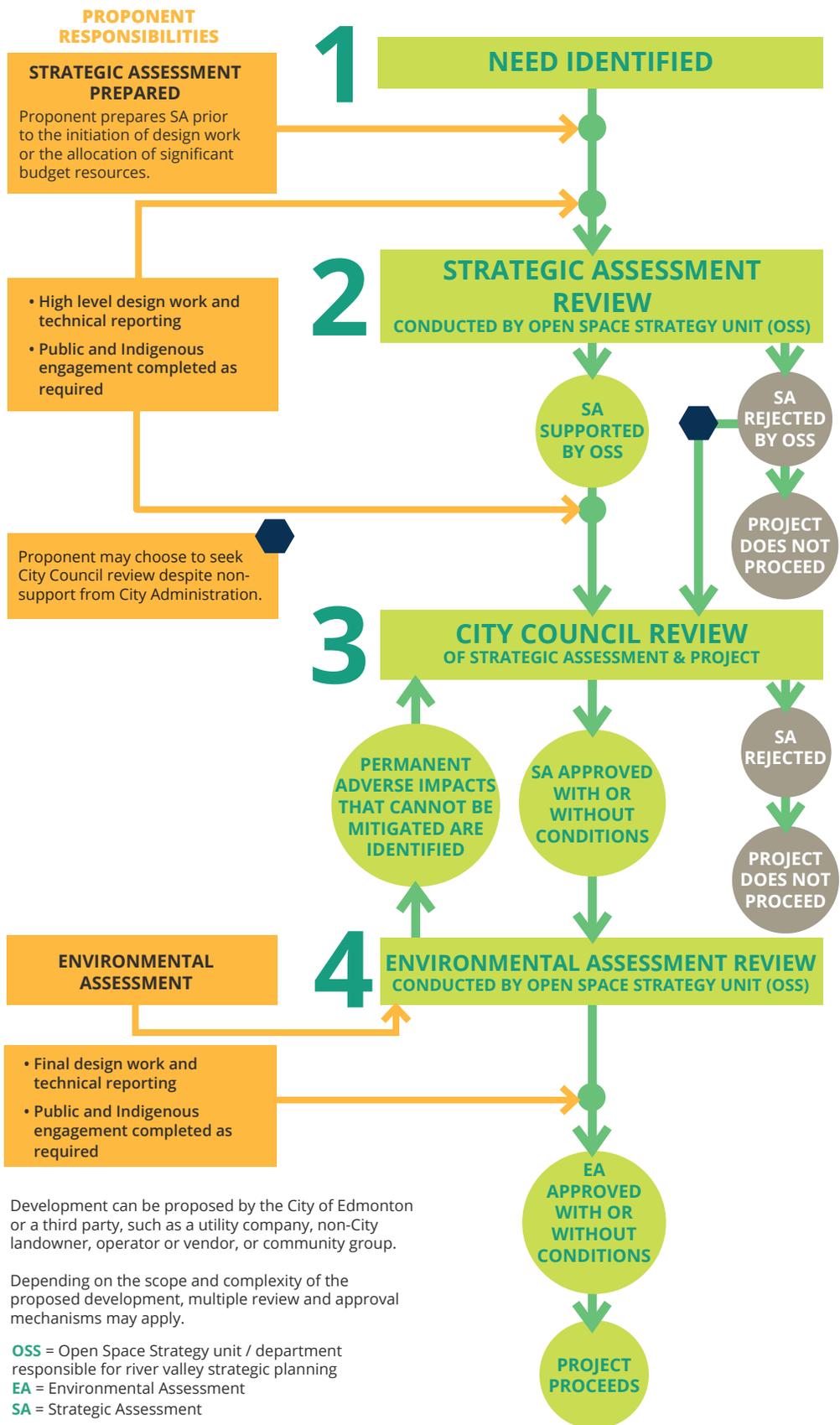


# INTENSIVE FACILITY PROPOSAL

Includes development that meets the definition of an intensive open space facility, intensive transportation facility, or intensive utility facility, such as:  
**New bridge, major wastewater treatment plant expansion, new large ski hill operation.**

The following process applies to projects proposed on lands identified as River Valley Open Space or Public Utilities.



**NEED IDENTIFIED**

Proponent conducts an evaluation of alternatives during early stages, when a potential need or rationale for the project is first identified. Consideration is given to options that involve locating the infrastructure outside the River Valley or utilizing alternative facilities or infrastructure to fulfill the same requirements.

SA must seek to demonstrate that the project:

- aligns with the goals, objectives, and policies of the River Valley ARP and the Ribbon of Green;
- requires a River Valley and Ravine System location; and,
- is in the public interest.

**STRATEGIC ASSESSMENT REVIEW**

- City Administration (OSS) reviews the SA to ensure alignment with the River Valley ARP, the Ribbon of Green, and other relevant City plans and policies, with a particular focus on potential permanent adverse environmental or community impacts.
- The SA identifies approval requirements and EA scope, stipulates conditions for project alignment with the Ribbon of Green, and may identify additional elements such as Indigenous and public engagement requirements.

**CITY COUNCIL REVIEW**

- City Council considers and either approves or rejects the SA. City Council may stipulate further conditions, including reporting or engagement requirements and specific project details.

**ENVIRONMENTAL ASSESSMENT REVIEW**

- As part of EA review, environmental impacts and mitigation measures are assessed. Alignment with the SA is also evaluated to ensure that no additional environmental or community impacts arise.

Development can be proposed by the City of Edmonton or a third party, such as a utility company, non-City landowner, operator or vendor, or community group.

Depending on the scope and complexity of the proposed development, multiple review and approval mechanisms may apply.

**OSS** = Open Space Strategy unit / department responsible for river valley strategic planning  
**EA** = Environmental Assessment  
**SA** = Strategic Assessment

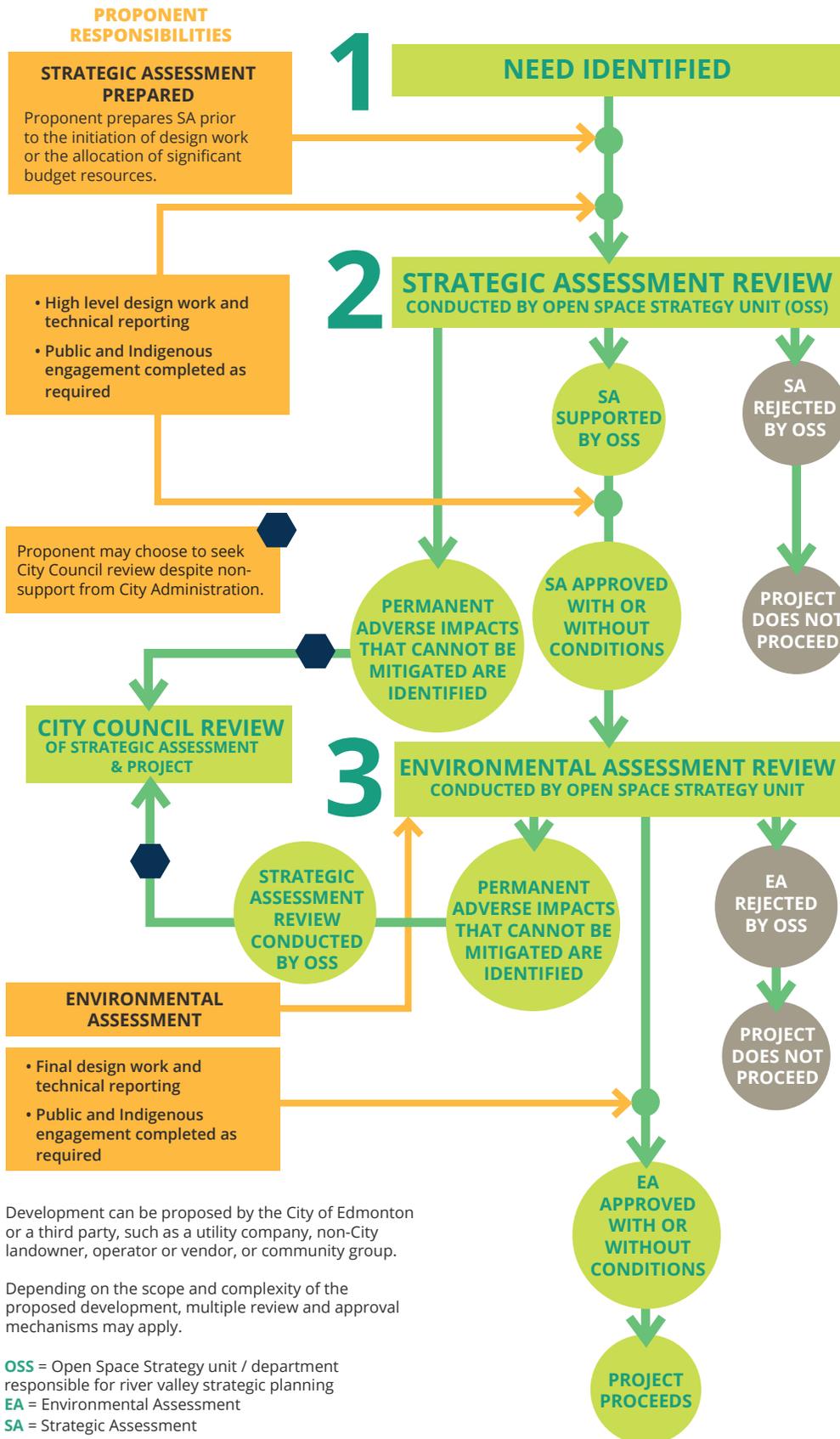
*The decision-making process as shown represents a simplified schematic for illustration purposes only. In the event of discrepancies or omissions, the text of the River Valley ARP, Zoning Bylaw, Municipal Government Act, and other applicable plans, policies, bylaws, or laws shall prevail.*

# OTHER FACILITY PROPOSAL

Includes development that does not meet the definition of an intensive open space facility, intensive transportation facility, or intensive utility facility, such as:

New park pavilion, trail and staircase renewal, additional picnic site in an existing park, roadway rehabilitation.

The following process applies to projects proposed on lands identified as River Valley Open Space or Public Utilities.



**NEED IDENTIFIED**

Proponent conducts an evaluation of alternatives during early stages, when a potential need or rationale for the project is first identified. Consideration is given to options that involve locating the infrastructure outside the River Valley or utilizing alternative facilities or infrastructure to fulfill the same requirements.

SA must seek to demonstrate that the project:

- aligns with the goals, objectives, and policies of the River Valley ARP and the Ribbon of Green;
- requires a River Valley and Ravine System location; and,
- is in the public interest.

**STRATEGIC ASSESSMENT REVIEW**

- City Administration (OSS) reviews the SA to ensure alignment with the River Valley ARP, the Ribbon of Green, and other relevant City plans and policies, with a particular focus on potential permanent adverse environmental or community impacts.
- The SA identifies approval requirements and EA scope, stipulates conditions for project alignment with the Ribbon of Green, and may identify additional elements such as Indigenous and public engagement requirements.

**CITY COUNCIL REVIEW**

- The project may be referred to City Council for consideration if permanent, adverse impacts that cannot be mitigated are identified during SA and/or EA review by City Administration (OSS). The SA is updated to reflect these findings, and the SA is submitted to City Council for review and approval.
- City Council considers and either approves or rejects the SA. City Council may stipulate further conditions, including reporting or engagement requirements and specific project details.

**ENVIRONMENTAL ASSESSMENT REVIEW**

- As part of EA review, environmental impacts and mitigation measures are assessed. Alignment with the SA is also evaluated to ensure that no additional environmental or community impacts arise.

Development can be proposed by the City of Edmonton or a third party, such as a utility company, non-City landowner, operator or vendor, or community group.

Depending on the scope and complexity of the proposed development, multiple review and approval mechanisms may apply.

**OSS** = Open Space Strategy unit / department responsible for river valley strategic planning  
**EA** = Environmental Assessment  
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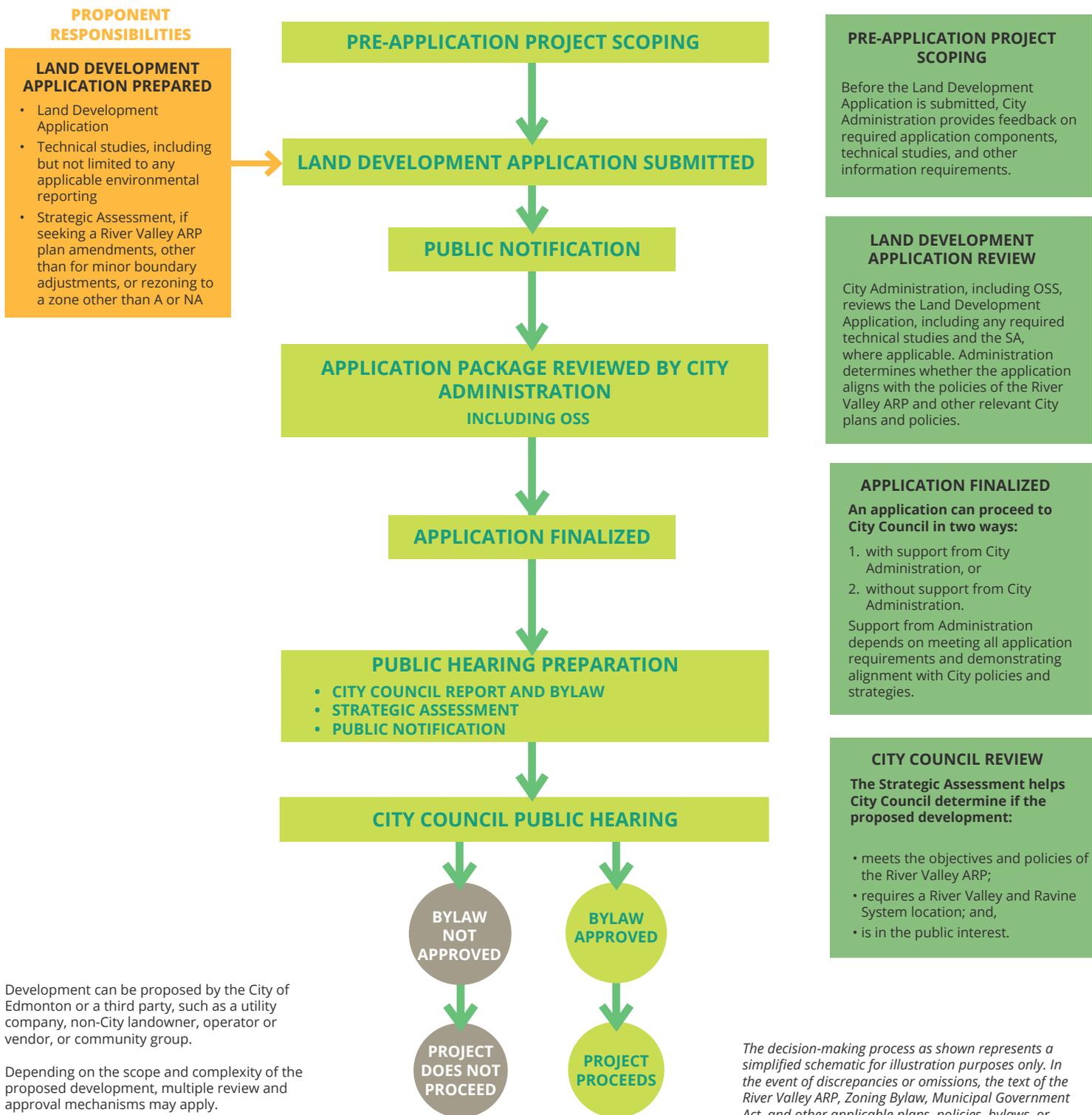
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# REZONING OR PLAN AMENDMENT

Rezoning and/or amendment of the River Valley ARP required for proposals that:

- Involve a land use that is not contemplated under the site's current zoning
- Necessitate a change to the objectives or policies of the River Valley ARP
- Involve a substantial change to the plan boundary

The following process applies to all lands in the Plan area.



Development can be proposed by the City of Edmonton or a third party, such as a utility company, non-City landowner, operator or vendor, or community group.

Depending on the scope and complexity of the proposed development, multiple review and approval mechanisms may apply.

**OSS** = Open Space Strategy unit / department responsible for river valley strategic planning

*The decision-making process as shown represents a simplified schematic for illustration purposes only. In the event of discrepancies or omissions, the text of the River Valley ARP, Zoning Bylaw, Municipal Government Act, and other applicable plans, policies, bylaws, or laws shall prevail.*

# DEVELOPMENT PERMIT

Development permit requirements are directed by the Zoning Bylaw

The following process applies to all lands in the Plan area.

## PROPONENT RESPONSIBILITIES

### DEVELOPMENT PERMIT APPLICATION PREPARED

- Development Permit application
- Technical studies, including but not limited to any applicable environmental reporting

DEVELOPMENT PERMIT APPLICATION SUBMITTED

APPLICATION PACKAGE REVIEWED BY CITY ADMINISTRATION INCLUDING OSS

APPLICATION IS FOR A PERMITTED USE

APPLICATION REVIEWED TO CONFIRM COMPLIANCE WITH ZONING REGULATIONS

APPLICATION REFUSED

PROJECT DOES NOT PROCEED

APPLICATION APPROVED

DEVELOPMENT PERMIT ISSUED

PROJECT PROCEEDS

APPLICATION IS FOR A DISCRETIONARY USE OR REQUIRES A VARIANCE TO A ZONING REGULATION

APPLICATION REVIEWED TO CONFIRM COMPLIANCE WITH ZONING REGULATIONS AND RELEVANT RIVER VALLEY ARP POLICIES

APPLICATION REFUSED

PUBLIC NOTIFICATION

DECISION APPEALED TO SDAB

APPLICATION APPROVED

DECISION NOT APPEALED

DEVELOPMENT PERMIT ISSUED

PROJECT PROCEEDS

## PRE-APPLICATION SCOPING

- Before the Development Permit application is submitted, City Administration provides feedback on required application components, technical studies, and other application requirements.

## DISCRETIONARY USES AND VARIANCES

- Policies of the River Valley ARP help guide the development planner in making decisions with regard to discretionary uses and variances.

Development can be proposed by the City of Edmonton or a third party, such as a utility company, non-City landowner, operator or vendor, or community group.

Depending on the scope and complexity of the proposed development, multiple review and approval mechanisms may apply.

**OSS** = Open Space Strategy unit / department responsible for river valley strategic planning

**SDAB** = Subdivision and Development Appeal Board

*The decision-making process as shown represents a simplified schematic for illustration purposes only. In the event of discrepancies or omissions, the text of the River Valley ARP, Zoning Bylaw, Municipal Government Act, and other applicable plans, policies, bylaws, or laws shall prevail.*