

Bylaw 20887
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, 19297, 19039, and 19958; 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 map “Bylaw 19958 - Lewis Farms Area Structure Plan” and replacing it with the map “Bylaw 20887 - Amendment to Lewis Farms Area Structure Plan”, attached hereto as Schedule “A” and forming part of this bylaw;
 - b. Deleting “Statistical Profile - Table 1” and replacing it with “ Lewis Farms Area Structure Plan Statistical Profile Bylaw 20887”, attached hereto as Schedule “B” and forming part of this bylaw;

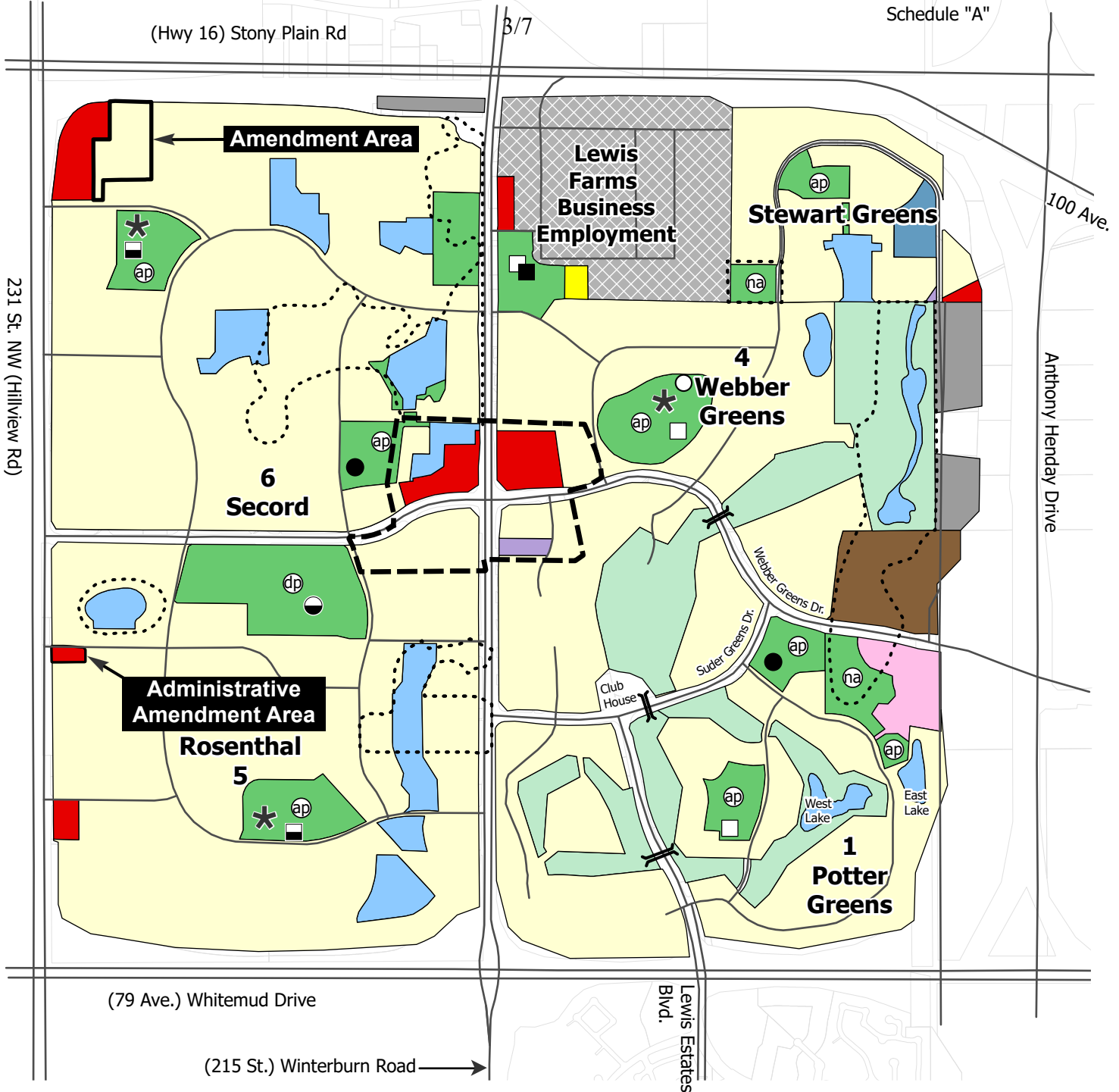
- c. Deleting “Figure 8.0 - Development Concept” and replacing it with “Figure 8.0 - Development Concept” attached hereto as Schedule “C” and forming part of this bylaw;
- d. Deleting “Figure 9.1 - West Development Sector Walkway and Transit Plan” and replacing it with “Figure 9.1 - West Development Sector Walkway and Transit Plan” attached hereto as Schedule “D” and forming part of this bylaw; and
- e. Deleting “Figure 10.1 - West Development Sector Engineering Systems” and replacing it with “Figure 10.1 - West Development Sector Engineering Systems” attached hereto as Schedule “E” and forming part of this bylaw.

READ a first time this	day of	, A. D. 2024;
READ a second time this	day of	, A. D. 2024;
READ a third time this	day of	, A. D. 2024;
SIGNED and PASSED this	day of	, A. D. 2024.

THE CITY OF EDMONTON

MAYOR

CITY CLERK



**BYLAW 20887
AMENDMENT TO
LEWIS FARMS
Area Structure Plan
(as amended)**



- | | | |
|---|----------------------|---------------------------------|
| Residential | Stormwater Lake | Separate Elementary/Junior High |
| Golf Course | Commercial | Separate High School |
| School Site | Business Industrial | Public Elementary |
| Neighbourhood Park | Business Employment | Public Elementary/Junior High |
| District Park | Transit Terminal/TOD | Public Junior High |
| Natural Area Park | Institutional | Community Centre |
| Potential Private Recreation or Business Employment | Mixed Use Area | Grade Separated Crossing |
| Public Utility | Community League | Natural Area |
| | Separate Elementary | Amendment Area |

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.

**Lewis Farm Area Structure Plan
Statistical Profile
Bylaw 20887**

Appendix A: Statistical Profile					
Table 1		Area(ha)	% of GDA		
Gross Area		1014.15			
Whitemud Drive ROW		71.69			
Public Utility Lots(TOPC 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	99.90		11.50%		
High Density Residential	3.96		0.50%		
Total	493.67		60.50%		
Commercial/Business Employment					
Commercial	8.86		1.00%		
Commercial Office/Business	12.16		1.40%		
Commercial Community	2.87		0.40%		
Business Employment	43.24		5.00%		
Total	67.13		7.80%		
Mixed Use centre					
Mixed Use	4.95		0.60%		
Commercial Office	2.36		0.30%		
Pedestrian Oriented Mixed Use Node	1.63		0.20%		
High Rise Residential	2.91		0.40%		
Natural Area	1.01		0.10%		
Total	12.86		1.50%		
Institutional &Recreational					
Potential Private Recreation or Business	1.32		0.20%		
School Park	68.56		8.00%		
Natural Area	17.30		2.00%		
Transit Terminal	1.00		0.10%		
Religious Institutional	4.05		0.50%		
Total	92.23		10.80%		
Special Study Area					
Utility Area					
Storm water Management Lakes	44.04		5.10%		
Public Utility Lots	0.95		0.10%		
Public Utility (Fire Rescue Station)	1.19		0.10%		
Pipelines Rights of Way	0.00		0.10%		
Total	46.18		5.40%		
Circulation Total		144.08	16.80%		
Miscellaneous		1.30	0.20%		
	Area(ha)	Units/Ha	Units	People/Uni	Population
Single Family/Low Density Residential	389.81	25	9745	2.8	27287
Medium Density Residential	99.90	45	4496	2.8	12588
High Density Residential	13.44	225	3024	1.8	5443
Total Residential	503.15		17265		45318



- | | | | |
|-----------------------------------|---|--------------------------|----------------|
| Residential | Public Elementary / Junior High | Community Centre | Institutional |
| Golf Course | Public High School | Storm Lake | Natural Area |
| School Site | Neighbourhood Park | Commercial | Mixed Use Area |
| Separate / Public School | Community League | Business Industrial | |
| Separate Elementary | District Park | Business Employment | |
| Separate Elementary / Junior High | Natural Area Park | Grade Separated Crossing | |
| Separate High School | Potential Private Recreation or Business Employment | Transit Terminal (TOD) | |
| Public Elementary | Public Utility | | |

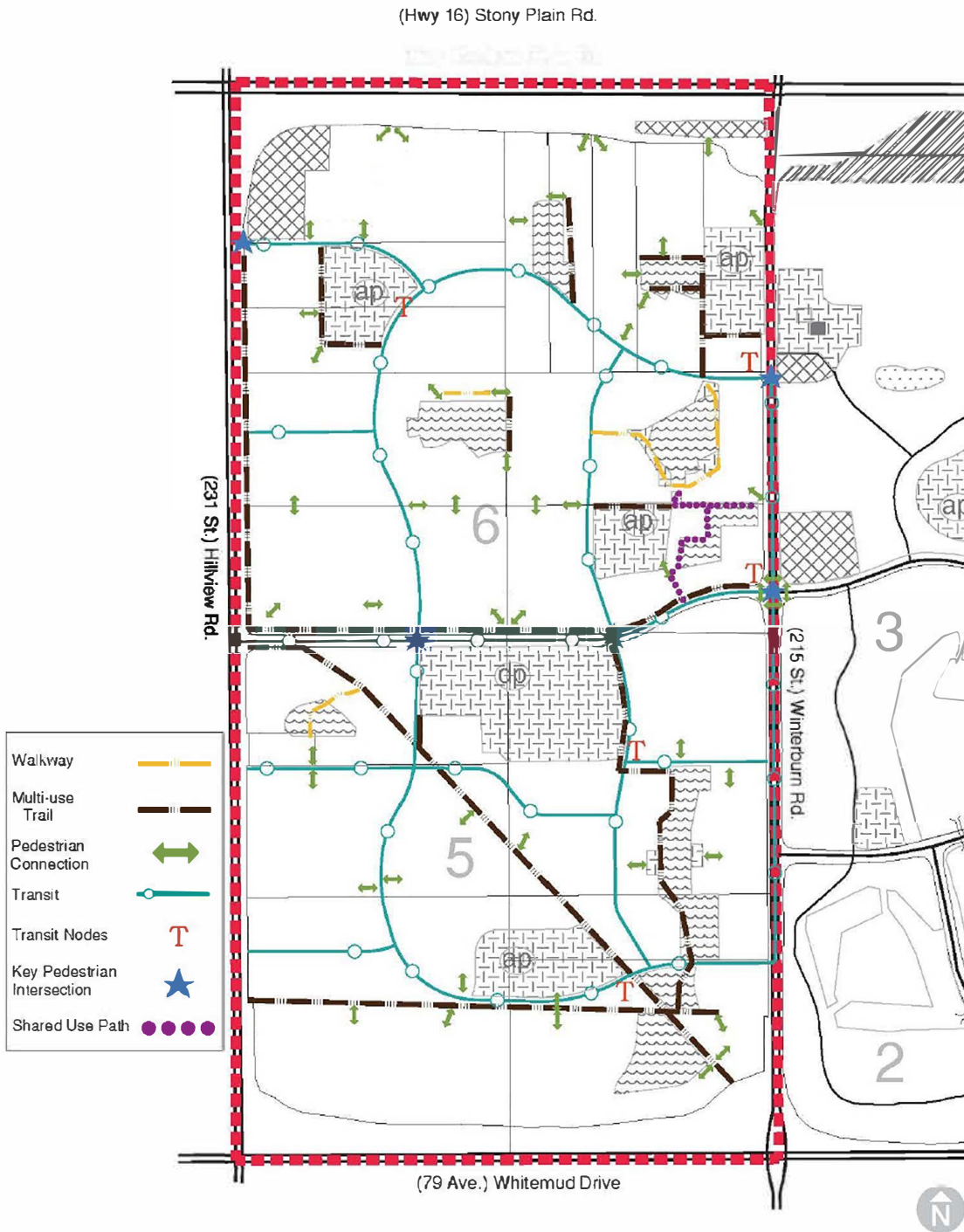
ALL AREAS AND DIMENSIONS HAVE BEEN ROUNDED. LOT INFORMATION IS PRELIMINARY AND SUBJECT TO CHANGE, AND SHOULD BE CONFIRMED WITH A REGISTERED PLAN.

LEWIS FARMS AREA STRUCTURE PLAN

Figure 8.0 - Development Concept

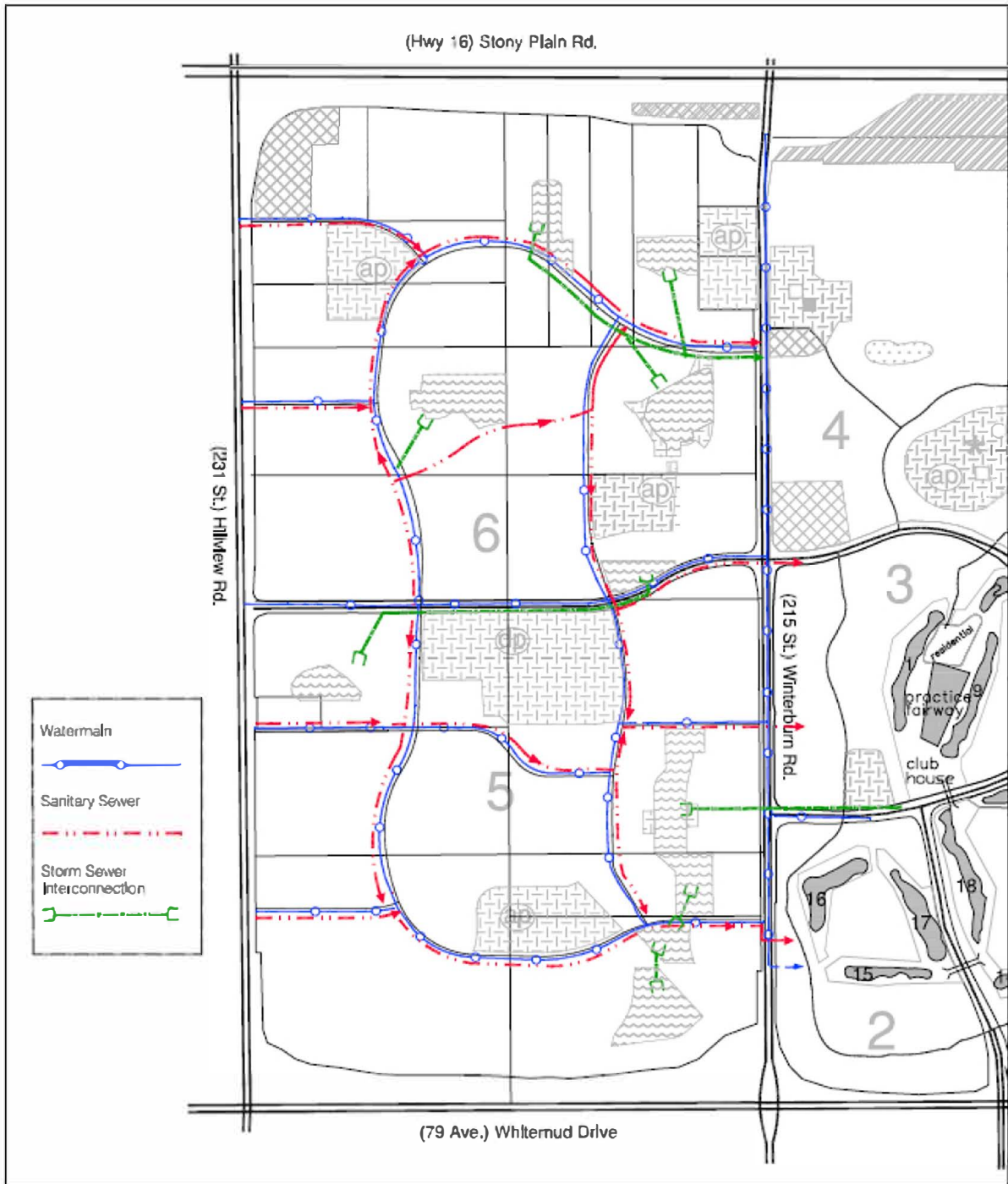


Figure 9.1 West Development Sector Walkway and Transit Plan



Lewis Farms Area Structure Plan
FIGURE 9.1 - Walking and Transit plan

Figure 10.1 West Development Sector Engineering Systems



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LEWIS FARMS
AREA STRUCTURE PLAN
AMENDMENT

Servicing Plan