



November 19, 2020

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

Attention: Sharon Shuya, Director of Regional Growth Planning

Dear Ms. Shuya,

RE: REFERRAL OF FILE LDA20-159 - Heritage Valley Area, Richford Neighborhood

- **Heritage Valley Servicing Concept Design Brief (SCDB) Amendment - draft Resolution**
- **Richford Neighbourhood Area Structure Plan Amendment - draft Bylaw 19458**
- **Rezoning Bylaw - draft Charter Bylaw 19459**

Please accept this letter from the City of Edmonton requesting the Edmonton Metropolitan Region Board (EMRB) to endorse referred Bylaw 19458 in reference to Ministerial Order No. MLS:111/17, the Regional Evaluation Framework. The related SCDP amendment, rezoning charter bylaw and Administration report attached, provide context and rationale for the proposed plan amendments.

The application is being referred as it meets the following submission criteria under Section 4.2, of the REF

- f) The boundaries of the proposed amendment to the statutory plan are within 0.8 km of a pipeline corridor as depicted on Schedule 8B: Energy Corridors in the Edmonton Metropolitan Region Growth Plan

The site that is the subject of the amendment to the Richford Neighborhood Area Structure Plan is approximately 0.79 km from a Pembina Crude Oil Pipeline, boundary-to-boundary (identified as an Inter-Regional Pipeline on Schedule 8B).

Relevant conditions under REF Section 5.0 - Referral of Statutory Plans:

- 5.1 Statutory plans or statutory plan amendments referred to the Edmonton Metropolitan Region Board pursuant to sections 4 must be referred to the Board after 1st reading and before 3rd reading of a bylaw or bylaws; and
- 5.2 A statutory plan or statutory plan amendment referred by a municipality to the Board must include:
 - a) the proposed statutory plan or statutory plan amendment bylaw;
 - b) sufficient documentation to explain the statutory plan or statutory plan amendment;
 - c) sufficient information to ensure that the statutory plan or statutory plan amendment can be evaluated pursuant to the evaluation criteria in section 8.0; and
 - d) a copy of the most recent amended plan without the proposed amendment.

On November 17, 2020, Edmonton City Council passed first and second reading of the proposed Bylaw 19458 to amend the Richford Neighborhood Area Structure Plan, following closure of the Public Hearing.

The purpose of proposed Bylaw 19458 is to amend the Richford Neighborhood Area Structure Plan to redesignate one parcel of land from low density residential use to commercial land use to accommodate an associated proposed rezoning (Charter Bylaw 19459). The proposed rezoning and an associated amendment to the Heritage Valley Servicing Concept Design Brief (non-statutory) are being provided as supplemental information.

Administration supports the proposed Bylaw, Charter Bylaw and Resolution.

The applicant on record is Ryan Eidick, EINS Consulting, Edmonton, Alberta.

The following documents are attached to this letter:

- City Planning Report
- Cover Report for Bylaw 19458
- Bylaw 19458
- Current Richford Neighborhood Area Structure Plan (without amendment)
- EMRB Referral Analysis Chart

Following receipt of the EMRB's endorsement of the plan amendment under Bylaw 19458, City Planning will prepare the application for Council's consideration of third and final reading.

If you have any questions or require further assistance with this matter, please contact Rod Heidricks, overseeing this referral at 780-496-6211.

Thank you for your time and attention to this matter.

Yours truly,

Stuart Carlyle
Planner, Planning Coordination,
Development Services, Urban Form and Corporate Strategic Development

cc: Travis Pawlyk, Tim Ford, Rod Heidricks, Fe Villamayor