

# Two Models of Corridor Planning

## The Edmonton Transportation Utility Corridor (TUC) and Northeast Penetrator Corridor (NEPC)

Presented by

Lyle Markovich RPP MCIP, Director, Land Planning

to

Edmonton Region Energy Corridors Forum

*Alberta*   
Government

# What do we mean by a “corridor”?

For the purposes of this presentation, a “corridor” refers to a parcel or parcels of land that are either designated or owned for the specific purpose of housing linear utility facilities (roads/transportation, pipelines, powerlines, ditches).

# Two Models of Corridor Planning

- **Considerations in planning a corridor**
- **Considerations in operating or managing a corridor**
- **Model 1 – The Transportation Utility Corridor**
- **Model 2 – The Northeast Penetrator Corridor**
- **A comparison of the TUC and the NEPC**

# Corridor Planning and Management

- **Considerations in planning a corridor**
  - What is the purpose of the corridor?
  - Who will govern the corridor and how?
  - When is a corridor expected to be needed?
  - Is a capital budget available for the purchases?
  - Where is the correct location for a corridor?
  - What is the appropriate width of the corridor?
  - Will adjacent uses be compatible with the corridor?
  - Is the route environmentally suitable?
  - What occurs in the event of incompleteness?

# Corridor Planning and Management

- **Considerations for operating or managing a corridor**
  - How will proposed uses be administrated?
  - Can access be preserved to the corridor?
  - What surface uses are intended for it? Any not?
  - Is a safety or security strategy in place?
  - Is a communication strategy in place?
  - Will costs of the corridor be recovered?
  - Can users access only part of a corridor?
  - What widths will be entertained for rights of way?
  - Can rights be purchased in advance?

# The Transportation Utility Corridor (TUC)

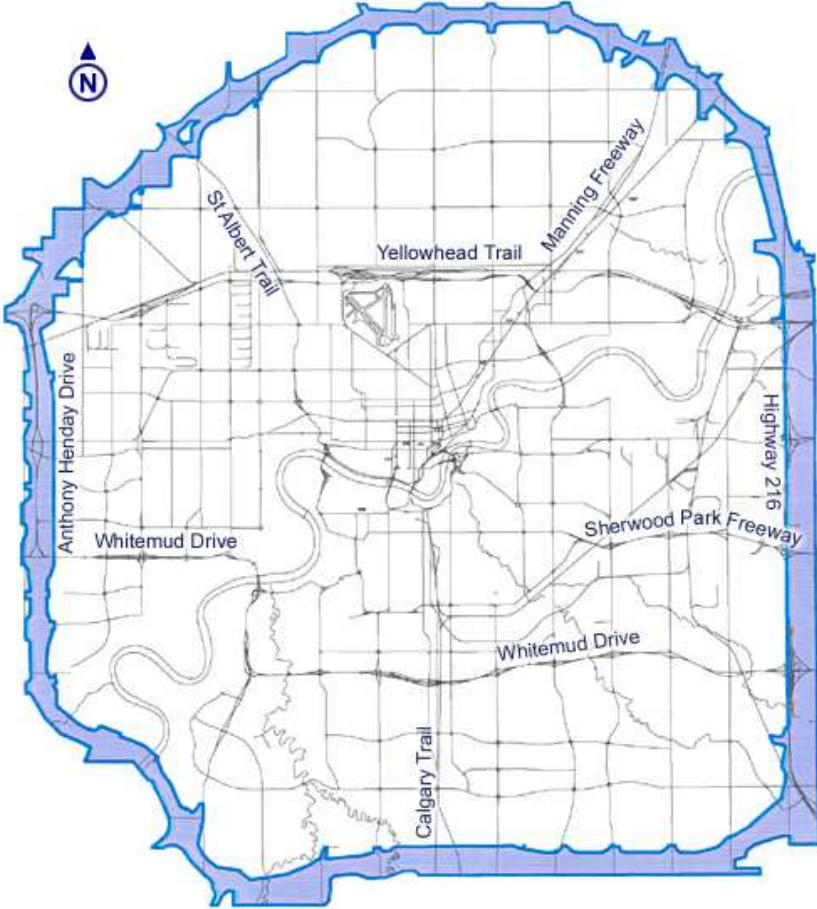
- In the 1960's, Alberta foresaw a need for long term protection for urban roads, power, and pipeline routes.
- The Edmonton TUC was established in 1974 to create a protected corridor for a future ring road and adjacent utility corridor around greater Edmonton.
- In 1974 the Restricted Development Area Regulations are enacted, which caveated properties.
- Alberta initially registered a survey approximately 800m wide and purchased from willing sellers.
- Ultimately, properties were expropriated when construction was imminent.



# The Transportation Utility Corridor (TUC)

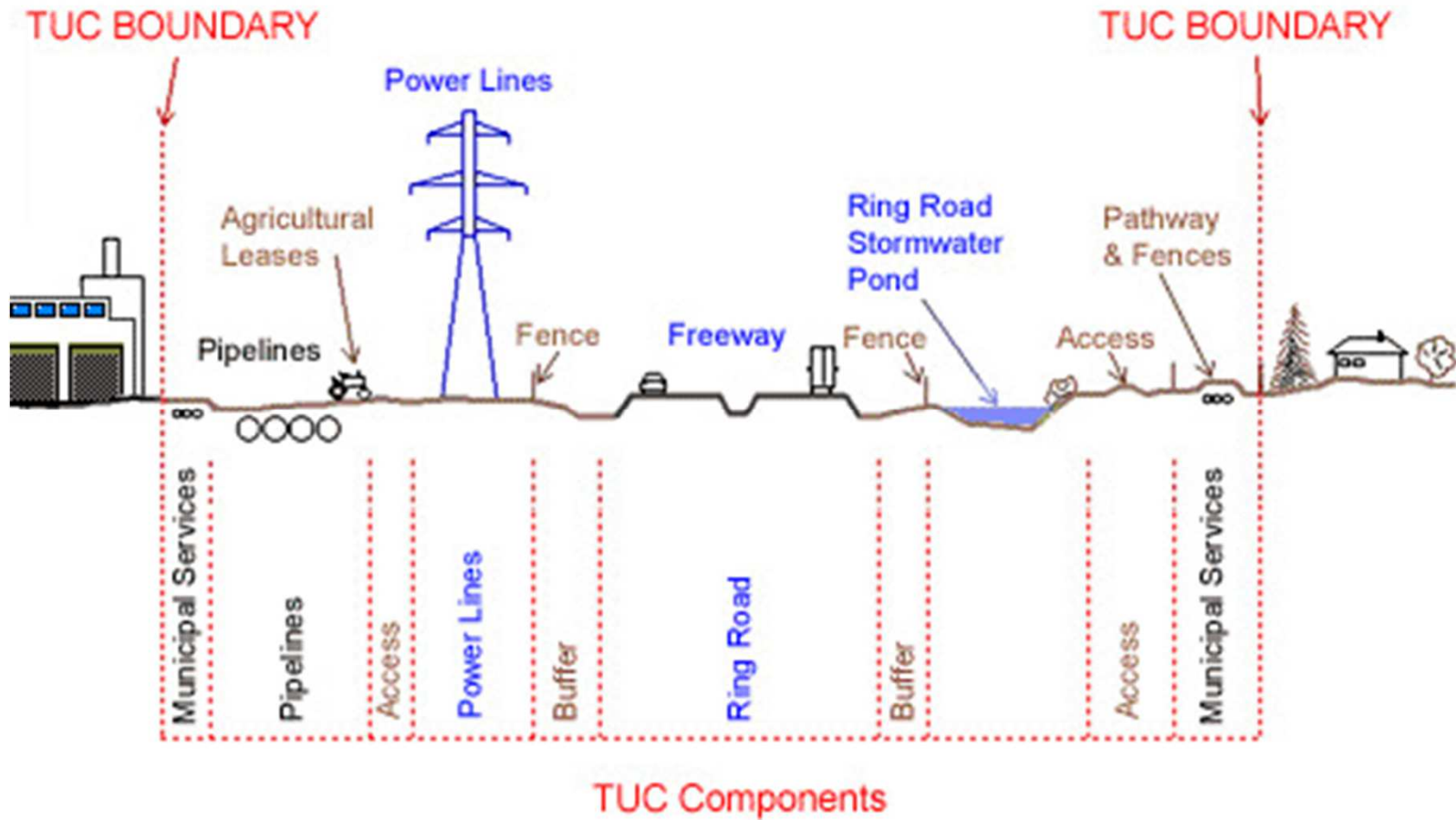
- **The TUC is regulated by Infrastructure. Ministerial Consent is required for any “surface disturbance”.**
- **The existing corridor is 80km long, and excepting in Sherwood Park, is now generally under 400m wide.**
- **The TUC houses numerous utilities, and with some exceptions, has room for more.**
- **Roughly 99% of the TUC is now Government owned.**
- **Infrastructure has recouped significant value from use of the TUC for ring roads, right of ways, surplus sales, and lease revenue.**

# The Transportation Utility Corridor (TUC) Map of Edmonton TUC





# The Transportation Utility Corridor (TUC) Typical Cross-Section



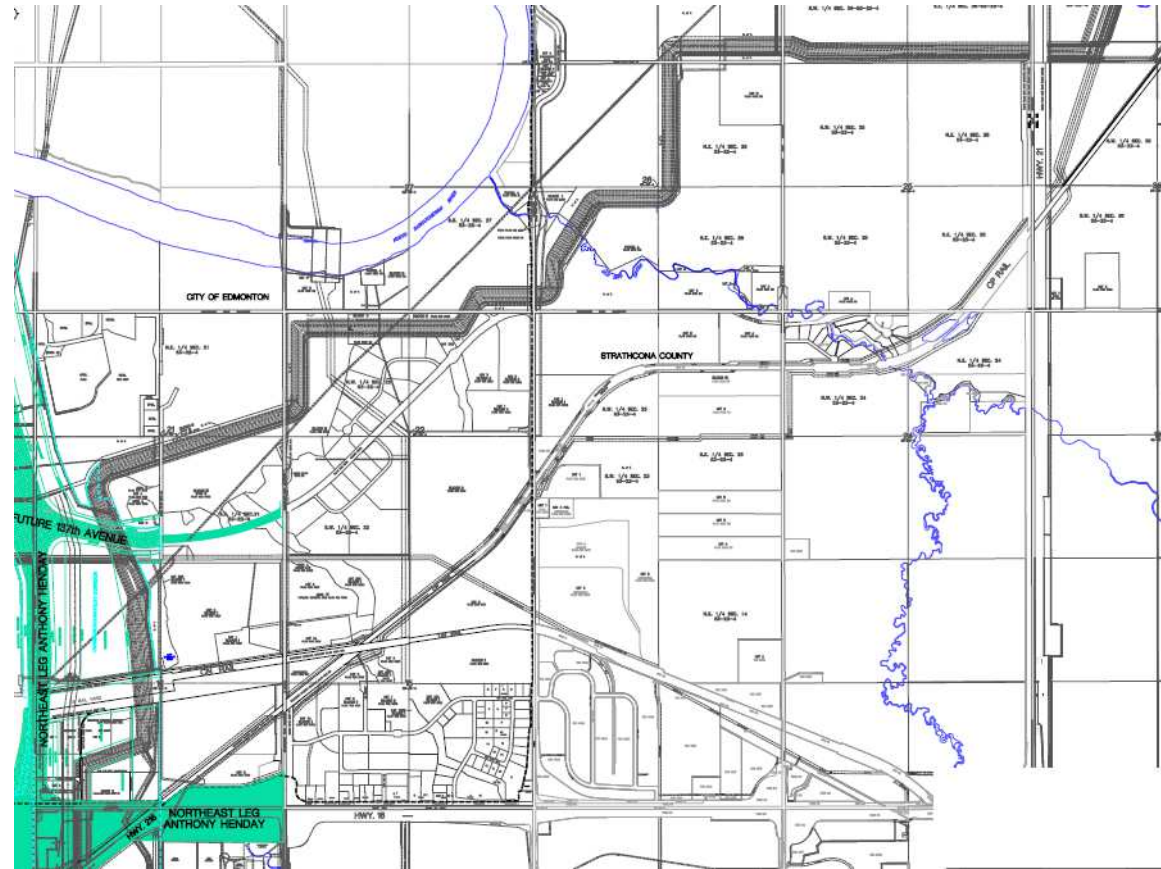
# Northeast Penetrator Corridor (NEPC)

- **The NEPC began in 1981 with an Order in Council directing the ERCB to identify a desirable multi-pipeline route north of CN to Hwy 21.**
- **The Government of Alberta registered a 130m wide survey and purchased from owners on a willing seller basis, but did not regulate or expropriate.**
- **Most landowners chose to sell. Pipeline operators negotiate privately with those persons who did not.**
- **Infrastructure has recouped market value for most pipelines in the NEPC. The surface is often leased.**

# Northeast Penetrator Corridor (NEPC)

- The NEPC links pipelines from northeastern Alberta with the Transportation Utility Corridor (TUC) and southbound to refinery row.
- The existing corridor is 8.9km in length. Only a percentage is owned by Infrastructure.
- The NEPC is not regulated by Infrastructure. Infrastructure acts as a willing owner for pipelines.
- The NEPC contains 15 major pipelines and is nearing capacity. A small addition occurred in 2014.
- No NEPC acquisitions are occurring at present.

# Northeast Penetrator Corridor (NEPC)





# Northeast Penetrator Corridor (NEPC)



# The TUC versus the NEPC

## TUC

- For a ring road and adjacent utilities
- Facilitation, Cities to grow into it
- Ministerial Control
- Caveated
- Budget available throughout
- Obligation to buy

## NEPC

- To facilitate pipeline routes
- Protection, a response to growth
- As landowner
- No caveat
- Budget available for a period of time
- Optional project



# The TUC versus the NEPC

## TUC

- Began in 1974
- Part of a large concept
- Under RDA Regulation
- Founded on the Ring Road Location
- Accommodates multiple facilities
- 80 km long, 25-800m wide
- Not expanding
- Similar model in Calgary

## NEPC

- Began in 1981
- Adjunct to large project
- Not regulated by INFRA
- Designed to follow existing pipeline alleys
- Pipelines only, no other facilities
- 8.9km long, 130m wide
- Not expanding
- No comparable model



**Thank you!**

Questions?