



February 26, 2019

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

Edmonton Metro Region Board

FEB 26 2019

RECEIVED

Attention: Karen Wichuk, Chief Executive Officer

Dear Mrs. Wichuk

RE: REFERRAL OF FILE LDA18-0457 – Pylypow Industrial

- **Pylypow Industrial Area Structure Plan – Bylaw 18715**

Please accept this letter as a request by the City of Edmonton for review of the proposed matter by the Edmonton Metropolitan Region Board, in reference to the following relevant conditions under Section 4.2 of Ministerial Order No. MLS:111/17, the Regional Evaluation Framework:

- f) The boundaries of the amendment area is within 0.8 km of a pipeline corridor as depicted on Schedule 8B.

Relevant conditions under Section 5.0 - Referral of Statutory Plans:

- 5.1 Statutory plans or statutory plan amendments referred to the Capital Region Board pursuant to Section 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.

The following supporting documents are attached to this letter:

- Attachment 1: Bylaw 18715 and City Planning Council Report
- Attachment 2: Pylypow Industrial Area Structure Plan (ASP)

On February 25, 2019, Edmonton City Council passed first and second reading of the proposed plan amendment (Bylaw 18751) following closure of the Public Hearing. It should be noted there is no associated rezoning at this time.

In summary, the subject plan amendment proposes to reconfigure the local road network, reconfigure a stormwater management facility, revising the sanitary and storm sewer pipe alignments to match the proposed roadway network, adding multi-use trails along both sides of Fulton Creek and reconfiguring light and medium industrial lands to respond to the reconfigured roadway network.

Plan area maps, policies and statistics are proposed to be amended accordingly.

The Planning consultant on record for this application is ISL Engineering and Land Services Limited, Edmonton, Alberta.

Following receipt of the EMRB's endorsement of the proposed plan amendment under Bylaw 18715, 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 Laurie Moulton (780-496-5480). Thank you for your time and attention to this matter.

Yours truly,

Luke Cormier
Planner, Planning Coordination,
City Planning, Urban Form and Corporate Strategic Development

CC: Livia Balone; Tim Ford; Laurie Moulton