

Bylaw 19530

A Bylaw to amend Bylaw 15357,
being the Maple Ridge Industrial Area Structure Plan

WHEREAS pursuant to the authority granted to it by the Municipal Government Act, on March 8, 2010, the Municipal Council of the City of Edmonton passed Bylaw 15357, being the Maple Ridge Industrial Area Structure Plan;

WHEREAS from time to time Council considers it desirable to amend the Maple Ridge Industrial Area Structure Plan through the passage of Bylaw 17536;

WHEREAS an application was received by administration to amend the Maple Ridge Industrial Area Structure Plan;

WHEREAS Council considers it desirable to amend the Maple Ridge Industrial 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 15357, the Maple Ridge Industrial Area Structure Plan, is hereby amended as follows:
 - a. add the following text under Section 5.3.2 Parks: “Objective: To provide multifunctional open space by integrating the cemetery use with a pocket park.

Policy 5.3.2b: The proposed pocket park adjacent to the cemetery will follow the requirements and guidelines of Breathe: Edmonton's Green Network Strategy in creating a multifunctional open space and providing amenities in industrial areas.

Implementation: Public access to the pocket park will be provided at the time of subdivision."

- b. renumber Policy 5.3.2 to Policy 5.3.2a and add the following sentence at the end of the Policy: "Notwithstanding the guidelines of the UPMP, an irregularly shaped park space will be provided adjacent to the cemetery to allow passive recreational uses and accommodate the continued operation and expansion of the adjacent cemetery."
- c. delete the map entitled "Bylaw 17536 Approved Maple Ridge Industrial Area Structure Plan" and replace with the map entitled "Bylaw 19530 Amendment to Maple Ridge Industrial Area Structure Plan" attached hereto as Schedule "A" and forming part of this Bylaw;
- d. delete "Figure 2 - Existing Site Features" and replace with "Figure 2 - Existing Site Features", attached as Schedule "B" and forming part of this Bylaw;
- e. delete "Figure 3 - Existing Ecological Network" and replace with "Figure 3 - Existing Ecological Network", attached as Schedule "C" and forming part of this Bylaw;
- f. delete "Figure 4 - Development Concept" and replace with "Figure 4 - Development Concept", attached as Schedule "D" and forming part of this Bylaw;
- g. delete "Figure 5 - Proposed Ecological Network" and replace with "Figure 5 - Proposed Ecological Network", attached as Schedule "E" and forming part of this Bylaw;
- h. delete "Figure 6 - Open Space and Pedestrian Connections Plan" and replace with "Figure 6 - Open Space and Pedestrian Connections Plan", attached hereto as Schedule "F" and forming part of this Bylaw;
- i. delete "Figure 7 - Transportation Plan" and replace with "Figure 7 - Transportation Plan", attached hereto as Schedule "G" and forming part of this Bylaw;

- j. delete “Figure 8 - Available Sanitary Servicing” and replace with “Figure 8 - Available Sanitary Servicing”, attached hereto as Schedule “H” and forming part of this Bylaw;
- k. delete “Figure 9 - Ultimate Sanitary Servicing” and replace with “Figure 9 - Ultimate Sanitary Servicing”, attached hereto as Schedule “I” and forming part of this Bylaw;
- l. delete “Figure 10: Stormwater Servicing” and replace with “Figure 10: Stormwater Servicing”, attached as Schedule “J” and forming part of this Bylaw;
- m. delete “Figure 11 - Water Servicing” and replace with “Figure 11 - Water Servicing”, attached hereto as Schedule “K” and forming part of this Bylaw; and
- n. delete “Figure 12 - Staging Plan” and replace with “Figure 12 - Staging Plan”, attached hereto as Schedule “L” and forming part of this Bylaw.

READ a first time this	day of	, A. D. 2021;
READ a second time this	day of	, A. D. 2021;
READ a third time this	day of	, A. D. 2021;
SIGNED and PASSED this	day of	, A. D. 2021.

THE CITY OF EDMONTON

MAYOR

CITY CLERK

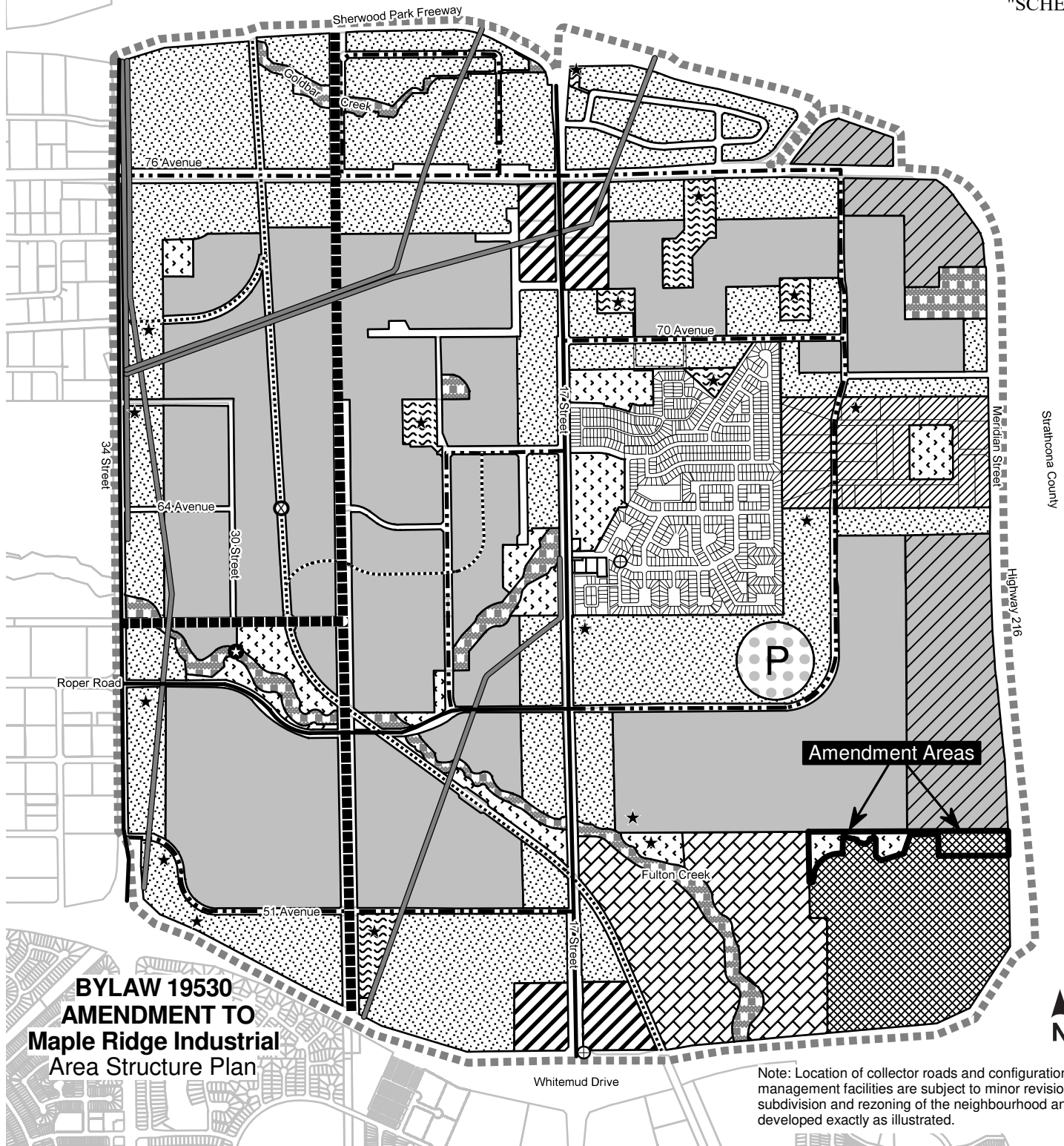
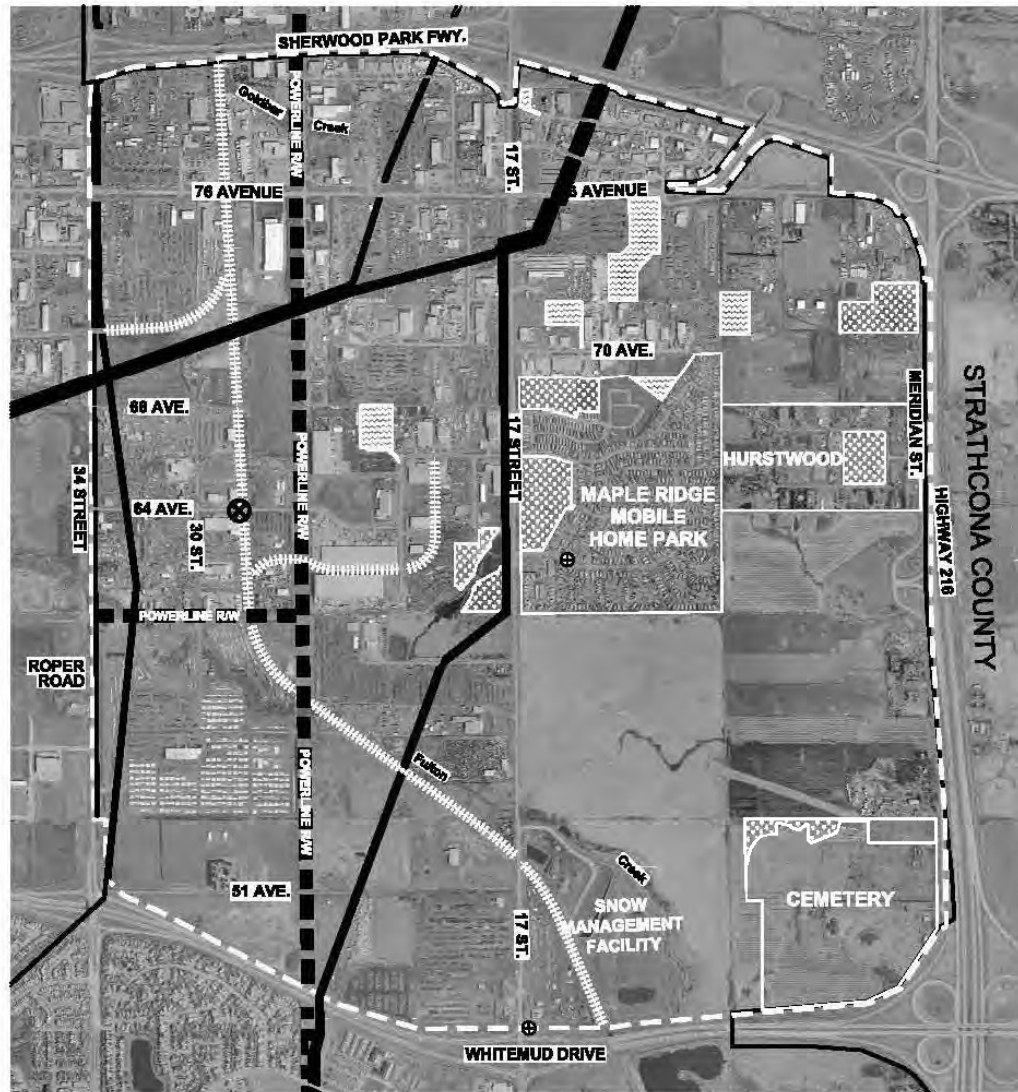


Figure 2 – Existing Site Features



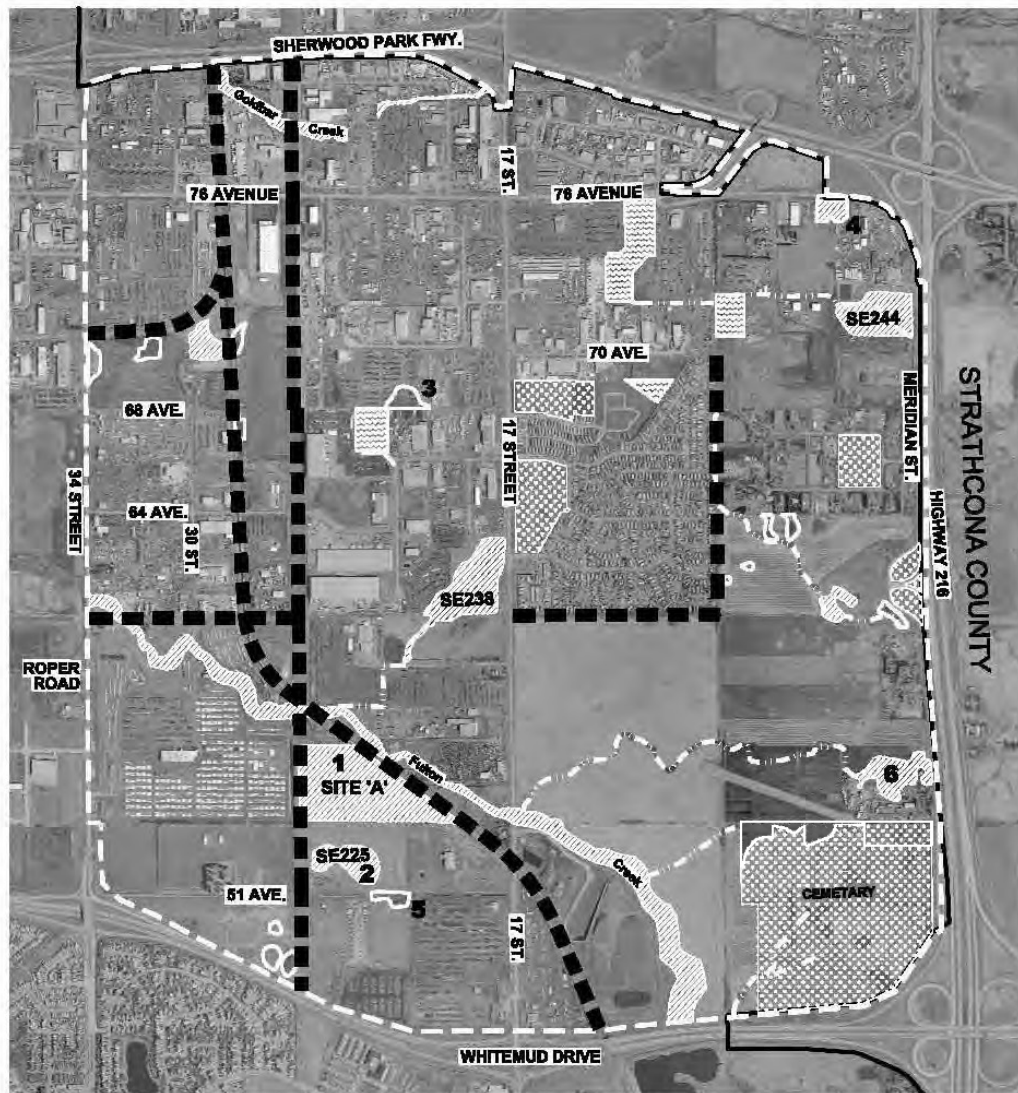
Legend

- ASP Boundary
- City of Edmonton Boundary
- Pipeline R/W
- Powerline R/W

- Public Park / Green Space
- Stormwater Facilities
- Railway Line
- Abandoned Wellhead
- Railway Crossing



Figure 3 – Existing Ecological Network



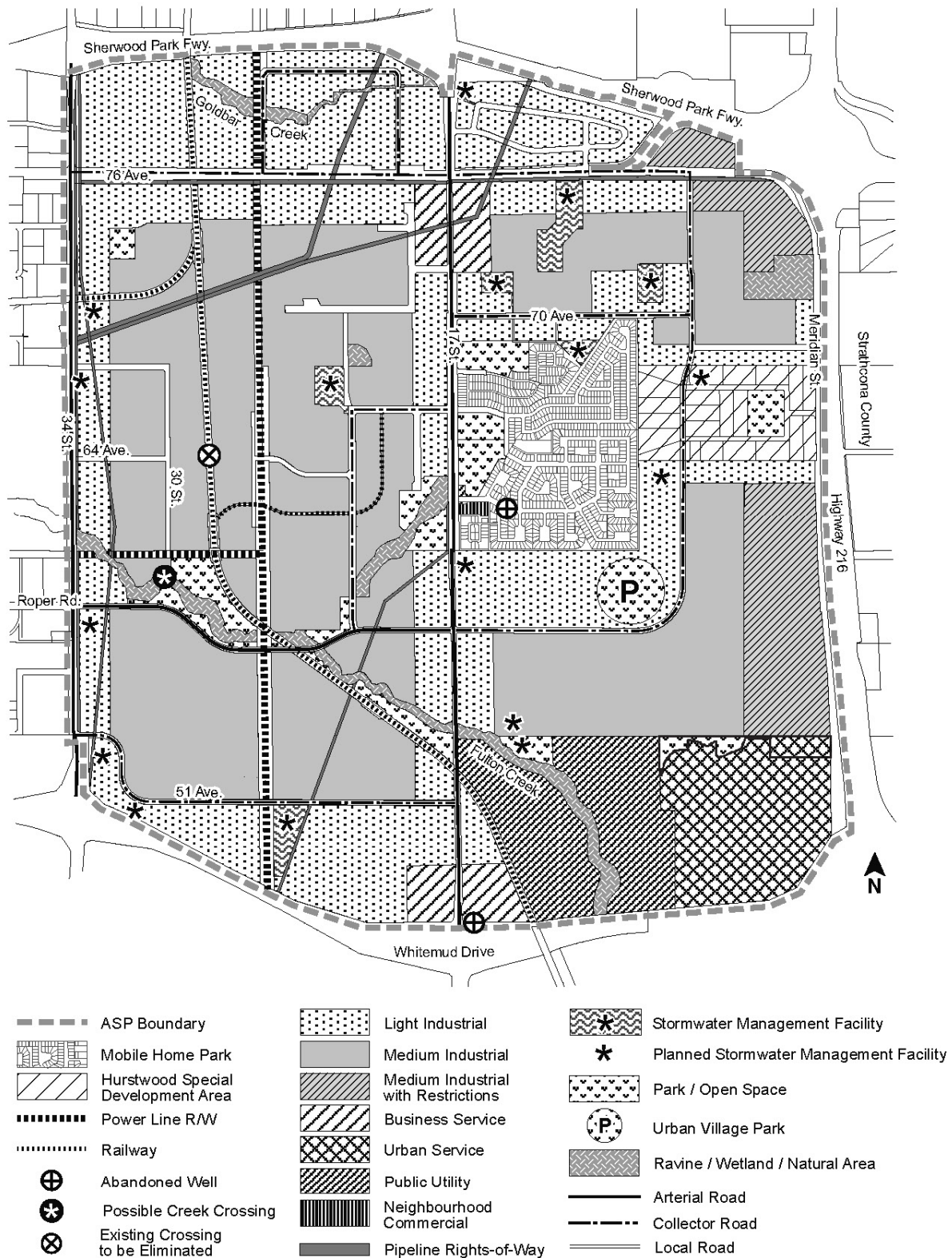
Legend

- ASP Boundary
- City of Edmonton Boundary
- Existing Stormwater Facility
- 1 - 6** Site with Moderate Ecological Integrity

- Habitat Patch
- Natural Stepping Stone
- Semi-Natural Stepping Stone
- Ecological Corridor
- Ephemeral Natural Drainage/ Drainage Ditch

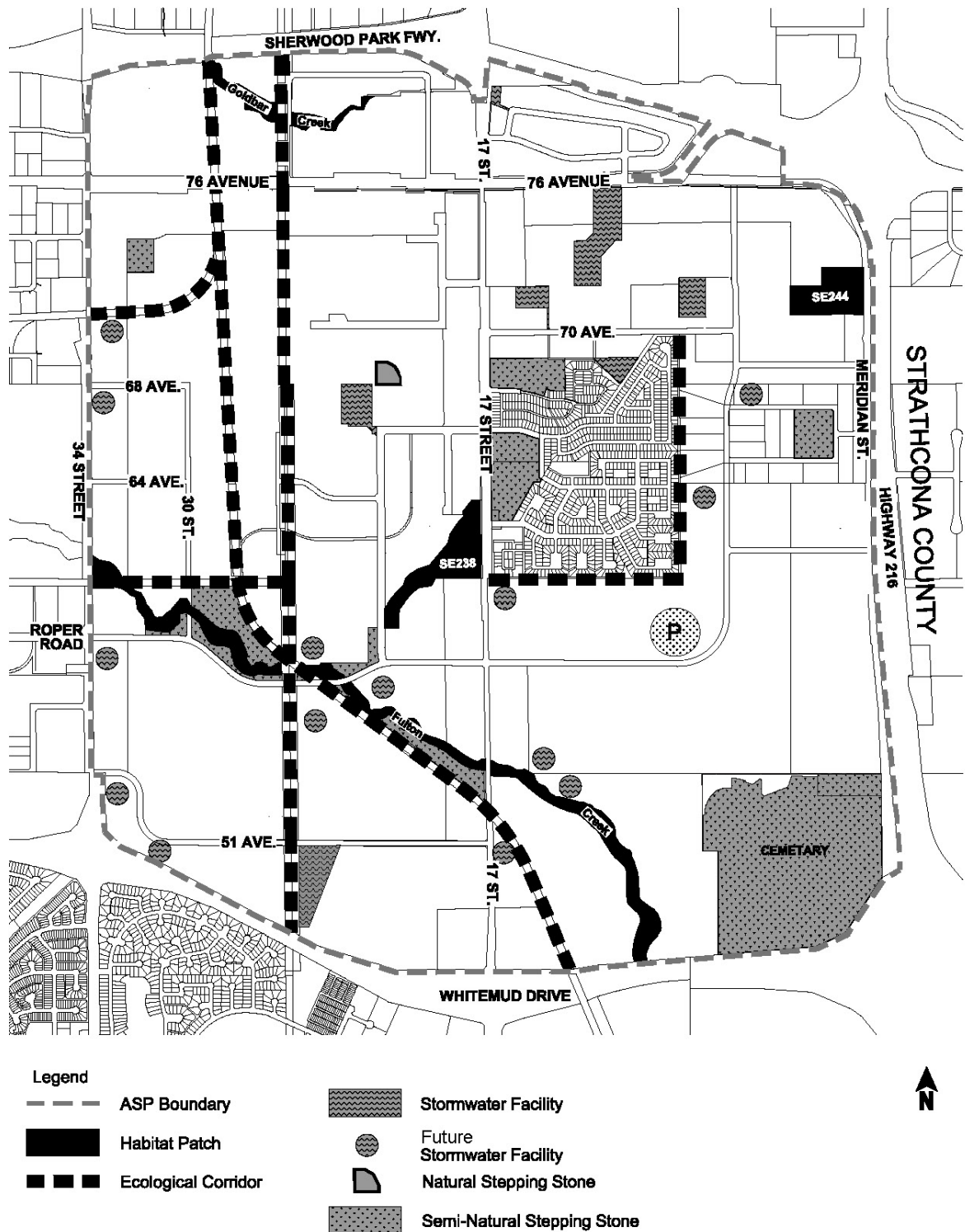
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Figure 4 - Development Concept



Note: This plan is conceptual and the exact location and alignment of land uses, facilities, roadways and services will be determined at the zoning and subdivision stage. Future local roadways have not been identified and will be determined through subdivision as development proceeds.

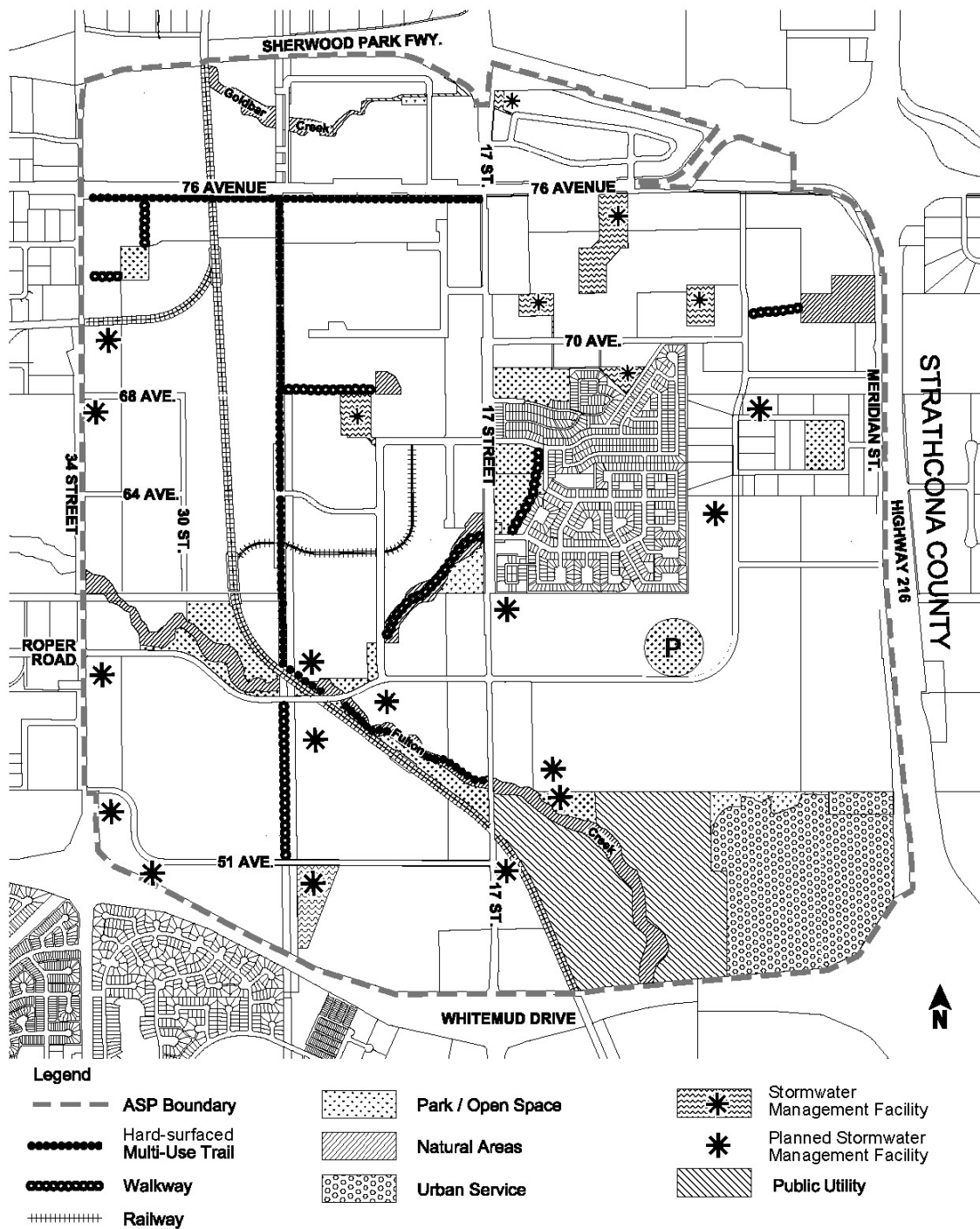
Figure 5 – Proposed Ecological Network



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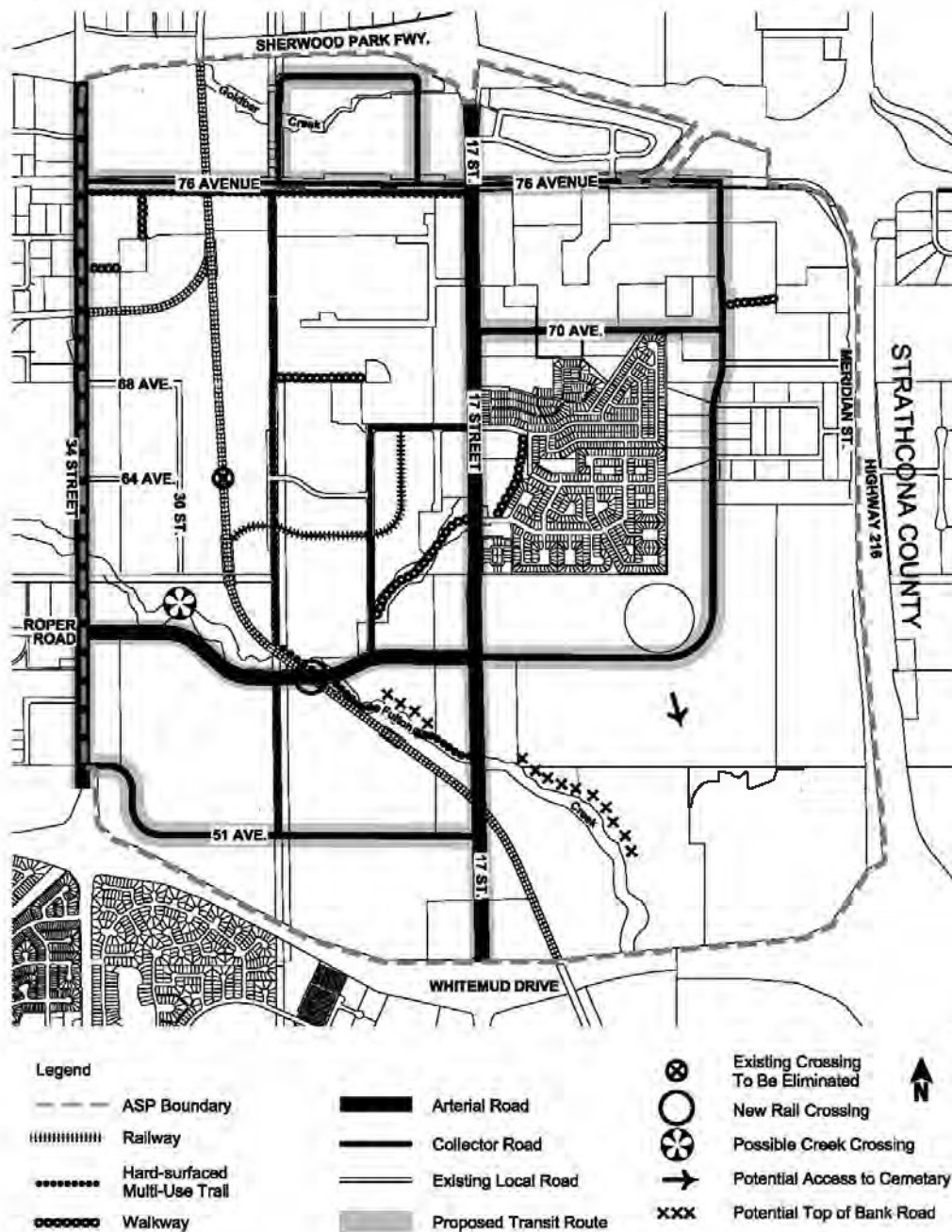
Figure 6- Open Space and Pedestrian Connections Plan

Figure 6 - Open Space & Pedestrian Connections Plan



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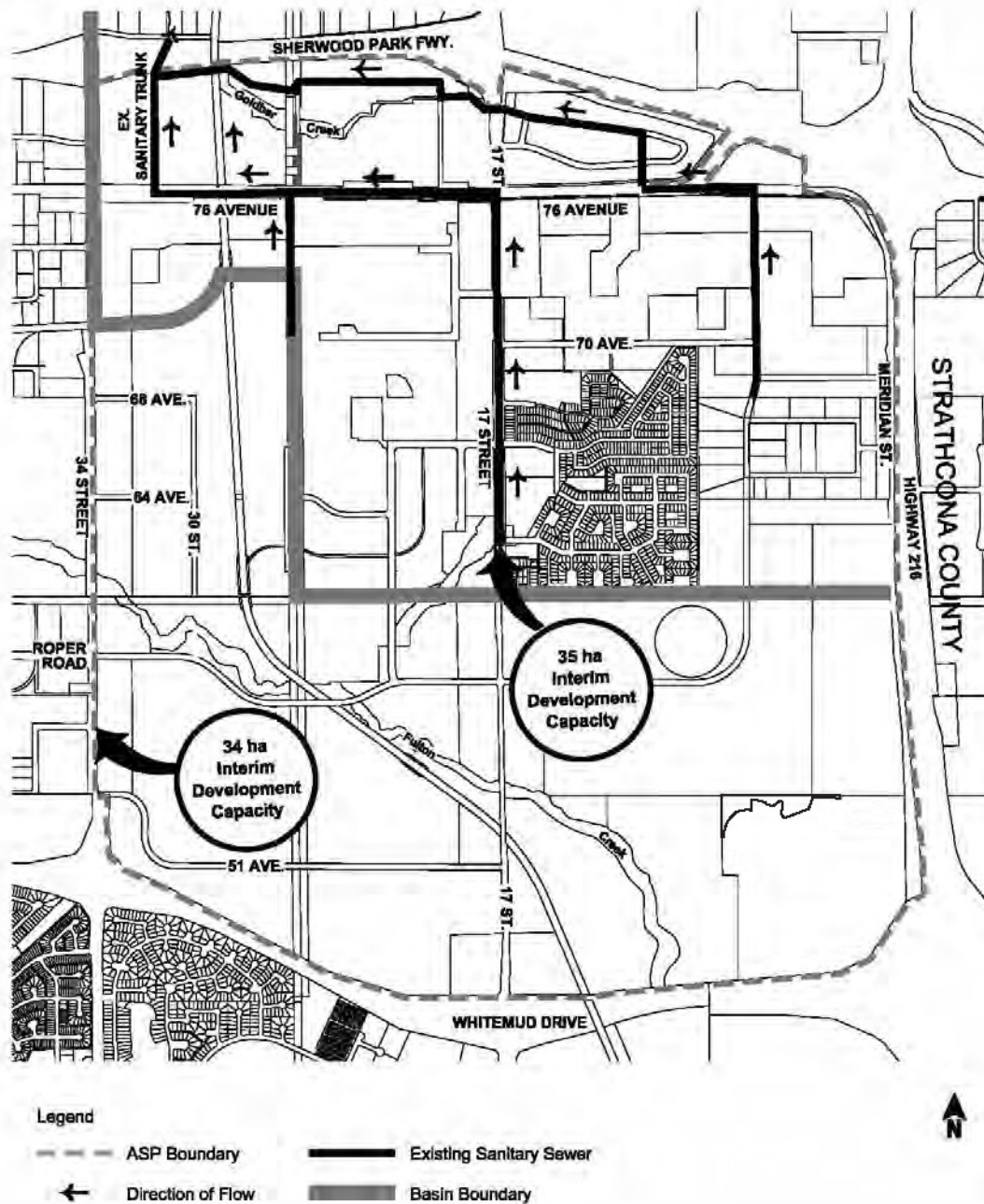
Figure 7 – Transportation Plan



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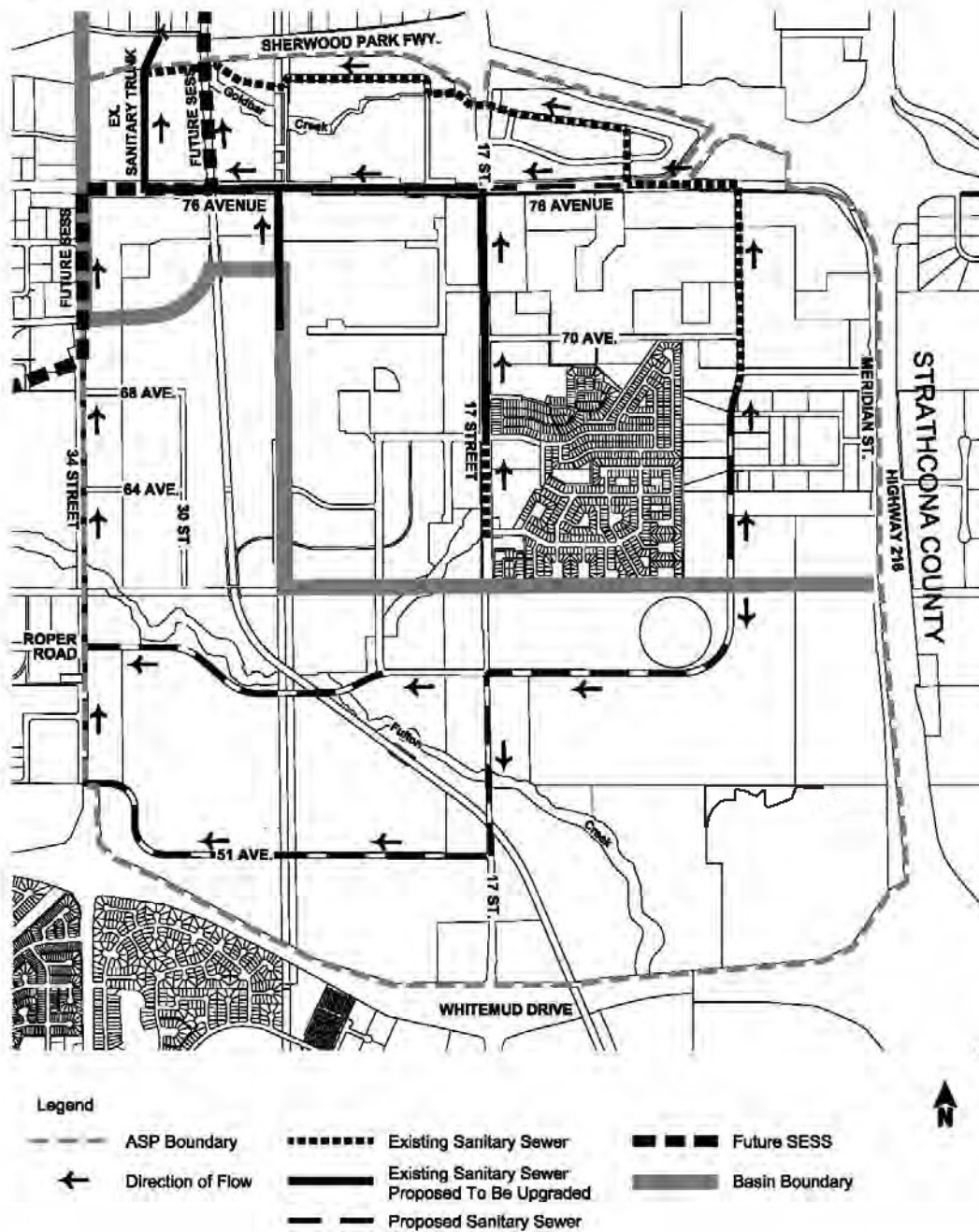
Figure 8 – Available Sanitary Servicing



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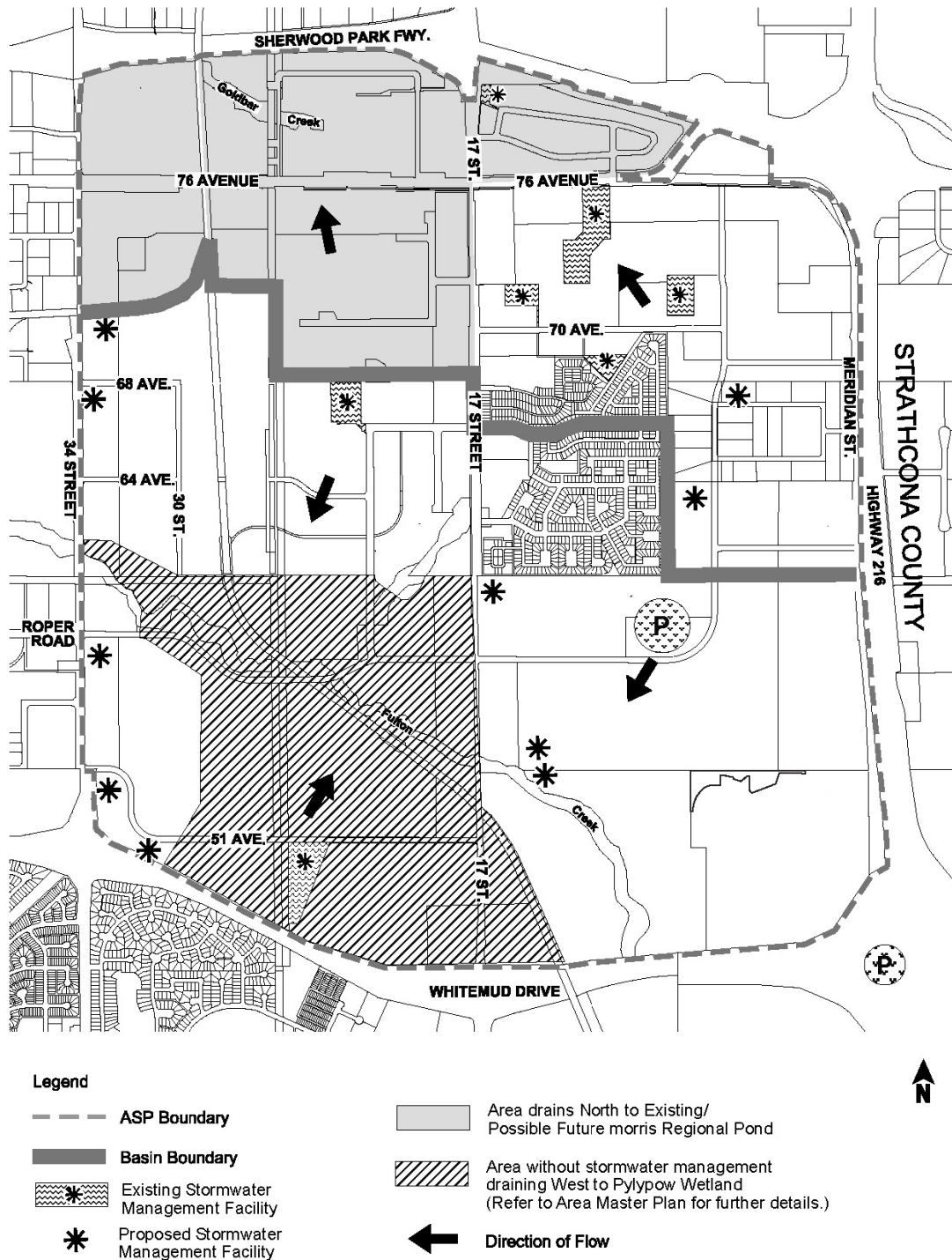
Figure 9 – Ultimate Sanitary Servicing



Note: This plan is conceptual and the exact location and alignment of land uses, facilities, roadways and services will be determined at the zoning and subdivision stage. Future local roadways have not been identified and will be determined through subdivision as development proceeds.

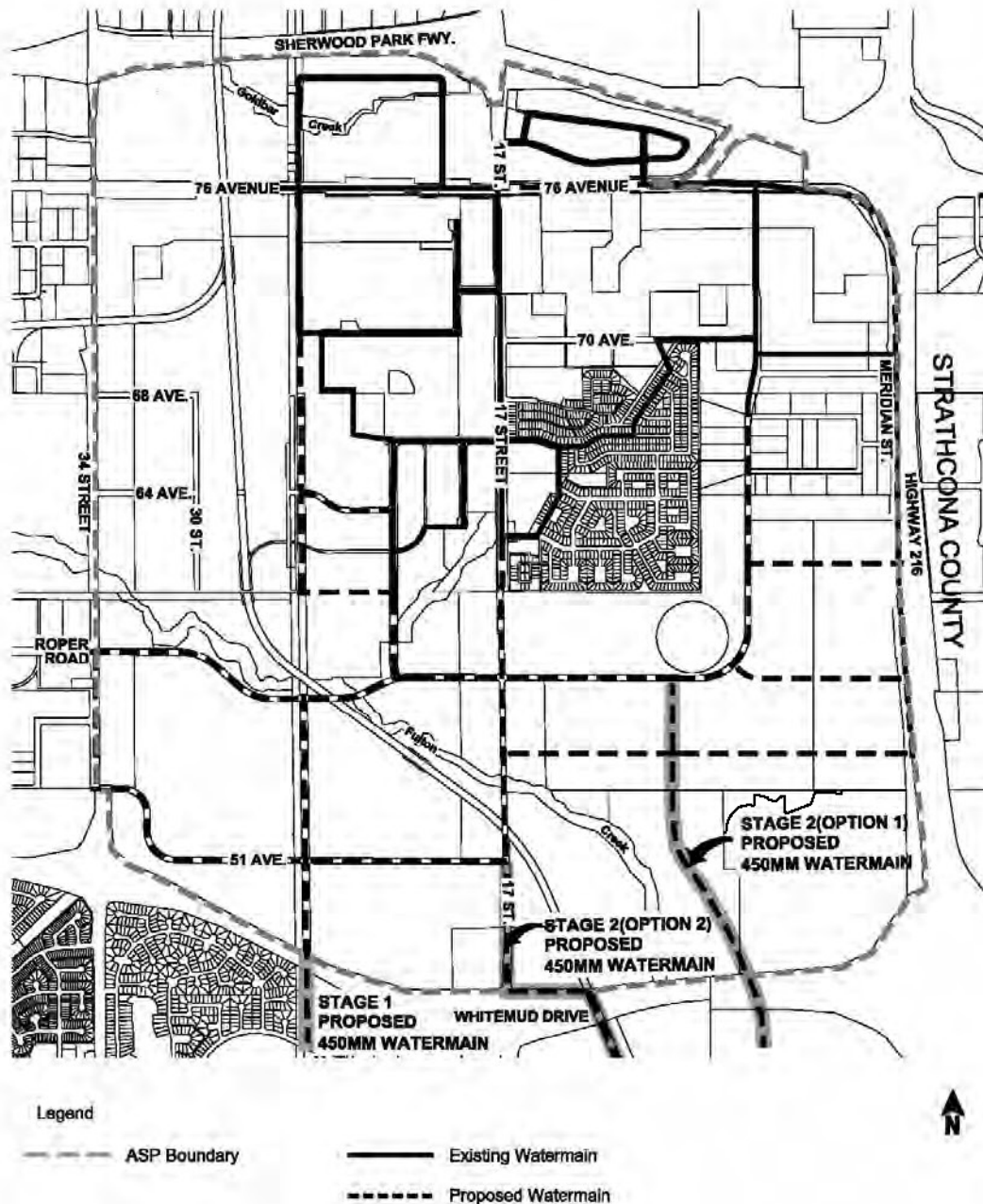
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Figure 10 – Storm Water Servicing



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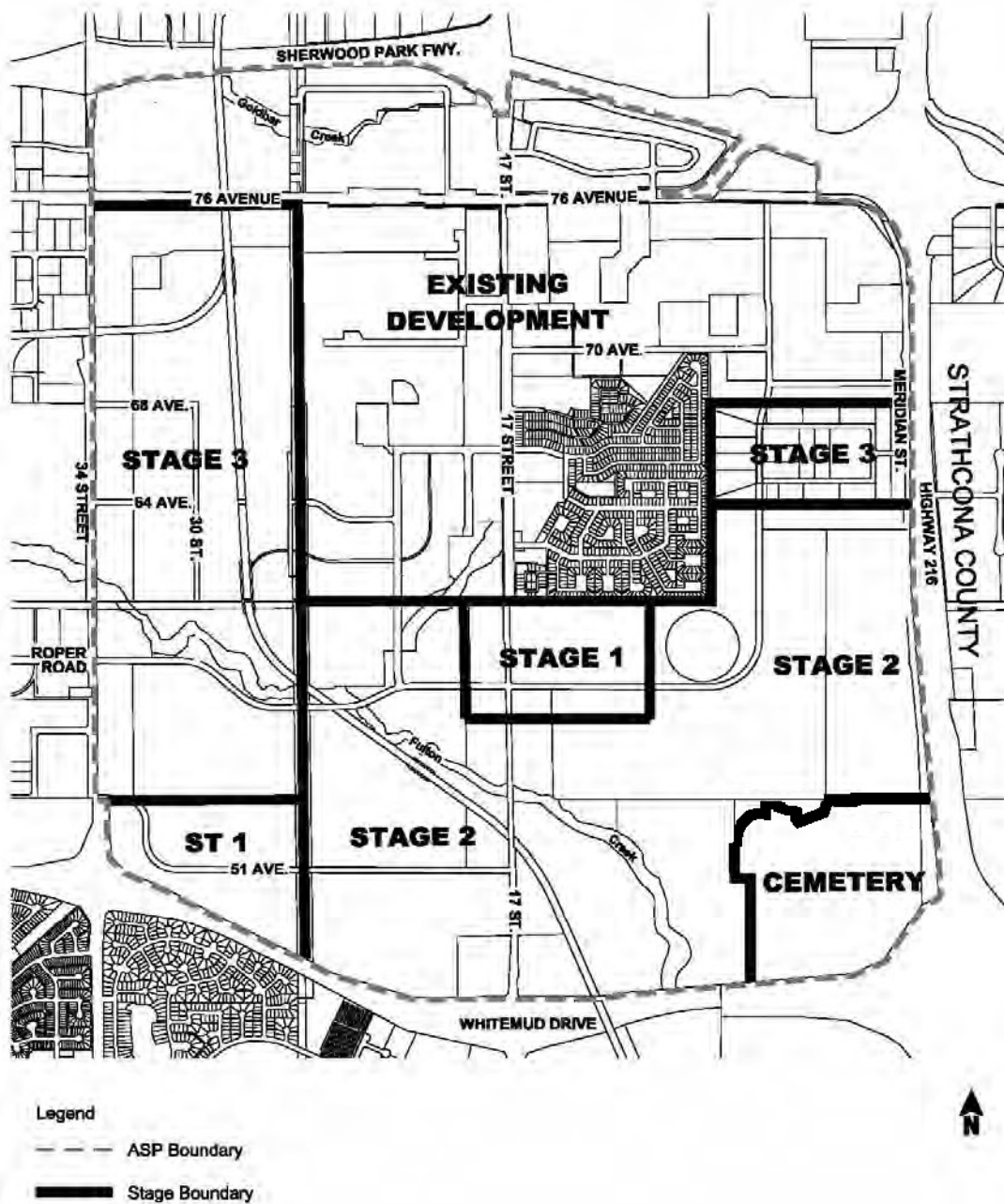
Figure 11 – Water Servicing



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Figure 12 – Staging Plan



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