

Bylaw 19039

Amendment to the Lewis Farms Area Structure Plan

Purpose

The purpose of the Bylaw is to amend the Lewis Farms Area Structure Plan (ASP) to incorporate the associated Lewis Farms Business Employment Neighbourhood Structure Plan (NSP).

Readings

Bylaw 19039 is ready for three readings after the public hearing has been held. If Council wishes to give three readings during a single meeting, Council must unanimously agree “That Bylaw 19039 be considered for third reading.”

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on July 31, and August 8, 2020. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Bylaw.

Report

Bylaw 19039 proposes amendments to the Lewis Farms ASP to recognize changes proposed in the associated NSP (Charter Bylaw 19040) to be developed in the area south of Stony Plain Road, east of Winterburn Road/215 Street, north of Webber Greens and east of Stewart Greens - the final unplanned area in the Lewis Farms ASP.

The proposed amendment boundary includes:

- Existing rural residential,
- School/Park site, and
- Existing light industrial development along Stony Plain Road.

The amendment identifies the area as “Business Employment” and is intended to provide the opportunity for business, light industrial and commercial land uses to be developed to City standards. The opportunity for a private recreation facility to be developed adjacent to the school site is included.

The proposed amendment to the Lewis Farms ASP will update the land use map, text and statistics, in order to align with the associated proposed adoption of the Lewis Farms Business Employment NSP (Charter Bylaw 19040).

The proposed ASP revisions include:

- Designating portions of Business Industrial and Residential land uses to Business Employment (approximately 43.24 ha);
- Designate portions of Residential to Commercial land uses (approximately 0.80 ha);
- Designate portions of Residential land uses to Potential Private Recreation or Business Employment (approximately 1.32 ha); and
- Update the plan text, maps and statistics to reflect the NSP's policies and land uses.

A new neighbourhood structure plan (Bylaw 19040) and a rezoning (Charter Bylaw 19041) accompanying this Bylaw.

There is also an administrative amendment included to the neighbourhood to the east in Stewart Greens NSP. An amendment was made to the Stewart Greens NSP (Bylaw 18047) that was not carried forward to the ASP. This amendment recognizes those changes approved by Council June 28, 2017.

All comments from civic departments or utility agencies regarding this proposal have been addressed.

Public Engagement

City Planning sent out advanced notice and invitations to two (2) public meetings to surrounding property owners and the Lewis Estates, Secord and Westview Village Community Leagues as well as the West Edmonton Communities Council Area Council. The public meetings were held on February 20, 2018 and September 13, 2018 respectively. Information regarding the public meetings are attached in the "What We Heard Reports". On October 16, 2019, an update letter was sent to landowners, Community Leagues and the Area Council to remind them the application was still being reviewed and could be before Council in the near future. At the time of preparing this report, we have heard no response to the update letter.

Attachments

1. Bylaw 19039
2. Administration Report