

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

**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;

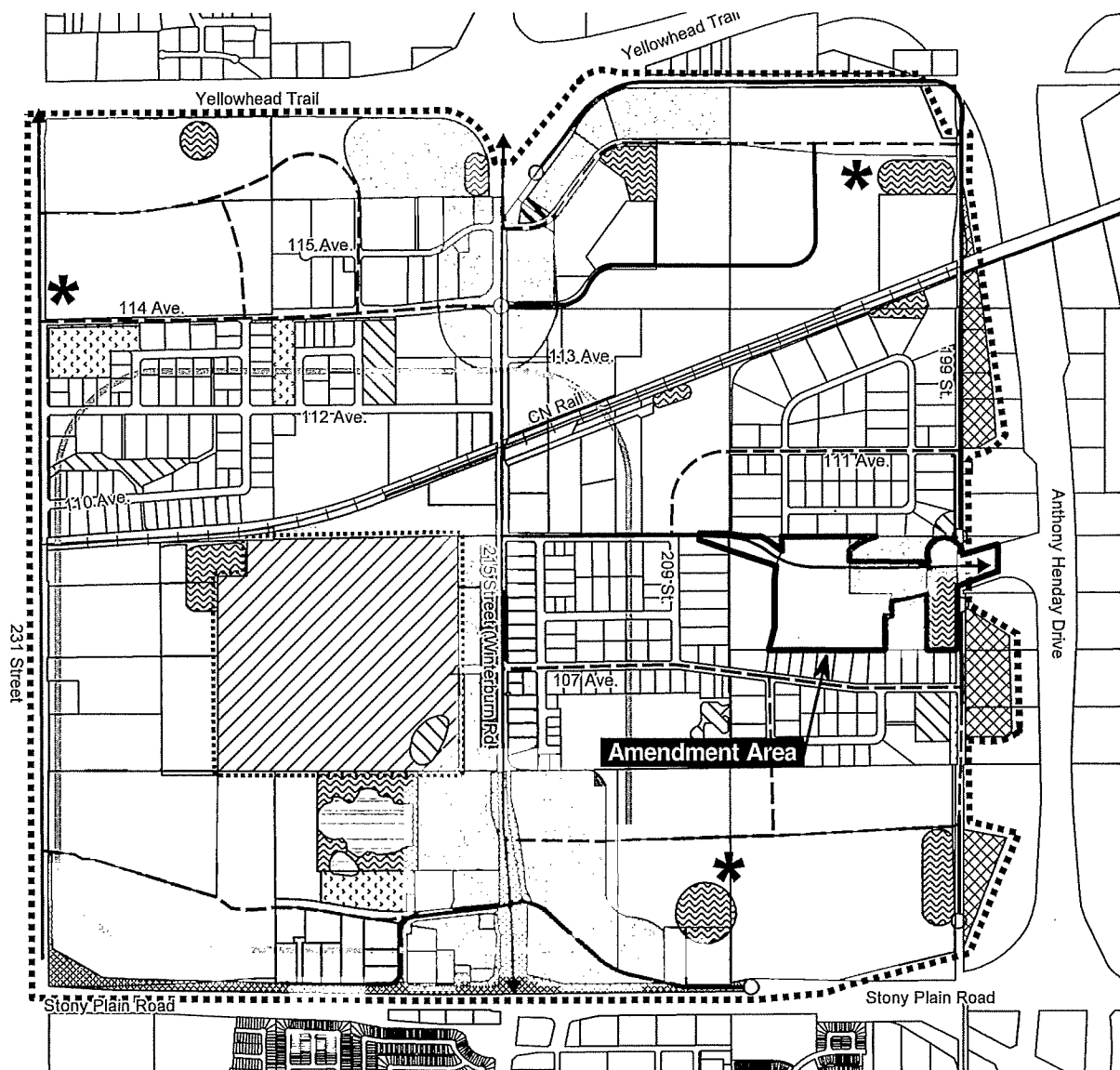
- d) delete "FIGURE 7 DEVELOPMENT CONCEPT", and replace with "FIGURE 7 DEVELOPMENT CONCEPT" attached as Schedule "C" and forming part of this bylaw;
- e) delete "EXHIBIT 8 SIDEWALK AND MULTI-USE NETWORK", and replace with "EXHIBIT 8 SIDEWALK AND MULTI-USE NETWORK" attached as Schedule "D" and forming 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	13th	day of	May	, A. D. 2019;
READ a second time this	13th	day of	May	, A. D. 2019;
READ a third time this	13th	day of	May	, A. D. 2019;
SIGNED and PASSED this	13th	day of	May	, 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.

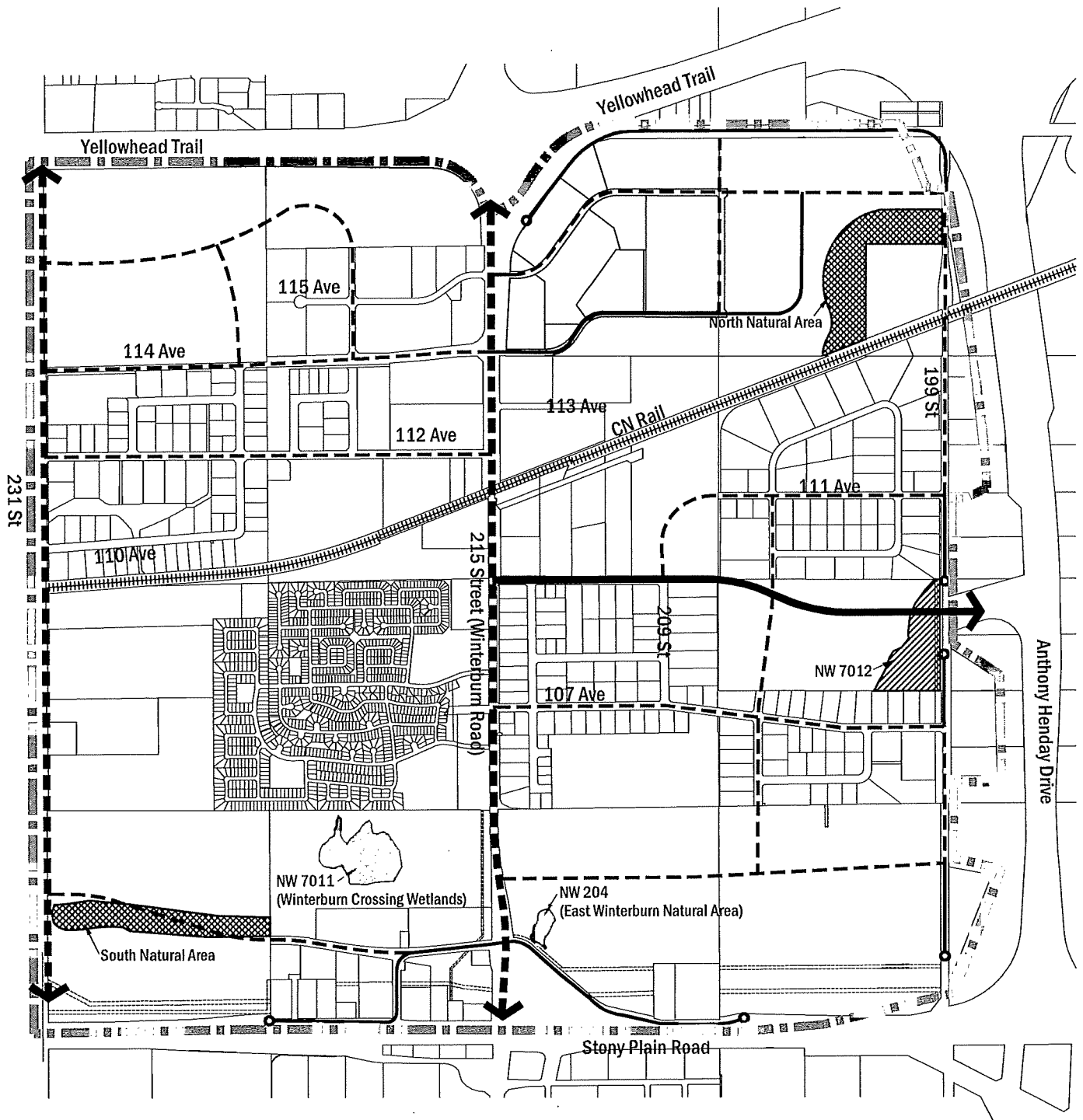
**BYLAW 18845  
WINTERBURN  
INDUSTRIAL**  
Area Structure Plan  
(as amended)



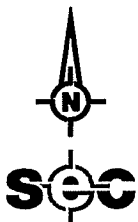
	Light Industrial		Existing Stormwater Management Facility		Arterial Roads
	Business Industrial		Proposed Stormwater Management Facility		Collector Roads
	Medium Industrial		Park		Service Roads
	Medium Industrial with Special Design Considerations		Potential Park Locations		Railroad ROW
	Manufactured 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**

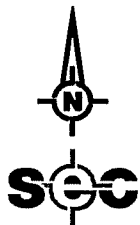
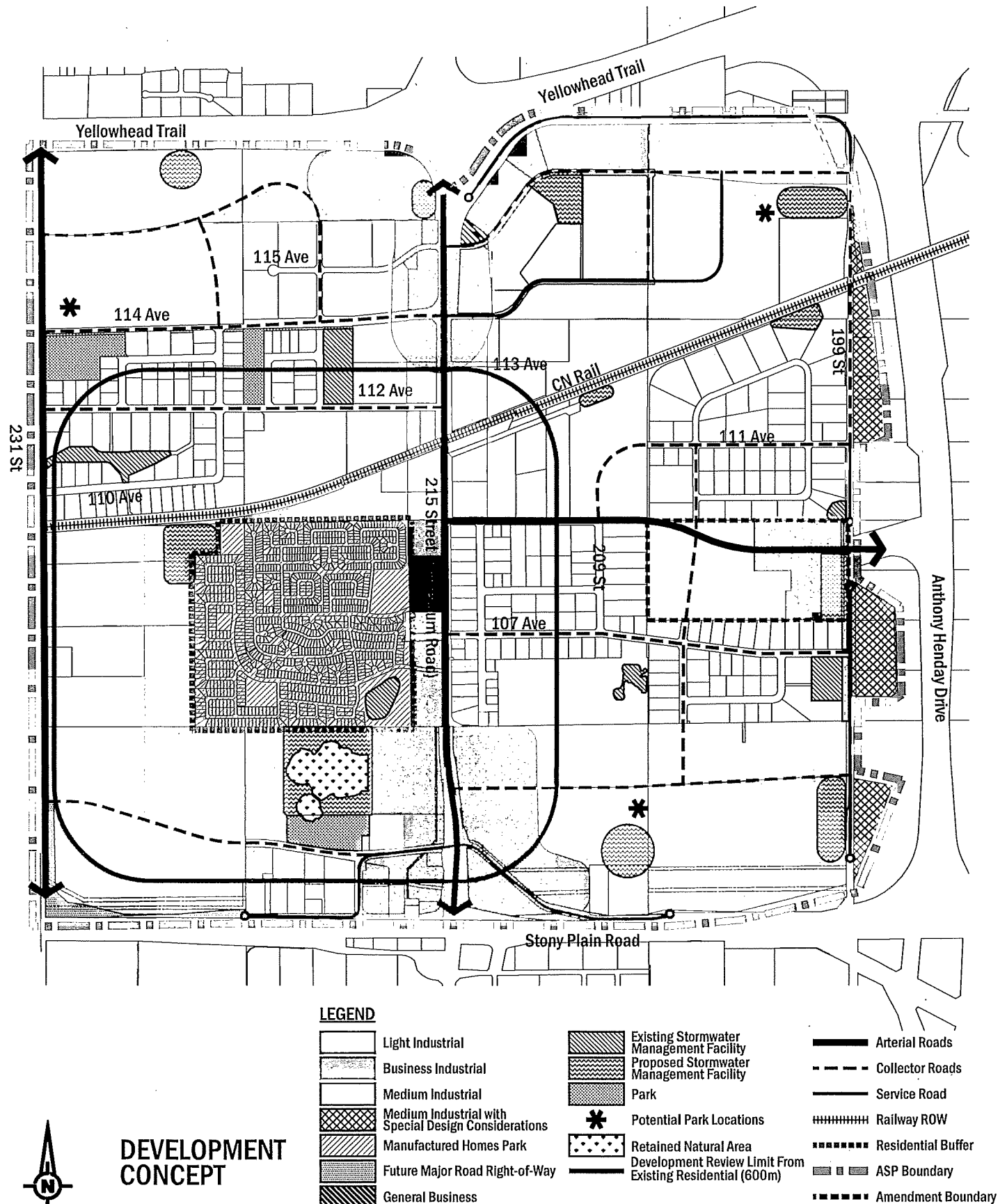
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WINTERBURN INDUSTRIAL  
CITY OF EDMONTON

248-18001\_01\_PR006.DWG  
Jcalder February 11, 2019

**EXHIBIT 6**

## AREA STRUCTURE PLAN

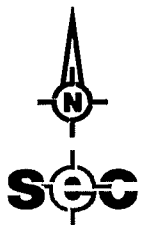
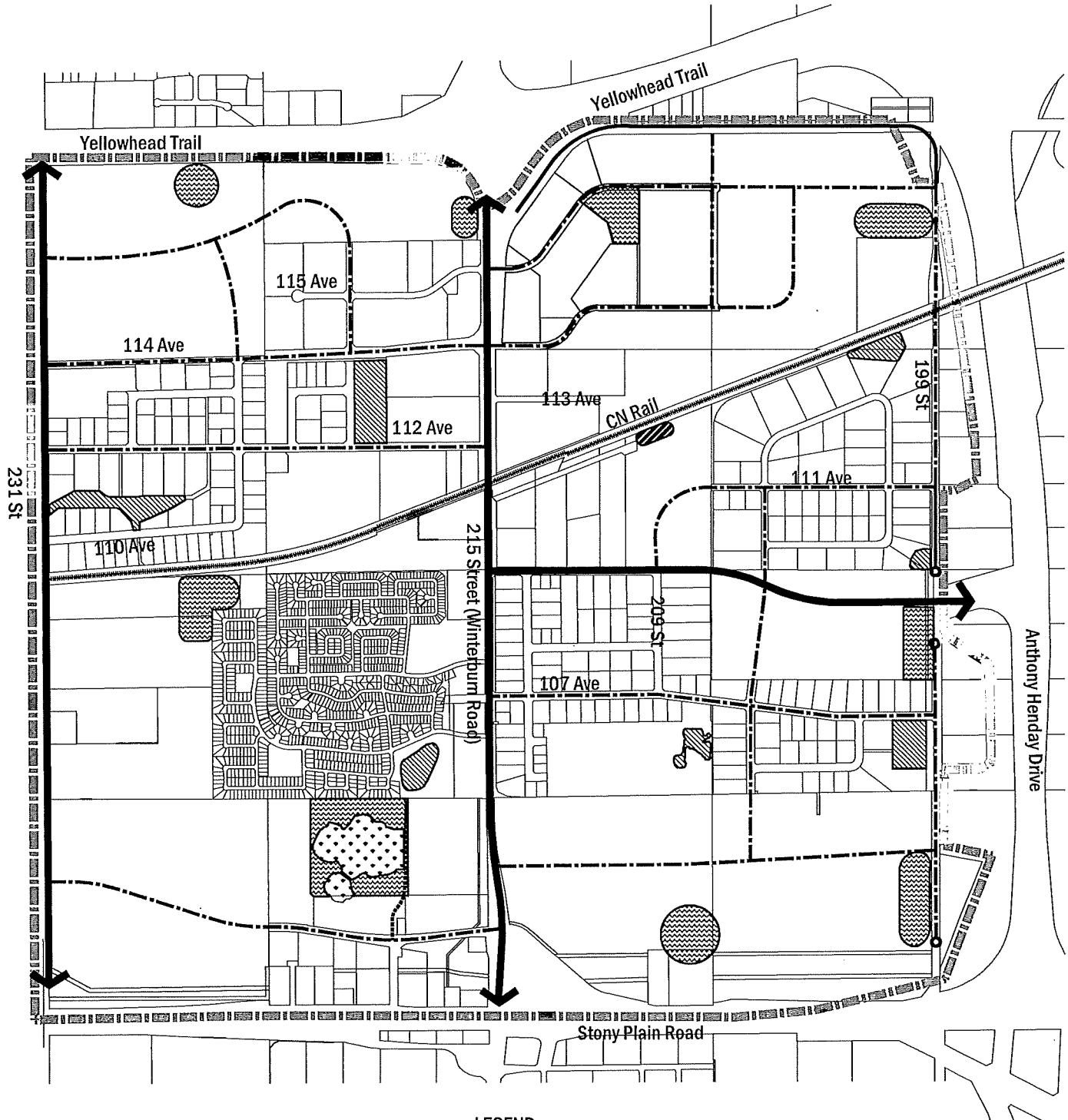


N.T.S.

248-18001\_01\_PR007.DWG  
Jcalder March 22, 2019

## 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.



## SIDEWALK AND MULTI-USE TRAIL NETWORK

scale 1:20,000  
0 200 400 m

WINTERBURN INDUSTRIAL  
CITY OF EDMONTON

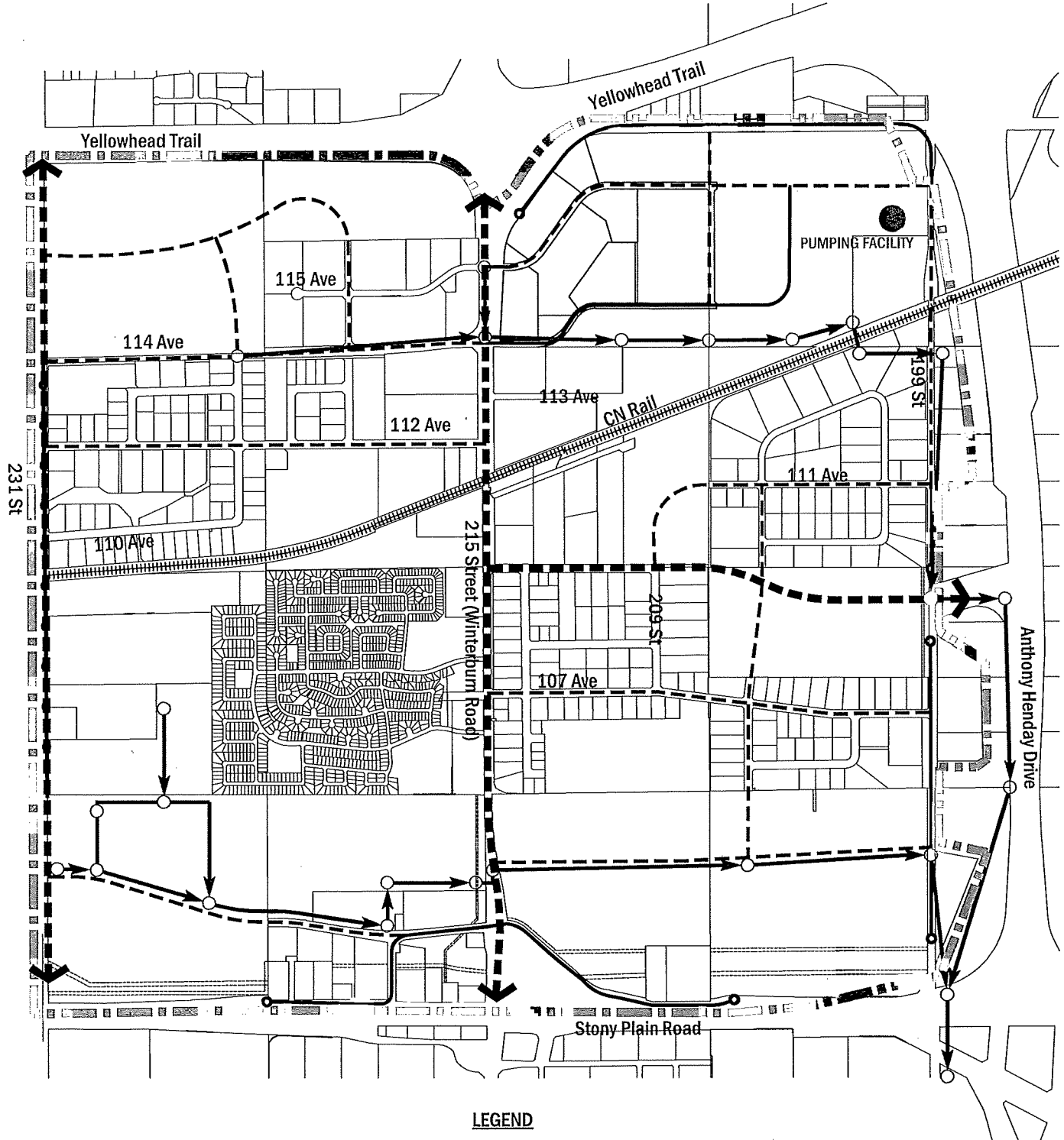
248-18001\_01\_PRFO08.DWG  
Jcalder February 7, 2019

**EXHIBIT 8**

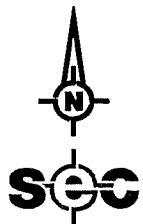


## AREA STRUCTURE PLAN

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**LEGEND**

- Proposed Sanitary Trunk Sewer
- ASP Boundary

**SANITARY SERVICES**

scale 1:20,000

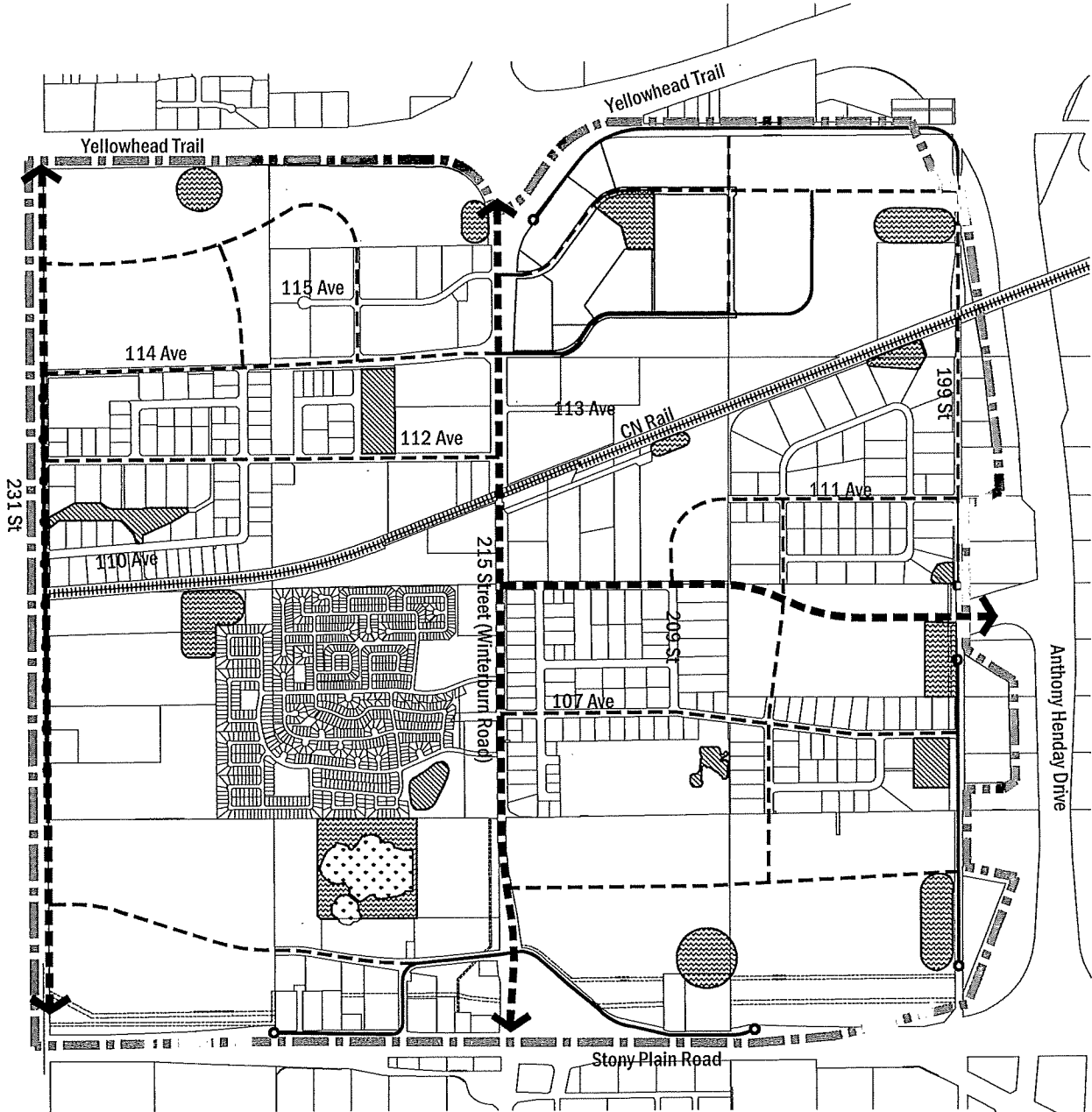
WINTERBURN INDUSTRIAL  
CITY OF EDMONTON

248-18001\_01\_PR010.DWG  
Jcalder February 7, 2019





**EXHIBIT 10**

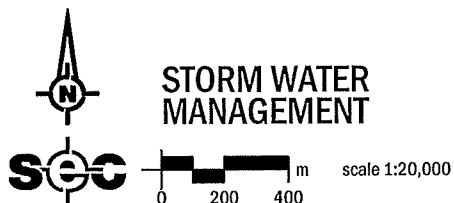
## AREA STRUCTURE PLAN

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



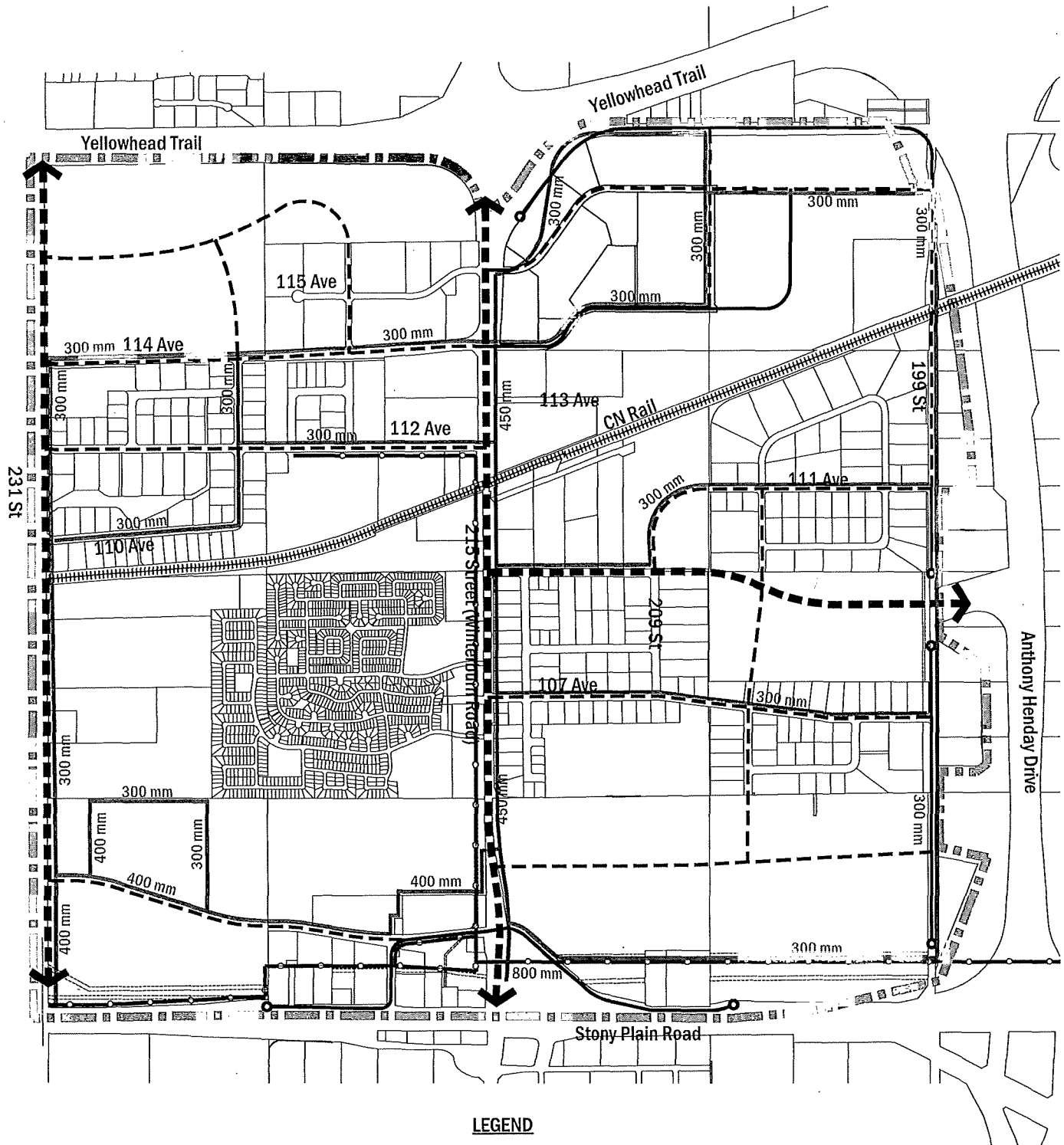
WINTERBURN INDUSTRIAL  
CITY OF EDMONTON

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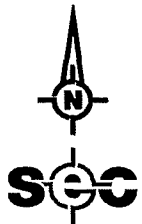
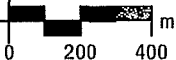
EXHIBIT 11

## AREA STRUCTURE PLAN

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**LEGEND**

- Existing Water Main
- Proposed Water Main
- ASP Boundary

**WATER NETWORK**

scale 1:20,000

WINTERBURN INDUSTRIAL  
CITY OF EDMONTON

248-18001\_01\_PRFD12.DWG  
Jcalder February 7, 2019

**EXHIBIT 12**