

Bylaw 18162

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, 14676, 15364, 15761, 15917, 16273 and 18046; and

WHEREAS an application was received by Sustainable Development 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. Appendix “A” to Bylaw 8733, as amended, is hereby further amended by:
  - a. inserting the following paragraph after the first paragraph in Chapter Five, LAND USE CONCEPT, “Commercial:”

“A small commercial site is proposed along the east side of Winterburn Road at 98th Avenue, at the entrance to Normandeau Gardens. Although the Normandeau Gardens community has not experienced any significant growth or re-development since its inception in 1953, the inclusion of the neighbourhood commercial site at this prominent location will meet the day-to-day commercial needs for residents of the neighbourhood and surrounding area.”

- b. deleting the statistics entitled “Lewis Farms Area Structure Plan – Land Use and Population Statistics – Bylaw 18046” and substituting with the following:

**THE LEWIS FARMS AREA STRUCTURE PLAN  
LAND USE AND POPULATION STATISTICS**

**BYLAW 18162**

	<b>Area (ha)</b>	<b>% of GDA</b>
<b>Gross Area</b>	<b>1014.15</b>	
Golf Course Lands: (Area subject to Deferred Reserve Caveat)	71.69	
Public Utility Lot (T.O.P.C. and Leddy)	1.10	
Public Utility (Fire Rescue Station)	1.19	
Whitemud Drive ROW	21.70	
Arterial Roadway	25.28	
Pipeline ROW	11.32	
Road Widening	4.40	
Existing Development (incl. Normandeau Gardens)	66.97	
<b>Total</b>	<b>203.65</b>	
<b>Net Developable Area</b>	<b>810.50</b>	<b>100.0</b>
<b>Residential</b>		
Single Family/Low Density Residential	388.56	47.9
Medium Density Residential	102.10	12.6
<b>Total</b>	<b>490.66</b>	<b>60.5</b>
<b>Commercial</b>		
Commercial	5.67	0.7
Commercial Offices/Business	12.16	1.5
Community Commercial	2.87	0.4
<b>Total</b>	<b>20.70</b>	<b>2.6</b>
<b>Mixed Use Centre</b>		
Mixed Use	4.95	0.6
Commercial Office	2.36	0.3
Pedestrian Oriented Mixed Use Node	1.63	0.2
High-rise Residential	1.40	0.2
Natural Area	1.01	0.1
<b>Total</b>	<b>11.35</b>	<b>1.4</b>
<b>Institutional &amp; Recreational</b>		
School/Park	68.56	8.5
Natural Area	17.30	2.1
Transit Terminal	1.00	0.1
Religious Institutional	4.05	0.5
<b>Total</b>	<b>90.91</b>	<b>11.2</b>
<b>Special Study Area</b>	<b>6.40</b>	<b>0.8</b>

<b>Utility</b>			
Stormwater Management Lakes		43.36	5.4
Public Utility Lots		0.95	0.1
Public Utility (Fire Rescue Station)		1.19	0.1
Pipeline Rights of Way		0.00	0.0
<b>Total</b>		<b>45.50</b>	<b>5.6</b>
<b>Circulation Total</b>		<b>143.79</b>	<b>17.7</b>
<b>Miscellaneous</b>		<b>1.30</b>	<b>0.2</b>
	<b>Area</b>	<b>Units</b>	<b>Population</b>
Single Family/Low Density Residential <sup>1</sup>	388.56	9714	27,199
Medium Density Residential <sup>2</sup>	102.10	4595	12,865
High-Density Residential/Mixed Use Centre <sup>3</sup>	7.98	718	1,293
<b>Total Residential</b>	<b>498.64</b>	<b>15,027</b>	<b>41,357</b>

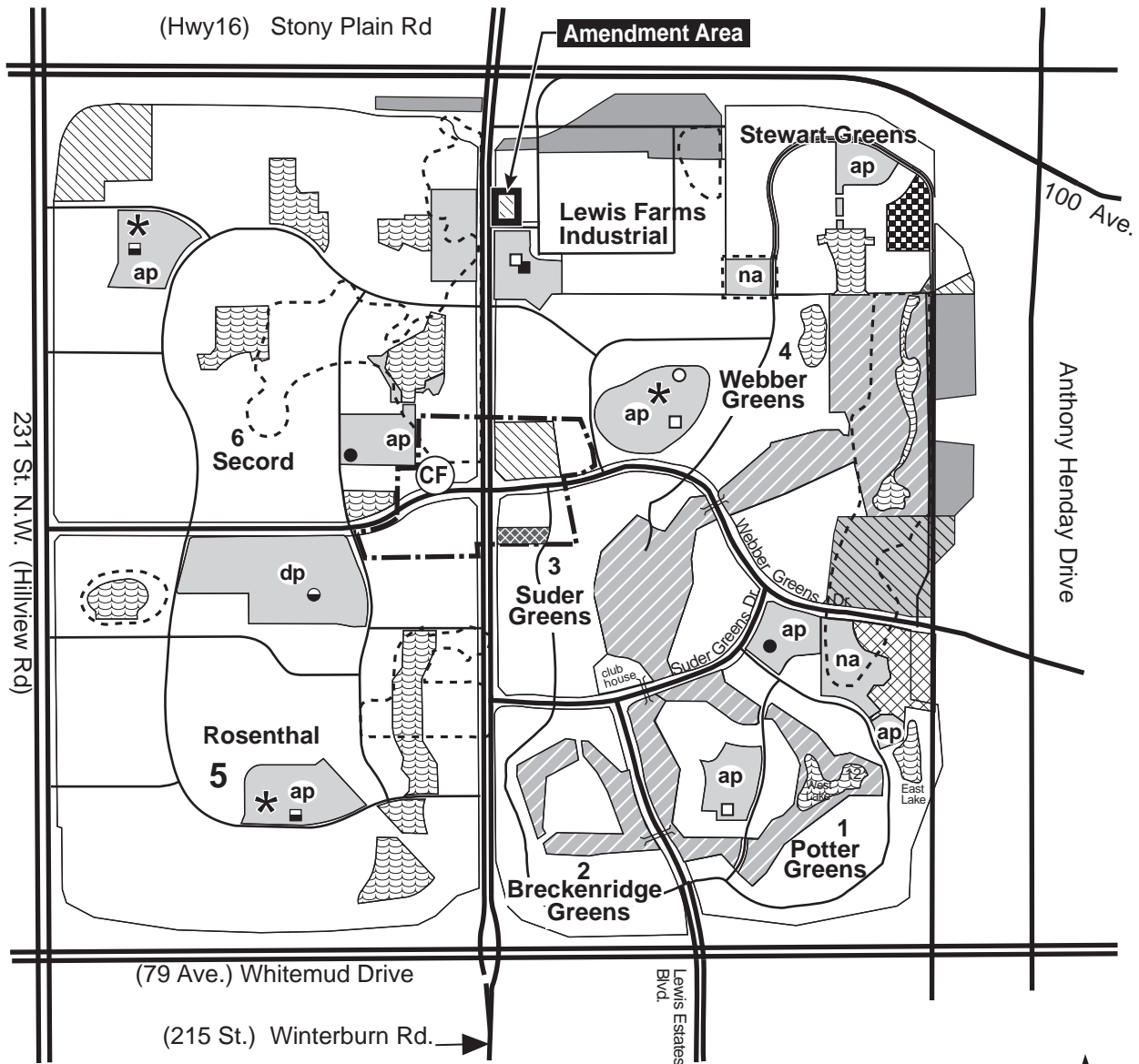
- c. deleting the map entitled “Bylaw 18046 Approved Lewis Farms Area Structure Plan” and substituting therefor the map entitled “Bylaw 18162 Amendment to the Lewis Farms Area Structure Plan (as amended)” attached hereto as Schedule “A” and forming part of this Bylaw; and
- d. deleting “Figure 8.0 Development Concept, Lewis Farms Area Structure Plan”, and substituting therefore with “Figure 8.0 Development Concept, Lewis Farms Area Structure Plan”, attached hereto as Schedule “B” and forming part of this Bylaw;

READ a first time this	day of	, A. D. 2017;
READ a second time this	day of	, A. D. 2017;
READ a third time this	day of	, A. D. 2017;
SIGNED and PASSED this	day of	, A. D. 2017.

THE CITY OF EDMONTON

MAYOR

CITY CLERK



**BYLAW 18162  
AMENDMENT TO  
LEWIS FARMS  
Area Structure Plan  
(as amended)**

	Residential		Public Utility
	Golf Course		Community Centre
	School Site		Stormwater Lake
	Separate/Public School		Commercial
	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 Boundary
	Community League		
	District Park		
	Natural Area Park		

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.

