

Bylaw 19656

A Bylaw to amend Bylaw 11870, as amended,  
being the Ellerslie Area 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 amend Bylaw 11870, as amended, the Ellerslie Area Structure Plan through the passage of Bylaws 12111, 12581, 12609, 13450, 13535, 13665, 14012, 14146, 14266, 14508, 14518, 14583, 14723, 14693, 15067, 15345, 15713, 16446, 16593, 16668, 17085, 17654, 17714, 17802, 17756, 18264, 18274, 18594, 18919, 19148, 19344, 19359, and 19444; and

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

WHEREAS Council considers it desirable to amend the Ellerslie 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) That Bylaw 11870, as amended, the Ellerslie Area Structure Plan is hereby further amended by:
  - a) Adding the following sentence to the end of Section “5.4 - Commercial”:

Parcels designated as Commercial (Special Area) have been established in order to achieve a wider array of commercial business and limited light industrial uses, which cannot be satisfactorily addressed through conventional land use zoning.

- b) delete the Land Use and Population Statistics entitled “Ellerslie Area Structure Plan Land Use and Population Statistics Bylaw 19444” and replace with the following:

**ELLERSLIE AREA STRUCTURE PLAN  
LAND USE AND POPULATION STATISTICS  
BYLAW 19656**

	Area (ha)	%
<b>GROSS AREA</b>	<b>1451.5</b>	100.0%
Natural Area (Environmental Reserve)	6.6	0.5%
Pipeline & Utility Right-of-Way	63.0	4.3%
Arterial Road Right-of-Way	67.2	4.6%
30 Avenue (Existing Gov't R.O.W.)	2.0	0.1%
<b>GROSS DEVELOPABLE AREA*</b>	<b>1312.7</b>	100.0%
Existing Land Uses (Country Residential Development)	48.47	3.7%
Commercial	78.82	6.0%
Parkland, Recreation, School		
School / Park (Municipal Reserve)	76.4	5.8%
Private Open Space & Resident Association	25.7	2.0%
Transition Area	2.8	0.2%
Institutional / Urban Service		
Fire Station	0.6	0.05%
Institutional and Community Service	3.6	0.3%
Transportation		
Circulation	193.2	14.7%
Industrial	292.98	22.3%
Industrial Education Facility	59.0	4.5%
Infrastructure and Servicing		
Public Utility Lots & Stormwater Management	63.4	4.8%
<b>TOTAL Non-Residential Area</b>	<b>844.7</b>	<b>64.4%</b>
<b>Net Residential Area (NRA)</b>	<b>468.0</b>	<b>35.6%</b>

- c) delete the map entitled “Bylaw 19444 Ellerslie Area Structure Plan” and replace with “Bylaw 19656 Amendment to Ellerslie Area Structure Plan” attached hereto as Schedule “A”, and forming part of this bylaw;

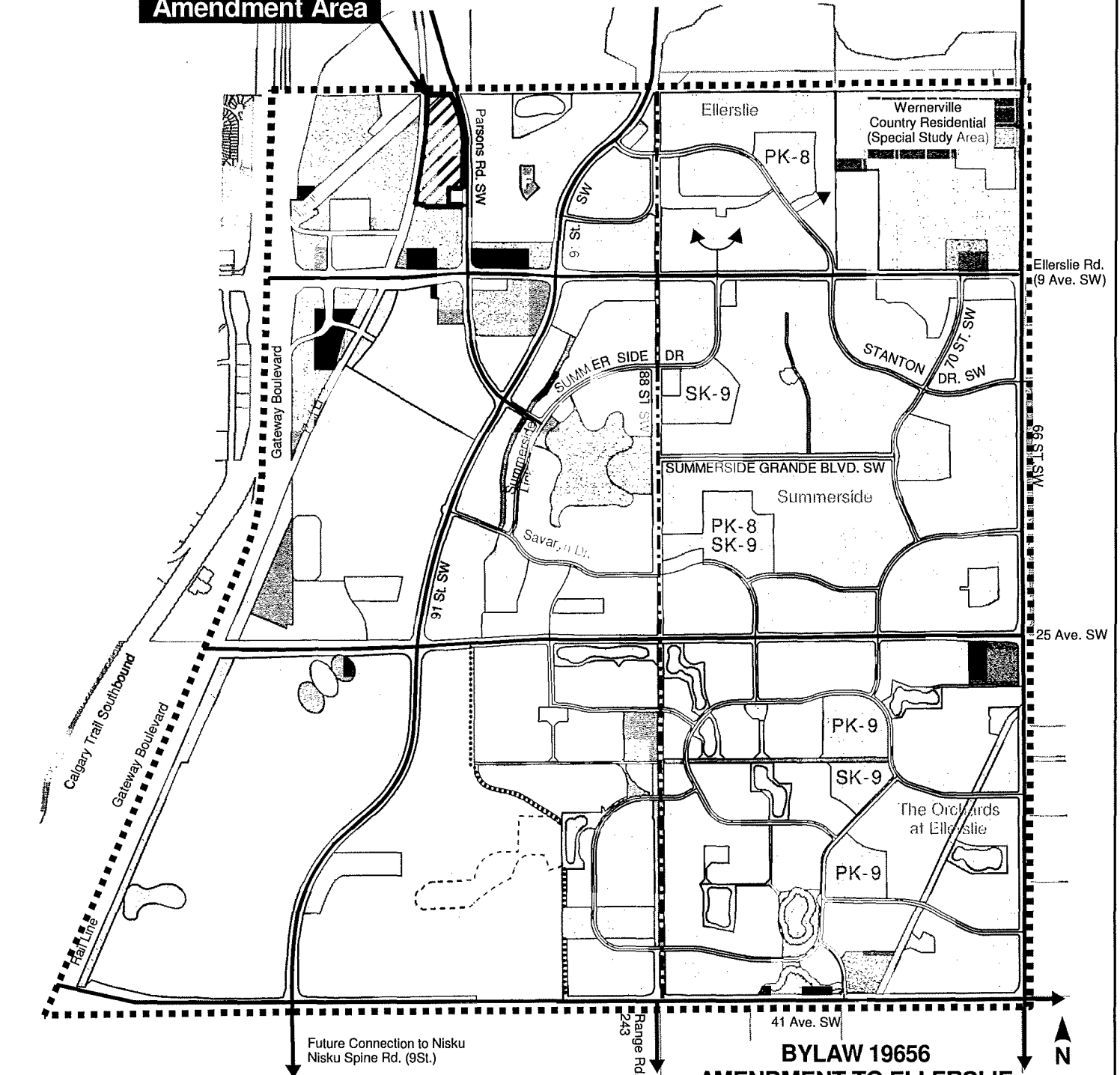
- d) delete the map entitled "Figure 6 Development Concept and replace with "Figure 6 Development Concept" attached hereto as Schedule "B", and forming part of this bylaw;
- e) delete the map entitled "Figure 7 Storm Drainage" and replace with "Figure 7 Storm Drainage" attached hereto as Schedule "C", and forming part of this bylaw;
- f) delete the map entitled "Figure 8 Sanitary Drainage" and replace with "Figure 8 Sanitary Drainage" attached hereto as Schedule "D", and forming part of this bylaw;
- g) delete the map entitled "Figure 9 Water Distribution" and replace with "Figure 9 Water Distribution" attached hereto as Schedule "E", and forming part of this bylaw;
- h) delete the map entitled "Figure 10 Circulation System" and replace with "Figure 10 Circulation System" attached hereto as Schedule "F", and forming part of this bylaw;
- i) delete the map entitled "Figure 11 Neighbourhood and Staging Concept" and replace with "Figure 11 Neighbourhood and Staging Concept" attached hereto as Schedule "G", and forming part of this bylaw.

READ a first time this	20th day of April	, A. D. 2021;
READ a second time this	20th day of April	, A. D. 2021;
READ a third time this	20th day of April	, A. D. 2021;
SIGNED and PASSED this	20th day of April	, A. D. 2021.

THE CITY OF EDMONTON

MAYOR

CITY CLERK

**Amendment Area**

- Residential
- Neighbourhood Commercial
- Commercial
- Commercial (Special Area)
- Industrial (Special Area)
- Stormwater Facility
- School/Park Site
- Private Open Space
- Natural Area
- Transition Area

- Industrial Education Facility
- Institutional
- Southeast Woodland Natural Area
- Future Fire Rescue Service Station
- PK-8** Public K-8 School
- SK-9** Separate K-9 School

**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.

**BYLAW 19656**  
**AMENDMENT TO ELLERSLIE**

**Area Structure Plan**  
**(as amended)**

- Wernerville Country Residential (Special Study Area)
- Pipeline Corridor
- Power Corridor
- Arterial
- Collector
- ASP Boundary
- Amendment Area

