

Bylaw 19028

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, 14676, 15364, 15761, 15917, 16273, 18046, 18162, 18677 and 18875; and

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

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

1. That Bylaw 8733, as amended, the Lewis Farms Area Structure Plan is hereby further amended as follows:

- a. deleting statistics entitled “The Lewis Farms Area Structure Plan Land Use and Population Statistics Bylaw 18875” and replace with the following:

**LEWIS FARMS AREA STRUCTURE PLAN
LAND USE AND POPULATION STATISTICS
BYLAW 19028**

| | 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 | 4.40 | |
| Existing Development (Winterburn Industrial) | 66.97 | |
| Total | 201.75 | |
| Net Developable Area | 812.40 | 100% |
| Residential | | |
| Single Family/Low Density Residential | 389.81 | 48.0% |
| Medium Density Residential | 100.46 | 12.4% |
| High Density Residential | 1.15 | 0.1% |
| Total | 491.42 | 60.5% |
| Commercial & Industrial | | |
| Commercial | 6.81 | 0.8% |
| Commercial Offices/Business | 15.66 | 1.9% |
| Community Commercial | 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% |

