

Bylaw 18845

A Bylaw is to amend Bylaw 15356, as amended
Winterburn Industrial Area Structure Plan

WHEREAS pursuant to the authority granted to it by the Municipal Government Act, on February 16, 2010 the Municipal Council of the City of Edmonton passed Bylaw 15356, being the Winterburn Industrial Area Structure Plan;

WHEREAS an application was received by City Planning to amend the Winterburn Industrial Area Structure Plan;

WHEREAS Council considers it desirable to amend the Winterburn Industrial Area Structure Plan;

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 15356, the Winterburn Industrial Area Structure Plan be amended as follows:
 - a) delete Table 1 "WINTERBURN AREA STRUCTURE PLAN LAND USE STATISTICS BYLAW 17427" and substitute the following:

**TABLE 1
WINTERBURN INDUSTRIAL AREA STRUCTURE PLAN
LAND USE STATISTICS
BYLAW 18845**

	Area (ha)	% of GDA
Gross Area Currently Developed	599.9	
Gross Area Undeveloped	438.1	
Total Gross Area	1038.0	
CN Rail	15.5	
Arterial Roads (215 St., 1/2 of 231 St., & 109 Ave.)	35.4	
Gross Developable Area (GDA)	987.1	100.0
Open Space / Natural Area	undetermined	n/a
Municipal Reserve (existing)	13.2	1.3%
NET DEVELOPABLE AREA	973.9	100.0 %

LAND USE (TOTAL AT FULL DEVELOPMENT)**Industrial**

Light Industrial	212.90	21.9%
Medium Industrial	410.03	42.1%
Business Industrial	112.40	11.5%
General Business	1.01	0.01%

Residential

Westview Mobile Home Park	70.0	7.2%
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Public Utilities

Storm Ponds	46.17	4.7%
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Circulation

Collector and Local Roads	117.8	12.1%
Municipal Reserves required for parks/open space	32	

*Municipal Reserve will be taken at the time of subdivision from each of these land uses.

- b) delete the map entitled "Bylaw 17427 APPROVED WINTERBURN INDUSTRIAL Area Structure Plan (as amended)" and replace with the map entitled "Bylaw 18845 WINTERBURN INDUSTRIAL Area Structure Plan (as amended)" attached as Schedule "A" and forming part of this bylaw;
- c) delete "EXHIBIT 6 NATURAL AREAS" , and replace with "EXHIBIT 6 NATURAL AREAS" attached as Schedule "B" and forming part of this bylaw;

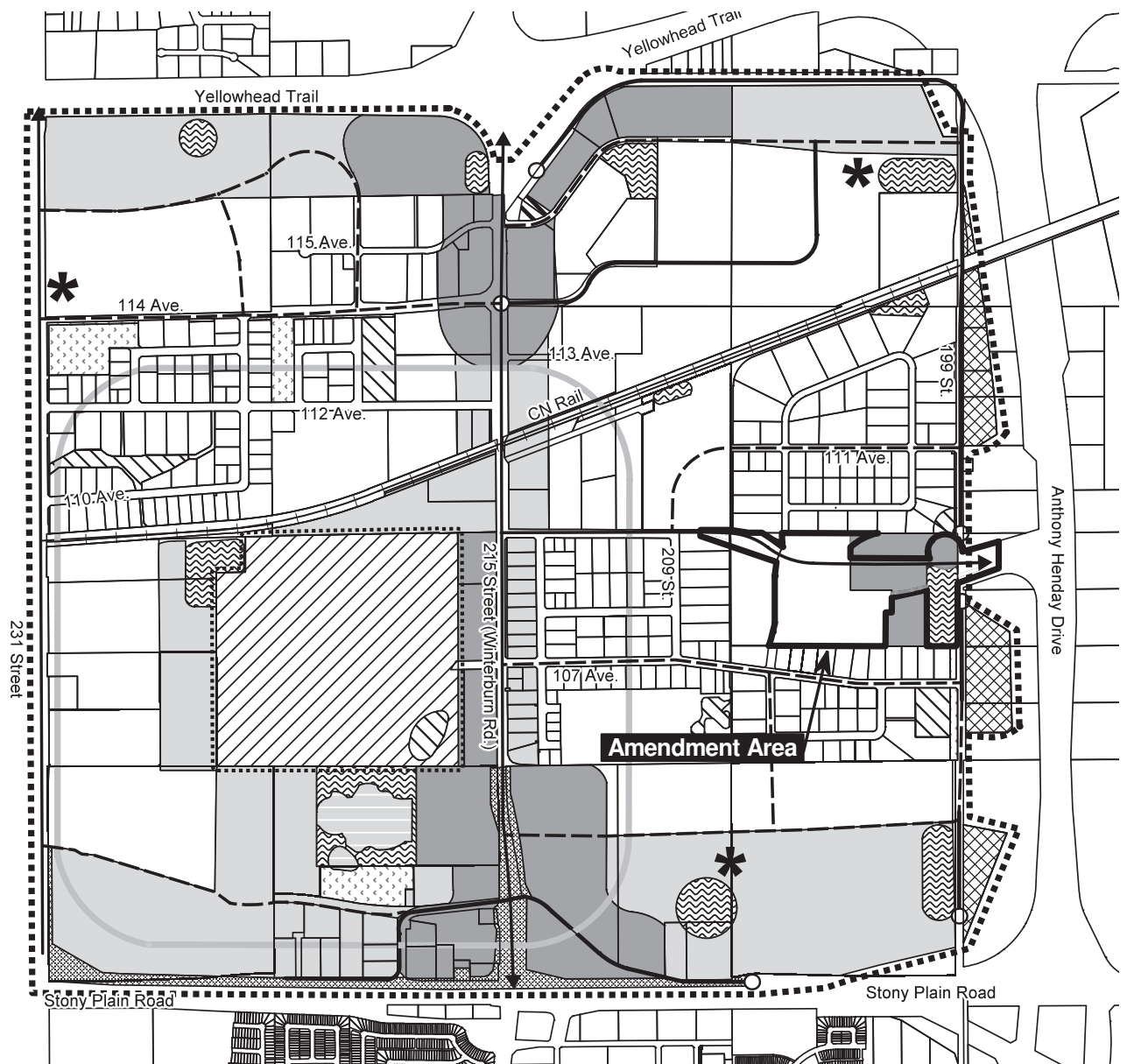
- d) delete "FIGURE 7 DEVELOPMENT CONCEPT", and replace with "FIGURE 7 DEVELOPMENT CONCEPT" attached as Schedule "C" and forming part of this bylaw;
- e) delete "EXHIBIT 8 SIDEWALK AND MULTI-USE NETWORK", and replace with "EXHIBIT 8 SIDEWALK AND MULTI-USE NETWORK" attached as Schedule "D" and forming part of this bylaw;
- f) delete "EXHIBIT 10 SANITARY SERVICES", and replace with "EXHIBIT 10 SANITARY SERVICES" attached as Schedule "E" and forming part of this bylaw;
- g) delete "EXHIBIT 11 STORM WATER MANAGEMENT", and replace with "EXHIBIT 11 STORM WATER MANAGEMENT" attached as Schedule "F" and forming part of this bylaw;
- h) delete "EXHIBIT 12 WATER NETWORK", and replace with "EXHIBIT 12 WATER NETWORK" attached as Schedule "G" and forming part of this bylaw;

READ a first time this	day of	, A. D. 2019;
READ a second time this	day of	, A. D. 2019;
READ a third time this	day of	, A. D. 2019;
SIGNED and PASSED this	day of	, A. D. 2019.

THE CITY OF EDMONTON

MAYOR

CITY CLERK



Note:
Location of collector road 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.

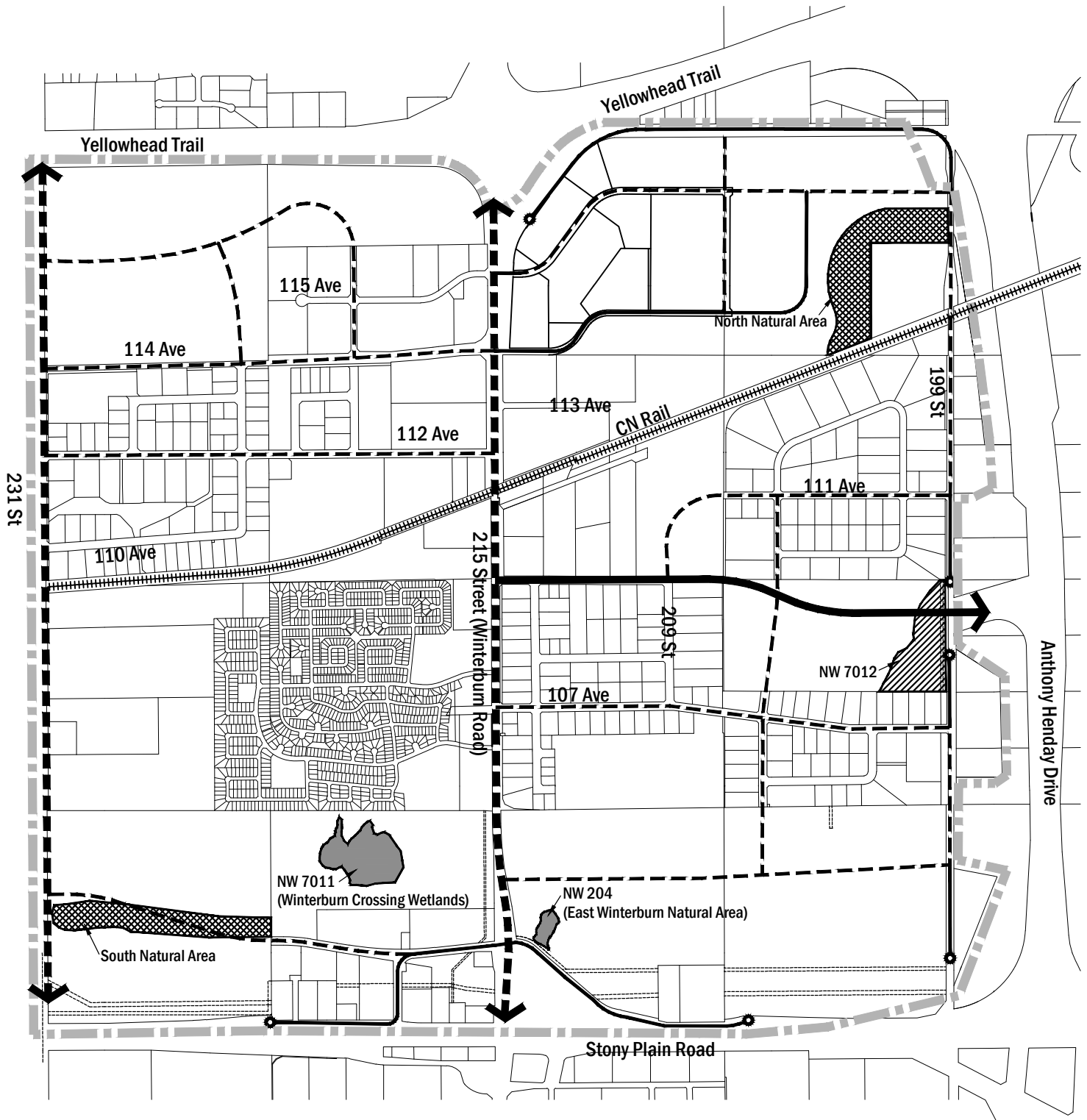
**BYLAW 18845
WINTERBURN
INDUSTRIAL**
Area Structure Plan
(as amended)



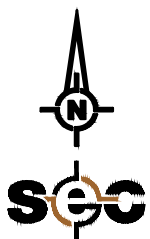
	Light Industrial		Existing Stormwater Management Facility		Arterial Roads
	Business Industrial		Proposed Stormwater Management Facility		Collector Roads
	Medium Industrial		Park		Service Roads
	Medium Industrial with Special Design Considerations		Potential Park Locations		Railroad ROW
	Manufactured Homes Park		Retained Natural Area		Residential Buffer
	Future Major Road Right-of-Way				Development Review Limit From Existing Residential (600m)
	General Business				ASP Boundary
					Amendment 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.

AREA STRUCTURE PLAN

**LEGEND**

- ASP Boundary
- Designated Natural Areas
(Designated Environmentally Sensitive and Significant Natural Areas)
- Other Identified Natural Areas
- Designated Natural Area - No Longer Viable

**NATURAL AREAS**

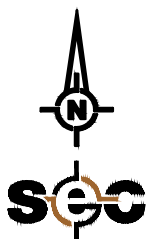
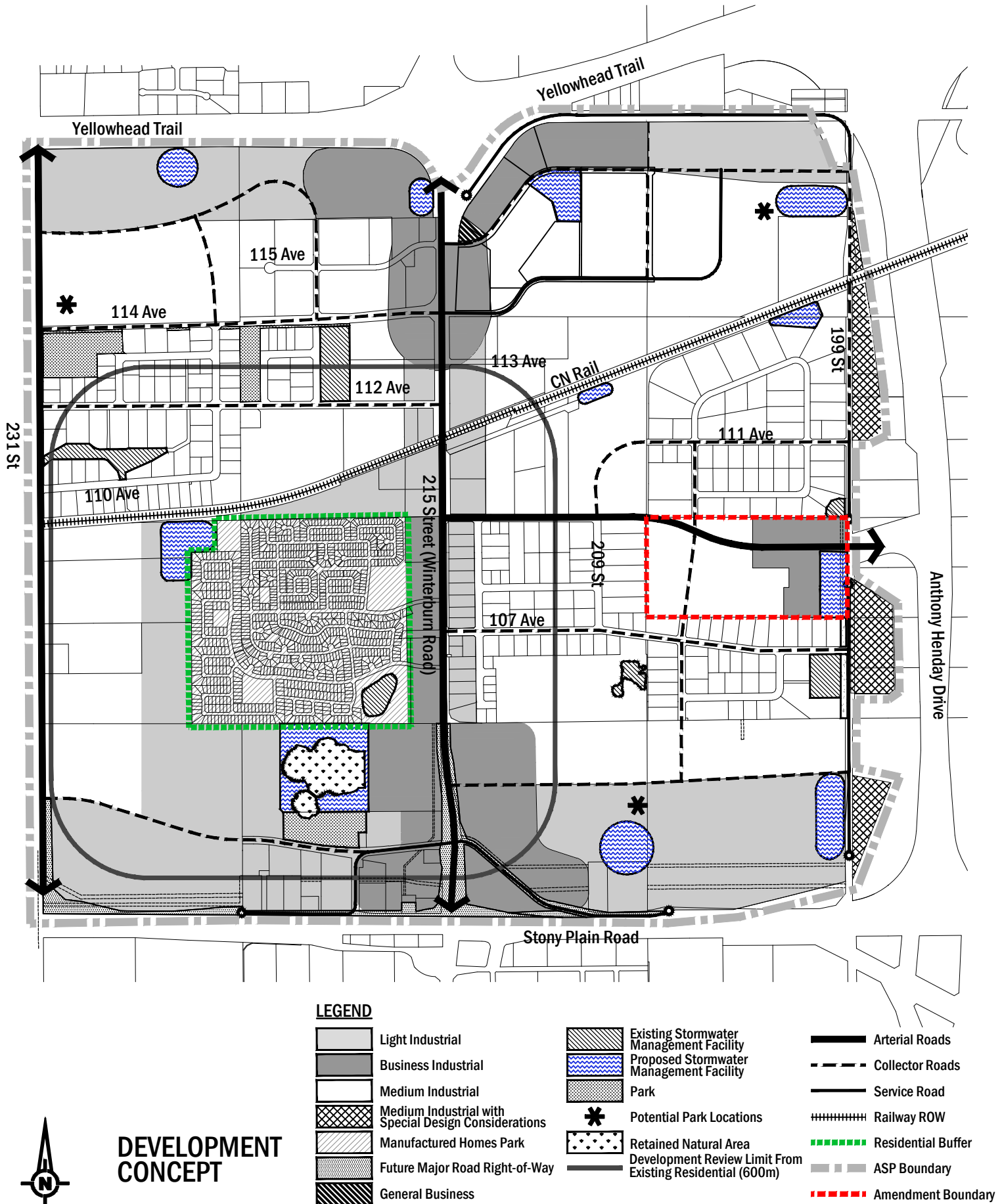
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WINTERBURN INDUSTRIAL
CITY OF EDMONTON

248-18001_01_PR006.DWG
Jcalder February 11, 2019

EXHIBIT 6

AREA STRUCTURE PLAN



DEVELOPMENT
CONCEPT

N.T.S.

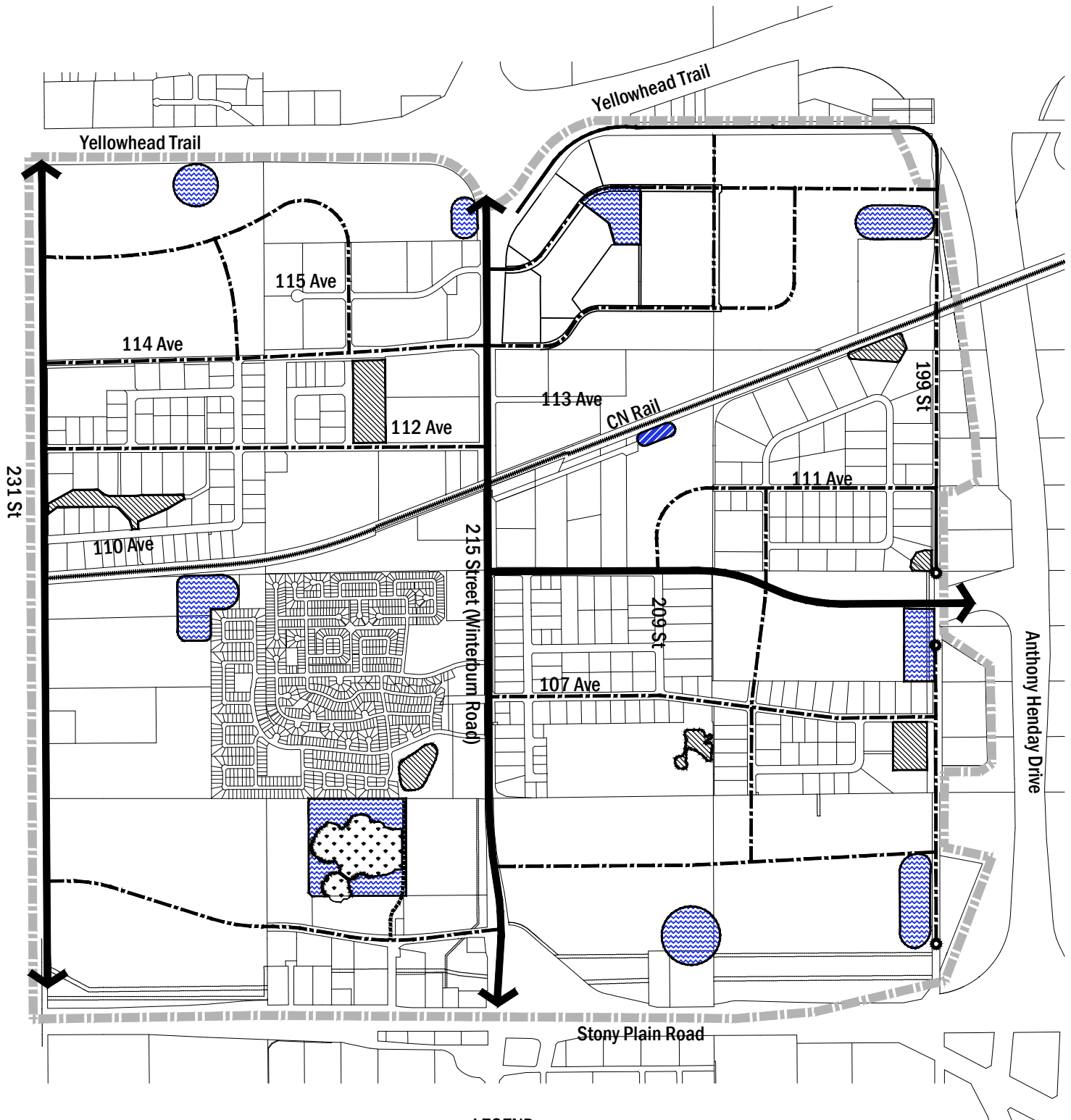
WINTERBURN INDUSTRIAL
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248-18001_01_PR007.DWG
Jcalder March 22, 2019

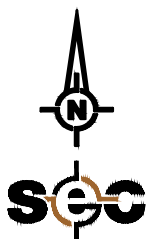
FIGURE 7

AREA STRUCTURE PLAN

NOTE: This map is conceptual in nature. The specific location and alignment of major road facilities, roadways, and services may be technically amended and change at the time of subdivision.

**LEGEND**

- Sidewalks on One Side Of Collector Road
(With Connecting Sidewalks to Bus Stops on The Opposite Side)
- 3.0m Wide Multi-Use Trail on One Side of Arterial Roads
(With Sidewalks on The Opposite Side)
- 3.0m Wide Multi-Use Trail on One Side of South Storm Pond
- ASP Boundary



SIDEWALK AND MULTI-USE TRAIL NETWORK



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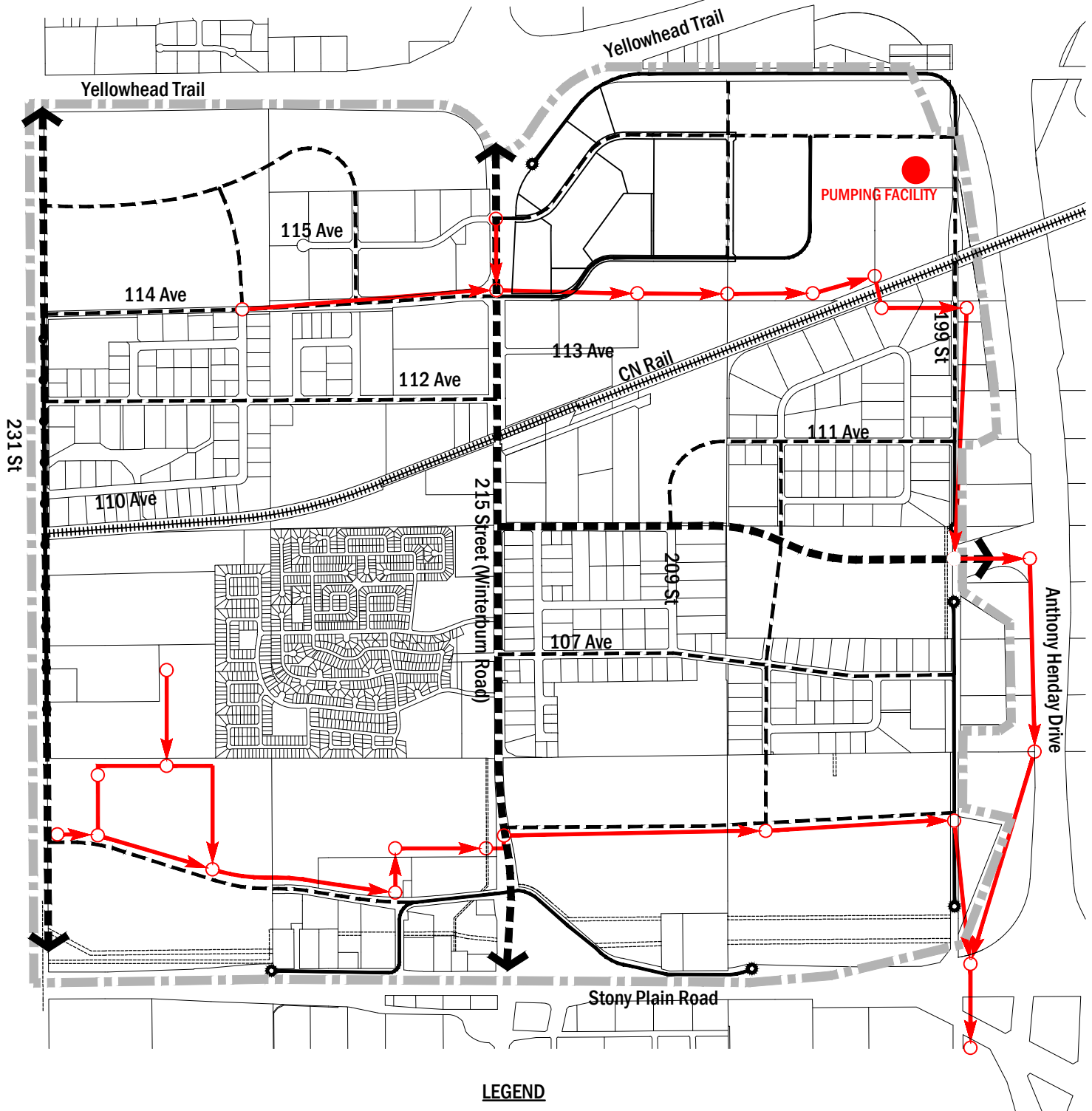
WINTERBURN INDUSTRIAL
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248-18001_01_PRFO08.DWG
Jcalder February 7, 2019

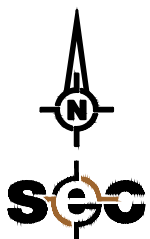
EXHIBIT 8

AREA STRUCTURE PLAN

NOTE: This map is conceptual in nature. The specific location and alignment of major road facilities, roadways, and services may be technically amended and change at the time of subdivision.

**LEGEND**

- Proposed Sanitary Trunk Sewer
- ASP Boundary

**SANITARY SERVICES**

scale 1:20,000

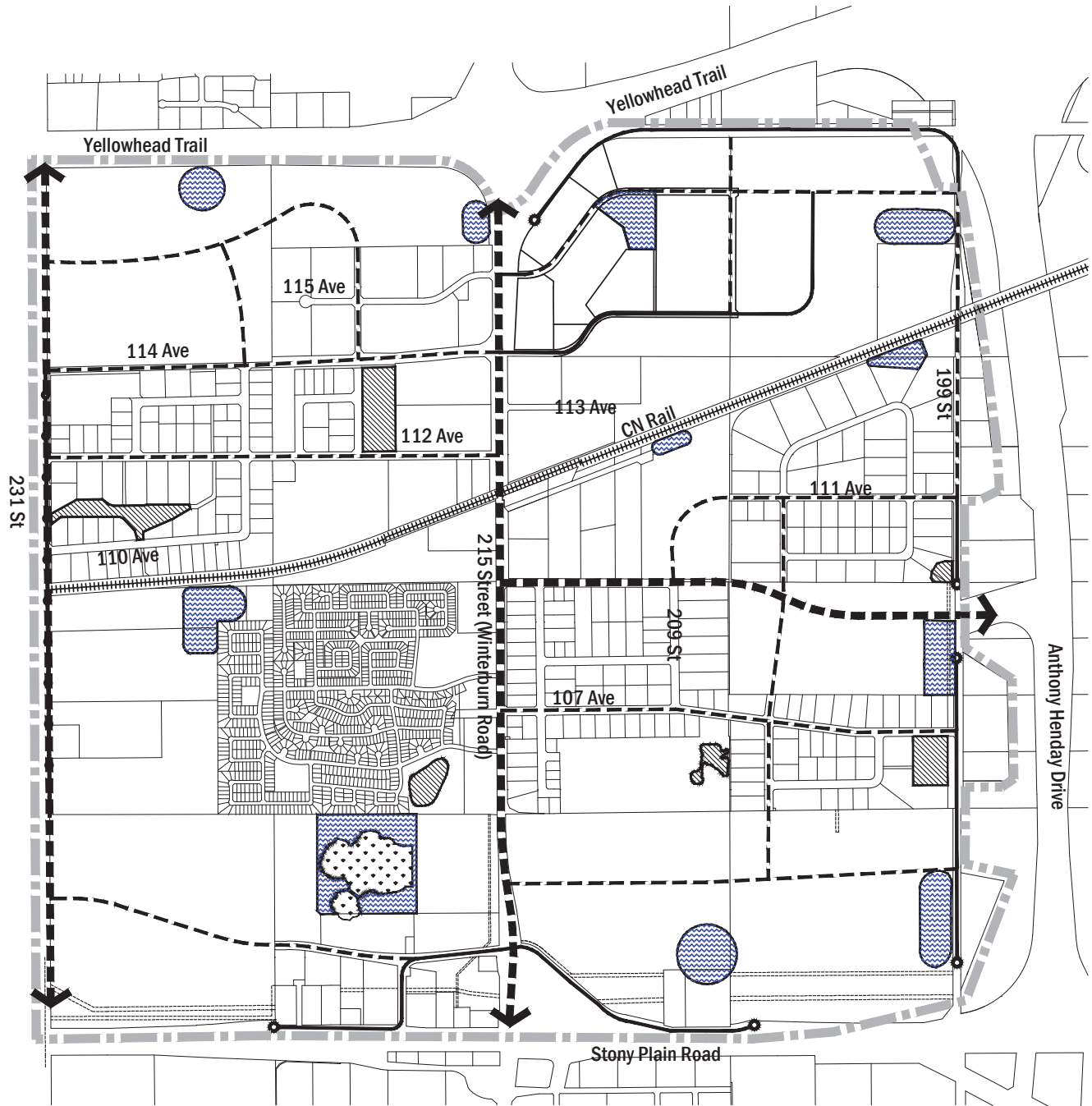
WINTERBURN INDUSTRIAL
CITY OF EDMONTON





248-18001_01_PR010.DWG
Jcalder February 7, 2019

EXHIBIT 10

AREA STRUCTURE PLAN

NOTE: This map is conceptual in nature. The specific location and alignment of major road facilities, roadways, and services may be technically amended and change at the time of subdivision.

**LEGEND**

-  Existing Stormwater Management Facility
-  Proposed Stormwater Management Facility
-  Retained Natural Area
-  ASP Boundary



STORM WATER MANAGEMENT

0 200 400 m scale 1:20,000

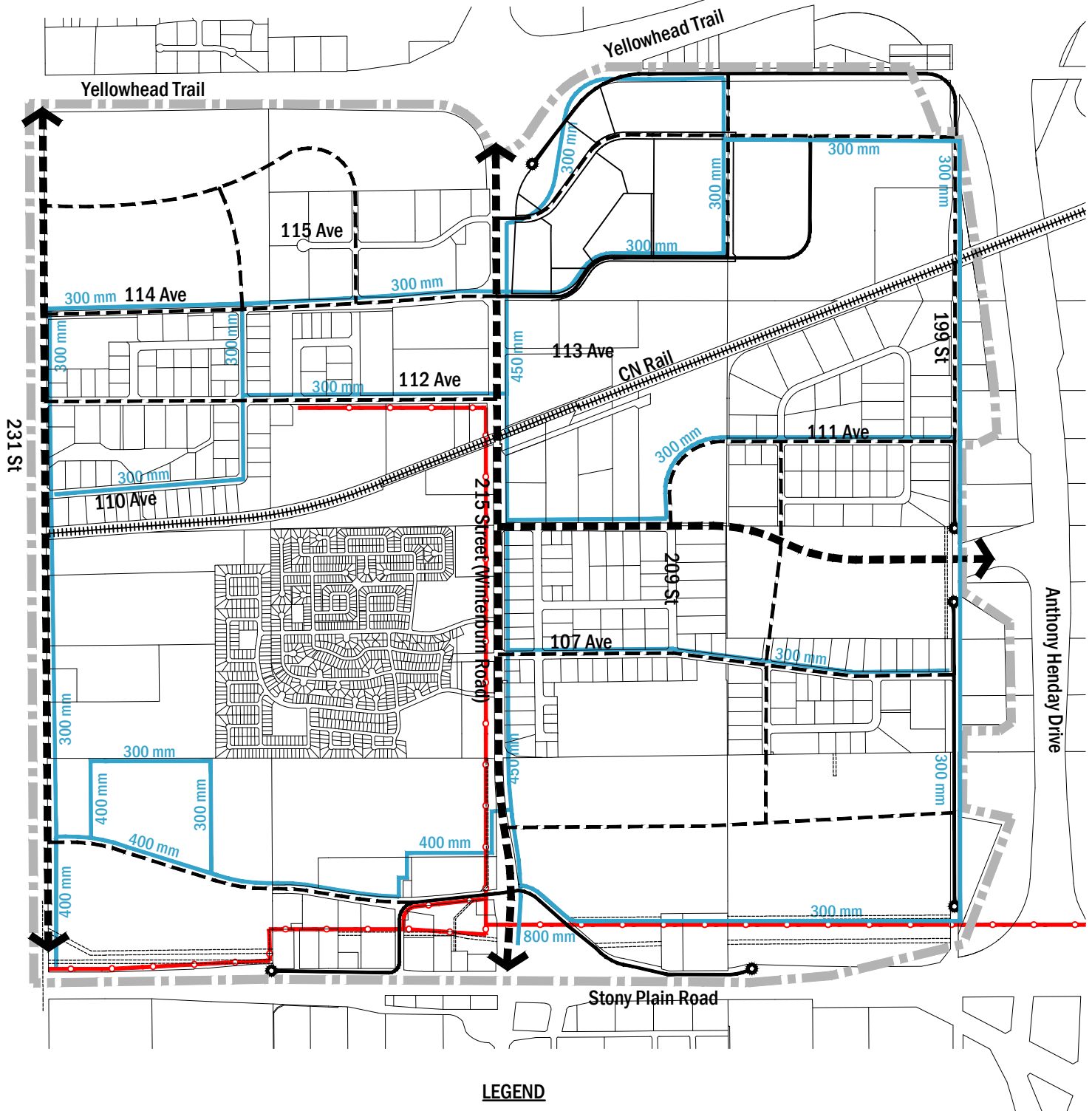
WINTERBURN INDUSTRIAL
CITY OF EDMONTON

248-18001_01_PR011.DWG
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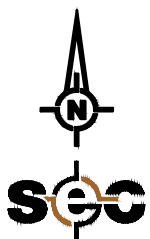
EXHIBIT 11

AREA STRUCTURE PLAN

NOTE: This map is conceptual in nature. The specific location and alignment of major road facilities, roadways, and services may be technically amended and change at the time of subdivision.

**LEGEND**

- Existing Water Main
- Proposed Water Main
- ASP Boundary

**WATER NETWORK**

scale 1:20,000

WINTERBURN INDUSTRIAL
CITY OF EDMONTON

248-18001_01_PRFO12.DWG
Jcalder February 7, 2019

EXHIBIT 12