

September 13, 2017

Capital Region Board  
#1100 Bell Tower  
10104 -103 Avenue NW  
Edmonton, AB T5J 0H8

**Attention: Neal Sarnecki**

Dear Mr. Sarnecki,

**RE: REFERRAL OF FILE LDA17-0136 AMENDMENT TO THE EDMONTON ENERGY AND TECHNOLOGY PARK AREA STRUCTURE PLAN AND AMENDMENT TO THE EDMONTON ZONING BYLAW**

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:
    - i) the statutory plan or statutory plan amendment would result in the creation of one or more lots intended and/or designated to accommodate Heavy Industrial Use;
    - iv) the plan boundaries are within 0.8 km or a road identified in the Regional Transportation Infrastructure map of the Capital Region Growth Plan;

and

- 3.3 A municipality must refer any other statutory plan or statutory plan amendment where the plan is within 1.6 km of the boundaries of the Alberta Industrial Heartland Area Structure plans, or the Edmonton International Airport Area Structure Plan.

In respect to these conditions, the proposed amendment to the Edmonton Energy and Technology Park Area Structure Plan reconfigures the land use precincts, including the Petrochemical Cluster Precinct which offers Heavy Industrial uses as a permitted use, in compliance with the associated proposed amendment to the Edmonton Zoning Bylaw. Secondly, the proposed amendment to the Edmonton Energy and Technology Park Area Structure Plan is within 0.8 km of Anthony Henday Drive and also contains Manning Drive, leading to Highway 15, a road identified in the Regional Transportation Infrastructure Map. Finally, the proposed amendment to the Edmonton Energy and Technology Park Area Structure Plan is part of the Alberta Industrial Heartland and is therefore within 1.6 km of the boundaries of the Alberta Industrial Heartland Area Structure Plan.

An associated bylaw to amend the Edmonton Zoning Bylaw to allow for the introduction of the (EETIM) Edmonton Energy and Technology Park Medium Industrial Zone has also been attached for your reference.

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

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

The applicant of record for this application is the City of Edmonton, Sustainable Development Department.

For your information, this bylaw received first and second reading on September 11, 2017.

If you have any questions or require further assistance with this matter, please contact Laurie Moulton at (780) 496-5480. Thank you for your time and attention to this matter.

Yours truly,



Fe Villamayor  
City of Edmonton  
City Planning Branch  
(780) 496-6194

FV  
Enclosure