

ADMINISTRATION REPORT

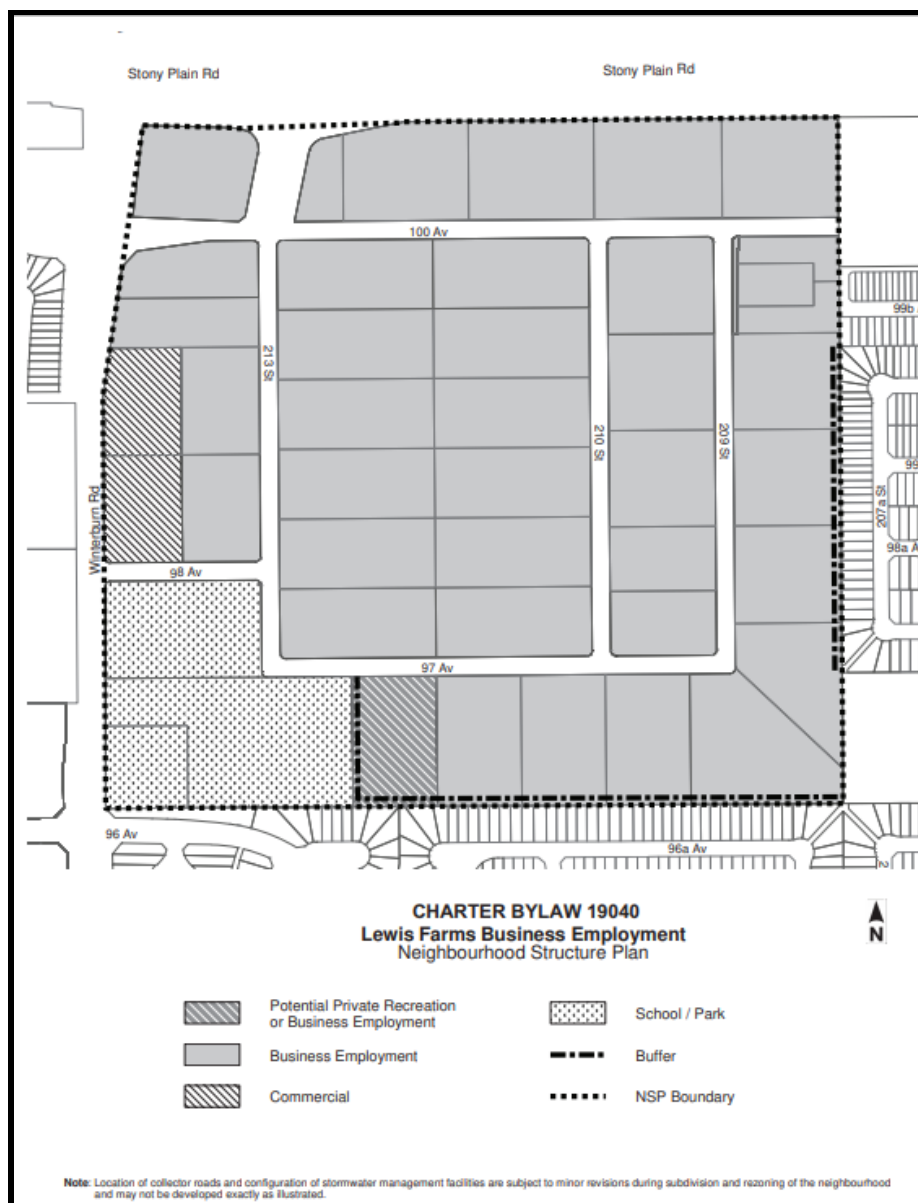


PLAN AMENDMENT, PLAN ADOPTION AND REZONING

LEWIS FARMS BUSINESS EMPLOYMENT

SOUTH OF STONY PLAIN ROAD NW AND EAST OF 215 STREET NW

To adopt the Lewis Farms Business Employment Neighbourhood Structure Plan, amend the Lewis Farms Area Structure Plan and rezone selected parcels to allow for the development of commercial, business and light industrial uses.



RECOMMENDATION AND JUSTIFICATION

Administration is in support of this application because it:

- Recognizes the existing long standing mix of land uses and facilitates the redevelopment of the area;
- Provides for a sensitive and logical transition for lots backing onto or adjacent to residential development and the natural area;
- Creates a foundation for future Business Employment area, that provides the opportunity for employment and the provision of services for the larger area; and
- Identifies mechanisms for providing servicing infrastructure to the area.

THE APPLICATION

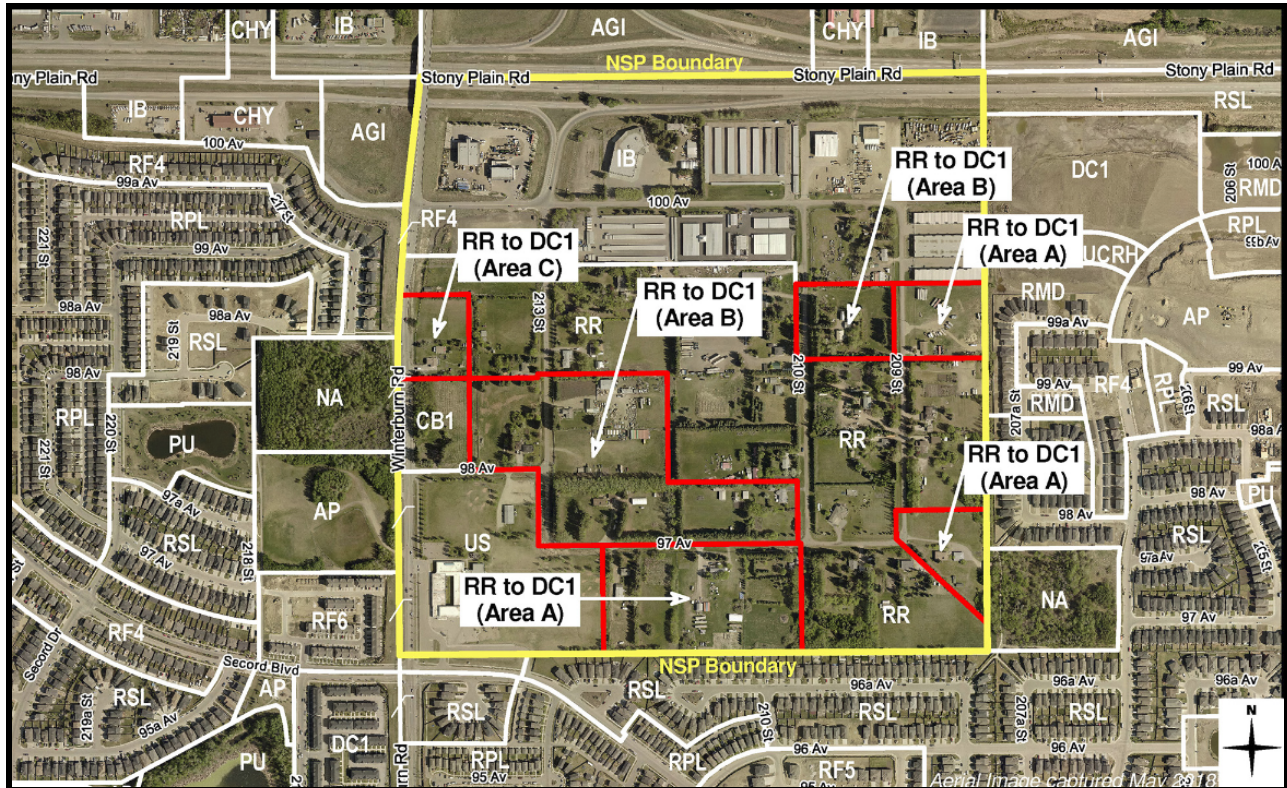
The application includes three components as follows:

1. Bylaw 19039, proposes to amend the Lewis Farms Area Structure Plan (ASP) to update the text, maps and statistics to reflect the proposed Neighbourhood Structure Plan (NSP).
2. Charter Bylaw 19040, proposes the adoption of the Lewis Farms Business Employment Neighbourhood Structure Plan (NSP) and consists of a mix of commercial, business and potential recreation uses, and policy direction for a servicing scheme/funding mechanism for upgrades of local roads and infrastructure.
3. Charter Bylaw 19041, proposes to rezone 12 properties within the proposed NSP area from (RR) Rural Residential Zone to (DC1) Direct Development Control Provision to allow for:
 - commercial, business, light industrial and potential recreation uses;
 - a servicing scheme/funding mechanism for upgrade requirements associated with development permit applications; and
 - specific regulations that minimize land use conflicts, and address unique site characteristics and ongoing operational requirements beyond the general regulations found in conventional business/employment zones.

The Lewis Farms Industrial area consists of approximately 46.00 ha of (IB) Industrial Business Zoned, (RR) Rural Residential Zone and (US) Urban Service Zone lands. There is access to 100 Avenue NW to the north and Winterburn Road/215 Street NW to the west.

There have only been minor upgrades to the infrastructure in the area. Water is either trucked in or from a well, sewage is addressed through septic or holding tanks and the roads have only had maintenance conducted over the decades.

Within the area there are single detached homes, a variety of light industrial uses, vehicle and boat repair businesses, outdoor storage and self storage. In addition, there are a mix of light industrial and limited commercial uses fronting on to 100 Avenue and Stony Plain Road in the area zoned IB. The developed school/park site, zoned US is in the southwest corner of the neighbourhood.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE Proposed NSP area	(RR) Rural Residential Zone (IB) Industrial Business Zone (CB1) Low Intensity Business Zone (US) Urban Service Zone	Single Detached Houses, outside storage Mixed Industrial Single Detached House Seniors Community Hall & School
CONTEXT		
North	(AGI) Industrial Reserve Zone (CHY) Highway Corridor Zone (IB) Industrial Business Zone	Vacant Motel and Recreation Vehicle Storage Mixed Industrial
East	(DC1) direct Development Control Provision (URCH) Urban Character Row Housing Zone (RMD) Residential Mixed Dwelling Zone	Vacant Vacant Single Detached Houses

	(RSL) Residential Small Lot Zone (NA) Natural Areas Protection Zone	Single Detached Houses Treed Area
South	(RSL) Residential Small Lot Zone	Single Detached Houses
West	(AGI) Industrial Reserve Zone (RF4) Semi-detached Residential Zone (NA) Natural Areas Protection Zone (AP) Public Parks Zone	Vacant Single Detached House Treed Area Public Park

PLANNING ANALYSIS

Context

The subject site, referred to as Normandeau Gardens, is a 1950 rural residential area incorporated into the City's boundaries by way of annexation in 1982. Like other rural residential areas, including Wernerville, Big Lake Estates and Mooncrest, this area came with pre-existing zoning, development regulations and construction standards from their previous Municipality. As such, they created non-compliance with the Zoning Bylaw and deficient City standards for both roads and servicing. These issues pose complex challenges to the landowners once new use opportunities come available. Some of these challenges include:

- no comprehensive land use plan to guide development;
- inadequate servicing;
- fragmented ownership;
- requirements for upgrading rural roads to City Standards;
- requirements for arterial Roadway Assessments (ARAs) and Permanent Area Contributions (PACs); and
- costs associated with upgrading internal utility infrastructure.

In order for the area to develop appropriately, it is fundamentally important to develop comprehensive plans to identify the most efficient approach to land use planning. Comprehensive plans are a foundation to achieve long term economic, environmental, and social goals to meet the needs of the landowners and City of Edmonton's goals and objectives.

The proposed Plan establishes a planned vision to create a commercial and business node that contributes to the growth of the area. The Plan will guide the future land use framework to facilitate an orderly and appropriate transition from a rural residential area to a unique commercial and business node.

History

The Lewis Farms Industrial area was originally developed as an unserved rural residential subdivision in Parkland County in the early 1950s and has generally been known as Normandeau Gardens. The City of Edmonton annexed the land that includes Lewis Farms Industrial in 1982. In 1988, the City passed Bylaw 8733, the Lewis Farms Area Structure Plan, which envisioned the existing Rural Residential lands as Business Industrial. In 2001, with the implementation of the Zoning Bylaw 12800, the (AGI) Industrial Reserve Lands zone was applied to the Normandeau Gardens area. In 2004, the community lobbied the City to rezone these same lands from (AGI)

Industrial Reserve Zone to (RR) Rural Residential Zone and (IB) Industrial Business Zone. The intent of this amendment to the Zoning Bylaw was two fold; to allow for Industrial Business uses and resolve the residential landowner's ability to get mortgages and permits for residential development because Single Detached Housing is permitted within the RR zone, but not in the AGI zone.

Since 2004, there has been limited change to the area although a number of owners have come forward wishing to get permits for their existing businesses. In 2018 the property on the northeast corner of 215 Street NW and 98 Avenue NW was rezoned to (CB1) Low Intensity Business Zone to allow for a small commercial development intended to serve the area.

On January 3, 2018 an application was submitted by Stantec on behalf of approximately one third of the landowners in the Normandeau Gardens area in order to facilitate future commercial and business industrial development by way of an ASP amendment and a new NSP. An associated rezoning application was submitted subsequently.

Proposed Amendment, Lewis Farms Area Structure Plan

The Lewis Farms ASP establishes the land use planning and policy framework that guides future neighbourhood development. This is the final neighbourhood to have a Neighbourhood Structure Plan approved. Policies contained in the Plan provide direction for a high quality employment area along Stony Plain Road and adjacent to Anthony Henday Drive to ensure a balanced land use framework within Lewis Farms.

The amendment updates the plan text and maps to reflect the proposed NSP's policies and land uses and includes:

- redesignating portions of business industrial and rural residential land uses to a new land use designation "business employment" containing approximately 43.2 ha;
- redesignating a portion of rural residential land uses to commercial by approximately 0.8 ha;
- redesignating a portion of rural residential land use to potential private recreation or business employment land use by approximately 1.3 ha; and
- updating the land use and population statistics.

The application also includes an administrative amendment for a portion of the ASP located in the Stewart Greens neighbourhood. This amendment will update the Plan to correctly show changes adopted to the Stewart Greens NSP through Bylaw 18047 approved on June 28, 2017. Bylaw 18047 reconfigured portions in the Stewart Greens Neighbourhood for residential, institutional, park, and public utility uses. The proposed administrative amendment aligns with the approved Stewart Greens Neighbourhood Structure Plan.

Proposed adoption, Lewis Farms Business Employment Neighbourhood Structure Plan

The Lewis Farms Business Employment NSP establishes the land use framework and infrastructure requirements for a unique business employment area which is intended to support business, light industrial and commercial uses that are compatible with other uses both within the

plan area and surrounding area. The proposed plan includes a site that allows for a potential private recreation use to support a private recreation facility or, in the event that recreation facility is not developed, the site can be developed for business, light industrial and commercial uses that are compatible with other uses both within the plan area and surrounding area. The ASP includes the neighbourhoods of Secord, Rosenthal, Stewart Greens, Webber Greens, Suder Greens, Breckenridge Greens and Potter Greens. The proposed Lewis Farms Business Employment NSP is the only area in the Plan without an approved neighbourhood Plan.

The overall goals of the Lewis Farms Business Employment NSP are to establish an area that:

- Encourages a mix of uses that supports compatibility with surrounding neighbourhoods (through the use of a DC1 that establish setbacks from residential uses);
- Respects existing uses such as the school/park, existing rural residential, and adjacent residential;
- Capitalizes on access to major transportation routes nearby;
- Provides connections and access throughout the neighbourhood;
- Encourages the integration of existing vegetation;
- Provides mechanisms for infrastructure development that recognizes area constraints; and
- Allows for commercial uses to serve area residents, employees, and surrounding businesses.

Policies in the plan will guide land use regulations, infrastructure, servicing mechanisms and buffering to maintain privacy, separation, and additional sensitivity to existing residential development and the school and park site. The NSP provides employment, services, and recreation space, which in combination with the surrounding residential development, contributes to a complete community.

The NSP envisions a business employment node which has convenient access along major arterial roadways with good visibility, contributes to the broader business region and strengthens the existing developed industrial lands along Stony Plain Road.

The Business Employment land use designation identifies existing lands, zoned (IB) Industrial Business, adjacent to 100 Avenue and additional lands for future development. This area is intended to accommodate commercial, business and light industrial uses within enclosed buildings to minimize development conflicts with adjacent land uses.

The proposed Commercial node along 215 Street provides the opportunity for commercial development to meet the needs of area residents and provides local employment opportunities within the neighbourhood. Future rezoning in this area will be based on the CB1 Zone with both commercial and multi-unit housing above ground floor commercial will be permitted. The commercial node sits along an arterial roadway and will ensure high visibility and convenient access and minimize the impact of commercial development on adjacent land uses.

The Plan identifies a “potential private recreation or business employment” designation on the property adjacent to the school site. While this designation is based on the property owner’s desire to build a recreation facility, both the Plan and the zoning acknowledge that the site may also be used for business employment uses.

The School and Community League and existing industrial business lands along Stony Plain Road have been incorporated into the Plan area to allow for appropriate planning considerations and neighbourhood design. The proposed NSP guides future zoning towards either a standard zone or a (DC1) Direct Development Control Provision.

In order to minimize land use conflicts, the NPS directs future rezoning towards a Direct Development Control Provision to allow for appropriate transition through setbacks and landscaping from both Stewart and Webber Greens neighbourhoods, the existing school site and natural area from future commercial and business land uses. The 10 m buffer is proposed along the boundary, or interface, between the future Employment areas and adjacent residential areas and a 6 m setback to internal residential areas.

Future Development Servicing Scheme/Funding Mechanism

The Plan includes policy directing a servicing Strategy/Funding mechanism. As redevelopment occurs, improvements to infrastructure (roads, water and drainage) will be required at the developers/owners expense. Due to the fragmented nature of property ownership and costs to develop within the Lewis Farms Industrial neighbourhood, Administration acknowledges there are major obstacles to any future development in the subject area. The NSP describes how future infrastructure development can proceed including, but not limited to, an Owner's Agreement, Developer Funding, a Local Improvement Levy or a Boundary Assessment. The upgrades are to include all underground and above ground servicing according to accepted technical reports (where applicable) and transition sections between the upgraded road and the existing roads. The roadway is to include a hybrid cross-section with sidewalk on a minimum of one side within the existing 20 m right-of-way. However interim servicing may be provided if it can be demonstrated that:

- Sufficient capacity exists within the available adjacent infrastructure;
- Connection and contributions to the permanent system will be made once it becomes available; and
- All costs associated with the interim servicing shall be borne by the owner of the lots that receive the servicing.

Proposed Rezoning

In order to achieve the goals set out in the Lewis Farms Business Employment NSP, three (DC1) Direct Development Control Provisions are proposed: Areas A, B and C. The DC1 Provision provides for a business employment area with a mix of commercial, business and light industrial uses including but not limited to: Bars and Neighbourhood Pubs, Business Support, Convenience Retail stores, Light Industrial, General Retail Stores, Health Services and Professional, Financial and Office Support Services. Regulations in the provision require enhanced setbacks and a landscaped buffer to ensure an appropriate transition from future development to existing development and surrounding area. Furthermore, as per the NSP policies, the DC1 Provision will provide regulations to ensure the infrastructure improvements to serve the development are implemented.

The proposed DC1 Provision also allows for uses including automotive, equipment repair shops, minor recreation vehicle sales/rental, general contractor services, single detached housing and temporary storage where these uses existed prior to the adoption of the neighbourhood Plan.

However, over the long term, the NSP policies direct future business/industrial uses that function so that no nuisance factor is created or apparent outside enclosed buildings, and does not allow for new residential development.

Existing residential uses may remain until the property is rezoned. Once rezoned, residential uses will only be permitted above commercial development adjacent to 215 Street in Area C. As some of the sites have other uses which include automotive, equipment repair shops, minor recreation vehicle sales/rental, general contractor services, and temporary storage uses, the Provision provides the allowance for these uses to continue where they existed prior to the adoption of the Charter Bylaw. However, proposed NSP visions and policies do not envision that these existing uses will be allowed in the future. The Plan's vision is to provide additional sensitivity to existing and surrounding residential development.

The general purpose of the DC1 Provision is to provide a business employment area with a mix of commercial, business and light industrial uses. While the range of potential uses are relatively consistent across the plan area there are three specific areas:

Area A

Includes all properties adjacent to Webber Greens and Stewart Greens residential and natural areas. This area is intended to limit the intensity and range of commercial, business, and light industrial Uses. A 10.0m setback from residential and/or natural areas is required to minimize conflicts and impacts to both the Webber and Stewart Greens residents.

Area B

Includes the internal properties of the Plan area. This area is intended to allow for a greater level of intensity and range of commercial, business and light industrial Uses that are not immediately adjacent to residential neighbourhoods. A minimum building setback of 6.0m is proposed for all properties adjacent to lots zoned residential.

Area C

Applies to specific properties fronting onto 215 Street NW. This area is intended to allow for low intensity commercial, office and service uses. A minimum rear yard building setback of 3.0m is proposed when abutting residential uses.

The proposed DC1 Provision foundation is based on the (IB) Industrial Business and (CB1) Low Intensity Business zones. The following table provides a comparison of the proposed DC1 Provision and both the IB and CB1 zones.

Proposed DC1	IB Zone	CB1 Zone
General Purpose		
<ul style="list-style-type: none"> to provide a business employment area with a mix of commercial, business, and light industrial Uses that 	<ul style="list-style-type: none"> to provide for industrial businesses that carry out their operations such that no nuisance is created or apparent outside 	<ul style="list-style-type: none"> to provide a low intensity commercial, office and service uses located along arterial

<p>carry out their operations such that no nuisance is created or apparent outside an enclosed building</p> <ul style="list-style-type: none"> uses are compatible with adjacent Residential, Commercial, Natural Area, and Urban Service Zones 	<ul style="list-style-type: none"> uses are compatible with any adjacent non-industrial Zone, and to accommodate limited, compatible non-industrial businesses. 	<p>roadways that border residential areas</p> <ul style="list-style-type: none"> uses are sensitive and in scale with existing development along the commercial street and any surrounding residential neighbourhood.
Uses, (list of uses is not exhaustive)		
<ul style="list-style-type: none"> Animal Hospital and Shelters (only Area A & B) Auctioneering Automotive and Minor Recreation Vehicle Sales/Rentals Automotive repair and service (where existing prior to the adoption of the Bylaw) Bars and Neighbourhood Pubs Breweries, Wineries and Distilleries Business Support Services Cannabis Retail Sales (only Area C) Child Care Services Convenience Retail Stores Equipment Rentals General Industrial (only Area A & B) Liquor Stores Professional, Financial and Office Support Services Nightclubs (only Area B & C) 	<ul style="list-style-type: none"> Animal Hospital and Shelters Auctioneering Automotive and Minor Recreation Vehicle Sales/Rentals Automotive repair and service (where existing prior to the adoption of the Bylaw) Bars and Neighbourhood Pubs Breweries, Wineries and Distilleries Business Support Services Cannabis Retail Sales Child Care Services Convenience Retail Stores Equipment Rentals General Industrial Liquor Stores Professional, Financial and Office Support Services Nightclubs 	<ul style="list-style-type: none"> Auctioneering Automotive and Minor Recreation Vehicle Sales/Rentals Bars and Neighbourhood Pubs Breweries, Wineries and Distilleries Business Support Services Cannabis Retail Sales Child Care Services Convenience Retail Stores Equipment Rentals Liquor Stores Professional, Financial and Office Support Service Nightclubs

<ul style="list-style-type: none"> • Rapid Drive-through Vehicle Services • Religious Assembly (only Area A & B) • Restaurants • Recycled Depots (only Area B & C) • <i>Single Detached Housing (where existing prior to this Bylaw, only Area A & B)</i> • <i>Temporary Storage (where existing prior to this Bylaw, only Area A and B)</i> • Veterinary Services • Warehouse Sales (only Area A & B) 	<ul style="list-style-type: none"> • Rapid Drive-through Vehicle Services • Religious Assembly • Restaurants • Recycled Depots • Veterinary Services • Warehouse Sales 	<ul style="list-style-type: none"> • Rapid Drive-through Vehicle Services • Restaurants • Recycled Depots • Veterinary Services • Warehouse Sales
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Note: the green highlighted text denotes the different land uses between the new DC1 and both the CB1 and IB zone.

The applicants have stated their intent is to have this area transition to Business Employment uses over time. This application is intended to provide a long term vision for the development of the area ensuring appropriate servicing, appropriate setbacks and compatible land uses.

Constraints and Infrastructure Cost

The future development potential of this area will be complex. Ownership is fragmented, and outstanding Arterial Roadway Assessments (ARAs) and Permanent Area Contributions (PACs) will make development costly. However, once new development begins, these expenses (sewer, water and roads) are shared by all landowners on a proportional basis.

TECHNICAL REVIEW

Drainage

A servicing report was prepared for this area. Storm and sanitary flows from this area are to be directed east where the infrastructure is in place to accommodate these flows. As part of the

servicing report it was identified that on lot storage would be required for stormwater management. The storm flows will be conveyed using roadside drainage ditches. Easements will be required within lot 11A, Plan 786MC & Lot 13, Plan 5496HW for installation of sewers.

The NSP requires that the owners must enter into an Agreement with the City of Edmonton to upgrade the storm and sanitary infrastructure to serve the development prior to rezoning of the lands within the NSP area.

Transportation

A Traffic Impact Assessment was completed to support the Lewis Farms Business Employment Neighborhood Structure Plan. The TIA has analyzed three scenarios, i.e. existing conditions, a short term scenario with 50% build-out and a longer term scenario with full build-out of the plan area.

The TIA identifies congested traffic operations at the Stony Plain Road interchange and the intersection at Secord Boulevard/215 Street. Widening of 215 Street to four lanes and small scale improvements at the interchange will be required to mitigate current operational issues and to provide additional capacity to support future developments. Further studies will also be required to determine an appropriate interchange configuration at Stony Plain Road.

The NSP requires that the owners must enter into an Agreement with the City of Edmonton to upgrade the local roads to serve the development prior to rezoning of the lands within the NSP area.

PUBLIC ENGAGEMENT

ADVANCE NOTICE Date: January 30, 2018	<ul style="list-style-type: none"> • Number of recipients: 874
PUBLIC MEETING Date: February 20, 2018 Date: September 13, 2018 Date: October 16, 2019	<ul style="list-style-type: none"> • Please see attached What We Heard Reports • Update Notice
WEBPAGE	<ul style="list-style-type: none"> • https://www.edmonton.ca/residential_neighbourhoods/neighbourhoods/lewis-farms-planning-applications.aspx

Advance notice and Public Meeting notices were sent out to surrounding property owners, the Lewis Estates, Secord and the Westview Village Community Leagues as well as the West Edmonton Communities Council Area Council. Comments received in response to the advance notice and both the Public Meetings is summarized, as follows:

- Strongly opposed to this proposal
- Concerns of increased traffic congestion
- Concerns that property values will decrease
- The proposal needs more green space
- The buffer area needs to be considerably greater

- The trees will not look like the trees in the pictures
- Concerns about the types of businesses permitted
- Will provide more employment in the area
- Will increase tax revenue for the City
- The proposal will make our community safer and interactive
- Would make shopping easier

The Public Meetings provided an opportunity for attendees to review the draft plan and plan amendment information presented and to provide feedback to the applicant, City staff, and the ward Councillor present. The attached What We Heard Public Engagement Reports summarizes responses received at both Public Meetings and follow up action taken. An Update Notice was sent out on October 16, 2019 to provide an update on the proposed NSP and rezoning application since the last Public Engagement meeting hosted by the City of Edmonton. The notice provides an update to all the three components of the application including the Plan amendment, new NSP and the rezoning. No concerns or response was received from the notice.

CONCLUSION

Administration recommends that City Council **APPROVE** this application.

APPENDICES

- 1 Approved ASP Land Use and Population Statistics – Bylaw 19297
- 2 Proposed ASP Land Use and Population Statistics – Bylaw 19039
- 3 Approved ASP Map – Bylaw 19028
- 4 Proposed ASP Map - Bylaw 19039
- 5 Proposed NSP Map - Charter Bylaw 19040
- 6 “What We Heard” Public Engagement Report”, February 20, 2018
- 7 “What We Heard” Public Engagement Report” , September 13, 2018
- 8 Update Notice, October 16, 2019
- 9 Application Summary

Lewis Farms Area Structure Plan						
Proposed Land Use & Population Statistics (Bylaw 19297)						
	Area (ha)	% of GDA				
Gross Area	1014.15					
Golf Course Lands	71.69					
Public Utility Lots (TOPC Leddy)	1.10					
Public Utility (Fire Rescue Station)	1.19					
Whitemud Drive ROW	21.7					
Arterial Roadway	25.28					
Pipeline ROW	9.42					
Road Widening	4.40					
Existing Development	66.97					
Total	201.75					
Net Developable Area	812.40	100.00%				
Residential						
Single Family/Low Density Residential	389.81	48.0%				
Medium Density Residential	97.65	12.0%				
High Density Residential	3.96	0.5%				
Total	491.42	60.5%				
Commercial						
Commercial	6.81	0.8%				
Commercial Offices/Business	15.66	1.9%				
Commercial Community	2.87	0.4%				
Total	25.34	3.1%				
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	1.6%				
Institutional & Recreational						
School/Park	68.56	8.4%				
Natural Area	17.30	2.1%				
Transit Terminal	1.00	0.1%				
Religious Institutional	4.05	0.5%				
Total	90.91	11.2%				
Special Study Area	6.40	0.8%				
Utility Area						
Storm Water Management Lakes	44.04	5.4%				
Public Utility Lots	0.95	0.1%				
Public Utility (Fire Rescue Station)	1.19	0.1%				
Pipelines Rights of Way	0.00	0.0%				
Total	46.18	5.7%				
Circulation Total	144.08	17.7%				
Miscellaneous	1.30	0.2%				
	Area (ha)	Units/Ha	Units	People/Unit	Population	
Single Family/Low Density Residential	389.81	25	9,745	2.8	27,286	
Medium Density Residential	97.65	45	4,394	2.8	12,303	
High Density Residential/Mixed Use Centre	13.44	225	3,024	1.8	5,443	
Total Residential	500.90		17,163		45,032	

Assumed residential land use area, unit and population have been calculated based on the following 2015 numbers:

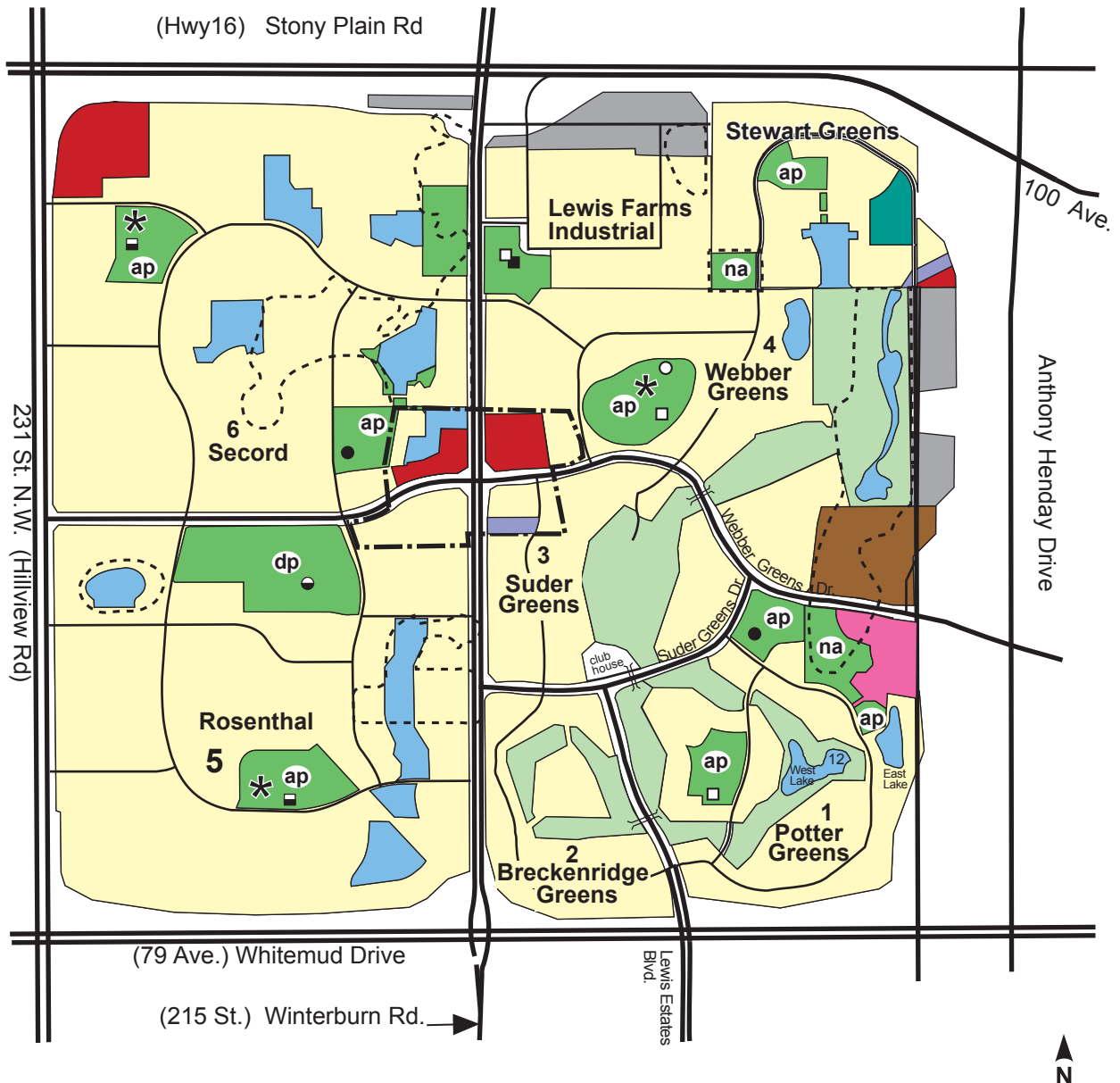
Low Density – 25 u/ha and 2.8 residents per unit

Medium Density – 45 u/ha and 2.8 residents per unit

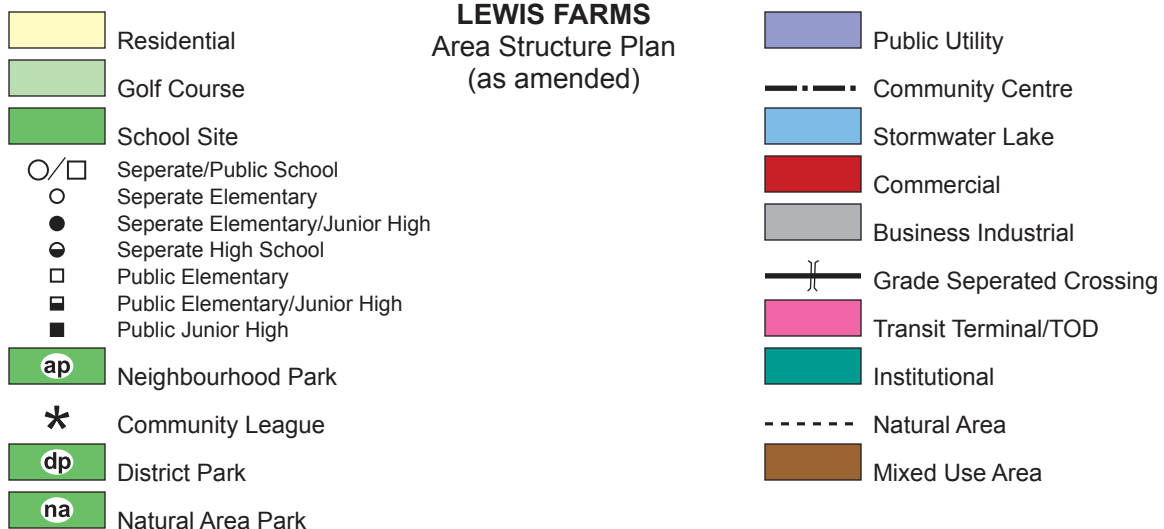
High Density – 225 u/ha and 1.8 residents per unit

Table 1 – Lewis Farms ASP Land Use & Population Statistics Bylaw 19039

	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

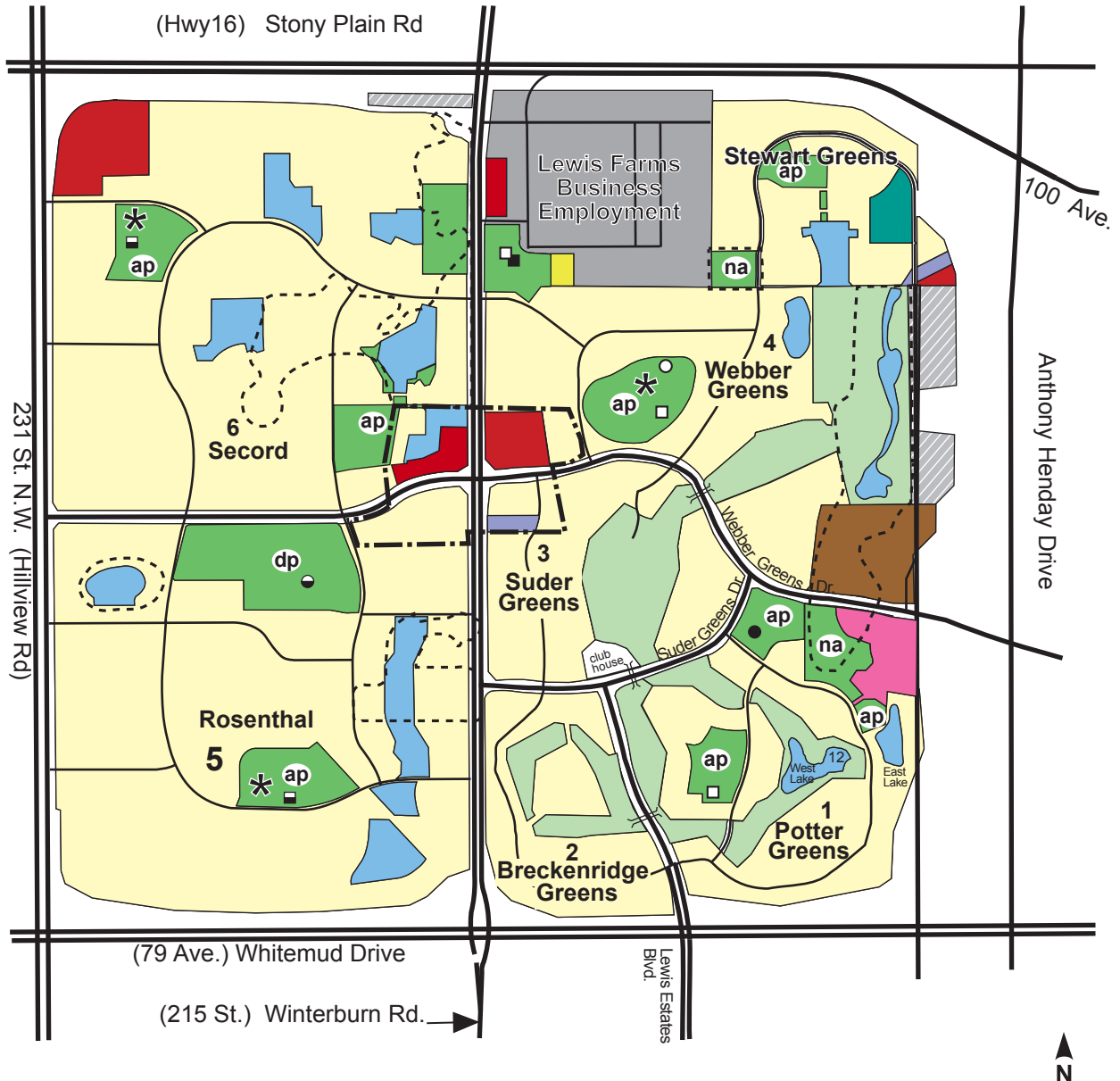


**BYLAW 18875
APPROVED
LEWIS FARMS
Area Structure Plan
(as amended)**



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



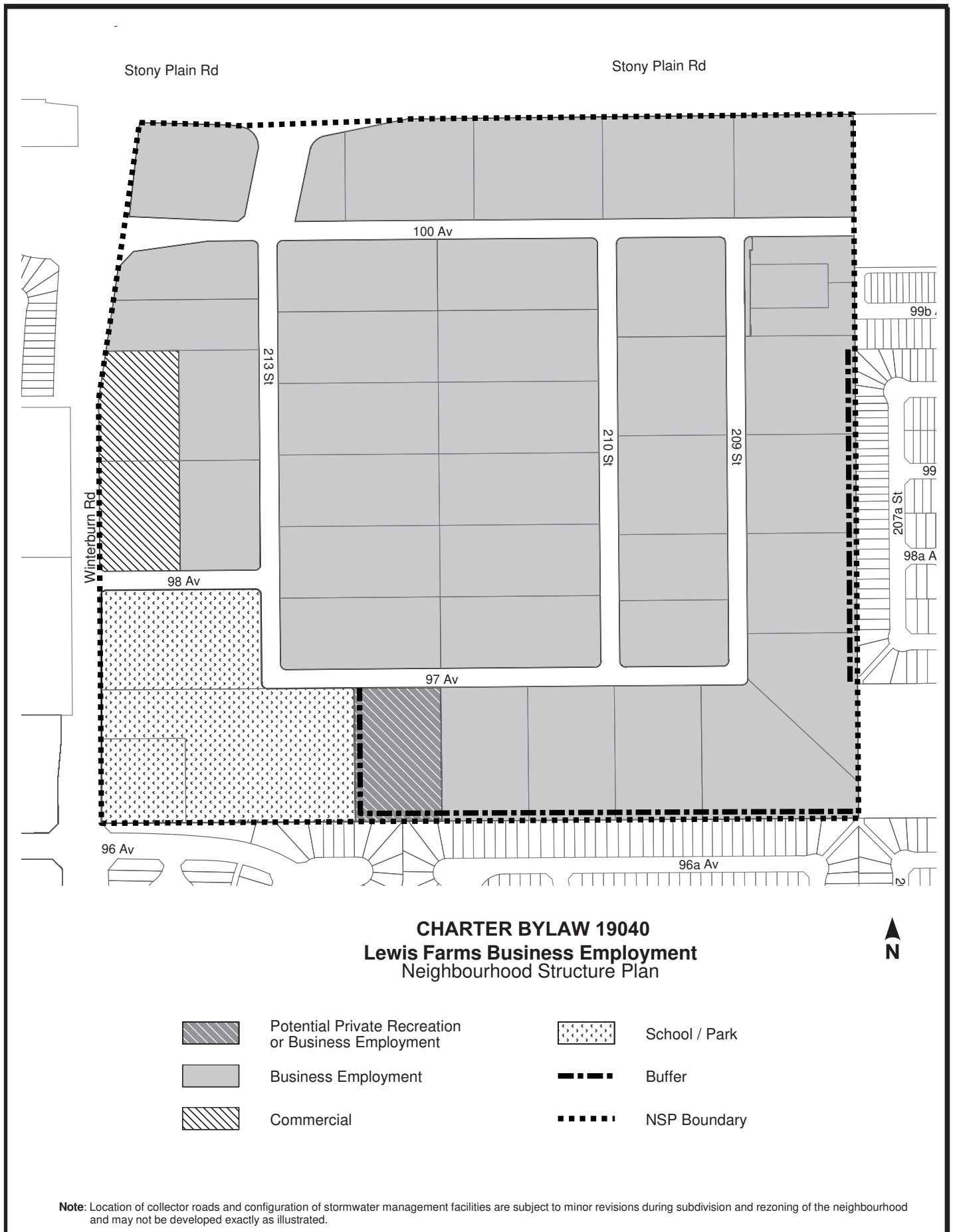
**BYLAW 19039
LEWIS FARMS
Area Structure Plan
(as amended)**

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

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

CHARTER BYLAW 19040



WHAT WE HEARD REPORT

Lewis Farms Industrial Open House (LDA18-0003)

PROJECT LOCATION: south of Stony Plain Road, and
east of 215 Street/Winterburn Road

PROJECT WEBSITE: https://www.edmonton.ca/city_government/urban_planning_and_design/planning-applications.aspx

EVENT TYPE: Open House

MEETING DATE: February 20, 2018

NUMBER OF ATTENDEES: 77 people

**Number of Notifications
Sent out:** 875 people

ABOUT THIS REPORT

This report is from the City of Edmonton. It includes information gathered in response to a proposed amendment to the Lewis Farms Area Structure Plan and proposed new Neighbourhood Structure Plan. An advance notification letter and open house notification were sent to residents. The report includes a summary of concerns from the public and a response to questions as a result of a notification letter and the open house.

The open house was held on February 20, 2018 and was attended by 77 members of the public. The participants were able to view display boards with project information. Participants were invited to express their questions, comments and concerns with City Staff and the applicant. They were also invited to provide feedback in written form.

This information gathered is shared with everyone who has emailed the file planner directly, and all attendees who provided their email address during the event on February 20, 2018. Furthermore, this report will also be shared with the applicant, City Council and the Ward Councillor.



THE APPLICATION

An application to amend the Lewis Farms Area Structure Plan and a new Neighbourhood Structure Plan (NSP) for the area known as “Lewis Farms Industrial” / “Normandeau Gardens” was received by the City of Edmonton in January, 2018. The applicant has not submitted a rezoning application at this time.

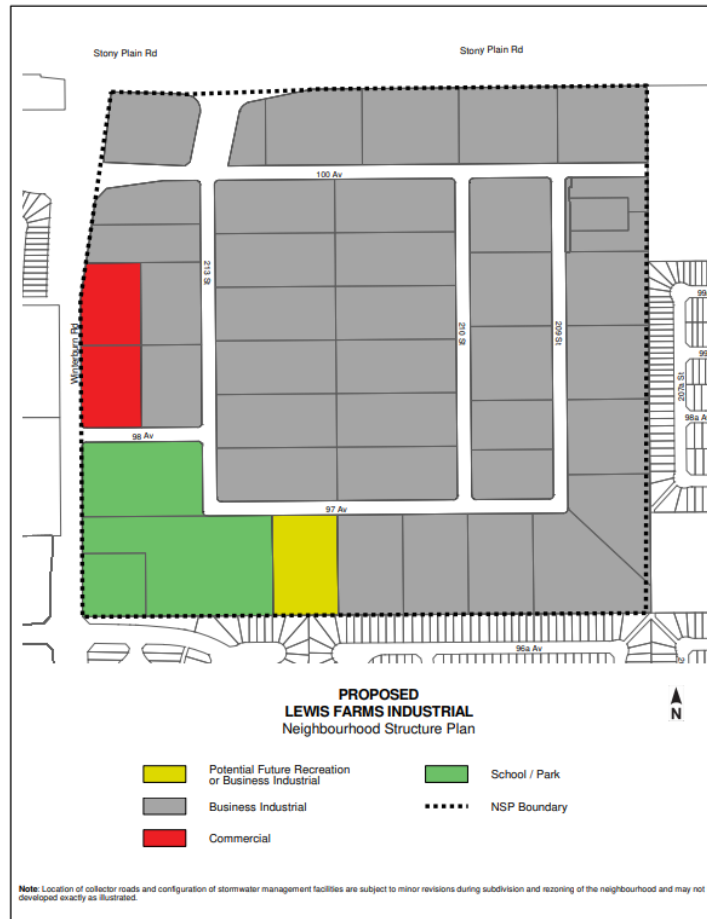
The Area Structure Plan applies to the larger area extending from the Anthony Henday in the east to the westerly City limits and Stony Plain Road on the north to Whitemud Drive on the south. The Neighbourhood Structure Plan (NSP) - of which there are seven already within the Lewis Farms ASP must be consistent with the Area Structure Plan. The NSP provides a framework for the future development of lands, more detailed technical information and an intermediate link between an Area Structure Plan and future rezonings, subdivisions and ultimately development of the area.

In addition to identifying this area primarily for future light industrial and business uses, the draft NSP for “Lewis Farms Industrial” proposes the following land uses:

- Commercial uses: to serve the area residents and provide services to support the business industrial operations
- Business Industrial uses: This area is intended to support uses that are compatible with the other uses within the Plan and will function so that nuisance is not apparent outside enclosed buildings
- Future Recreation: future recreation lands, such as soccer and hockey facilities

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This application will proceed through the City of Edmonton's review process. The Plan process is made up of three major stages: pre-application, submission and review of the NSP, and Council consideration (see NSP Process Diagram at the end of this report).

WHAT WE HEARD

We heard from three distinct groups impacted by and interested in this proposal:

1. property owners in the Lewis Farms Industrial area advancing the proposal as well as several property owners, not objecting to the proposal;
2. property owners in the Lewis Farms Industrial area who have built their homes in the area and have no desire to leave; and
3. residents of the Lewis Farms ASP - specifically adjacent residential neighbourhoods of Stewart Greens and Webber Greens who generally did not support the proposal.

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The following is a list of the most common concerns resulting from the notification letter and the open house:

- **The NSP content is insufficient**
- **The buffer area is insufficient**
- **The built form and was use unclear**
- **The proposal will negative impacts on traffic**
- **Possible flooding and contamination impacts**
- **Area is unserviced and cost to service land was not provided**
- **The proposal will decrease property values**
- **There will be negative impacts on adjacent neighbourhood**

The following are detailed concerns and questions and the City Administration's response to those questions:

1. NEIGHBOURHOOD STRUCTURE PLAN (NSP)

Comment: The following relates to the proposed NSP content.

- I feel strongly that industrial and residential are incompatible land uses
- I would like to see only business uses (not industrial) with clear restrictions on the type of use
- The proposed NSP does not provide a proper transition from residential to industrial
- I feel this proposal is already approved by the City of Edmonton
- I want the area to remain as residential uses
- The City has enough industrial lands, and doesn't need more industrial land in this area
- The applicant should consider residential uses
- I like the recreation facility idea
- I would like to see new residential, commercial, more amenities and green space added to the area
- There is no clear direction of the type of uses in the NSP
- The business industrial uses will not alleviate the City's housing shortage
- The proposed industrial land uses will increase traffic pollution, noise and create an unsightly eyesore
- There is an abundance of industrial land to the north of Lewis Farms (north of Stony Plain Road)
- The NSP did not provide enough detail to address traffic, road configuration, water and sewer connections
- The upgrading to industrial and commercial uses makes good sense
- I feel this proposal will provide more employment in the area
- It was helpful to see where the proposed roads, sewer, water and sidewalks will go

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- The residents of Lewis Estates want to have an input into the type of uses in the business industrial area
- I am very concerned with the visual and development impacts on adjacent properties such as; lighting, building height noise, safety, and view of industrial businesses
- I want my opinion to be heard

Questions:

- Is this plan already approved?
- What type of zoning will be imposed on the area?
- What type of a recreation facility is anticipated?
- Does the City need more industrial land?

Response:

The NSP is in the early stages of review, comments gathered from the open house and emails in response to the advanced notification will be considered as the NSP evolves through the review process. The NSP has not been approved by City Council. You will be notified when the application proceeds to Public Hearing for City Council consideration.

The NSP proposal anticipates the possibility of soccer and hockey facilities.

Based on the Vacant Industrial Land Supply report from December 2016, the total supply of vacant industrial land in the city will serve Edmonton's needs in the medium-term (5 - 10 years). There is an ongoing need for serviced and zoned industrial land in all parts of the city to allow for new development, investment and business retention.

The Winterburn Industrial Area is on the north side of Stony Plain Road. There is approximately 400 ha of vacant land in that area. Depending on the level of future industrial development and the resolution of servicing and ownership constraints, that supply could be used up rapidly in this part of the city. As a result, this part of the city could use additional industrial-designated areas in order to offer choice and variety in industrial development in Edmonton.

2. BUFFER AREA

Comments: Many residents had concerns with the proposed buffer area identified in the proposed Plan.

- The proposed buffer area will not provide a sufficient transition from residential uses
- The applicant should consider increasing the landscaping requirement to more than 1 tree every 5 meters
- The applicant should consider extending the buffer area to 210 Street

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- The applicant should consider increasing the buffer length to 20 m or 30 m
- The applicant should consider adding a berm
- The applicant should consider planting mature trees
- The applicant should consider adding a walkway within the buffer area
- If a walkway is built it will be unsafe for pedestrians due to the existing fencing
- The applicant should consider internal buffers from existing rural residential and future business industrial area
- There was no commitment from applicant to build the buffer area
- The buffer area is a good idea

Questions:

- Is the buffer against my existing fence line?
- Who will own the buffer area?
- How will the buffer area be implemented?

Response:

The buffer area will be along property lines.

The buffer will be within private lands and will be developed in accordance with regulations in the Zoning Bylaw and/or specific Direct Control zone.

3. BUILT FORM

Comments: Many residents had concerns with the proposed built form and future uses

- The applicant should consider restricting the building height to one storey
- I feel strongly that the proposed building height is too tall
- I do not want smokestacks in the area
- There should be architectural controls on the future development
- The applicant should consider limiting the type of land use, such as; no bars, high rises or storage containers

Question:

- How close can the buildings be to houses?

Response:

At this time we do not have a rezoning application and cannot provide information on building setbacks. However, if a standard business industrial zone applies, a minimum Setback of 6.0 m shall be required where any lot line of a Site abuts the property line of a Site zoned residential. If a standard commercial

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zone applies a minimum Setback of 3.0 m shall be required where the Rear or Side Lot Line of the Site abuts the lot line of a Site in a Residential Zone.

4. TRAFFIC

Comments: Many residents were concerned with traffic and parking impacts.

- The proposal will increase traffic congestion along 215 Street
- Upgrading 215 Street should be a City priority
- 215 Street needs to be widened
- The proposal will diminish pedestrian safety
- This proposal will add to the traffic congestion on 215 Street/westbound ramp
- The recreation facility will cause on street parking constraints

Question:

- When will 215 Street be upgraded to City standards?

Response:

The City acknowledges that 215 Street is congested. Since the developers have built the first two lanes, it is City's responsibility to widen to 4 lanes and then 6 lanes in stages. Unfortunately timelines are unknown at this time and funding for this construction is not currently dedicated.

5. DRAINAGE

Comments: Some of the residents were concerned with potential flooding and water contamination.

- The lands are being contaminated
- We have recently drilled a new and deeper well to access good water

Question:

- Are residential properties at risk of flooding due to future development?

Response:

There is no sanitary or storm servicing in Normandeau Gardens at this time. Sanitary servicing is being managed individually by each landowner and stormwater is achieved by means of roadside ditches. Runoff from the north portion of Normandeau Gardens is directed to the ditch along Stony Plain Road. Runoff from the south portion flows east towards a natural area in the Stewart Greens neighbourhood. There are also storm sewers within Winterburn Road which collect runoff that accumulate along the roadway.

As part of drainage review before we support an application we ensure that there is a consistent level of service. The infrastructure within Stewart Greens has been designed to cater to flows from Normandeau Gardens. The runoff from Normandeau Gardens will be directed towards Stewart Greens as planned.

6. SERVICES

Comments: There are no municipal services to this area.

- There is a lack of city services including no fire hydrants for fire protection in the area
- There was no information as to what the costs of the development might be
- I cannot afford to connect to services
- We pay our share of taxes and deserve services

Questions:

- How much will it cost to connect?
- How much are the levies (assessments) in the area?
- Do I have to connect to services?
- How do I connect to services?
- Is this true that the City would pay for $\frac{1}{3}$ of the servicing cost to the area?

Response:

Lewis Farms Industrial was originally developed as an unserviced rural residential lot subdivision in Parkland County in the early 1950's and annexed by the City of Edmonton in 1982.

There are two types of connection costs; external cost (levies or assessments) and internal cost (water, sewer and sanitary directly to your property).

External cost:

The table below outlines the cost of levies and assessments based on 2016 rates. These costs are recalculated each year and can only be confirmed with a development application.

2016 Levy or Assessment	Rate
Arterial Roadway Assessment (ARA)	
Lewis Farms ARA (does not include Over-Expenditures)	\$162,363.00/ha
PERMANENT AREA CONTRIBUTION (PAC)	
Normandeau Gardens Onsite Storm PAC	\$158,009.00/ha
Stewart Green & Normandeau Gardens Storm Outlet	\$3,555.00/ha
Lewis Farms North Connecting Sewer Offsite Storm	\$21,682.00/ha
Normandeau Gardens Oversized Outfall Pipe To Stewart Green	\$16,971.00/ha
Master Drainage Study Cost	\$43.00/ha
Onsite Sanitary Trunk PAC	\$24,883.00/ha
Expansion Assessment (West Edmonton Sanitary Sewer 2015)	\$27,962.00/ha

All developers or applicants for subdivision or development permit, are required to contribute to the construction of arterial roads. Sometimes, a developer ends up paying more in construction costs than their share of ARA because they are one of the first to develop within a Catchment and construction is required. As more development occurs, everyone contributes and the Over-Expenditure is gradually paid back.

Internal Cost:

It is difficult to determine the cost until a Local Improvement Project is initiated by the majority of residents in the benefitting area.

The residences of Normandeau Gardens have the option to connect to sanitary, stormwater and water services to their property line. This process is done through the City of Edmonton's Local Improvement project or through a Servicing Agreement.

A Local Improvement is a project that benefits your neighbourhood more than the municipality as a whole. The project is typically undertaken near or adjacent to your property, and is paid in whole or in part by benefitting property owners through a local improvement tax.

There are several steps to the Local Improvement process. The first step is to let the City know you're interested in connecting to City Services. A document known as an "Expression of Interest" is signed by residences and lets the City know you're interested. Once this document has been received, the City will proceed with the next important step. This step will determine if there is enough interest in the Local Improvement project. It must be proven that there is majority support from property owners in order for the Local Improvement to move forward.

Once the City has determined there is enough interest, the City mails the project details to property owners in a Local Improvement Notice. Once the notice is issued, residents have 30 days to petition against the local improvement. A majority of the affected residents need to sign the petition in order to defeat the local improvement. A valid petition must include the signature of all titled owners, and the titled owner signature must be witnessed and the witness must swear an affidavit before a Commissioner of Oaths.

If there is no petition or the petition protest is unsuccessful, City Council approves a Local Improvement Bylaw, after which construction must proceed within three years. The bylaw will authorize the City of Edmonton to construct, finance, and assess Normandeau Gardens for Water, Sanitary Sewer, and Stormwater Facility construction and determines the local improvement tax assessment rate.

A local improvement tax will be applied to your property once the project is constructed and complete. If the petition protest is successful, the proposed improvement does not proceed.

Property owners have the following options for payment of local improvement charges:

- You can pay local improvement charges in annual payments for the term of the project. The charge including interest will be included on your property tax notice sent in May each year.
- During the first year local improvement charges appear on your property tax notice, you can pay out your share of the project cost by December 15, without any interest charges.
- After the first year, you can pay out the balance of local improvement charges by December 15 to avoid further interest charges.

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The interest rate is established and adopted with the City Bylaw; therefore, it will not change for the term of the local improvement project. Once the services are to the property line, sanitary, storm and water connections will be required from the City right-of-way to your private land as per the design and construction standards for the City of Edmonton. Fees for this connection will differ depending on the size of infrastructure required for your property.

A Servicing Agreement is another way to provide services to your property. A Servicing Agreement can be entered into upon Subdivision of property on as a condition of a Development Permit in order to:

- Ensure that the development is constructed in accordance to the City of Edmonton standards
- Ensure that the developer pays for the development's share of the infrastructure that it will benefit from

The City of Edmonton may also require that a developer or property owner enter into a servicing agreement if the developer simply wishes to provide services to existing unserved properties in residential, commercial and industrial areas.

The servicing agreement is a legal contract between the developer (or property owner) and the City of Edmonton which outlines the terms and conditions, financial and otherwise, which must be met and agreed upon prior to development proceeding.

Servicing agreements make provision for construction of municipal improvements such as water mains, storm and sanitary sewers, roads, sidewalks, curbs and gutters, power, street lighting, landscaping and various other items.

Residents of the area are not required to connect to services unless a Local Improvement Levy is in place and approved by the City of Edmonton.

The City of Edmonton Council has not made a commit to pay for ⅓ of the servicing within this area. Both forms of bringing services to the properties require the developer pay for services.

7. PROPERTY VALUES

Comments: The proposal will decrease property values for area residents.

- This proposal will not add value to the community
- Only a handful of residents want to change the land use in order to increase the value of their property, than sell their land

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Question: Will my taxes increase due to this proposal?

Response:

The City follows the property assessment process established by the provincial government. Existing land use helps determine the market value and tax rate on your property. If you change the land use on your property, market value and taxes may increase or decrease. If a landowner changes land use from residential to industrial, on average, the property taxes and market value will increase.

The tax rate is significantly higher for non-residential buildings. The table below shows the 2016 tax rates for Residential/Farmland, Other Residential (multi) and Non-Residential. The Non-Residential category is assessed at a total rate of over 2 times higher than Residential/Farmland.

2016 Tax Rates				
	Municipal	Education	Education Requisition Allowance	Total Rate (expressed in mills)
Residential/Farmland	5.6427	2.3178	0.0435	8.0040
Other Residential (multi)	6.4891	2.3178	0.0435	8.8504
Non-Residential	15.5435	3.5123	0.0698	19.1256

8. IMPACTS ON ADJACENT NEIGHBOURS

Comments: We heard concerns dealing with direct impacts on adjacent properties.

- I am very concerned with the visual and development impacts on adjacent properties, lighting, building height noise, safety, and view of industrial businesses not appealing
- I feel that my property values will decrease due to industrial uses
- I feel that this Plan will have a significant impact on the quality of life and the character of Webber Greens
- The proposed NSP does not provide a proper transition from residential to industrial

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- I feel there will be more crime and vandalism due to change in use
- Lewis Estates residents want to have an input into the proposed NSP

Questions:

- Will the trees be removed from my adjacent property?
- How will the lighting be mitigated?

Response:

The City of Edmonton currently does not have a tree clearing policy for private property. A policy is being pursued to ensure that mature trees on private property are maintained during development.

The Zoning Bylaw Section 51, Lighting of Sites states the following: *Any outdoor lighting for any development shall be located and arranged so that no direct rays of light are directed at any adjoining properties, or interfere with the effectiveness of any traffic control devices.*

9. MEETING FORMAT

Comments:

- A formal presentation would of been more helpful to understand what was being proposed
- difficult to view the presentation boards due to overcrowding
- I found the format of the meeting somewhat confusing
- It was difficult to determine which questions to ask to which representative City or applicant
- A question and answer session would of been a better format
- The meeting was not long enough, and I left without having my questions addressed
- The information from the applicant was misleading, for example the renderings of use types did not provide a rear view of the building site

Question: Why wasn't there a formal presentation?

Response:

City staff determined that an open house format would be the most effective method of public engagement. The open house format provides the opportunity for the Public to view the proposal and to answer questions from both City representatives and the applicant. We did hear that some residents enjoyed and appreciated the opportunity to meet with Councillor Knack.

City staff presentation boards reflected the City of Edmonton's application proposal and City process while the applicant presentation boards reflected types of uses, transportation and drainage infrastructure layout.

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10. OTHER COMMENTS

Comments:

- These lands should develop as business industrial as soon as possible
- This proposal is a better use and will raise tax revenue for the City of Edmonton
- I was informed that the City of Edmonton wants to develop the lands
- I was strongly advised by area residents to participate in the plan and rezone my land
- The City should lift restrictions on development in the area.
- ½ the properties in the area have newer or renovated homes and do not want the change in use
- Upgrading with water, sewer, drainage, roads, lighting and sidewalks would be an asset to the neighborhood
- My builder was misleading and said that the area would remain residential and a natural area
- We bought our house because of the location and scenery which I feel is going to be destroyed by the plan
- Webber Greens resident are extremely dissatisfied with the way Stantec approached the plan, there was no willingness to address some crucial questions prior to submitting the proposed plan
- Stantec is one sided and ignoring the community of hundreds of family members
- This Plan will have a significant impact on the quality of life and the character of Webber Greens
- There is constant noise from Stony Plain Road
- There is a constant sewer smell in my area
- There is a constant noise of trucking businesses operating in my neighbourhood
- There are non-conforming uses in my area including, outside storage of c-cans, boats, semi-trucks, garbage piles, and travel trailers
- I would like to be involved in future phases of development

Questions:

- Do have to rezone my lands to industrial?
- Is the City involved in the NSP?

Response:

It is at the discretion of the landowner to participate in the plan and rezone their property.

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The proposal to amend the Lewis Farms ASP and develop a new NSP was received by Stantec on behalf of some landowners in the Normandeau Gardens area. The City of Edmonton is not involved in the private development of these lands.

NEXT STEPS

If/when the proposed amendment advances to Public Hearing this report will be included in the information provided to City Council.

If you have questions about this application please contact:

Vivian Gamache, Planner

780-944-0122

vivian.gamache@edmonton.ca

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NSP PROCESS

1

NSP AUTHORIZATION BY CITY COUNCIL

2

COLLABORATIVE PLAN PREPARATION

Pre-application Consultation

- advance meeting, technical study scoping, collaborative visioning session, neighbourhood consultation

Applicant and stakeholders prepare NSP document
Applicant conducts technical studies

Formal Submission to Sustainable Development

- NSP document
- technical studies and other required information

Sustainable Development reviews application for completeness
Sustainable Development assesses fees

Dynamic
process

3

PLAN REVIEW

Review and Circulation

- initial review
- full circulations

Public Involvement

- Sustainable development notifies property owners and stakeholders
- public involvement events held as necessary

Plan Revision

- Applicant informed of revision requirements
- Sustainable Development holds meetings with review agencies and applicant as necessary
- revised applications re-circulated as necessary

Dynamic
process

4

PLAN COMPLETION

Applicant finalizes NSP document
Sustainable Development Prepares Report & Bylaw for Council, notifies Stakeholders and advertises Public Hearing

Council holds Public Hearing and decides on 1st, 2nd and 3rd reading of Bylaw*

Sustainable Development maintains a consolidated version of the NSP

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WHAT WE HEARD REPORT

Drop-In Session (File No.: LDA18-0003)

Lewis Farms Industrial Neighbourhood

PROJECT LOCATION:	South of Stony Plain Road, and east of 215 Street/Winterburn Road
PROJECT WEBSITE:	https://www.edmonton.ca/city_government/urban_planning_and_design/planning-applications.aspx
EVENT TYPE:	Public Engagement Session Drop-in Session, (2nd public event)
DATE:	September 13, 2018

NUMBER OF ATTENDEES: 53, including Councilor Knack

Number of Notifications sent out: 929

WHAT IS THIS REPORT ABOUT

This report is prepared by the City Planning Branch, City of Edmonton. It includes information gathered in response to:

- a proposed amendment to the Lewis Farms Area Structure Plan,
- a proposed new Neighbourhood Structure Plan (NSP), and
- a proposed Direct Control Provision for portions of the NSP area.

This report includes a summary of concerns from the public and responses to questions as a result of a notification letter and the open house (as appropriate). Participants were invited to express their questions, comments and concerns with City Staff and the applicant. They were also invited to provide feedback in written form.

This information will be shared with everyone who has emailed the file planner directly, and all attendees who provided their email address during the event on September 13, 2018. Furthermore, this report will also be shared with the applicant, City Council and the Ward Councillor.

Past Open House History:

The first open house was held on February 20, 2018 and was attended by 77 members of the public. Display boards with project information were available for review and discussion. Participants were invited to express their questions, comments and concerns with City Staff and the applicant. They were also invited to provide feedback in written form. A *What We Heard Report* was prepared and sent to the participants who provided their email address during the Open House on March 21, 2018.

THE PROPOSED APPLICATION

An application to amend the Lewis Farms Area Structure Plan and a new Neighbourhood Structure Plan (NSP) for the area known as “Lewis Farms Industrial” / “Normandeau Gardens” was received by the City of Edmonton in January, 2018. On February 20, 2018 the City held the first Open House. Based on feedback received from that Open House, the applicant revised the proposal. On June 22, 2018 the City received a revised application. Further to this, the applicant submitted a rezoning application on August 7, 2018.

The Area Structure Plan (ASP) applies to the larger area extending from the Anthony Henday in the east to the westerly City limits and Stony Plain Road on the north to Whitemud Drive on the south and provides a very general picture of how development will proceed in an area. The NSP provides a framework for the future development of lands, more detailed technical information and an intermediate link between an Area Structure Plan and future rezonings, subdivisions and ultimately development of the area and it must be consistent with the Area Structure Plan. there are seven NSPs within the Lewis Farms ASP.

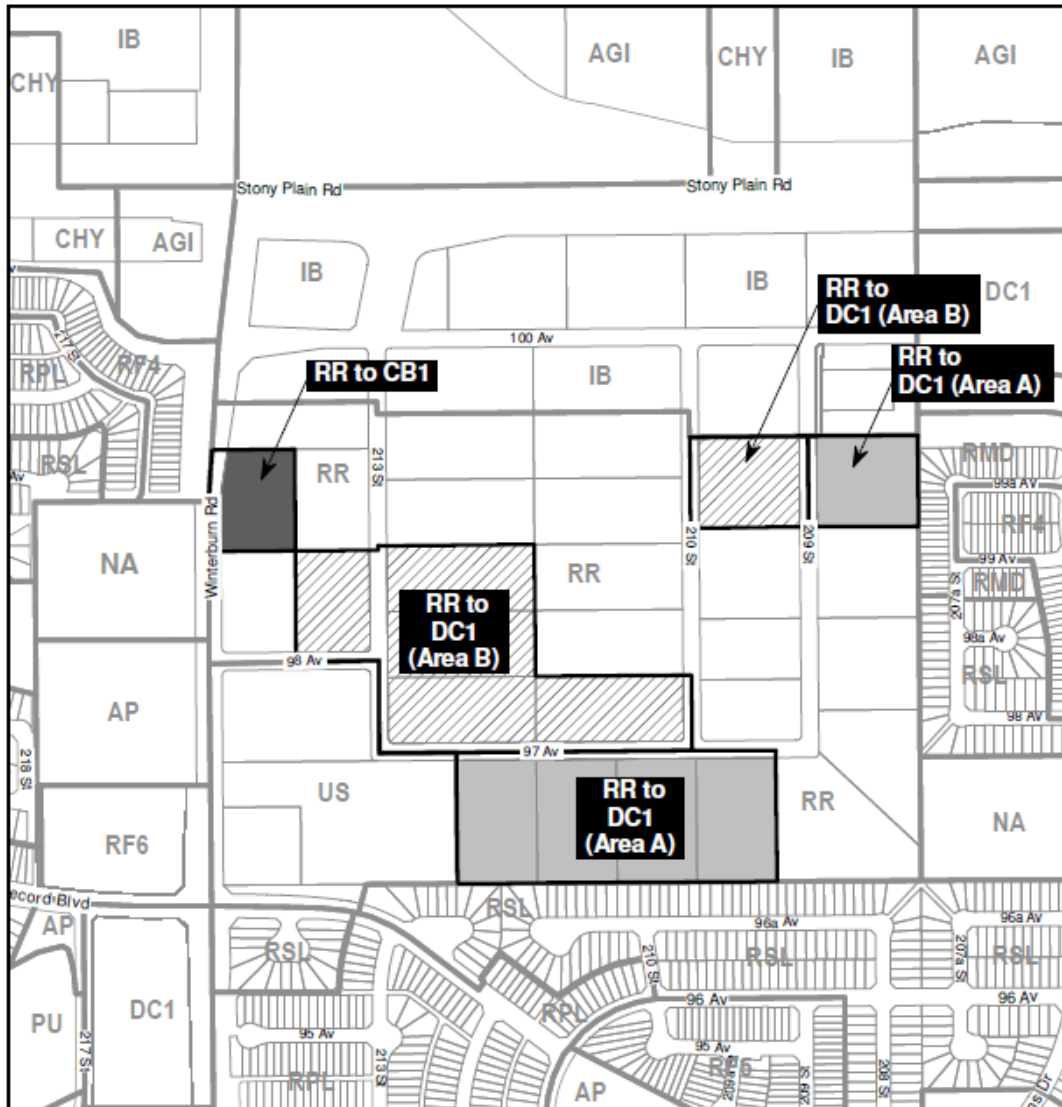
The Lewis Farms Industrial Neighbourhood Structure Plan area of application is defined by the following boundaries:

- Northern boundary: Stony Plain Road,
- Eastern boundary: West boundary of the Stewart Greens Neighbourhood,
- Southern boundary: North Boundary of the Webber Greens Neighbourhood,
- Western boundary: 215 Street NW (Winterburn Road).

In addition to identifying this area primarily for future business employment uses, the draft NSP for “Lewis Farms Industrial” proposes the following land uses:

- Commercial uses: to serve the area residents and provide services to support the business industrial operations
- Business employment uses: This area is intended to support uses that are compatible with the other uses within the Plan and will function so that nuisance is not apparent outside enclosed buildings.
- Future (potential) Recreation: future recreation lands, such as soccer and hockey facilities

Proposed rezoning:



PROPOSED REZONING - Lewis Farms Industrial

- From:** (RR) Rural Residential Zone
To: (DC1) Direct Development Control Provision - Area A
- From:** (RR) Rural Residential Zone
To: (DC1) Direct Development Control Provision - Area B
- From:** (RR) Rural Residential Zone
To: (CB1) Low Intensity Business Zone



These applications will proceed through the City of Edmonton's review process. The Plan process is made up of three major stages: pre-application, submission and review of the NSP, and Council consideration (see NSP Process Diagram at the end of this report).

WHO DID WE HEARD FROM

We heard from three distinct groups impacted by and interested in this proposal:

1. property owners in the Lewis Farms Industrial area advancing the proposal as well as several property owners, not objecting to the proposal;
2. property owners in the Lewis Farms Industrial area who have built their homes in the area and have no desire to leave; and
3. residents of the Lewis Farms ASP - specifically adjacent residential neighbourhoods of Stewart Greens and Webber Greens who generally did not support the proposal.

WHAT DID WE HEAR

The following is a list of the most common concerns:

- Strongly opposed to this proposal
- Concerns of increased traffic congestion
- Concerns that property values will decrease
- The proposal needs more green space
- The buffer area needs to be considerably greater
- The trees will not look like the trees in the pictures
- Concerns about the types of businesses permitted

The following are information are questions and concerns and broken down into themes.

The following comments and questions are specific to the proposed Neighbourhood Structure Plan

- Plans submitted were only a "vision"
- In 5 years the trees will not look like the pictures in the illustration
- Do not want a walkway or street lights behind my property
- The proposal will create crime and is unsafe
- Do not want low income housing in this area
- My community league is ineffective, they oppose everything and are afraid of change
- Pictures from Stantec are misleading and are not realistic of what the plan is. Needs to show what the area will look like in many years to come
- Acreages no longer sustainable as luxury properties
- Current land uses are bringing down property values
- Properties will continue to devalue without a change of use
- This area is obviously used for commercial uses
- Do not like anything about the proposal
- The development will benefit a few neighbours at the expense of those who are opposed
- Area is stagnant, it is like living in a third world area
- proposal does not bring the community together at all
- Photos of the trees along the residential/fence are not accurate - Stantec rep said the pictures would be 10 yrs out

- No changes or concessions from Stantec since the last meeting
- A walkway from industrial into the houses is not safe for children
- Drawings are nice but do not reflect the view from the second floor, lack of privacy due to the small setback
- The proposed businesses will increase taxes, and taxes have already tripled.
- Wrong location for the proposed land uses
- This is poor planning
- The City is allowing developers to take more and more and they always win
- The residents are being pushed out of the neighbourhood
- Should stay as some form of residential use, not business, commercial, or industrial
- support the proposal and would allow the residents to get services
- The proposal will make the area safer
- I like the buffer setback, do not develop a walkway it would be unsafe for pedestrians
- This proposal would make our community safer and more interactive
- The proposal would make the residents comply with Bylaws
- The proposal will increase the property values
- The proposal would make shopping easier for residents in the area
- How would you like to look at a 12m building outside your back window

Question - Why was this area chosen and not north of Stony Plain Road?

Response: This area was chosen by some area residents wanting to change the land use. As a result, an application was made to the City of Edmonton by Stantec on behalf of some landowners in the area.

Question - What is the land use going to be?

Response: The proposed Neighbourhood Structure Plan area consists of Business Employment, School / Park and a Potential Future Recreation or Business Employment use which is in keeping with the Municipal Development Plan.

Question - How many years until the trees will be the height that they are in the picture?

Response: It may take several years until the trees in the area reach the height shown in the proposal.

The following comments and questions are specific to the proposed DC1 rezoning

- I would like a direct control zone
- I would rather see this area to remain as Residential
- The lands need to be rezoned
- The residential zoning is out of place and will make the overall area awkward and ineffective
- Need to increased the landscaping requirements for DC1 Area A
- I strongly opposed to DC1 Area 1 and 2.
- Area B uses should be expanded and the uses within Area A should be strongly reduced
- I do not support the long list of business uses that would be permitted
- I definitely do not agree with the industrial rezoning. A possible solution to a commercial zoning with smaller buildings than those pictured.
- There are different areas for the DC zoning, but the list of uses needs to be reviewed as to what is allowed
- I am not ok with a possible funeral home behind house

- Need a mix of businesses
- The City should be mindful of the financial and stress this rezoning has caused on land owners.
- Prior to buying my home I was told this area was rural residential and there were no proposed changes

Question - What types of businesses are permitted?

Response: The proposed (DC1) Direct Development Control Provision includes a wide range of business employment uses that carry out their operations such that no nuisance is created or apparent outside an enclosed building and such that these use are compatible with adjacent residential, commercial, institutional (school / park site), and urban services zones.

The proposed DC1 Provision is broke up into two areas, Area A and B. Area A will limit the intensity and range of uses, as well as provide a buffer area for enhanced sensitivity to adjacent residential neighbourhoods as well as the school / park site. This Area recognizes and allows for existing uses, but will not allow for new or expanded uses of this nature.

Area B will allow for a greater level of intensity and range of uses that not immediately adjacent to residential neighbourhoods. This Area recognizes and allows for existing uses, but includes limitations on new or expanded uses of this nature.

Question - Do I have to rezone my land?

Response: You do not have to rezone your land until such time as you are prepared to do so.

Question- What consideration is being given to the impact of the rezoning on schools in the area, as well as the residents who back onto this proposed rezoning ?

Response: Consideration have been given to the both the school and adjacent landowners by way of providing setbacks to future development.

The following comments and questions are specific to the proposed Buffer Area

- Main concern is the width of the buffer area & proposed setbacks for the properties that border Stewart Greens
- Same feedback was presented at the last PES and no changes have been made by the developer
- Residents of Stewart Green paid an extra \$15,000 for their properties because they border that greenspace.
- more trees are required to buffer existing residents
- Buffer not big enough, needs to be closer to 30m
- Easement area is seriously insufficient
- Setback should be minimum 100 ft
- Areas with mature trees should be maintained
- The proposed setback distance is weak
- Green space needs to increase
- Buffer space should be at least 25m
- add a bike lane to the buffer zone
- Increase buffer between Webber Greens and Stewart Greens

- Walking trail within the buffer would be better than along the roadways and should connect to the recreational and commercial zones
- Setback is not large enough, would like to see at least 17m
- Trees being 3m is not enough considering the buildings are 12m
- Buffer zone needs to be double to 20m or more
- Not happy about the size of the buffer zone or the height of the proposed buildings
- Buffer is still an issue and needs to be greater than 10m
- Closer to the 25-30m recommended
- To say that 3m trees will be high enough is simply not true regardless of how close together they are
- Buffer zone between residential and Area A is insufficient and a berm would be a nice addition
- Trees 3m - picture is deceiving - not as full and tall as they look.
- I have significant concerns about the buffer and feel the photos are not accurate.

Question - Why has the buffer changed from the original proposal, Originally it was 30m setback with trees and a walkway. Now is 10m with small trees and no walkway (summerside example)

Response: The first proposed NSP submission identified a 10.0 m min buffer (setback) with no walkway. The proposed setback has remain consistent. The Crime-Free Prevention Through Environmental Design (CPTED) principles state that a walkway should provide a clear transitional zones from public to private spaces. As such, a walkway located at the rear of the property would not meet the criteria.

The following comments and questions are specific to Traffic

- Increased business traffic has increased noise and undesirable traffic flow
- Increase in traffic will have a detrimental effect on school children's safety
- Cost to upgrade the roads to accommodate increased traffic should be borne by the developers
- Traffic will be nuts until Winterburn is doubled and off ramp from Stony is improved
- Huge concerns for the traffic on 215 St
- Roadways around area need to be in place prior to any start of the rezoning process
- 87 Ave, Webber Green Dr & 215 St all need to be a 2 lane each way, not the current 1 lane each way
- Concerns about traffic, noise and light pollution for disabled child.
- Without consideration to widening 215St there is little chance of gaining support
- Current width of 215 St remains a significant concern.
- Current traffic backups will not be improved with this development
- Traffic is bad enough right now on Winterburn Rd & 215 St. This will add to congestion unless these roads are upgraded, and the City should twin ASAP
- Concerns about traffic on Winterburn and don't believe development should proceed without addressing that
- Existing traffic problems were not caused by the acreages, they were caused by developers and the City not doing their jobs upgrading the roads
- Concerns with traffic increase on 215 street
- Lack of clear costing for infrastructure and clear transportation requirements

Questions - When will the overpass be doubled?

Response: The City acknowledges that 215 Street is congested. Since the developers have built the first two lanes, it is City's responsibility to widen to 4 lanes and then 6 lanes in stages. Unfortunately timelines are unknown at this time and funding for this construction is not currently dedicated.

Questions - How will this pass a traffic impact assessment?

Response: A Traffic Impact Study for the proposed NSP is under review with Planning Coordination (Transportation). The TIA will determine what are the mitigation measures required for this development.

Transportation recognizes that internal local roads are in poor conditions and will require upgrade with the proposed development.

A portion of 231 Street is under construction and is expected to be completed by this year. This portion of 231 Street will provide connection for the Secord Neighbourhood to Stony Plain Road.

The following comments and questions are specific to Drainage and Sanitary

- Well water is drying up, what water is there is being contaminated by roadway runoff
- Tired of smelling the sewer
- Have an old septic tank and would like to be on City services
- Have no fire hydrants, and with lots of trees in the area a fire could be devastating

Response:

There is no sanitary or storm servicing in Normandeau Gardens at this time. Sanitary servicing is being managed individually by each landowner and stormwater is achieved by means of roadside ditches. Runoff from the north portion of Normandeau Gardens is directed to the ditch along Stony Plain Road. Runoff from the south portion flows east towards a natural area in the Stewart Greens neighbourhood. There are also storm sewers within Winterburn Road which collect runoff that accumulates along the roadway.

As part of drainage review, before we support an application we ensure that there is a consistent level of service. The infrastructure within Stewart Greens has been designed to cater to flows from Normandeau Gardens. The runoff from Normandeau Gardens will be directed towards Stewart Greens as planned. Development within the City of Edmonton is a developer driven process, therefore a developer/residents typically front end the cost of development. However, there are other mechanisms as well, e.g. local improvement which can be explored if there are sufficient number of participants.

EPCOR Water advises there is no water distribution servicing in the Normandeau Gardens at this time. To service current development or future redevelopment, EPCOR Water requires a Hydraulic Network Analysis (HNA). The HNA will detail the infrastructure network needed to accommodate existing and potentially increased servicing requirements.

The City does not monitor well water, contamination levels and sewer treatment as these are privately held lands. Alberta Health Services offers free water testing. For concerns about the well water or sanitary system contact your local community health centre.

The following comments and questions are specific to Assessment and Services

- No services, paying high taxes for 'nothing'
- City should be setting the scope of the assessment, not the consultant
- the cost to upgrade the roads should be the developers costs

Question - Why is the scope of the assessment not being shared?

Response: The assessment information was previously shared with the public who attend the first Open House session and the President to the Lewis Farms Community League.

Question - How much will it cost to connect to services?

Response: Lewis Farms Industrial was originally developed as an unserviced rural residential lot subdivision in Parkland County in the early 1950's and annexed by the City of Edmonton in 1982.

There are two types of connection costs; external cost (levies or assessments) and internal cost (water, sewer and sanitary directly to your property).

External cost:

The table below outlines the cost of levies and assessments based on 2016 rates. These costs are recalculated each year and can only be confirmed with a development application.

2016 Levy or Assessment	Rate
Arterial Roadway Assessment (ARA)	
Lewis Farms ARA (does not include Over-Expenditures)	\$162,363.00/ha
PERMANENT AREA CONTRIBUTION (PAC)	
Normandeau Gardens Onsite Storm PAC	\$158,009.00/ha
Stewart Green & Normandeau Gardens Storm Outlet	\$3,555.00/ha
Lewis Farms North Connecting Sewer Offsite Storm	\$21,682.00/ha
Normandeau Gardens Oversized Outfall Pipe To Stewart Green	\$16,971.00/ha
Master Drainage Study Cost	\$43.00/ha
Onsite Sanitary Trunk PAC	\$24,883.00/ha
Expansion Assessment (West Edmonton Sanitary Sewer 2015)	\$27,962.00/ha

All developers or applicants for subdivision or development permit, are required to contribute to the construction of arterial roads. Sometimes, a developer ends up paying more in construction costs than their share of ARA because they are one of the first to develop within a Catchment and construction is required. As more development occurs, everyone contributes and the Over-Expenditure is gradually paid back.

Internal Cost:

It is difficult to determine the cost until a Local Improvement Project is initiated by the majority of residents in the benefitting area.

Question - New mayor's plan for residents to pay for improvements?

Response: The residences of Normandeau Gardens have the option to connect to sanitary, stormwater and water services to their property line. This process is done through the City of Edmonton's Local Improvement project or through a Servicing Agreement.

A Local Improvement is a project that benefits your neighbourhood more than the municipality as a whole. The project is typically undertaken near or adjacent to your property, and is paid in whole or in part by benefitting property owners through a local improvement tax.

There are several steps to the Local Improvement process. The first step is to let the City know you're interested in connecting to City Services. A document known as an "Expression of Interest" is signed by residences and lets the City know you're interested. Once this document has been received, the City will proceed with the next important step. This step will determine if there is enough interest in the Local Improvement project. It must be proven that there is majority support from property owners in order for the Local Improvement to move forward.

Once the City has determined there is enough interest, the City mails the project details to property owners in a Local Improvement Notice. Once the notice is issued, residents have 30 days to petition against the local improvement. A majority of the affected residents need to sign the petition in order to defeat the local improvement. A valid petition must include the signature of all titled owners, and the titled owner signature must be witnessed and the witness must swear an affidavit before a Commissioner of Oaths.

If there is no petition or the petition protest is unsuccessful, City Council approves a Local Improvement Bylaw, after which construction must proceed within three years. The bylaw will authorize the City of Edmonton to construct, finance, and assess Normandeau Gardens for Water, Sanitary Sewer, and Stormwater Facility construction and determines the local improvement tax assessment rate.

A local improvement tax will be applied to your property once the project is constructed and complete. If the petition protest is successful, the proposed improvement does not proceed.

Property owners have the following options for payment of local improvement charges:

- You can pay local improvement charges in annual payments for the term of the project. The charge including interest will be included on your property tax notice sent in May each year.
- During the first year local improvement charges appear on your property tax notice, you can pay out your share of the project cost by December 15, without any interest charges.

- After the first year, you can pay out the balance of local improvement charges by December 15 to avoid further interest charges.

The interest rate is established and adopted with the City Bylaw; therefore, it will not change for the term of the local improvement project. Once the services are to the property line, sanitary, storm and water connections will be required from the City right-of-way to your private land as per the design and construction standards for the City of Edmonton. Fees for this connection will differ depending on the size of infrastructure required for your property.

A Servicing Agreement is another way to provide services to your property. A Servicing Agreement can be entered into upon Subdivision of property on as a condition of a Development Permit in order to:

- Ensure that the development is constructed in accordance to the City of Edmonton standards
- Ensure that the developer pays for the development's share of the infrastructure that it will benefit from

The City of Edmonton may also require that a developer or property owner enter into a servicing agreement if the developer simply wishes to provide services to existing unserviced properties in residential, commercial and industrial areas.

The servicing agreement is a legal contract between the developer (or property owner) and the City of Edmonton which outlines the terms and conditions, financial and otherwise, which must be met and agreed upon prior to development proceeding.

Servicing agreements make provision for construction of municipal improvements such as water mains, storm and sanitary sewers, roads, sidewalks, curbs and gutters, power, street lighting, landscaping and various other items.

Residents of the area are not required to connect to services unless a Local Improvement Levy is in place and approved by the City of Edmonton.

The City of Edmonton Council has not made a commit to pay for 1/3 of the servicing within this area. Both forms of bringing services to the properties require the developer pay for services.

The following comments and questions are specific to Property Value

- Property value will drop as it will be harder to sell a property with businesses directly beside the house
- Concerns about decreased property values
- No services, paying high taxes for 'nothing'

Question - What is happening to property values in the area?

Response: The City follows the property assessment process established by the provincial government. Existing land use helps determine the market value and tax rate on your property. If you change the land use on your property, market value and taxes may increase or decrease. If a landowner changes land use from residential to industrial, on average, the property taxes and market value will increase.

The tax rate is significantly higher for non-residential buildings. The table below shows the 2016 tax rates for Residential/Farmland, Other Residential (multi) and Non-Residential. The Non-Residential category is assessed at a total rate of over 2 times higher than Residential/Farmland.

2016 Tax Rates				
	Municipal	Education	Education Requisition Allowance	Total Rate (expressed in mills)
Residential/Farmland	5.6427	2.3178	0.0435	8.0040
Other Residential (multi)	6.4891	2.3178	0.0435	8.8504
Non-Residential	15.5435	3.5123	0.0698	19.1256

The following are comments and questions are specific to the meeting format

- Great job, great venue, great staff!
- Nice amount of people available to answer questions
- Reasonable format for the purpose. Appreciated the addition of the City of Edmonton to this session. They provided a more factual and less biased conversation. Felt that we were ambushed and followed around/interrupted by the applicant residents at the last event.
- Inconsistent messaging between the City of Edmonton and Stantec
- Meeting very one sided, impacted neighbours were met with backlash, whole meeting felt like “being fed to the wolves, and reeked of Big Business sympathizers”
- Could be more of a formal presentation
- Point out changes from previous meetings
- Inconsistent messaging from City Staff and Stantec

Response:

City staff determined that an open house format would be the most effective method of public engagement. The open house format provides the opportunity for the Public to view the proposal and to answer questions from both City representatives and the applicant.

City staff presentation boards reflected the City of Edmonton's application proposal and City process while the applicant presentation boards reflected types of uses, transportation and drainage infrastructure layout.

WHAT ARE THE NEXT STEPS

If/when the proposed amendment advances to Public Hearing this report will be included in the information provided to City Council.

If you have questions about this application please contact:

Vivian Gamache, Principal Planner
780-944-0122
vivian.gamache@edmonton.ca

NSP PROCESS

1

NSP AUTHORIZATION BY CITY COUNCIL

2

COLLABORATIVE PLAN PREPARATION

Pre-application Consultation

- advance meeting, technical study scoping, collaborative visioning session, neighbourhood consultation

Applicant and stakeholders prepare NSP document
Applicant conducts technical studies

Formal Submission to Sustainable Development

- NSP document
- technical studies and other required information

Sustainable Development reviews application for completeness
Sustainable Development assesses fees

Dynamic
process

3

PLAN REVIEW

Review and Circulation

- initial review
- full circulations

Public Involvement

- Sustainable development notifies property owners and stakeholders
- public involvement events held as necessary

Plan Revision

- Applicant informed of revision requirements
- Sustainable Development holds meetings with review agencies and applicant as necessary
- revised applications re-circulated as necessary

Dynamic
process

4

PLAN COMPLETION

Applicant finalizes NSP document
Sustainable Development Prepares Report & Bylaw for Council, notifies Stakeholders and advertises Public Hearing

Council holds Public Hearing and decides on 1st, 2nd and 3rd reading of Bylaw*

Sustainable Development maintains a consolidated version of the NSP

Urban Form & Corporate Strategic Development
City Planning

City of Edmonton
6th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton AB T5J 0J4



October 16, 2019

FILE: LDA18-0003 and LDA18-0444
Lewis Farms Industrial

Proposed Lewis Farms Business Employment Neighbourhood Structure Plan

This is an update on the proposed Lewis Farms Business Employment Neighbourhood Structure Plan (formerly identified as Lewis Farms Industrial). Since the last Public Engagement meeting hosted by the City of Edmonton on September 13, 2018, the applicant has been working with the review agencies to resolve servicing issues and address nearby residents' concerns.

The Plan is being proposed to provide a long term vision for the development of the area ensuring appropriate servicing and compatibility between residential and business/employment uses.

The proposed Land Development Application is made up of three components:

1. A new Plan: Lewis Farms Business Employment Neighborhood Structure Plan (NSP);
2. An associated amendment to the Lewis Farms Industrial Area Structure Plan; and
3. Rezoning some properties from (RR) Rural Residential to (DC1) Direct Development Control Provision.

Proposed Lewis Farms Business Employment Neighbourhood Structure Plan

The proposed Lewis Farms Business Employment NSP covers the area south of Stony Plain Road, east of 215 Street, north of the Webber Greens neighbourhood, and west of the Stewart Greens neighbourhood.

The proposed plan allows for the development of "business and employment uses", recognizes both the existing school site and business industrial zoned lands along Stony Plain Road, and allows the opportunity for a future recreation complex. The plan identifies the need for an expanded setback/buffer where non-residential development is proposed adjacent to residential development.

While the plan does allow existing residential uses to remain within the area as long as the owner's wish, new residential land uses are not proposed except along 215 Street as part of the commercial node.

Proposed Amendment Lewis Farm Area Structure Plan (ASP)

The Lewis Farms ASP describes the high level land use framework and policy direction for future neighbourhood structure plans. The amendment proposes to remove the existing rural residential land use designation and replace it with a commercial, business employment, and potential private recreation land use designations aligning with the associated proposed Business Employment NSP. In addition, a mapping error in the Stewart Greens neighbourhood will be corrected.

Proposed Rezoning

In order to achieve the goals set out in the Lewis Farms Business Employment NSP, three (DC1) Direct Development Control Provisions are proposed. The DC1 zones include additional setback requirements adjacent to residential lands:

- For properties adjacent to Webber Greens and Stewart Greens, a minimum building setback of 10.0m from the rear property lot is required.
- For properties adjacent to 215 Street NW, a minimum rear yard building setback of 3.0m from residential uses.
- For all other properties in the neighbourhood adjacent to lots zoned residential, a minimum building setback of 6.0m.

For all lots zoned (DC1):

- For all properties adjacent to residential zoning a landscaped buffer is required within the setback.
- Uses shall carry out operations such that no nuisance is created or apparent outside an enclosed building.
- Existing residential uses may remain until the property is rezoned. Once rezoned, residential land uses will only be permitted adjacent to 215 Street.
- If/when redevelopment occurs, improvements to infrastructure (roads, water and drainage) will be required at the developer's expense.

Next Steps

We are currently reviewing the applicant's final technical submissions and are generally in **support** of their approach to service the area. Currently, the application is tentatively scheduled for the November 25, 2019, Public Hearing. Once a Public Hearing date is confirmed, you will receive an official notification that will identify ways to share your views with Council on the application. At the Public Hearing, City Council will review and make a decision on the application.

The proposed NSP, amendments to the ASP and zoning can be viewed on www.edmtponton.ca/Lewis_Farms_Planning_Applications

If you would like additional information or have any comments or concerns please call me at 780-944-0122 or send an email vivian.gamache@edmonton.ca.

Vivian Gamache, File Planner, City of Edmonton

October 2019 Update

APPLICATION SUMMARY

INFORMATION

Application Type:	Plan Amendment, New NSP, and Rezoning
Bylaw:	19039
Charter Bylaws:	19040 & 19041
Location:	South of Stony Plain Road NW and East of 215 Street NW
Addresses:	Various
Legal Descriptions:	Various
Site Area:	46.00 Ha
Neighbourhood:	Lewis Farms Industrial
Notified Community Organizations:	Lewis Farms and Secord Community Leagues
Applicant:	Stantec, Keith Davies

PLANNING FRAMEWORK

Current Zones:	(RR) Rural Residential Zone
Proposed Zones:	(DC1) Direct Development Control Provision
Plans in Effect:	Lewis Farms Area Structure Plan
Historic Status:	None

Written By:	Vivian Gamache
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination