

# *Lewis Farms Area Structure Plan*

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Office Consolidation November 2012

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*Prepared by:*

*Current Planning Branch  
Sustainable Development  
City of Edmonton*

**Bylaw 8733, as amended, was adopted by Council in June 1988. In November 2012, this document was consolidated by virtue of the incorporation of the following bylaws:**

<i>Bylaw 8733</i>	Approved June 14, 1988 (to adopt the Lewis Farms Area Structure Plan)
<i>Bylaw 10881</i>	Approved November 29, 1994 (to incorporate a re-alignment of the northern nine holes of the eighteen hole golf course that formed part of the original Development Concept)
<i>Bylaw 12183</i>	Approved December 6, 1999 (to incorporate a reconfiguration of the system of major roadways in the East Development Sector of the plan area encompassing Neighbourhoods 1,2,3, and 4, and the East Industrial area)
<i>Bylaw 12184</i>	Approved December 6, 1999 (to adjust the boundaries and some of the features within the future Neighbourhoods 4, 7, and 8, located in the northern portion of the Lewis Farms ASP)
<i>Bylaw 12488</i>	Approved January 22, 2001 (to reconfigure a portion of the Community Centre; redesignate Suder Greens Drive and Lewis Estates Boulevard from major-collector to arterial roadways; to recognize and illustrate the location of Natural Area NW7009; to clarify the appropriate routes for truck traffic; and, recognize the Arterial Roadway Assessment program as it applies to the plan area)
<i>Bylaw 13661</i>	Approved April 7, 2004 (to move the Community Centre boundary and associated land uses further north within Lewis Farms)
<i>Bylaw 13807</i>	Approved September 13, 2004 (to redesignate a portion of Normandeau Gardens from Business Industrial to Residential)
<i>Bylaw 14579</i>	Approved June 27, 2007 (to add lands from the abutting Transportation and Utility Corridor, relocate the area transit terminal, define an area for transit-oriented development and preserve a portion of natural area)
<i>Bylaw 14676</i>	Approved September 10, 2007 (to amend the West Development Sector to rationalize school sites and roadway patterns and to redesignate industrial lands to primarily residential uses)
<i>Bylaw 15364</i>	Approved February 17, 2010 (facilitate the relocation and expansion of a stormwater management facility, realignment of a collector roadway, and removal of a neighbourhood commercial site in the Webber Greens portion of the plan)
<i>Bylaw 15761</i>	Approved May 30, 2011 (to reconfigure a stormwater management facility, and residential and roadway uses in the eastern portion of the Rosenthal Neighbourhood)
<i>Bylaw 15917</i>	Approved October 24, 2011 (to reconfiguring the land use designation in the eastern portion of the Suder Greens Neighbourhood to allow for the development of mixed commercial and residential uses, and a privately owned natural area)
<i>Bylaw 16273</i>	Approved November 13, 2012 (to accommodate a Fire Rescue Station)

**Editor's Note:**

This is an office consolidation edition of the Lewis Farms Area Structure Plan, Bylaw, as approved by City Council on June 14, 1988. This edition contains all amendments and additions to Bylaw 8733

For the sake of clarity, new maps and a standardized format were utilized in this Plan. All names of City departments have been standardized to reflect their present titles. Private owners' names have been removed in accordance with the Freedom of Information and Protection of Privacy Act. Furthermore, all reasonable attempts were made to accurately reflect the original Bylaws. All text changes are noted in the right margin and are italicized where applicable.

This office consolidation is intended for convenience only. In case of uncertainty, the reader is advised to consult the original Bylaws, available at the office of the City Clerk.

City of Edmonton

Sustainable Development

# L·E·W·I·S·F·A·R·M·S

## Appendix "A" Bylaw N<sup>o</sup> 8733

Adopted as amended by City Council on June 14, 1988

Certified a true copy of Appendix  
A as referred to in Bylaw No. 8733  
(as amended)  
*[Signature]*  
Acting City Clerk

# **Lewis Farms**

## **An Area Structure Plan and Design Concept**

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(Amended by Editor)

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# Chapter One

## INTRODUCTION

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### The Plan

The purpose of this Area Structure Plan (ASP) is to outline the background and define a land use framework for the ultimate development of approximately 1,000 hectares (2,600 acres) in the west sector of the City of Edmonton. This Plan - **Lewis Farms Area Structure Plan** - is aimed at the creation of an urban development which is energy efficient, rational in its relationship to the broader urban structure within the City, responsive to current and anticipated, long term land use demand, and sensitive to the constraints and opportunities defined by the natural and man-made environments within Lewis Farms.

This ASP has been prepared on behalf of *two private corporations* by Mackenzie Associates Consulting Group Limited and Stanley Associates Engineering Ltd. Golf course design was the responsibility of Cornish and Robinson Golf Course Designers Ltd.

Amended by Editor

This document, and accompanying plans, have been prepared in accordance with Section 64 of the Planning Act. Its general purpose, as stated in the Act, is to describe the proposed land uses, density of development, the location of major roads and utilities and the anticipated sequence of development. City Council has adopted "Terms of Reference for Residential Area Structure Plans". This ASP conforms with these requirements.

### The Planning Unit

The Lewis Farms area, Sections 30 and 31-52-25-W4 and Sections 25 and 36-52-26-W4, is a logical long term planning unit. The boundaries of the plan area are as follows:

North: Stony Plain Road (*Highway 16A West*),

Amended by Editor

West: 231 Street N.W. (Hillview Road) which is the western boundary of the City of Edmonton,

South: The extension of 79 Avenue (Whitemud Drive) which separates Lewis Farms from The Grange and the Stony Plain Indian Reserve (Enoch), and

East: The outer edge of the Restricted Development Area (*Transportation and Utility Corridor*) which approximates the alignment of River Valley Road (*199 Street*).

Amended by Editor

The area can be serviced initially by extensions of existing infrastructure. The eastern half of the plan area, specifically, has long been considered a logical urban development unit, given the City and the landowners have cooperated for some time to provide oversizing of the major utility systems required ultimately to service Lewis Farms. It was accepted by City Council in July, 1982 for inclusion in Phase 1 of the Urban Growth Strategy and subsequently included in the General Municipal Plan (GMP) as an area appropriate for the preparation of an Area Structure Plan.

## **Conformance to Statutory Plans**

The Edmonton Metropolitan Regional Plan defines Lewis Farms as a "potential urban expansion" area. Land uses anticipated by the Regional Plan to be included within, this area are residential, commercial, institutional and/or industrial.

Specifically, the Regional Plan states:

### Policy 1.4 - Balanced Urban Growth

Urban municipalities, in their GMP's and *Zoning* Bylaws, should provide for a balance of non-residential and residential growth to:

Amended by Editor

- a) strengthen their non-residential assessment base; and,
- b) provide the opportunity for their residents to live and work within the same municipality.

This Regional Plan policy underlines the basic planning rationale for the Lewis Farms Community.

The **Edmonton GMP**, as amended in 1982 by the "Urban Growth Strategy" defines Lewis Farms as being an area suitable for the preparation of an ASP (Map 17.3). Urban Growth Strategy, specifically Map 2.1 - "The Growth Strategy" defines the recommended land use for Lewis Farms as a combination of "Suburban Residential" and "Suburban Industrial", the latter use generally encompassing the four quarter sections situated along and parallel to *Stony Plain Road*.

The **Parkland County Land Use Bylaw** remains in effect for the land encompassed by Lewis Farms. The zoning or "districting", as applied by this Bylaw to the Lewis Farms area is a combination of "AG- Agricultural Mixed Land Use" (east sector) and

Amended by Editor



"DC (ICR)- Winterburn South Direct Control Regulations" (west sector). The City of Edmonton is currently in the process of applying its own *Zoning* Bylaw to Lewis Farms which will supercede the existing County zoning. To complete the process of formal recognition of the Lewis Farms area as a future urban development district, on October 22, 1985 Council authorized the preparation of an Area Structure Plan by the Lewis Farms Development Group.

## **Report Format**

The first part of the report (Chapters 2 and 3) provides the background, such as site features and the urban context, which is necessary to fully understand the basis of the plan.

The second part outlines the development objectives and how these objectives have been translated into a land use and transportation concept (Chapters 4, 5 and 6). This part describes the proposed density of development, land use framework, and transportation and servicing systems required to ensure the orderly development of Lewis Farms.

The third part of the ASP outlines an implementation strategy for Lewis Farms. Finally, a detailed statistical profile of the Lewis Farms development concept is provided in Appendix A of this ASP.

## Chapter Two

### THE SETTING

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#### Regional Perspective

The site, shown on Figure 1 entitled "District Setting", is well served by the regional transportation system. It is linked to the existing built up area by *Stony Plain Road (Highway 16A, formerly Highway 16)*, as well as the rural road leading into the Whitemud Drive, Winterburn, *Hillview (231 Street)*, and *199 Street* connect the area with other entrances to the City and regional transportation corridors (i.e., *Yellowhead Trail (Highway 16, formerly Highway 16X)*). The *Anthony Henday Drive* proposed for the eastern edge of Lewis Farms will eventually act as a bypass route giving convenient access to all parts of the City and the provincial highway network.

Amended by Editor

The Lewis Farms area will be the western limit of urban expansion for the foreseeable future. Lands further west which are south of the highway are generally in agricultural use and are situated within the *Parkland County*. Within the subregion are the Towns of Spruce Grove and Stony Plain, with Devon located to the southwest. Each of these communities has a growing industrial base and the potential to evolve as self-sufficient urban centres. To the north of Lewis Farms is the partially developed Winterburn Industrial District.

Amended by Editor

Regional recreational opportunities in the area west of Edmonton focus on the major lakes, (i.e. Wabamun, Lake Isle, and Lac St. Anne). Lake Eden, a major winter and summer resort, is easily accessible along *Stony Plain Road*.

Amended by Editor

#### Urban Context

The Lewis Farms area is located immediately west of the *Transportation and Utility Corridor (TUC)* from the built-up area of West Jasper Place. It effectively forms a contiguous extension of urban development within the City of Edmonton. West Jasper Place, a major residential area, is in its last phases of development and is almost built out to the inner edge of the *TUC*.

Amended by Editor

Specifically, current conditions suggest approval of the Lewis Farms ASP is required to avoid a significant disruption in the west Edmonton residential market. The inventory of residential lots in the west Edmonton area, especially north of *Whitemud Drive*, is declining rapidly. In the report entitled "Housing Market Report - 1986", the City notes the following:

Amended by Editor

- i) as of December 31, 1985, there existed less than a two year supply of serviced residential land in the City's west sector (Table 3.6, Housing Market Report);
- ii) the west sector continues, as it has since 1982, to capture approximately one-third of the City's total housing starts; and,
- iii) 314 hectares of raw land proposed for residential use remained to be serviced in the west sector as of December 31, 1985 of which 32 hectares were located north of *Whitemud Drive*.

Combining serviced inventory with the potential lot yield of the 32 hectares which is currently being developed, an estimated 2-1/2 year supply of residential lots exists within the City's west sector north of *Whitemud Drive*.

Amended by Editor

The Grange, located south of *Whitemud Drive* and east of Winterburn Road, is now farmed but is being actively planned for residential development. The Stony Plain Indian Reserve #135 is located west of Winterburn Road and south of *Whitemud Drive*. The area along Winterburn Road is planned to be developed for urban uses by the Enoch Band. Residential development of the majority of Lewis Farms therefore would be compatible with the intended use of the lands encompassed by The Grange and the Reserve.

Amended by Editor

The area north of Lewis Farms will be developed eventually for industrial purposes, with some existing residential pockets remaining. Both sides of *Stony Plain Road* in this area have a variety of existing highway commercial uses (eg. motels, gas stations, and restaurants). With proper planning, these types of uses present no major constraint to development in Lewis Farms.

Amended by Editor

In terms of the City's general growth pattern, the City has determined through its Urban Growth Strategy that it is desirable for residential uses to extend westward, south of the Highway and that industrial uses be limited to the half-mile wide strip south of the Highway and the area north of *Stony Plain Road*. The area north of the Highway (Winterburn Industrial) forms an extension of the City's Northwest Industrial District.

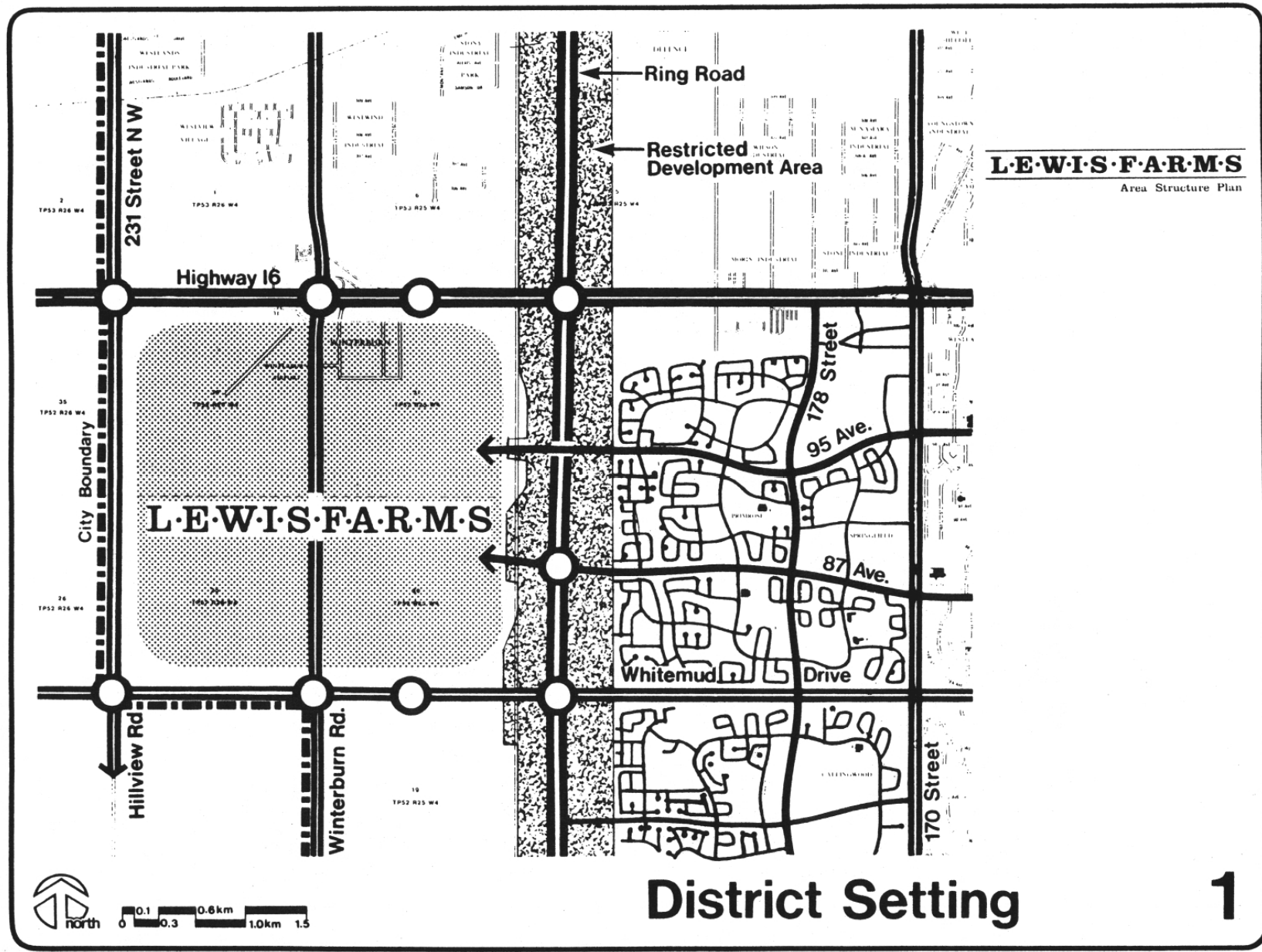
Amended by Editor

The *TUC*, to the east of the plan area, is currently used for agriculture, but will ultimately be used for a transportation and utility corridor. Construction of *Anthony Henday Drive* has commenced, and there is an existing high voltage transmission line, in the *TUC*.

Amended by Editor

The land use and development pattern proposed for the Lewis Farms area should be consistent with the general land use pattern defined by the Urban Growth Strategy. It should also ensure the creation of a compatible and functional inter-relationship with areas of existing development to the east (West Jasper Place), and with future areas of development to the south (The Grange, Stony Plain Indian Reserve), the west, and the north.

**Figure 1.0 District Setting** (Bylaw 8733, June 14, 1988)



## **Chapter Three**

### **ENVIRONMENTAL ASSESSMENT**

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A number of man-made factors and the site's natural features define potential constraints and/or opportunities which should be ameliorated or exploited, respectively, by the development concept proposed for Lewis Farms. Among those factors are the current use of the land encompassed by Lewis Farms, adjacent development (existing and proposed), soils, vegetation, topography and land ownership.

#### **Topography**

Lewis Farms which forms part of the third Prairie Steppe, is level to gently rolling. Since glaciation, this area has been subject to wind and water deposition. The slopes of the low hills are long and gradual. Contours are shown on Figure 2, entitled "Topography/Drainage".

The site gently slopes from west to east. The eastern half falls from the highest areas, along Winterburn Road, approximately 18m to the lowest point along *199 Street* in the northeast sector of Lewis Farms. This drop which occurs over a mile, is equal to about a 1.1% slope. There are some steeper local slopes but none which present any significant constraint to development. In addition, within the east sector there exists a number of localized poorly drained areas east along *199 Street*. Much of this area is now drained by roadside ditches. A major drainage ditch which forms the northern limit of La Perle in West Jasper Place drains much of the area located adjacent to *Stony Plain Road*.

Amended by Editor

As the Soil Survey reports, the topography of the western half of Lewis Farms is of the knob and kettle variety, the slopes being fairly steep but smooth. The area contains many small closed depressions created by the melting of buried, or partly buried, blocks of glacial ice that remained after sedimentation. It drains, in general, from west to east but at a flatter slope than the eastern half.

#### **Soils and Vegetation**

Soils are generally products of the environmental conditions under which they have developed. Their characteristics, therefore, are dependent upon climate, vegetation, nature of parent materials, topography, drainage and time.

Figure 3 - "Soils" shows a composite of the Alberta Soil Survey and the Canada Land Inventory (CLI). Ratings are an average for the larger soil zones rather than providing details of localized areas. The CLI is based on the Alberta Soil Survey but adds capability classes which indicate potential productivity.

The Lewis Farms area contains six soil types which fall into five different capability classifications ranging from 1 to 4. The overall soils rating for the area, established during the preparation of the City's Urban Growth Strategy in October, 1981 is "fair". This is the second lowest class and confirms the land should not be reserved for agricultural production. In general, the soils do not present a significant planning constraint. As in some areas of West Jasper Place, special engineering attention will have to be paid to the areas containing Organic Soils.

The area of tree and brush cover is shown on Figures 4 and 5. A substantial area along *199 Street* retains its natural vegetation cover. This area, mostly spruce, poplar and brush, coincides with the areas of poorer soil. The western area, being cropped, has been mostly cleared. Several treed areas are located along the west side of Winterburn Road and around the farmsteads. As well, many of the *rural residential* lots within the Normandeau Gardens subdivision have been extensively landscaped. While the brush is of little aesthetic value and will inevitably be disturbed by improved urban drainage, the more mature trees are a valuable amenity and should be preserved where that potential exists.

Amended by Editor

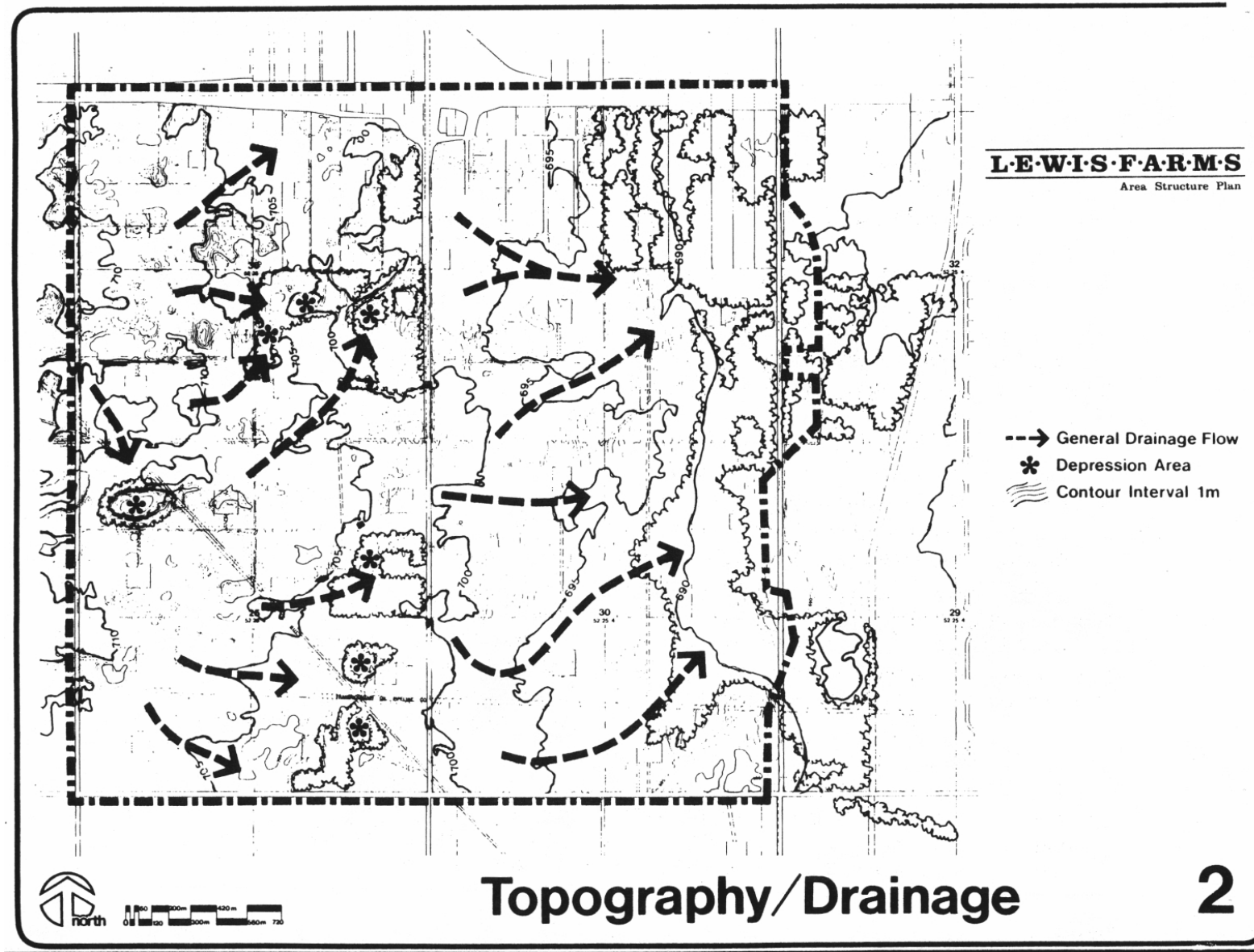
### ***Natural Areas***

*The McDonagh Peatland (NW7009) was categorized by the Inventory of Environmentally Sensitive and Significant Natural Areas report dated November, 1993 as an "environmentally sensitive area". The recognition of this Natural Area is appropriate at this time as the creation of the Lewis Farms ASP pre-dates City Council's policy C-467 regarding the Conservation of Natural Sites in Edmonton's Table Lands (1995). This recognition highlights the need to consider the future of NW7009 in any subsequent neighbourhood planning exercises.*

Bylaw 12488  
January 22, 2001  
Amended by Editor

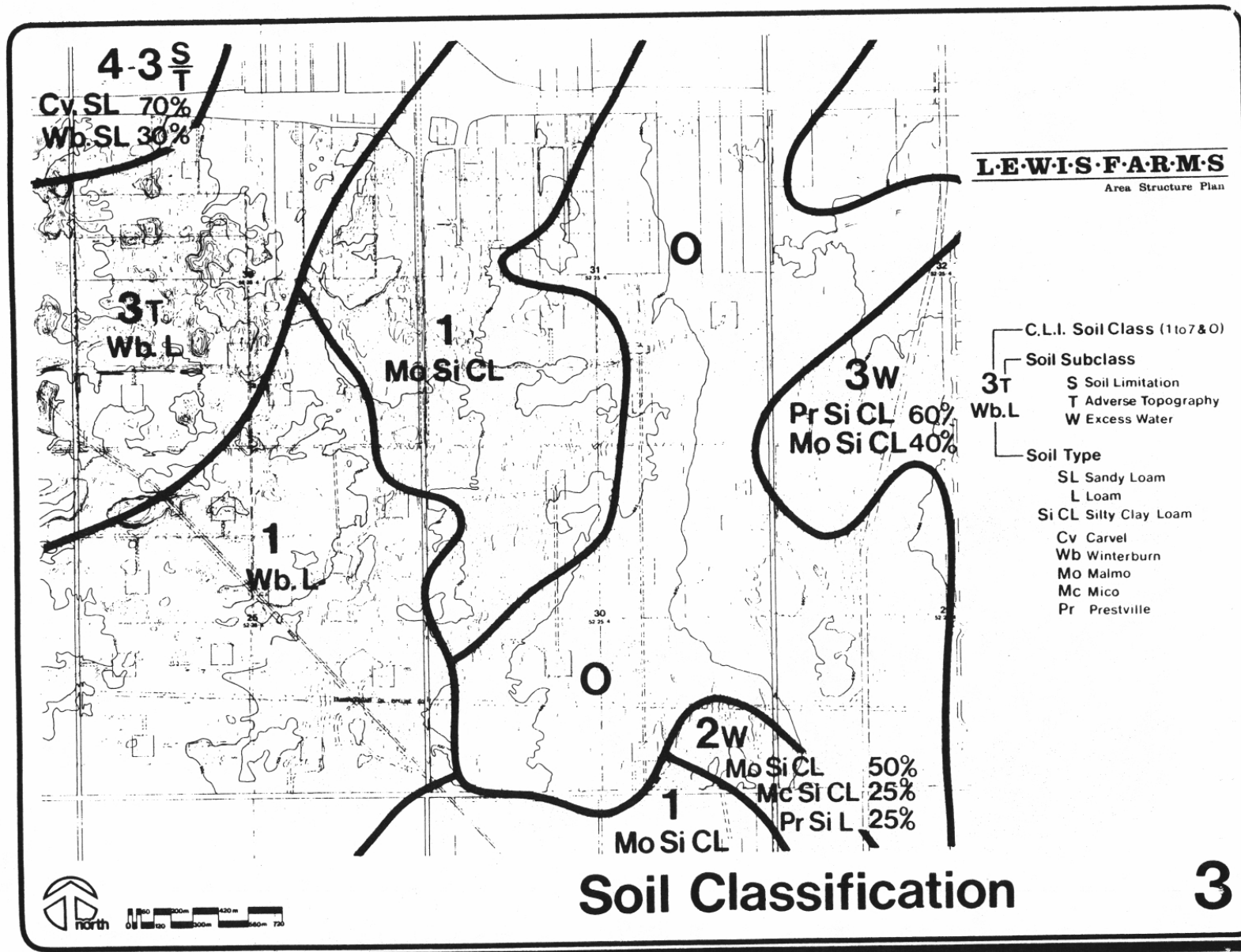
*This Natural Area has been identified on the Development Concept Map to provide for consideration of this natural area as part of future neighbourhood planning within the area.*

**Figure 2.0 Topography/Drainage** (Bylaw 8733, June 14, 1988)

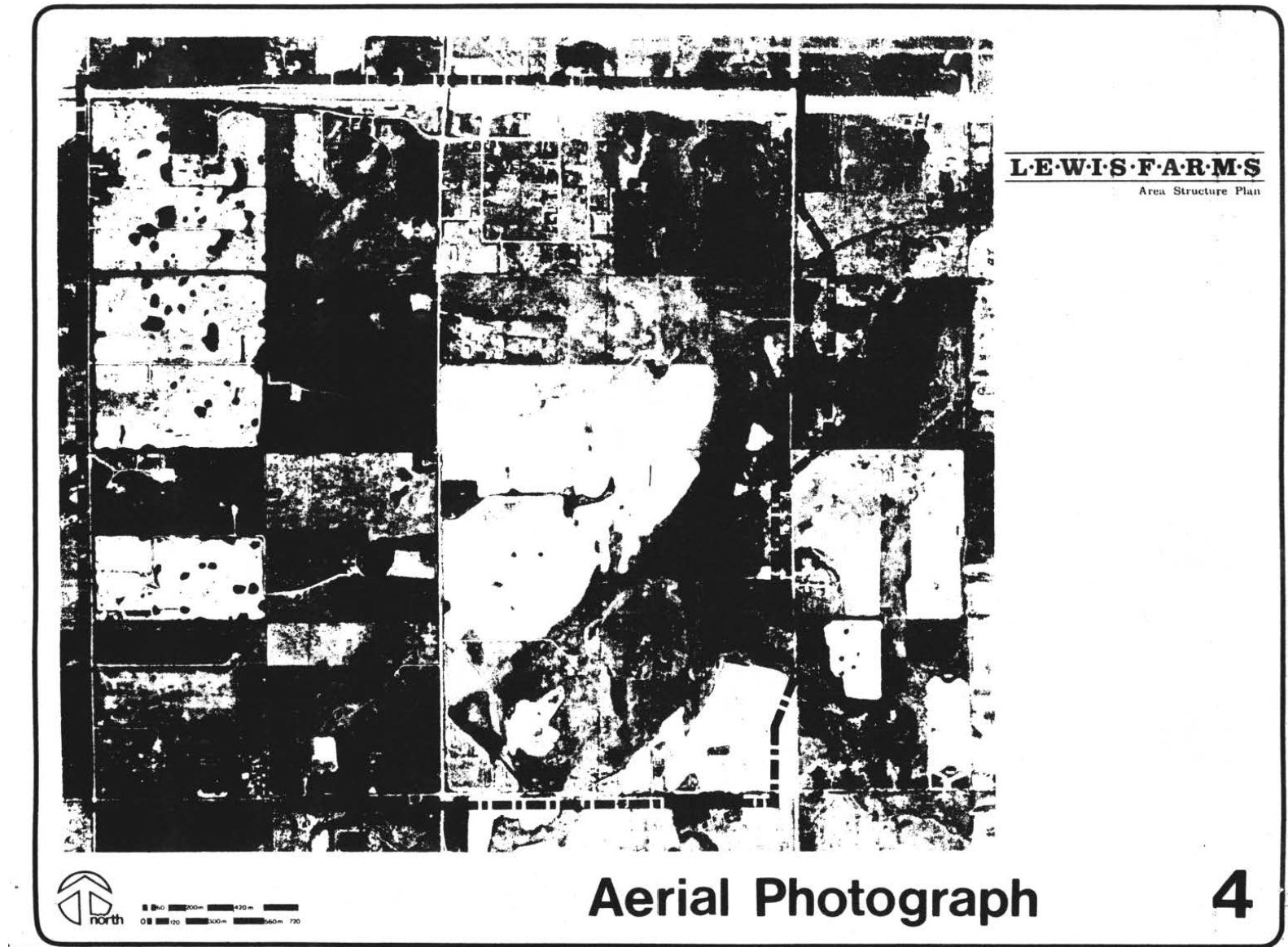




**Figure 3.0 Soil Classification** (Bylaw 8733, June 14, 1988)



**Figure 4.0 Aerial Photograph** (Bylaw 8733, June 14, 1988)



## Existing Land Use

A general overview of the site is given by the aerial photograph. Figure 5 identifies the existing land use within Lewis Farms.

The majority of the area remains undeveloped and used primarily for agricultural purposes, specifically crop production. Several farmsteads exist within the area primarily within the west sector of Lewis Farms. In addition, there is a scattering of abandoned and dilapidated farm structures located primarily within the northeast sector of Lewis Farms.

The Normandeau quarter section (NW 31) is the major exception to the agricultural/natural character of the area. It has been developed as a *rural residential* community since subdivided in 1953. Parcels are generally between one and two hectares in size. There is a limited range of utility services. The majority of the quarter section is developed for single family dwellings which are in relatively good condition. A few parcels remain undeveloped.

Amended by Editor

The Winterburn School, formerly operated by the *Parkland County* School Board, is located on Winterburn Road and has a capacity of close to 500 students. Two separate buildings were constructed in several phases since 1949, the most recent in 1971. Adjacent the school is a senior citizens activity centre. Across the road west from the school is a municipal park site, developed with baseball fields.

Amended by Editor

Along *Stony Plain Road* are a number of commercial uses including storage compounds, locker storage, and a greenhouse. Further west of the Winterburn interchange there is a motel and tire repair shop.

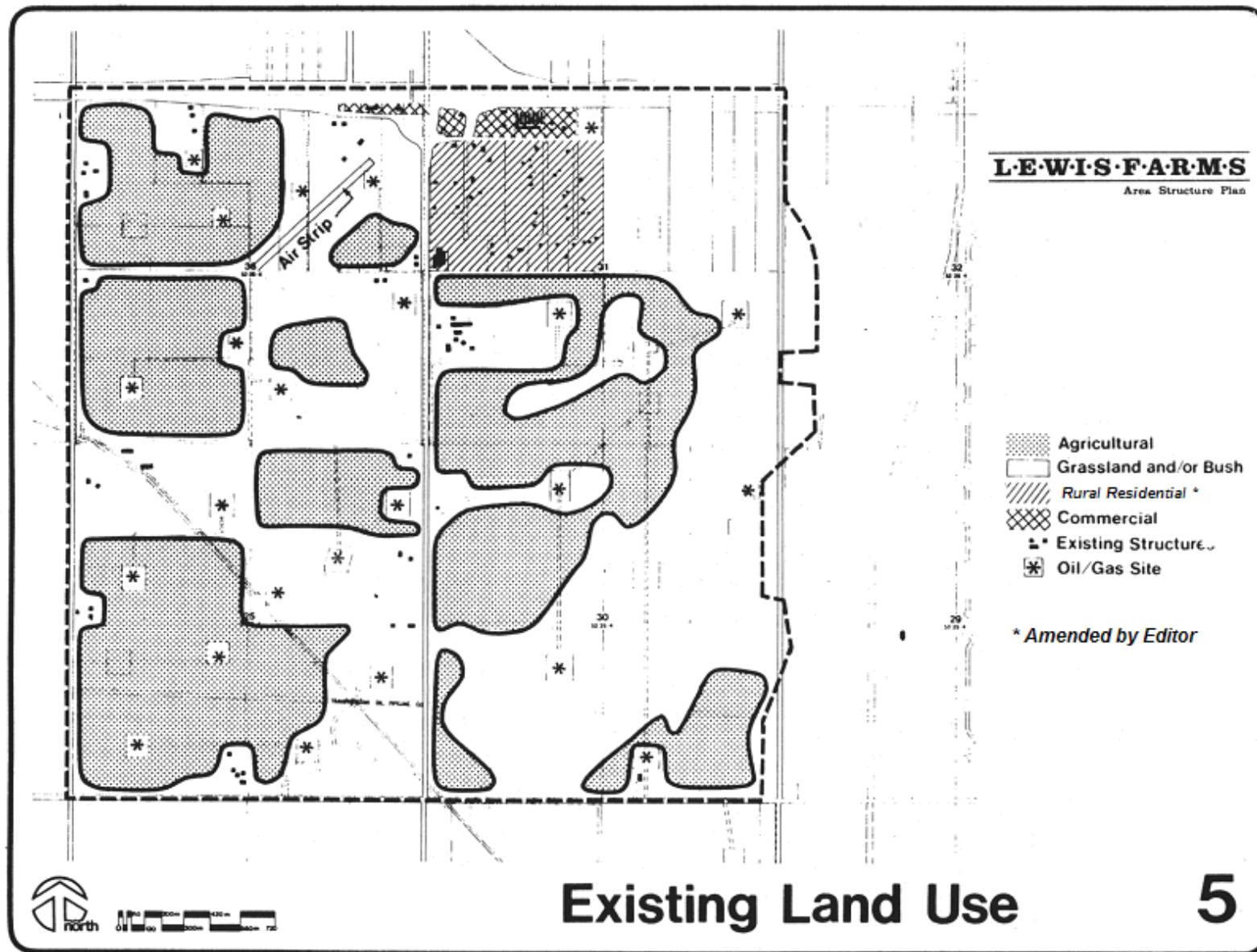
Amended by Editor

The most dominant use in the NE 1/4 of Section 36 is a small private grassed air strip which has existed for almost 25 years. This facility, however, no longer has an operating license.

Alberta Culture have advised, based on surveys of adjacent areas, that no historical resources are anticipated which will constrain development.

In summary, there are no existing uses which will create major problems in implementation, non-conformities, or incompatibility in the long run.

**Figure 5.0 Existing Land Use\*** (Bylaw 8733, June 14, 1988)



## Oil and Gas Facilities

The oil and gas facilities within Lewis Farms are shown on Figure 6. These facilities can be divided into three basic groups. The first are the major transmission lines which cross the area. Second are those facilities which extract the resource from the ground and store it, including the interconnecting flow lines. Third are the pipelines which collect the gas and oil and carry it from the plan area. The Alberta *Energy Resources Conservation Board (ERCB; formerly the Alberta Energy and Utilities Board)* have advised there are no "sour" gas facilities which require the special setbacks listed in the Subdivision Regulations.

Amended by Editor

### i) Major Transmission Lines

The *oil pipeline*, which carries oil to the west coast, crosses the plan area approximately 400m north of *Whitemud Drive*. This pipeline, 600mm in diameter, is located slightly off-centre in an 18m wide right-of-way. Two other pipeline rights-of-way diagonally cross the southwest corner of the plan area.

Amended by Editor

A natural gas line, operated by *a private corporation*, is located in a 15m right-of-way. This line has a meter station where it crosses Winterburn Road. Next to this is a 200mm water pipeline, operated by *a private corporation*. It carries water from the North Saskatchewan River for injection into subterranean formations to increase well productivity.

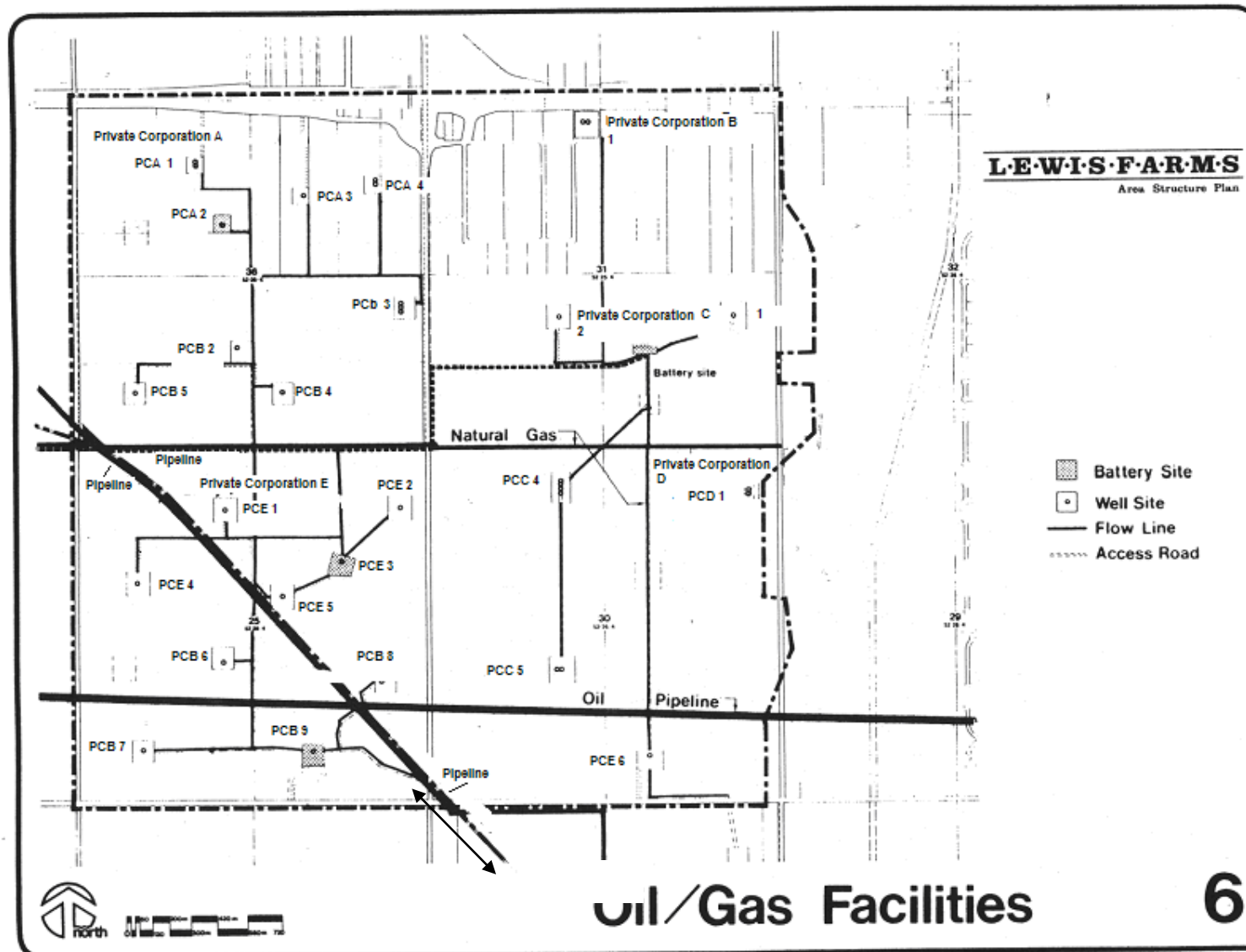
Amended by Editor

### ii) Extraction Facilities

Lewis Farms, as most of the developed area of West Jasper Place, is on the eastern edge of the Acheson gas and oil field. In total, there are currently 25 operating well sites in Lewis Farms. In the east half with eight sites, well spacing is generally one site per quarter section. Spacing in the west half with 17 sites is generally two wells per quarter section.

Gas and oil are drawn from the sub-surface formations, either flowing under pressure or pumped to the surface. From the wells a mixture of oil, gas and water is pumped through small diameter flow lines to centralized battery sites. At this point, the various components are separated. Most of these well sites are just over a hectare in size and contain a variety of storage and production equipment.

**Figure 6.0 Oil/Gas Facilities\*** (Bylaw 8733, June 14, 1988)



\*Amended by Editor

### iii) Minor Pipelines

The oil is either stored at the battery sites and trucked out or it is carried west through a secondary crude line operated by *a private corporation*. It is a 75mm steel line in a 10m right-of-way. Some of the gas is pumped from the battery site through the *Natural Gas line* to the ICG gas plant located west on *Stony Plain Road*.

Amended by Editor

An *ERCB* hearing in 1983 addressed integrating these facilities with urban development. The *ERCB* Inquiry Report D 83-F dated July 1983, states "that it would not be in the public interest to delay urban development...even though the oil and gas contains small amounts of H<sub>2</sub>S, co-existent developments can proceed without endangering the safety of the general public". The *ERCB* report provides additional background information which will be useful for each successive stage of detailed design. "Oil and Gas Facilities" in Chapter 5 and Appendix B deal at some length with how this can be accomplished.

Amended by Editor

### **Access**

The plan area, bounded by major roadways, will have very good access to the regional transportation network. *Stony Plain Road* is a four and six lane divided highway with a rural cross section. It has at-grade intersections with *199 Street* and *231 Street*, *Winterburn Road* and *Stony Plain Road* are grade separated.

Amended by Editor

*231 Street* and *199 Street* are currently developed at a rural road standard. *Winterburn Road* is oiled and is to be upgraded to a major arterial, the first continuous north/south road west of the *TUC*. *231 Street* will eventually be closed and replaced by *Anthony Henday Drive*. *Whitemud Drive* will be extended west at freeway standards.

Amended by Editor

Arterials from *West Jasper Place* will, when extended, provide good access to existing built up areas, shopping, and schools. *Webber Greens Drive* (87 Avenue) will connect to *Anthony Henday Drive* when built, allowing all directional access and connections to the future 100 Avenue roadway.

Amended by Editor

In summary, the area is well served by major roads. These routes have a definite influence on the area by forming the outer boundaries, the division between catchment areas and neighbourhoods, and by creating opportunities for more intensive land use at highly accessible locations.

## Land Ownership

The Normandeau area consists of a number of individually owned acreages. One parcel adjacent *Stony Plain Road* is owned by the Province. There is also reserve land in the area which was transferred to the City's jurisdiction upon annexation. This fragmented area will require more detailed and sensitive planning to ensure effective development and servicing. Although later in terms of staging, this area is likely to be delayed further until the land can be consolidated into economic development units. Experience in Edmonton indicates areas of fragmented ownership are the most difficult to develop and, as a result, are often the last.

Amended by Editor

The west sector within Lewis Farms is also an area of diversified holdings. Only two quarters remain unsubdivided and several are divided into either 16 or 32 hectare parcels. It has been found that parcels of these sizes, however, have not been a deterrent to logical development. The NE 1/4 of Section 36 is most fragmented. This quarter includes two reserve parcels, totalling six hectares. Several small parcels are isolated between *Stony Plain Road* and the turning lanes proposed at Winterburn Road.

Amended by Editor

The largest consolidated holding, approximately 324 hectares, has been held for a number of years by development interests, *by the original ASP's proponents*.

With development interests having a majority interest in the east sector and with consolidation, the ownership pattern should not present a significant constraint to development of Lewis Farms. (Figure 7: Land Ownership).

## Restricted Development Areas

A half mile wide *Transportation and Utility Corridor (TUC)*, encircling the entire City of Edmonton, separates the proposed development area from West Jasper Place. It was proclaimed by the Provincial Government in a series of regulations dating from 1974. In 1980, the Cabinet passed Order-In-Council 621-80 which added a strip of land 76m wide to the *TUC* from the east edge of Section 30. The *TUC* is intended to preserve a corridor for major utility lines, pipelines, and *Anthony Henday Drive*. The priority link of the *Anthony Henday Drive* is that segment between *Whitemud Drive* and *Stony Plain Road* (ie., adjacent the east boundary of Lewis Farms). Essentially, the corridor's primary objective is to minimize land use conflicts resulting from the uncoordinated crossings of urban lands by major utility installations. A major high voltage line has already been constructed within the *TUC*.

Amended by Editor

In a letter to owners in July, 1980, Alberta Environment advised that some of the

Amended by Editor



*TUC* land is in excess of their ultimate requirements and that extra lands could be freed for development. Since then, Alberta Environment has completed a reassessment of land requirements. While these detailed plans have not been formally adopted, they are consistent with this ASP.

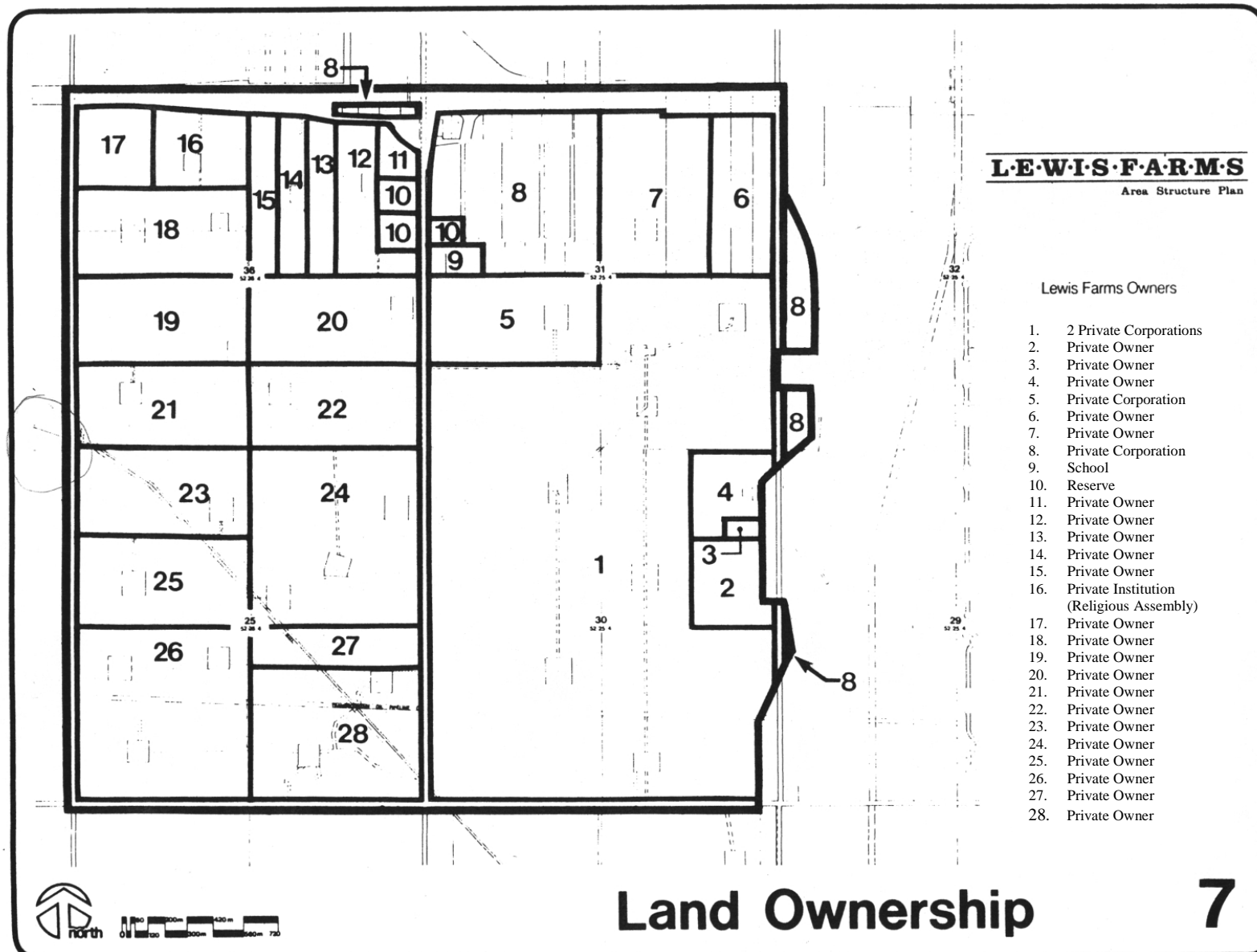
In terms of this plan area, the *TUC* provides a vast amount of surface land which can be used for various forms of recreation. Given appropriate vehicular and pedestrian access to the *TUC*, it could provide some recreational opportunities for residents of Lewis Farms. Overall, the proximity of the *TUC* will benefit the residents of Lewis Farms because of the open space and the access the *Anthony Henday Drive* will provide. Adequate space has been provided in the road corridor for buffering adjacent uses. As such, the *TUC* will have no adverse effect on adjacent land uses.

Amended by Editor

## **Conclusion**

The development concept proposed for Lewis Farms must recognize various environmental limitations in the design of this potential residential and employment area. The natural and man-made environments, however, provide a number of opportunities which can be exploited to the long-term benefit of the urban environment within Lewis Farms. The manner in which these limitations are recognized and the opportunities exploited are detailed in the following Chapters which define a set of development objectives for Lewis Farms and propose a development concept.

**Figure 7.0 Land Ownership\*** (Bylaw 8733, June 14, 1988)



\*Amended by Editor

## **Chapter Four**

### **DEVELOPMENT OBJECTIVES**

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This Chapter outlines the development objectives used to formulate the land use and transportation concept proposed to guide the ultimate development of Lewis Farms.

#### **Overall**

1. To provide a land use framework for the detailed planning of a high quality residential area, including a golf course, associated complementary uses, and an employment area.
2. To allow for economical phased development at the earliest practical date consistent with municipal planning objectives, policies and legislation.
3. To provide for successful co-existence of resource extraction and urban development through sound planning and the application of appropriate guidelines.

#### **Residential**

1. To accommodate a population of approximately 30,100 persons in an attractive residential setting.
2. To apply neighbourhood planning principles based on the provision of local services such as schools, parks and shopping.
3. To provide flexibility for a wide variety of lifestyles and household types by allowing a full range of housing forms from single family dwellings to high rise apartments appropriately located.

#### **Commercial**

1. To provide a hierarchy of commercial land uses to serve the anticipated population within the trading area, including community, neighbourhood and convenience commercial areas. To provide for a community centre which, offers opportunities for employment, housing, shopping, services and social interaction.
2. To provide potential opportunity for highway commercial use to service the travelling public.

## Industrial/Business

1. To provide for a high quality employment area along *Stony Plain Road* and adjacent the *TUC* to ensure a balanced land use framework within Lewis Farms.

Amended by Editor

## Schools

1. To establish locations for schools which meet the requirements of the School Boards.
2. To economize on land by joint use school/park sites.

## Open Space

1. To meet the demands of future residents for active, passive and aesthetic open space and recreational areas on both a neighbourhood and district scale.
2. To allow access to the *TUC* lands for potential recreational use.
3. To incorporate a golf course within Lewis Farms to enhance the residential environment and buffer resource sites.

Amended by Editor

## Transportation

1. To provide an efficient hierarchial circulation system for automobiles, pedestrians, bicycles, and public transit within the area which effectively interconnects with the surrounding arterials.
2. To maintain and upgrade the existing rural grid network as appropriate.
3. *To recognize the Arterial Roadway Assessment Program as it applies to the Plan area of the Lewis Farms ASP.*

Bylaw 12488  
June 22, 2001

## Natural Environment

1. To maintain mature vegetation as an amenity feature where practical.
2. *To provide for consideration of Natural Area NW 7009, as identified by the Inventory of Environmentally Sensitive and Significant Natural Area report, dated November, 1993, as part of future neighbourhood planning within the plan area.*

Bylaw 12488  
June 22, 2001

## **Existing Uses**

1. To allow for the continuation of existing uses, including the Normandeau area, until individual owners wish to change use.
2. To sensitively integrate existing oil and gas facilities, plan for their upgrading, and eventual conversion to urban land uses when no longer required.

## **Utilities**

1. To provide an economical servicing system based on an extension of existing city systems.
2. To provide a practical phasing sequence.
3. To integrate the stormwater ponds as an amenity, where practical and as a golf course feature.

The next section describes, in detail, the land use concept that results from these general objectives.

## Chapter Five

# LAND USE CONCEPT

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The land use concept, shown on Figure 8 - "Development Concept" has been developed in response to the opportunities presented by the site, the district setting, and the overall transportation system. Development intentions are expressed through the objectives of the previous sections, in conformity with current design and planning standards and policies.

The proposed land use is primarily residential. Depending on future neighbourhood structure plans, a population of over 31,500 would be accommodated in 6 distinct neighbourhoods.

Bylaw 14676  
September 10, 2007

An 18 hole golf course, a significant amenity feature, is proposed as an open space "anchor" for the residential component within the east development sector of Lewis Farms. Central to Lewis Farms is a concentration of uses which effectively form a "community centre". This area includes a seven hectare retail commercial site, the district passive park, the golf course club house and associated facilities, an area of medium to high density multiple-family and apartment accommodation, and various institutional uses such as churches. Extending along the north perimeter of Lewis Farms and wrapping around the community's northeast corner is a proposed business industrial area which, at ultimate development, could provide in excess of 5,700 employment opportunities.

*In addition to the "community centre", a neighbourhood node will be located north of Webber Greens Drive adjacent to the Lewis Farms Transit Centre and future LRT terminus. This portion of the Transit Centre/TOD area north of Webber Greens Drive will provide a diverse mixture of residential and commercial land uses in a pedestrian-friendly form to support transit use and to act as a gathering place for local residents.*

Bylaw 15917  
October 20, 2011

The following sections give full details for each land use and transportation component of the plan.

### Community Centre

A mixed-use district centre is proposed in a central location on Winterburn Road. The principal component, approximately 5.1 hectares in size is a community shopping facility. This centre would provide retail services for the approximately

Bylaw 13661  
April 7, 2004

Amended by Editor

10,300 households in the plan area. Whitemud Freeway and *Stony Plain Road*, however, will include the community centre within a convenient travelling distance of a much wider population. With this trade area, the centre could provide a full range of retailing and entertainment facilities typical of such a district centre. It is also anticipated that the centre would include a limited amount of professional, financial, and office support services and, potentially, certain public institutional uses (eg., library, health unit). The shopping centre could have up to 24,500m<sup>2</sup> of gross leasable floor area.

A second major component of the community centre is residential. Primarily medium to high density, non-family housing is proposed to be located adjacent the community shopping centre and proximate to the district park. This will take advantage of the site's accessibility, placing a full range of housing forms close to west end employment opportunities. By providing this housing in a central location, it will avoid the over concentration of apartments within the neighbourhoods. Detailed design guidelines for the concentration of medium and high density housing and the means of implementing them will be addressed at the NSP stage.

With full development of the various components which comprise the community centre, the plan area will have a focus that will serve to define Lewis Farms as a distinct and identifiable community within the City of Edmonton.

*The following goals for design within the West Development Sector's portion of the Community Centre will be achieved through Direct Control zoning and subdivision Conditions for servicing:*

Bylaw 14676  
September 10, 2007  
Amended by Editor

- *A system of walkways, plazas and amenity areas that connect residential and community uses within the Community Centre;*
- *Landscaping will be used as a design element to define public and private spaces, and provide focus to internal walkways, plazas and amenity areas;*
- *Parking located underground for the majority of residential development and surface parking to be developed in smaller clusters to be landscaped and located away from the street;*
- *Buildings to define a consistent edge along public roadways, to create an attractive pedestrian scale and environment adjacent to the street and all internal walkways, with consistent architectural elements that provide the sense of an urban village within the Community Centre;*
- *Building heights that will be transitioned to create a comfortable environment for pedestrians, with reduced height adjacent to streets and walkways, and increased height towards the centre of the site;*
- *Streetscapes abutting the Community Centre will complement those within the Community Centre and will create a unique identity for the area; and*
- *Safe, convenient, attractive and visible pedestrian crossings of major arterials will be provided to connect all four quadrants of the Community Centre.*

*The Community Centre components of the West Development Sector compose approximately 17.0 ha as follows:*

- *Multi-family: 14.1 ha yielding 1,055 units;*
- *Roadway: 1.7 ha; and*
- *Pipeline ROW: 0.8 ha.*

*Housing may be for traditional and non-traditional markets and could include different multi-family housing forms and niche markets, (e.g. empty nester, lifestyle). The opportunity exists for the City to purchase lands in the Community Centre for affordable housing and for other civic uses.*

## **Golf Course**

A major amenity feature proposed within Lewis Farms is an 18 hole golf course. This facility, to be developed, maintained and operated by the Lewis Farms Development Group, will be open to all residents in the community and the general public. The idea for a golf course originated with a desire: (i) to minimize the impact on urban development of the resource extraction facilities in the east sector of Lewis Farms through linking these facilities with a lineal open space area; and, (ii) to optimize the utilization of the majority of the area of poorer quality soils. Accordingly, the notion of a golf course evolved.

As designed, the golf course meanders throughout Neighbourhoods 1 through 4 linking a number of well sites and utilizing portions of the *oil pipeline* right-of-way as fairway for the golf course. The plan has support in principle from the operators of the resource facilities which will be integrated with the golf course. Details regarding the improvements will be negotiated by the developer and the individual resource operators in accordance with the *ERCB's* Inquiry Report and the City's guidelines report, and mutually agreed upon prior to the commencement of any surface disturbing activities.

Amended by Editor

A number of residential enclaves are created by the design of the golf course which are capable of being developed with separate and distinct physical identities. It is anticipated that approximately 40 to 50% of the residential development in the east sector of Lewis Farms will have direct exposure to the golf course. A security enclosure of the golf course, however, will be provided to ensure access is restricted to the club house area.

Given that the golf course represents private initiative serving a distinct and identifiable public interest, the area encompassed by the golf course has been deducted from the gross area prior to calculating the area subject to municipal reserve



dedication. If necessary, the amount of MR that would normally result from the subdivision of the golf course lands can be registered by way of a "Deferred Reserve Caveat" against the golf course. This amount of MR, as a consequence, would be due the City should these lands be developed in the future for other than the proposed use. However, on May 10, 1988 City Council instructed that the plan reflect the golf course as part of the gross developable area, and that all statistics and associated information reflect this.

Where the golf course extends over arterial roadways, grade-separated crossings will be provided by the proponent. Specifically, these crossings will occur between Holes 3 & 4, 6 & 7, 9 & 10, and 14 & 15. In the latter case, the crossing will be designed to accommodate student movements between the residential cell in Neighbourhood 2 (*Breckenridge Greens*) and the public elementary school in Neighbourhood 1 (*Potter Greens*). Details of this crossing will be the subject of further discussions among the Lewis Farms Development Group, the School Boards and *Sustainable Development*.

Bylaw 10881  
November 29, 1994

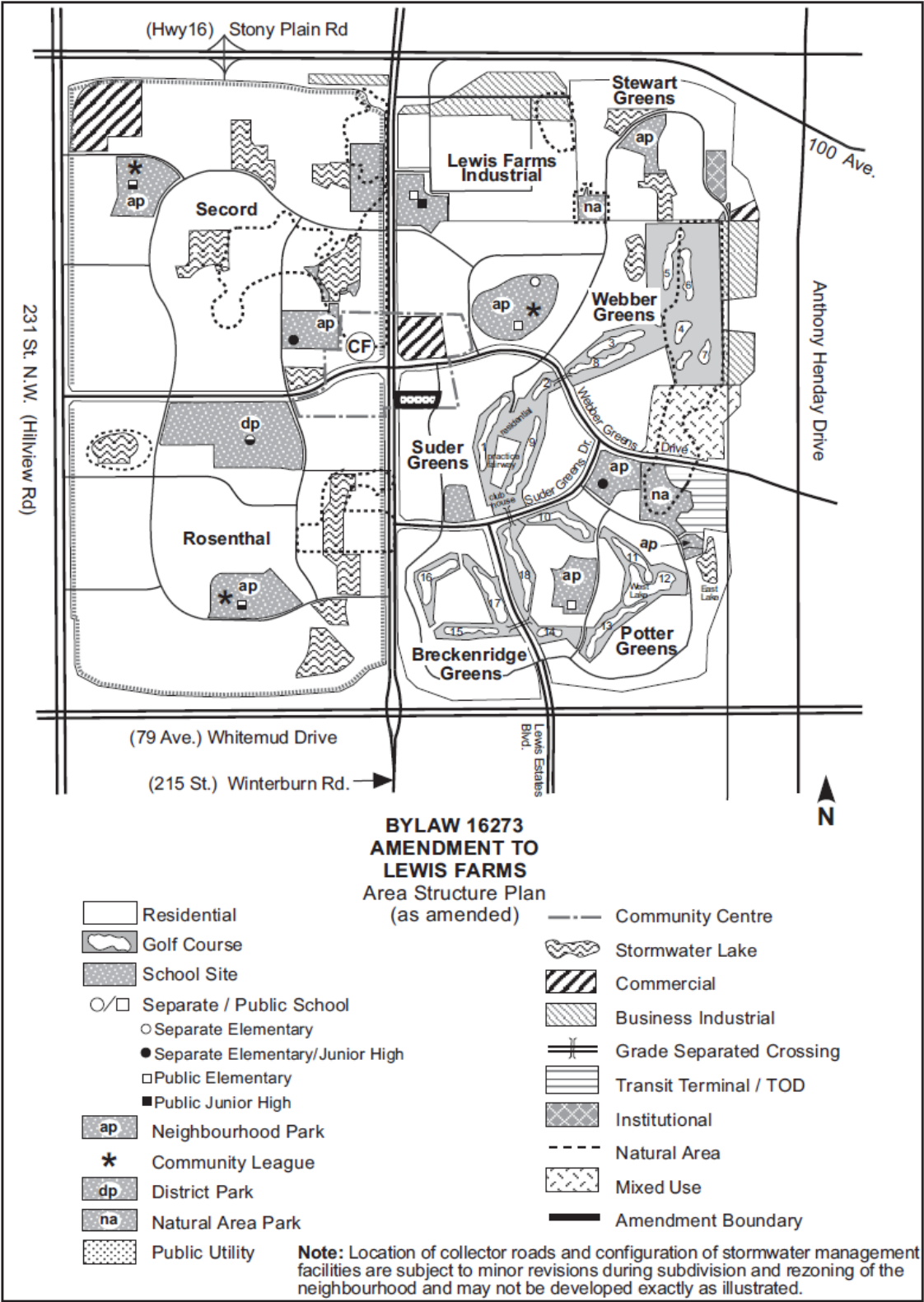
Amended by Editor

*A portion of the north nine holes, generally located west of 199 Street and north of Webber Greens Drive (95 Avenue), has also been identified as an Environmentally Sensitive Area (ESA). The study, entitled "Inventory of Environmentally Sensitive and Significant Areas, (Policy C-4676 Conservation of Natural Sites in Edmonton's Table Lands)" identifies the McDonagh Peatland as a Local Environmentally Sensitive Area. The northern portions of the McDonagh Peatland is to be adapted to accommodate four holes of the re-aligned golf course in a manner that would be sensitive to the retention of existing vegetation and hydrological conditions. Use of the area for golf course purposes will allow a significant area of existing vegetation to remain in its natural state. In addition, the integration of the stormwater drainage system with the golf course will increase the amount of natural open space.*

Bylaw 10881  
November 29, 1994  
Bylaw 12183  
December 6, 1999  
Amended by Editor

The golf course, finally, will be included with the first stage of residential development in Lewis Farms. It is anticipated that Holes 10 through 18 will be developed first with the "front 9" following a year to 18 months later. (Note Figure 11 - Development Staging).

**Figure 8.0 Development Concept** *(Bylaw16273Approved November 13, 2012)*



## Residential

The residential part of the plan area is divided into *six* cells or neighbourhoods. Arterials generally form the boundaries of these residential cells.

Bylaw 14676  
September 10, 2007

The density of development in Lewis Farms will approximate 46.0 persons per gross developable hectare over the residential area. This results in a total of about 10,300 dwelling units with a population of over 31,500 persons which is based on the tentative land use mix and density range given for each neighbourhood as outlined by the "Neighbourhood Profiles" in the Appendix. While giving an overall indication of population that can be expected, it is anticipated that these figures will vary over the development period in response to such changing factors as market preferences, interest rates, and household sizes.

Bylaw 13807  
September 13, 2004

One residential objective is to provide a full range of housing types in the plan area. Densities have been suggested for each neighbourhood given the amount of open space, access to the major road network, and convenience to higher order commercial uses. Locations for specific housing types will be designated at the neighbourhood stage using current design guidelines. In accordance with Council policy, specific sites for social housing will be identified at this more detailed planning stage if housing demand, and programs require it. Generally, the mix of housing is approximately 80% detached single family and semi-detached housing; 15% ground related multiple-family housing; and 5% apartment housing. The emphasis is being placed on traditional single family housing due to the distance from the City centre.

Bylaw 14579  
June 27, 2007

*In addition to other residential developments in the Lewis Farms ASP, a rural residential subdivision (Normandeau Gardens) is located in the north end of the ASP just east of Winterburn Road. This subdivision was registered in 1953 with Parkland County until annexed by the City of Edmonton in 1982. Some commercial uses are also located within the subdivision along both sides of 100 Avenue and remain designated as a business industrial area.*

Bylaw 13807  
September 13, 2004

*This area remains un-serviced. If the property owners wish to connect to services in the future, all infrastructure extensions and upgrades must be completed at the expense of the landowners in accordance with City standards. Collectively, the rural residential property owners of Normandeau Gardens have the opportunity for redevelopment into an urban residential neighbourhood, similar in scale and function to other Lewis Farms neighbourhoods to the south. The ultimate form of any future neighbourhood redevelopment would depend on a complete Neighbourhood Structure Plan (NSP) submission and associated engineering studies.*

Bylaw 13807  
September 13, 2004

## ***Transit Oriented Development***

*A Transit Oriented Development (TOD) area is located north and south of Webber Greens Drive in Neighbourhoods 1 and 3 (Potter Greens and Suder Greens). The area south of Webber Greens Drive is composed, from north to south, of: a transit terminal, a park-and-ride facility, and an area for uses supportive of TOD principles. The area north of Webber Greens Drive is also an area for uses supportive of TOD principles.*

Bylaw 15917  
October 24, 2011

*The transit terminal provides for local bus service for west end development and for serving the growing west Edmonton population by supplementing the existing West Edmonton Mall transit terminal. The terminal also forms the initial terminus of the Lewis Farms to Downtown and the South Campus High Speed Transit corridors, which depending on more detailed transit planning studies may take the form of either Bus Rapid Transit or Light Rail Transit.*

Bylaw 14579  
June 27, 2007

*A park-and-ride facility accommodating approximately 800 vehicles is located next to the transit terminal, and this may be provided as either surface parking or within a multi-level parking structure. If a multi-level parking structure is used the expected surplus lands will be absorbed as TOD supportive uses, and regardless of the form these parking facilities take they must achieve an aesthetic standard consistent with their prominent location at the neighbourhood's east entrance.*

*Areas for uses supportive of TOD principles are located north of Webber Greens Drive and south of the park and ride area. These TOD principles include higher-density residential and mixed use developments near the transit facilities with design emphasis on pedestrians and uniqueness of place. In conformance with these principles, the southern TOD lands will have residential densities that transition northward from Potter Greens Drive from medium-density row housing and/or low-rise apartment buildings into possibilities for higher-density and/or mixed uses. The northern TOD lands will consist of low-, medium- and high-rise mixed use development. The TOD areas benefit the neighbourhood by increasing the number of residents within easy walking distance of the transit terminal, provide a more diverse mix of uses, and allow for improved visual surveillance of the transit facilities. Potential exists here for incorporating a complementary mix of pedestrian-oriented retail and office uses. The detailed effects of these land use changes will be further defined by amendment to the Potter Greens and Suder Greens NSPs following consultation with the surrounding community.*

Bylaw 15917  
October 24, 2011

## ***Open Space***

Reserves, as always, are at a premium in a newly developing area. Tables 13 and 14

in the Appendix detail the dedication of reserves, and how they are to be distributed over the area. Not all of the 10% dedication has been allocated. This leaves some flexibility for the *Urban Planning and Environment Branch of Sustainable Development* to implement departmental policy during detailed planning. The Normandeau area, subdivided in the 1950's, has already provided reserves under Plan 5496 H.W. In the NE 36-52-26-W4 the reserve requirement has been fulfilled by lands already dedicated under Plans 4717 R.S. and 782-3225. In addition the *Urban Planning and Environment Branch of Sustainable Development* has stated their requirements for a treed area on the west side of Winterburn Road, north of Lot 10 MSR, Plan 782-3225. This area would be dedicated as reserve at the time of subdivision.

Approximately 15.6 hectares are designated for neighbourhood parks. The Development Concept designates a local park for each cell containing a public elementary school. Detailed neighbourhood plans, however, may allow for the dispersal of some of this park space for junior play lots or passive areas. Small decorative parks are provided in conjunction with each of the stormwater retention ponds. The Concept of rationalized land use between parks and stormwater management facilities will be more thoroughly analyzed in a Master Drainage Plan report prior to the approval of a Neighbourhood Structure Plan. Following the criteria of the School Boards and the *Urban Planning and Environment Branch of Sustainable Development*, the majority of park space will be provided adjacent the school sites. The sites of these neighbourhood parks vary in size depending on whether or not the site is intended to include community league facilities and to serve as the major open space component of the Lewis Farms Community Centre. The exact location of parks sites, and frontage for parks sites will be addressed in detail at the Neighbourhood Plan stage, and will be in accordance with the *Urban Planning and Environment Branch of Sustainable Development* requirements.

Amended by Editor

*A 19 hectare District Park site is located centrally on the boundary of Neighbourhoods 5 and 6. At the request of the school boards and the Urban Planning and Environment Branch of Sustainable Development, the Distract Park site has been sized to accommodate a District Recreation Centre and associated play fields, as well as a Catholic High School.*

Bylaw 14676  
September 10, 2007

*A portion of the McDonagh Peatland (NW7009) will be preserved as a natural area in the ASP's east development sector, south of Webber Greens Drive and adjacent to the TOD area in Potter Greens. This natural area represents a rare example of a peatland within Edmonton, and all those portions not required for the transit facilities are to be conserved with planning that has regard for the preservation and*

Bylaw 14579  
June 27, 2007

*sustainability of the natural area as well as for the functioning of the transit terminal and park-and-ride facilities. The extent to which this area may be preserved and managed over time shall be identified in a Natural Area Management Plan.*

*In the west development sector, some natural area will be retained through the designation of stormwater management facilities. Where feasible, trees will be retained in portions of the Hillview Natural Area and the 215 Street Natural Area in the storm ponds of Neighbourhood 5. Natural tree stands may be maintained within private development if deemed feasible at time of subdivision.*

Bylaw 14676  
September 10, 2007

Amended by Editor

*An effort will be made by the developers of the west development sector to avoid disruption to natural areas in the early stages of development so as to create the opportunity for the City to acquire the natural areas prior to development. Acquisition mechanisms could include:*

- *Purchase of these lands from City funds allocated for this purpose;*
- *Exchange of these lands for density bonuses;*
- *Other mutually acceptable mechanisms.*

*The opportunity for acquisition will be prior to or at the rezoning application stage.*

## **Schools and Institutions**

Schools are one of the most dominant factors in establishing the configuration of residential neighbourhoods. Neighbourhoods must be large enough to support a school, but not too large that instruction, administration, or distance becomes a problem. Given the location of arterials, not every residential cell has a public elementary school. The Catholic School Board, with its lower student generation factors has a requirement for fewer elementary schools. The allocation of school sites is defined by the Development Concept and Table 14. The exact location of school sites, and frontage for school sites will be addressed in detail at the Neighbourhood Plan stage, and will be in accordance with School Boards and the *Urban Planning and Environment Branch of Sustainable Development* requirements.

Amended by Editor

*(Paragraph deleted)*

Bylaw 14676  
September 10, 2007  
(Section Deleted)

The jurisdiction of the two City School Boards has been extended coterminous with the current City boundary. A school formerly under the County School Division is located in the Normandeau area. Its existing capacity is approximately 500 students. This facility is structurally sound and will continue to be required by the Public School Board over the longer term. Accordingly, detailed planning and subsequent development of the proposed business industrial land uses adjacent this facility will

incorporate landscaping, buffering and impact management measures at the developer's cost to minimize the impact of the business industrial uses on this facility.

Other institutional uses will depend to a large degree on civic and provincial programs and policies at the time of development. Most uses, such as a police station, fire hall, library, social or health service centres, are likely to be most successful if located in the community centre. A *“wellness centre” dedicated to holistic health maintenance, practice and education is to be located in Neighbourhood 6. This use will be compatible with general residential development and will be located on the periphery of the neighbourhood in such a way that there will be minimal impact on Neighbourhood 6.* Potential church sites are not specifically identified. The "Neighbourhood Profiles" in Appendix A include an approximate allocation of 0.40 hectares for this land use in most residential areas. The actual location of church sites will be identified at the Neighbourhood Structure Plan stage.

Bylaw 12184  
December 6, 1999

Amended by Editor

## **Commercial**

*The major commercial retail facilities located in the community centre and the Transit Centre/TOD area are proposed to be supplemented by several local neighbourhood and convenience commercial facilities.* Neighbourhood commercial facilities in the Plan area will be distinct from convenience commercial facilities in that these facilities (including such uses as supermarkets, pharmacy, and banks) will serve the weekly needs of residents. Convenience commercial facilities are intended to serve the day-to-day needs of residents. The plan assumes that some neighbourhood commercial land use will be developed in most residential areas and in the "Neighbourhood Profiles" approximate allocations are included in Appendix A. Neighbourhood commercial sites have been assumed to develop on sites of approximately 1.0 hectare. It is proposed that these sites be located at the intersections of major roads to ensure proper access without drawing additional traffic into the residential precinct. The actual size and location of neighbourhood commercial sites within each neighbourhood will be determined at the Neighbourhood Structure Plan stage.

Bylaw 15917  
October 24, 2011

Convenience commercial sites of approximately 0.25 to 0.50 hectares are not specifically identified. The number of these facilities and their locations will also be identified at the Neighbourhood Structure Plan stage.

## **Business/Industrial**

*(Paragraph deleted)*

Bylaw 14676  
September 10, 2007  
(Section Deleted)

Land use *zones* will have to be assigned in recognition of the need for a favourable visual impression along the corridor, the proximity to the proposed residential neighbourhoods, and the impact of new uses on existing residential development in the Normandeau *rural residential* area.

Amended by Editor

It is proposed that highway-oriented commercial land uses may be accommodated in the business/industrial sector in nodes generally located around arterial intersections with Stony Plain Road. The extent of this nodal development will be determined when more detailed planning is undertaken in those areas. At that time the potential creation of a service road adjacent Stony Plain Road between *231 Street* and Winterburn Road, and the extent to which the alignment of *199 Street* could be shifted eastward, could also be determined. The extent and location of highway commercial development and associated access requirements will be addressed in a comprehensive manner prior to the subdivision and *rezoning* stage and in consultation with *Transportation Services*.

Amended by Editor

Special buffer treatment is proposed along the boundary, or interface, between the Business/Industrial areas and adjacent residential area. Consideration should be given at the Neighbourhood Plan stage to the design of the buffer in order to ensure a compatible relationship is achieved along the interface between these areas. A combination berm, fencing and landscaping is recommended, with special attention being directed to the aesthetics of the visual screening and noise attenuation features to be included.

The possible use of a landscaped buffer which may be considered for incorporation into private property, where future residential areas abut existing or proposed business/ industrial areas, should achieve a compatible interface between these areas. It is possible that, where residential and industrial lots abut and 'back on' to each other, an area at the rear of each lot could be used for berm or buffer development to create the desired buffer. It is proposed that the design and construction of the buffer would be the responsibility of the developer, and that all landscaping and maintenance would be the responsibility of the property owner. The intent of this Plan is that the berm and/or buffer would be constructed at the residential or industrial subdivision/development stage, whichever land use occurs first.

*(Paragraph deleted)*

Bylaw 13807  
September 13, 2004  
(Section Deleted)

*The following measures will be taken to ensure residential compatibility with the Acheson Industrial Area west of 231 Street.*

Bylaw 14676  
September 10, 2007  
Amended by Editor

- *Zoning that allows the development of eating and drinking establishments and*



*residential use will not be allowed within 300 m of an abandoned dump site and within 450 m of an operating dump site unless special dispensation has been obtained from the Provincial Government.*

*There are several small holdings with existing commercial uses at the intersection of Stony Plain Road and Winterburn Road (215 Street). Opportunity will be provided for these small highway commercial businesses to evolve into convenience commercial that could serve the nearby Neighbourhood 6. Direct vehicular access to these businesses is not feasible, but pedestrian access will be provided.*

## **Transportation**

The transportation system is summarized on Figure 9.

The plan is bounded on four sides by major roadways as well as being bisected by Winterburn Road. These roads will provide good connections between the area and the regional and provincial road systems. Traffic from the plan area will connect with *Stony Plain Road* primarily through the Winterburn Road interchange, *231 Street* and *Anthony Henday Drive*. Whitemud Drive will be extended west at freeway standards, not only for the benefit of this area, but for the area south and the proposed Enoch development. Winterburn Road will be developed to arterial standards.

Amended by Editor

The two major east/west roadways, *Suder Greens Drive* and *Webber Greens Drive* (formerly 87 and 95 Avenues), will be extended from West Jasper Place to provide a link between the residential area and existing services in West Jasper Place. *These two roadways will connect at the east end of the plan.*

Amended by Editor

Bylaw 12183  
December 6, 1999

*Suder Greens Drive* and *Lewis Estates Boulevard* will be classified as arterial roadways that will be constructed to a four lane divided standard within a basic 37.0 metre right-of-way. Neither of these routes are to be designated as truck routes. The east/west truck routes are *Stony Plain Road* and *Whitemud Drive*. The north/south truck route is *231 Street*. *Anthony Henday Drive* will provide the major north/south link between the Northwest Industrial area and Whitemud Drive. Industrial access, however, will be required along Winterburn Road from *Stony Plain Road* as far as the access points into the business sector.

Bylaw 12488  
January 22, 2001

Amended by Editor

Discontinuous collectors serve the neighbourhoods. They will provide a route for traffic from the arterials to penetrate the neighbourhoods, interconnect the residential areas, and provide convenient bus service. It is anticipated local bus routes would converge on a bus transfer point located *at the future transit terminal on the north side Webber Greens Drive* (87 Avenue) west of *Anthony Henday Drive*. From here express buses will leave for major destinations at the community centre.

Bylaw 13807  
September 13, 2004

Amended by Editor

The business and industrial sector will be serviced by its own system of major roadways connecting to Winterburn Road and *Stony Plain Road*.

Amended by Editor

In keeping with existing City policy, pedestrians will use the local road pattern for the most part. Walkways will be restricted to short functional connections. The road pattern must take into account the routes residents require between their houses and the parks, schools, commercial areas and the bus routes. In this regard, special attention should be paid to pedestrian routes connecting the schools. It may be practical to consider the use of pipelines in some areas for walkways, and for the walkway system to access the *TUC* open space areas. The pedestrian system will receive more attention in the design of neighbourhoods, and specifically in Neighbourhood 3 (*Suder Greens*) pedestrian access from the residential sections will be provided to Winterburn Road.

Amended by Editor

A Transportation Impact Study of the internal and external network was prepared and submitted under separate cover by DeLCan, DeLeuw Cather Western Ltd. in compliance with the Terms of Reference for Area Structure Plans. Noise attenuation requirements will be designated at the Neighbourhood Structure Plan stage.

*In the West Development Sector, where key pedestrian connections are provided on local streets or collector roads, these streets will be attractive walkable streets with boulevard trees and minimal interruption of the sidewalk with front drive garages. Key pedestrian intersections, shown on Figure 9a, will be designed to allow safe, convenient and visible crossing of roadways, to facilitate pedestrian movement between major activity centres in Lewis Farms.*

Bylaw 14676  
September 10, 2007

Amended by Editor

*The potential transit connections in the West Development Sector are shown in Figure 9.1. Major services, amenities and development intensification in this area will occur at focal points along transit routes, to encourage efficient use of transit, and to provide opportunity for more people to benefit from proximity to transit. Transit facilities may be enhanced at key destinations to provide sheltered, comfortable bus waiting areas.*

Bylaw 14676  
September 10, 2007  
Amended by Editor

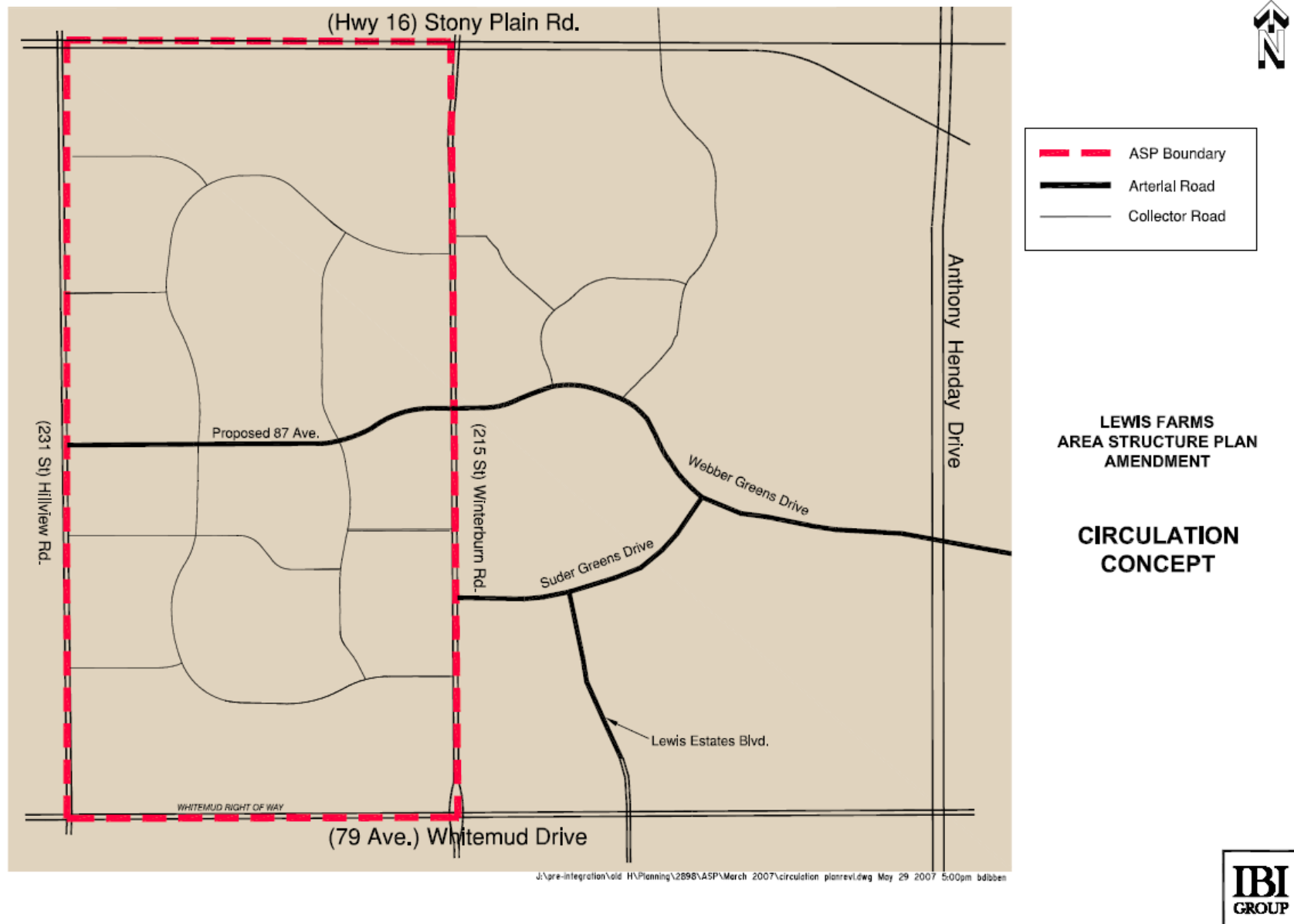
*An Arterial Roadway Assessment program has been implemented by the City in conjunction with the Urban Development Institute in order to equitably share arterial roadway construction costs among developers of land within the plan area. These roadways within Lewis Farms include Lewis Estates Boulevard, Winterburn Road (215 Street), 231 Street, Suder Greens Drive and 87 Avenue (west of 215 Street), Webber Greens Drive and 95 Avenue (west of 215 Street).*

## ***Berms and Buffers***

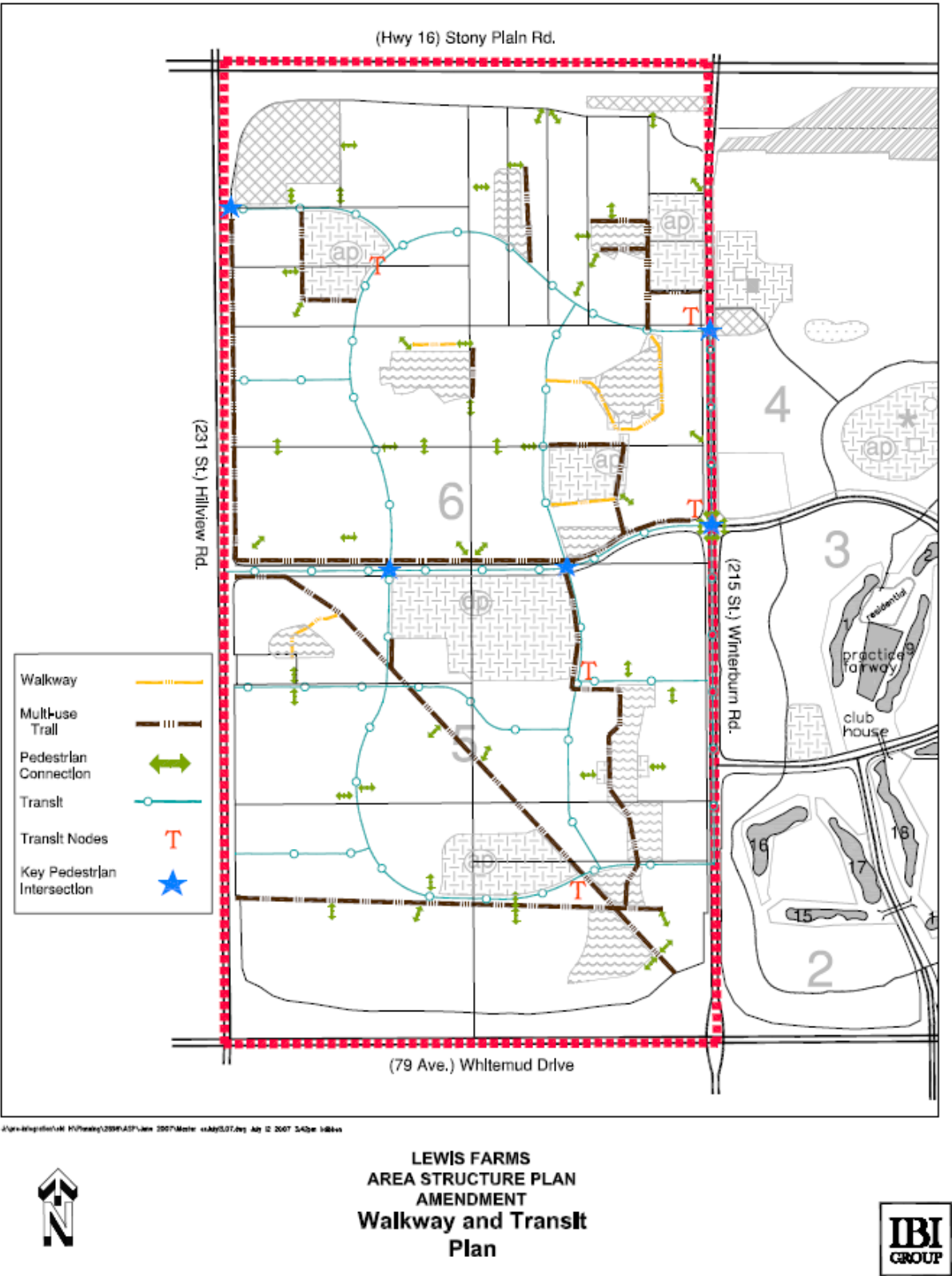
Bylaw 14676  
September 10, 2007  
Amended by Editor

*Residential uses in the West Development Sector will require visual and acoustic buffering along Stony Plain Road where residential development abuts the arterial to the satisfaction of Transportation Services. The interface between the residential and commercial uses along Stony Plain Road will be addressed through berms, landscaping, and appropriate siting of buildings, parking areas and loading areas.*

**Figure 9.0 Circulation** (Bylaw 14676, September 10, 2007)



**Figure 9.1 West Development Sector Walkway and Transit Plan** (Bylaw 14676, September 10, 2007)



*Residential uses in the West Development Sector along 215 Street, 231 Street and Whitemud Drive will also require buffering. The City requires that noise mitigation measures are built to meet noise study requirements. Noise studies will be carried out during the subdivision phase of development. The minimum requirements for residential properties adjacent to 215 Street and 87 Avenue are a 1.8 m double board/no gap solid uniform screen fence (density of 20 kg/m<sup>3</sup>). The minimum required buffer for residential properties adjacent to 231 Street, Stony Plain Road and Whitemud Drive is a 1.0 m berm with a 1.8 m double board/no gap solid uniform screen fence (density of 20 kg/m<sup>3</sup>)*

## **Oil and Gas Facilities**

At the request of the Lewis Farms Development Group and the City of Edmonton, the *Alberta Energy Resources Conservation Board (ERCB)* held an inquiry during March and April of 1983 into resource development and possible conflicts with urban development in the west Edmonton area. The terms of reference of the inquiry were to hear from the mineral owners and operators in the area respecting plans for resource development and the remaining producing life of the field, to provide for maximum cooperation amongst mineral owners and operators; to hear from surface owners and urban developers respecting their plans for developments in the area; to discuss ways in which resource related surface facilities might be made more compatible with urban developments; and to establish operating standards and guidelines. The Board found co-existence can be accomplished in a reasonable manner and, in the interest of promoting compatibility, required the preparation of an overall resource management strategy. The Board also recommended a set of land use planning guidelines, to be refined by the *ERCB*, City and industry representatives.

Amended by Editor

A Resource Consolidation Plan has been prepared by the operators in the Lewis Farms area at the request of the *ERCB*. The purpose of the Plan was to achieve the following:

- consolidate existing resource operations to the greatest extent possible by minimizing the number of existing and future resource sites in the area;
- alleviate the nuisance effects of single well batteries (decentralized storage, multiple flaring operations etc.); and
- provide a framework for the assessment of new resource applications in the area.

Following preparation and revision the Resource Consolidation Plan was endorsed by the West Edmonton Liaison Committee and subsequently submitted to the *ERCB* and the City as information.

Amended by Editor

A recommended land use planning strategy was to be adopted by agencies with the appropriate jurisdiction. City Council has approved guidelines for the integration of urban development with resource facilities. They address such issues as resource consolidation plans, development setbacks, access to lease sites, urban design considerations, surface improvements, operating guidelines, and submission and circulation requirements. As *Sustainable Development* noted in its report, "application of these guidelines in concert with the recommendations put forward by the Board will promote the successful co-existence of resource operations and urban development". The eastern sector of the Lewis Farms Plan Area (Neighbourhoods 1 to 4) is in compliance with Policy 3.4 of the City's approved guidelines requiring that resource leases be served by arterial or major collector roads. In the western sector of the Plan Area (Neighbourhoods 5 and 6) it has been assumed that resource leases will be abandoned prior to the commencement of urban development activities and as a result, access will not be an issue. If however, it is determined that resource operations in the west sector will be continuing into the future, the developer will modify the arterial network design to ensure access to resource lease areas.

Amended by Editor

Bylaw 14676  
September 10, 2007

In general this ASP endorses the spirit of the *ERCB* recommendations and will conform to the planning strategy, as adopted by the City, in this and subsequent planning stages. Appendix B of this ASP entitled "Integration of Urban Uses and Resource Operations" addresses specific aspects of the future planning and land development process, and the techniques of urban design to ensure the compatible co-existence of resource operations and urban uses.

Amended by Editor

*All urban development in the vicinity of all resource well sites will be planned in accordance with the City policy document entitled "Policy Guidelines for the Integration of Resource Operations and Urban Development" (1985). Development will comply with any future updates or revisions to City policy regarding integration of resource operations. Development of lands involving abandoned wells will comply with ERCB guidelines for development around abandoned wells.*

Bylaw 14676  
September 10, 2007  
Amended by Editor

*The City's Risk Management Approach and ERCB requirements for Emergency Planning ones will be implemented wherever development occurs close to an operating well site, to ensure safety of the residents, and ongoing maintenance of the well site.*

## Chapter Six

# ENGINEERING SYSTEMS

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Prior to the mid 1970's all engineering systems in the City were designed on the basis that servicing would extend only to the then current City limits. After the request to annex the first phase of Lewis Farms, it was recognized that expansion beyond this boundary was likely, and planning of the City's servicing systems was modified accordingly. Oversizing of sewer lines to accept discharge from future annexation areas was subsequently permitted. The City's long range planning for the water supply system also recognized the need to service areas beyond the 1980 City limits. Figure 10 indicates, in a schematic manner, the major servicing patterns for Lewis Farms.

### Sanitary Sewers

Sanitary sewage within Lewis Farms will be directed to sanitary sewer outfalls on *Whitemud Drive* and 100 Avenue. These outfalls will connect to the City's trunk sanitary sewer system and thence be conducted to the City's treatment facilities. The sanitary sewer on *Whitemud Drive* from 172 Street to 188 Street, built in 1979 and 1980, was oversized to accept sanitary sewage from the east half of the Lewis Farms area. The cost of this oversizing was borne by the major landowners within the east half of the area.

Amended by Editor

The on-site sanitary sewer system is relatively simple. All sanitary sewers will drain by gravity to the east side of the area, and from there to the outfalls on *Whitemud Drive* and 100 Avenue. A comprehensive sanitary servicing scheme for Lewis Farms will be submitted before approval of the first neighbourhood plan.

Amended by Editor

### Storm Sewers

The original Parkland annexation proposal (1972) suggested that storm sewage be conveyed to the river in a new major trunk outfall along the *Anthony Henday Drive* alignment. With the acceptance of stormwater management techniques, this concept has been abandoned in favour of a scheme which will discharge storm sewage into the existing Quesnell sewer system. A system of stormwater retention lakes will limit discharge from the Lewis Farms area to these outfalls. The storm sewer on *Whitemud Drive* from 172 Street to 188 Street was oversized to accept this discharge. The exact amount of permissible discharge will be determined by stormwater modelling analysis at the time of detailed design.

Amended by Editor



A Watershed Plan has been prepared for the annexed areas on the west side of the City. The sewer alignments and configurations shown on Figure 10 conform to the schematic design proposed by the Watershed Plan. It is anticipated that the sewer design will be refined and modified by a Master Drainage Plan for Lewis Farms which will accompany or precede submission of the first Neighbourhood Plan.

Bylaw 12184  
December 6, 1999

At present, it is proposed that both *stormwater lakes and dry ponds* will be created in the plan area. This will permit the staging of stormwater management facilities during development. The *stormwater facilities* will be designed with an amenity value for the adjacent neighbourhoods and be incorporated, where practical, into the design of the golf course.

Bylaw 12184  
December 6, 1999  
  
Amended by Editor

*The unusual topography in Neighbourhood 6 calls for a unique approach to the provision of stormwater management facilities. In addition to the three stormwater management lakes, several other low areas of varying sizes will be left in their natural state, with minimal, if any, re-grading or removal of existing vegetation. It is possible, depending on detailed engineering design, that some of them will function as “off-line” stormwater detention areas. If so, they would be subject to inundation only during 1:2 year frequency storm events. They will normally exist as natural public open space, adding amenity to the neighbourhood.*

Bylaw 10881  
November 29, 1994

*The northern portion of the McDonagh Peatland will also be incorporated into the stormwater management system. The Master Drainage Plan (MDP) created in 1990, describes several potential adaptations that could eliminate the need to create a 9 hectare stormwater retention pond with the Peatland area. These potential adaptations, consisting of refinements and variations to the original drainage concept, were examined in recognition of the environmental sensitivity of the Peatland area. It is intended that these options be considered and explored in further detail prior to, or in conjunction with, the future preparation of Neighbourhood Structure Plans for Neighbourhoods 3 and 4. The options incorporate various refinements and variations that would assist in the potential retention of the McDonagh Peatland include the following:*

*a) Option A – Conventional Pond Located North of the Peatland*

Bylaw 10881  
November 29, 1994

*This option would require the creation of a conventional pond within the business/industrial area, north of the McDonagh Peatland, which would accept and control run-off from at least all of the drainage basin located in the north half of Section 31-52-25-W, encompassing the business/industrial*

*land use area of the drainage basin. This facility would discharge run-off at controlled rates into the drainage system downstream from the Peatland area as contemplated by the 1990 MDP.*

*b) Option B – Retention Facility East of 199 Street*

Bylaw 10881  
November 29, 1994

*This option involves the utilization of a stormwater retention facility that would be located within or adjacent to the Transportation and Utility Corridor (TUC). The facility, designed to function as a “dry pond”, would serve as an overflow area for extreme storm events, and would provide overflow capacity downstream from the McDonagh Peatland.*

*c) Option C – Dry Pond in SW 31-52-25-4*

Bylaw 10881  
November 29, 1994

*This option consists of the provision of a “dry pond” facility within the north half of the SW -31-52-25-4. This 80 acre parcel is planned for residential uses but is owned independently of the golf course development. The provision of a separate SMWF within this area would provide the owners of that portion of the future development area with the ability to plan the facility independently and control the cost and timing of the facility.*

*d) Option D – Drainage of South East Segment into South Basin*

Bylaw 10881  
November 29, 1994

*This option would involve the redirection of drainage from a small segment of lower lying land, situated south of the McDonagh Peatland, into the south drainage basin. It would require a minor modification of the boundary between the North and South basins, and the southward piping of run-off that would otherwise drain north into the Peatland. The redirected flow into the South basin would require some additional expansion to the existing East Lake in Potter Greens, a pond which is already planned for expansion to the north to accommodate future development in the northeast corner of the Potter Greens neighbourhood.*

*e) Option E – Increase in Size of Peatland Stormwater Management Storage*

Bylaw 10881  
November 29, 1994

*This option includes a number of alterations or additions that can be made to enhance the storage capacity within the McDonagh Peatland. These variations include: increasing the height of the berm at the location of the existing 199 Street road allowance; lowering the water level in the Peatland area; increasing the area to be flooded within the Peatland; or converting the Peatland to a larger conventional stormwater management facility.*

*Each of these options provides for modifications to the approved drainage concept that will assist in retaining or incorporating the McDonagh Peatland into the planned drainage system. These modifications should be considered in combination with each other and be implemented progressively throughout the more detailed planning and development process that will take place over a period of many years. During that period the McDonagh Peatland may be examined to determine its effectiveness for drainage purposes and the effect on the existing vegetation and features of the area.*

The storm sewer collection system will be built to the normal standards at present in force in the City of Edmonton and will comply with City policy with respect to the ratio of public and private lands adjacent to the lakes. It is anticipated that the *TUC* adjacent Lewis Farms will be drained to the same outfalls as the plan area, and that flows from the *TUC* will be limited by stormwater management.

Amended by Editor

## **Water Supply**

The City's long range water supply planning has identified the need for a major (1050mm) water transmission main to be located within the *TUC* adjacent Lewis Farms. The alignment will probably follow the west side of the *TUC*, which is the east boundary of Lewis Farms. Connections from Lewis Farms to this main will occur at *Whitemud Drive* and *Stony Plain Road* and extend to an existing 1050mm water transmission main on 184 Street.

Amended by Editor

Eventually a new reservoir and pumphouse may be needed within the west Sector of Lewis Farms in order to service this area, and lands north of *Stony Plain Road* and south of *Whitemud Drive*. In the interim the proposed watermain along *Whitemud Drive* from 184 Street will be used as the major supply line to Lewis Farms.

Amended by Editor

It is anticipated that the plan area will be fed by a system of 300mm loops originating from the major transmission lines. Exact sizing and alignments for the internal water system will be determined at the time of detailed design.

Lewis Farms ASP *Office Consolidation*



## Servicing Plan



## **Chapter Seven**

### **IMPLEMENTATION**

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This plan, from both a land use planning and servicing perspective, can be easily phased. Depending principally on prevailing economic conditions and demand, the area could take up to 20 years to fully develop.

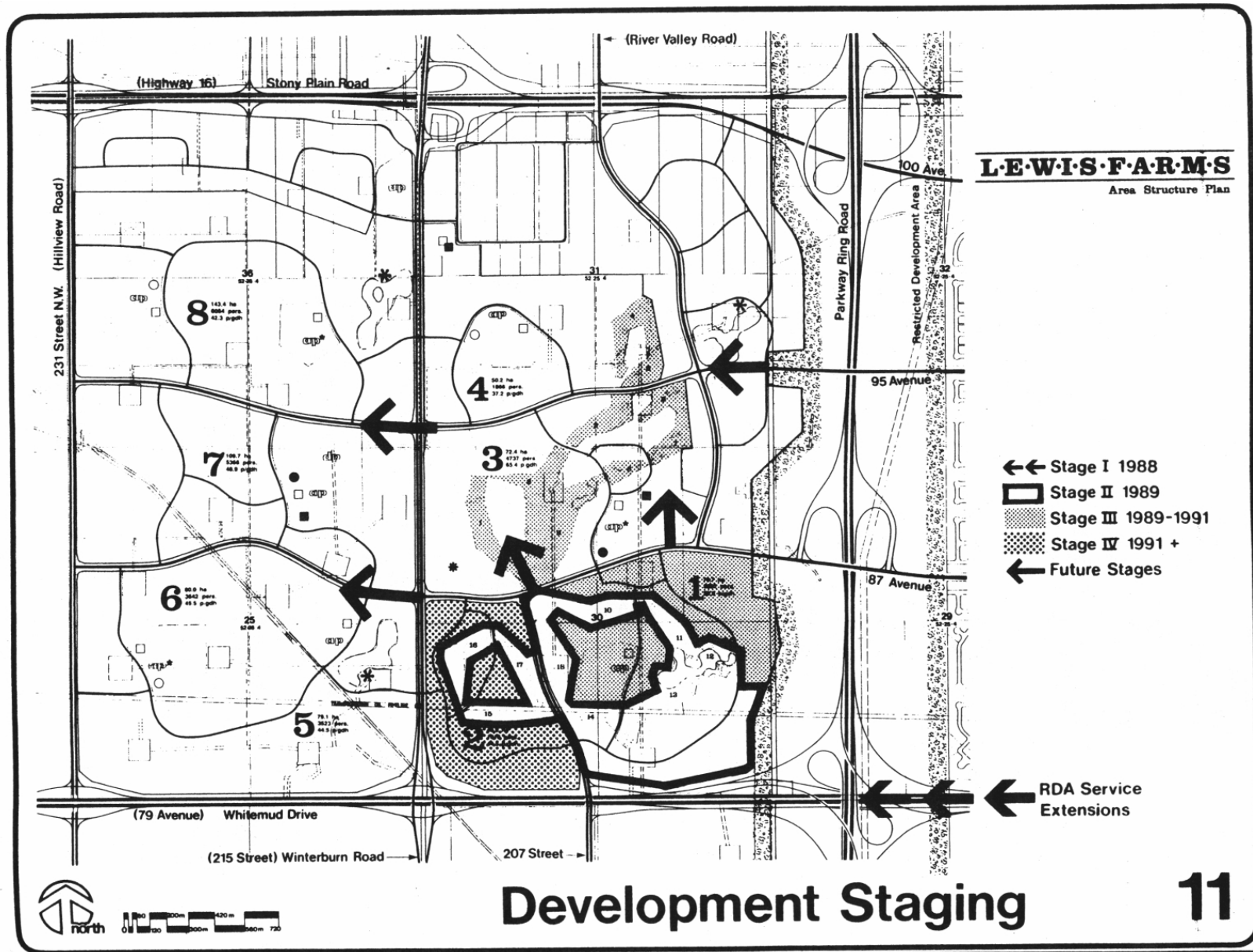
#### **Staging**

Development will generally start from the point to which services can be most economically extended. The previous section, on engineering systems, explains the current proposal to service the area through a series of stormwater management facilities. Figure 11 illustrates the various servicing sub-areas which logically follow from the servicing pattern, as shown on Figure 10.

The golf course will be built first (ie. the "back 9") together with the first stage of residential development. Given the current servicing plans, this stage will focus on the southeast corner. Development would then proceed at the rate of approximately 30 to 40 hectares per year for residential development. A secondary starting point for development could be in the northeast corner of the plan area. This would allow a start on the industrial/business section and completion of the residential area to Winterburn Road. Development could proceed on the western side of Winterburn Road as soon as the services can be economically extended. Access from the existing roads will be adequate for the first stages, but as the population increases the arterials and Whitemud Drive will have to be extended.

The next sections outline the various planning steps required for development.

**Figure 11.0 Development Staging** (Bylaw 8733, June 14, 1988)



## Planning and Development Process

The process required to bring this land on stream involves a number of steps and decisions.

The first major step by the municipality is the adoption, by bylaw of Council, of this Plan as an "Area Structure Plan". After that, the first Neighbourhood Structure Plan will be prepared. Before approval of the first neighbourhood, the master drainage plan will have to be completed and final servicing methods established. As well, detailed design concepts for Lewis Farms will have to be completed in order that the golf course can be constructed concurrent with the first stage of residential development.

Once the Neighbourhood Structure Plan is approved, the subdivision and development process can be initiated. At the same time, appropriate amendments to the *Zoning* Bylaw will have to be made. No amendments are required to the Edmonton Metropolitan Regional Plan in order to implement the provisions of this plan.

Amended by Editor



**Appendix A**  
**Statistical Profile**

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**Table 1** *(Bylaw 16273 Approved November 13, 2012)*

**THE LEWIS FARMS AREA STRUCTURE PLAN  
LAND USE AND POPULATION STATISTICS  
BYLAW 16273**

	<b>Area (ha)</b>	<b>% of GDA</b>
<b>Gross Area</b>	<b>1014.15</b>	
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	23.19	
Pipeline ROW	11.32	
Road Widening	4.40	
Existing Development (Winterburn Industrial)	67.97	
<b>Total</b>	<b>202.56</b>	
<b>Net Developable Area (Residential)</b>	<b>811.59</b>	<b>100.0</b>
<b>Residential</b>		
Single Family/Low Density Residential	392.57	48.4
Medium Density Residential	102.73	12.7
<b>Total</b>	<b>495.30</b>	<b>61.0</b>
<b>Commercial</b>		
Commercial	4.67	0.6
Commercial Offices/Business	12.16	1.5
Community Commercial	2.87	0.4
<b>Total</b>	<b>19.70</b>	<b>2.4</b>
<b>Mixed Use Centre</b>		
Mixed Use	4.95	0.6
Commercial Office	2.73	0.3
Pedestrian Oriented Mixed Use Node	1.63	0.2
High-rise Residential	1.40	0.2
Natural Area	1.01	0.1
<b>Total</b>	<b>11.72</b>	<b>1.4</b>
<b>Institutional &amp; Recreational</b>		
School/Park	68.73	8.5
Natural Area	17.30	2.1
Transit Terminal	1.00	0.1
Religious Institutional	2.46	0.3
<b>Total</b>	<b>89.49</b>	<b>11.0</b>
<b>Special Study Area</b>	<b>6.40</b>	<b>0.8</b>
<b>Utility</b>		
Stormwater Management Lakes	44.35	5.5
Public Utility Lots	0.40	0.0
Public Utility (Fire Rescue Station)	1.19	0.1
Pipeline Rights of Way	0.00	0.0
<b>Total</b>	<b>45.94</b>	<b>5.6</b>

<b>Circulation Total</b>		<b>142.93</b>	<b>17.6</b>
<b>Miscellaneous</b>		<b>1.30</b>	<b>0.2</b>
	<b>Area</b>	<b>Units</b>	<b>Population</b>
Single Family/Low Density Residential <sup>1</sup>	392.57	9814	27,480
Medium Density Residential <sup>2</sup>	102.73	7191	16,540
High-Density Residential/Mixed Use Centre <sup>3</sup>	7.95	1590	2,544
<b>Total Residential</b>	<b>503.25</b>	<b>18,595</b>	<b>46,564</b>

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<sup>1</sup> Assumes 25 u/ha and 2.8 residents per unit.

<sup>2</sup> Assumes an average of 70 u/ha and 2.3 residents per unit, assuming a blend of row housing (approximately 50% of units) and stacked row housing and low-rise apartments (approximately 50% of units).

<sup>3</sup> Area subtracts 1.01 ha Natural Area and 2.73 Commercial Office areas, within which no residential components are contemplated. The remainder of the area is assumed to average 200 du/ha. The number of residents per unit is assumed to be 1.6, assuming a blend of medium-density and high-density residential and mixed use developments.



**Table 1****Land Use and Population Statistics - East Development Sector**

Deleted, Bylaw 15364, February 17, 2010 (Deleted by Editor)

**Table 2****Neighbourhood Profiles - Neighbourhood 1**

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**Table 3****Neighbourhood Profiles - Neighbourhood 2**

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**Table 4****Land Use and Population Statistics – Suder Greens (Neighbourhood)**

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**Table 5****Neighbourhood Profiles - Neighbourhood 4**

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**Table 6****Neighbourhood Profiles - Industrial East**

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## **Table 7**

### **Community Profile - West Development Sector**

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## **Table 8**

### **Neighbourhood Profiles - Neighbourhood 5**

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## **Table 9**

### **Neighbourhood Profiles - Neighbourhood 6**

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## **Table 10**

### **Neighbourhood Profiles - Neighbourhood 7**

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## **Table 11**

### **Neighbourhood Profiles - Neighbourhood 8**

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## **Table 12**

### **Neighbourhood Profiles - Industrial West**

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**Table 13**  
**Municipal Reserve**  
 Bylaw 8733, June 14, 1988

<b>Gross Area</b>		<b>1.074.2 ha.</b>	
<i>Stony Plain Road</i>		42.2 ha.	
Winterburn Road		11.7 ha.	
Whitemud Drive		20.9 ha.	
<i>231 Street</i>		10.4 ha.	
Oil Wells:		21.5 ha.	
Canada Northwest Energy (4)	2.4 ha.		
Marnell (9)	9.2 ha.		
Leddy (6)	6.9 ha.		
Foralta (1)	0.4 ha.		
Suncor (5)	2.6 ha.		
Major Pipelines:		16.6 ha.	
<i>Private Corporation</i>	2.6 ha.		
<i>Private Corporation</i>	4.5 ha.		
<i>Private Corporation</i>	2.2 ha.		
<i>Private Corporation</i>	3.4 ha.		
<i>Private Corporation</i>	3.9 ha.		
NW 1/4 Sec. 31		50.4 ha.	
NE 1/4 Sec. 36		53.9 ha.	
Lands not required to dedicate Municipal Reserve		227.6	Amended by Editor
Lands subject to Municipal Reserve dedication (including golf course)		846.6	
10% of 846.6 ha.		84.6 ha.	
MR NW 1/4 Sec. 31		5.6 ha.	
MR NE 1/4 Sec. 36		6.1 ha.	
<b>Total Potential Municipal Reserve</b>		<b>96.3 ha.</b>	

# Table 14

## Allocation of Municipal Reserve

Bylaw 12183, December 6, 1999

	Public	Separate	Parks
Neighbourhood 1	PES 3.2 ha.	<i>SE/JH 5.0</i>	NP 1.8 ha. RPP 0.5 ha.
Neighbourhood 2	---	---	---
Neighbourhood 3	PE/JH 6.7 ha.	SE/JH 4.0 ha.	CLNP 2.6 ha.
Neighbourhood 4	<i>PES 11</i> ha.	---	NP 1.8 ha.
Industrial East	5.6 ha.	---	RPP 0.5 ha.
Neighbourhood 5	PES 3.2 ha.	---	NP 1.8 ha. RPP 0.5 ha.
Neighbourhood 6	PES 3.2 ha.	SES 2.8 ha.	CLNP 2.4 ha.
Neighbourhood 7	PE/JH 6.7 ha.	SE/JH 4.0 ha.	NP 1.0 ha. DP 6.1 ha.
Neighbourhood 8	PES 3.2 ha. PES 3.2 ha.	SES 2.4 ha.	NP 1.8 ha. CLNP 2.4 ha. RPP 0.5 ha.
Industrial West	---	---	4.7 ha.
<b>TOTAL</b>	<b>38.2 ha.</b>	<b>15.6 ha.</b>	<b>28.4 ha.</b>
Total: Allocated Municipal Reserve		82.2 ha.	
Total: Available Municipal Reserve (Table 13)		96.3 ha.	
Balance: <u>Surplus</u> (deficit)		<u>14.1 ha.</u>	



**Table 14 (continued)**  
**Summary - Municipal Reserve by Sector**

	Potential	Required	Balance
<b>East Sector</b>			
Industrial	12.7 ha.	0.5 ha.	+12.2 ha.
Residential	30.2 ha.	26.2 ha.	+4.0 ha.
<b>West Sector</b>			
Industrial	6.0 a.	NIL	+6.0 ha.
Residential	41.2 ha.	45.2 ha.	-4.0 ha.
<b>Balance</b>	<b>90.1 ha.</b>	<b>71.9 ha.</b>	<b>+18.2 ha.</b>

**Table 15**  
**Land Ownership**  
 Bylaw 8733, June 14, 1988  
 (Amended by Editor)

<b>Section 31-52-25-W4</b>			<b>Section 30-52-25-W4 (continued)</b>		
NE	<i>Private Owners</i>	22.6 ha.	NE	<i>Private Owners</i>	14.8 ha.
	<i>Private Owner</i>	14.5 ha.		<i>2 Private Corporation</i>	32.4 ha.
	<i>Private Corporation</i>	7.2 ha.			
	<i>Private Corporation</i>	7.2 a.	SE	<i>2 Private Corporation</i>	64.0 ha.
	<i>Private Owners</i>	0.7 ha.			
	<i>Private Owners</i>	6.5 ha.	SW	<i>2 Private Corporation</i>	63.7 a.
SE	<i>2 Private Corporation</i>	64.8 ha.	NW	<i>2 Private Corporation</i>	64.8 ha.
SW	<i>Private Corporation</i>	32.4 a.	<b>Section 25-52-26-W4</b>		
	<i>2 Private Corporation</i>	32.4 ha.	NE	<i>Private Owners</i>	64.8 ha.
NW	Normandeau Gardens (Numerous Owners)	53.4 ha.	SE	<i>Private Owners</i> <i>Private Owners</i>	16.2 ha. 47.8 a.
<b>Section 30-52-25-W4</b>			SW	<i>Private Owner</i>	64.0 ha.
NE	<i>Private Owners</i>	1.4 ha.	NW	<i>Private Owners</i>	32.4 a.
	<i>Private Owner</i>	16.2 a.			

<b>Section 25-52-26-W4 (continued)</b>			<b>Section 36-52-26-W4 (continued)</b>		
NE	<i>Private Owner</i>	32.4 ha.	SW	<i>Private Owner</i>	32.2 ha.
<b>Section 36-52-26-W4</b>			NW	<i>Private Institution (Religious Assembly)</i>	15.3 ha.
				<i>Private Owners</i>	13.4 ha.
NE	<i>Private Owners</i>	0.1 ha.		<i>Private Owners</i>	16.1 ha.
	<i>Private Owners</i>	16.9 ha.		<i>Private Owners</i>	16.1 ha.
	<i>Private Owners</i>	0.3 ha.	<b>Section 32-52-25-W4</b>		
	<i>Private Owner</i>	3.7 ha.			
	<i>Private Owner</i>	9.7 ha.	NW	Public Works	0.3 ha.
	<i>Private Owner</i>	9.9 ha.		Province	9.1 ha.
	<i>Private Owner</i>	9.8 ha.	<b>Section 29-52-25-W4</b>		
	<i>Private Corporation</i>	0.9 ha.			
	<i>Alberta Infrastructure and Transportation</i>	0.5 ha.			
	County of Parkland #31 *	3.1 ha.	NW	<i>Private Owners</i>	0.2 ha.
	County of Parkland #31 *	2.9 ha.		<i>Private Corporation</i>	0.1 ha.
SE	<i>Private Owner</i>	32.2 ha.	SW	Province	0.3 ha.
	<i>Private Owner</i>	32.2 ha.			
SW	<i>Private Owner</i>	32.2 ha.			
			<b>TOTAL</b>		<b>1014.1 ha.</b>

\* to be transferred to the City of Edmonton

## **Appendix B**

### **Integration of Urban Uses and Resource Operations**

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## **Introduction**

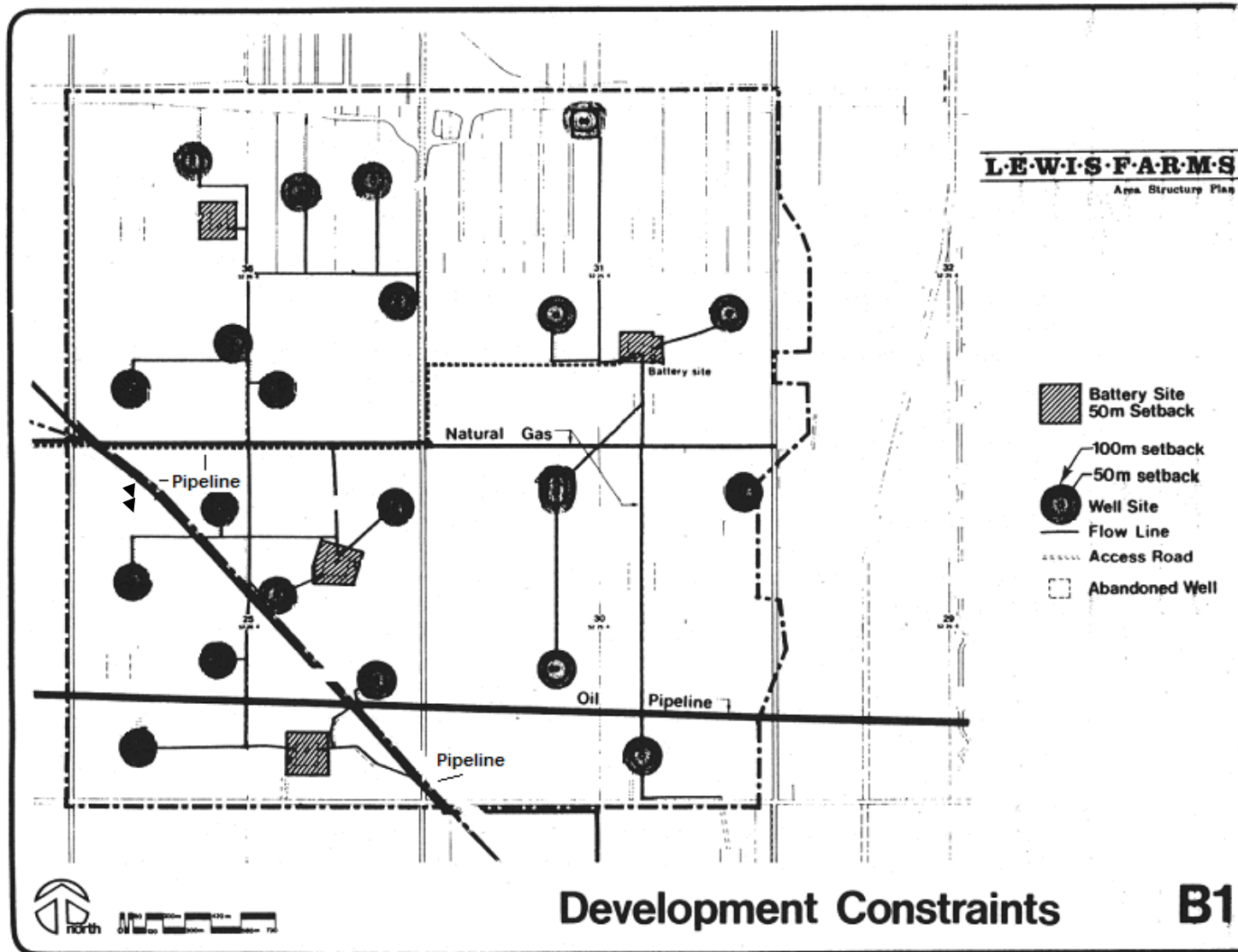
The development of the plan area will require the integration of planned urban uses with resource operations and facilities. This Appendix addresses specific aspects of the future planning and land development process, and the techniques of urban design to ensure the compatible co-existence of resource operations and urban uses.

### **The Guidelines for Compatible Co-existence**

The City of Edmonton approved a report entitled "Policy Guidelines For The Integration Of Resource Operations And Urban Development" (the Guidelines) on September 24, 1985. The Guidelines include various policies and design examples according to which resource operations and urban development may achieve compatible co-existence. Specifically Guideline 2 of the report recommends development setbacks that would ensure the safe integration of urban uses, and that the integrity of existing oil and gas facilities is maintained. Figure BI entitled "Development Constraints" identifies the operating and abandoned oil and gas facilities, the recommended development setbacks from operating facilities, locations of alignments for existing flowlines, and access roads to the oil and gas facilities. This information on the development constraints posed by oil and gas facilities is integral to the planning and design of urban development patterns within The Lewis Farms Plan Area. It is an overall objective of this plan that future development within the Lewis Farms plan area would be designed and managed in accordance with the Guidelines. It is also assumed that dialogue will occur between the developer and resource operators throughout the planning process and various stages of development to negotiate resolution of details associated with integrating urban uses and resource operations. The manner in which such details will be resolved will be in accordance with cost sharing principles agreed to between the developer and resource operators.

In order to illustrate the manner in which the Guidelines can be applied to specific interfaces between resource operations and urban development within the plan area, a series of 5 examples representative of existing resource operations was selected. These examples demonstrate a range of urban design approaches which would achieve the integration of different types of resource operations and a range of land use and development phasing situations. A review of these examples will enhance general awareness of how urban land use could be designed to co-exist with resource operations, and establish a starting point for further discussion on detailed design at the subsequent planning stages.

**Figure B1 Development Constraints\*** (Bylaw 8733, June 14, 1988)



\*Amended by Editor

The resource operations addressed include:

- a) Well Site in Industrial Area
- b) Battery Site in Golf Course/Residential Area
- c) Multiple Well Site in Golf Course (Residential) Area
- d) Well Site in Golf Course Area (with Landscaping and Circulation Concept)
- e) Battery Site (Downgraded to a Satellite Battery Site) in Residential Area.

In preparing a schematic urban design solution for each resource use example, it was assumed that existing flowlines would be relocated as a cost to the development, and where this may not prove feasible, flowlines would remain fixed and be incorporated into permanent open space or rights-of-way. The costs and benefits of flowline relocation will be assessed during the Neighbourhood Plan stage. The details of any relocation will be negotiated by the developer with the individual resource operators and acceptable to the resource operators prior to approval of the Neighbourhood Plan.

a) Well Site in Industrial Area

A well site situated in an industrial area, would be designed to occupy a parcel approximately the size of the well site lease. It could operate indefinitely with industrial uses on neighbouring parcels and would gain access from a fronting collector roadway and upon abandonment, the parcel could be used, or further subdivided, for industrial use.

b) Battery Site in Golf Course/Residential Area

A battery site would be surrounded on all sides by golf course fairways, buffering and screening the battery site from surrounding residential development. Service access to the site would be directly from an arterial roadway. Upon abandonment, the site could be subdivided into residential lots or developed as a cluster of multi-family units.

c) Multiple Well Site in Golf Course Area (Residential Area)

A site with multiple wells would be designed with a slightly enlarged development setback. It would be buffered and screened from residential development by two fairways and a practice fairway. A nearby existing flowline could be relocated into the golf course, and its alignment could serve also as a direct service vehicle access route from the well site to a collector roadway.

d) Well Site in Golf Course Area (with Landscaping and Circulation Concept)

A well site would occupy land between a golf course fairway and a major north-south arterial roadway. It would be buffered from residential development by the fairway, and would be screened from the fairway by landscaping. The well site would be serviced by direct access from the arterial roadway and, upon abandonment, the site could become part of the golf course.

e) Battery Site (Downgraded to a Satellite Battery Site) in Residential Area

A site which is currently a battery site will be reduced in the near future to the status of a satellite battery site. As such, residential development would be designed to occur up to the required setback, leaving the well site on a parcel with direct access to a collector roadway. Upon abandonment of the well, the parcel could be subdivided into lots or used as a single parcel for multi-family development.

Individual design concepts have been prepared to accompany the preceeding descriptions however they have not been included as part of this Area Structure Plan document. The resource operators have suggested that the inclusion of the design concepts may unnecessarily bind future negotiations between the developer and resource operators by imposing site specific integration approaches through the adoption of an ASP bylaw.

Further, the resource operators have indicated that details pertaining to the resource use examples addressed may change over time and it would be desirable to have the flexibility to address such changes through their incorporation during the subsequent stages of the planning process (NSP and subdivision plan stage). As an example, the size and configuration of existing resource leases may require modifications to accommodate development setbacks established in the *ERCB's* Inquiry Report. Where such adjustments in lease boundaries are accommodated to benefit the developer's initiatives, the developer will assume responsibility for the necessary transfer and survey costs. In addition adjustments in lease boundaries will not result in lease rental payments, which, independent of other matters, would be prejudicial to the continued operation of resource facilities.

Amended by Editor

## **Cost Responsibilities**

In general terms the responsibility for constructing and paying for various improvements in accordance with the Guidelines will rest with the party which will



benefit from a particular improvement. For example, fencing to secure a well site would be the responsibility of the resource operator. Screen landscaping, installed to screen the well site from adjacent residential development would be a cost of the urban development. In any case where a resource operator and developer were unable to agree on a specific cost sharing responsibility, the *Alberta Energy and Utilities Board* would assume the role of mediator and, if necessary, arbitrator.

Amended by Editor

It is assumed that any decision regarding certain discretionary or optional development costs, such as the relocation of a flowline, would be made by a developer at the time of development based upon the economics of the particular development situation. Under present circumstances the cost of relocating flowlines appears to be relatively inexpensive in comparison to the value of the land that would be released for development purposes. Similarly, the cost of developing the screen landscaping that will be required to market residential land in the area appears to be nominal in relation to the total cost of development. As a result, the costs of achieving compatibility which will be the responsibility of land developers in the area appear to be well within the limits of feasible land development economics. Agreement has been reached between the developer and resource operators on the principle of cost sharing. Subsequent negotiations on these details will need to be worked out on an individual basis in accordance with *Alberta and Energy Utilities Board* guidelines stated in *ERCB Inquiry Report D 83-F*, July 1983 and the City's guidelines report approved September 24, 1985.

Amended by Editor

## **The Planning and Development Process (Respecting resource/urban uses integration)**

The Lewis Farms Area Structure Plan (the ASP) is a general concept for future urban development. As such the maps and diagrams contained in the ASP are not to be taken as detailed plans. Upon approval of the ASP, several more detailed plans will be prepared by the developer to define the development pattern in more detail, and among other things illustrate the manner in which the urban development pattern will integrate and co-exist with resource operations. These plans will also require approval by the City of Edmonton. Before approval these plans will be reviewed with and commented upon by the resource operators. These plans will include:

1. Neighbourhood Structure Plan;
2. Subdivision Plan; and
3. *Rezoning* Application.

Amended by Editor

At each of these levels in the Planning process, the developer and the resource

operators will consult and exchange required information to allow for the design of a mutually acceptable and compatible solution.

Under the ambit of the *ERCB's* West Edmonton Inquiry Report and the City's Policy Guidelines for the Integration of Resource Operations and Urban Development, the timing for implementation of various actions required to achieve the successful co-existence of resource operation and urban development has been defined within the context of the plan approval process. As is normally the case for matters pertaining to the completion of on-site improvements, this process defers site specific implementation of integrative measures to the subdivision approval stage. Specifically, the existing process envisioned that these matters would be addressed and resolved as conditions of subdivision approval.

Amended by Editor

During Council's deliberations on the Lewis Farms ASP Bylaw, it was apparent that members of Council would prefer a demonstration of the effectiveness of integrative measures, prior to granting final approvals which would allow development to proceed. Therefore, Neighbourhood 1 and/or the first neighbourhood to be developed shall be treated as a demonstration project, wherein the timing for various actions will be advanced from the schedule established in the City's policy guidelines report. Specifically, the demonstration project will result in the need to advance implementation of required resource equipment upgrades, and also require the installation of an H<sub>2</sub>S monitoring station at least six months prior to a *Rezoning* Bylaw being submitted to Council or a subdivision application being considered by the *Subdivision Authority*.

Amended by Editor

### **1. Resource Equipment Upgrades**

All resource operations within Neighbourhood 1 and within 500 metres of the boundary of Neighbourhood 1 shall have in place appropriate contractual commitments between the developer and resource operator, or alternatively, *ERCB* Board Orders to facilitate the required equipment upgrades, as a requirement of the NSP approval. It should be noted that the precise nature and extent of the proposed equipment upgrades shall be vetted through the West Edmonton Liaison Committee and the *Alberta Energy and Utilities Board* to ensure total compliance with the recommendations of the West Edmonton Inquiry Report. Construction of the required equipment upgrades will precede Council's consideration of a *Rezoning* Bylaw or the *Subdivision Authority's* consideration of a subdivision application by a period of not less than six months.

Amended by Editor

## 2. Landscaping/ Screening of Resource Sites,

Detailed landscaping plans for each resource site in Neighbourhood 1 shall be submitted in conjunction with an NSP application. Construction of approved landscaping will be an express condition of NSP approval. It is further required that installation of the approved landscaping will be an express condition of NSP approval including the requirement for the developer to provide an irrevocable letter of credit or performance in the amount of 100% of the established landscaping cost, to be held under the standard conditions of security. It is further required that installation of the approved landscaping will precede approval of any *rezoning* application(s) by a period of not less than three months.

Amended by Editor

## 3. Monitoring

An air quality monitoring station will be put in place, as per the recommendations of Dr. Leahey, as a result of ASP approval. This monitoring station will be operational for a period of not less than six months following the construction of the required equipment upgrades, prior to Council's consideration of a redistricting bylaw or the *Subdivision Authority's* consideration of a subdivision application. In addition, the monitoring program shall have been in effect for a period of not less than one year prior to Council's consideration of the requisite *rezoning* bylaw or the *Subdivision Authority's* consideration of a subdivision application. During that one year period, air quality reports will be forwarded to the *Sustainable Development* on a monthly basis. The results of the ongoing air monitoring program will be submitted as support documentation for the subdivision and *rezoning* applications.

Amended by Editor

The above-noted amendments to the plan approval process will permit Council the opportunity to view the effectiveness of integrative measures prior to rendering decisions on the *Rezoning* Bylaws. These amendments do not absolve the proponents from complying with all other aspects of the *ERCB's* 1985 Decision Report, the City's integration and subdivision guidelines (Policy Guidelines for the Integration of Resource Operation and Urban Developments), the City's terms of reference for NSP's, and the City's *rezoning* application requirements.

Amended by Editor

## **Adjusted Plan Approval Process**

In summary, the revised planning process as it relates to the H<sub>2</sub>S monitoring program, resource equipment upgrades, and landscaping of resource sites will be as follows:

### **Neighbourhood Structure Plan**

#### Submission Requirements:

- preliminary identification of resource equipment upgrades
- confirmation of compliance of the proposed equipment upgrades with the recommendations of West Edmonton Inquiry Report through referral to West Edmonton Liaison Committee and *Alberta Energy and Utilities Board*.
- finalization of contracts or Board Orders to implement required upgrades
- submission of detailed landscaping plans for resource parcels
- submission of H<sub>2</sub>S monitoring report

Amended by Editor

#### Approval Requirements:

- Resource equipment upgrades and a requirement to complete approved landscaping shall be installed as a condition of NSP approval.

### **Subdivision**

#### Submission Requirements:

- preliminary identification of resource equipment upgrades
- confirmation of compliance of the proposed equipment upgrades with the recommendation of West Edmonton Inquiry report through referral to West Edmonton Liaison Committee and *Alberta Energy and Utilities Board*
- finalization of contracts or Board Orders to implement required upgrades
- submission of detailed landscaping plans for resource parcels
- submission of an H<sub>2</sub>S monitoring report.

Amended by Editor

#### Approval Requirements:

- resource equipment upgrades shall be in place and monitored for a period of not less than six months prior to the *Subdivision Authority's*

Amended by Editor

consideration of a plan of subdivision.

### Rezoning

Amended by Editor

#### Submission Requirements:

- same as subdivision submission requirements

#### Approval Requirements:

- monitoring program to have been in place for one year and resource equipment upgrades shall be in place and monitored for a period of not less than six months prior to Council's consideration of a *rezoning* bylaw.
- landscaping improvements completed at least three months prior to Council's consideration of a *rezoning* bylaw.
- pursuant to City Council direction (on June 14, 1988) that *rezoning* not be permitted to occur unless the results of the six months monitoring, after equipment upgrades, reveals that any H<sub>2</sub>S concentrations indoors are no more than one part per million H<sub>2</sub>S averaged over a 24 hour period at distances greater than 25 metres from the source.

Following the successful completion of the Neighbourhood 1 'Demonstration Project', the plan review process will revert back to the scheduling envisioned in the City's policy guidelines report. Specifically, the matters related to the co-existence issue will be addressed. This process may be briefly summarized as follows:

#### Neighbourhood Structure Plan

- Documentation of on-site equipment.
- Documentation of site specific measures required:
  - installation of vapor recovery systems
  - electrification of well/battery site
  - relocation of flowlines
  - relocation of on-site equipment
  - identification of landscaping required
  - identification of screen fencing and/or security fencing required
- Statement regarding responsibilities for cost of implementing above measures.

- Establish general size and configuration of revised surface leases.

#### Subdivision

- Registration of reconfigured surface lease.
- Landscaping plan/performance bond.
- Implementation of site specific integration measures.

The list of issues identified in the above table is not all inclusive as there may be other matters which arise and will need to be resolved. Through a process of ongoing negotiations between the developer and resource operators, however the issues and problems associated with integrating resource operations and urban development may be substantially altered through the planning process and various stages of development.

**Appendix C**  
**List of Resource Companies Operating Facilities within the**  
**Lewis Farms Plan Area**

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*Private corporations names removed in accordance with the  
Freedom of Information and Privacy Protection Act*