

Bylaw 21188

A Bylaw to amend Bylaw 5739, as amended,
being the Edmonton North Area Structure Plan,
through an amendment to the Schonsee Neighbourhood Structure Plan

WHEREAS pursuant to the authority granted to it by the Planning Act on August 15, 1979, the Municipal Council of the City of Edmonton passed Bylaw 5739, as amended, being the Edmonton North Area Structure Plan; and

WHEREAS Council found it desirable from time to time to amend Bylaw 5739, the Edmonton North Area Structure Plan, by adding new neighbourhoods; and

WHEREAS on March 15, 2002 Council adopted, as part of Appendix "B" to Bylaw 5739, as amended, the Schonsee Neighbourhood Structure Plan by passage of Bylaw 12951; and

WHEREAS Council has amended the Schonsee Neighbourhood Structure Plan through the passage of Bylaws 13059, 13888, 14625, 14683, 15521, 15551, 20156, and 20339; and

WHEREAS an application was received by Administration to amend the Schonsee Neighbourhood Structure Plan; and

WHEREAS Council considers it desirable to amend the Schonsee Neighbourhood Structure Plan;

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 Schonsee Neighbourhood Structure Plan, as amended, is hereby further amended by:
 - a. deleting the map entitled "Bylaw 20156 – Schonsee Neighbourhood Structure Plan" and replacing with the map entitled "Bylaw 21188 - Amendment to Schonsee

Neighbourhood Structure Plan” attached hereto as Schedule “A” and deleting the “amendment area” indicator, and forming part of this bylaw;

- b. deleting the statistics entitled “Table 1-3 Schonsee Neighbourhood Structure Plan - Land Use and Population Statistics - Bylaw 20156” and replacing it with “Table 1-3 Schonsee Neighbourhood Structure Plan - Land Use and Population Statistics - Bylaw 21188”, attached hereto as Schedule “B” and forming part of this bylaw; and
- c. Adding the following sentence at the end of the first paragraph in Section 5.1.4 Convenience Commercial: “A 0.43 ha convenience commercial site is also located west of 66 Street at 170 Avenue.” .

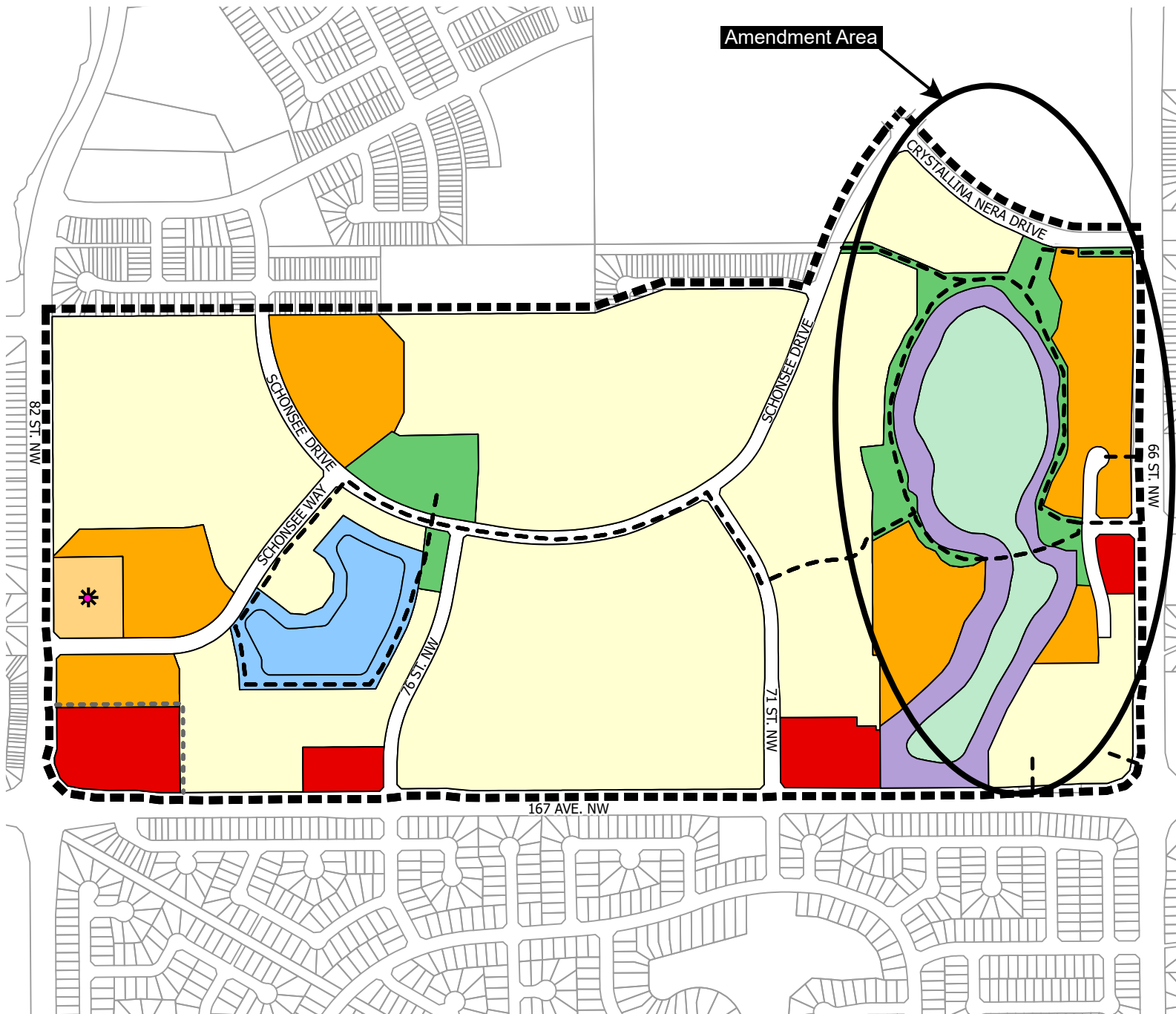
READ a first time this	day of	, A. D. 2025;
READ a second time this	day of	, A. D. 2025;
READ a third time this	day of	, A. D. 2025;
SIGNED and PASSED this	day of	, A. D. 2025.

THE CITY OF EDMONTON

MAYOR

CITY CLERK

SCHEDULE "A"



**BYLAW 21188
AMENDMENT TO
SCHONSEE**

Neighbourhood Structure Plan
(as amended)



- | | |
|--|---|
| Low Density Residential | Stormwater Management Pond/ Natural Wetland |
| Medium Density Residential | Wetland Setback Area |
| Medium Density Residential (Assisted Living) | Pedestrian Links |
| Park Site | Buffer |
| Stormwater Management Pond | N.S.P. Boundary |
| Commercial | 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 1-3
Schonsee Neighbourhood Structure Plan
Land Use and Population Statistics - Bylaw 21188

	Area (ha)	% of GDA
Gross Area	118.3	
Natural Wetland (Provincial Ownership)	12.35	
Gross Developable Area	105.9	
Circulation	22.6	21.3%
Park Site	5.6	5.3%
Stormwater Lake	4.3	4.1%
Medium Density Residential (Existing)	14.4	13.6%
Medium Density Residential (Assisted Living Facility)	1.2	1.1%
Low Density Residential	52.8	49.9%
District Commercial	2.3	2.2%
Convenience Commercial	2.6	2.5%
Total	105.9	100.0%

Population	Area (ha)	DU/ha	Units	% of Total	Persons Per Unit	Population
Land Use						
Low Density Residential (Single/Semi-Detached)	52.83	25	1321	48%	2.8	3698
Low Rise/Multi/Medium Units	14.44	90	1300	48%	1.8	2339
Medium Density Residential (Assisted Living Facility)	1.20	90	108	4.0%	1.8	194
Total Residential	68.47		2728	100%		6231

GDA	105.9
Density	59 ppgdha
Net Residential Density	40 du/ha

Student Generation	PE	PJH	PSH	SE	SJH	SSH
Students	212	106	106	300	116	106