

Bylaw 19445

A Bylaw to amend Bylaw 11870, as amended, the
Ellerslie Area Structure Plan, through an amendment to Bylaw 12581,
being the Ellerslie Neighbourhood Structure Plan.

WHEREAS pursuant to the authority granted to it by the Municipal Government Act, on January 5, 1999, the Municipal Council of the City of Edmonton, passed Bylaw 11870, as amended, being the Ellerslie Area Structure Plan; and

WHEREAS Council found it desirable to from time to time to amend Bylaw 11870, as amended, the Ellerslie Area Structure Plan, by adding new neighbourhoods; and

WHEREAS on May 1, 2001, Council adopted as Appendix “B” to Bylaw 11870, as amended, the Ellerslie Neighbourhood Structure Plan by passage of Bylaw 12581; and

WHEREAS Council found it desirable to amend Bylaw 12581, as amended, the Ellerslie Neighbourhood Structure Plan through the passage of Bylaws 12878, 13535, 15068, and 18920; and

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

WHEREAS Council considers it desirable to further amend the Ellerslie 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. Appendix “B” to Bylaw 11870, as amended, the Ellerslie Area Structure Plan is hereby amended as follows:
 - a) replace the third paragraph in Section 3.3 Existing & Surrounding Land Uses:
“The Ellerslie NSP contains the existing 43 lot Wernerville Country Residential development. The NSP for Ellerslie is not anticipated to have any significant impact on this area and has given consideration to service connections for the existing residents.”
 - b) replace the first paragraph in Section 5.2.3 Special Study Area - Wernerville Country Residential:
“Wernerville is an existing country residential development in the eastern side of the plan area bound by the TUC, 66 Street, and Ellerslie Road. Except for three Urban Services (US) zoned properties on 331 - 71 Street SW (Lot F, Block 2, Plan 3309 KS), 330 - 66 Street SW (Lot C, Block 2, Plan 3027 KS), and 430 - 66 Street SW (Lot B, Block 2, Plan 3027 KS), and two properties zoned CB1 (Low Intensity Business Zone) at 7030 Ellerslie Road SW (Lot G, Block 1, Plan 3027 KS) and 6830 Ellerslie Road SW (Lot F, Block 1, Plan 3027 KS), there are currently no intentions to redevelop the remainder of this quarter section.”
 - c) delete the Land Use and Population Statistics entitled Ellerslie Neighbourhood Structure Plan Land Uses and Population Statistics Bylaw 18920 and replace with the following:

**Ellerslie Neighbourhood Structure Plan
Land Use & Population Statistics
Bylaw 19445**

	Area (ha)	% of GDA
Gross Area	158.18	
Utility/Pipeline Corridors	1.87	
Arterial Roadways	7.69	
Gross Developable Area	148.62	100.00
Existing Land Uses (Country Residential Development)	49.67	33.42
Parks and Schools	6.65	4.47
Circulation	18.65	12.55
Public Utility – stormwater facility	4.10	2.76
Net Developable Area	67.12	45.16
Institutional	3.64	2.45
Commercial	3.18	2.14
Residential	62.73	42.21
	% of Total Units	Population
	Area	Units
Low Density Residential (RF1, RSL, RPL, and RF4)	48.44	1,211
Medium Density Residential (RF5, RA7)	14.29	715
Total Residential	62.73	1,926
Density:	42.5 persons per net residential hectare	
	30.7 units per net residential hectare	

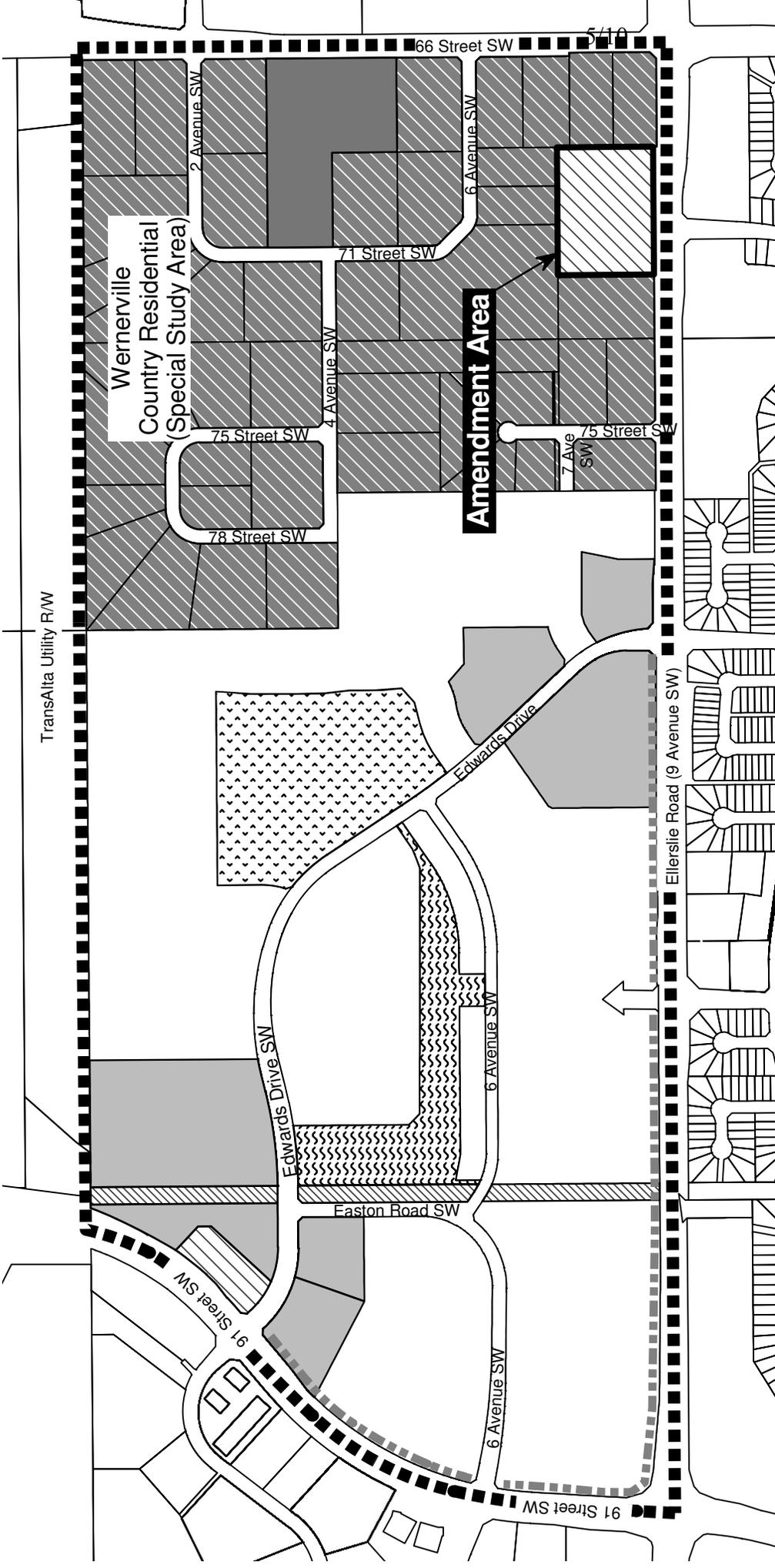
- d) delete the map entitled “Bylaw 18920 Ellerslie Neighbourhood Structure Plan” and replace with “Bylaw 19445 Ellerslie Neighbourhood Structure Plan” attached hereto as Schedule “A”.
- e) delete the map entitled “Figure 6: Development Concept” and replace with “Figure 6: Development Concept” attached hereto as Schedule “B”.
- f) delete the map entitled “Figure 7: Circulation” and replace with “Figure 7: Circulation” attached hereto as Schedule “C”.
- g) delete the map entitled “Figure 8: Storm Servicing” and replace with “Figure 8 Storm Servicing” attached hereto as Schedule “D”.
- h) delete the map entitled “Figure 9 Sanitary Servicing” and replace with “Figure 9 Sanitary Servicing” attached hereto as Schedule “E”.
- i) delete the map entitled “Figure 10 Staging Plan” and replace with “Figure 10 Staging Plan” attached hereto as Schedule “F”.

READ a first time this	day of	, A. D. 2020;
READ a second time this	day of	, A. D. 2020;
READ a third time this	day of	, A. D. 2020;
SIGNED and PASSED this	day of	, A. D. 2020.

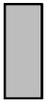
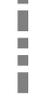
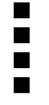
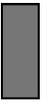
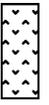
THE CITY OF EDMONTON

MAYOR

CITY CLERK



**BYLAW 19445
AMENDMENT TO
ELLERSLIE**
Neighbourhood Structure Plan
(as amended)

- | | | | |
|---|--------------------------------|--|--|
|  | Low Density Residential |  | Wernerville Country Residential (Special Study Area) |
|  | Medium Density Residential |  | Power Corridor |
|  | Commercial |  | Noise Attenuation Barrier |
|  | Stormwater Management Facility |  | NSP Boundary |
|  | Institutional |  | Amendment Boundary |
|  | School/Park Site | | |

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.

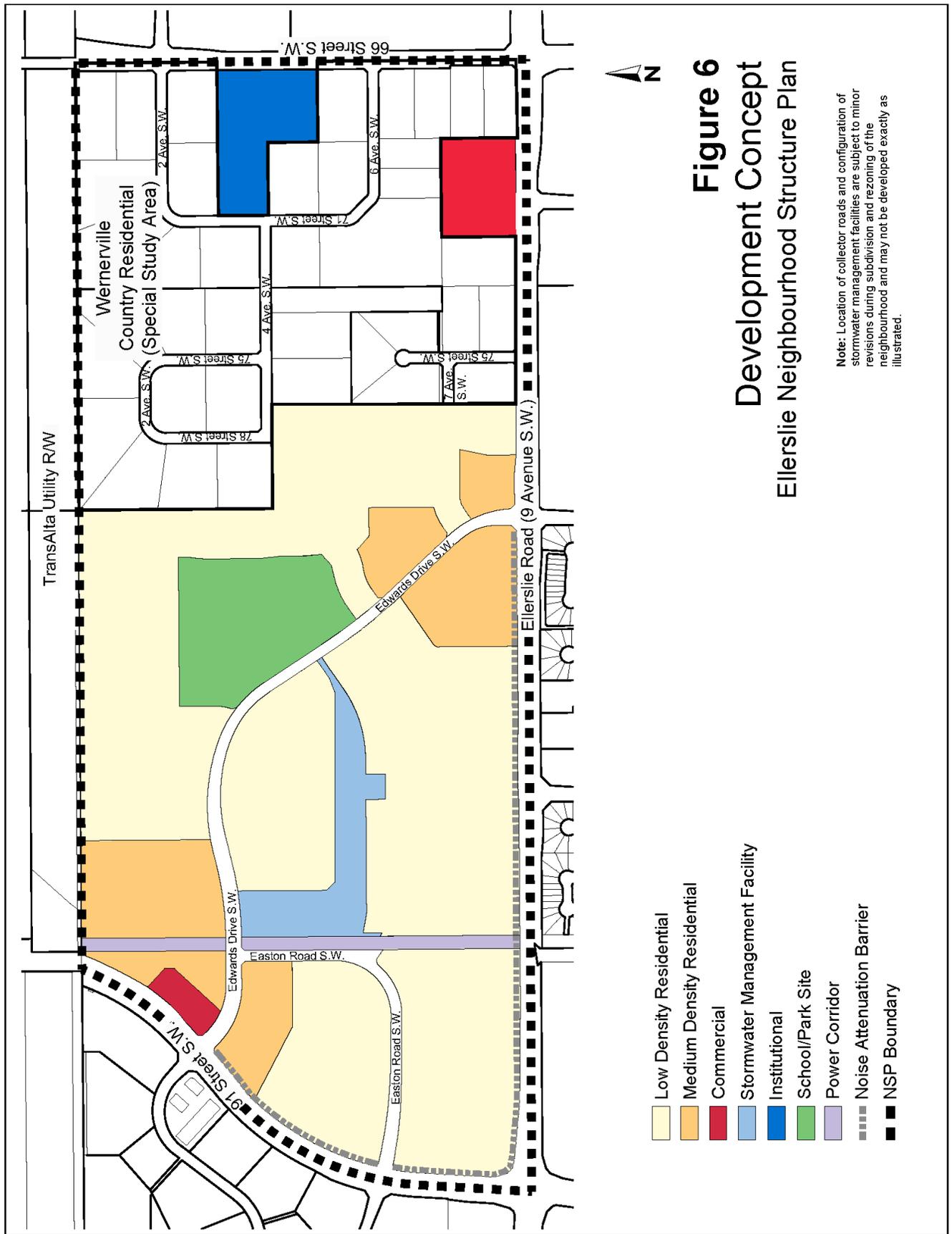


Figure 7: Circulation

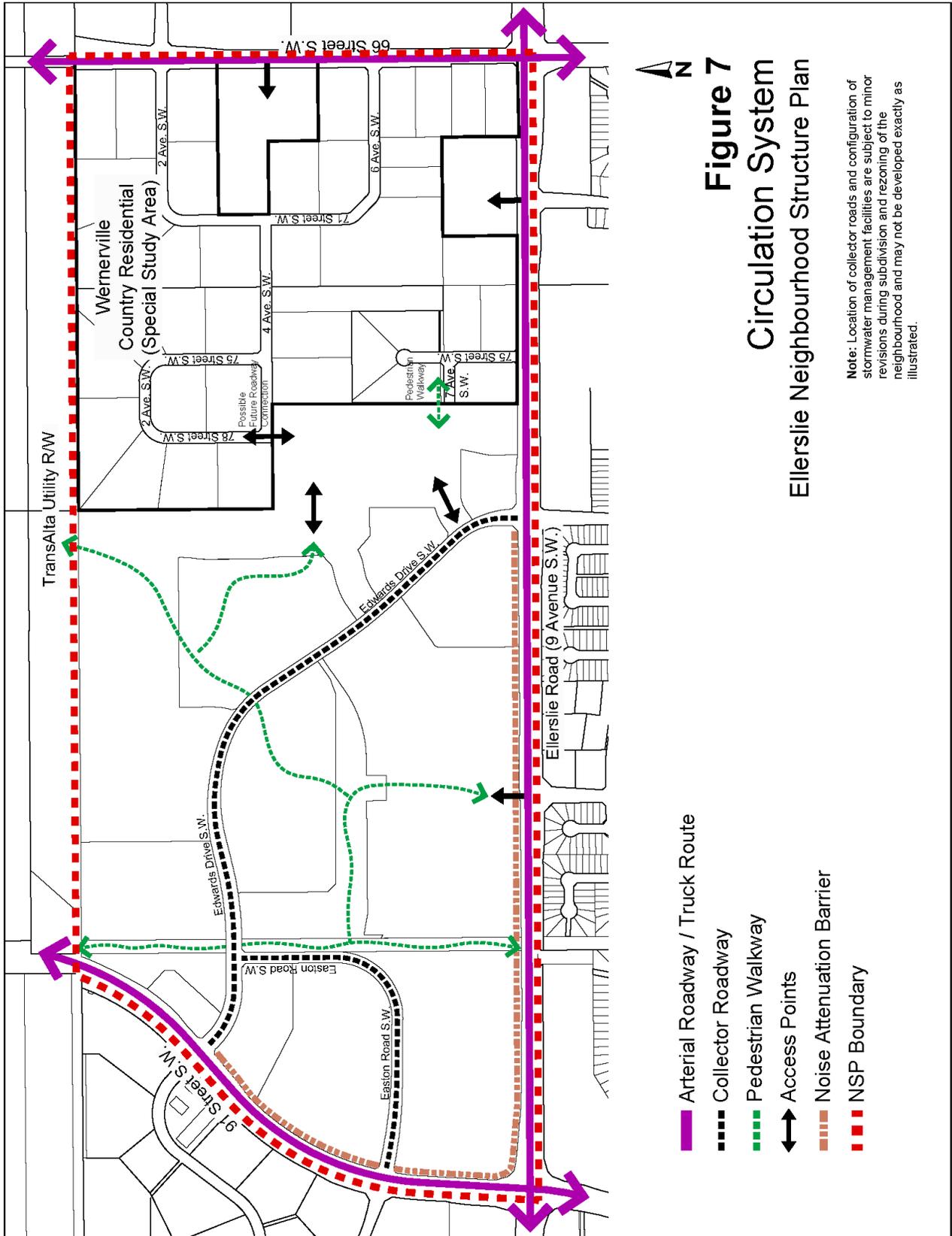


Figure 8: Storm Servicing

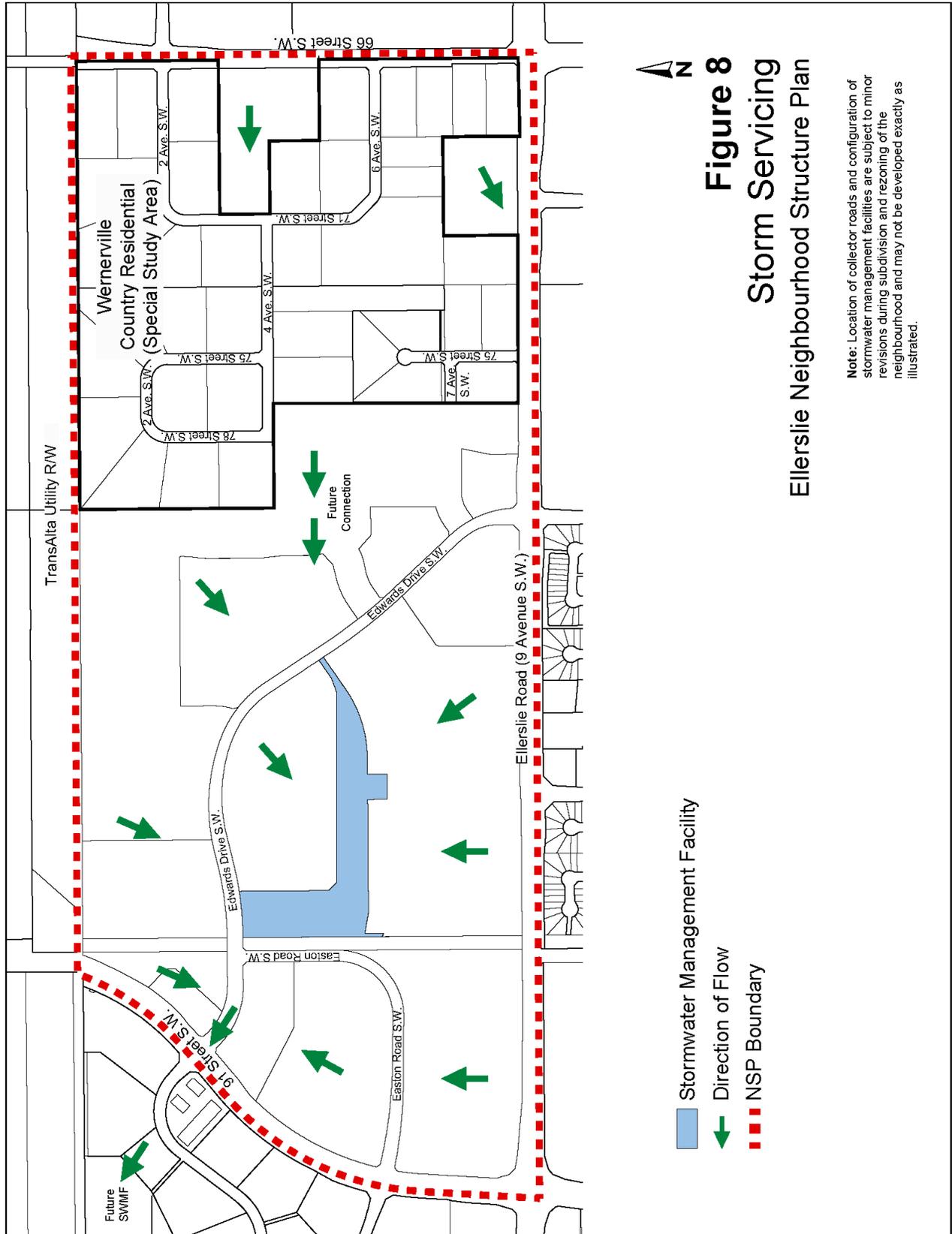


Figure 9: Sanitary Servicing

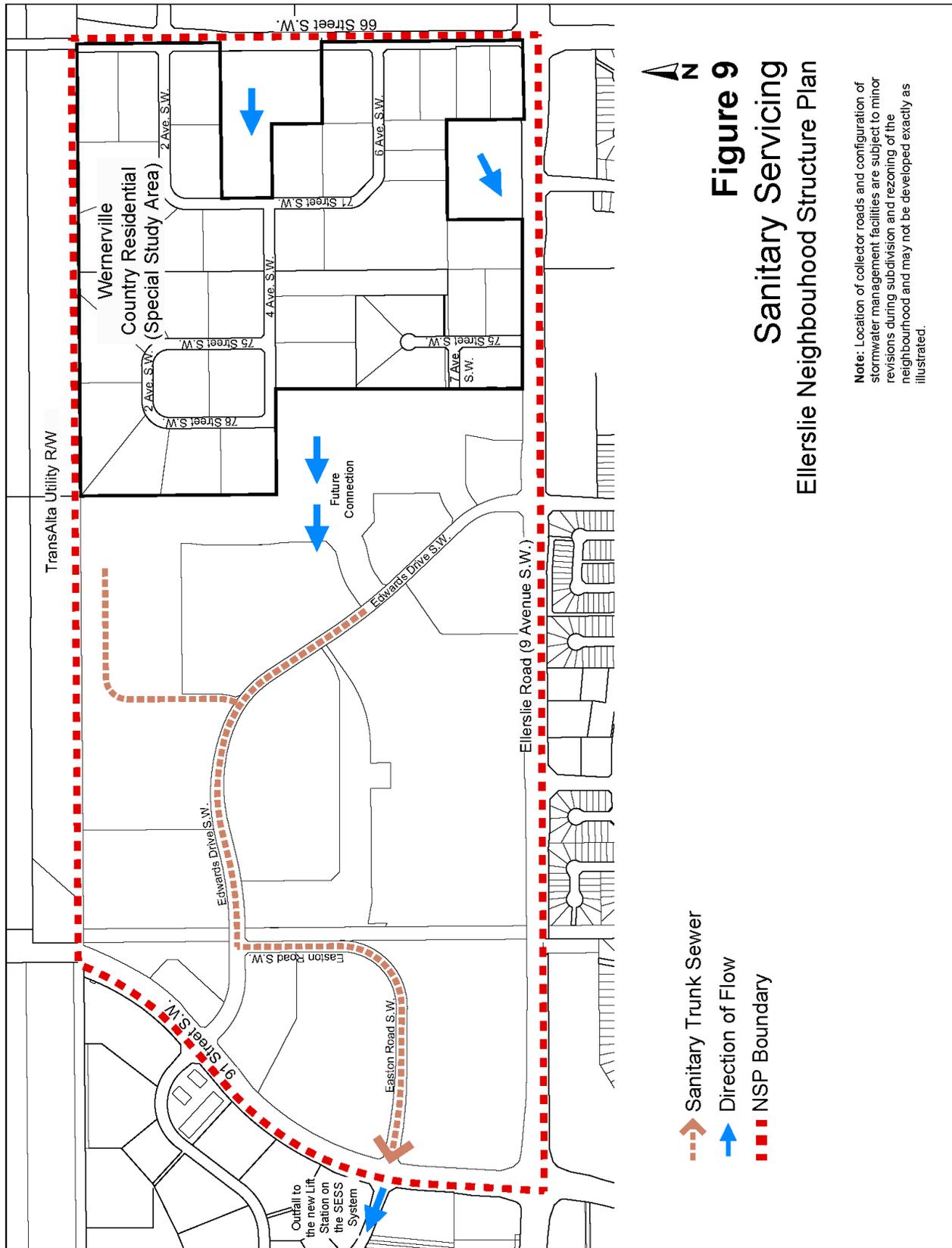


Figure 9
Sanitary Servicing
Ellerslie Neighbourhood Structure Plan

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.

-  Sanitary Trunk Sewer
-  Direction of Flow
-  NSP Boundary

Figure 10: Staging Plan

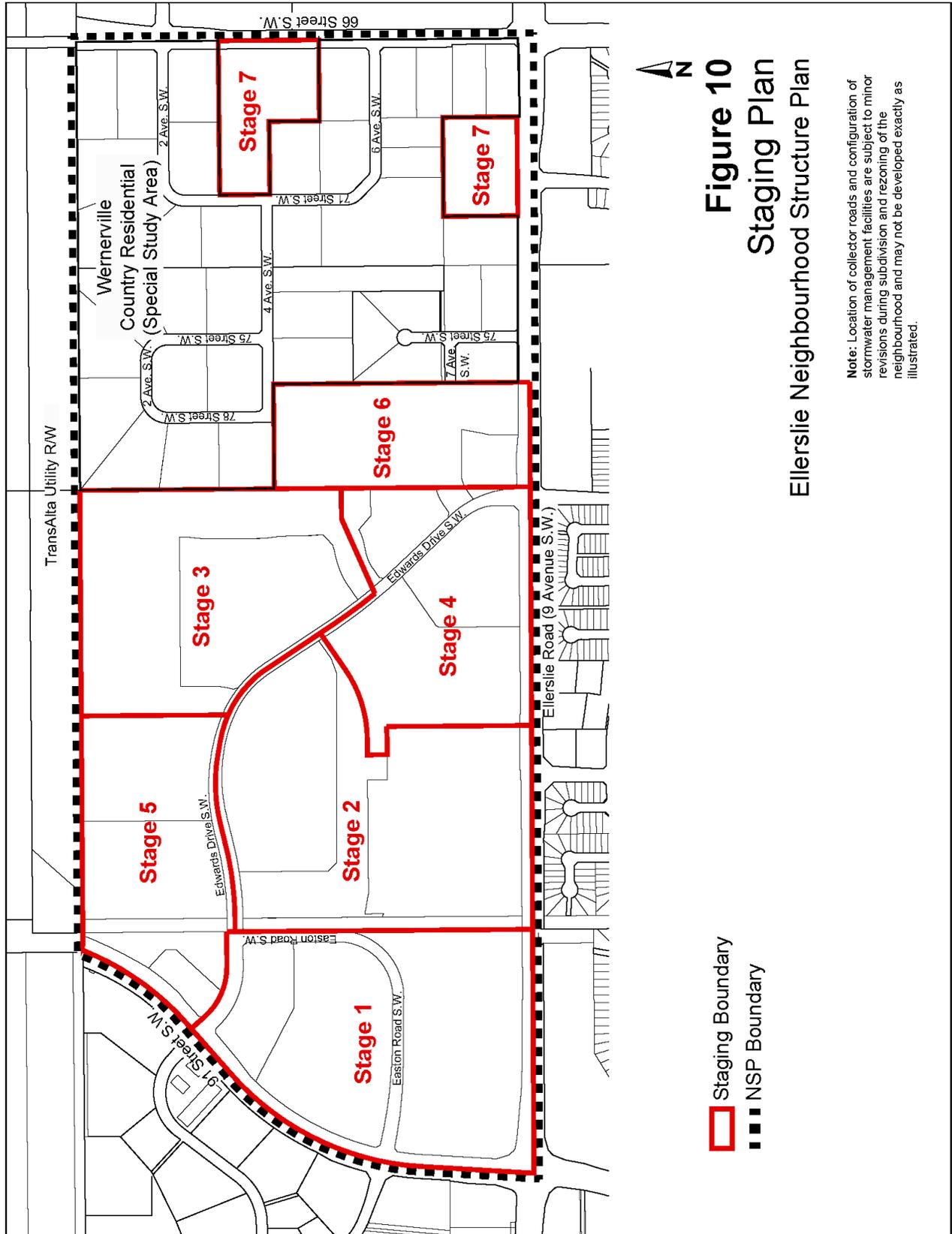



Figure 10
Staging Plan
Ellerslie Neighbourhood Structure Plan

-  Staging Boundary
-  NSP Boundary

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.