

Bylaw 19039

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, and 19297; 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 second sentence in paragraph two in Chapter Three, Environmental Assessment “Access” and replacing with:

“ Winterburn Road and 231 Street will be upgraded to major arterial.”
 - b. deleting the fourth sentence in paragraph three in Chapter Five, “Land Use Concept”: and replacing with:

“Extending south from the north perimeter of Lewis Farms and along the northeast side are proposed business employment lands which, at ultimate development, will contribute

significantly to the employment opportunities in the area and provide economic benefits.”

- c. deleting paragraphs four and five in Chapter Five, Land Use Concept “ Residential” in their entirety.
- d. inserting the following paragraph at the end of the last paragraph in Chapter Five, Land Use Concept “ Open Space”:

“Lands have been identified within the Lewis Farms Business Employment area as Potential Private Recreation or Business Employment. These private lands may be developed for recreation uses, in accordance with the Lewis Farms Business Employment NSP, rather than business employment should demand be present.”

- e. deleting the first paragraph in Chapter Five, Land Use Concept “ Business / Industrial” and replace with:

“Land use zones will have to be assigned in recognition of the need for a favorable visual impression along major roadways, proximity to residential neighbourhoods, and the impact of new uses on existing development.”

- f. inserting the following paragraph at the end of the last paragraph in Chapter Five, Land Use Concept “Business / Industrial”:

“A business employment area is proposed south of Stony Plain Road and east of Winterburn Road, within the Lewis Farms Stantec | Lewis Farms ASP Amendment 8 Business Employment NSP. The area is intended to support uses that are compatible with the other uses within the Plan. Land use regulations and buffering will maintain privacy, separation, and additional sensitivity to existing residential development”

- g. deleting the fifth sentence in paragraph two in Chapter Five, Land Use Concept “Transportation” and replacing with:

“Winterburn Road and 231 Street will be developed to arterial standards.”

- h. deleting Table 1: The Lewis Farms Area Structure Plan Land Use and Population Statistics and substituting with the following:

	Area (ha)	%
GROSS AREA	1014.15	
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	9.42	
Road Widening	4.95	
Existing Development (Business Industrial)	21.06	
Total	156.39	
Net Developable Area	857.76	100%
Residential		
Single Family/Low Density Residential	389.81	48%
Medium Density Residential	97.65	12%
High Density Residential	3.96	0.5%
Total	491.42	60.5%
Commercial / Business Employment		
Commercial	7.61	0.9%
Commercial Offices/Business	15.66	1.9%
Community Commercial	2.87	0.4%
Business Employment	43.24	5.0%
Total	69.38	8.1%
Mixed Use Centre		
Mixed Use	4.95	0.6%
Commercial Office	2.36	0.3%
Pedestrian Oriented Mixed Use Node	1.63	0.2%
High-rise Residential	2.91	0.4%
Natural Area	1.01	0.1%
Total	12.86	1.5%
Institutional & Recreational		
Potential Private Recreation or Business Employment	1.32	0.2%
School/Park	68.56	8.0%
Natural Area	17.30	2.0%
Transit Terminal	1.00	0.1%
Religious Institutional	4.05	0.5%
Total	92.23	10.8%
Special Study Area	6.40	0.7%
Utility		
Storm Water Management Lakes	44.04	5.1%
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	46.18	5.4%
Circulation Total	144.08	16.8%
Miscellaneous	1.30	0.2%

	Area	Units/Ha	Units	People/Unit	Population
Single Family/Low Density Residential	389.81	25	9745	2.8	27,287
Medium Density Residential	97.65	45	4394	2.8	12,303
High Density Residential/Mixed Use Centre	13.44	225	3024	1.8	5,443
Total Residential	500.90		17,163		45,032

- i. deleting the map entitled “Bylaw 18875 - Lewis Farms Area Structure Plan” and replace with the map entitled “Bylaw 19039 - Lewis Farms Area Structure Plan” attached as Schedule A”
- j. deleting “Figure 8.0 - Development Concept” and replace with “Figure 8.0 - Development Concept” attached as Schedule “B” and forming part of this bylaw;

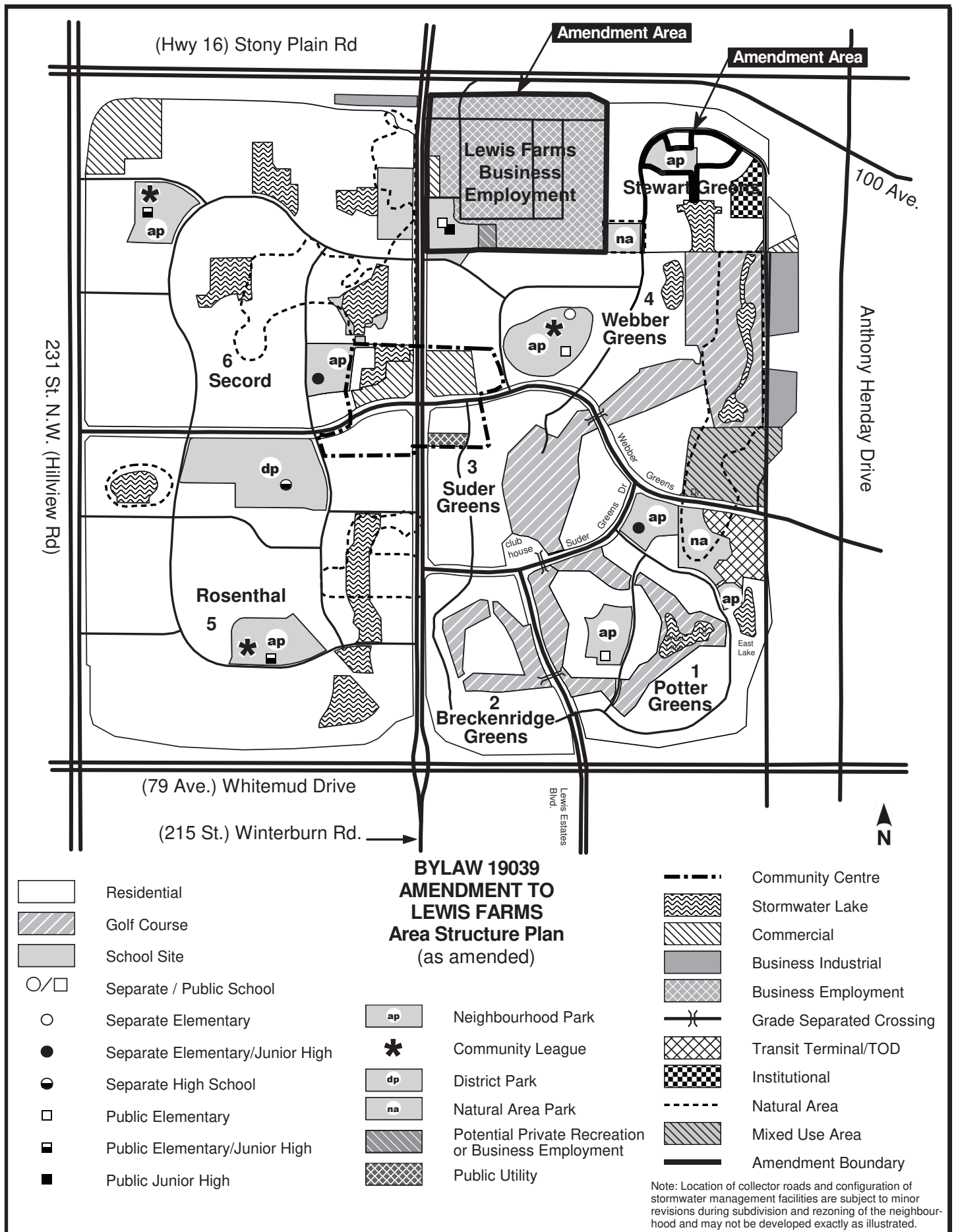
- k. deleting “Figure 9.0 - Circulation” and replace with “Figure 9.0 - Ciculation” attached as Schedule “C” and forming part of this bylaw.

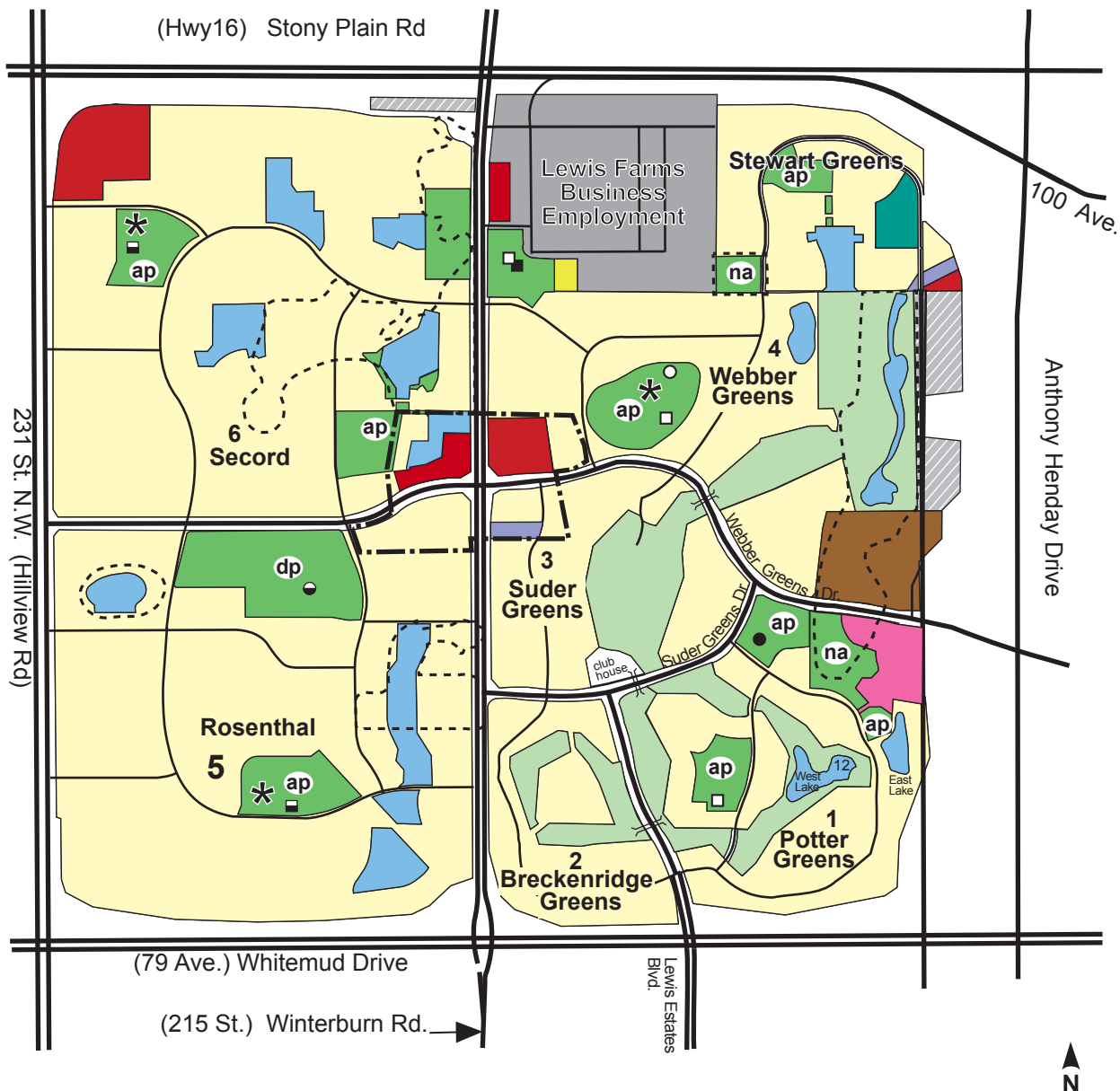
READ a first time this	day of	, A. D. 2020;
READ a second time this	day of	, A. D. 2020;
READ a third time this	day of	, A. D. 2020;
SIGNED and PASSED this	day of	, A. D. 2020.

THE CITY OF EDMONTON

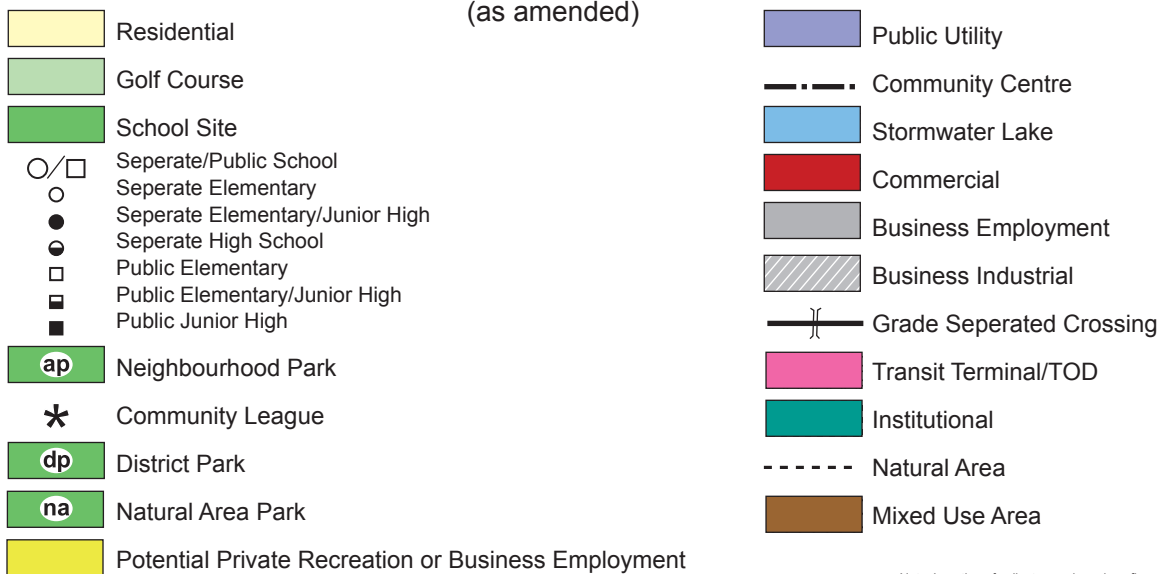
MAYOR

CITY CLERK





LEWIS FARMS
Area Structure Plan
(as amended)



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.

SUSTAINABLE DEVELOPMENT

