

Bylaw 21288

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, 20697, and 21081; 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 first sentence in the third paragraph in Section 8.2 Staging and replacing with the following:

“ Generally development will commence from the northern sub-areas and progress south and westward (See Exhibit 6)”
  - b. deleting the statistics “Table 2 Big Lake Area Structure Plan Land Use and Population Statistics” and replacing it with “Table 2 Big Lake Area Structure Plan Land Use and Population Statistics” attached hereto as Schedule “A” and forming part of this bylaw;

- c. deleting the map entitled “Exhibit 6 - Land Use Concept” and replacing it with “Exhibit 6 Land Use Concept” attached hereto as Schedule “B” and forming part of this bylaw; and
- d. deleting the map entitled “Exhibit 11 Neighbourhood Plan” in its entirety.

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

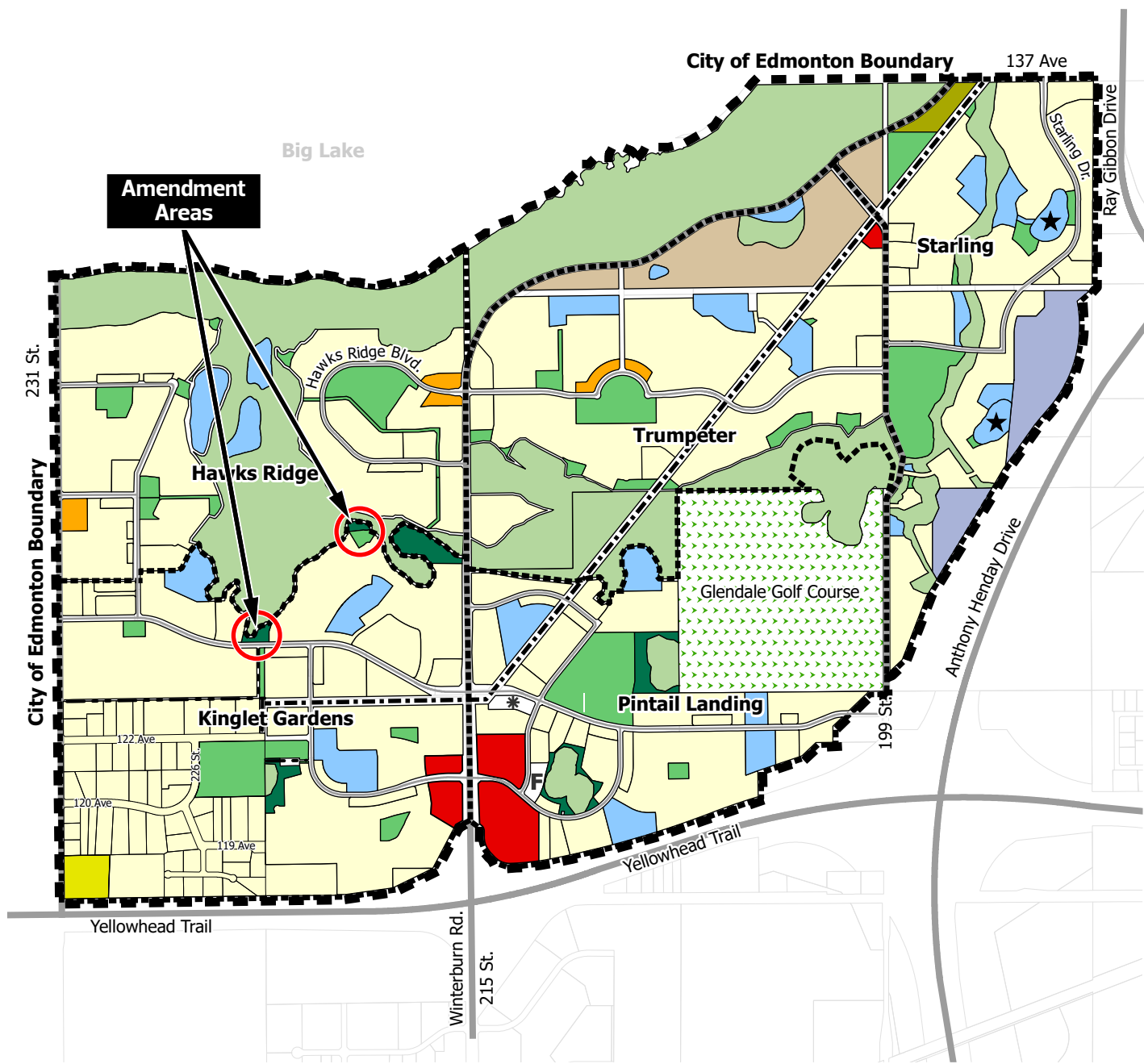
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CITY CLERK

**Table 2 Big Lake Area Structure Plan Land Use and Population Statistics**

<b>Land Use and Population Statistics</b>							
	<b>NEIGHBOURHOOD</b>						<b>Balance of ASP</b>
	<b>Total</b>	<b>(1) Trumpeter</b>	<b>(2) Starling</b>	<b>(3) Hawks Ridge</b>	<b>(4) Pintail Landing</b>	<b>(5) Kinglet Gardens</b>	
<b>Gross Area</b>	<b>921.4</b>	172.0	<b>132.1</b>	<b>163.2</b>	<b>183.3</b>	<b>205.8</b>	<b>65.0</b>
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)	170.1	27.11	15.41	50.9	16.1	3	57.6
Transportation Utility Corridor	15.6		15.6				
Road Widening	21.4	6.1	0.7	3.2	0.9	3.1	7.4
<b>Gross Developable Area</b>	<b>686.6</b>	<b>129.7</b>	<b>93.7</b>	<b>102.2</b>	<b>164.2</b>	<b>196.8</b>	<b>0.00</b>
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	45.3	12.1	5.99	7.0	10.9	9.3	
Natural Maintenance	2.4		2.4				
Natural Area (Municipal Reserve)	7.3		0.10		3.1	4.1	
School/ Park	39.4	8.9	8.00	8.8	9.8	3.9	
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		
<b>Total Non-Residential</b>	<b>225.5</b>	<b>48.4</b>	<b>36.2</b>	<b>37.3</b>	<b>55.8</b>	<b>47.8</b>	<b>0.00</b>
Low Density Residential	250.8	50.9	46.3	56.8	34.5	62.3	
Medium Density Residential	19	7.5		4.7	6.8		
Medium Density Residential (RF5 / RF6)	5.2		5.2				
Medium Density Residential (RA7)	9.7		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				
<b>Total Residential</b>	<b>335.2</b>	<b>81.4</b>	<b>57.5</b>	<b>66.8</b>	<b>47.0</b>	<b>82.5</b>	<b>0.00</b>

Total Residential Unit Count	11279	2597	1911	2219	1847	2705	
Total population Count	27378	5847	4836	5413	4322	6960	
Total Student Generation	3177	779	532	474	616	776	



**Exhibit 6.0 Land Use Concept**  
**BIG LAKE**  
 Area Structure Plan



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

**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.