#### <u>Bylaw 19039</u>

# A Bylaw to amend Bylaw 8733, as amended, <u>being the Lewis Farms Area Structure Plan</u>

WHEREAS pursuant to the provision of the <u>Planning Act</u>, 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:

- 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:

Residential         389.81         4           Medium Density Residential         97.65         1           High Density Residential         97.65         1           High Density Residential         97.65         1           Total         491.42         6           Commercial / Business Employment         7.61         1           Commercial Offices/Business         15.66         1           Commercial Offices/Business         2.87         1           Business Employment         43.24         1           Total         69.38         1         1           Mixed Use Centre         43.24         1         1           Mixed Use Centre         4.95         1         1           Mixed Use Node         1.63         1         1           Pedestrian Oriented Mixed Use Node         1.63         1         1           Natural Area         1.00         1         1         2.86         1           Institutional & Recreational         1.02         1         1         2         1           Total         1.23         5         5         5         1         3         3         3         3         3         3         <						Area (ha)	%
Public Utility Lot (T.O. P.C. and Leddy)         1.10           White und Drive Row         21.70           Arterial Roadway         25.20           Ppeline ROW         9.42           Road Widening         4.55           Existing Development (Business Industrial)         21.06           Total         156.39           Net Development (Business Industrial)         21.06           Single Family/Low Density Residential         389.81           Medium Density Residential         37.65           Single Family/Low Density Residential         7.63           Medium Density Residential         7.63           Commercial Offices/Business         15.66           Commercial Offices/Business         15.66           Commercial Offices/Business         15.66           Commercial Offices/Business         15.66           Commercial Offices/Business         2.67           Business Employment         2.36           Vised Use         4.32           Mixed Use Centre         4.32           Mixed Use Node         1.33           High-rise Residential         2.30           Patural Area         1.01           Total         2.36           Pedestrian Orineed Mared Use Node         1.3							
Public Utiliny (Fire Rescue Station)         1.19           Whitemud Drive RoW         21.70           Arterial Roadway         25.28           Ppeline ROW         9.43           Read Widening         4.95           Existing Development (Business Industrial)         21.106           Total         399.81           Net Developable Area         857.76           Single Family/Low Density Residential         399.81           Medium Density Residential         399.81           Medium Density Residential         399.81           Medium Density Residential         399.81           Commercial Office/Business Employment         396           Commercial Office/Business         15.66           Community Commercial         7.61           Mixed Use Corte         43.24           Total         43.24           Total         43.24           Total         43.24           Total         231           Mixed Use Corte         43.24           Mixed Use Corte         236           Mixed Use Corte         1.63           Mixed Ise Recreational         231           Potential Private Recreational Poulaness Employment         1.32           Total		at)					
Whitewa Drive ROW         27.70           Arterial Radivay         25.22           Ppeline ROW         9.43           Rad Widening         4.35           Existing Development (Business Industrial)         21.06           Total         156.39           Net Developable Area         857.76           Single Family/Low Density Residential         398.81           Medium Density Residential         97.65           Single Family/Low Density Residential         398.81           Medium Density Residential         77.65           Single Family/Low Density Residential         97.65           Migh Density Residential         77.61           Commercial / Business Employment         2.37           Gommercial Office / Business         57.66           Commercial Office / Business         2.36           Mixed Use Centre         435           Mixed Use Centre         1.03           Mixed Use Centre         1.32           Mixed Use Recreational         2.91           Natural Area         1.01           Total         1.32           School/Park         6.36           Natural Area         1.73           Trail         1.00           Recidential	1 1 1						
Arterial Raadway         25.28           Pipeline ROW         9.42           Road Widening         4.55           Existing Development (Business Industrial)         21.06           Total         196.50           Net Developable Area         857.76           Single Family/Low Density Residential         389.81           Medium Density Residential         97.65           High Density Residential         97.65           Medium Density Residential         76.1           Commercial (Business Employment         369.81           Commercial Office/Business         15.66           Commercial Office         4.32           Total         4.32           Mixed Use Centre         4.33           Mixed Use Centre         1.01           Total         2.91           Natural Area         1.01           Total         2.92           Institutional & Recreational         4.05           Stool/Park         6.82           Stool/Park         6.82 </td <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>							
Pipeline ROW         9.42           Read Widening         9.42           Existing Development (Business Industrial)         21.06           Total         156.39           Net Developable Area         657.76           Single Tamily/Low Density Residential         389.81           Medium Density Residential         389.81           Medium Density Residential         397.65           Total         97.65           Ommercial / Business Employment         97.65           Commercial Office/Business         15.66           Commercial Office/Business         15.66 <td< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td></td<>							
Boad Widening         21.05           Existing Development (Business Industrial)         21.05           Total         156.39           Net Developable Area         657.76           Single Family/Low Density Residential         39.81           Medium Density Residential         97.65           Migh Density Residential         39.61           Medium Density Residential         39.61           Commercial / Business Employment         97.65           Commercial / Business Employment         7.61           Commercial Office/Business         15.66           Commercial Office/Business         9.763           Total         2.35           Business Employment         43.24           Commercial Office/Business         4.95           Commercial Office/Business         4.95           Commercial Office         2.36           Podestrian Orneted Mixed Use Node         1.63           High-trie Residential         2.91           Natural Area         1.01           Total         1.22           School/Park         68.55           Natural Area         1.73           Total         1.22           Special Study Area         6.40           Valic Utility							
Existing Development (Business Industrial)         21.05           Total         156.39           Net Developable Area         657.76           Residential         38.0           Single Family/Low Density Residential         97.65           High Density Residential         97.65           High Density Residential         97.65           Total         49.142           Commercial / Business Employment         7.61           Commercial Office/Business         15.66           Community Commercial         2.87           Business Employment         43.34           Total         63.0           Mixed Use Centre         43.34           Mixed Use Centre         1.63           High-tise Residential         1.63           High-tise Residential         2.91           Natural Area         1.01           Total         1.286           Institutional & Recreational         1.63           High-tise Residential         1.92           School/Park         64.05           Stool/Park         64.05           Stool/Park         64.05           Stool/Park         6.40           Public Utility (Fre Recus Bation or Business Employment         1.32 <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>							
Total         156.39           Net Developable Area         857.76           Residential         389.81           Single Family/Low Density Residential         97.65           High Density Residential         97.65           High Density Residential         97.65           Commercial Susiess Employment         97.65           Commercial Glices/Business         7.61           Commercial Offices/Business         7.61           Commercial Offices/Business         7.61           Commercial Offices/Business         9.765           Mixed Use Centre         43.24           Mixed Use Centre         4.95           Commercial Office         2.36           Pedestrian Orised Mixed Use Node         1.63           High-rise Residential         2.91           Natural Area         1.01           Total         2.92           Institutional & Recreational         1.286           Institutional & Recreation or Business Employment         1.32           School/Park         6.40           Stool/Vark         68.55           Natural Area         1.30           Total         9.2.23           Special Study Area         6.40           Special Study Area <td>-</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>	-						
Net Developable Area         857.76           Residential         380.81         4           Medium Density Residential         97.65         1           High Density Residential         97.65         1           Commercial Offices/Business         15.66         1           Commercial Offices/Business         15.66         1           Commercial Office         2.87         1           Business Employment         43.24         1           Total         69.38         1           Mixed Use Centre         1.63         1           Mixed Use Node         1.63         1           High-rise Residential         2.91         Natural Area           Natural Area         1.01         1           Total         1.22.86         1           Institutional & Recreation or Business Employment         1.32           School/Park         68.56         1           Natural Area         1.00         1							
Residential         389.81         4           Single Family/Low Density Residential         97.65         1           Medium Density Residential         97.65         1           Migh Density Residential         97.65         1           Medium Density Residential         97.65         1           Migh Density Residential         97.65         1           Migh Density Residential         97.65         1           Commercial Offices/Business         15.66         15.66           Community Commercial         2.87         15.66           Commercial Office/Rusiness         43.24         163           Mixed Use Centre         495         163           Mixed Use Contre         1.63         101           Matural Area         1.01         101           Total         1.2.86         1.63           Institutional & Recreational         1.00         1.2.86           Institutional & Recreation or Business Employment         1.32         2.00/Park           Stord Varea         64.00         1.00           Total         1.00         1.00           Stord Varea         64.00         1.13           Stord Varea         64.00         1.15	lotal					156.39	
Single Family/Low Density Residential       389.81       4         Medium Density Residential       97.65       1         High Density Residential       97.65       1         Total       491.42       6         Commercial Offices/Business       7.61       6         Commercial Offices/Business       7.61       6         Commercial Offices/Business       2.87       8         Business Employment       43.24       6         Mized Use Centre       49.35       6         Mixed Use Centre       2.95       6         Matural Area       1.01       7       7.91         Total       2.93       1       1       1         Mixed Use Centre       4.95       6       6       1	Net Developable Area					857.76	100%
Medium Density Residential       97.65       1         High Density Residential       3.96       00         Total       491.42       6         Commercial / Business Employment       7.61       6         Commercial Office/Business       5.66       5         Commercial Office/Susiness       2.87       8         Business Employment       43.24       6         Mixed Use Centre       43.24       6         Mixed Use Centre       1.63       1         Mixed Use Centre       1.63       1         High-rise Residential       2.91       1         Natural Area       1.01       1         Total       1.286       1         Institutional & Recreational       1.02       1         Potential Private Recreation or Business Employment       1.32       5         School/Park       68.56       10       100         Religious institutional       4.05       1       100         Religious institutional       4.05       1       100         School/Park       68.56       10       1       100         Religious institutional       4.05       1       100       100         Religious instituti	Residential						
Medium Density Residential       97.65       1         High Density Residential       3.96       00         Total       491.42       6         Commercial / Business Employment       7.61       6         Commercial Office/Business       5.66       5         Commercial Office/Susiness       2.87       8         Business Employment       43.24       6         Mixed Use Centre       43.24       6         Mixed Use Centre       1.63       1         Mixed Use Centre       2.36       2.91         Natural Area       1.01       7         Total       2.93       9         Natural Area       1.01       7         Total       1.286       1.01         Total       1.286       1.01         Total Area       1.01       1.01         Total Area       1.02       1.01         Total Area       1.02       1.00         Total Area       1.02       1.00         Total Area       1.02       1.00         Total Area       1.00       1.00         Total Area       1.00       1.00         Total Area       1.00       1.00	Single Family/Low Density Residential					389.81	48%
High Density Residential         3.96         0           Total         491.42         6           Commercial / Business Employment         7.61         6           Commercial Offices/Business         15.66         7.61           Commercial Offices/Business         2.87         8           Business Employment         49.32.42         6           Mixed Use Centre         69.38         6           Mixed Use Centre         4.95         6           Commercial Office         2.36         6           Pedestrian Oriented Mixed Use Node         1.63         1           High-rise Residential         2.91         1         1.32           School/Park         68.56         6         5           Natural Area         17.30         1         1.32           School/Park         68.56         1         6           Natural Area         12.86         1         1           Stomil Area         17.30         1         1         1           Total         1.05         8         1         1           Stomil Vater Management Lakes         44.04         1         1         1           Special Study Area         64.08 <td< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td>12%</td></td<>							12%
Total         491.42         6           Commercial / Business Employment         7.61           Commercial Offices/Business         15.66           Commercial Offices/Business         2.87           Business Employment         43.24           Total         69.38           Mixed Use Centre         43.24           Mixed Use Centre         163           High-rise Residential         2.91           Natural Area         1.01           Total         2.86           Institutional & Recreational         2.91           Natural Area         1.01           Total         1.32           School/Park         68.56           Natural Area         1.00           Religious Institutional         4.05           Total         1.00           Religious Institutional         4.05           Special Study Area         6.40           Utility         0.00           Store         0.95           Public Utility (Fire Rescue Station)         1.19           Pipeline Rights of Way         0.00           Total         1.30           Gregle Family/Low Density Residential         389.81         25         9745         2.8 </td <td>-</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>0.5%</td>	-						0.5%
Commercial         7.61           Community Commercial         15.66           Community Commercial         2.87           Business Employment         43.24           Total         69.38           Mixed Use Centre         4.95           Commercial Office         2.36           Pedestrian Oriented Mixed Use Node         1.63           High-rise Residential         2.91           Natural Area         1.01           Total         12.86           Institutional & Recreation or Business Employment         1.32           School/Park         68.56           Natural Area         1.00           Religious Institutional         4.05           Total         1.00           Religious Institutional         4.05           Total         1.00           Religious Institutional         4.05           Total         92.23         1           Special Study Area         5.00           Total         0.05           Total         92.23         1           Special Study Area         6.40           Utility         0.00         0.00           Total         0.05         0.00           Total </td <td>- * · · · ·</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>60.5%</td>	- * · · · ·						60.5%
Commercial         7.61           Community Commercial         15.66           Community Commercial         2.87           Business Employment         43.24           Total         69.38           Mixed Use Centre         4.95           Commercial Office         2.36           Pedestrian Oriented Mixed Use Node         1.63           High-rise Residential         2.91           Natural Area         1.01           Total         12.86           Institutional & Recreation or Business Employment         1.32           School/Park         68.56           Natural Area         1.00           Religious Institutional         4.05           Total         1.00           Religious Institutional         4.05           Total         1.00           Religious Institutional         4.05           Total         92.23         1           Special Study Area         5.00           Total         0.05           Total         92.23         1           Special Study Area         6.40           Utility         0.00         0.00           Total         0.05         0.00           Total </td <td>Commercial / Business Employment</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>	Commercial / Business Employment						
Commercial Offices/Business         15.66           Community Commercial         2.87           Business Employment         43.24           Total         69.38           Mixed Use Centre         4.35           Mixed Use Centre         1.65           Mixed Use Centre         1.63           High-rise Residential         2.31           Natural Area         1.01           Total         12.86           Institutional & Recreational         2.91           Potential Private Recreational         1.02           School/Park         68.56           Natural Area         1.7.30           Transit Terminal         1.00           Religious Institutional         4.05           Total         92.23         1           Special Study Area         6.40           Utility						7.64	0.00
Community Commercial         2.87           Business Employment         43.24           Total         69.38           Mixed Use Centre         4.95           Commercial Office         2.36           Pedestrian Oriented Mixed Use Node         1.63           High-rise Residential         2.91           Natural Area         1.01           Total         12.86           Institutional & Recreational         1.32           Potential Private Recreation or Business Employment         1.32           School/Park         68.56           Natural Area         17.30           Transit Terminal         1.00           Religious Institutional         4.05           Total         92.23         1           Special Study Area         0.95           Public Utility (Fire Rescue Station)         1.19           Pipeline Rights of Way         0.00           Total         46.18           Circulation Total         1.30           Miscellaneous         1.30           Single Family/Low Density Residential         389.81         25         97.45           Single Family/Low Density Residential         389.81         25         3024         1.8							0.9%
Business Employment         43.24           Total         69.38           Mixed Use Centre         4.95           Mixed Use         4.95           Commercial Office         2.36           Pedestrian Oriented Mixed Use Node         1.63           High-rise Residential         2.91           Natural Area         1.01           Total         1.02           Potential Private Recreation or Business Employment         1.32           School/Park         68.56           Natural Area         1.00           Transit Terminal         1.00           Religious Institutional         405           Total         92.23           Special Study Area         64.00           Vuility							1.9%
Total         69.38           Mixed Use Centre         4.95           Commercial Office         2.36           Pedestrian Oriented Mixed Use Node         1.63           High-rise Residential         2.91           Natural Area         1.01           Total         12.86           Institutional & Recreation or Business Employment         1.32           School/Park         568.56           Natural Area         17.30           Transit Terminal         1.00           Religous Institutional         4.05           Total         4.05           Special Study Area         64.05           Utility         50.50           Storm Water Management Lakes         44.04           Public Utility (Iris Rescue Station)         9.5           Public Utility (Iris Rescue Station)         1.19           Pipeline Rights of Way         0.00           Total         46.18           Circulation Total         1.30           Mixel Use Centre         1.30           Material Private Recreation or Busines Employment         1.30           Storm Water Management Lakes         4.05           Total         0.00           Total         0.00							
Mixed Use Centre       4.95         Commercial Office       2.36         Pedestrian Oriented Mixed Use Node       1.63         High-rise Residential       2.91         Natural Area       1.01         Total       1.2.86         Institutional & Recreational       1.32         Potential Private Recreation or Business Employment       1.32         School/Park       68.56         Natural Area       1.00         Transit Terminal       1.00         Religious Institutional       4.05         Total       92.23         Special Study Area       0.95         Public Utility (Fire Rescue Station)       1.19         Pipeline Rights of Way       0.00         Total       1.30         Musel Use Circulation Total       389.81       25         Single Family/Low Density Residential       37.65       45         Miked Use Centre       1.34       225         Single Family/Low Density Residential       37.65       45         Miked Use Centre       1.34       225							5.0%
Mixed Use       4.95         Commercial Office       2.36         Pedestrian Oriented Mixed Use Node       1.63         High-rise Residential       2.91         Natural Area       1.01         Total       12.86         Institutional & Recreational       1.32         Potential Private Recreation or Business Employment       1.32         School/Park       68.56         Natural Area       1.00         Religious Institutional       4.05         Total       1.00         Religious Institutional       4.05         Total       92.23         Special Study Area       6.40         Utility       5         Storm Water Management Lakes       44.04         Public utility Lots       0.95         Public Utility (fire Rescue Station)       1.19         Pipeline Rights of Way       0.00         Total       44.08         Circulation Total       1.44.08         Miscellaneous       1.30         Single Family/Low Density Residential       97.65       454       428       27.287         Medium Density Residential       97.65       4394       2.8       12,303         High Density Residential <td>lotal</td> <td></td> <td></td> <td></td> <td></td> <td>69.38</td> <td>8.1%</td>	lotal					69.38	8.1%
Commercial Office         2.36           Pedestrian Oriented Mxed Use Node         1.63           High-rise Residential         2.91           Natural Area         1.01           Total         12.86           Institutional & Recreational         1.32           Potential Private Recreation or Business Employment         1.32           School/Park         68.56           Natural Area         1.00           Transit Terminal         1.00           Religious Institutional         4.05           Total         92.23           Special Study Area         6.40           Utility         92.23           Storm Water Management Lakes         44.04           Public Utility Lots         0.95           Public Utility (Fire Rescue Station)         1.19           Pipeline Rights of Way         0.00           Total         46.18           Circulation Total         1.30           Miscellaneous         1.30           Single Family/Low Density Residential         398.81         25         9745         2.8         27.287           Medium Density Residential         97.65         4334         2.8         12.303           High Density Residential <td< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td></td<>							
Pedestrian Oriented Mixed Use Node       1.63         High-rise Residential       2.91         Natural Area       1.01         Total       1.01         Total       1.2.86         Institutional & Recreation al       1.32         Potential Private Recreation or Business Employment       1.32         School/Park       68.56         Natural Area       17.30         Transit Terminal       1.00         Religious Institutional       4.05         Total       92.23         Special Study Area       6.40         Utility       5         Storm Water Management Lakes       44.04         Public utility Lots       0.95         Public utility (Fire Rescue Station)       1.19         Pipeline Rights of Way       0.00         Total       46.18         Circulation Total       1.30         Miscellaneous       1.30         Single Family/Low Density Residential       389.81       25       9745       2.8       17.203         Single Family/Low Density Residential       97.65       45       4394       2.8       17.203         Medium Density Residential       97.65       45       4394       2.8       17	Mixed Use					4.95	0.6%
High-rise Residential       2.91         Natural Area       1.01         Total       12.86         Institutional & Recreational       1.32         Potential Private Recreation or Business Employment       1.32         School/Park       68.56         Natural Area       17.30         Transit Terminal       1.00         Religious Institutional       4.05         Total       92.23         Special Study Area       64.05         Utility       5         Storm Water Management Lakes       44.04         Public Utility (Fire Rescue Station)       0.95         Public Utility (Fire Rescue Station)       0.00         Total       46.18         Grculation Total       130         Miscellaneous       1.30         Miscellaneous       1.30         Miscellaneous       1.30	Commercial Office					2.36	0.3%
Natural Area         1.01           Total         12.86           Institutional & Recreational         1.32           Potential Private Recreation or Business Employment         1.32           School/Park         68.56           Natural Area         17.30           Transit Terminal         40.05           Total         92.23           Total         92.23           Special Study Area         6.40           Utility         92.23           Storm Water Management Lakes         44.04           Public Utility (Fire Rescue Station)         1.19           Pipeline Rights of Way         0.00           Total         46.18           Greculation Total         144.08           Miscellaneous         1.30           Fingle Family/Low Density Residential         39.81           389.81         25         9745           Stage Statential         13.44           225         3024         1.8	Pedestrian Oriented Mixed Use Node					1.63	0.2%
Total         12.86           Institutional & Recreational         Potential Private Recreation or Business Employment         1.32           School/Park         68.56           Natural Area         17.30           Transit Terminal         100           Religious Institutional         4.05           Total         92.23           Special Study Area         6.40           Utility         5           Storm Water Management Lakes         44.04           Public utility Lots         0.95           Public Utility (Fire Rescue Station)         1.19           Pipeline Rights of Way         0.00           Total         46.18           Circulation Total         13.00           Miscellaneous         1.30           Single Family/Low Density Residential         389.81         25         9745           Single Family/Low Density Residential         397.65         4394         2.8         27.287           Medium Density Residential         97.65         4394         2.8         27.287           Medium Density Residential         397.65         4394         2.8         27.287						2.91	0.4%
Institutional & Recreational Potential Private Recreation or Business Employment School/Park 68.56 Natural Area 17.30 Transit Terminal Religious Institutional 4.05 Total 92.23 1 Special Study Area 64.0 Utility Storm Water Management Lakes 44.04 Public utility Lots 92.23 1 Storm Water Management Lakes 44.04 Public utility (Fire Rescue Station) 1.19 Pipeline Rights of Way 0.00 Total 46.18 Circulation Total 144.08 1 Miscellaneous 1.30						1.01	0.1%
Potential Private Recreation or Business Employment       1.32         School/Park       68.56         Natural Area       17.30         Transit Terminal       1.00         Religious Institutional       4.05         Total       92.23         Special Study Area       6.40         Utility       6.40         Storm Water Management Lakes       44.04         Public utility Lots       0.95         Public Utility (Fire Rescue Station)       1.19         Pipeline Rights of Way       0.00         Total       46.18         Greculation Total       144.08         Miscellaneous       1.30         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       97.65       45       4394       2.8       12,303         High Density Residential       97.65       45       4394       2.8       12,303	Total					12.86	1.5%
School/Park       68.56         Natural Area       17.30         Transit Terminal       1.00         Religious Institutional       4.05         Total       92.23         Special Study Area       6.40         Utility       6.40         Storm Water Management Lakes       44.04         Public utility Lots       0.95         Public Utility (Fire Rescue Station)       1.19         Pipeline Rights of Way       0.00         Total       46.18         Circulation Total       144.08         Miscellaneous       1.30         Single Family/Low Density Residential       37.65       45       4394       2.8       27.287         Medium Density Residential       97.65       45       4394       2.8       27.287         Medium Density Residential       97.65       45       4394       2.8       27.287	Institutional & Recreational						
Natural Area       17.30         Transit Terminal       1.00         Religious Institutional       4.05         Total       92.23         Special Study Area       6.40         Utility       5         Storm Water Management Lakes       44.04         Public utility Lots       0.95         Public Utility (Fire Rescue Station)       1.19         Pipeline Rights of Way       0.00         Total       46.18         Circulation Total       1.44.08         Miscellaneous       1.30         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       97.65       45       4394       2.8       12,303	Potential Private Recreation or Business Employment					1.32	0.2%
Transit Terminal       1.00         Religious Institutional       4.05         Total       92.23         Special Study Area       6.40         Utility       5         Storm Water Management Lakes       44.04         Public utility Lots       0.95         Public Utility (Fire Rescue Station)       1.19         Pipeline Rights of Way       0.00         Total       46.18         Circulation Total       144.08         Miscellaneous       1.30         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	School/Park					68.56	8.0%
Religious Institutional         4.05           Total         92.23         1           Special Study Area         6.40         1           Special Study Area         6.40         1           Utility         5         44.04         1           Storm Water Management Lakes         44.04         1           Public utility Lots         0.95         0.95           Public Utility (Fire Rescue Station)         1.19         1.19           Pipeline Rights of Way         0.00         1.19           Otal         46.18         1           Griculation Total         144.08         1           Miscellaneous         1.30         1           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         97.65         45         4394         2.8         12,303           High Density Residential/Mixed Use Centre         13.44         225         3024         1.8         5,443	Natural Area					17.30	2.0%
Total         92.23         1           Special Study Area         6.40         1           Utility         5         6.40         1           Storm Water Management Lakes         44.04         1         1           Public utility Lots         0.95         0.95         1           Public Utility (Fire Rescue Station)         1.19         1         1           Pipeline Rights of Way         0.00         0.00         1         1           Total         46.18         1         1         1         1         1           Miscellaneous         1.30         1	Transit Terminal					1.00	0.1%
Special Study Area         6.40           Utility	Religious Institutional					4.05	0.5%
Utility         5         44.04           Storm Water Management Lakes         44.04           Public utility Lots         0.95           Public Utility (Fire Rescue Station)         1.19           Pipeline Rights of Way         0.00           Total         46.18           Circulation Total         144.08           Miscellaneous         1.30           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					92.23	10.8%
Storm Water Management Lakes         44.04           Public utility Lots         0.95           Public Utility (Fire Rescue Station)         1.19           Pipeline Rights of Way         0.00           Total         46.18           Circulation Total         144.08           Miscellaneous         1.30           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	Special Study Area					6.40	0.7%
Storm Water Management Lakes       44.04         Public utility Lots       0.95         Public Utility (Fire Rescue Station)       1.19         Pipeline Rights of Way       0.00         Total       46.18         Circulation Total         Miscellaneous         Miscellaneous         Miscellaneous         Single Family/Low Density Residential         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	E 14 17 4						
Public utility Lots       0.95         Public Utility (Fire Rescue Station)       1.19         Pipeline Rights of Way       0.00         Total       46.18         Circulation Total       144.08         Miscellaneous       1.30         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						44.04	5.40
Public Utility (Fire Rescue Station)       1.19         Pipeline Rights of Way       0.00         Total       46.18         Circulation Total       144.08         Miscellaneous       1.30         Miscellaneous       1.30         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							5.1% 0.1%
Pipeline Rights of Way         0.00           Total         46.18           Circulation Total         144.08         1           Miscellaneous         1.30         1           Miscellaneous         97.65         9745         2.8         27,287           Medium Density Residential         97.65         4394         2.8         12,303           High Density Residential/Mixed Use Centre         13.44         225         3024         1.8         5,443	-						
Area         Units/Ha         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							0.1%
Circulation Total         144.08         1           Miscellaneous         1.30           Miscellaneous         1.30           Miscellaneous         9000000000000000000000000000000000000							0.0%
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							
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							16.8%
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	Miscellaneous					1.30	0.2%
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		Area	Units/Ha	Units	People/Unit		
High Density Residential/Mixed Use Centre 13.44 225 3024 1.8 5,443	Single Family/Low Density Residential	389.81	25	9745	2.8	27,287	
	Medium Density Residential	97.65		4394	2.8	12,303	
Total Residential 500.90 17,163 45.032	High Density Residential/Mixed Use Centre	13.44	225	3024	1.8	5,443	
	Total Residential	500.90		17,163		45,032	

- 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.

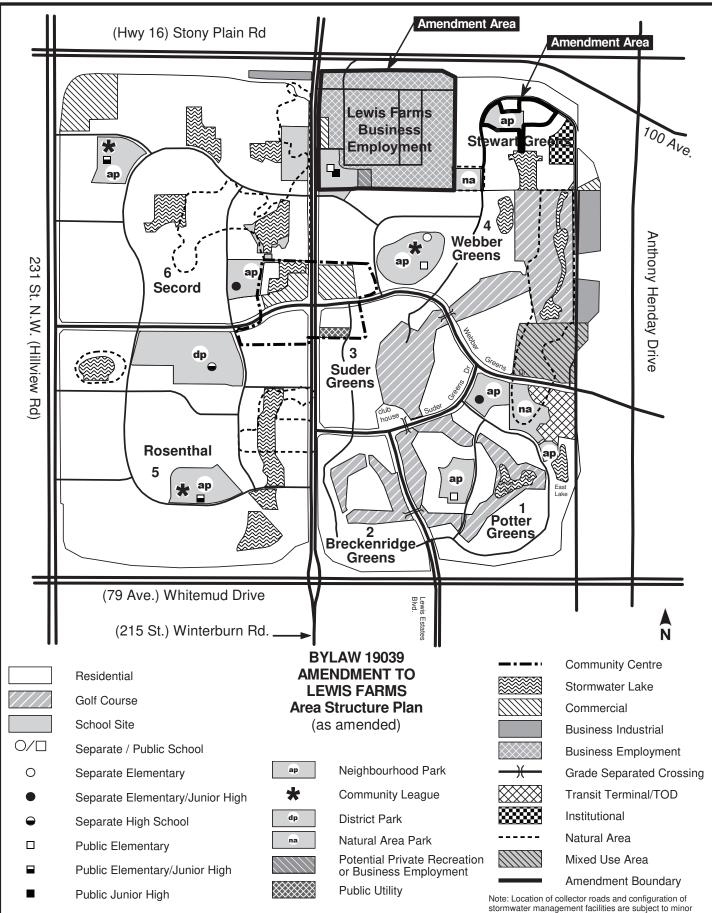
### THE CITY OF EDMONTON

MAYOR

CITY CLERK

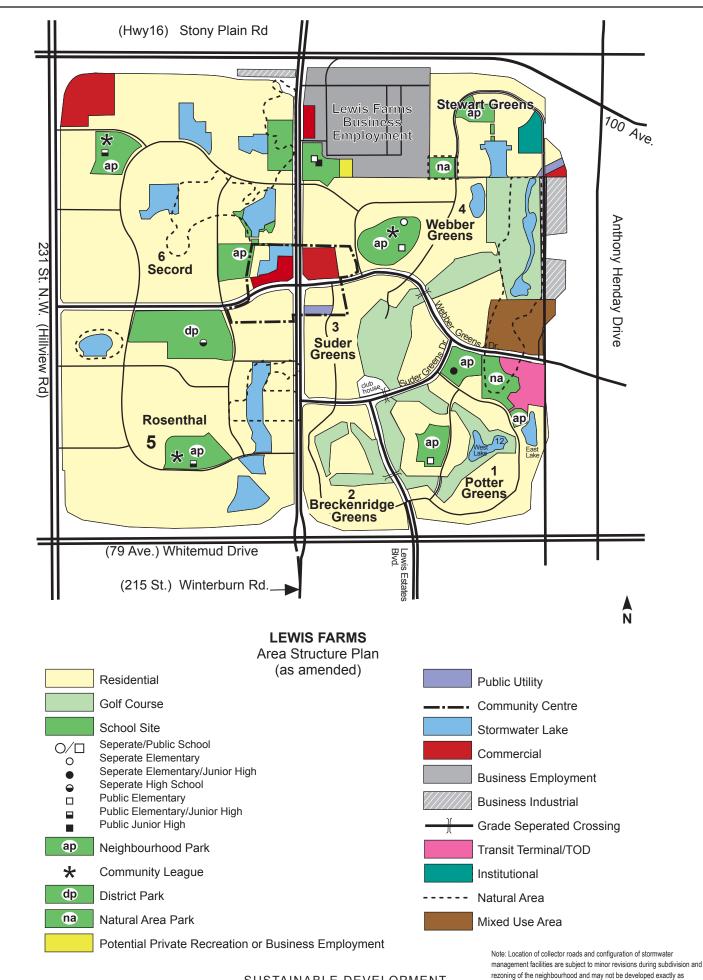
**BYLAW 19039** 

#### **SCHEDULE "A"**



stormwater management facilities are subject to minor revisions during subdivision and rezoning of the neighbourhood and may not be developed exactly as illustrated.

#### 6/7

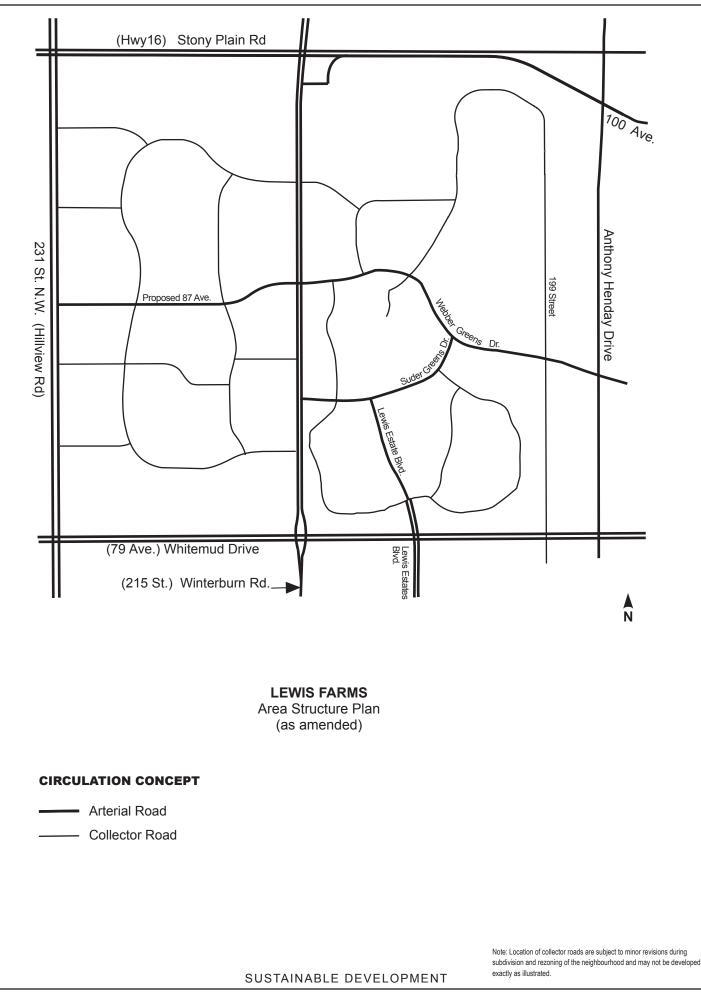


SUSTAINABLE DEVELOPMENT

illustrated.

LDA17-0146

## 7/7



LDA17-0146

PH Date: 03-July-2019