

Webber Greens Neighbourhood Structure Plan

Office Consolidation April 2011

Prepared by:

*Planning and Policy Services Branch
Planning and Development Department
City of Edmonton*

Bylaw 12360 (as amended) was adopted by Council on July 18, 2000. In April 2011, this document was consolidated by virtue of the incorporation of the following bylaws, which were amendments to the original Bylaw 12360. This Plan is an amendment to the Lewis Farms Area Structure Plan, Bylaw 8733, as approved by Council in June 14, 1988.

Bylaw 12360	Approved July 18, 2000 (to incorporate the Webber Greens NSP in to the Lewis Farms ASP)
Bylaw 13662	Approved April 7, 2004 (to update maps and tables in Webber Greens NSP)
Bylaw 15365	Approved February 17, 2010 (facilitate revisions to the commercial and residential land uses, the parks and school site, collector roadway and the stormwater management facility)
Bylaw 15645	Approved January 31, 2011 (to designate a site south of Winterburn School for school/park uses and reconfigure the size and size of the medium-density site next to the Lewis Estates Golf Course)

Editor's Note:

This is an office consolidation edition for the Webber Greens Neighbourhood Structure Plan, as approved by City Council on July 18, 2000. This Plan is an amendment to the Lewis Farms Area Structure Plan, Bylaw 8733 as approved by City Council on June 14, 1988. This edition contains all amendments and additions to Bylaw 12360. 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 owner's 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
Planning and Development Department

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NEIGHBOURHOOD STRUCTURE PLAN

WEBBER GREENS NEIGHBOURHOOD - LEWIS FARMS

Office Consolidation April 2011

Prepared by Scheffer Andrew Ltd.

May 2000

Webber Greens Neighbourhood Structure Plan (Bylaw 15645, January 31, 2011)

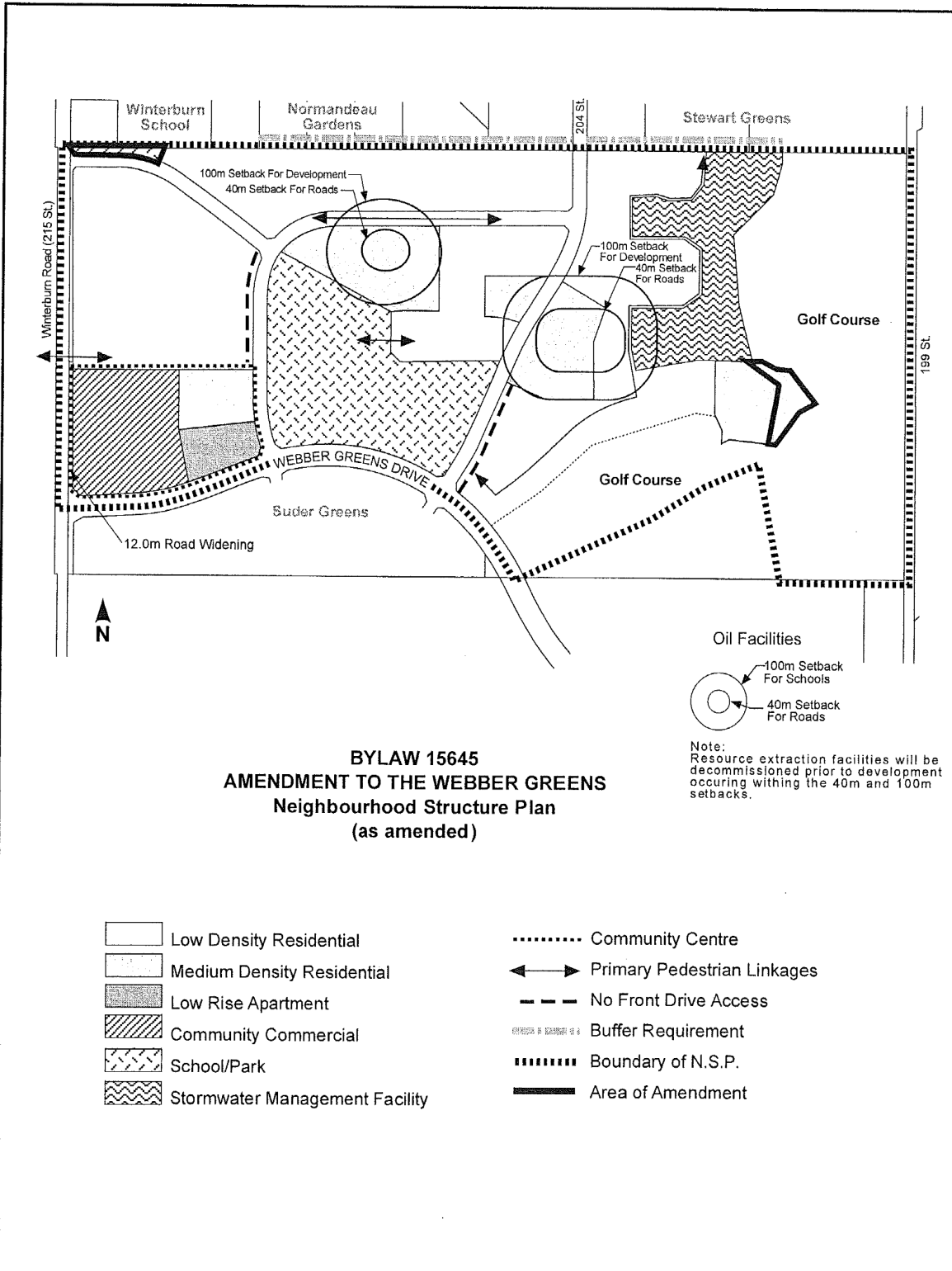


Table 1: Webber Greens Neighbourhood Structure Plan

Bylaw 15645
January 31, 2011

Land Use and Population Statistics

	AREA (HA)	% OF GDA				
Gross Area	112.13					
Golf Course	28.60					
Arterial (Webber Greens Drive & 215 Street)	3.32					
Gross Developable Area	80.21					
Circulation	15.90	19.82				
School/Park	11.25	14.03				
Stormwater Management Facility	6.25	7.79				
Community Commercial	4.57	5.70				
Low Density Residential	30.02	37.43				
Medium Density Residential	11.01	13.73				
Medium Density Low Rise Apartment	1.21	1.50				
Total	80.21	100.00				

	AREA (HA)	DU/HA	UNITS	% OF TOTAL UNITS	POPULATION	PPDU
Low Density Residential	30.02	25	750	55.4	2,100	2.8
Medium Density Residential	11.01	45	495	36.6	1,386	2.8
Medium Density Low Rise Apartment	1.21	90	108	8.0	194	1.8
Total	42.24		1,353	100.0	3,680	
Neighbourhood 4 Density				41.1 persons per gross developable hectare		
				29.2 persons per gross hectare		

Student Generation	ELEMENTARY	JUNIOR HIGH	SENIOR HIGH	TOTAL	
Public	160	80	80	320	2 students elementary, 1 student junior and senior high per gross developable hectare
Catholic	80	40	40	160	1 students elementary, 0.5 students junior and senior high per gross developable hectare
Total	240	120	120	480	

Chapter 1: Introduction

This plan for Webber Greens Neighbourhood in Lewis Farms has been prepared on behalf of *a private corporation* in compliance with the Lewis Farms area structure plan as amended. The general location of Webber Greens Neighbourhood is shown in Figure 1.

Amended by Editor

Chapter 2: Background

The Lewis Farms area structure plan was originally approved in 1988. It defined a Neighbourhood 4 (now Webber Greens Neighbourhood) bounded by the proposed 95th Avenue on the south, Winterburn Road (215 Street) to the west, and the proposed 204 Street to the east. It is bounded on the north by the existing Winterburn School site and the Normandeau Gardens country residential subdivision.

Since the area structure plan's approval in 1988, residential development has proceeded in two of the eight neighbourhoods in the area structure plan area. The Potter Greens Neighbourhood Structure Plan (Bylaw No. 9390) was approved by Council on February 13, 1990 and the Breckenridge Greens Neighbourhood Structure Plan (Bylaw No. 9925) was approved on October 8, 1991. The 18 hole Lewis Estates Golf Course has been developed in conjunction with these neighbourhoods. However, no development related to the implementation of the Lewis Farms area structure plan has occurred within the boundaries of Webber Greens Neighbourhood.

A reconfiguration of the back nine holes of the golf course was described in an amendment to the area structure plan (Bylaw No. 10881) which was adopted by Council on November 29, 1994. A second amendment was adopted by Council on December 6, 1999 as Bylaw No. 12183. This amendment, among other changes, realigned 95 Avenue and reduced 204 Street between 95 Avenue and Stony Plain Road to collector status.

A further amendment, Bylaw 12184, was also adopted on December 6, 1999. Among other things, it altered the storm water drainage concept for Webber Greens Neighbourhood. Figure 2 shows the location and boundaries of Webber Greens Neighbourhood in the context of the amended Lewis Farms Area Structure Plan development concept.

Figure 1: Location Plan

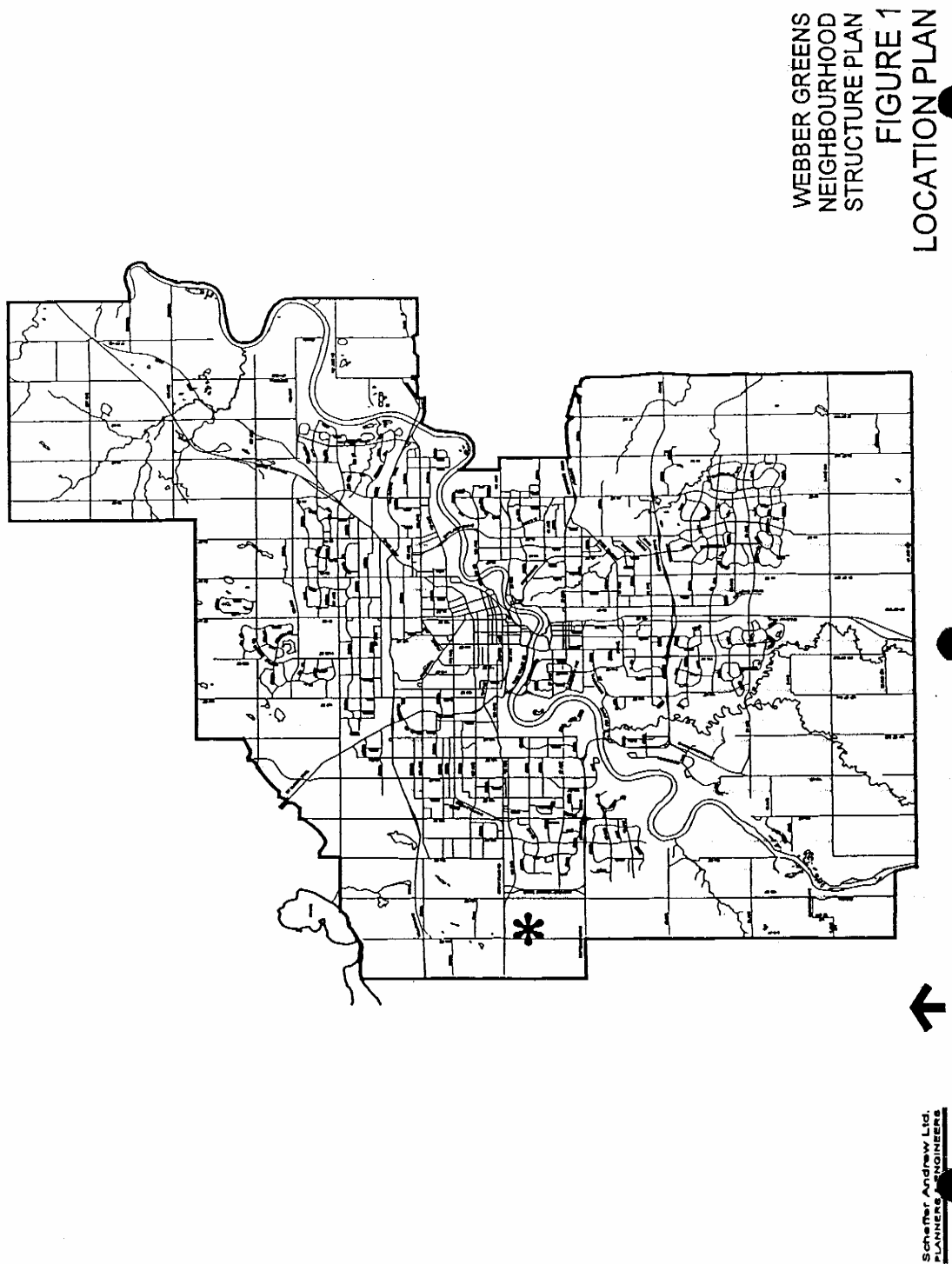
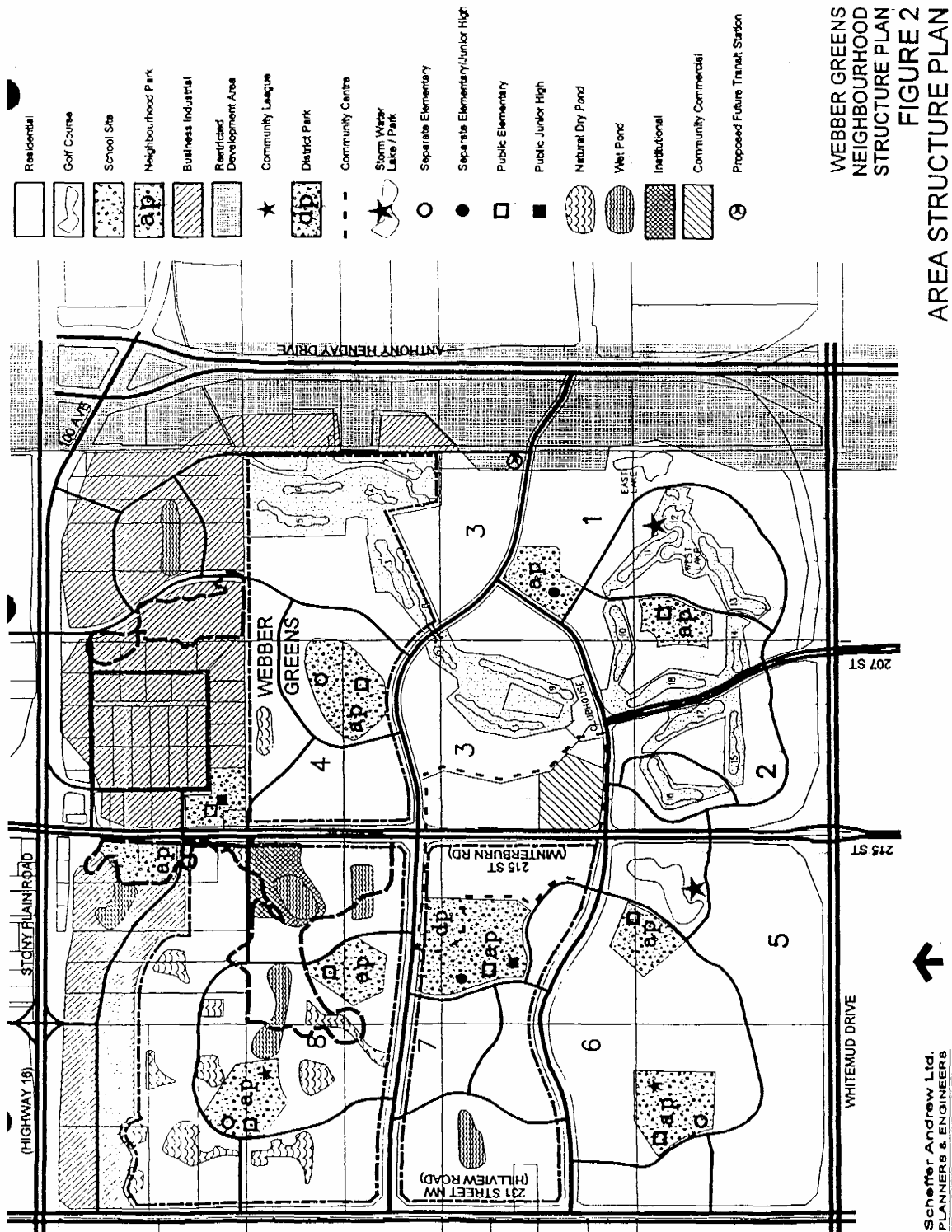


Figure 2: Area Structure Plan



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Chapter 3: Factors Influencing Development

3.1 Policy Context

3.1.1 Lewis Farms Area Structure Plan

The Lewis Farms Area Structure Plan (as amended) provides a general framework for future development of a 10 square kilometre area in west Edmonton. The area is bounded by the Transportation Utility Corridor (TUC) to the east, Stony Plain Road (Highway 16A) on the north, Whitemud Drive (79 Avenue) on the south, and the City Boundary (231 Street) on the west. The area structure plan describes the general pattern of land use, a conceptual pattern of major roads, and utility servicing scheme for the area. The area structure plan area includes business/industrial areas, eight residential neighbourhoods, and a golf course.

This neighbourhood structure plan is generally consistent with the Lewis Farms Area Structure Plan, as amended.

3.1.2 Municipal Development Plan

This neighbourhood structure plan is in general conformity with the City of Edmonton's Municipal Development Plan which was approved August 31, 1998 (Bylaw No. 11777).

With respect to internal land use and transportation, the proposed development is consistent with the Lewis Farms Area Structure Plan (as amended in December 1999), which is in turn consistent with the Municipal Development Plan.

The Municipal Development Plan contains several policies encouraging the efficient use of existing municipal infrastructure. Un-used capacity exists in sanitary and storm sewers north east of Lewis farms. Stony Plain Road has un-used traffic capacity. Development in the north portion of Lewis farms will make use of this capacity, resulting in a more efficient use of municipal infrastructure.

The Municipal Development Plan also promotes development that is contiguous to existing development. The subject development, proposed to commence just south of the Winterburn Road/Stony Plain Road interchange, is contiguous to existing residential, commercial, institutional, and major roadway development. However, given that the Transportation Utility Corridor and the Lewis Estates Golf Course separate the north portion of Lewis Farms from the major utilities to which it must connect,

development in the area can never be literally contiguous with existing services in west Edmonton.

The concept of contiguous development must also reflect consideration of major roads and access opportunities. Opportunities for access to Stony Plain Road east of Winterburn Road are likely to be severely limited in the future. No direct access will be available from Anthony Henday Drive. Although the northeast corner of Lewis Farms is physically near these facilities, this area cannot be regarded as being contiguous to them in a practical sense. Only the Winterburn Road connection to Stony Plain Road offers an appropriate arterial access opportunity for substantial urban development in the north portion of Lewis Farms. As a practical matter, this location is the only one in the north portion of Lewis Farms that is contiguous to existing development.

The Municipal Development Plan seeks to minimise the financial impact of new development. Fiscally responsible development requires that the infrastructure design be efficient and that the means of funding proposed development does not place an unacceptable cost burden on the City. The servicing concept for the north portion of Lewis Farms has been approved by the City of Edmonton Drainage Branch through their support of the amended Master Drainage Plan for Lewis Farms. The efficiency of the servicing concept for the north portion of Lewis Farms is not in question.

With respect to the fiscal impact of the proposed development on the City of Edmonton, four major areas of potential cost must be addressed:

Sanitary Sewer - On-site development costs (for infrastructure within Lewis Farms) must be borne by the development industry. Offsite costs will come under the Sanitary Sewer Strategy Fund.

Storm Drainage - On-site development costs (for infrastructure within Lewis Farms) must be borne by the development industry. The storm water management scheme has been designed to use existing off-site capacity. There will be no additional off-site storm drainage costs associated with the proposed development.

Water Supply - Connection to the municipal water supply is available within Lewis Farms. The cost of extending this service will be borne initially by the development industry, which will recover these costs as further development occurs.

Roads - The required upgrading of Winterburn Road south from Stony Plain Road will

be done at the developers' cost, in accordance with City policy. Ultimate development of this road will not occur until justified by demand in the overall Lewis Farms area.

The Municipal Development Plan, while stressing contiguous development, efficient servicing, and the minimisation of the fiscal impact of new development, also recognises the need to respond to market demand and to provide for choices in housing type and location. Residential development near the intersection of Winterburn Road and Stony Plain Road strikes an appropriate balance between these concerns and is therefore consistent with the Municipal Development Plan.

3.1.3 Land Use Bylaw

All of Webber Greens Neighbourhood is districted agricultural (AG) under the 1981 County of Parkland Land Use Bylaw. Implementation of this amendment will require that the subject lands be redistricted to City of Edmonton Land Use Bylaw districts.

3.2 Ownership

Figure 3 shows current land ownership within the boundary of Webber Greens Neighbourhood. There are two major holdings within this neighbourhood. The largest of these, totalling approximately 79 hectares, is owned by *a private developer*. *A private developer* owns approximately 32 hectares in the north half of SW 31-52-25-4 (Block 1, Plan 822-1534) which is subject to an agreement for sale to *a private corporation*.

Amended by Editor

3.3 Existing Land Use

Figure 4 shows Webber Greens Neighbourhood as it existed in 1996. It is essentially unchanged today. The golf course has been developed in the east and southeast portion of the neighbourhood. The majority of the remaining land is in agricultural use or is undeveloped. A farmstead exists near the west boundary of the neighbourhood, but none of the buildings will be retained.

3.4 Resource Extraction

As shown in Figure 5, one well site containing two producing crude oil wells exists in Webber Greens Neighbourhood. Various flow lines connect this site and others to a Suncor Energy battery site in the east portion of the neighbourhood. An Imperial Oil "gathering" line flows from the battery site west to Winterburn Road and from there

south. A Northwestern Utilities Ltd. natural gas line abuts the east boundary of Winterburn Road. None of these facilities are major high pressure lines.

The City's current regulations regarding the location of development near resource extraction facilities are detailed in the City of Edmonton's "Policy Guidelines for the Integration of Resource Operations and Urban Development" (September 24, 1985). Minimum setback distances from resource extraction facilities and pipelines are specified.

While the well and battery sites are in operation, subdivision and development must adhere to the City's policy guidelines. Eventually, however, these facilities will be abandoned and the sites can be developed for other uses. In the interim, it is possible that, with the agreement of the operators, some of the flow lines and gathering lines may be relocated (at the developers' expense) to better accommodate urban development. Flow lines within the school/park site will be relocated by the developer as required by and to the satisfaction of the City of Edmonton Community Services Department.

3.5 Adjacent Land Use

The land to the south is designated, under the area structure plan, as residential (Neighbourhood 3) and is currently in agricultural use. The remainder of the completed 18 hole golf course is directly south. The eastern boundary is defined by the Transportation and Utility Corridor and Anthony Henday Drive. The western boundary is Winterburn Road, beyond which lies future residential land which is currently in agricultural use or undeveloped. The nearest suburban residential development is south of 87th Avenue in the Breckenridge Greens and Potter Greens neighbourhoods.

At present, the land to the north of Webber Greens Neighbourhood is designated under the Lewis Farms Area subdivision and the Winterburn School. The approved Area Structure Plan acknowledges that consideration should be given, at the neighbourhood plan stage, to the provision of "special buffer treatment" where residential development will abut business/industrial. Required buffering will be provided as part of the industrial development. It will consist of a berm and/or screen fence with appropriate landscaping, the details of which will be determined at the time based on the performance standards contained in the Land Use Bylaw, and the specific type of industrial development contemplated. Only the 113 District of the current City of Edmonton Land Use Bylaw is recognised as being compatible with adjacent residential development. The performance standards within this district place the responsibility for

buffering on the industrial development Structure Plan for business/industrial use. This area includes the existing Normandeau Gardens country residential

3.6 Natural Features

Webber Greens Neighbourhood is adjacent to the 7.6 ha Normandeau Gardens Natural Area, identified in the City's "Inventory of Environmentally Sensitive and Significant Natural Areas"(1994) as site NW 254. This natural area is not within the neighbourhood, thus no Natural Site Assessment is required.

The McDonagh Peatland natural area (NW 7009-35.5 hectares) is near the neighbourhood's east end. This area has already been developed as part of the golf course.

Topography and vegetation within the Webber Greens Neighbourhood boundary are shown in Figure 6. The neighbourhood has a topographical variation of approximately 10-11 m, with natural drainage to the east.

3.7 Environmental Site Assessment

A Phase I Environmental Site Assessment (ESA) has been prepared for Webber Greens Neighbourhood to identify any potential concerns with respect to site contamination resulting from existing or historical use within the area. The report concluded that a Phase II Environmental Site Assessment was required for a small part of the plan area near the west boundary. The area assessed in the Phase II report had formerly contained both an underground and an aboveground storage tank. Analytical soil and groundwater chemistry tests were performed and concluded that any potential contaminants found were well within the accepted standards. This report, which concludes that no further remedial work is necessary, has been reviewed and accepted by the City of Edmonton

3.8 Historical/Cultural Resources

An Historical Resources Impact Assessment has been completed and concludes that there are no sites within Webber Greens Neighbourhood that require further archaeological or historical investigation. In a letter dated January 5, 2000, Alberta Community Development stated that "development may now proceed on this project".

Copies of the Assessment and the letter have been submitted to the City of Edmonton with this plan.

Figure 3: Ownership (As Amended by Editor)

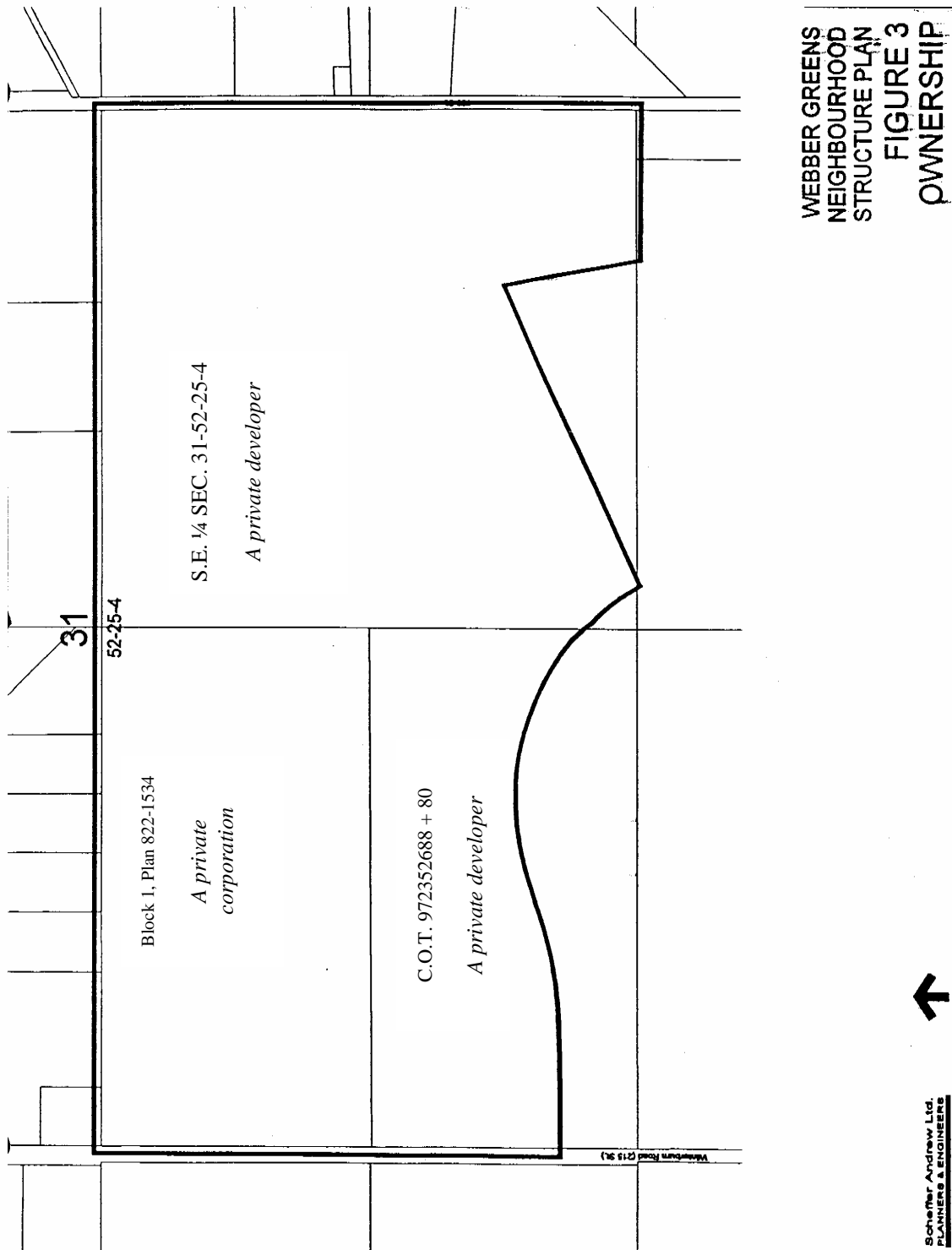
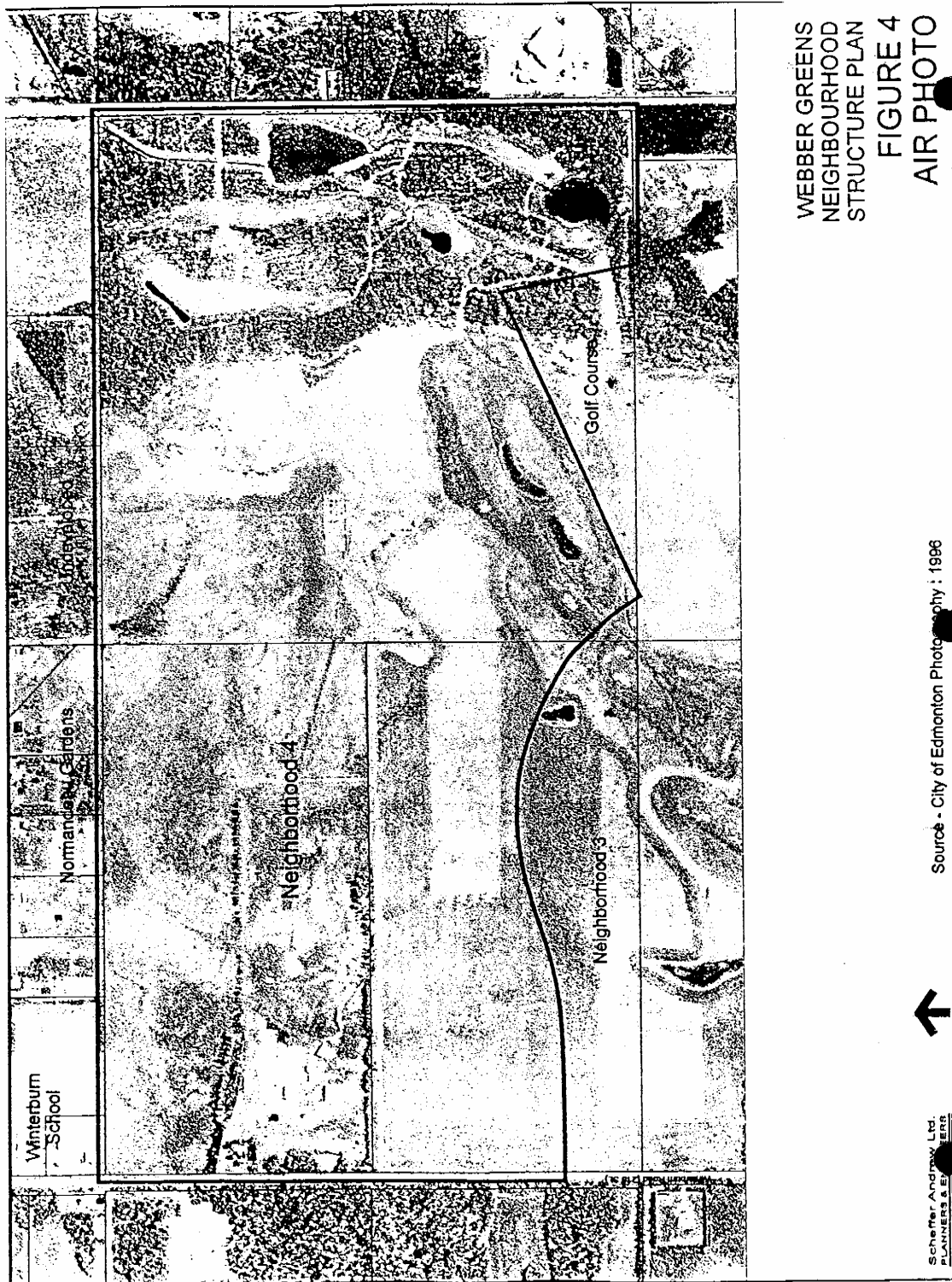


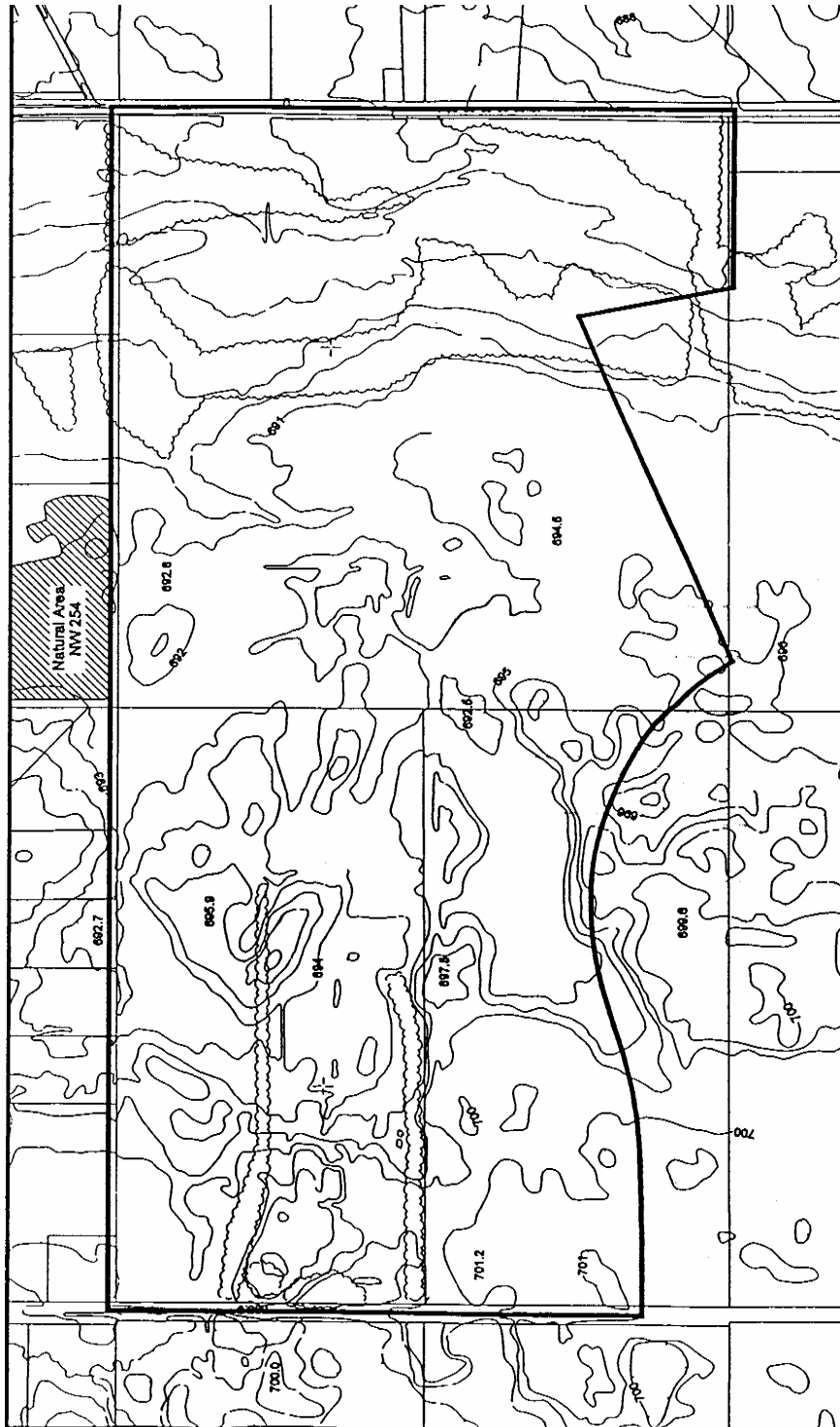
Figure 4: Air Photo





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Figure 6: Natural Features



WEBBER GREENS
NEIGHBOURHOOD
STRUCTURE PLAN
FIGURE 6
NATURAL FEATURES



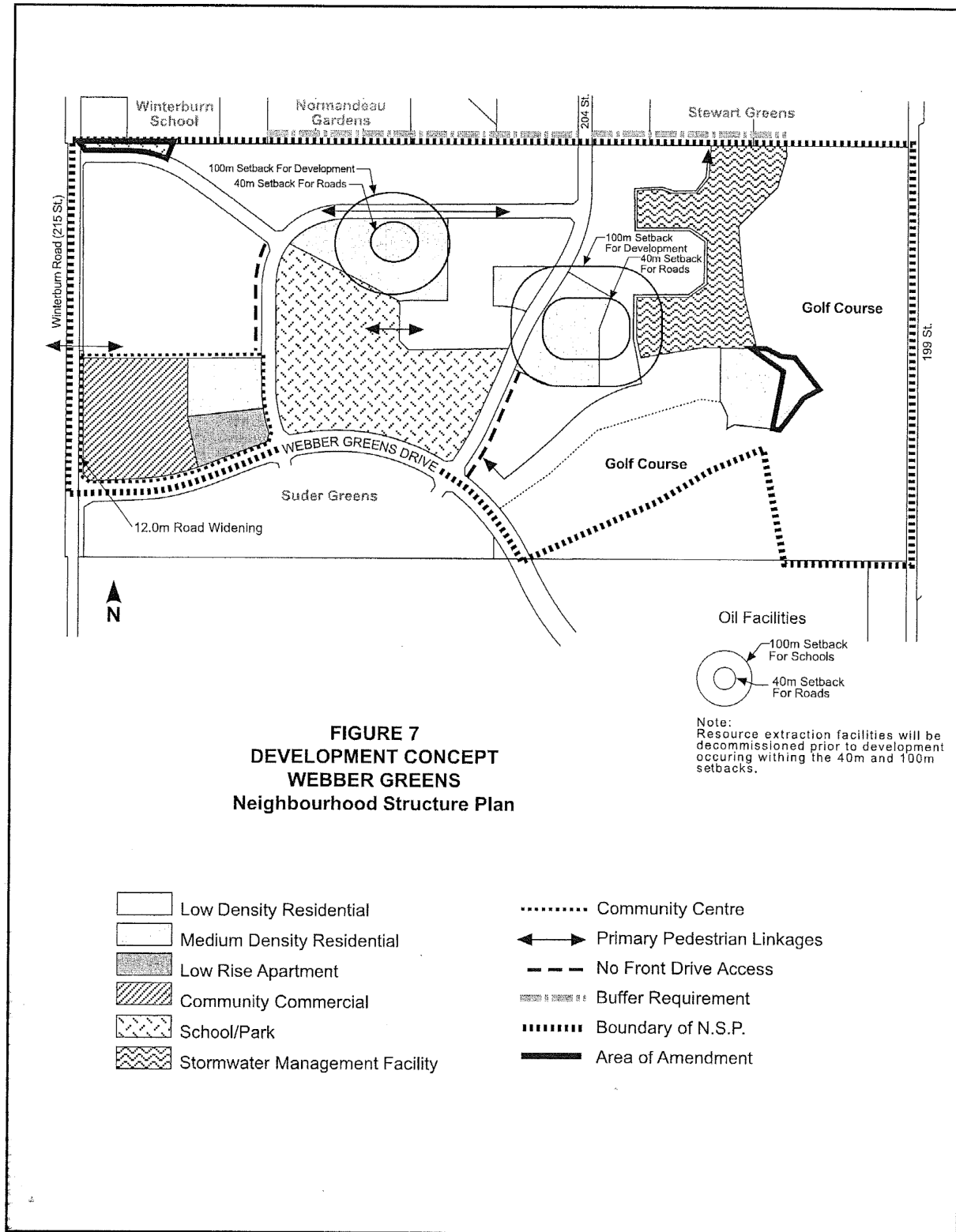
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Chapter 4: Development Objectives

The purpose of this neighbourhood structure plan is to provide guidance to the future redistricting, subdivision, and development of lands within Webber Greens Neighbourhood. The development objectives upon which this plan is based are as follows:

- To create a community environment which promotes a high quality of life;
- To develop a primarily residential neighbourhood which will provide for a variety of housing opportunities;
- To identify locations for community service facilities including schools, parks, and convenience commercial facilities;
- To identify a collector road system for general access and for public transit, and to identify schematic pedestrian routes connecting neighbourhood facilities;
- To provide a servicing system and phasing sequence based on the extension of City services and utilities which are both economical and efficient;
- To utilise storm water management facilities whenever possible as amenity features;
- To take advantage of the topography in servicing, particularly with storm water drainage;
- To integrate resource extraction facilities with urban development;
- To integrate existing pipeline rights-of-way into the overall development where possible; and
- To provide for the future re-development of resource extraction sites.

Figure 7: Development Concept (Bylaw 15645, January 31, 2011)





Chapter 5: Development Concept

5.1 Land Use

The land use pattern proposed for Webber Greens Neighbourhood is shown in Figure 7. A breakdown of the land use areas is shown in Table 1 Land Use Distribution.

5.1.1 Community Care

Bylaw 13662
April 7, 2004

The intent of the Community Center concept, as defined in the Lewis Farms Area Structure Plan, is to provide a focal point that will serve to define Lewis Farms as a distinct and identifiable community. The principal component is a shopping facility, which can provide a full range of retailing and entertainment facilities typical of such a centre. It may also include a limited amount of professional, financial and office support services as well as certain community and public institutional uses (e.g. library, health unit). A second major component of the Community Commercial are residential uses. Higher density housing is proposed to be adjacent to the community shopping centre and proximate to the district park. In Webber Greens, the Community Centre area will consist of a Community Commercial and adjacent medium density uses. It is located at the southwest corner of the Webber Greens NSP.

5.1.2 Residential

The majority of the neighbourhood will be developed for low density residential uses. Most medium density residential uses will be located within the Community Centre boundary as indicated in Figure 7.

Bylaw 13662
April 7, 2004

The location of the residential land uses has been modified to accommodate the relocated stormwater management facilities, the revised school boundary and the eliminated Neighbourhood Commercial land use.

Bylaw 15365
February 17, 2010

The Webber Greens NSP contains five medium density residential sites. The 100 metre resource facilities setback for development required around the well and battery sites influences the location and development of three of these proposed medium density residential sites.

One medium density residential site is incorporated into the east Plan area adjacent to the Lewis Estates Golf Course and the stormwater management facility to take advantage of the development benefits of these recreational facilities.

5.1.3 Schools/Parks

The neighbourhood will include a separate elementary school, a public elementary school, and a neighbourhood park. The existing public elementary/public junior high school (Winterburn School) adjacent to the neighbourhood will continue to serve outlying urban and rural areas in West Edmonton.

The 11.1 hectare central school/park site shown in Figure 7 provides ample frontage on the collector for access and visibility. It is located near the centre of the neighbourhood to minimise walking distances, and to ensure that two schools can be constructed such that the City's minimum separation distance (100 metres) from well and battery sites can be maintained.

Adequate frontage must be made available for a school bus drop zone along the south side of Winterburn, School. To achieve this, the collector road may be slightly re-aligned, and/or a small area of land may be added to the southeast corner of the school site at the subdivision stage. If land is added to the site, it will not receive municipal reserve credit.

At the subdivision stage, front access to low density residential lots across from school sites will be restricted. Where this occurs, alleys must be provided behind these lots to provide alternative access. Low density development will be limited to the RFI Single Detached Residential District.

The school sites provided for in this plan reflect current standards of service. However, changes in these standards may result in a reduced requirement for school sites in Webber Greens. Should this occur, a portion of one or both of the school sites provided (a public "K to 8" school at 5.7 ha, and 6 separate elementary school at 2.8 ha) may be converted to alternate use.

5.1.4 Community Commercial

The Community Commercial area, as designated in the Development Concept, is intended to accommodate a district level shopping centre that could include a range of commercial land types as defined in the Lewis Farms Area Structure Plan.

*Bylaw 13662
April 7, 2004*

The Community Commercial site at the intersection of Webber Greens Drive and Winterburn Road (215 Street) is formally defined by registered roadways and contains 4.57 hectares.

*Bylaw 15365
February 17, 2010*

(Deleted Section 5.1.5 Convenience Commercial along Winterburn Road and the entrance to the neighbourhood, and renumbered the remaining sections accordingly)

*Bylaw 15365
February 17, 2010*

5.1.5 Storm Water Management

Following the original approval of the Webber Greens NSP, an updated drainage assessment was conducted by AECOM Engineering Ltd. This investigation concluded that a larger stormwater management facility would be required to accommodate stormwater containment needs. A more appropriate site with lower lying lands was identified for the stormwater management facility further east within the plan area. The management facility has also been changed from a dry pond to a wet pond as per the City of Edmonton requirements and preferences of Alberta Environment. Wet ponds allow for waterborne particles to settle before proceeding into a natural waterway, thereby separating contaminants from water systems. As a result of these changes, the stormwater management facility has increased in size by 4.85 hectares for a total 6.25 hectares.

*Bylaw 15365
February 17, 2010*

5.1.6 Resource Extraction Sites

The two resource extraction sites (the well lease area and the battery site) cannot be developed for residential or residential related use at present. In addition, development adjacent to these sites is restricted by City policy. However, these sites will eventually be abandoned and become available for development. Future subdivision and servicing design must provide for such development through the creation of "shadow plans" acceptable to the City.

The neighbourhood profiles presented in *Table 1* include these sites as part of the developable area of the neighbourhood on the assumption that they will eventually be abandoned and become developable.

*Bylaw 13662
April 7, 2004*

5.2 Demography

Table 1 provides a demographic profile of Webber Greens Neighbourhood. The population and student generation figures provided are based on the land use areas and on the most recent generation factors from the City of Edmonton Planning and Development Department.

*Bylaw 13662
April 7, 2004*

The overall density anticipated in Webber Greens Neighbourhood is approximately 41.0 people per gross developable hectare.

The student generation figures provided in *Table 1* assume that students will attend a

*Bylaw 13662
April 7, 2004*

three tier system of elementary, junior high, and high schools. However, it is possible that a two tier system (kindergarten to grade eight, grade nine to grade 12) will be implemented in Webber Greens Neighbourhood.

5.3 Transportation

As per the amended area structure plan, access to Webber Greens Neighbourhood will be available from Winterburn Road and 95 Avenue and via a collector connection to the business/industrial area to the north. The Transportation Branch has indicated that the Winterburn Road right-of-way must be widened by 12.0 metres. Figure 7 reflects this widening.

An internal collector system will accommodate traffic movements within the neighbourhood. Transit routing is subject to change over time. However, each collector road will have the potential to be used as a bus route such that transit coverage consistent with City of Edmonton policies can be provided. The collector road adjoining Winterburn Road has been aligned to provide access to Winterburn School and creates an intersection with a similar collector in Second Neighbourhood.

A system of pedestrian/cycle routes will be provided throughout the neighbourhood. These will consist of a combination of exclusive walkways, sidewalks within road rights-of-way, and pathways through public open spaces. The primary linkages are shown conceptually in Figure 7. However, specific requirements in terms of location and alignment can only be determined at the subdivision stage.

5.4 Utility Servicing

The following is a brief overview of the servicing concepts for Webber Greens Neighbourhood. These concepts are consistent with the Lewis Farms (North) Master Drainage Plan Amendment (1999) which addressed required changes to the north drainage basin in Lewis Farms. They are treated in more detail in the approved Water Network Analysis and preliminary Neighbourhood Drainage Design Report for Webber Greens.

5.4.1 Water

As shown in Figure 8, water will be provided to the neighbourhood by a connection to an existing main in Breckenridge Greens Neighbourhood to the south. The Connecting 600 mm line will utilise the Winterburn Road right-of-way. The water network for

Amended by Editor

Webber Greens Neighbourhood will be looped within the neighbourhood as shown in Figure 8.

5.4.2 Sanitary

Figure 9 shows the sanitary drainage concept. The sanitary sewer trunks will drain into an underground sanitary lift station located to the west of Anthony Henday Drive, approximately ½ mile south of Stony Plain Road, on land currently designated industrial/business. Storage capacity will be provided upstream of the lift station in the form of a holding tank and in-pipe storage.

The system within Webber Greens Neighbourhood will be oversized as necessary to serve future development west of Winterburn Road.

(Deleted Section 5.4.3 Storm explaining the previously-approved storm sewer system for the neighbourhood and renumbered the remaining sections accordingly)

*Bylaw 15365
February 17, 2010*

5.4.3 Shallow Utilities

Telephone, power, cable, and gas will be extended from existing developed areas as required to service this neighbourhood.

Chapter 6: Development Sequence

Development is proposed to begin in the northwest corner of Webber Greens Neighbourhood, as shown in Figure 11. Village Land Corporation, the beneficial owner, is prepared to extend the utility services required for the development of this portion of Webber Greens Neighbourhood from existing infrastructure east of the Lewis Farms area. Access will be available from Winterburn Road, which will require upgrading to serve this development. The stages 2, 3, and 4 will extend south and east to complete the development of the northwest 32 ha of the neighbourhood.

Stage 5 is expected to commence in the southwest portion of the neighbourhood, utilising access from Winterburn Road via the first stage of construction of 95 Avenue. Services would be extended from the north. Stages 6 and 7 are proposed to develop from west to east as services and access are extended.

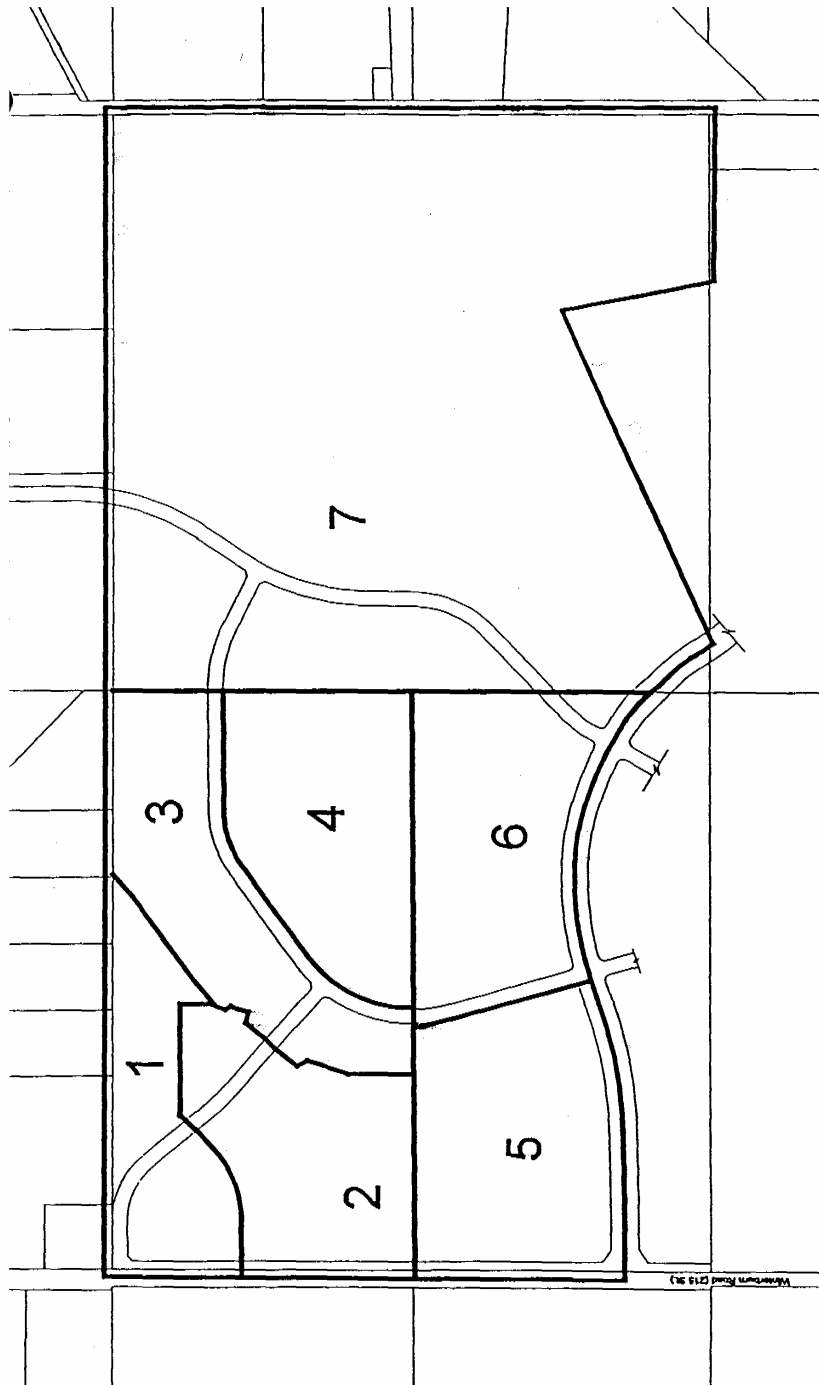
Specific development proposals in various locations within the neighbourhood will be evaluated on their merits.



(Deleted "Figure 10: Storm Water Management" showing the previously-approved storm water management for the neighbourhood and renumbered the remaining figures accordingly)

Bylaw 15365
Feb. 17, 2010

Figure 10: Development Sequence



WEBBER GREENS
NEIGHBOURHOOD
STRUCTURE PLAN
FIGURE 11
DEVELOPMENT SEQUENCE



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Chapter 7: Rationale

This neighbourhood structure plan is generally consistent with the amended Lewis Farms Area Structure Plan with respect to land use, transportation, and utility servicing issues. However, the current area structure plan does not address the staging of development beyond the first two neighbourhoods. Other than an acknowledgement that a "secondary starting point for [industrial/business] development could be in the northeast corner of the plan area", the current plan is not specific about the sequence of development beyond the first few stages. In the current plan, residential development is proposed to progress (as it has to date) west through Neighbourhood 1 (Potter Greens) to Neighbourhood 2 (Breckenridge Greens). Development beyond these first two neighbourhoods is referred to as "Future Stages" in Figure 11 Development Staging in the current plan. There is no distinction made between one area and another in terms of a preferred or anticipated residential development sequence. The plan only indicates that future staging will be dependent on the economical extension of services. It is assumed that staging will also be dependent on market demand.

The majority of Potter Greens and Breckenridge Greens Neighbourhoods is either developed or subject to current subdivision approvals. It is now appropriate to provide for a second starting point for residential development. The northeast corner of the plan area is not a reasonable candidate. First, it is not designated for residential use. More significantly, however, it is subject to serious access constraints not recognised in the current area structure plan. Accesses at 204 Street and 199 Street are to be combined into one central point of access that will be restricted to right in/right out turning movements only. 95 Avenue may not continue west beyond Anthony Henday Drive to support development in the northeast. If it does, it will end at 199 Street. 199 Street will not extend to the south to Whitemud Drive. In addition, development in the northeast area must overcome geotechnical constraints.

The only reasonable second starting point for residential development in Lewis Farms is the area on either side of Winterburn Road, south of Stony Plain Road. This area has several advantages:

- Access to the City's arterial road system is excellent via Winterburn and Stony Plain Roads. Only the upgrading of Winterburn Road south from Stony Plain Road would be required.

- It is adjacent to existing residential development in Normandeau Gardens and commercial and recreation development along the south side of Stony Plain Road.
- Winterburn School already exists at Winterburn Road just south of Stony Plain Road.
- Residential development at this location will support the extension of municipal services to the Normandeau Gardens area. This will in turn support either the redevelopment of the area for industrial/business, as called for by the current area structure plan, or the consolidation, as some residents have suggested, of its status as a residential development.
- The extension of services to Webber Greens Neighbourhood will also support the development of the industrial/business employment areas immediately to the north and northeast.
- Playgrounds and sports fields already exist at Winterburn School and on City owned land across Winterburn Road.
- The majority of Neighbourhood 3 can be accommodated through the existing drainage basin, but Neighbourhood 3 cannot be fully developed until utility services are extended from the northeast. Development in Webber Greens requires the extension of these services, which are also required for the completion of Neighbourhood 3.

As discussed in Section 5.4, residential development in Webber Greens Neighbourhood at Winterburn Road will require the extension of sewer services from the east and south. The Municipal water supply will be extended north from Breckenridge Greens. The developer will bear the servicing costs in accordance with normal development practices.