



Bylaw 17751

A Bylaw to amend Bylaw 9878, as amended
being the Big Lake Area Structure Plan,

WHEREAS pursuant to the authority granted to it by the Municipal Government Act, on September 24, 1991, the Municipal Council of the City of Edmonton passed Bylaw 9878, being Big Lake Area Structure Plan; and

WHEREAS Council found it desirable to from time to time to amend Bylaw 7464, being the Big Lake Area Structure Plan by adding new neighbourhoods; and

WHEREAS Council found it desirable to amend Bylaw 9878, the Big Lake Area Structure Plan through the passage of Bylaws 14802, 15460, 15546, 15986, 16067 and 16742; and

WHEREAS an application was received by Sustainable Development to further amend Big Lake 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. Bylaw 9878, Big Lake Area Structure Plan, as amended is hereby further amended as follows:
 - a. deleting therefrom the statistics entitled the “Big Lake Area Structure Plan - Bylaw 16067 Land Use and Population Statistics” and substituting the following:

**BIG LAKE AREA STRUCTURE PLAN
LAND USE AND POPULATION STATISTICS
BYLAW 17751**

Land Use and Population Statistics							
	NEIGHBOURHOOD						Balance of ASP
	Total	(1) Trumpeter	(2) Starling*	(3) Hawks Ridge*	(4) Pintail Landing	(5) Kinglet Gardens*	
Gross Area	919.6	159.9	132.1	163.2	193.6	205.8	65.0
Powerline & Utility ROW	16.5	5.0	2.2	2.0	3.5	3.7	
Sewer ROW	10.1	3.3	2.0	4.8			
ER (Natural Conservation)	144.4	19.9	14.8	49.0		3.1	57.6
Transportation Utility Corridor	14.6		14.6				
Arterial Road Widening	20.8	4.8	0.7	3.2	1.6	3.1	7.4
Gross Developable Area	713.2	126.9	97.7	104.2	188.5	195.9	0.0
Glendale Golf Course	53.9				53.9		
Existing Uses	66.8					66.8	
Circulation Total	87.2	25.6	13.9	20.9	1.0	25.8	
Stormwater Management	46.7	11.0	10.6	7.0	8.0	10.1	
Natural Maintenance	2.4		2.4				
Natural Area (Municipal Reserve)	4.3					4.3	
School / Park	47.6	11.7	12.4	8.8	10.6	4.1	
Commercial	8.3	0.5			3.5	4.3	
Mixed Use Non-Residential	0.9	0.2		0.7			
Transit	2.7				2.7		
Urban Service - Fire Station	0.5				0.5		
Special Study Area	1.0			1.0			
Total Non-Residential	294.0	49.0	39.3	37.4	119.1	49.2	0.0
Low Density Residential	289.6	48.5	46.1	56.8	74.0	64.2	
Medium Density Residential	17.7	13.0		4.7			
Medium Density Residential (RF5 / RF6)	9.7		6.6		3.1		
Medium Density Residential (RA7)	9.8		3.0			6.8	
Street Oriented Residential (Row Housing)	14.4	2.1		3.3		9.0	
Mixed Use Residential	3.0	1.0		2.0			
Future Residential and Associated Uses	16.3	13.5	2.8				
Total Residential	360.5	78.1	58.5	66.8	77.1	80.0	0.0

Residential Unit Count Statistics													
Residential Type	Units/ha	Total		Neighbourhood									
				(1) Trumpeter		(2) Starling*		(3) Hawks Ridge*		(4) Pintail Landing		(5) Kinglet Gardens*	
		Units	%	Units	%	Units	%	Units	%	Units	%	Units	%
Low Density Residential	22	6,884	61%	1,066	37%	1,153	57%	1,421	63%	1,639	93%	1,605	61%
Medium Density Residential	90	2,205	14%	1,169	41%		0%	424	19%		0%	612	23%
RF5 / RF6 Zone	42	427	4%		0%	297	17%		0%	130	7%		0%
RA7 Zone	125	265	9%		0%	265	13%		0%		0%		0%
Street Oriented Residential (Row Housing)	35	624	2%	72	3%		0%	147	7%		0%	405	15%
Mixed Use Residential	125	370	3%	121	4%		0%	249	11%		0%		0%
Future Residential and Associated Uses**	varies	669	6%	421	15%	248	13%		0%		0%		0%
Total		11,444	100%	2,849	100%	1,963	100%	2,241	100%	1,769	100%	2,622	100%

Residential Population Statistics

Residential Type	Persons/Unit	Total	Neighbourhood				
			(1) Trumpeter	(2) Starling*	(3) Hawks Ridge*	(4) Pintail Landing	(5) Kinglet Gardens*
Low Density Residential	2.8	19,275	2,985	3,228	3,979	4,589	4,494
Medium Density Residential	1.6	3,651	1,871		678		1102
RF5 / RF6 Zone	1.9	1079		832		247	
RA7 Zone	1.5	477		477			
Street Oriented Residential (Row Housing)	1.9	1552	138		280		1134
Mixed Use Residential	1.5	555	182		373		
Future Residential and Associated Uses**	varies	1,401	955	446			
Total		27,990	6,131	4,983	5,310	4,836	6,730

Student Generation Statistics

Level	Total	Neighbourhood				
		(1) Trumpeter	(2) Starling*	(3) Hawks Ridge*	(4) Pintail Landing	(5) Kinglet Gardens*
Public Elementary	1,261	245	209	208	341	258
Public Junior High School	631	123	105	104	170	129
Public Senior High School	631	123	105	104	170	129
Separate Elementary School	554	123	105	83	114	129
Separate Junior High School	277	61	52	42	57	65
Separate High School	277	61	52	42	57	65
Total	3,631	736	628	583	909	775

*Calculations for Neighbourhoods and Two, Three, and Five are based on density and population projection standards of the 2010 Terms of Reference for the Preparation and Amendment of Residential NSPs

**Calculations for "Future Residential and Associated Uses" derived from the land use statistics of the Trumpeter and Starling NSPs

b. deleting the content of "Appendix 4 - Well Location and Status" and replacing with:

WELL LOCATION AND STATUS

Location	Status
1. L.S.D.5	SEC.24-53-26-4
2. L.S.D.4	SEC.24-53-26.4
3. L.S.D.8	SEC. 24-53-26-4
4. L.S.D.1	SEC.24-53-26-4
5. L.S.D.8	SEC. 13-53-26-4
6. L.S.D.10	SEC. 13-53-26-4
7. L.S.D.12	SEC. 13-53-26-4
8. L.S.D.13	SEC. 13-053-26-4
9. L.S.D.14	SEC. 13-053-26-4
10. L.S.D.13	SEC. 20-53-25-4
11. L.S.D.10	SEC. 19-53-25-4
12. L.S.D.7	SEC. 18-53-25-4

13. L.S.D.4	SEC. 18-53-25-4	ABD
14. L.S.D.13	SEC.18-53-25-4	ABD
15. L.S.D.4	SEC. 19-53-25-4	ABD
16. L.S.D.5	SEC. 19-53-25-4	ABD
17. L.S.D.6	SEC. 13-53-26-4	ABD
18. L.S.D.5	SEC. 13-53-26-4	ABD
19. L.S.D.4	SEC. 13-53-26-4	ABD

* ABD - Abandoned

c. adding to "Appendix 2 - LAND OWNERSHIP" the following":

54. Lot 3, Block 1, Plan 9622748	<i>private owner(s)</i>	122369717
55. Lot 2, Block 1, Plan 9622748	<i>private owner(s)</i>	982059422
56. Lot 1, Block 1, Plan 9622748	<i>private owner(s)</i>	022173483
57. Lot 2a, Block 1, Plan 9322479	<i>private owner(s)</i>	932287002
58. Lot 2c, Block 1, Plan 9622670	<i>private owner(s)</i>	002231657
59. Lot 2d, Block 1, Plan 9622670	<i>private owner(s)</i>	972279544
60. Lot 3, Block 1, Plan 6157RS	<i>private owner(s)</i>	176F266
61. Lot 5, Block 1, Plan 8121056	<i>private owner(s)</i>	812108886
62. Lot 6, Block 1, Plan 8121056	<i>private owner(s)</i>	042005882
63. Lot 7, Block 1, Plan 8121056	<i>private owner(s)</i>	082464539
64. Lot R15, Block 3, Plan 6175RS	City of Edmonton	832169029
65. Lot 12, Block 2, Plan 9221634	<i>private owner(s)</i>	042165213
66. Lot 11, Block 2, Plan 9221634	<i>private owner(s)</i>	012243936
67. Lot 3b, Block 2, Plan 8722835	<i>private owner(s)</i>	062095504
68. Lot 3a, Block 2, Plan 8722835	<i>private owner(s)</i>	922192882
69. Lot 2, Block 2, Plan 6157RS	<i>private owner(s)</i>	052152119
70. Lot 2, Block 2, Plan 6157RS	<i>private owner(s)</i>	882137060
71. Lot 1, Block 2, Plan 6157RS	<i>private owner(s)</i>	832095980
72. Lot 8a, Block 2, Plan 9121151	<i>private owner(s)</i>	962196057
73. Lot 8b, Block 2, Plan 9121151	<i>private owner(s)</i>	002183875
74. Lot 7, Block 2, Plan 6175RS	<i>private owner(s)</i>	832267708
75. Lot 6a, Block 2, Plan 9320455	<i>private owner(s)</i>	122311518
76. Lot 6b, Block 2, Plan 9320455	<i>private owner(s)</i>	102407251
77. Lot 5a, Block 2, Plan 0126365	<i>private owner(s)</i>	022099485
78. Lot 5b, Block 2, Plan 0126365	<i>private owner(s)</i>	042330488
79. Lot 2, Block 3, Plan 7521598	<i>private owner(s)</i>	892168344
80. Lot 2, Block 3, Plan 7521598	<i>private owner(s)</i>	052367086
81. Lot 3b, Block 3, Plan 9223002	<i>private owner(s)</i>	0.606 ha
82. Lot 3b, Block 3, Plan 9223002	<i>private owner(s)</i>	972278703
83. Lot 4, Block 3, Plan 7521598	<i>private owner(s)</i>	092225366
84. Lot 5, Block 3, Plan 7521598	<i>private owner(s)</i>	762002435
85. Lot 6, Block 5, Plan 9222836	<i>private owner(s)</i>	082434452
86. Lot 8, Block 5, Plan 9222836	<i>private owner(s)</i>	032298755
87. Lot 7, Block 5, Plan 9222836	<i>private owner(s)</i>	062291142
88. Lot 9, Block 5, Plan 9222836	<i>private owner(s)</i>	932117025
89. Lot 5, Block 5, Plan 9222836	<i>private owner(s)</i>	952198090
90. Lot 4, Block 5, Plan 9222836	<i>private owner(s)</i>	932081542

91. Lot 3, Block 5, Plan 9222836	<i>private owner(s)</i>	022394346
92. Lot 2, Block 5, Plan 9222836	<i>private owner(s)</i>	012308658
93. Lot 1, Block 5, Plan 9222836	<i>private corporation</i>	112330266
94. Lot 11, Block 4, Plan 9222836	<i>private owner(s)</i>	942147871
95. Lot 10, Block 4, Plan 9222836	<i>private owner(s)</i>	982268147
96. Lot 7a, Block 4, Plan 8520645	<i>private owner(s)</i>	012081721
97. Lot 7, Block 4, Plan 7521598	<i>private owner(s)</i>	922375521
98. Lot 6, Block 4, Plan 7521598	<i>private owner(s)</i>	942246374
99. Lot 5, Block 4, Plan 7521598	<i>private owner(s)</i>	092171942
100. Lot 4, Block 4, Plan 7521598	<i>private owner(s)</i>	782115538
101. Lot 3, Block 4, Plan 7521598	<i>private owner(s)</i>	892132274
102. Lot 2b, Block 4, Plan 9220401	<i>private owner(s)</i>	922052061
103. Lot 2a, Block 4, Plan 9220401	<i>private owner(s)</i>	032265067
104. Lot 1d, Block 4, Plan 9924361	<i>private owner(s)</i>	992188288
105. Lot 1b, Block 4, Plan 9621380	<i>private owner(s)</i>	032304854
106. Lot 1c, Block 4, Plan 9621380	<i>private owner(s)</i>	002155216
107. Lot E, Plan 5365MC	Province of Alberta	062195879
108. Lot D, 5945KS	<i>private owner(s)</i>	062520341

- d. delete from 3.6 Existing Land Use “The predominant land use within the plan area is agriculture, mostly grain and hay production. Several farmsteads and rural residences exist throughout the area. The Glendale Golf and Country Club exists within the plan area in the NE ¼ of Section 18. Should the Glendale Golf and Country Club be redeveloped at a future date, reserves will be provided to the satisfaction of the Asset Management and Public Works Department in accordance with the Planning Act.” and replace with “The predominant land use within the plan area is agriculture, mostly grain and hay production. Several farmsteads and rural residences, including a country residential subdivision—Big Lake Estates—exist through the area. The Glendale Golf and Country Club exists within the plan area in the NE ¼ of Section 18. Should the Glendale Golf and Country Club be redeveloped at a future date, reserves will be provided to the satisfaction of the City of Edmonton in accordance with the Municipal Government Act”;
- e. delete from 3.6 Existing Land Use “The Big Lake area has seen a number of wells drilled over the past several years. There are presently 14 abandoned and capped wells within the plan area and 2 active wells. (See Appendix 4 and Exhibit 4). A private corporation currently has an application for a resource lease in SW 18-53-25-W4. The application is presently being reviewed by the Alberta Energy Regulator (see Exhibit 4).” and replace with “The Big Lake area has seen a number of wells drilled in the past. There are presently 19 abandoned wells within the plan area. (See Appendix 4 and Exhibit 4). A private

corporation currently has an application for a resource lease in SW 18-53-25-W4. The application is presently being reviewed by the Alberta Energy Regulator (see Exhibit 4).”;

- f. delete from 3.7 Adjacent Land Use “The area south of the plan area is Highway 16 (Yellowhead Trail). The Yellowhead is a major transportation link within the Edmonton Metropolitan Area. The lineal piece of land paralleling Highway 16 is presently within the boundaries of the Yellowhead Corridor Area Structure Plan. These lands consist of a developed country residential subdivision (low density) and vacant lands designated Industrial Business pursuant to the Yellowhead Plan. The Planning and Development Department has requested that these lands, with the exception of the country residential subdivision, be incorporated within the boundaries of the Big Lake Area Structure Plan. The City of Edmonton Planning and Development Department will amend the Yellowhead Corridor A.S.P. to designate these lands as predominantly single family residential.” and replace with “The area south of the plan area is Highway 16 (Yellowhead Trail). The Yellowhead is a major transportation link within the Edmonton Metropolitan Area. The lineal piece of land paralleling Highway 16 is presently within the boundaries of the Yellowhead Corridor Area Structure Plan. These lands consist of a developed country residential subdivision (low density) and vacant lands designated Industrial Business pursuant to the Yellowhead Plan. Sustainable Development has requested that these lands, along with the country residential subdivision – Big Lake Estates - be incorporated within the boundaries of the Big Lake Area Structure Plan. The City of Edmonton City Planning Department will amend the Yellowhead Corridor A.S.P. to designate these lands as predominantly single family residential.”;
- g. delete from 4.1 General “The Area Structure Plan, which is the intermediate link between the Edmonton General Municipal Plan and the Neighbourhood Structure Plan, provides the overall policy framework for the development of the area.” and replace with “The Area Structure Plan, which is the intermediate link between the Edmonton Municipal Development Plan and the Neighbourhood Structure Plan, provides the overall policy framework for the development of the area.”;
- h. delete from 4.2 Overall Objectives “To conform to the general intent and objectives of the Big Lake Management Plan, and Edmonton's General Municipal Plan.” and replace with

“To conform to the general intent and objectives of the Big Lake Management Plan and Edmonton’s Municipal Development Plan.”;

- i. delete from 4.3 Residential Objectives “To promote the establishment of a low density predominantly single family community and provide a variety of housing alternatives for its residents.” and replace with “To promote the establishment of a community with a variety of housing choices, providing alternatives for residents.”;
- j. delete from 4.4 Commercial Objectives “To satisfy the community and neighbourhood convenience commercial needs of the Big Lake Area.” and replace with “To satisfy the community and neighbourhood commercial needs of the Big Lake Area.”;
- k. delete from 5.0 Policy Context “A number of plans are currently in effect for the Big Lake Area. The plans are as follows:

- 1. Edmonton Regional Plan
- 2. Edmonton General Municipal Plan
- 3. North Saskatchewan River Valley Area Redevelopment Plan
- 4. Big Lake Management Plan”

and replace with “A number of plans are currently in effect for the Big Lake Area. The plans are as follows:

- 1. Capital Region Plan
- 2. Edmonton Municipal Development Plan, *The Way We Grow*
- 3. North Saskatchewan River Valley Area Redevelopment Plan
- 4. Big Lake Management Plan”

- l. delete “5.1 Edmonton Regional Plan - The plan area is contained within and generally conforms with the Edmonton Metropolitan Regional Plan. The broad policy directives of the Regional Plan are principally met by the specific land allocations and servicing proposals outlined in the Area Structure Plan.” and replace with “5.1 Capital Region Plan - The plan area conforms to the Capital Region Board Growth Plan by managing sustainable growth in a manner that protects the region’s environment and resources,

minimizes the regional development footprint, strengthens communities, increases transportation choices and supports economic development.”;

- m. delete in its entirety section 5.2 Edmonton General Municipal Plan and replace with “5.2 Edmonton Municipal Development Plan, The Way We Grow - Although the Big Lake ASP was approved under the Edmonton General Municipal Plan, the Big Lake ASP conforms to the City’s Municipal Development Plan. In May 2010, City Council approved a new Municipal Development Plan titled The Way We Grow. The Way We Grow is a comprehensive plan which provides direction of development and implementation of more specific and detailed plans the industry and private landowners as well as the City.

The land within the Big Lake ASP is designated in The Way We Grow as Developing, Planned and Future Neighbourhoods. The Big Lake ASP complies with the policies of The Way We Grow by:

- protecting the North Saskatchewan River Valley and Ravine System;
 - providing a balance of land uses including commercial, institutional, natural and recreational; providing a variety of housing choices with higher densities in proximity to the transit centre and employment areas;
 - represents contiguous growth in northwest Edmonton with areas to the north and east developed and currently under development; and
 - Provides a well-integrated pedestrian network of multi-use trails, walkways and sidewalks to provide for a variety of modes of active transportation.;
- n. delete from 6.1 Development Concept “Edmonton General Municipal Plan” and replace with “Edmonton’s Municipal Development Plan, The Way We Grow”;
 - o. delete from 6.1 Development Concept “Overall, the concept calls for the development of five residential neighbourhoods, accommodating a total residential population of 25,874 people.” and replace with “Overall, the concept calls for the development of five residential neighbourhoods.”;
 - p. delete from 6.2 Residential Land Use “The majority of land within the Big Lake Area is designated for residential purposes. The plan provides for a range of dwelling types and densities permitting a choice of accommodation. Residential development within the Big

Lake Area will result in a density of 42.70 persons per gross developable hectare (17.3 persons per gross developable acre). The aforementioned densities are based on the adjusted gross developable area which deletes the 53.93 ha Glendale Golf Course. Based on the tentative land use mix and density range given for the five neighbourhoods as outlined by the neighbourhood statistics in Appendix 1, the area will contain approximately 10,822 dwelling units and population of approximately 25,874 persons.” and replace with “The majority of land within the Big Lake Area is designated for residential purposes. The plan provides for a range of dwelling types and densities permitting a choice of accommodation. Residential densities within the Big Lake Area can be determined from Table 2 (Land Use Statistics) and should be calculated from the adjusted gross developable area which deletes the 53.93 ha Glendale Golf Course.”;

- q. delete from 6.2 Residential Land Use “The emphasis is being placed on low density residential due to the suburban type market envisioned for the area as a result of the distance from the city centre. It is anticipated that the low density residential will be developed with densities of approximately 22 dwelling per gross hectare. The plan proposes approximately 307.7 ha of low density residential development, not including lands designated as Future Residential and Associated Uses.” and replace with “The emphasis is being placed on low density residential due to the suburban type market envisioned for the area as a result of the distance from the city centre. It is anticipated that the low density residential will be developed with densities of approximately 22 dwelling per gross hectare. The area of low density residential development proposed, not including lands designated as Future Residential and Associated Uses, is provided in Table 2 (Land Use Statistics).”;
- r. delete from 6.2 Residential Land Use “In addition, the plan calls for medium density residential development. Medium density residential development consists of row housing, stacked row housing and low rise apartments accommodated by the RF5, RF6 and RA7 zones. Medium density residential housing will be provided at varying densities ranging from 42-125 dwelling units per hectare. Medium density residential housing has been provided throughout the plan area having regard to surrounding land uses and the transportation network. The plan provides approximately 35.9 ha of medium density residential development, not including lands designated as Future Residential and

Associated Uses.” and replace with “In addition, the plan calls for medium density residential development. Medium density residential development consists of row housing, stacked row housing and low rise apartments accommodated by the RF5, RF6 and RA7 zones. Medium density residential housing will be provided at varying densities ranging from 42-125 dwelling units per hectare. Medium density residential housing has been provided throughout the plan area having regard to surrounding land uses and the transportation network. The area of medium density residential development proposed, not including lands designated as Future Residential and Associated Uses, is provided in Table 2 (Land Use Statistics).”;

- s. delete from 6.2 Residential Land Use “The plan recognizes the need to buffer residential lands from the Yellowhead Trail. The specification and determination of such buffering will be determined at the Neighbourhood Structure Plan stage. In addition the plan recognizes that buffering may be required where the plan abuts the Big Lake Estates Country Residential Subdivision. Any buffering provided will consist of an open landscaped space and/or a grassed berm. The details of the buffering will be further defined at the Neighbourhood Structure Plan stage. Similar buffering is envisioned along the west side of the lands presently occupied by the Glendale Golf and Country Club.” and replace with “The plan recognizes the need to buffer residential lands from the Yellowhead Trail. The specification and determination of such buffering will be determined at the Neighbourhood Structure Plan stage. In addition the plan recognizes that buffering may be required where development is directly adjacent to Big Lake Estates Country Residential Subdivision. Any buffering provided will consist of an open landscaped space and/or a grassed berm. The details of the buffering will be further defined at the Neighbourhood Structure Plan stage. Similar buffering is envisioned along the west side of the lands presently occupied by the Glendale Golf and Country Club.”;
- t. delete from 6.4 Open Space/Park System “111.14 ha (274.62 ac) of Municipal Reserve have been proposed within the plan area. This Municipal Reserve land consists of nine sites, some of which are joint school park sites. A portion designated natural maintenance area is included in the municipal reserve.” and replace with “The Municipal Reserve lands proposed within the plan area consist of several sites, some of which are joint school park sites. A portion designated natural maintenance area is included in the municipal reserve.”;

- u. delete from 6.4 Open Space/Park System “It should be noted that the total Municipal Reserve lands proposed consist of 111.14 ha (274.67 ac), which is in excess of the 10% allowable pursuant to the Planning Act of 75.0 ha (185.32 ac). Should the Provincial Government or the City of Edmonton be unable to purchase the entire 63.81 ha (157.67 ac) of those lands designated as Natural Maintenance pursuant to the Big Lake Management Plan, these lands may be developed as low density residential.” and replace with “The total Municipal Reserve lands proposed are outlined in Table 2 (Land Use Statistics). Should the Provincial Government or the City of Edmonton be unable to purchase the entire portion of Municipal Reserve lands designated as Natural Maintenance pursuant to the Big Lake Management Plan, these lands may be developed as low density residential.”;
- v. delete from 6.4 Open Space/Park System “Another integral component of the open space system is those lands delineated as Natural Conservation Area, which includes Environmental Reserve (ER). The plan designates 173.3 ha (428.2 ac) as Natural Conservation Area. All of those lands included with the statistics of the five neighbourhoods will be dedicated as ER. For those lands within the balance of the ASP, only the portion of those lands below the top-of-bank can be dedicated as ER. The Natural Conservation Area lands consist of sensitive areas contained within the boundary of the NSRVARP and designated areas of natural conservation under the Big Lake Management Plan. The sensitivity of and reason for preservation of these lands has been previously indicated in Section 3.5. These lands will be surveyed in detail in conjunction with the Sustainable Development Department, the Asset Management and Public Works Department and an independent environmental consultant at the Neighbourhood Structure Plan stage. Those lands deemed Environmental Reserve will be acquired by the municipality upon subdivision in accordance with Section 98 of the Planning Act. Those lands not deemed ER may be acquired by the City through other means, of which some could be dedicated as Municipal Reserve.” and replace with “Another integral component of the open space system is those lands delineated as Natural Conservation Area, which includes Environmental Reserve (ER). The amount of Natural Conservation Area designated within the plan is outlined in Table 2 (Land Use Statistics). All of those lands included with the statistics of the five neighbourhoods will be dedicated as ER. For those lands within the balance of the ASP, only the portion of those lands below the top-of-bank

can be dedicated as ER. The Natural Conservation Area lands consist of sensitive areas contained within the boundary of the NSRVARP and designated areas of natural conservation under the Big Lake Management Plan. The sensitivity of and reason for preservation of these lands has been previously indicated in Section 3.5. These lands will be surveyed in detail in conjunction with Sustainable Development and an independent environmental consultant at the Neighbourhood Structure Plan stage. Those lands deemed Environmental Reserve will be acquired by the municipality upon subdivision in accordance with the Municipal Government Act. Those lands not deemed ER may be acquired by the City through other means, of which some could be dedicated as Municipal Reserve.”;

- w. delete from 6.5 Schools and Institutions “The size of the sites has been determined in conjunction with the Public and Separate School Boards and the Asset Management and Public Works Department.” and replace with “The size of the sites has been determined in conjunction with the Public and Catholic School Boards and the Sustainable Development Department - Parks Planning Branch.”;
- x. delete from 6.5 Schools and Institutions “The exact location of the school sites and frontage for school sites will be addressed in detail at the Neighbourhood Plan stage and will be in accordance with the School Boards and Asset Management and Public Works Department requirements. No utilities or pipeline corridors of any kind will be permitted to bisect school or park lands and all sites shown will be serviced by the Developer at no cost to the City. It should be noted that the Edmonton Public School Board have requested that educational facilities be provided on the basis of a two tier system (Elementary K-8, High School 9-12) as opposed to a three tier system (Elementary K-6, Junior High 7- 9 and High School 10-12).” and replace with “The exact location of the school sites and frontage for school sites will be addressed in detail at the Neighbourhood Plan stage and will be in accordance with the School Boards and Sustainable Development, Parks Planning Branch requirements. No utilities or pipeline corridors of any kind will be permitted to bisect school or park lands and all sites shown will be serviced by the Developer at no cost to the City. It should be noted that the Edmonton Public School Board have requested that educational facilities be provided on the basis of a two tier system (Elementary K-8, High

School 9-12) as opposed to a three tier system (Elementary K-6, Junior High 7- 9 and High School 10-12).”;


- y. delete from 6.6 Commercial “Three commercial sites and three commercial/residential mixed use sites are proposed to serve the community level and neighbourhood needs of the plan area. There are three neighbourhood sites totaling 4.2 ha, three neighbourhood mixed use sites (commercial component only) totaling 0.8 ha in size, and one community level site of 3.50 ha that will serve the shopping and local retail needs of the residents of Big Lake. The smaller sites will provide convenience commercial and neighbourhood service uses for the residents. No commercial uses may be developed within those lands designated Future Residential and Associated Uses without amendment to the ASP and the future Trumpeter NSP.” and replace with “Several commercial sites and commercial/residential mixed use sites are proposed to serve the community level and neighbourhood needs of the plan area. There are neighbourhood sites, neighbourhood mixed use sites (commercial component only), and the main commercial area at Yellowhead Trail and 215 Street that will serve the shopping and local retail needs of the residents of Big Lake. The smaller sites will provide convenience commercial and neighbourhood service uses for the residents. No commercial uses may be developed within those lands designated Future Residential and Associated Uses without amendment to the ASP and the future Trumpeter NSP.”.
- z. deleting the map entitled “Big Lake Area Structure Plan - Bylaw 16742” and substituting therefore the map entitled “Bylaw 17751 Amendment to the Big Lake Area Structure Plan, as amended” attached hereto as Schedule “A” and forming part of this Bylaw;
- aa. deleting the map entitled “Exhibit 1 – Location Plan” and substituting therefore the map entitled “Exhibit 1 – Location Plan” attached hereto as Schedule “B” and forming part of this Bylaw;
- bb. deleting the map entitled “Exhibit 2 - Ownership” and substituting therefore the map entitled “Exhibit 2 - Ownership” attached hereto as Schedule “C” and forming part of this Bylaw;

- cc. deleting the map entitled “Exhibit 4 - Site Utilities” and substituting therefore the map entitled “Exhibit 4 - Site Utilities” attached hereto as Schedule “D” and forming part of this Bylaw;
- dd. deleting the map entitled “Exhibit 8 - Alternative Sanitary Outfall” and substituting therefore the map entitled “Exhibit 8 - Alternative Sanitary Outfall” attached hereto as Schedule “E” and forming part of this Bylaw; and
- ee. deleting the map entitled “Exhibit 11 - Neighbourhood Plan” and substituting therefore the map entitled “Exhibit 11 - Neighbourhood Plan” attached hereto as Schedule “F” and forming part of this Bylaw.

READ a first time this	19 th	day of	September	2016;
READ a second time this	19 th	day of	September	2016;
READ a third time this	13 th	day of	December	2016;
SIGNED AND PASSED this	13 th	day of	December	2016.

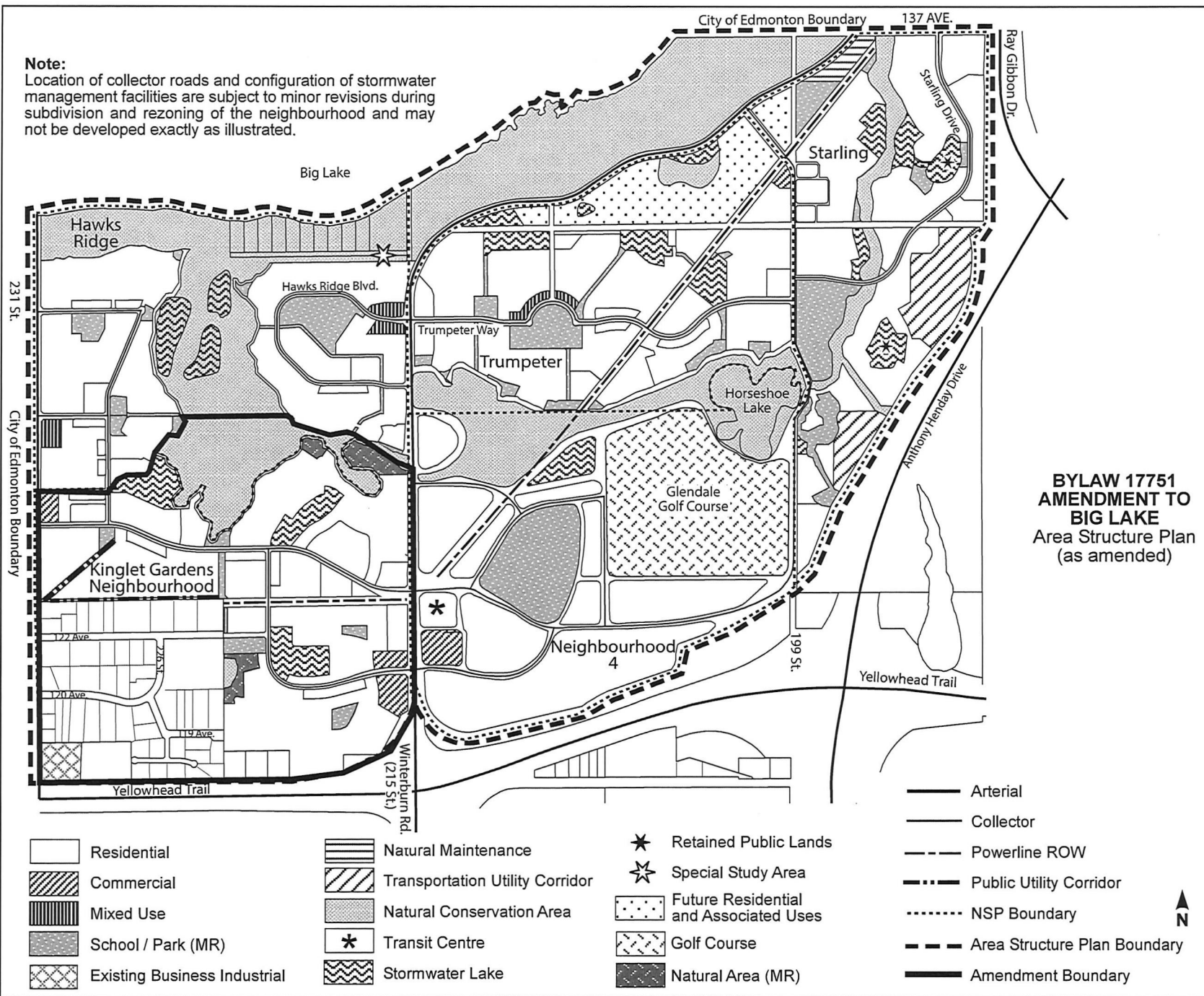
THE CITY OF EDMONTON

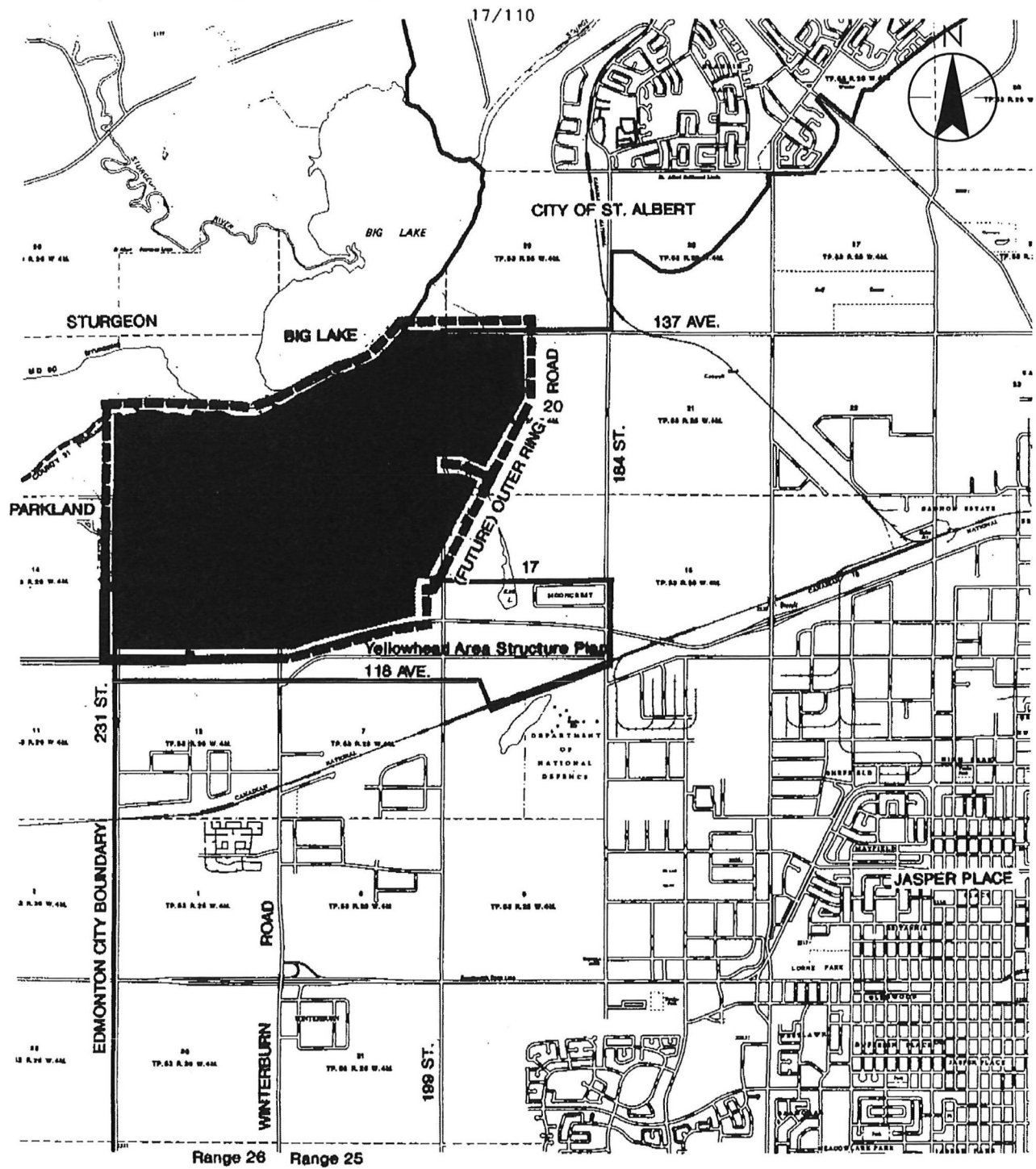


MAYOR

CITY CLERK

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.





SCALE - 1: NTS

April 20, 2016
1161 100985 KC

10160-112 Street
Edmonton, AB T5K 2L6
www.stantec.com

Client/Project

ROHIT GROUP OF COMPANIES /
UNITED BIG LAKE COMMUNITIES
BIG LAKE ASP AMENDMENT

Figure No.

EXHIBIT 1.0

Title

Location
Plan



SEE APPENDIX 2 FOR INFORMATION

* FOR ADDITIONAL OWNERSHIP, SEE BIG LAKE NHBD 5 NSP

SCALE - 1:NTS

April 20, 2016
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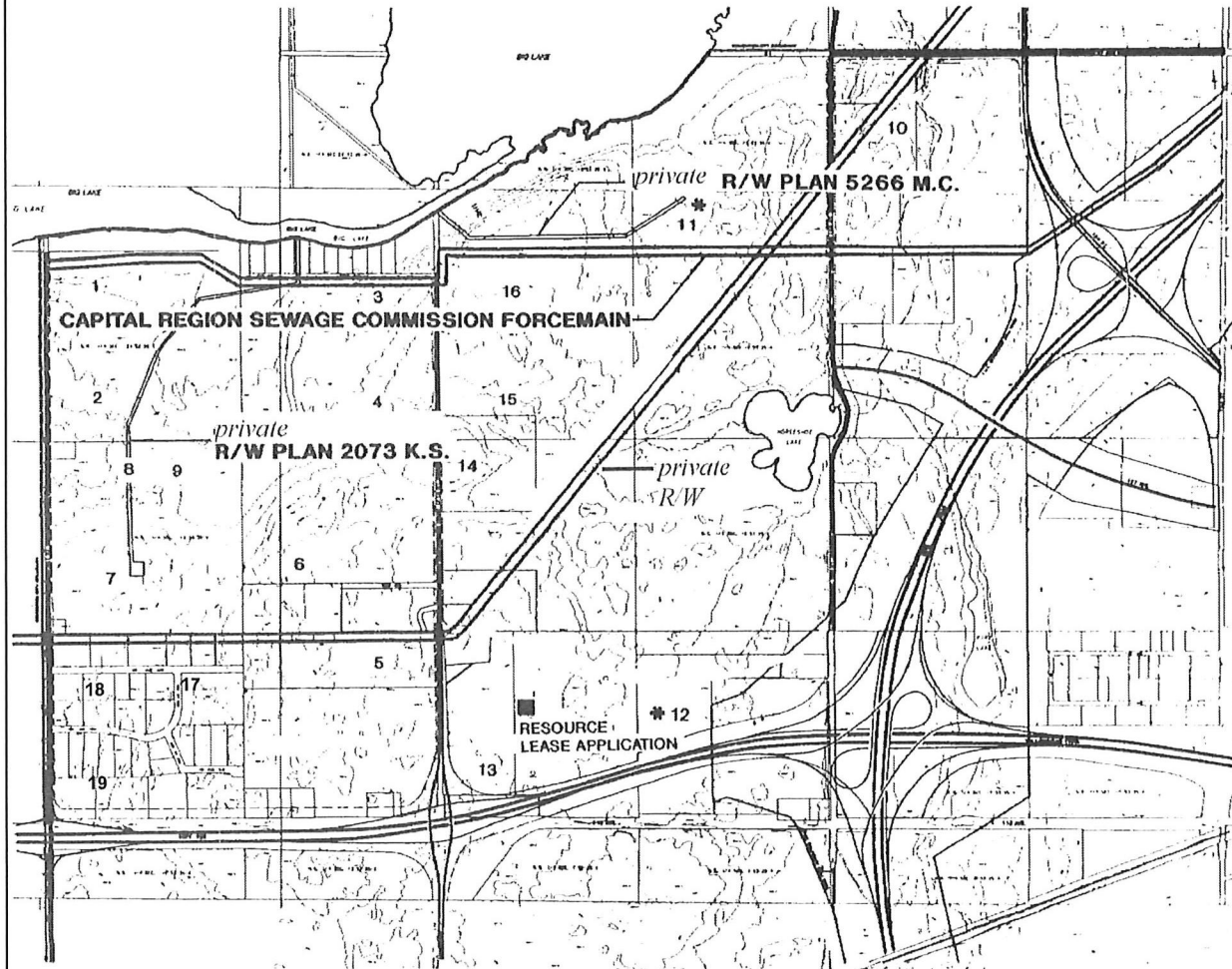
ROHIT GROUP OF COMPANIES /
UNITED BIG LAKE COMMUNITIES
BIG LAKE ASP AMENDMENT

Figure No.

EXHIBIT 2.0

Title

Ownership



SCALE - 1:NTS

July 27, 2016
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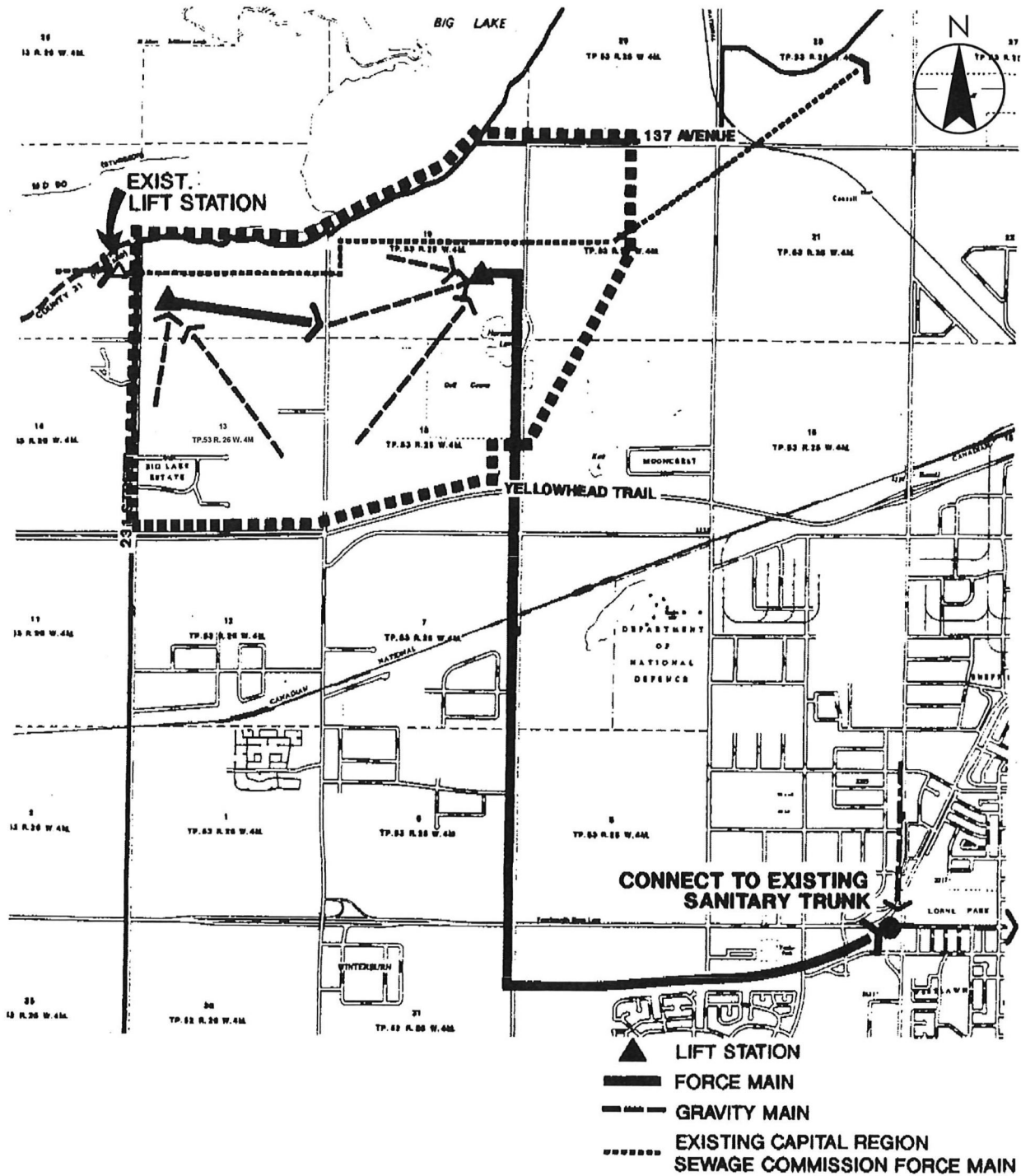
ROHIT GROUP OF COMPANIES /
UNITED BIG LAKE COMMUNITIES
BIG LAKE ASP AMENDMENT

Figure No.

EXHIBIT 4.0

Title

Site Utilities



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ROHIT GROUP OF COMPANIES /
UNITED BIG LAKE COMMUNITIES
BIG LAKE ASP AMENDMENT

Figure No.

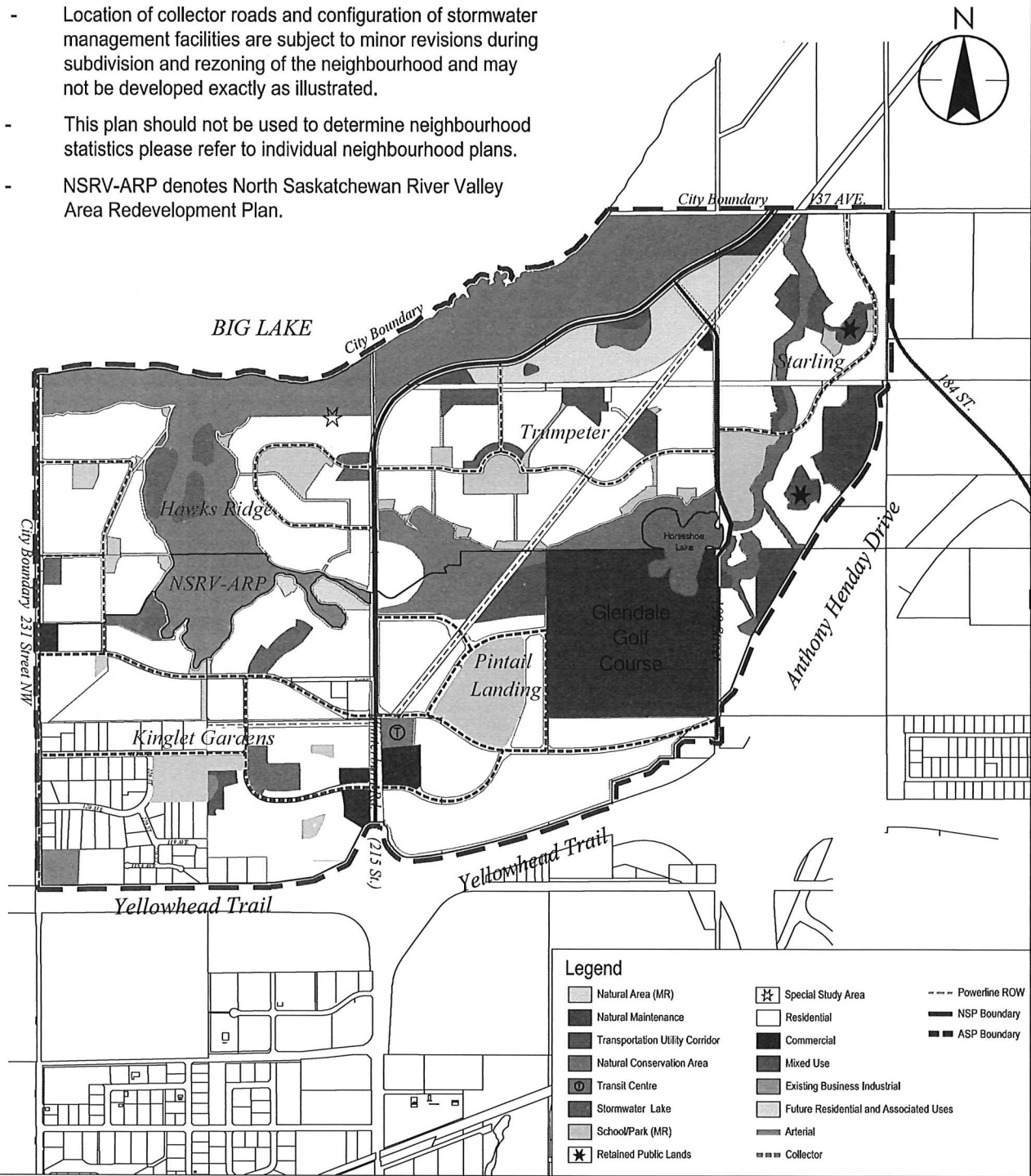
EXHIBIT 8.0

Title

Alternative
Sanitary Outfall

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.
- This plan should not be used to determine neighbourhood statistics please refer to individual neighbourhood plans.
- NSRV-ARP denotes North Saskatchewan River Valley Area Redevelopment Plan.



SCALE - 1: NTS

April 20, 2016
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ROHIT GROUP OF COMPANIES /
UNITED BIG LAKE COMMUNITIES
BIG LAKE ASP AMENDMENT

Figure No.
EXHIBIT 11.0

Title
**NEIGHBOURHOOD
PLAN**