

Bylaw 18046

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 and 16273; 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) deleting the first two sentences of the second paragraph under Section Residential and replacing it with the following: “The density of development in Lewis Farms will be approximately 41 people per gross developable hectare in the residential area. This results in a total of about 15,027 dwelling units with a population of over 41,357 people, which is based on the tentative land use mix and density range for each neighbourhood.”;
 - b) deleting the map entitled “Bylaw 16273 Approved Lewis Farms Area Structure Plan” and substituting therefor the map entitled “Bylaw 18046 Amendment to the Lewis Farms Area Structure Plan (as amended)” attached hereto as Schedule “A” and forming part of this Bylaw; and

- c) deleting the statistics entitled “Table 1 - Land Use and Population Statistics – Bylaw 16273” and substituting therefore the following:

**LEWIS FARMS AREA STRUCTURE PLAN
LAND USE AND POPULATION STATISTICS
BYLAW 18046**

	Area (ha)	%
GROSS AREA	1041.15	
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 (Winterburn Industrial)	67.97	
Total	204.65	
Net Developable Area (Residential)	809.50	100%
Residential		
Single Family/Low Density Residential	388.56	48.0%
Medium density Residential	102.10	12.6%
Total	490.66	60.6%
Commercial		
Commercial	4.67	0.6%
Commercial Offices/Business	12.16	1.5%
Community Commercial	2.87	0.4%
Total	19.70	2.4%
Institutional & Recreational		
School/Park	68.56	8.5%
Natural Area	17.30	2.1%
Transit Terminal	1.00	0.1%
Religious Institutional	4.05	0.5%
Total	90.91	11.2%
Special Study Area	6.40	0.8%
Utility		
Storm Water 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%
Total	45.50	5.6%
Circulation Total	143.79	17.8%
Miscellaneous	1.19	0.2%

	Area	Units	Population
Single Family/Low Density Residential	388.56	9,714	27,199
Medium Density Residential	102.1	4,595	12,865
High-Density Residential/Mixed Use Centre	7.98	718	1,293
Total Residential	498.64	15,027	41,357

Assumed Residential land use area, unit and population have been calculated based on the following 2015 numbers:

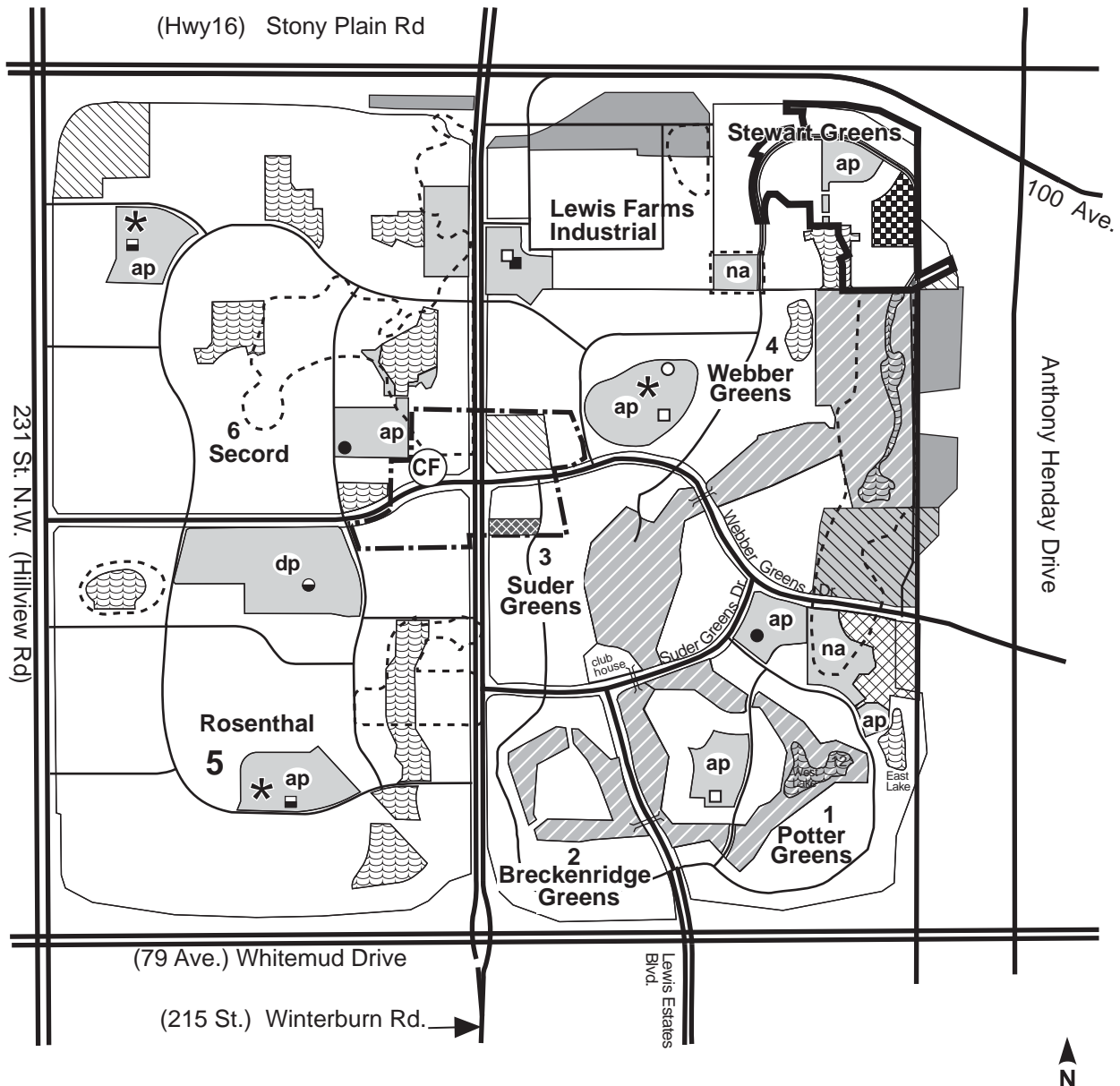
- Low Density – 25 u/ha and 2.8 residents per unit
- Medium Density – 45 u/ha and 2.8 residents per unit
- High-Density – 90 u/ha and 1.8 residents per unit

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.

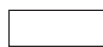






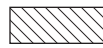

















THE CITY OF EDMONTON

MAYOR

CITY CLERK



**BYLAW 18046
AMENDMENT TO
LEWIS FARMS
Area Structure Plan
(as amended)**

	Residential		Public Utility
	Golf Course		Community Centre
	School Site		Stormwater Lake
	Seperate/Public School		Commercial
	Seperate Elementary		Business Industrial
	Seperate Elementary/Junior High		Grade Separated Crossing
	Seperate 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		

SUSTAINABLE DEVELOPMENT

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.