

Bylaw 15221

A Bylaw to amend Bylaw 5739, as amended,
being the Edmonton North Area Structure Plan,
through an amendment to the Schonsee Neighbourhood Structure Plan

WHEREAS pursuant to the authority granted to it by the Planning Act on August 15, 1979, the Municipal Council of the City of Edmonton passed Bylaw 5739, as amended, being the Edmonton North Area Structure Plan; and

WHEREAS Council found it desirable from time to time to amend Bylaw 5739, the Edmonton North Area Structure Plan, by adding new neighbourhoods; and

WHEREAS on March 15, 2002 Council adopted, as part of Appendix "B" to Bylaw 5739, as amended, the Schonsee Neighbourhood Structure Plan by passage of Bylaw 12951; and

WHEREAS Council has amended the Schonsee Neighbourhood Structure Plan through the passage of Bylaws 13059, 13888, 14625 and 14683; and

WHEREAS an application was received by the Planning and Development Department to amend the Schonsee Neighbourhood Structure Plan; and

WHEREAS Council considers it desirable to amend the Schonsee Neighbourhood 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. Appendix "B" to Bylaw 5739, as amended, is hereby further amended by:

- a) deleting therefrom the statistics entitled the “Schonsee Neighbourhood Structure Plan Land Use and Population and Student Generation Statistics – Bylaw 14683” and substituting therefore the following:

**SCHONSEE NEIGHBOURHOOD STRUCTURE PLAN
LAND USE AND POPULATION AND STUDENT GENERATION STATISTICS
BYLAW 15221**

Land Use Distribution

	Area (ha)	% GDA
Gross Area (ha)	118.3	
Natural Wetland (Provincial ownership)	12.35	
Gross Developable Area	105.95	
Circulation (21.7% GDA)	22.9	21.7
Park Site	5.6	5.3
Stormwater Lake	4.3	4.0
Medium Density Residential	14.1	13.4
Low Density Residential	54.70	51.6
District Commercial	2.3	2.0
Convenience Commercial	2.0	2.0
Total	105.95	100.00%

Population

Land Use	Area (ha)	DU/ha	Units	%	PPDU	Population
Low Density Residential	54.7	18	985	57	3.47	3418
Medium Density Residential	14.1	53.3	752	43	2.52	1895
Total	69.0		1737	100		5313

GDA **105.95**
Density **50.1 / ppgdha**

Student Generation

	PE	PJH	PSH	SE	SJH	SSH
Students	212	106	106	300	116	106

- b) deleting the fourth and fifth paragraph of Section 3.7 and substituting therefore the following:

3.7.1 Wetland

The wetland area comprises a total of 14.35 ha. The 14.35 ha includes the wetland's bed and shore as well as a protective 30m buffer that will promote upland vegetation surrounding the wetland to aid water quality, increase habitat diversity and maintain wildlife use.

The province has claimed ownership for 12.35 ha out of the total 14.35 ha wetland area. The remaining +/-2 ha that make up the wetland area will be dedicated as Municipal Reserve to incorporate a granular multi-use trail. The multi-use trail will be developed within the outer, north half portion of the wetland buffer (refer to Figure 4).

The wetland shall be managed to carry out the functions of a stormwater management pond, a wildlife habitat as well as a neighbourhood recreational/educational amenity.

3.7.1.1 Schonsee Wetland Ecological Restoration and Management Plan

The Schonsee Wetland Ecological Restoration and Management Plan prepared under separate cover identifies a detailed strategy to restore the wetland in such a way that its habitat value is equal to, or surpasses, the value of the wetland prior to the wetland having been partially filled during the 1970s. The objectives of this Plan are outlined as follows:

Resources – Objectives

1. Provide the designed flood attenuation for the contributing basin within the surrounding proposed residential developments.
2. Improve the water quality of stormwater runoff before it enters the North Saskatchewan River system.
3. Mimic natural water level fluctuation of the pre-development wetland.

4. Maintain pre-development levels of water fowl and avian habitat, without increasing habitat values for these species in the area, in accordance with the *Aeronautics Act of Edmonton Garrison Heliport Zoning Regulations*.
5. Manage mosquito populations.
6. Discourage establishment of algae.

Vegetation and Habitat – Objectives

1. Re-establish native vegetation communities that will mimic natural communities found in surrounding other wetland communities in the aspen parkland eco-region.
2. Maintain pre-development 1960's levels of waterfowl habitat while ensuring that Department of National Defense guidelines are met.
3. Establish habitat for mosquito predators such as bats, passerine birds, dragonflies and fish such as brook stickleback or other native species.
4. Establish habitat for a variety of small mammals, song birds, amphibians and invertebrate species.

Wildlife – Objectives

1. Attract song bird species and small mammals.
2. Minimize disturbance of wildlife through scheduling of, and selection of, site specific maintenance activities.
3. Encourage the presence of amphibians.
4. Encourage the presence of mosquito predators.
5. Manage nuisance wildlife as required to assist with the sustainability of the natural area and protect public safety.

Human Use – Objectives

1. Provide an opportunity for the community to learn about the ecology of the natural area while discouraging uncontrolled human access and activities that will harm or disturb wildlife or vegetation in the natural area, in order to preserve the ecological and aesthetic values of the natural area.

- c) adding to Section 5.1.2 – Parks the following:

5.1.2.1 Parks and Open Space:

Three pocket parks are proposed around the perimeter of the wetland to control pedestrian impact on wildlife use as well as provide emergency and maintenance access, visibility, safety and security. Neighbourhood residents, as well as the wider community will have unobstructed access (via the pocket parks) to the north half portion of the natural area, however those residential lots (both LDR and MDR) backing onto the wetland will be fenced and access to the wetland from private property will not be permitted in order to minimize the impact upon nesting bird species.

The northerly part of the wetland will accommodate a wildlife/pedestrian corridor that will link the wetland with the other natural areas, greenways and neighbourhood parks in McConachie, Crystallina Nera and Joviz. A granular, multi-use trail will also be developed within the outer, north half portion of the buffer that surrounds the perimeter of the wetland's bed and shore area. The buffer width will be 30m and will serve as emergency/pedestrian access as well as provide protection to the wetland.

The pocket parks, wildlife/pedestrian corridor and land for the development of the granular trail around the wetland will be dedicated through the development process as Municipal Reserve.

- d) deleting Section 5.1.6 – Special Study Area in its entirety;
- e) deleting Section 5.2 – Demography in its entirety;

- f) deleting the fourth paragraph in Section 5.3 and substituting therefore the following:

The east portion of the Natural Area will require one permanent access to 66 Street to accommodate an internal road system to convey local traffic. The permanent access will function as a collector roadway and will align with the southerly collector in McConachie. The exact location of this access will be determined at the time of subdivision.

- g) deleting the second sentence of Section 5.4.1 and substituting therefore the following:

Water to the Special Study Area will be provided from two connections as per the revised McConachie Neighbourhood Water Network Analysis (2008). The first connection involves extending the existing water main located in the TransAlta right-of-way northwards along 66 Street up to 167 Avenue and into the Special Study Area. The second connection comes from the McConachie West Neighbourhood about midway between the north and south boundaries of the Special Study Area. Both connections are shown approximately on Figure 6.

- h) deleting the map entitled “Bylaw 14683 – the Schonsee Neighbourhood Structure Plan” and substituting therefore the Map entitled “Bylaw 15221 – Amendment to Schonsee Neighbourhood Structure Plan”, attached hereto as Schedule “A”
- i) deleting Figure 4 – Development Concept and substituting Figure 4 – Development Concept, attached hereto as Schedule “B”
- j) deleting Figure 5 – Water Distribution and substituting Figure 5 – Water Distribution, attached hereto as Schedule “C”
- k) deleting Figure 6 – Sanitary Sewer and substituting Figure 6 – Sanitary Sewer, attached hereto as Schedule “D”

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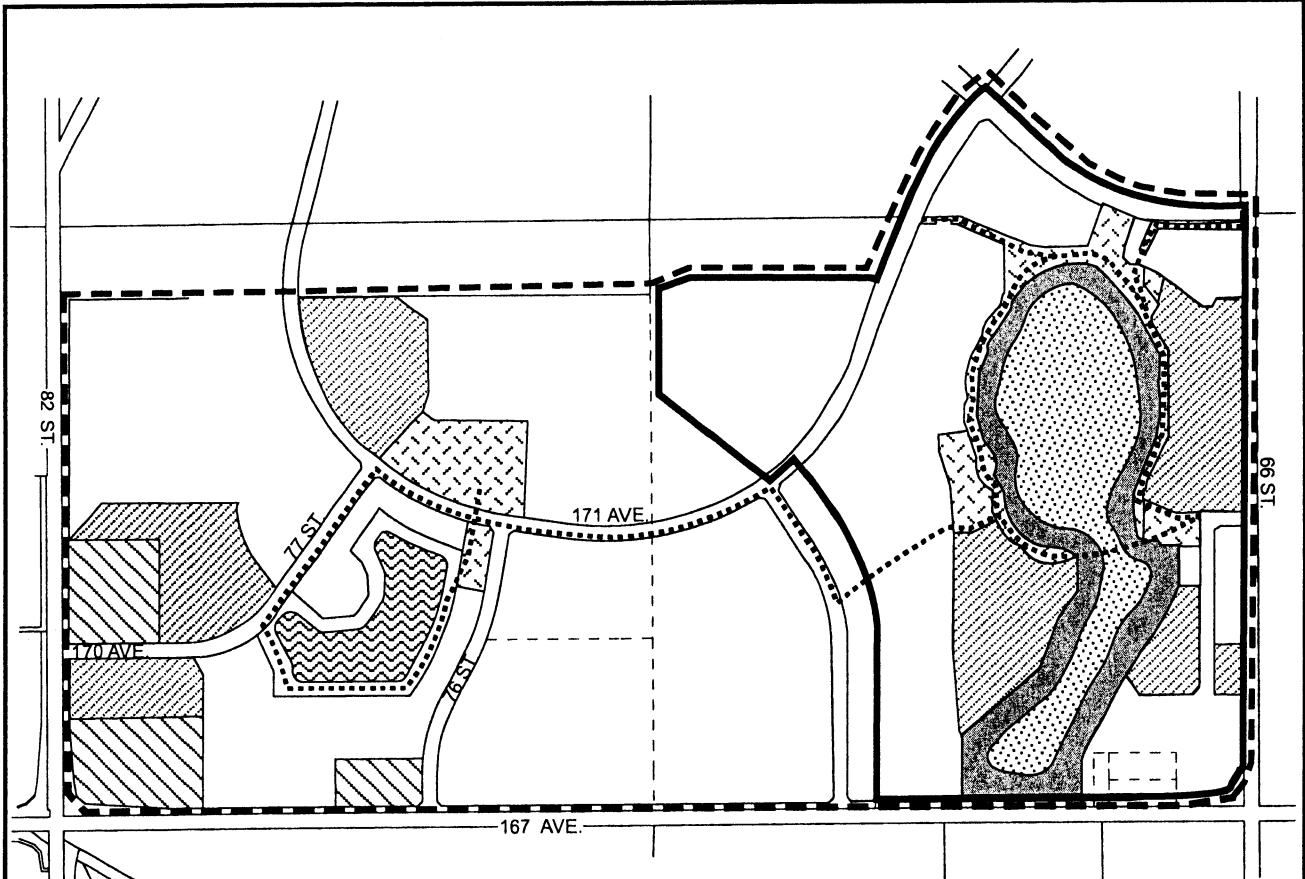
- l) deleting Figure 7 – Storm Drainage and substituting Figure 7 – Storm Drainage, attached hereto as Schedule “E”

READ a first time this	6th	day of	July	, A. D. 2009;
READ a second time this	6th	day of	July	, A. D. 2009;
READ a third time this	6th	day of	July	, A. D. 2009;
SIGNED and PASSED this	6th	day of	July	, A. D. 2009.










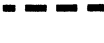

THE CITY OF EDMONTON


MAYOR


A/ CITY CLERK



BYLAW 15221
AMENDMENT TO SCHONSEE
 Neighbourhood Structure Plan
 (as amended)

- | | |
|--|--|
|  Low Density Residential |  Commercial |
|  Medium Density Residential |  Buffer |
|  Park Site |  Stormwater Management Pond/
Natural Wetland |
|  Stormwater Management Pond |  Wetland Setback Area |
|  Pedestrian Linkages |  Boundary of Schonsee N.S.P. |
| |  Boundary of Amendment |

PLANNING AND DEVELOPMENT



FIGURE 4

