

Bylaw 21439

A Bylaw to amend Charter Bylaw 19043, as amended,  
being the Mattson Neighbourhood Structure Plan

WHEREAS pursuant to the authority granted to it by the Municipal Government Act, on October 21, 2019, the Municipal Council of the City of Edmonton passed Charter Bylaw 19043, being the Mattson Neighbourhood Structure Plan; and

WHEREAS Council considers it desirable from time to time to amend Charter Bylaw 19043, being Mattson Neighbourhood Structure Plan; and

WHEREAS Council amended the Mattson Neighbourhood Structure Plan through the passage of Bylaw 21191; and

WHEREAS an application was received by Administration to amend the Mattson Neighbourhood 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:

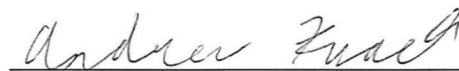
1. Charter Bylaw 19043, the Mattson Neighbourhood Structure Plan is hereby amended by:
  - a. Deleting the text under the heading “Section 3.3.9(e) - NSP Policy” on page 52, and replacing it with:

“A network of sidewalks, greenways, walkways and Active Modes links shall be provided on one side of all collector roads in the neighbourhood in alignment with City’s updated policies and practices, to promote walkability, connectivity and access to future district and neighborhood bike routes, to promote walkability and access to open spaces, stormwater management facilities, amenities and transit facilities.”
  - b. Deleting the map entitled “Bylaw 21191 Mattson Neighbourhood Structure Plan” from the plan;

- c. Deleting “Figure 6 Land Use Concept” and replacing it with “Figure 6 Land Use Concept Mattson Neighbourhood Structure Plan”, attached hereto as Schedule “A”, and deleting the “amendment area indicator” and forming part of this bylaw;
- d. Deleting “Figure 8 Open Space & Pedestrian Linkages” and replacing it with “Figure 8 Open Space & Pedestrian Linkages”, attached hereto as Schedule “B” and forming part of this bylaw;
- e. Deleting “Figure 9 Transportation Network” and replacing it with “Figure 9 Transportation Network”, attached hereto as Schedule “C” and forming part of this bylaw;
- f. Deleting “Figure 10 Stormwater Management Plan” and replacing it with “Figure 10 Stormwater Management Plan”, attached hereto as Schedule “D” and forming part of this bylaw;
- g. Deleting “Figure 12 Sanitary Servicing System” and replacing it with “Figure 12 Sanitary Servicing System”, attached hereto as Schedule “E” and forming part of this bylaw; and
- h. Deleting “Figure 14 Development Staging Plan” and replacing it with “Figure 14 Development Staging Plan”, attached hereto as Schedule “F” and forming part of this bylaw.

READ a first time this	10th day of March	, A. D. 2026;
READ a second time this	10th day of March	, A. D. 2026;
READ a third time this	10th day of March	, A. D. 2026;
SIGNED and PASSED this	10th day of March	, A. D. 2026.

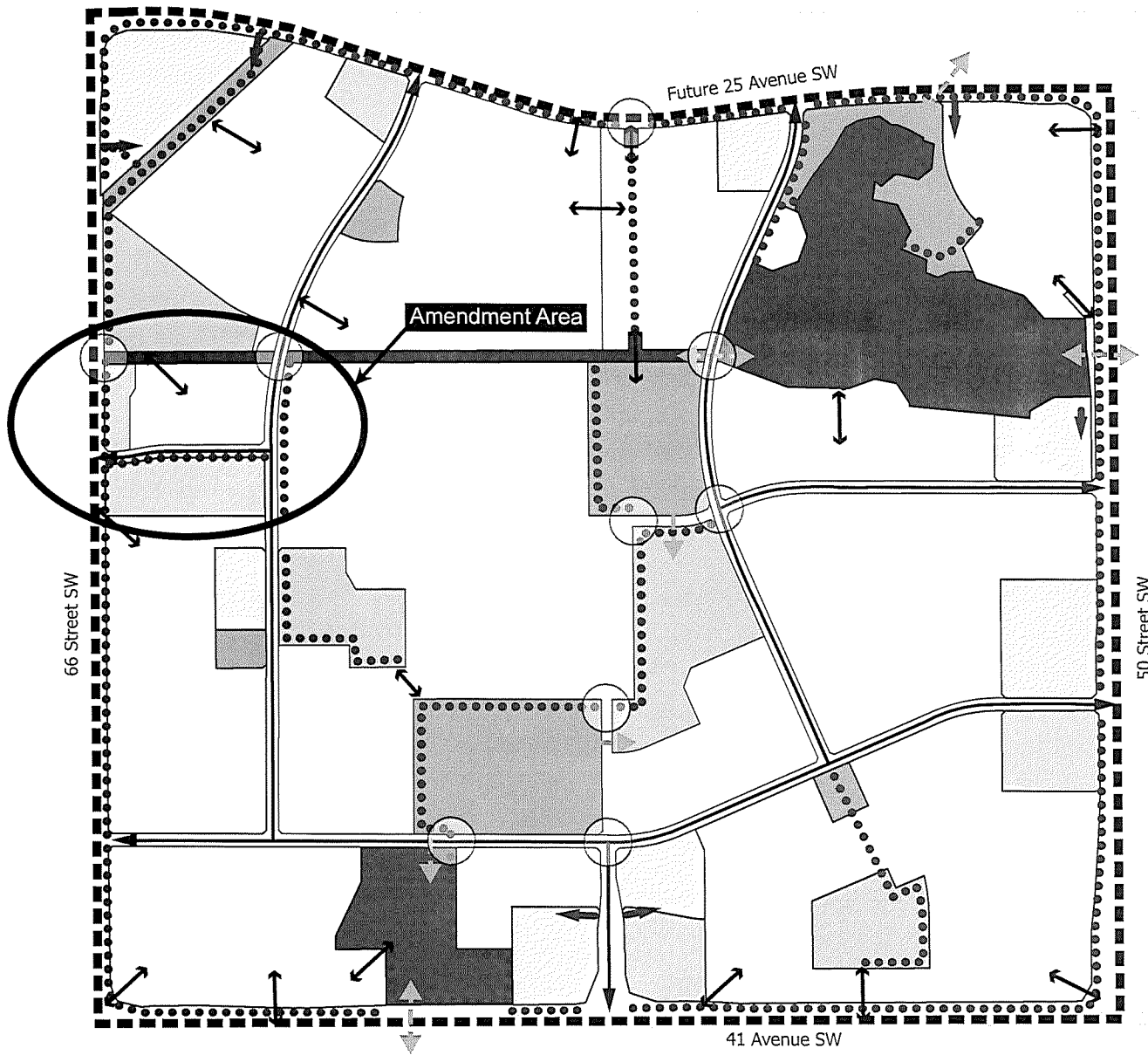
THE CITY OF EDMONTON

  
\_\_\_\_\_

MAYOR

  
\_\_\_\_\_

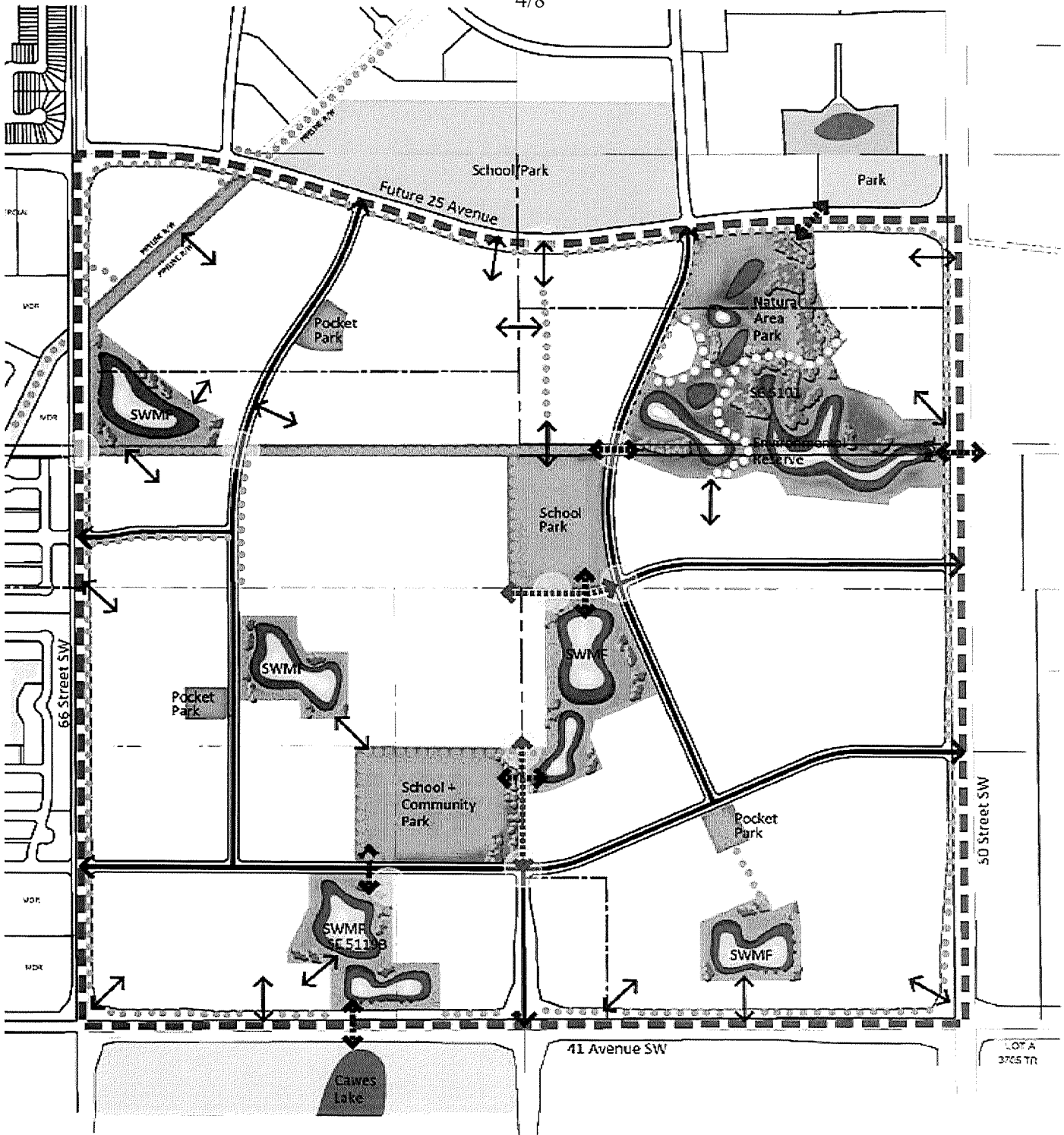
 CITY CLERK



**FIGURE 6**  
**LAND USE CONCEPT**  
**MATTSON**  
 Neighbourhood Structure Plan  
 (as amended)



- |  |   |                                      |
|--|---|--------------------------------------|
| Single / Semi-Detached Residential         | Engineered Stormwater Management Facility | NSP Boundary                         |
| Row Housing / Medium Density Residential   | Environmental Reserve                     | Collector Roadway                    |
| Low Rise / Medium Density Residential      | Pipeline Right-of-Way                     | Active Modes Connection              |
| School / Park (Municipal Reserve)          | Greenway (Road R/W)                       | Walkways                             |
| Commercial                                 | Public Utility Lot                        | Potential Wildlife Crossing Location |
| Naturalized Stormwater Management Facility | Priority Pedestrian Crossings             | Access/Emergency Access              |

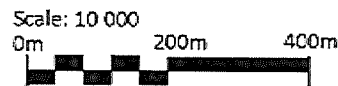


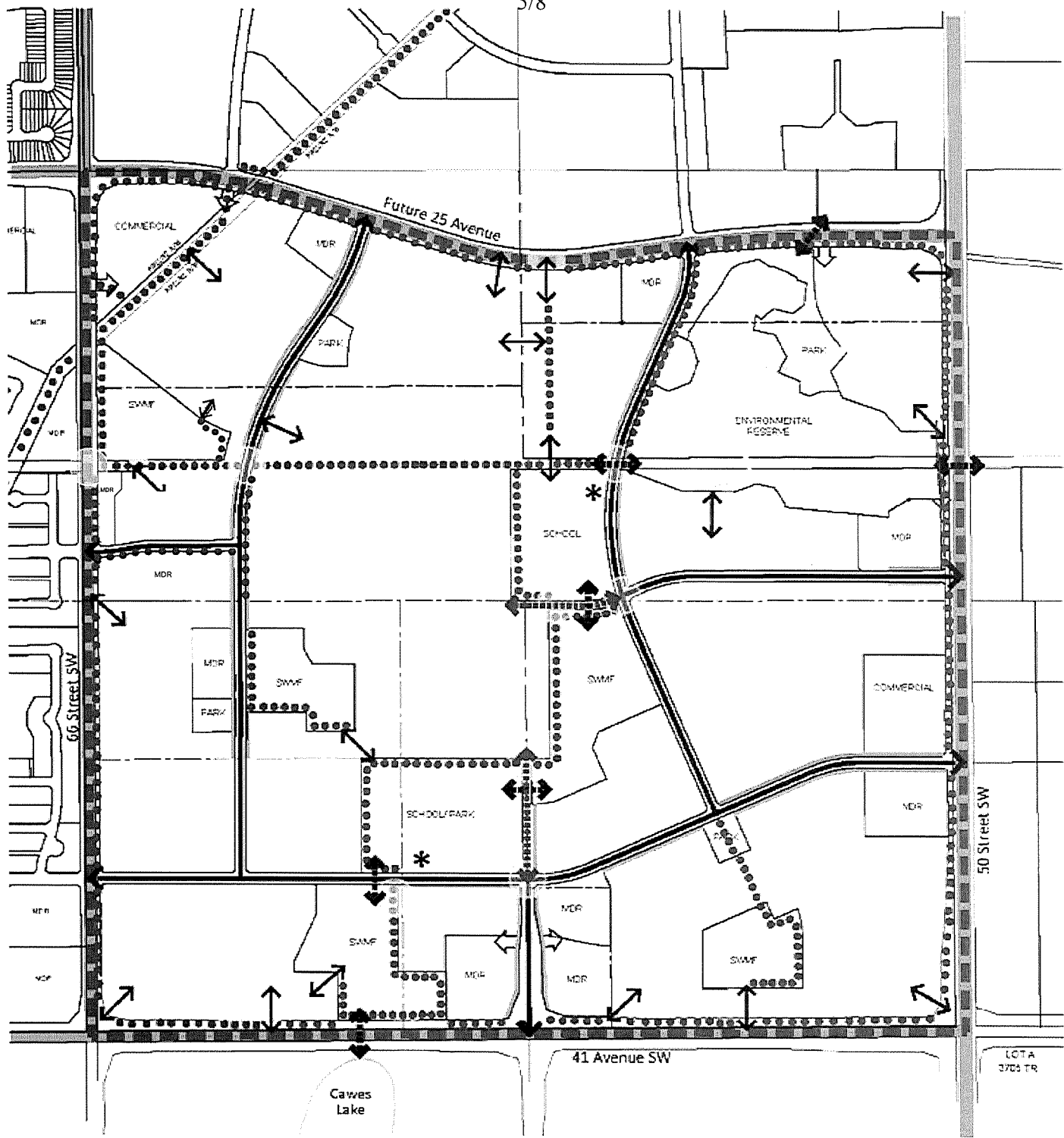
LEGEND

- NSP Boundary
- Priority Pedestrian Crossing
- Walkway Linkages
- Active Modes Connection
- Potential Trail
- Enhanced Local Roadway
- Potential Wildlife Crossing Location

FIGURE 8  
OPEN SPACE & PEDESTRIAN LINKAGES

Mattson  
Neighbourhood Structure Plan





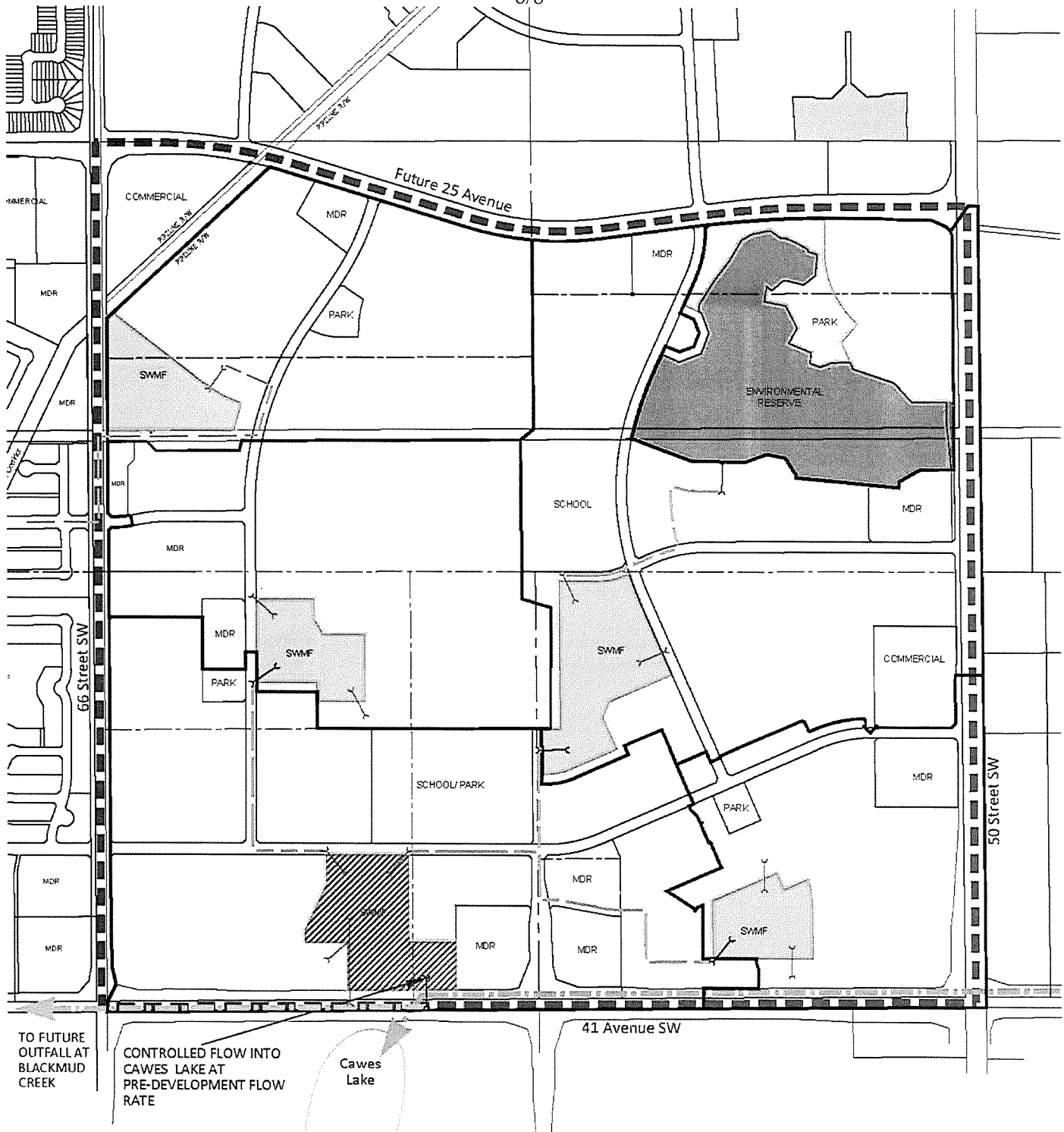
LEGEND

- NSP Boundary
- Arterial Roadway
- Collector Roadway
- Access / Emergency Access
- Priority Pedestrian Crossing
- Active Modes Connection
- Potential Trail
- Restricted Front Drive Access
- Walkways
- School Drop Off Zone
- Potential Wildlife Crossing Location
- Enhanced Local Roadway

**FIGURE 9**  
**TRANSPORTATION NETWORK**

Mattson  
Neighbourhood Structure Plan





LEGEND

- NSP Boundary and Major Storm Basin Boundary
- Low Impact Design Initiatives
- Naturalized Stormwater Management Facility (SWMF)
- Engineered Wetland Stormwater Management Facility (SWMF)
- Public Utility Lot (PUL)
- Environmental Reserve (ER)
- Inter-Connecting Pipe
- Sub-Basin Boundary
- Proposed Storm Trunk Line to Cawes Lake
- Proposed Storm Trunk Line to Blackmud Creek
- Inlet
- Outlet

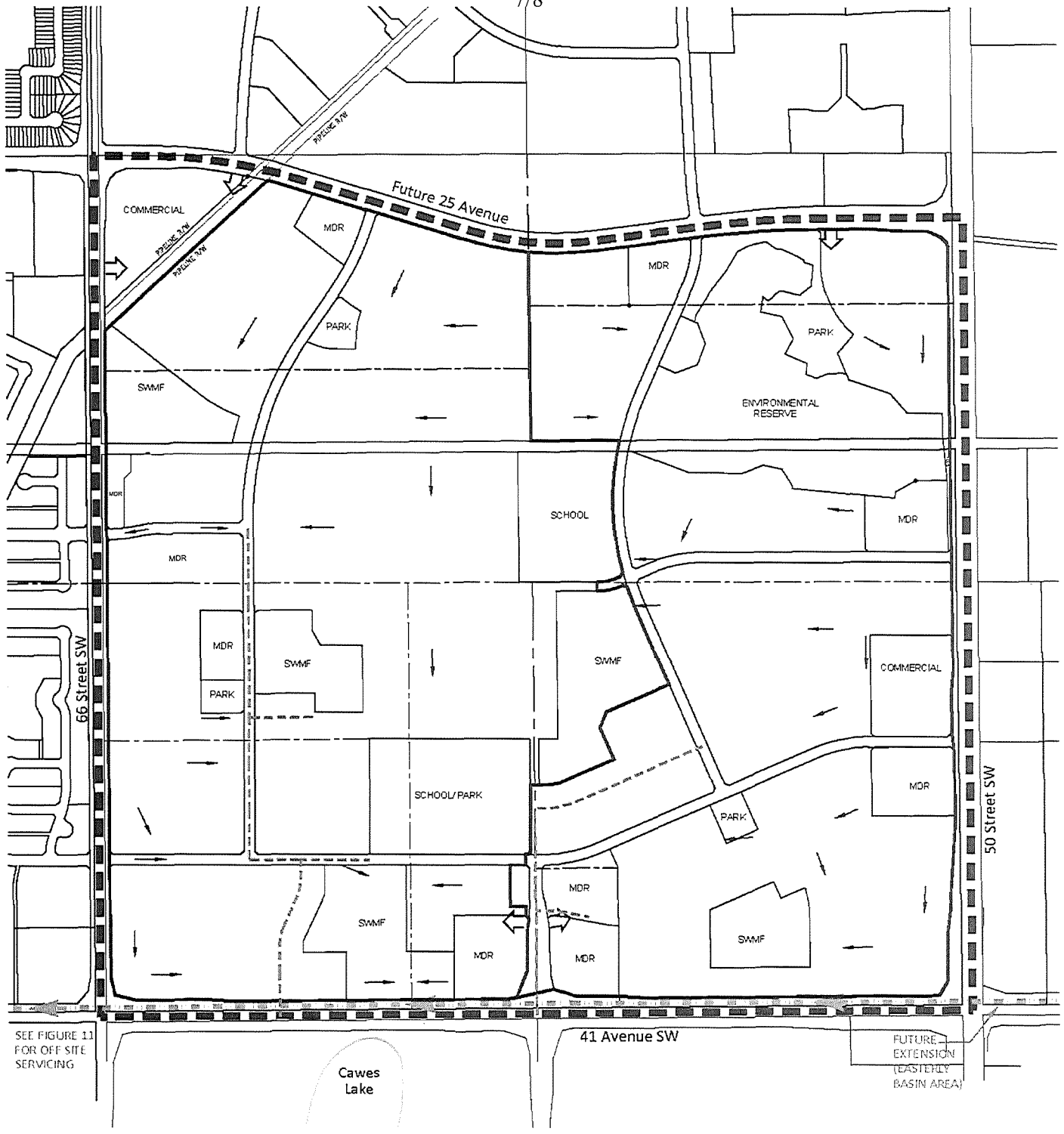
**FIGURE 10**  
**STORMWATER MANAGEMENT PLAN**

Mattson  
Neighbourhood Structure Plan






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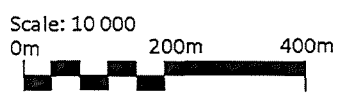


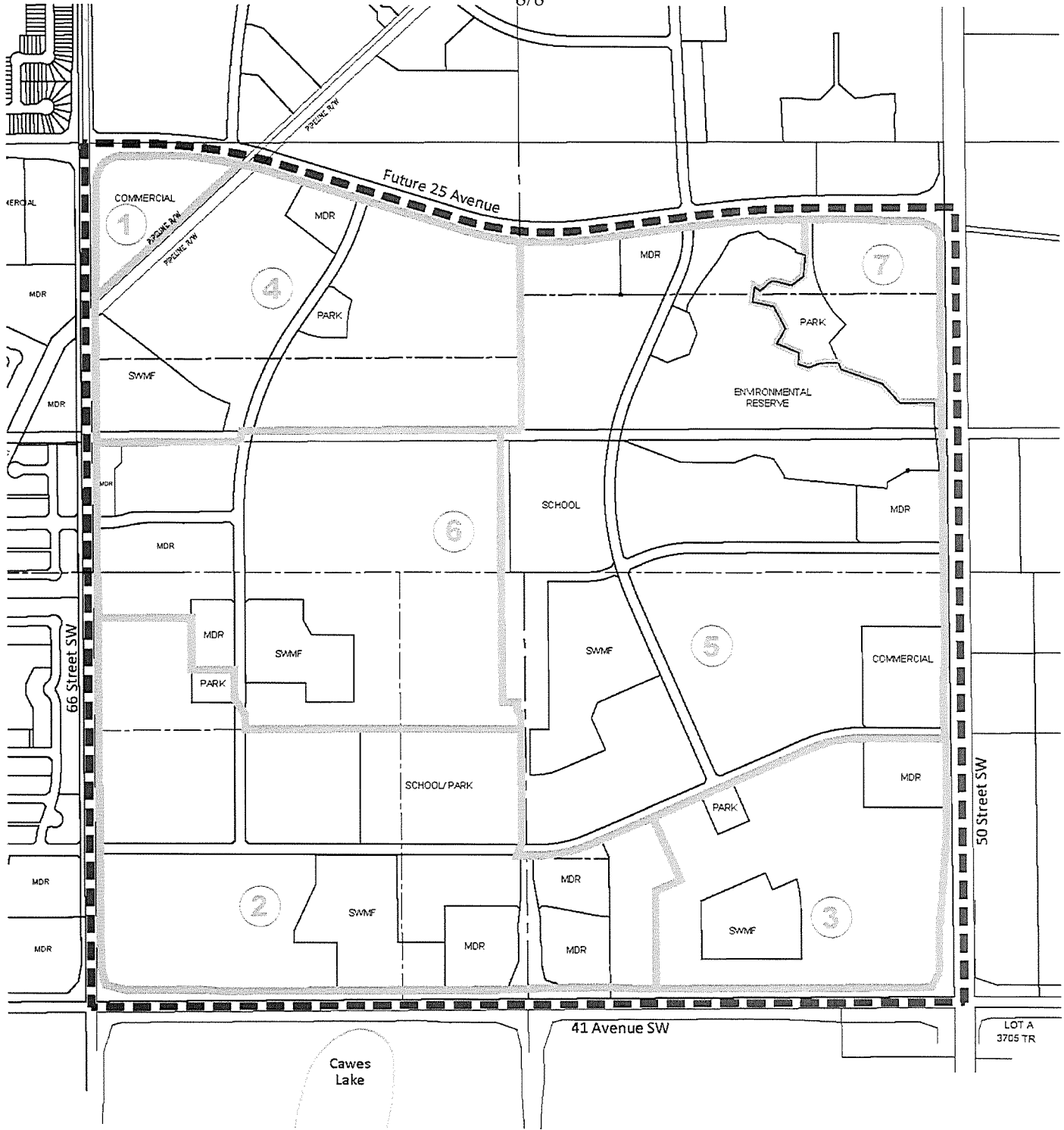
**LEGEND**

-  NSP Boundary
-  Direction of Flow
-  Sanitary Basin Boundary
-  Proposed Sanitary Main (On Site)
-  Proposed Sanitary Trunk (Developer Funded)




**FIGURE 12  
SANITARY SERVICING SYSTEM**

Mattson  
Neighbourhood Structure Plan





LEGEND

-  NSP Boundary
-  Staging Boundary
-  Staging Sequence

**FIGURE 14**  
**DEVELOPMENT STAGING PLAN**

Mattson  
Neighbourhood Structure Plan

Scale: 10 000

