

Bylaw 19958

A Bylaw to amend Bylaw 8733, as amended,  
being the Lewis Farms Area Structure Plan

WHEREAS pursuant to the provision of the Planning Act, City Council on June 14, 1988 passed Bylaw 8733, as amended, being the Lewis Farms Area Structure Plan; and

WHEREAS Council found it desirable to amend the Lewis Farms Area Structure Plan through the passage of Bylaws 10881, 12183, 12184, 12488, 13661, 13807, 14579, 14673, 14676, 15364, 15761, 15917, 16273, 18046, 18162, 18677, 18875, 19028, 19076, 19297, and 19039; and

WHEREAS an application was received by Administration to further amend the Lewis Farms 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 8733, as amended, the Lewis Farms Area Structure Plan is hereby further amended as follows:
  - a. Deleting the map “Bylaw 19039 - Amendment to Lewis Farms Area Structure Plan” and replacing it with the map “Bylaw 19958 - Amendment to Lewis Farms Area Structure Plan”, attached hereto as Schedule “A” and forming part of this bylaw;
  - b. Deleting “Statistical Profile - Table 1” and replacing it with “ Lewis Farms Area Structure Plan Statistical Profile Bylaw 19958”, attached hereto as Schedule “B” and forming part of this bylaw; and

- c. Deleting "Figure 8.0 - Development Concept" and replacing it with "Figure 8.0 - Development Concept" attached hereto as Schedule "C" and forming part of this bylaw.

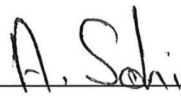
READ a first time this                      23rd day of February                      , A. D. 2022;

READ a second time this                      23rd day of February                      , A. D. 2022;

READ a third time this                      23rd day of February                      , A. D. 2022;

SIGNED and PASSED this                      23rd day of February                      , A. D. 2022.

THE CITY OF EDMONTON

  
\_\_\_\_\_

MAYOR

  
\_\_\_\_\_

CITY CLERK

231 St. N.W. (Hillview Rd)

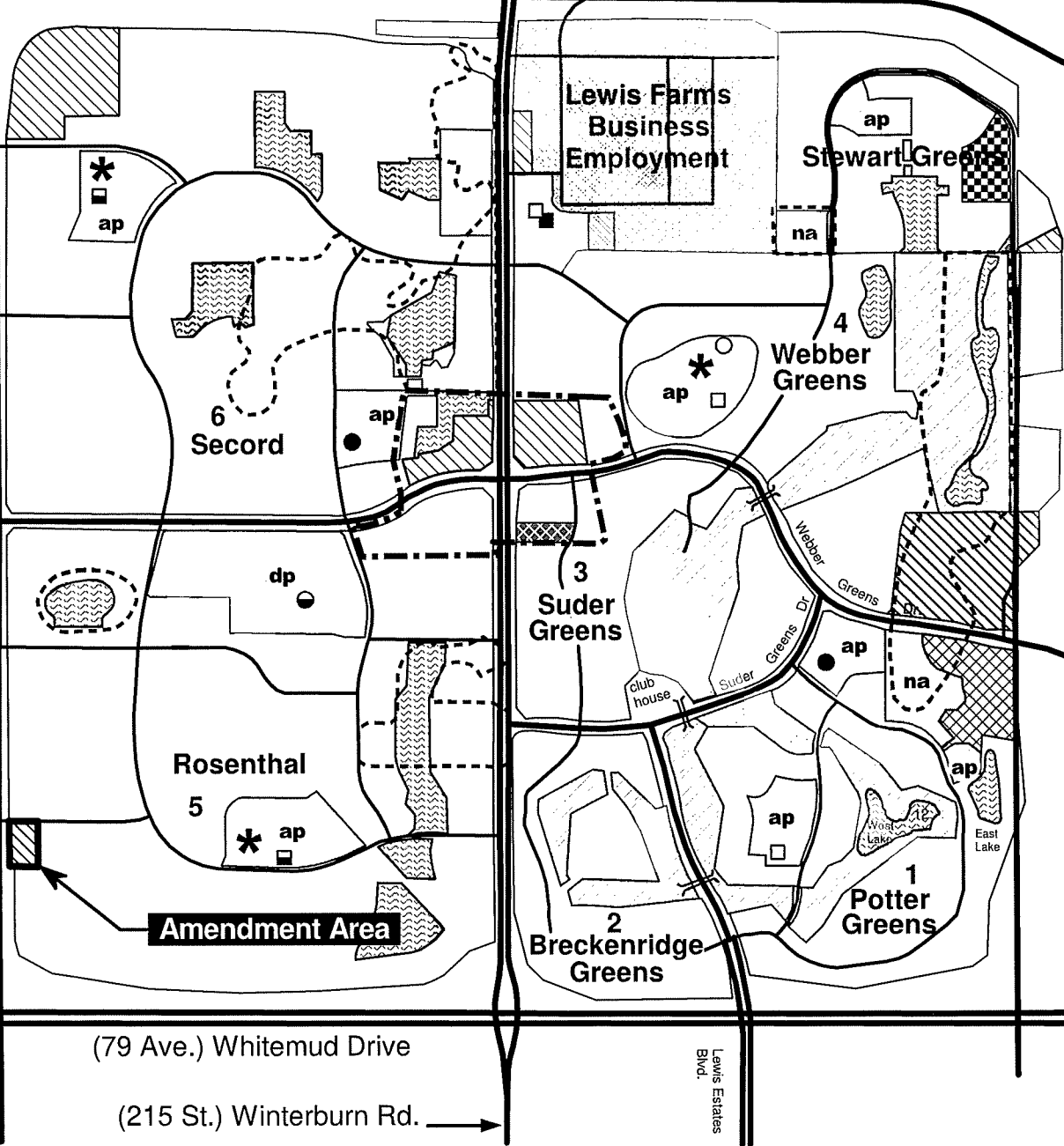
100 Ave.

Anthony Henday Drive

(79 Ave.) Whitemud Drive

(215 St.) Winterburn Rd.

Lewis Estates Blvd.



**BYLAW 19958  
AMENDMENT TO  
LEWIS FARMS  
Area Structure Plan  
(as amended)**

	Residential		Community Centre
	Golf Course		Stormwater Lake
	School Site		Commercial
	Separate / Public School		Business Employment
	Separate Elementary		Business Industrial
	Separate Elementary/Junior High		Grade Separated Crossing
	Separate High School		Transit Terminal/TOD
	Public Elementary		Institutional
	Public Elementary/Junior High		Natural Area
	Public Junior High		Mixed Use Area
	Neighbourhood Park		Amendment Area
	Community League		
	District Park		
	Natural Area Park		
	Potential Private Recreation or Business Employment		
	Public Utility		

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

**Lewis Farms Area Structure Plan  
Statistical Profile  
Bylaw 19958**

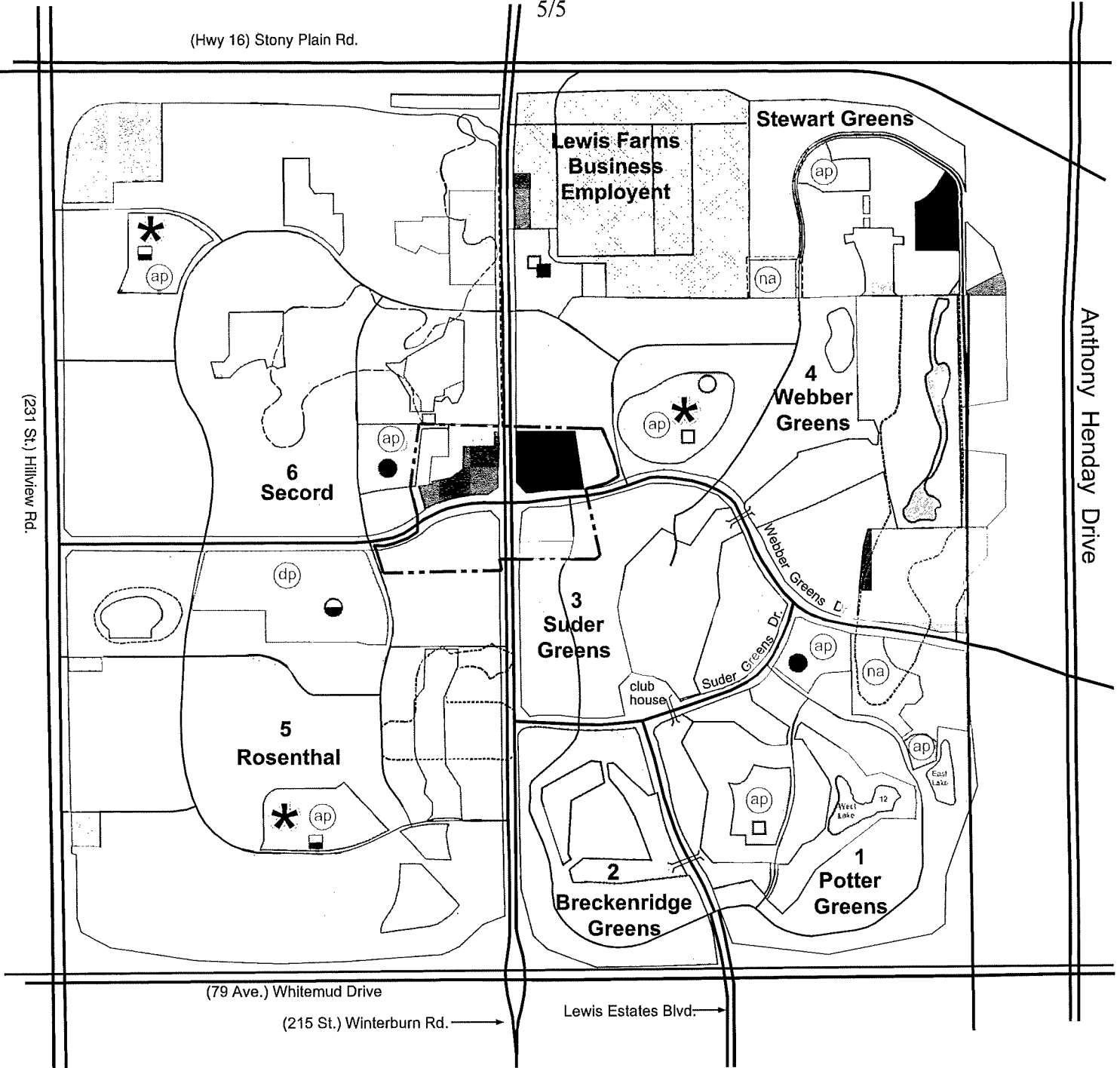
<b>Appendix A: Statistical Profile</b>					
<b>Table 1</b>					
	Area (ha)	% of GDA			
<b>Gross Area</b>	<b>1014.15</b>				
Whitemud Drive ROW	71.69				
Public Utility Lots (TOPC Leddy)	1.10				
Public Utility (Fire Rescue Station)	1.19				
Whitemud Drive ROW	<b>21.70</b>				
Arterial Roadway	<b>25.28</b>				
Pipeline ROW	<b>9.42</b>				
Road Widening	<b>4.95</b>				
Existing Development (Business Industrial)	21.06				
<b>Total</b>	<b>156.39</b>				
<b>Net Developable Area</b>	<b>857.76</b>	<b>100.00%</b>			
<b>Residential</b>					
Single Family/Low Density Residential	389.81	<b>48%</b>			
Medium Density Residential	96.40	<b>11%</b>			
High Density Residential	3.96	<b>0.5%</b>			
<b>Total</b>	<b>490.17</b>	<b>60.0%</b>			
<b>Commercial / Business Employment</b>					
Commercial	3.86	<b>1.0%</b>			
Commercial Offices/Business	15.66	<b>1.9%</b>			
Commercial Community	2.87	<b>0.4%</b>			
Business Employment	43.24	<b>5.0%</b>			
<b>Total</b>	<b>70.63</b>	<b>8.3%</b>			
<b>Mixed Use Centre</b>					
Mixed Use	4.95	<b>0.6%</b>			
Commercial Office	2.36	<b>0.3%</b>			
Pedestrian Oriented Mixed Use Node	1.63	<b>0.2%</b>			
High Rise Residential	2.91	<b>0.4%</b>			
Natural Area	<b>1.01</b>	<b>0.1%</b>			
<b>Total</b>	<b>12.86</b>	<b>1.5%</b>			
<b>Institutional &amp; Recreational</b>					
Potential Private Recreation or Business Employment	1.32	<b>0.2%</b>			
School/Park	<b>68.56</b>	<b>8.0%</b>			
Natural Area	17.30	<b>2.0%</b>			
Transit Terminal	1.00	<b>0.1%</b>			
Religious Institutional	4.05	<b>0.5%</b>			
<b>Total</b>	<b>92.23</b>	<b>10.8%</b>			
<b>Special Study Area</b>	<b>6.40</b>	<b>0.7%</b>			
<b>Utility Area</b>					
Storm Water Management Lanes	44.04	<b>5.1%</b>			
Public Utility Lots	0.95	<b>0.1%</b>			
Public Utility (Fire Rescue Station)	1.19	<b>0.1%</b>			
Pipelines Rights of Way	0.00	<b>0.0%</b>			
<b>Total</b>	<b>46.16</b>	<b>5.4%</b>			
<b>Circulation Total</b>	<b>144.08</b>	<b>16.8%</b>			
<b>Miscellaneous</b>	<b>1.30</b>	<b>0.2%</b>			
	Area (ha)	Units/Ha	Units	People/Unit	Population
Single Family/Low Density Residential	389.81	25	9,745	2.8	27,287
Medium Density Residential	96.40	45	4,335	2.8	12,145
High Density Residential	13.44	225	3,024	1.8	5,443
<b>Total Residential</b>	<b>499.65</b>		<b>17,107</b>		<b>44,876</b>

5/5

(Hwy 16) Stony Plain Rd.

(231 St.) Hillview Rd.

Anthony Henday Drive



- |  |                                   |  |   |  |                          |  |                |
|--|-----------------------------------|--|---|--|--------------------------|--|----------------|
|  | Residential                       |  | Public Elementary / Junior High                     |  | Community Centre         |  | Institutional  |
|  | Golf Course                       |  | Public High School                                  |  | Storm Lake               |  | Natural Area   |
|  | School Site                       |  | Neighbourhood Park                                  |  | Commercial               |  | Mixed Use Area |
|  | Separate / Public School          |  | Community League                                    |  | Business Industrial      |  |                |
|  | Separate Elementary               |  | District Park                                       |  | Business Employment      |  |                |
|  | Separate Elementary / Junior High |  | Natural Area Park                                   |  | Grade Separated Crossing |  |                |
|  | Separate High School              |  | Potential Private Recreation or Business Employment |  | Transit Terminal (TOD)   |  |                |
|  | Public Elementary                 |  | Public Utility                                      |  |                          |  |                |

ALL AREAS AND DIMENSIONS HAVE BEEN ROUNDED. LOT INFORMATION IS PRELIMINARY AND SUBJECT TO CHANGE AND SHOULD BE CONFIRMED WITH A REGISTERED PLAN.

**LEWIS FARMS AREA STRUCTURE PLAN**

Figure 8.0 - Development Concept

DATE: January 21, 2022  
 DESIGNED BY: MR  
 DRAWN BY: GS/MR  
 CHECKED BY: SS  
 SCALE: NTS  
 JOB NUMBER: 134126