

Public Consultation Report Acheson Zone 2 Section 11 Conceptual Scheme and Amendments

In Support of Bylaws 2018-31 and 2018-32

**Comments Received after
December 11, 2018**



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January 9, 2019

VIA EMAIL

Parkland County - Planning and Development Services
53109A Hwy 779
Parkland County, AB
T7Z 1R1

Attention: Jessica Karpo

**Re: Public Hearing Notice: Bylaws 2018-31 and 2018-32
Acheson Industrial Area Structure Plan and Land Use Bylaw Pt. Sec 11-53-26-W4M
Amendments & Conceptual Scheme Approval**

Dear Ms. Karpo:

Tidewater Midstream and Infrastructure Ltd. ("Tidewater") is in receipt of the above-referenced Public Hearing Notice regarding the proposed amendments to the Area Structure Plan and Land Use Bylaw and request for conceptual scheme approval (the "Application") relative to Section 11-53-26-W4M and part of the north half of Section 2-53-26-W4M (the "Lands").

Tidewater wishes to advise Parkland County that it has an interest in the majority of the wells and associated oil and gas infrastructure located on the Lands, particularly Section 11-53-26-W4M, and is therefore a party that will be directly affected by the County's decision on the Application.

As a directly affected party, Tidewater is currently in the process of completing a detailed evaluation of the Application, and has retained CityTrend, a firm with ample land planning expertise, to assist in this regard. Citytrend is providing Tidewater with advice regarding the extent to which the type of development proposed by the Application (i.e. business and medium industrial) is compatible with existing developments on the Lands, namely oil and gas infrastructure, and the potential for future development of such infrastructure by Tidewater.

While Tidewater's evaluation of the Application is ongoing, we would like to advise Parkland County that representatives of Tidewater may appear at the Public Hearing on January 22, 2019, and provide the County with more detailed submissions regarding the Application at that time.

In the meantime, please do not hesitate to contact the undersigned if you have any questions regarding the foregoing.

Yours truly,

David Barva
VP, General Counsel and Corporate Secretary

From: [Intermunicipal Referrals RED RP](#)
To: [Karen Oxley](#)
Cc: [Lindsey Butterfield](#)
Subject: Re: Planning Application Re-Referral Acheson Zone 2 Comments due November 28, 2018 Files PD-18-004, 005 & 006
Date: Monday, December 10, 2018 3:47:53 PM

Hi Karen,

Further to my voicemail this morning, the City of Edmonton is concerned with the following proposed changes to the content of the Acheson ASP that we discovered in your Council's agenda materials:

*In Section 5.5, **231 Street upgrades** The City of Edmonton is the road authority for Hillview Road. The intersection of Highway 16 and 231 Street is planned to be closed at some point in the future. The City of Edmonton and Parkland County expect the eventual upgrading to Hillview Road. A Memorandum of Understanding was executed by the City and the County on September 14, 2018 which outlines the anticipated road standard for 231 Street and the related cost-sharing arrangements between the City and the County for this capital project. Proposed conceptual schemes will require planned intersection locations and access from Parkland County to 231 Street in accordance with the City of Edmonton's Access Management Guidelines.*

and Policy 6.4.2.13(d) In accordance with the City of Edmonton, the updated Concept Plan for 231 Street between Highway 16 and Highway 16A could potentially include a modified cross section which would be a 3 –land urban/rural hybrid cross section, which would prove the opportunity for curb and gutter with utilities on the East side of 231 Street and ditches along the West Side.

We value the 231 Street MOU with the County and the productive discussions with Jody over the last year. However, in our view, the MOU does not reference the complete road standard or formal cost-sharing arrangements, but rather components of the road standard and the agreement to enter into cost sharing negotiations. The complete road standard will be developed as part of the Concept Plan update and it is expected that a formal agreement will be drafted in the foreseeable future to share the land dedication, planning, design, signalization and construction costs of this section of 231 Street.

As a result, we view the proposed revisions to these sections of the ASP as premature. We respectfully propose that the existing wording in these sections remain or a modified version be drafted that allows for the Concept Plan update to occur without prejudice, formal cost sharing agreement to be developed, and accurately reference the MOU.

Please contact me by phone if you wish to discuss further at 780-442-3242.

Sincerely,
Brian

Brian McCosh M.Pl., RPP
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SUSTAINABILITY