

Bylaw 21279

A Bylaw to amend Bylaw 8733, as amended,
being the Lewis Farms Area Structure Plan

WHEREAS pursuant to the provision of the Planning Act, City Council on June 14, 1988 passed Bylaw 8733, as amended, being the Lewis Farms Area Structure Plan; and

WHEREAS Council found it desirable to amend the Lewis Farms Area Structure Plan through the passage of Bylaws 10881, 12183, 12184, 12488, 13661, 13807, 14579, 14673, 14676, 15364, 15761, 15917, 16273, 18046, 18162, 18677, 18875, 19028, 19076, 19297, 19039, 19958, 24115, and 21004; and

WHEREAS an application was received by Administration to further amend the Lewis Farms Area Structure Plan;

NOW THEREFORE after due compliance with the relevant provisions of the Municipal Government Act RSA 2000, ch. M-26, as amended, the Municipal Council of the City of Edmonton duly assembled enacts as follows:

1. That Bylaw 8733, as amended, the Lewis Farms Area Structure Plan is hereby further amended as follows:
 - a. In Chapter 1, entitled "Introduction," within the subsection entitled "Report Format," deleting the second sentence of the third paragraph in its entirety."
 - b. In Chapter 5, entitled "Land Use Concept," within the subsection "Transit Oriented Development," deleting the second paragraph in its entirety and replacing it with the following: "The Lewis Farms Transit Centre provides a connection point for different orders of transit service for lands west of Anthony Henday Drive. The Lewis Farms Transit Centre is the planned western terminus of the Valley Line LRT mass transit line, which will connect transit riders to Mill Woods via Downtown Edmonton. Future stages of the Valley Line LRT may extend beyond these termini, subject to funding and transportation studies."

- c. In Chapter 5, entitled “Land Use Concept,” within the subsection “Schools and Institutions,” deleting sentences three to six of the third paragraph in its entirety and replacing it with the following: “Potential worship assembly sites are not specifically identified. The actual location of worship assembly sites may be identified at the Neighbourhood Structure Plan stage.”
- d. In Chapter 5, entitled “Land Use Concept,” within the subsection “Commercial,” deleting the fourth sentence of the first paragraph in its entirety and replacing it with the following: “The plan assumes that some neighbourhood commercial land use will be developed in most residential areas.”
- e. In Chapter 5, entitled “Land Use Concept,” within the subsection “Business/Industrial,” deleting the fifth paragraph and associated bulleted item, replacing the two with the following: “As of 2025, the northwestern portion of the Lewis Farms ASP is within 450 metres from an active landfill (Northlands Landfill) and within 300 metres from an abandoned landfill (Cholla Landfill), which is now operated as a privately managed outdoor soccer facility. Both facilities are located within Parkland County’s Acheson Industrial Area Structure Plan. The Government of Alberta’s Municipal Government Act provides guidance on land development within proximity of landfills. To follow provincial regulations on these matters, the following measures will be taken to ensure residential compatibility with the nearby landfills west of 231 Street NW:
- Eating and drinking establishments, residential uses, health care facilities and schools must have at least 450 metres separation distance from the active Northlands Landfill. Similarly, these uses must have at least 300 metres separation distance from an abandoned landfill if it ceases operations.
 - Notwithstanding, private landowners can initiate a request to vary the provincially legislated setback from landfills. Such requests are to be evaluated by a professional engineer with the qualifications to evaluate the potential risks of the aforementioned land uses near an active or abandoned landfill. However, the final decision to vary such a request is to be determined by the City of Edmonton’s Development Authority and/or Subdivision Authority.

- f. In Chapter 5, entitled “Land Use Concept,” within the subsection “Transportation,” within the second sentence of the ninth paragraph, replacing the words “Figure 9a” with “Figure 9.1”.
- g. Deleting the map “Bylaw 21004 – Lewis Farms Area Structure Plan (as amended)” from the plan;
- h. Deleting “Figure 8.0 - Development Concept” and replacing it with “Figure 8.0 - Development Concept” attached hereto as Schedule “A” and deleting the “amendment area” indicator, and forming part of this bylaw;
- i. Deleting “Figure 9.1 West Development Sector Walkway and Transit Plan” and replacing it with “Figure 9.1 West Development Sector Walkway and Transit Plan” attached hereto as Schedule “B”, and forming part of this bylaw; and
- j. Deleting “Figure 10.1 West Development Sector Engineering Systems” and replacing it with “Figure 10.1 West Development Sector Engineering Systems” attached hereto as Schedule “C”, and forming part of this bylaw.

READ a first time this	15th day of September	, A. D. 2025;
READ a second time this	15th day of September	, A. D. 2025;
READ a third time this	15th day of September	, A. D. 2025;
SIGNED and PASSED this	15th day of September	, A. D. 2025.

THE CITY OF EDMONTON

A. Sohi

MAYOR

M. Friesen

A/ CITY CLERK

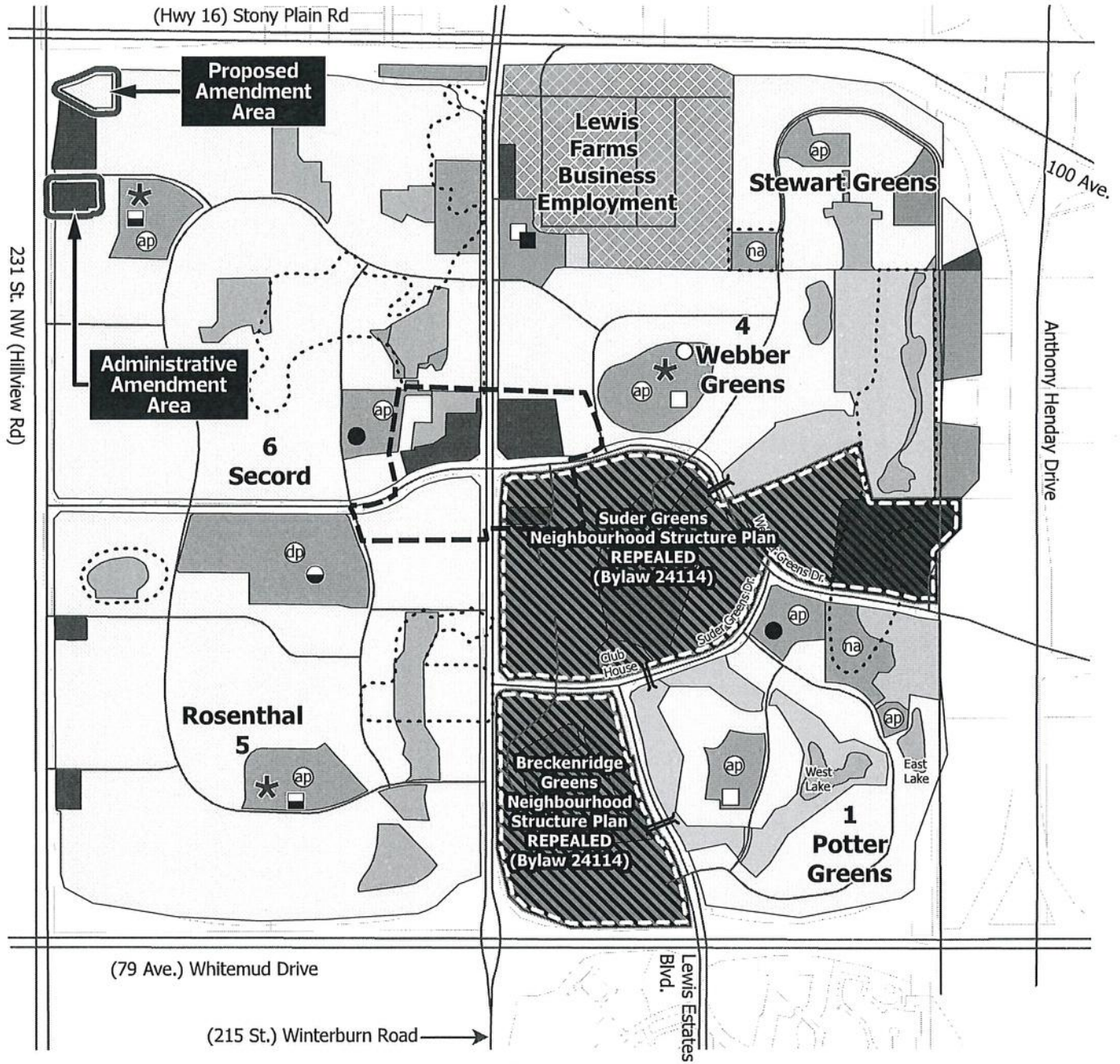
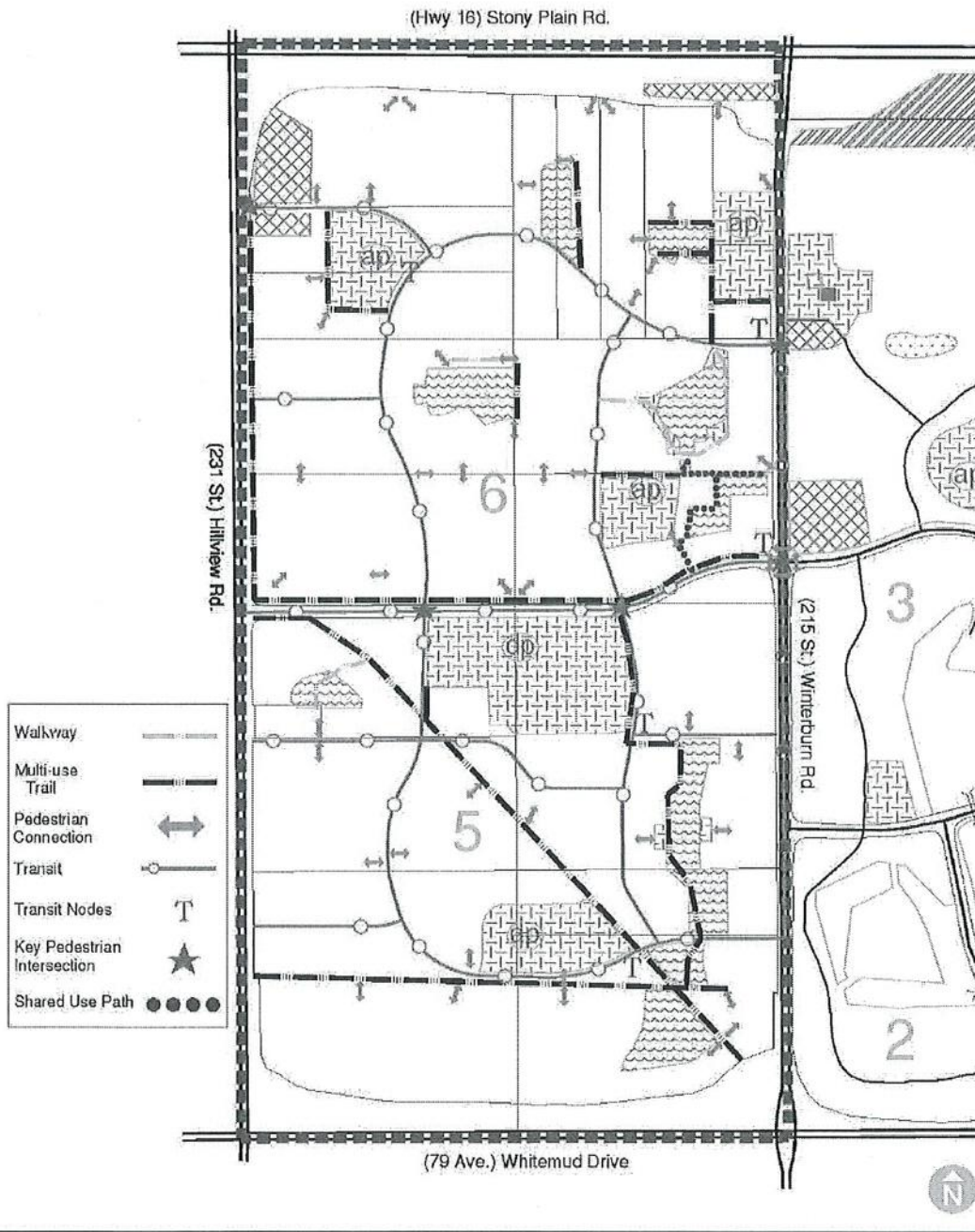


Figure 8.0 Development Concept
LEWIS FARMS
 Area Structure Plan
 (as amended)

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

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.

Figure 9.1 West Development Sector Walkway and Transit Plan



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

