

# Charter Bylaw 19040

## Adoption of the Lewis Farms Business Employment Neighbourhood Structure Plan

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### Purpose

The proposed Lewis Farms Business Employment Neighbourhood Structure Plan (NSP) identifies land uses and servicing requirements that support a business employment neighbourhood in the final neighbourhood in Lewis Farms ASP.

### Readings

Charter Bylaw 19040 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 Charter Bylaw be considered for third reading.”

### Advertising and Signing

This Charter Bylaw 19040 has been advertised in the Edmonton Journal on July 31, and August 8, 2020. The Charter Bylaw 19040 can be passed following third reading.

### Position of Administration

Administration supports this proposed Charter Bylaw.

### Report

The proposed Lewis Farms Business Employment NSP will establish a framework for future land uses, appropriate services and policy directives which are consistent with those outlined in the proposed amendment to the Lewis Farms ASP (Bylaw 19039).

The main elements of the Plan are to:

- recognize approximately 46.36 ha of Business Employment, commercial and potential recreation land uses;
- allow for the development of employment opportunities and services for area residents;
- provide a 10m buffer between the business employment area and adjacent residential land and natural areas in the Webber Greens and Stewart Greens neighbourhoods;
- Create a mechanism for city services to be brought into the area; and

- Encourage low impact development (LID) opportunities for stormwater management.

An associated amendment to the ASP (Bylaw 19039) and rezoning (Charter Bylaw 19041) will also accompany this Charter Bylaw.

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. Charter Bylaw 19040
2. Administration Report (Attached to Bylaw 19039 - item 3.19)