August 24, 2017

Peter Tarnawsky, Chief Administrative Officer
Sturgeon County
9613 - 100 Street
Morinville AB  T8R 1L9

Dear Mr. Tarnawsky:

RE: Response Letter to LDA17-0136 Land Development Application for ASP, Text Amendment (Edmonton Energy and Technology Park)

This letter is in response to your letter dated, July 5, 2017, to the City of Edmonton City Clerk. The above application was scheduled for Public Hearing on July 10, 2017. At that time, the Bylaws were referred back to City Administration to further consult with Sturgeon County and return to the September 11, 2017, Public Hearing. On July 14, 2017, a teleconference was held among members of both Administrations and was followed by an in-person staff meeting held on July 18, 2017. A number of phone conversations between staff regarding LDA17-0136 have also occurred regarding this matter.

At the July 18, 2017, meeting Michael Klassen confirmed Sturgeon County desires written responses to the italicized questions contained in the July 5, 2017, letter based on our discussions.

1. “Sturgeon County seeks clarity on the consultation on additional design guidelines, land use compatibility policies, and the proposed zoning application processes to ensure that appropriate site planning will be considered...” Further, “...zoning applications in Edmonton Energy and Technology Park will require a coordinating technical report to be in place to address this detail shortfall, which will take the form of a technical report.”

Section 11.2 of the Area Structure Plan (ASP) notes the scale of the ASP is such that details of servicing, transportation impacts, and risk, among other things, are identified to the Area Plan level, but with sufficient detail to make neighbourhood level plans unnecessary.
To assess the impact of rezonings in a particular sub area of the Plan (identified on Figure 23), Section 11.2 sets out the requirement for a number of technical studies for the sub area to be submitted via a coordinating technical report. The intent of these studies and coordinating technical report is to provide the information necessary to decision-makers to consider a planning approval for a particular zoning (of a sub area) or development project.

For clarity, the City of Edmonton consultation and referral requirements are outlined as:

Plan Amendments
- Referred to adjacent Municipality if within 1.6 km of a municipal boundary.

Rezoning Applications:
- An Advance Notification (postcard) is sent to all Edmonton property owners within 60 metres of the site. Edmonton does not issue notice to County property owners and instead provides Advance Notification to the affected County allowing the County to forward these notices to County landowners.
- When a rezoning does not align with the policies of the statutory plan, a Plan Amendment is required.
- "Heavy Industrial" and "Other high impact developments" require referrals to adjacent municipalities within 3.2 km of the proposal.

Development Permits:
- For discretionary uses, or when a variance is granted, a development officer is required to notify property owners within 60 m of the proposed development. If the County is not a property owner, then in accordance with policy Edmonton is not required to notify the County. However, development officers have been contacting the adjacent Municipality to obtain mailing information for property owners within the County. Notice of the Permit decision may either be sent directly to the property owners by the City, or by the County via notices supplied by the City.

Section 8.2 of Edmonton’s Municipal Development Plan sets out the City’s collaborative intermunicipal planning philosophy and specific policies with direction to actively and meaningfully engage with its municipal neighbours to ensure the compatibility of land use and future growth patterns in municipal border areas. This intent and direction apply to City Administration’s planning for the Edmonton Technology and Energy Park ASP.
Based on our recent engagement, the City of Edmonton will endeavour to provide Advance Notification (postcard) for all rezoning applications in the Edmonton Energy and Technology Park within 1.6 km of Sturgeon County to Sturgeon County in addition to the standard Plan Amendment referrals. If the County wishes to obtain additional information, it can do so by contacting the staff person identified through the advance notification. This would be an opportunity for Sturgeon County Administration to also obtain access to various technical studies and the coordinating technical report. Edmonton’s Industrial Development Team will review how best to advance and enhance improvements to notice provisions through its ongoing work program.

2. **Sturgeon County seeks clarity on the correlations between the Edmonton Energy and Technology Park employment projections outlined in the Area Structure Plan and the City of Edmonton employment projections outlined in Schedule 1 of the Edmonton Metropolitan Region Growth Plan**

The employment projection for the approved Edmonton Energy and Technology Park is 85,289. The proposed amended ASP reduces the employment projection to 70,050 at full build-out, which is anticipated to take between 30 and 50 years. This drop in employment is due to the revised development concept and a reduction in the net developable area from 3,329 hectares to 3,040 hectares. The draft Edmonton Metropolitan Region Growth Plan forecasts Edmonton’s total employment will increase by 344,967 from 564,098 in 2014 to 909,065 in 2044.

3. “Sturgeon County seeks clarity on the additional functional planning and intermunicipal engagement that will be needed to support these conceptual (pipeline) alignments and additional clarity of the subsequent statutory plan amendments that would be required.”

The proposed amended ASP updates Section 8.8 “Pipeline Systems” whereby it acknowledges the Capital Region Regional Energy Corridors Master Plan (February 11, 2016) has identified two future medium priority corridors for the Heartland Priority Pipeline and the Northwest Alberta Connector. Section 8.8 also notes, “The specific alignment of any future pipelines will require coordination with the Province, Alberta’s Industrial Heartland Association, affected municipalities, and the companies that will be using them in future.”

Proposed policies 8.8.1 and 8.8.2 direct that additional study is required to establish a future pipeline right-of-way and that the dedication of the right of way may be a condition of development. As the above noted corridors also traverse Sturgeon County, a key part of the additional functional planning and intermunicipal engagement will involve the County. The City of Edmonton will be pleased to discuss possible approaches in advance of such functional planning with Sturgeon County Administration.

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Once pipeline corridors are established, further amendment(s) to the Edmonton Energy Technology Park ASP will be required to identify and protect these corridors and this will again require referral to Sturgeon County.

The Edmonton Energy and Technology Park bylaws are scheduled to return to the September 11, 2017, Public Hearing. I trust the information provided in this letter satisfies Sturgeon County’s request for clarity regarding aspects of the proposed bylaws.

Should you have questions, concerns or further insight into the above questions or responses, please contact Laurie Moulton, Senior Planner, by telephone at 780-496-5480 or by email at laurie.moulton@edmonton.ca.

Yours truly,

Peter Ohm, RPP, MCIP
Chief Planner, City Planning

c. Leanne McCarthy, Deputy City Manager, Urban Form and Corporate Strategic Development
   Gary Klassen, Deputy City Manager, Regional and Economic Development
   Paul Ross, Branch Manager, Economic and Environmental Sustainability
   Lindsey Butterfield, Acting Executive Director, Regional Development
   Kalen Anderson, Director, Planning Coordination
   Ken Mamczasz, Director, Economic Investment and Development
   Linda Sahli, City Clerk, Office of the City Clerk