



SUSTAINABLE  
DEVELOPMENT

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September 29, 2016

Capital Region Board  
#1405 Bell Tower  
10104 -103 Avenue NW  
Edmonton, AB T5J 0H8

**Attention: Neil Sarnecki**

Dear Mr. Sarnecki

**RE: REFERRAL OF FILE LDA13-0086 AMENDMENT TO BIG LAKE AREA  
STRUCTURE PLAN/ADOPTION TO KINGLET NEIGHBOURHOOD  
STRUCTURE PLAN**

Please accept this letter as a request by the City of Edmonton for review of the proposed matter by the Capital Region Board.

This matter is being referred to the Capital Region Board due to the review requirements outlined in Section 3.0 of Schedule A to Ministerial Order No. L:270/10 ("the Regional Evaluation Framework"). Under this section, review is required for any statutory plan or statutory plan amendment where:

3.2 A municipality must refer to the Board any other statutory plan or statutory plan amendment where:

- a) one or more of the following conditions exist:
  - (iv) the plan boundaries are within 0.8 km of a road identified in the Regional Transportation Infrastructure map of the Capital Region Growth Plan;
  - (v) the plan boundaries are within 1.0 km of an approved Intermunicipal Transit route or Park and Ride facility as Identified by the Capital Region Growth Plan (Figures 8, 9, or 10 of the Capital Region Intermunicipal Transit Plan) or a Transportation Master Plan as approved by the City of Edmonton;

and

- b) the statutory plan or statutory plan amendment proposes land uses that would add to, alter, interrupt or interfere with:
  - (ii) the distribution, expansion and/or integrated development of the regional infrastructure, and recreation, transportation and utility corridors as identified on the Regional Transportation Infrastructure, Regional Water and Wastewater Infrastructure, Regional Power Infrastructure and Regional Corridors maps in the Capital Region Growth Plan or conservation buffers as shown on the Regional Buffers Areas Map of the Capital Region Growth Plan.

With respect to these conditions, the proposed amendment to the Big Lake Area Structure Plan is in the immediate proximity of Yellowhead Trail, a roadway identified in the Regional Transportation Infrastructure and Intermunicipal Transit Plan maps. Full build-out of the Big Lake ASP and anticipated regional growth will require construction of upgrades along Yellowhead Trail NW and reconfiguration of its interchange at Winterburn Road (215 Street) NW. A functional planning study for the future upgrades, currently being undertaken by Alberta Transportation, may take up to two years to complete. Any future development in the Big Lake ASP will require traffic signals at the interchange's ramp intersections. In the short term, additional improvements will be required to support further development while maintaining acceptable Levels of Service at the interchange. These may include modifications to the bridge deck and additional turning lanes at the ramp intersections.

Additionally, for your reference, we have included the proposed Kinglet Gardens Neighbourhood Structure Plan which establishes the land use pattern, density of the proposed population, pattern and general alignment of the arterial and collector roadways, in compliance with the associated proposed amendment to the Big Lake Area Structure Plan. A copy of the proposed amendment to the Big Lake ASP is also included. An urban-rural interface exists between the City of Edmonton and Parkland County. Land immediately west of Kinglet Gardens is designated Country Residential according to Parkland County's Big Lake Area Structure Plan.

Please find enclosed the following documents, pursuant to section 3.5 of the Framework:

- a) The proposed bylaws, including the Sustainable Development report; and
- b) Sufficient documentation to explain the amendment.

The Planning consultant of record for this application is Stantec Consulting.

For your information, this bylaw received first and second reading on September 19, 2016.

If you have any questions or require further assistance with this matter, please contact Holly Mikkelsen at (780) 442-7379. Thank you for your time and attention to this matter.

Yours truly,



Laurie Starman  
City of Edmonton  
Current Planning Branch  
(780) 496 - 6194

LS  
Enclosure