

Bylaw 21398
A Bylaw to amend Bylaw 17011, as amended,
the Decoteau Area Structure Plan

WHEREAS pursuant to the authority granted to it by the Municipal Government Act, on July 7, 2015, the Municipal Council of the City of Edmonton passed Bylaw 17011, as amended, being the Decoteau Area Structure Plan; and

WHEREAS Council found it desirable to amend the Decoteau Area Structure Plan; and

WHEREAS Council has amended the Decoteau Area Structure Plan, through the passage of Bylaws 18539, 19537, 20220, 20555, 20688, and 20729; and

WHEREAS an application was received by Administration to amend the Decoteau 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 17011 – “Decoteau Area Structure Plan” is hereby amended by:
 - a. Deleting the map “Bylaw 20688 – Decoteau Area Structure Plan” from the plan;
 - b. deleting the table “Decoteau Area Structure Plan - Land Use and Population Statistics – February 20, 2024” and replacing it with the table “Decoteau Area Structure Plan - Land Use and Population Statistics - February 24, 2026” attached hereto as Schedule “A” and forming part of this bylaw;
 - c. deleting the map “Figure 6 – Land Use Concept Decoteau Area Structure Plan” and replacing it with the map “Figure 6 – Land Use Concept Decoteau Area Structure Pan”, attached hereto as Schedule “B”, and deleting the “amendment area” indicator, and forming part of this bylaw;
 - d. deleting the map “Figure 7 – Ecological Connectivity” and replacing it with the map “Figure 7 – Ecological Connectivity”, attached hereto as Schedule “C” and

- forming part of this bylaw;
- e. deleting the map “Figure 8 – Parkland, Recreation, and Schools” and replacing it with the map “Figure 8 – Parkland, Recreation, and Schools”, attached hereto as Schedule “D” and forming part of this bylaw;
- f. deleting the map “Figure 9 - Transportation Network” and replacing it with the map “Figure 9 - Transportation Network”, attached hereto as Schedule “E” and forming part of this bylaw;
- g. deleting the map “Figure 10 - Active Transportation Network” and replacing it with the map “Figure 10 - Active Transportation Network”, attached hereto as Schedule “F” and forming part of this bylaw;
- h. deleting the map “Figure 12 - Stormwater Servicing” and replacing it with the map “Figure 12 - Stormwater Servicing”, attached hereto as Schedule “G” and forming part of this bylaw; and
- i. deleting the map “Figure 13 - Water Servicing” and replacing it with the map “Figure 13 - Water Servicing”, attached hereto as Schedule “H” 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

DECOTEAU AREA STRUCTURE PLAN
LAND USE AND POPULATION
STATISTICS
February 24, 2026

	Area (ha)	% GA	Alces	Meltwater	Decoteau	Kettle Lakes	Snowberry
GROSS AREA	1,957.7	100%	386.0	311.4	378.1	497.7	384.5
Wetland (Environmental Reserve)	223.6	11.4%	34.0	72.0	26.2	39.3	52.1
Public Utility ROW	10.5	0.5%	4.8	0.6	3.6	-	1.5
Arterial Roadway	87.6	4.5%	14.4	18.5	15.1	17.6	22.0
Existing Country Residential	72.1	3.7%	-	-	72.1	-	-
Existing Park (Municipal Reserve)	8.3	0.4%	-	-	8.3	-	-
GROSS DEVELOPABLE AREA	1,555.6	100.0%	332.8	220.3	252.8	440.8	308.9
		%GDA					
Town Centre Mixed Use ¹	2.6	0.2%	-	2.6	-	-	-
Commercial/Residential Mixed Use ²	6.9	0.4%	0.0	6.9	-	-	-
Commercial	40.0	2.6%	8.0	5.1	-	11.2	15.7
Business Employment	94.5	6.1%	94.5	-	-	-	-
Institutional ³	3.5	0.2%	2.3	1.2	-	-	-
Institutional / Residential Mixed Use ⁴	3.4	0.2%	-	3.4	-	-	-
Parkland, Recreation, School (Municipal Reserve)	154.5	9.9%	19.8	26.7	45.6	34.1	28.3
<i>District Activity Park</i>	30.1	1.9%	-	-	30.1	-	-
<i>School/Park (MR)</i>	58.1	3.7%	5.4	17.7	5.5	21.5	8.0
<i>Urban Village Park (MR)</i>	11.9	0.8%	4.3	3.6	-	-	4.0
<i>Pocket Park & Greenway (MR)</i>	29.8	1.9%	8.8	1.0	2.0	12.0	6.0
<i>Natural Area (MR)</i>	24.6	1.6%	1.2	4.5	8.0	0.6	10.3
<i>Non-Credit MR</i>			0.1				
Parkland (Non-MR)	2.2	0.1%	-	2.2	-	-	-
Non ER on City Owned Parcels	5.1	0.3%	-	5.1	-	-	-
Transportation - circulation	311.2	20.0%	66.6	44.1	50.6	88.2	61.8
Stormwater Management Facility	92.2	5.9%	21.2	15.2	16.0	18.2	21.6
Total Non-Residential Area	716.2	46.0%	212.4	112.6	112.2	151.7	127.4
Net Residential Area	839.5	54.0%	120.4	107.8	140.6	289.1	181.5

RESIDENTIAL LAND USE AREA, DWELLING UNIT & POPULATION COUNT

Land Use		ASP	Alces	Meltwater	Decoteau	Kettle Lakes	Snowberry
Single/Semi-detached	Area (ha)	631.2	95.0	57.8	110.4	227.2	140.8
25 du/nrha	Units	15,809	2,375	1,446	2,761	5,706	3,521
2.8 p/du	Population	44,263	6,650	4,049	7,731	15,977	9,857
Street-Oriented Residential	Area (ha)	11.6	-	11.6	-	-	-
35 du/nrha	Units	405	-	405	-	-	-
2.8 p/du	Population	1,134	-	1,134	-	-	-
Row Housing	Area (ha)	109.7	11.3	10.4	20.0	41.0	27.0
45 du/nrha	Units	4,930	507	467	900	1,845	1,215
2.8 p/du	Population	13,805	1,419	1,308	2,520	5,166	3,402
Low-rise/Medium Density Housing	Area (ha)	81.5	13.5	28.0	9.0	18.5	12.5
90 du/nrha	Units	6,118	-	2,518	810	1,665	1,125
125 du/nrha	Units	1,681	1,681				
1.8 p/du	Population	14,038	3,026	4,532	1,458	2,997	2,025
Medium to High Rise Housing	Area (ha)	5.5	0.7	-	1.2	2.4	1.2
225 du/nrha	Units	1,242	162	-	270	540	270
1.5 p/du	Population	1,863	243	-	405	810	405
Total Residential	Area (ha)	839.5	120.4	107.8	140.6	289.1	181.5
	Units	30,189	4,725	4,836	4,741	9,756	6,131
	Population	75,113	11,338	11,023	12,114	24,950	15,689

SUSTAINABILITY MEASURES

Population Per Net Hectare (p/nha)	89.5	94.0	102.3	86.1	86.3	86.4
Dwelling Units Per Net Residential Hectare (du/nrha)	36.0	39	44.9	33.7	33.7	33.8
Population (%) within 500m of Parkland ⁵	86%					
Population (%) within 400m of Transit Service	100%					
Population (%) within 600m of Commercial Service ⁶	35%					
Presence/Loss of Natural Areas						
Protected as Environmental Reserve	198.3					
Conserved as Naturalized Municipal Reserve (ha)	30.2					
Protected through other means (ha) ⁷	7.4					
Lost to Development (ha) ⁸	36.9					

STUDENT GENERATION COUNT

Public School Board						
Elementary School	3,158	698.0	455.0	505.6	881.6	617.8
Junior High	1,580	349.0	228.0	252.8	440.8	308.9
Senior High	1,580	349.0	228.0	252.8	440.8	308.9
Separate School Board⁹						
Elementary School	1,830	349.0	478.0	252.8	440.8	308.9
Junior High	914	174.0	239.0	126.4	220.4	154.5
Senior High	914	174.0	239.0	126.4	220.4	154.5
Total Student Population	9,975	2,093	1,867.0	1,516.8	2,644.8	1,853.4

¹ The total area of this designation is 8.56 ha with 0.5 ha intended for a future Pocket Park (Municipal Reserve). The assumed split between residential and non-residential (retail and office) land uses is assumed as 67:33 respectively. The residential portion of this designation is accounted for in Low-rise/Medium Density Housing.

² The total area of this designation is 29.30 ha. The assumed split between residential and non-residential (retail and office) land uses is assumed as 40:60 respectively in Alces, and 60:40 respectively in Meltwater.

³ Includes the 1.22 ha potential Institutional Use (Fire Station) in Meltwater that is identified as residential with an asterisk in the land use concept.

⁴ The total area of this designation is 5.63 ha. The assumed split between residential and institutional land uses is assumed as 40:60 respectively.

⁵ Does not include population within 500m of Pocket parks, which will be identified in future Neighbourhood Structure Plans.

⁶ Does not include population within 600m of convenience commercial sites, which will be identified in future Neighbourhood Structure Plans.

⁷ Additional natural areas may be retained through ER dedication, compensation, land exchange, etc. These natural areas will be identified in future Neighbourhood Structure Plans.

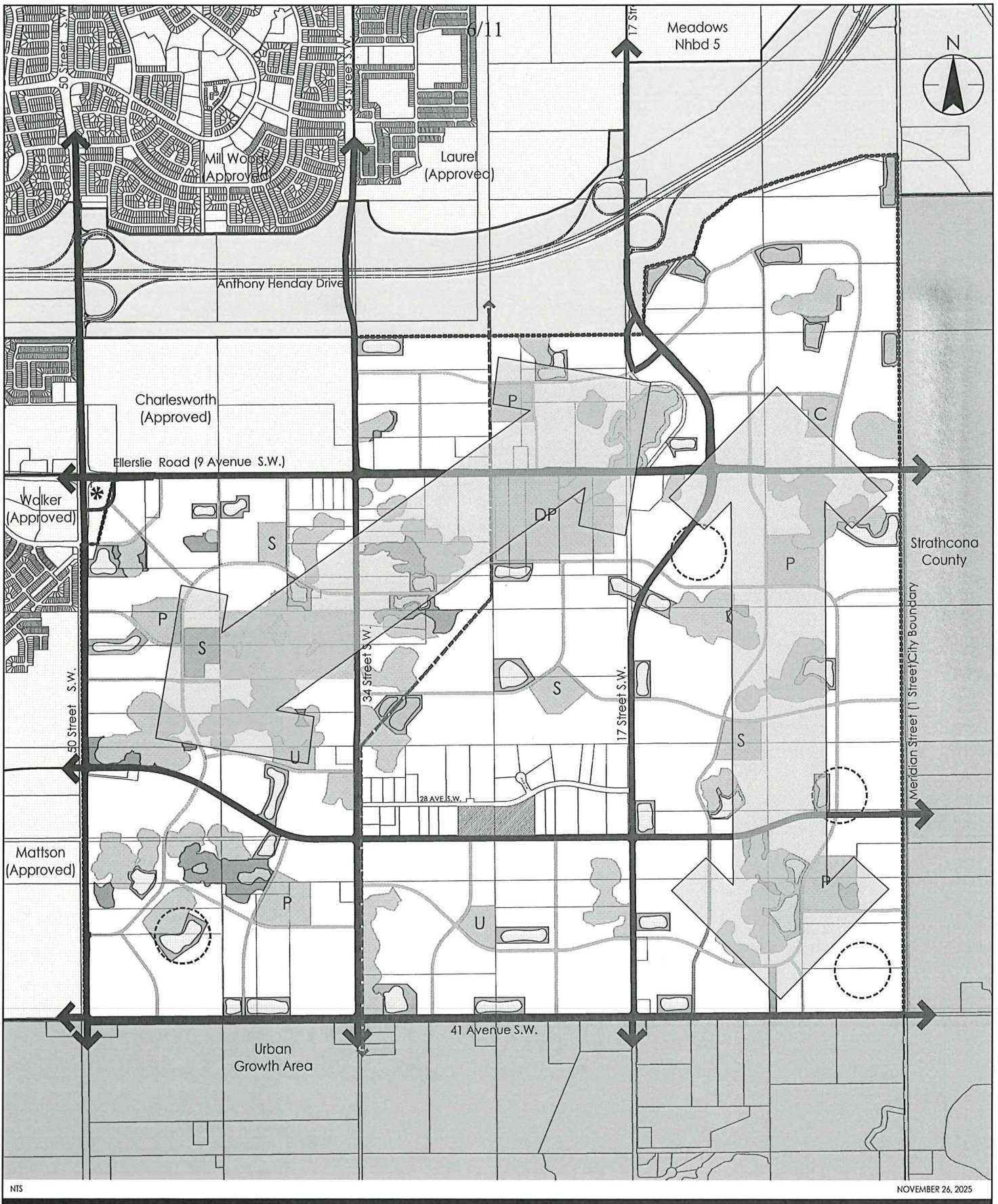
⁸ Includes areas recommended for retention as per the ENR II.

⁹ Includes Catholic and Francophone student generation in Meltwater



**Figure 6 Land-Use Concept
DECOTEAU
Area Structure Plan**

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|---|------------------------|------------------------------|
| Residential | Public School/Park | Non ER on City Owned Parcels |
| Existing Country Residential | Separate School/Park | Anthony Henday Drive (TUC) |
| Commercial / Office | District Activity Park | Civic Use |
| Commercial / Office / Residential Mixed Use | Community Park | Transit Centre |
| Town Centre Mixed Use | Urban Village Park | Arterial Roadway |
| Business Employment | Existing Park (MR) | Utility ROW |
| Institutional | Natural Area (MR) | Area Structure Plan Boundary |
| Institutional / Residential Mixed Use | Wetland (ER) | Amendment Area |



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NOVEMBER 26, 2025

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|--------------------------------|----------------------------|
| Parkland (MR) | Potential Opportunity Site |
| Natural Area (MR) | Public Utility |
| Wetland with Buffer (ER) | Arterial Roadway |
| Non-ER on City Owned Parcels | ASP Boundary |
| Stormwater Management Facility | |
| Ecological Link | |

* Note: This map is conceptual in nature. The exact location and alignment of land uses, facilities, roadways and services will be determined at the zoning and subdivision stage.

Decoteau
Area Structure Plan
Figure No.
7.0
Title
Ecological
Connectivity



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Legend

- | | |
|------------------------------------|---|
| School & Community Park (Public) | Non-ER on City Owned Parcels |
| School & Community Park (Separate) | Anthony Henday Drive (TUC) |
| District Activity Park | Arterial Roadway |
| Community Park | Collector Roadway |
| Existing Park (MR) | Public Utility |
| Natural Area (MR) | Transit Centre / Park & Ride / Potential Future LRT Station |
| Wetland With Buffer (ER) | ASP Boundary |

* Note: This map is conceptual in nature. The exact location and alignment of land uses, facilities, roadways and services will be determined at the zoning and subdivision stage.

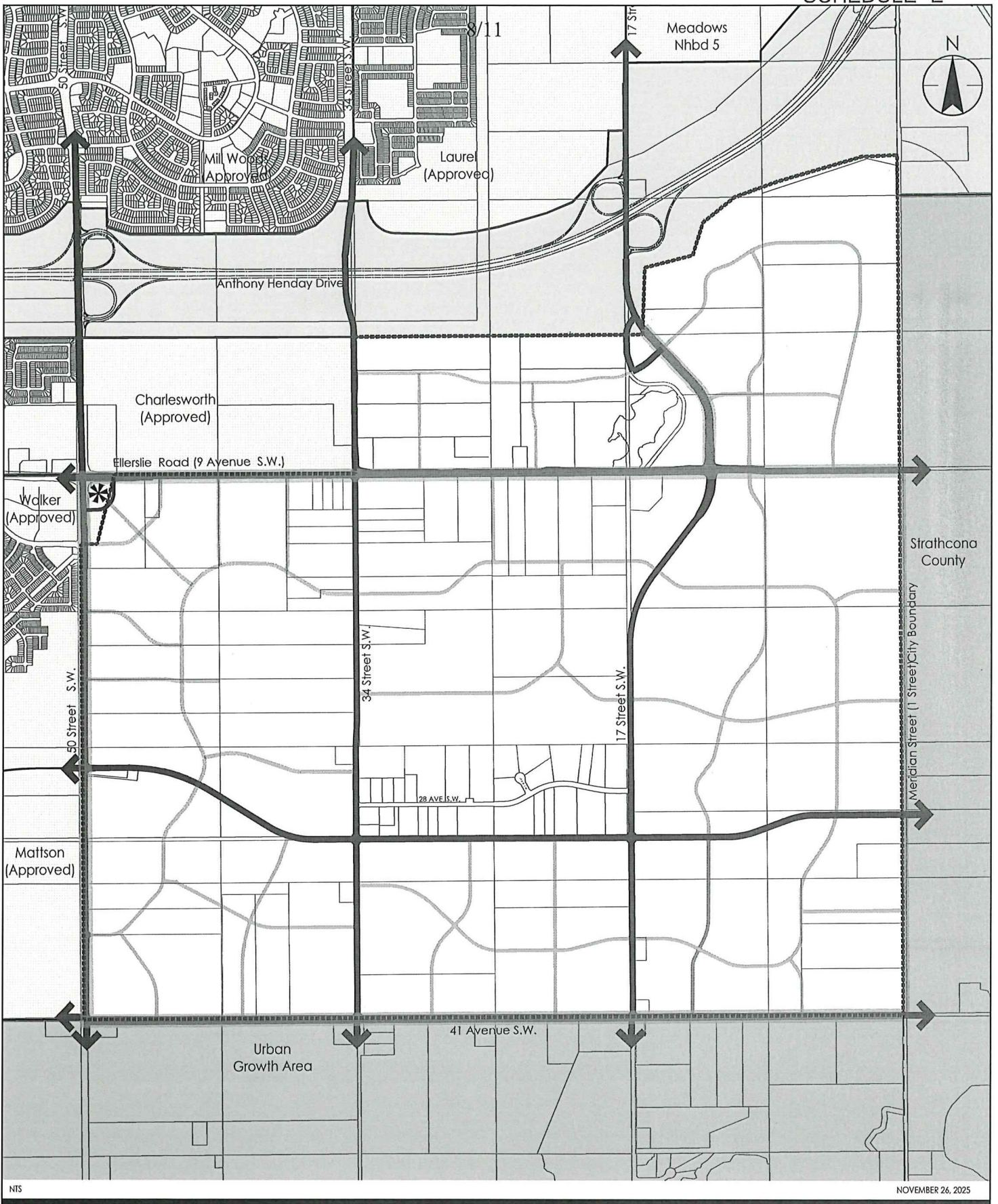
Decoteau
Area Structure Plan

Figure No.

8.0

Title

Parkland, Recreation
and Schools



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NOVEMBER 26, 2025

Legend

- Anthony Henday Drive (TUC)
- Arterial Roadway
- Collector Roadway
- Transit Centre / Park & Ride/
Potential Future LRT Station
- Proposed 24-Hour Truck Route
- ASP Boundary

Decoteau
Area Structure Plan

Figure No.

9.0

Title

Transportation Network

* Note: This map is conceptual in nature. The exact location and alignment of land uses, facilities, roadways and services will be determined at the zoning and subdivision stage.



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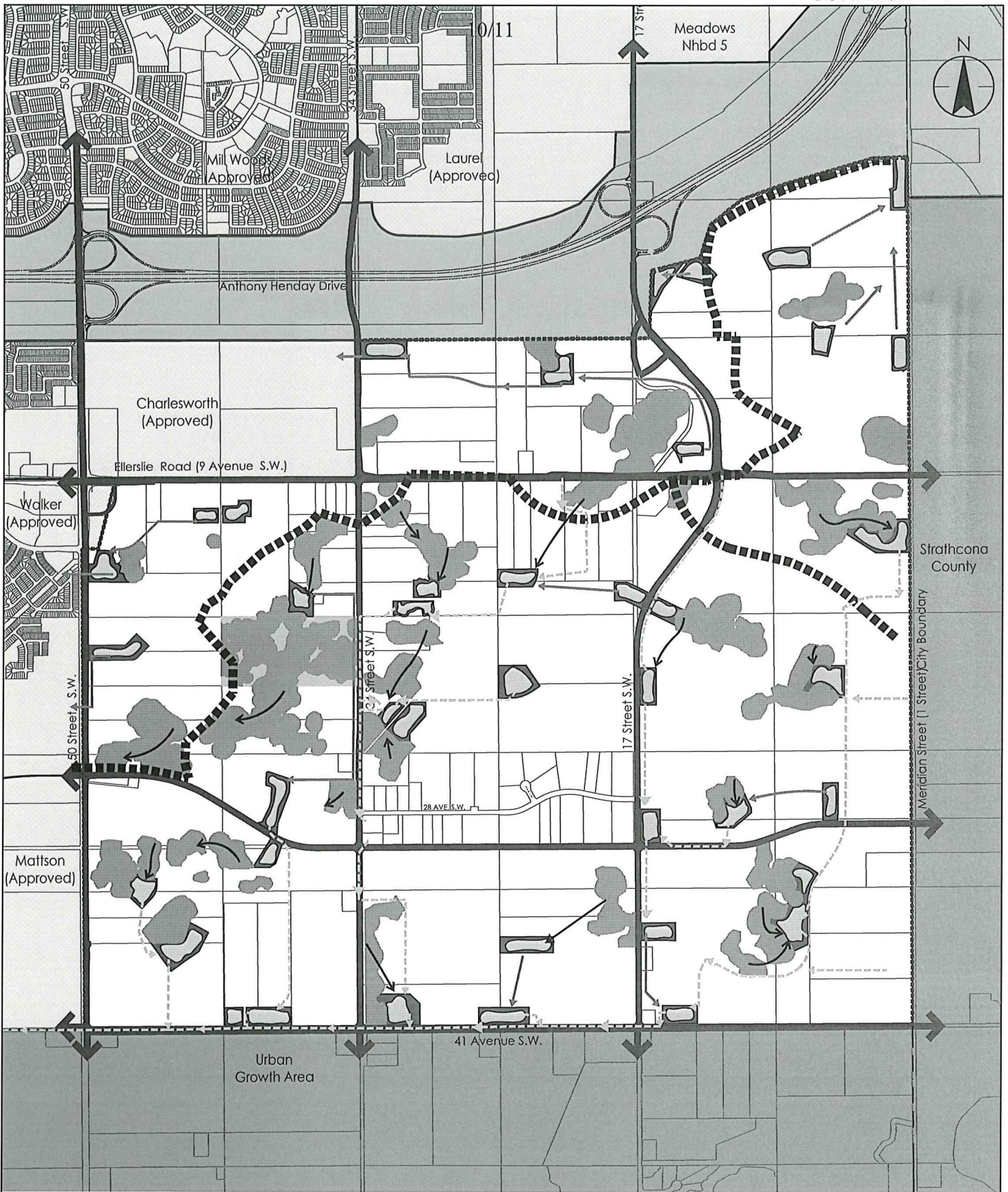
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- Legend**
- Parkland
 - Natural Area
 - Wetland with Buffer (ER)
 - Non-ER on City Owned Parcels
 - TUC Trail
 - Shared - Use Path & Separate Sidewalk with Boulevard
 - Anthony Henday Drive (TUC)
 - Sidewalk Both Sides
 - Conceptual Active Transportation Connectivity
 - * Transit Centre / Park & Ride / Potential Future LRT Station
 - ASP Boundary

Decoteau
Area Structure Plan
Figure No.
10.0
Title
**Active
Transportation Network**

* Note: This map is conceptual in nature. The exact location and alignment of land uses, facilities, roadways and services will be determined at the zoning and subdivision stage.



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| <p>Legend</p> <ul style="list-style-type: none"> ▬▬▬ Major Ridge Divide ← Natural Wetland Discharge into Pond ↔ Pond Interconnection within Basin ◀▶▶▶ Pond Outfall | <ul style="list-style-type: none"> ▭ Stormwater Management Facility ▭ Wetland with Buffer (ER) ▭ Non-ER on City Owned Parcels ▬▬▬ ASP Boundary |
|--|--|

Decoteau
Area Structure Plan

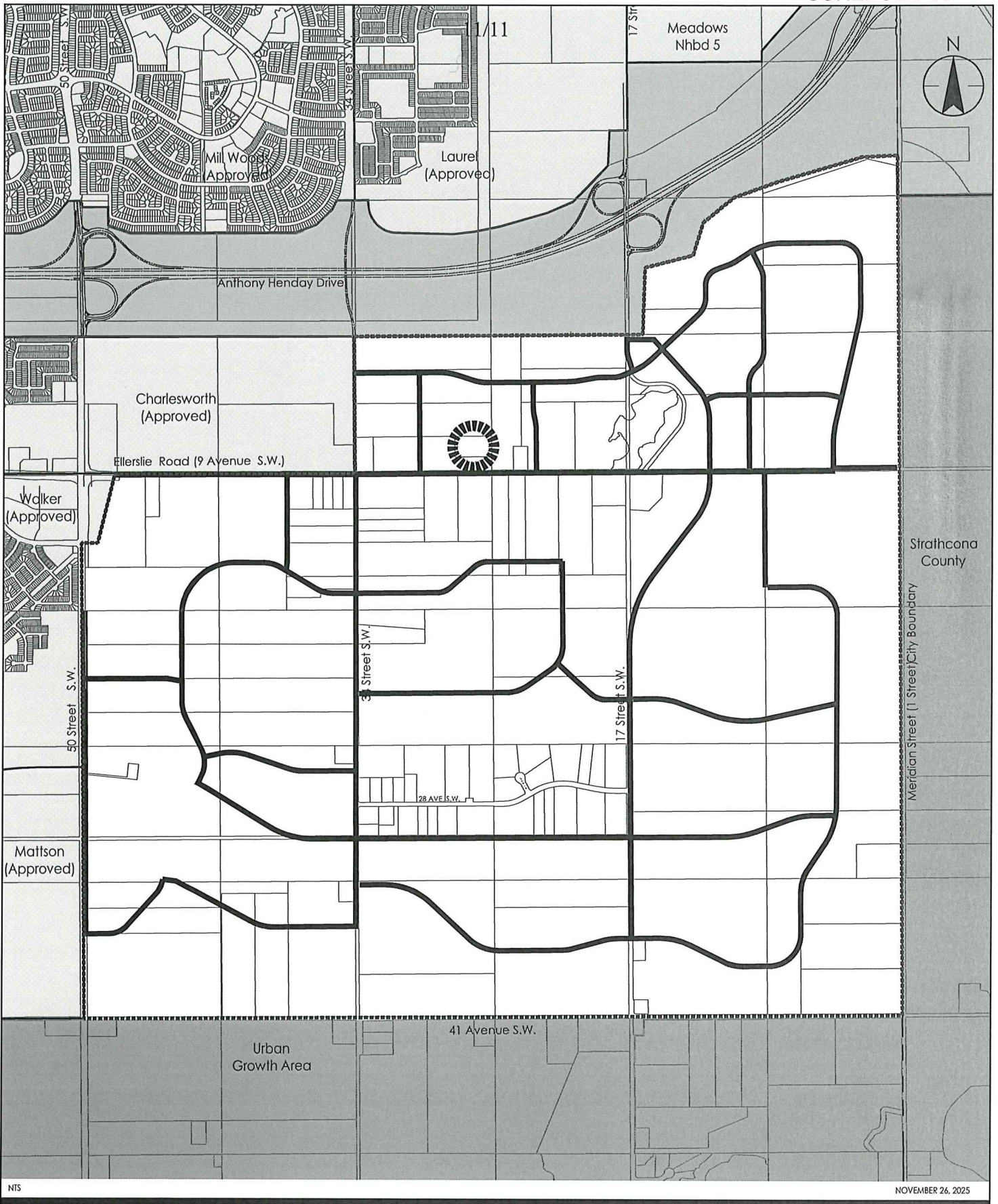
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Title

Stormwater Servicing




* Note: This map is conceptual in nature. The exact location and alignment of land uses, facilities, roadways and services will be determined at the zoning and subdivision stage.



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NTS

NOVEMBER 26, 2025

- Legend
-  Water Main
 -  Reservoir
 -  ASP Boundary

Decoteau
 Area Structure Plan
 Figure No.
 13.0
 Title
 Water Servicing

* Note: This map is conceptual in nature. The exact location and alignment of land uses, facilities, roadways and services will be determined at the zoning and subdivision stage.