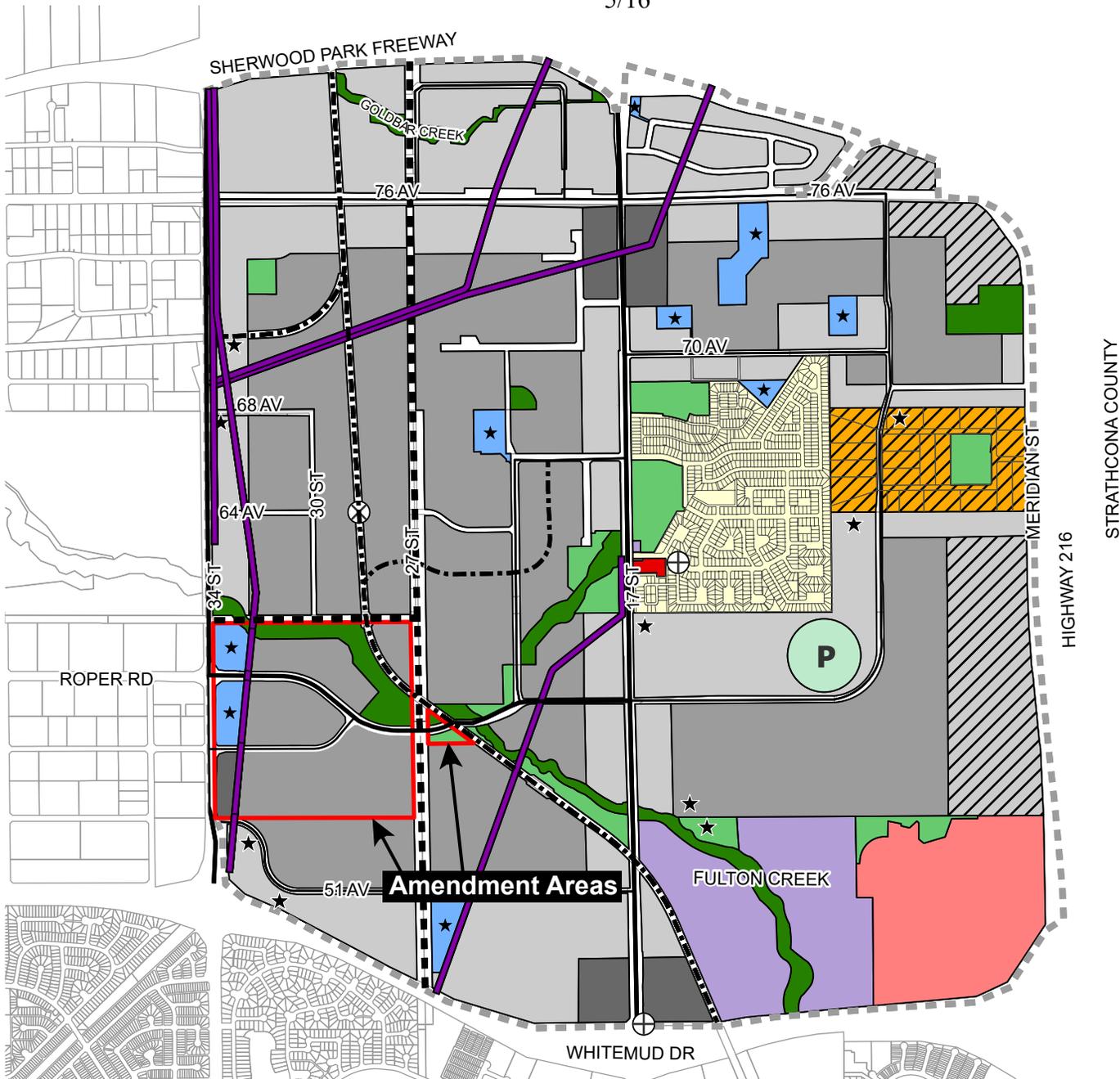
THE CITY OF EDMONTON

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MAYOR

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CITY CLERK



**BYLAW 21123  
AMENDMENT TO  
MAPLE RIDGE INDUSTRIAL  
Area Structure Plan  
(as amended)**

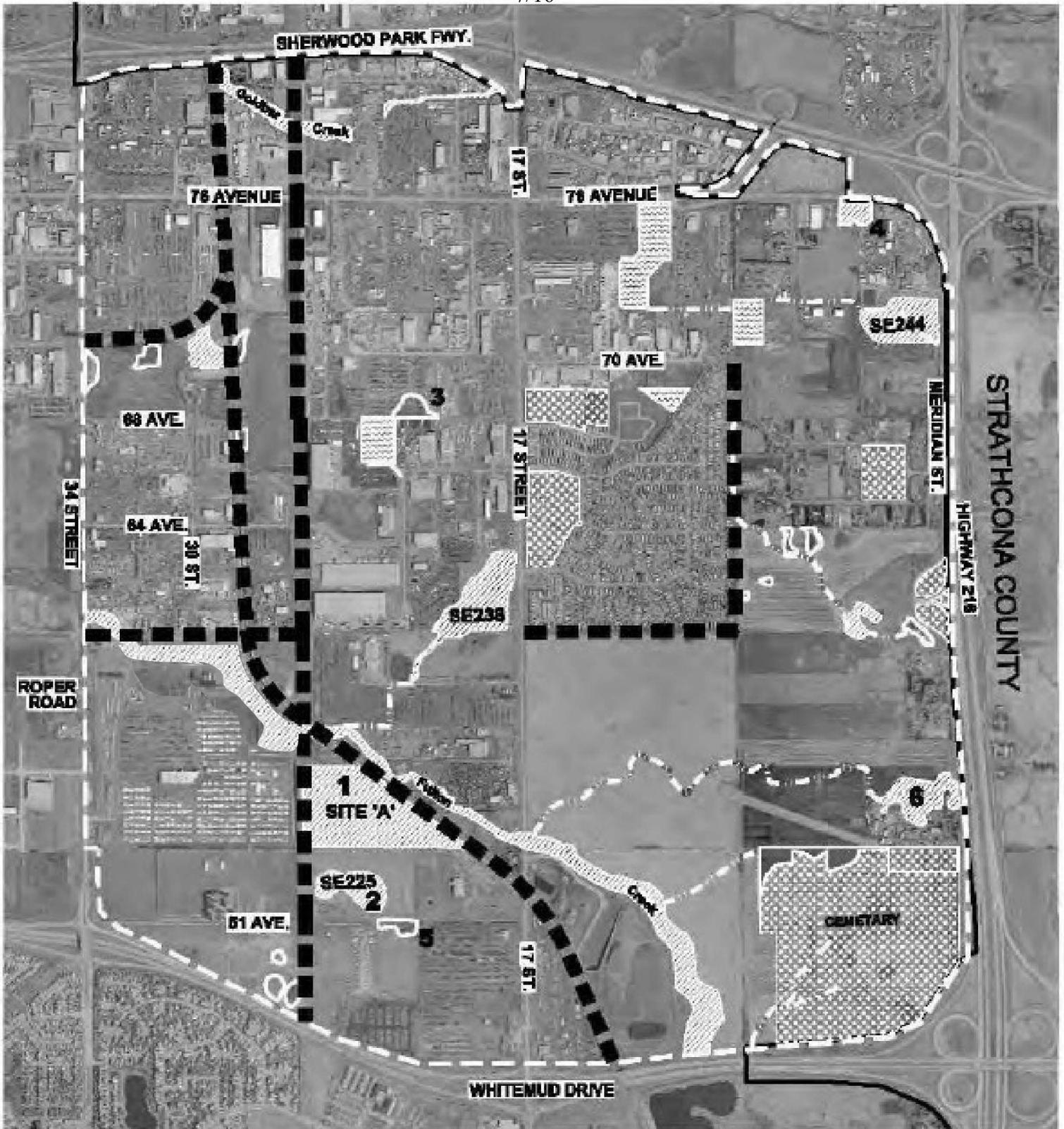


- |                                     |                                |  |                        |
|-------------------------------------|--------------------------------|--|------------------------|
| Mobile Home Park                    | Urban Service                  | Ravine / Wetland / Natural Area        | Urban Village Park     |
| Hurstwood Special Development Area  | Public Utility                 | Abandoned Well                         | ASP Boundary           |
| Light Industrial                    | Neighbourhood Commercial       | Possible Creek Crossing                | Arterial Road          |
| Medium Industrial                   | Stormwater Management Facility | Existing Crossing To Be Eliminated     | Collector Road         |
| Medium Industrial with Restrictions | Park / Open Space              | Planned Stormwater Management Facility | Pipeline Rights-of-Way |
| Business Service                    | Urban Village Park             |  | Power Line R/W         |
|                                     |                                |  | Railway                |
|                                     |                                |  | Amendment Area         |

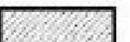
**Note:** Location of collector roads and configuration of stormwater management facilities are subject to minor revisions during subdivision and rezoning of the neighbourhood and may not be developed exactly as illustrated.

**Table 2**  
**MAPLE RIDGE INDUSTRIAL AREA STRUCTURE**  
**PLAN LAND USE AND POPULATION STATISTICS**  
**Bylaw 21123**

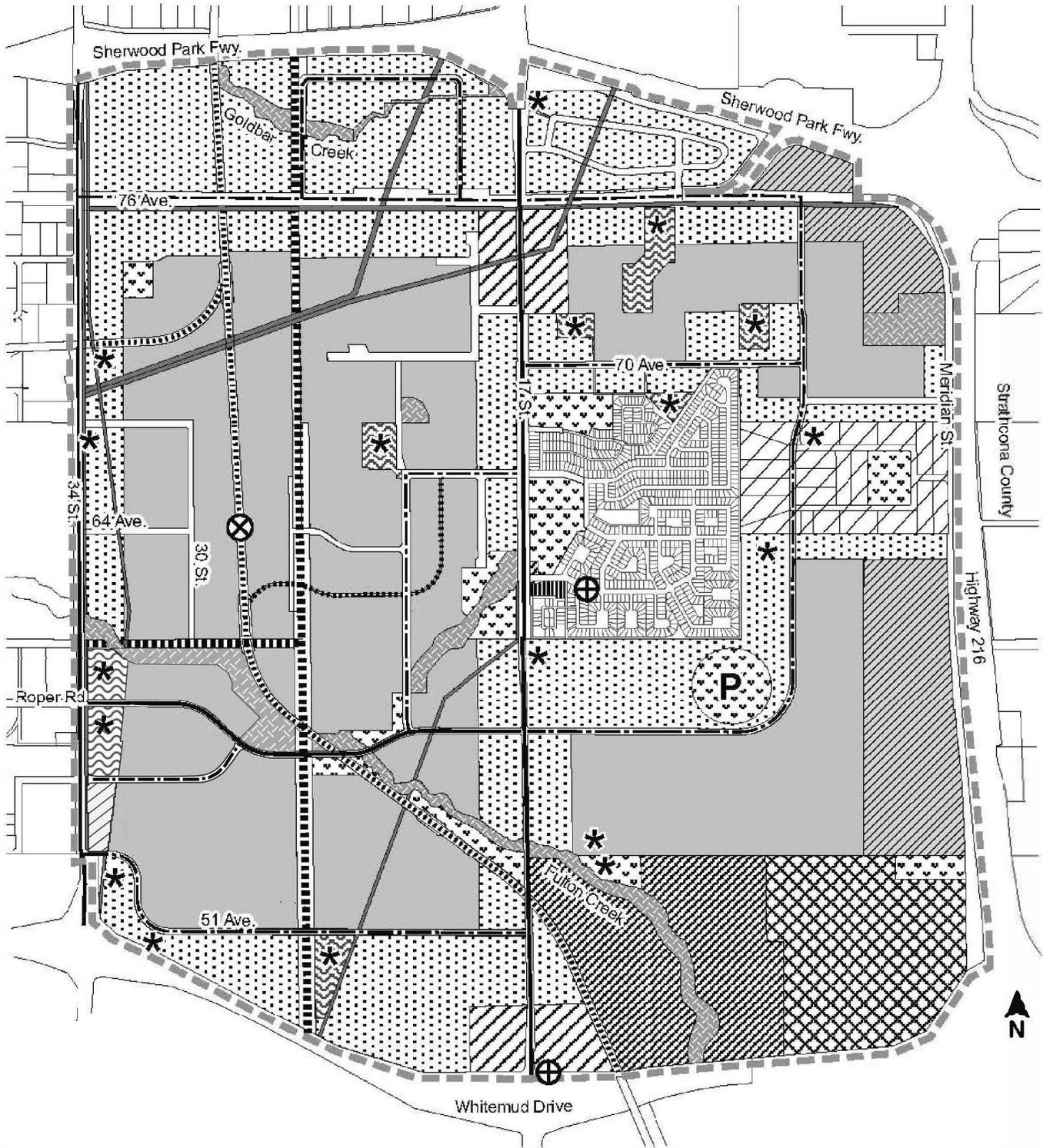
	Area (ha)	% of GDA
<b>Gross Area</b>	<b>1123.1</b>	
Environmental Reserve	21.23	
Rail Line	16.1	
Powerline Right-of-Way	18.4	
Arterial Roadways	24.7	
Urban Services	45.6	
<b>Gross Developable Area</b>	<b>997.07</b>	
Parks	39.09	
Existing	24.5	
Proposed	14.59	
Roadways	57.06	
Public Utility	96.6	
Public Utility	29.2	
Storm Water Management Facilities	43.0	
Snow Dump	24.4	
<b>Total</b>	<b>192.7</b>	<b>19.3%</b>
<b>Net Developable Area</b>	<b>804.3</b>	<b>80.7%</b>
Maple Ridge Mobile Home Park	60.5	6.1%
Hurstwood Special Development Area	28.3	2.8%
Neighbourhood Commercial	0.7	0.1%
Light Industrial	271.13	27.2%
Business Service	25.5	2.6%
Medium Industrial	363.82	36.5%
Medium Industrial with Restrictions	53.1	5.3%
<b>Total</b>	<b>803.3</b>	<b>80.5%</b>



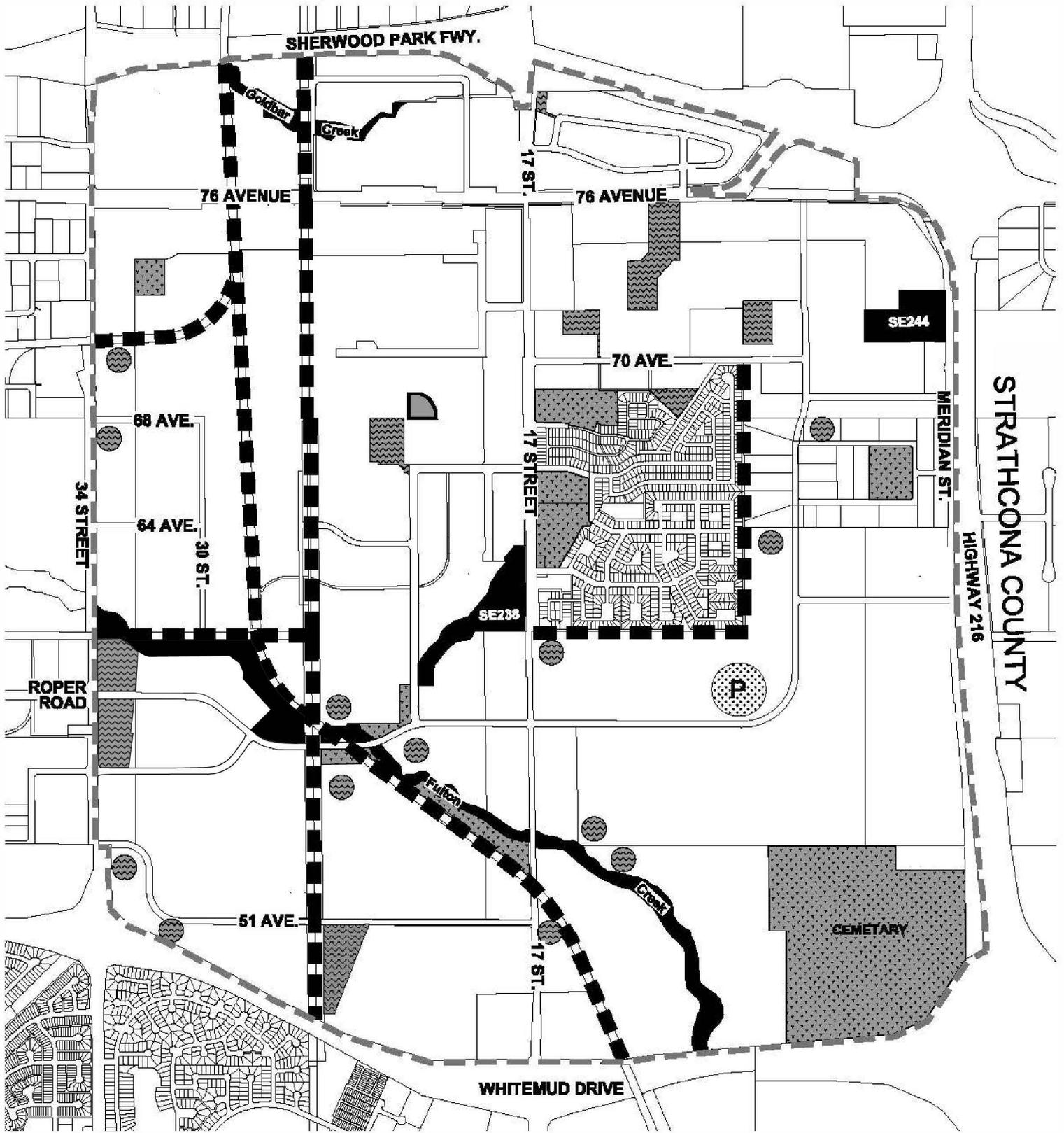
Legend

- |  |   |   |   |
|--|---|---|---|
|  | ASP Boundary                            |  | Habitat Patch                                 |
|  | City of Edmonton Boundary               |  | Natural Stepping Stone                        |
|  | Existing Stormwater Facility            |  | Semi-Natural Stepping Stone                   |
| <b>1 - 6</b>   | Site with Moderate Ecological Integrity |  | Ecological Corridor                           |
|  |   |  | Ephemeral Natural Drainage/<br>Drainage Ditch |





- |  |                                    |  |                                     |  |  |
|--|------------------------------------|--|-------------------------------------|--|--|
|  | ASP Boundary                       |  | Light Industrial                    |  | Stormwater Management Facility         |
|  | Mobile Home Park                   |  | Medium Industrial                   |  | Planned Stormwater Management Facility |
|  | Hurstwood Special Development Area |  | Medium Industrial with Restrictions |  | Park / Open Space                      |
|  | Power Line RW                      |  | Business Service                    |  | Urban Village Park                     |
|  | Railway                            |  | Urban Service                       |  | Ravine / Wetland / Natural Area        |
|  | Abandoned Well                     |  | Public Utility                      |  | Arterial Road                          |
|  | Possible Creek Crossing            |  | Neighbourhood Commercial            |  | Collector Road                         |
|  | Existing Crossing to be Eliminated |  | Pipeline Rights-of-Way              |  | Local Road                             |



Legend

--- ASP Boundary

■ Habitat Patch

█ Ecological Corridor

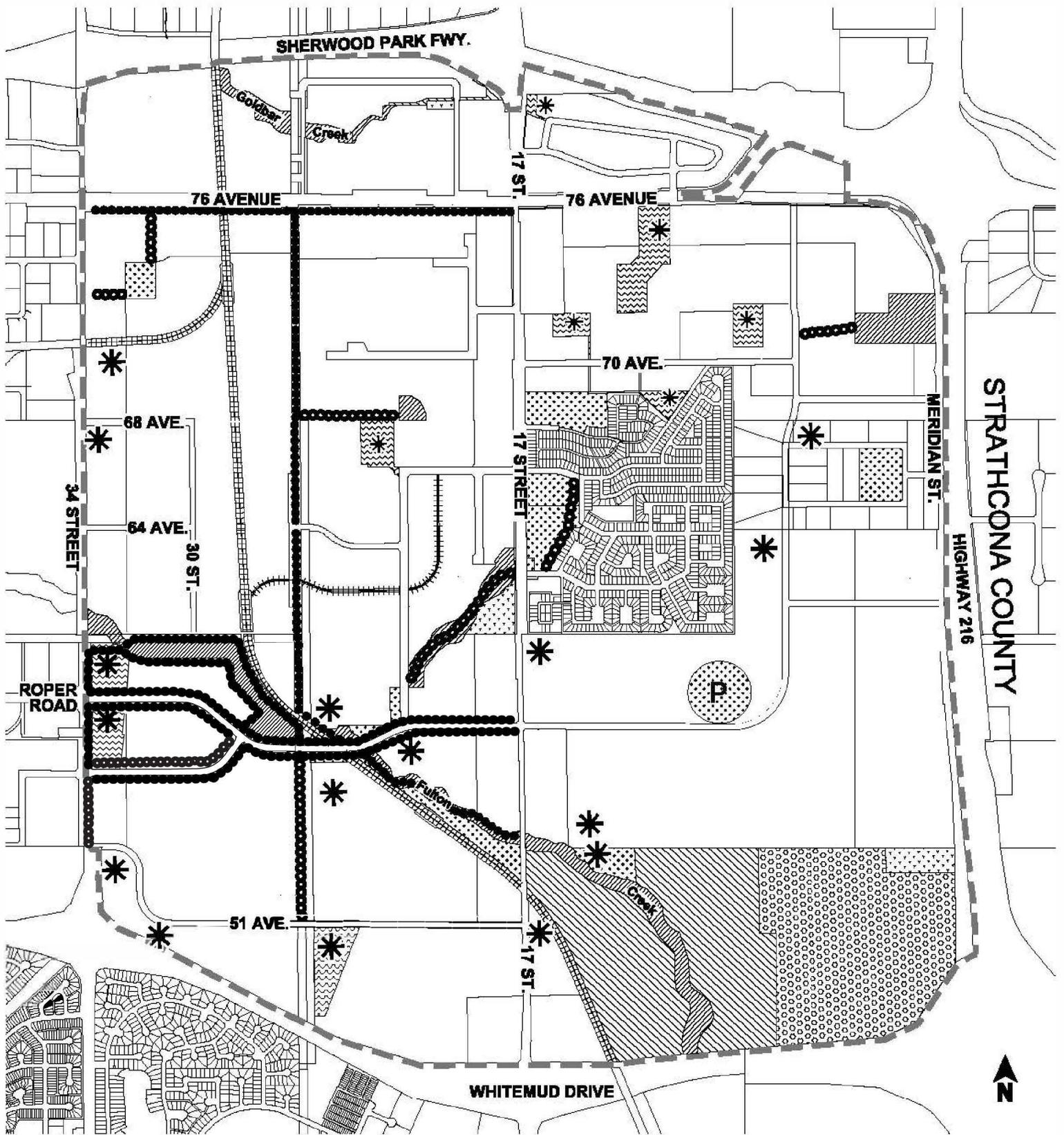
Stormwater Facility

Future Stormwater Facility

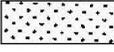
Natural Stepping Stone

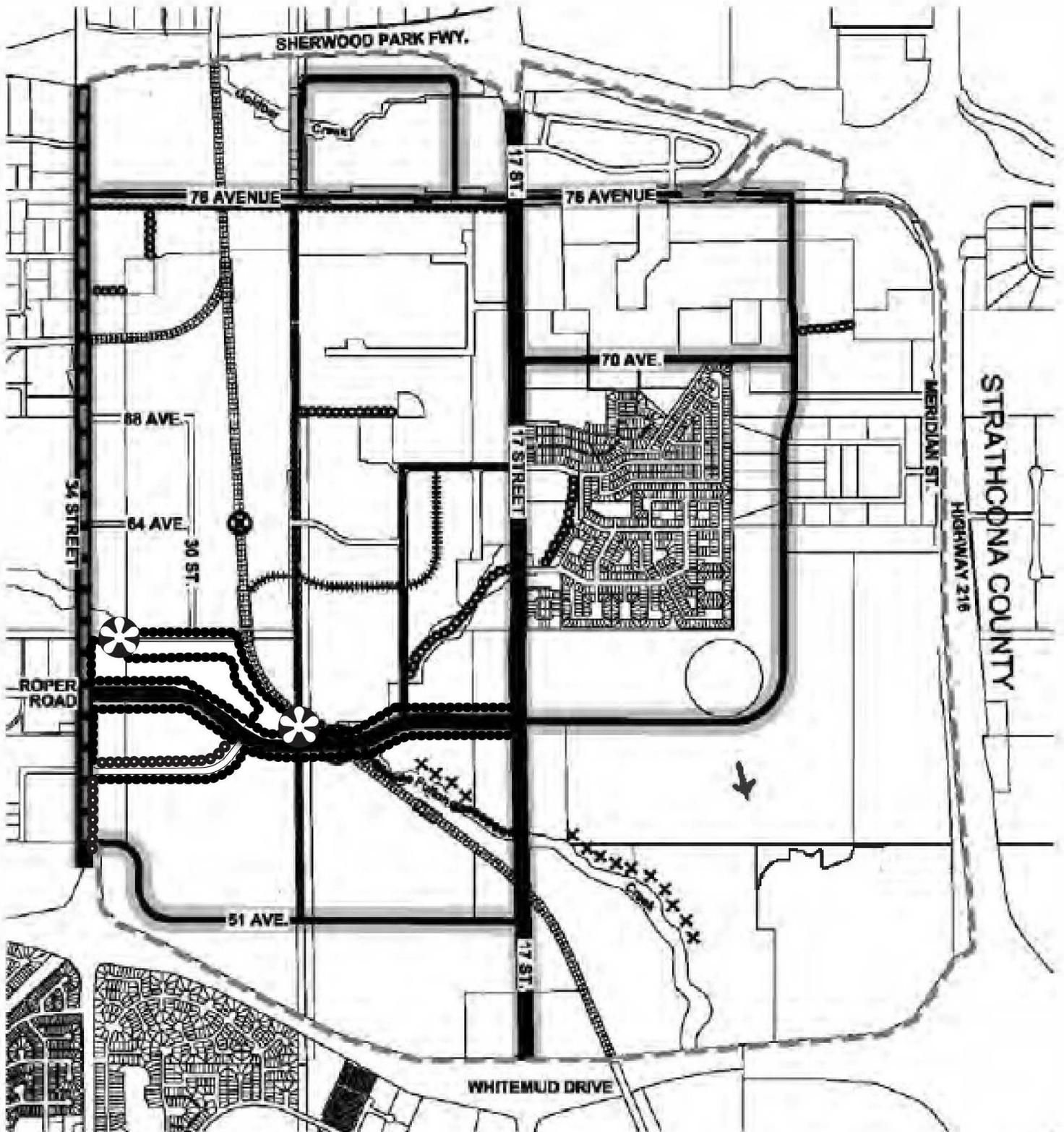
Semi-Natural Stepping Stone





**Legend**

- |  |                               |   |                   |   |  |
|--|-------------------------------|---|-------------------|---|--|
|  | ASP Boundary                  |  | Park / Open Space |  | Stormwater Management Facility         |
|  | Hard-surfaced Multi-Use Trail |  | Natural Areas     |  | Planned Stormwater Management Facility |
|  | Walkway                       |  | Urban Service     |  | Public Utility                         |
|  | Railway                       |   |                   |   |  |

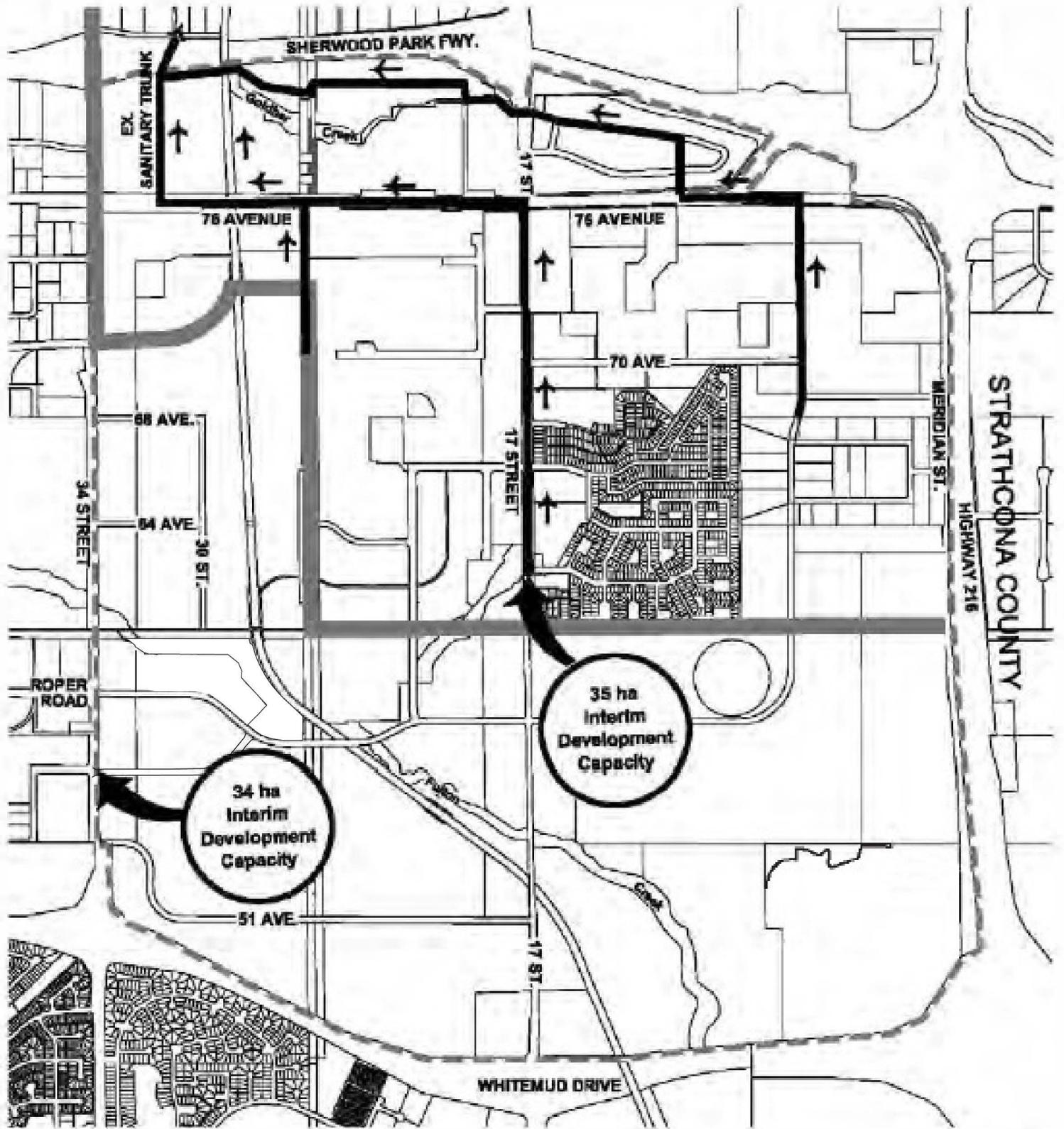


Legend

- ASP Boundary
- ||||| Railway
- ..... Hard-surfaced Multi-Use Trail
- ooooooo Walkway

- ▬ Arterial Road
- ▬ Collector Road
- ▬ Existing Local Road
- ▬ Proposed Transit Route

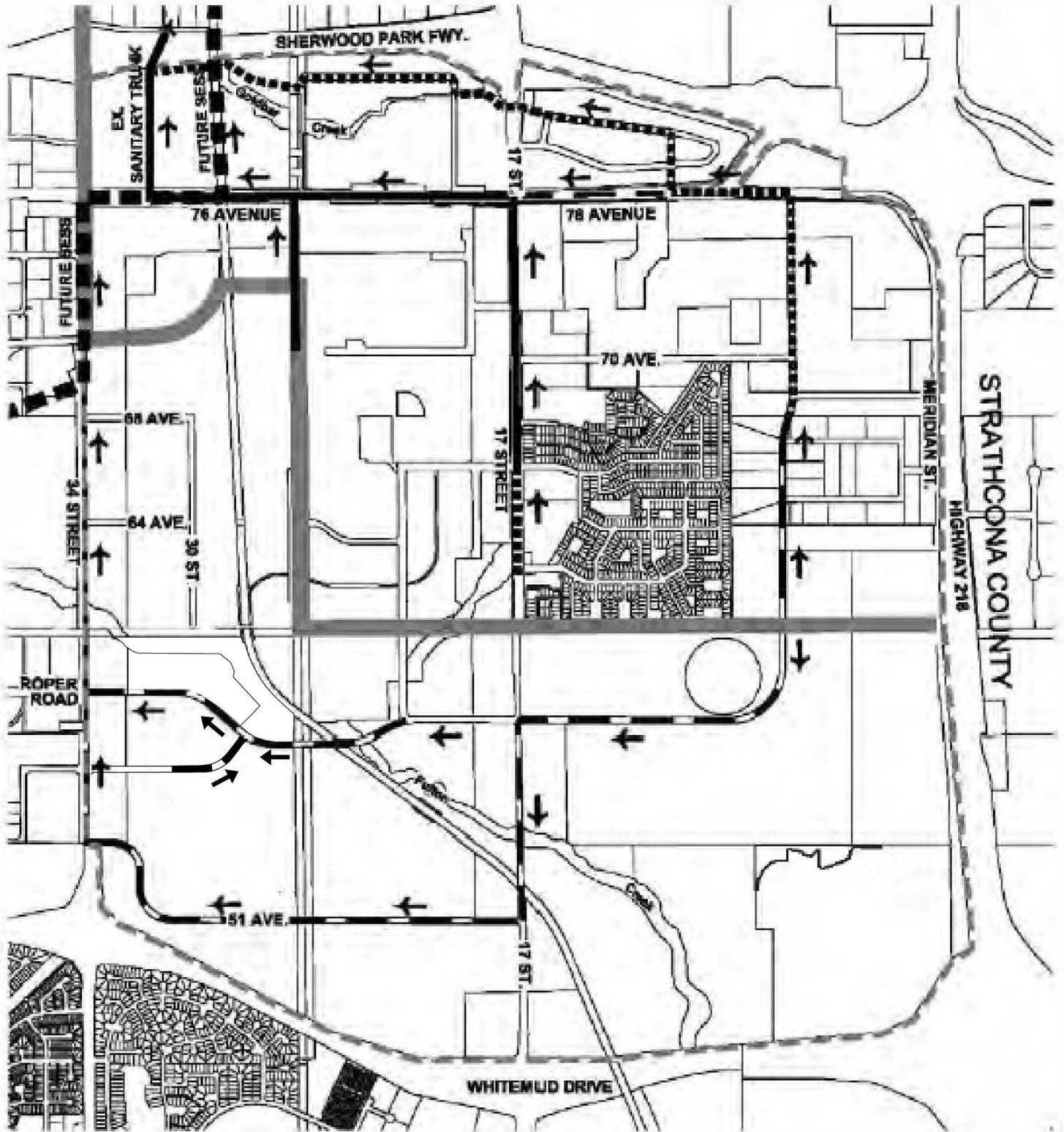
- ⊗ Existing Crossing To Be Eliminated
- New Rail Crossing
- ⊗ Possible Creek Crossing
- ➔ Potential Access to Cemetery
- xxx Potential Top of Bank Road
- ↑



Legend

- ASP Boundary
- ← Direction of Flow
- Existing Sanitary Sewer
- ▬ Basin Boundary



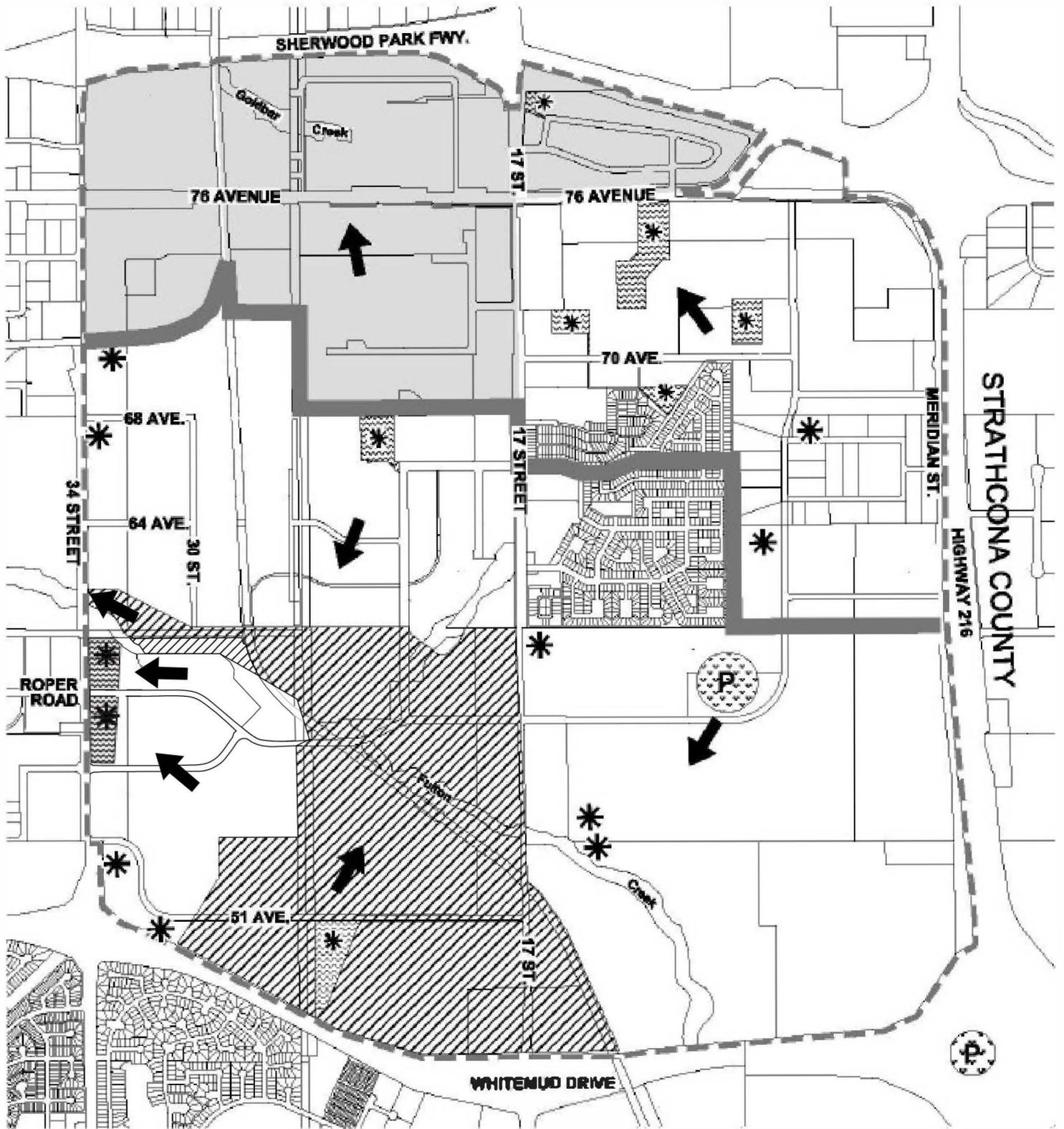


Legend

- |                   |   |                |
|-------------------|---|----------------|
| ASP Boundary      | Existing Sanitary Sewer                         | Future SESS    |
| Direction of Flow | Existing Sanitary Sewer Proposed To Be Upgraded | Basin Boundary |
|                   | Proposed Sanitary Sewer                         |                |



Figure 10 - Stormwater Servicing



**Legend**

--- ASP Boundary

Basin Boundary

Existing Stormwater Management Facility

Proposed Stormwater Management Facility

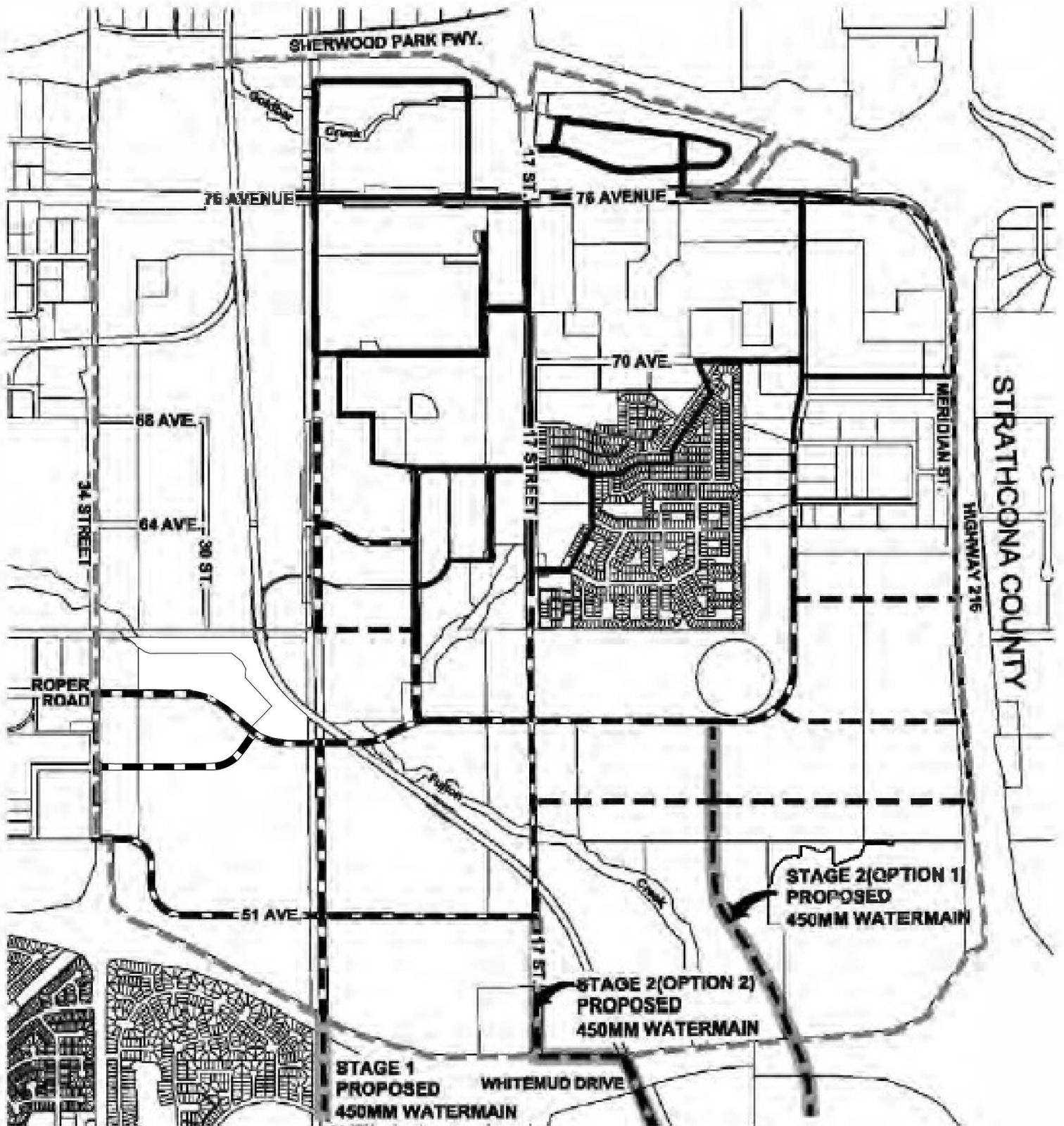
Area drains North to Existing / Possible Future Morris Regional Pond

Area without stormwater management draining West to Pytypow Wetland (Refer to Area Master Plan for further details.)

Direction of Flow



Figure 11 Water Servicing

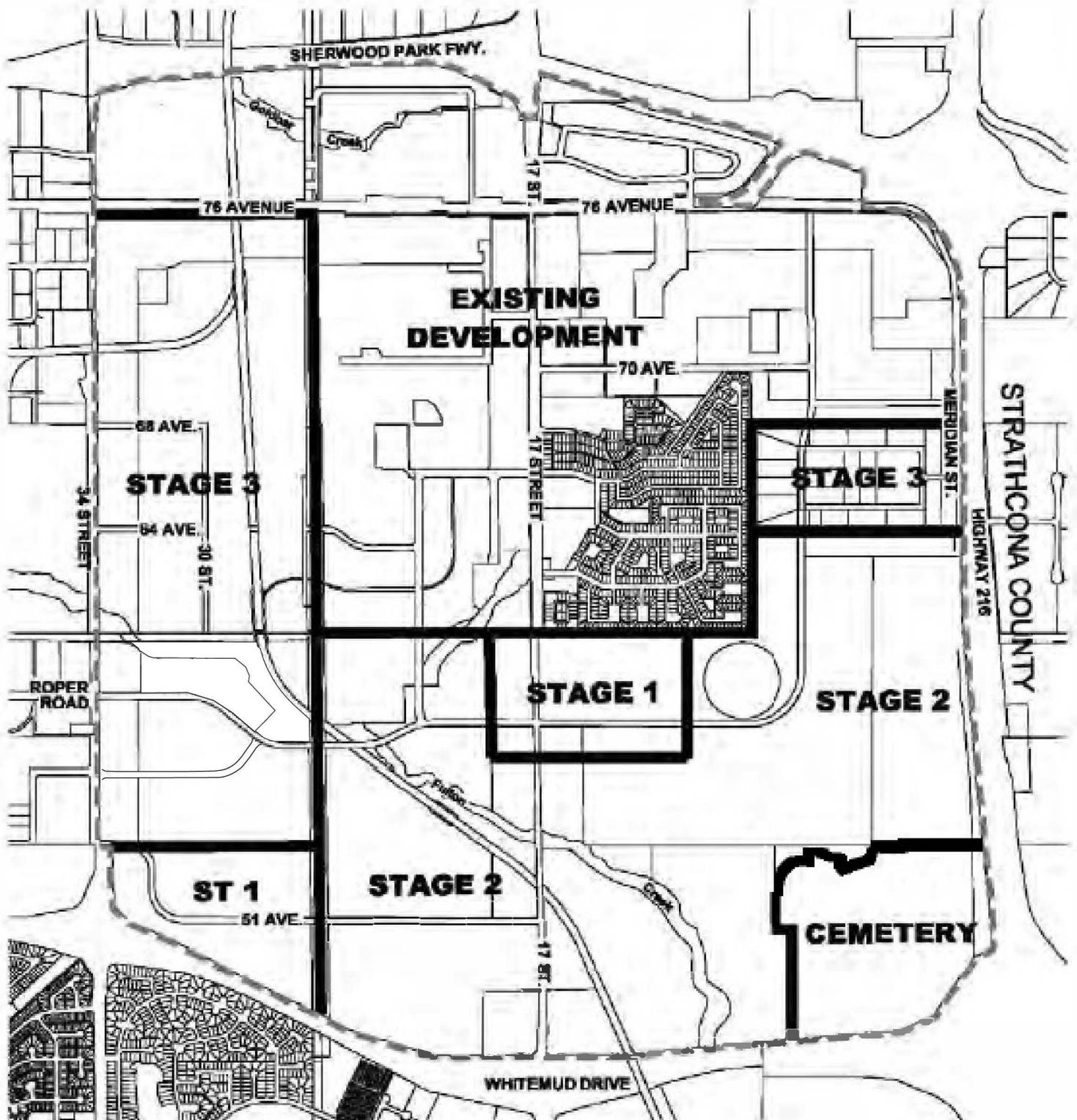


Legend

- ASP Boundary
- Existing Watermain
- - - Proposed Watermain



Figure 12 Staging Plan



Legend

- - - ASP Boundary
- █ Stage Boundary