

Bylaw 16175

A Bylaw to amend Bylaw 15093, as amended,
being the Edmonton Energy and Technology Park Area Structure Plan

WHEREAS pursuant to the authority granted to it by the Municipal Government Act, on June 9, 2010, the Municipal Council of the City of Edmonton passed Bylaw 15093, being the Horsehills Energy & Technology Park Area Structure Plan; and

WHEREAS on May 2, 2011, the Horsehills Energy and Technology Park Area Structure Plan was amended by the passage of Bylaw 15642 renaming and adopting the plan as the Edmonton and Energy Technology Park Area Structure Plan; and

WHEREAS an application was received by the Sustainable Development to amend the Edmonton and Energy Technology Park Area Structure Plan; and

WHEREAS Council considers it desirable to amend the Edmonton and Energy Technology Park Area Structure Plan; and

NOW THEREFORE after due compliance with the relevant provisions of the Municipal Government Act RSA 2000, ch. M-26, as amended, the Municipal Council of the City of Edmonton duly assembled enacts as follows:

1. That Bylaw 15093, as amended, the Edmonton and Energy Technology Park Area Structure Plan is hereby amended by:

- a. deleting Section 5.3 “City of Edmonton Strategic Plan – The Way Ahead and MDP” and replace with the following:

5.3 City of Edmonton Strategic Plan “The Way Ahead” and Municipal Development Plan “The Way We Grow”

City Council’s Strategic Plan – The Way Ahead has a ten year strategic goal to “Diversify Edmonton’s Economy” which states that “Edmonton is recognized as an economic powerhouse, maximizing the diversity of its economic advantages, including its location as Port Alberta and as a portal to the north; as the urban centre of regional industrial development; as a knowledge and innovation centre for value-added and green technologies and products”. This will be achieved through the three-year priority goal to “Work with both public and private sector partners, to improve the favourable business and investment climate for: Eco-industrial based economy; Logistics and Servicing for the needs of the North and Asia; Green technology development and commercialization; and entrepreneurs”.

The plan area is designated as industrial/business in the MDP, The MDP states in Section 6 - Supporting Prosperity - that “Edmonton’s industrial growth capacity is expanded in this plan by designating a new industrial area in the northeast and an industrial reserve area in the southeast. The northeast industrial area will accommodate economic growth from value added petrochemical processing and supporting products and services, manufacturing and research, and rail and road based logistic operations.”. In addition, it also states that “Edmonton will promote sustainability and innovation through adoption of eco-industrial standards and approaches to land and property development and business operations. This will focus on the creation of a chemical industry cluster employing business-to-business eco-industrial relationships.”

The areas of the ASP adjacent to municipal boundaries are identified in the MDP as being a part of the Intermunicipal Fringe, meaning that the ASP area is close to neighbouring counties and municipalities. The MDP stipulates that the City will “work cooperatively with neighbouring municipalities to ensure effective use and development of the City’s “fringe” lands.” It further identifies that an ASP must be circulated to municipalities within 1.6km of its boundary. The MDP identifies many policies intended to encourage industrial development, including ensuring enough land available to support industrial growth. It also provides direction on issues of public safety and risk associated with heavy industrial uses. The existing MDP also supports sustainable development. The MDP encourages retaining natural areas, using sustainable design principles and ecological protection, and incorporating ecology into the planning of new areas. It places priority on using land effectively and states that long term environmental and fiscal sustainability should be incorporated into planning. The MDP promotes attractive and functional developments by identifying those urban design principles that should be promoted. It also encourages business clustering and intensifying land uses around major transit lines and employment areas.

- b. deleting the statistics entitled “Edmonton Energy and Technology Park Area Structure Plan – Land Use and Population Statistics – Bylaw 15642” and replacing with the following:

**EDMONTON ENERGY AND TECHNOLOGY PARK
AREA STRUCTURE PLAN
LAND USE AND POPULATION STATISTICS
BYLAW 16175**

	Area (ha)	% of GDA
Gross Area	5244	
Environmental Reserve/Ravine	366	
Arterial/Freeway	304	
Gross Developable Area	4574	100%
Regional Park	217	4.8%
Local Park	24	0.5%
Natural Area	93	2.0%
Stormwater Management Facilities	214	4.7%
Circulation	697	15.3%
Net Developable Area	1245	27.2%
Net Land Use	Area (ha)	% GDA
R&D, Education & Services	439	9.6%
Petro-Chemical Cluster	1239	27.1%
Logistics	783	17.1%
Manufacturing	868	19.0%
Total	3329	72.8%

Industrial Land Use	Total Area (ha)	% Developable	Developable Area	Employees/ha	Total Employees
Logistic	1338	71	783	15	12313
Manufacturing	1501	73	868	27	23,436
Petro-Chemical Cluster	1714	74	1268	7	9,400
Business Park/R&D	657	67	439	91	40,140

- c. deleting the map entitled “Bylaw 15642 Horsehills Energy and Technology Park Area Structure Plan” and substituting therefore the map entitled “Bylaw 16175 Amendment to Edmonton Energy and Technology Park Area Structure Plan,” attached hereto as Schedule “A” and forming part of this bylaw;
- d. deleting “Figure 2: Edmonton Context”, and substituting therefore with “Figure 2: Edmonton Context”, attached hereto as Schedule “B” and forming part of this Bylaw;
- e. deleting “Figure 3: Horsehills Area Topography”, and substituting therefore with “Figure 3: Horsehills Area Topography”, attached hereto as Schedule “C” and forming part of this Bylaw;
- f. deleting “Figure 5: Existing Pipelines and Well Locations”, and substituting therefore with “Figure 5: Existing Pipelines and Well Locations”, attached hereto as Schedule “D” and forming part of this Bylaw;
- g. deleting “Figure 6: Existing Roadways”, and substituting therefore with “Figure 6: Existing Roadways”, attached hereto as Schedule “E” and forming part of this Bylaw;
- h. deleting “Figure 7: Municipal Development Plan”, and substituting therefore with “Figure 7: Land Development Concept Municipal Development Plan Bylaw 15100”, attached hereto as Schedule “F” and forming part of this Bylaw;
- i. deleting the map entitled “Figure 8: Development Concept” and substituting therefore the map entitled “ Figure 8: Development Concept”, attached hereto as Schedule “G” and forming part of this Bylaw;
- j. deleting the map entitled “Figure 9: Petrochemical Cluster Precinct” and substituting therefore the map entitled “Figure 9: Petrochemical Cluster Precinct”, attached hereto as Schedule “H” and forming part of this Bylaw;
- k. deleting the map entitled “Figure 10: Logistics Precinct” and substituting therefore the map entitled “Figure 10: Logistics Precinct”, attached hereto as Schedule “I” and forming part of this Bylaw;

- l. deleting the map entitled “Figure 11: Manufacturing Precinct” and substituting therefore the map entitled “Figure 11: Manufacturing Precinct”, attached hereto as Schedule “J” and forming part of this Bylaw;
- m. deleting the map entitled “Figure 12: Research & Development Precinct” and substituting therefore the map entitled “Figure 12: Research & Development Precinct”, attached hereto as Schedule “K” and forming part of this Bylaw;
- n. deleting the map entitled “Figure 13: Ecological Network” and substituting therefore the map entitled “Figure 13: Ecological Network”, attached hereto as Schedule “L” and forming part of this Bylaw;
- o. deleting the map entitled “Figure 14: Open Spaces and Parks” and substituting therefore the map entitled “Figure 14: Open Spaces and Parks”, attached hereto as Schedule “M” and forming part of this Bylaw;
- p. deleting the map entitled “Figure 15: Road Network” and substituting therefore the map entitled “Figure 15: Road Network”, attached hereto as Schedule “N” and forming part of this Bylaw;
- q. deleting the map entitled “Figure 16: Pedestrian and Bicycle Network” and substituting therefore the map entitled “Figure 16: Pedestrian and Bicycle Network”, attached hereto as Schedule “O” and forming part of this Bylaw;
- r. deleting the map entitled “Figure 17: LRT and Rail Network” and substituting therefore the map entitled “Figure 17: LRT and Rail Network”, attached hereto as Schedule “P” and forming part of this Bylaw;
- s. deleting the map entitled “Figure 18: Water Servicing Network” and substituting therefore the map entitled “Figure 18: Water Servicing Network” attached hereto as Schedule “Q” and forming part of this Bylaw;
- t. deleting the map entitled “Figure 19: Stormwater Management Network” and substituting therefore the map entitled “Figure 19: Stormwater Management Network” attached hereto as Schedule “R” and forming part of this Bylaw;

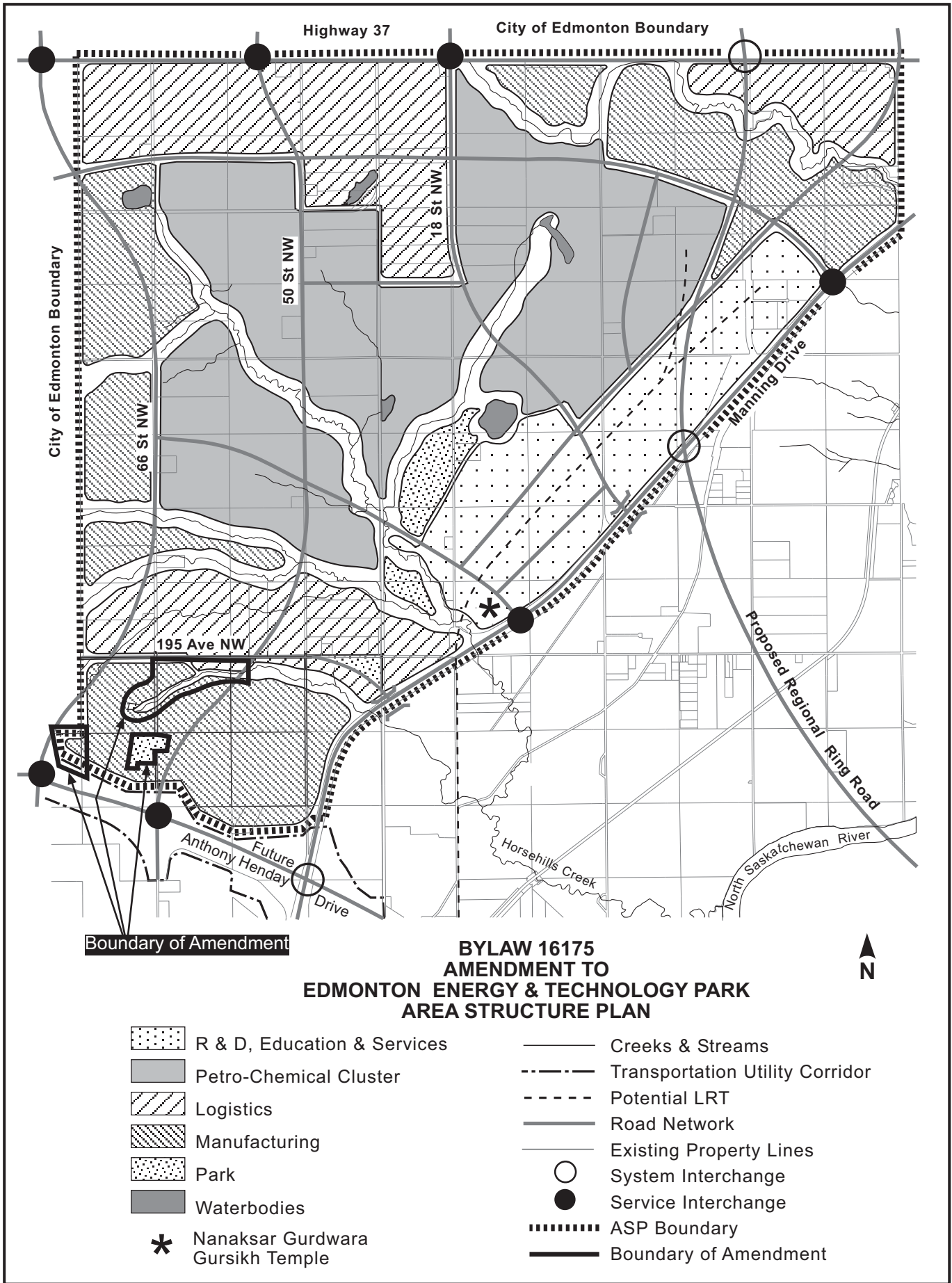
- u. deleting the map entitled “Figure 20: Wastewater Servicing Network” and substituting therefore the map entitled “Figure 20: Wastewater Servicing Network” attached hereto as Schedule “S” and forming part of this Bylaw;
- v. deleting the map entitled “Figure 21: Potential Power Substations” and substituting therefore the map entitled “Figure 21: Potential Power Substations” attached hereto as Schedule “T” and forming part of this Bylaw;
- w. deleting the map entitled “Figure 22: Development Staging” and substituting therefore the map entitled “Figure 22: Development Staging” attached hereto as Schedule “U” and forming part of this Bylaw;
- x. deleting the map entitled “Figure 23: Technical Report Sub-Areas” and substituting therefore the map entitled “Figure 23: Technical Report Sub-Areas” attached hereto as Schedule “V”; and forming part of this Bylaw.

READ a first time this	day of	, A. D. 2012;
READ a second time this	day of	, A. D. 2012;
READ a third time this	day of	, A. D. 2012;
SIGNED and PASSED this	day of	, A. D. 2012.

THE CITY OF EDMONTON

MAYOR

CITY CLERK



**BYLAW 16175
AMENDMENT TO
EDMONTON ENERGY & TECHNOLOGY PARK
AREA STRUCTURE PLAN**



















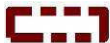
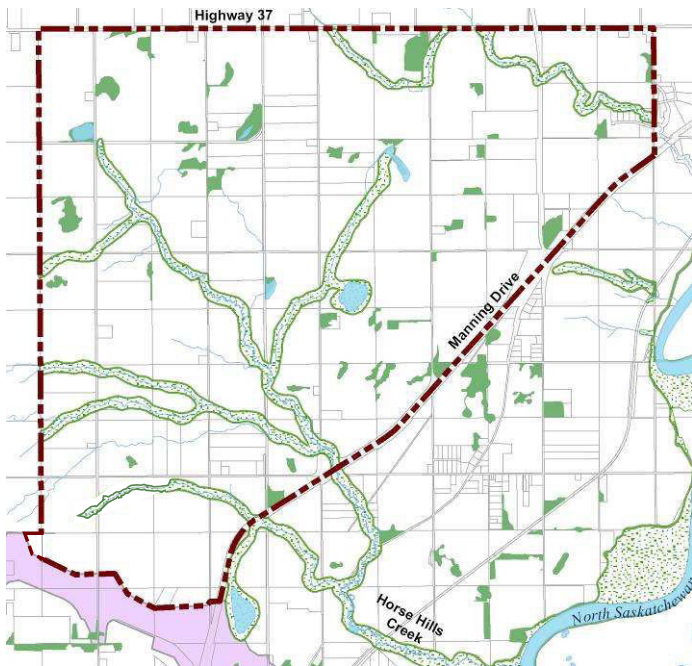
- | | | | |
|---|-------------------------------------|---|---------------------------------|
|  | R & D, Education & Services |  | Creeks & Streams |
|  | Petro-Chemical Cluster |  | Transportation Utility Corridor |
|  | Logistics |  | Potential LRT |
|  | Manufacturing |  | Road Network |
|  | Park |  | Existing Property Lines |
|  | Waterbodies |  | System Interchange |
|  | Nanaksar Gurdwara
Gursikh Temple |  | Service Interchange |
| | |  | ASP Boundary |
| | |  | Boundary of Amendment |

Figure 2: Edmonton Context

SCHEDULE "B"



ASP Boundary



Tableland Natural Areas 2006



River Valley Natural Areas



Top of Bank



Waterbodies



Existing Property Lines



Transportation Utility Corridor



Figure 3: Horsehills Area Topography

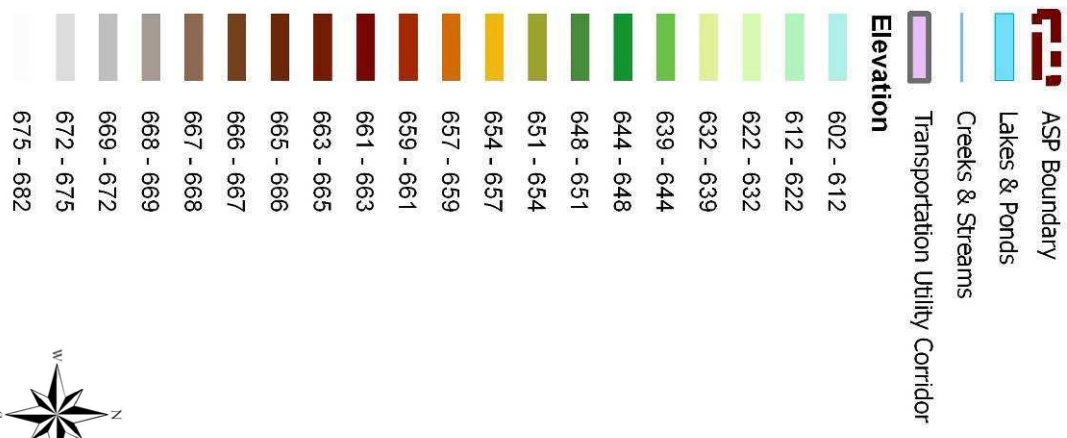
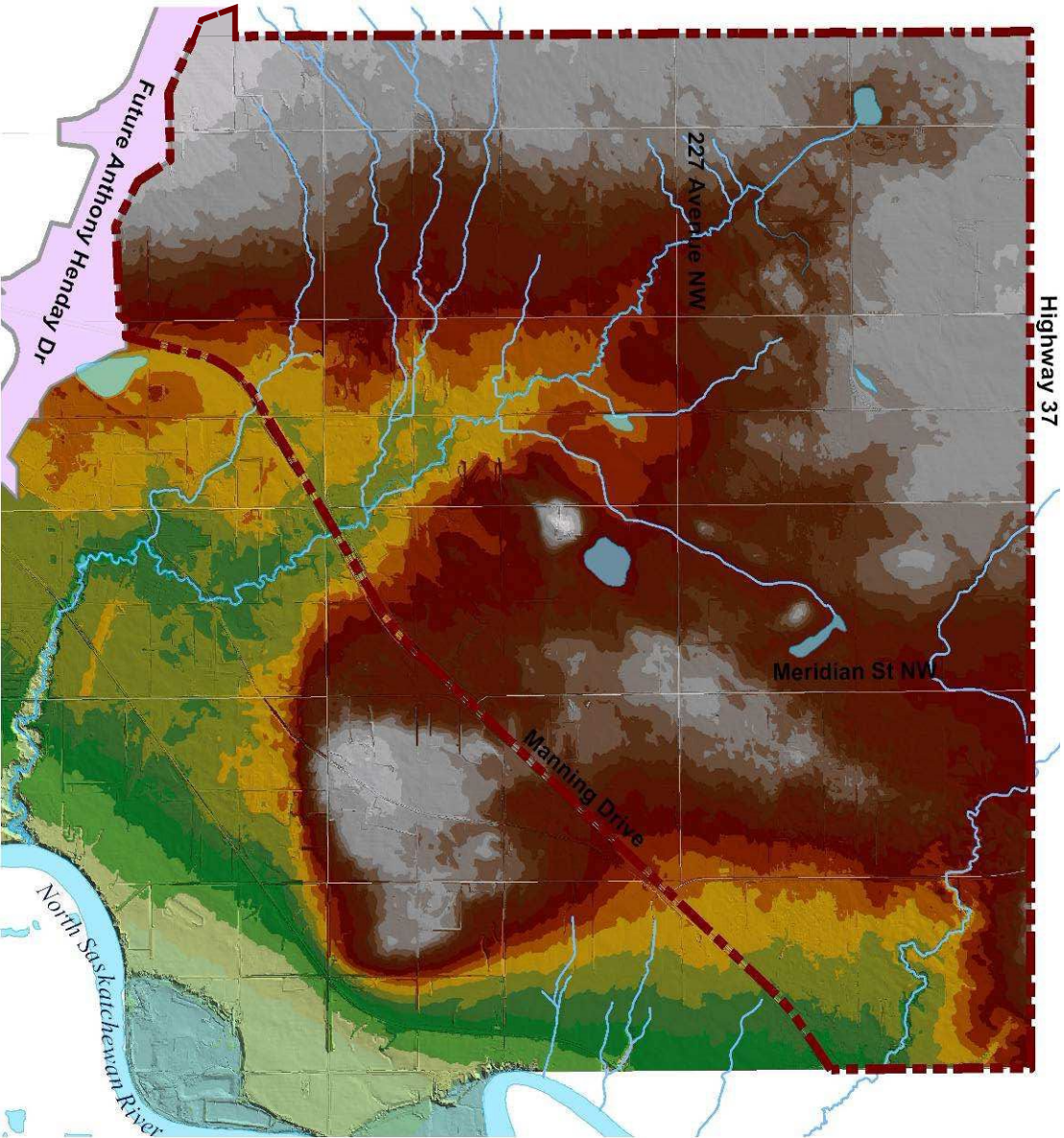
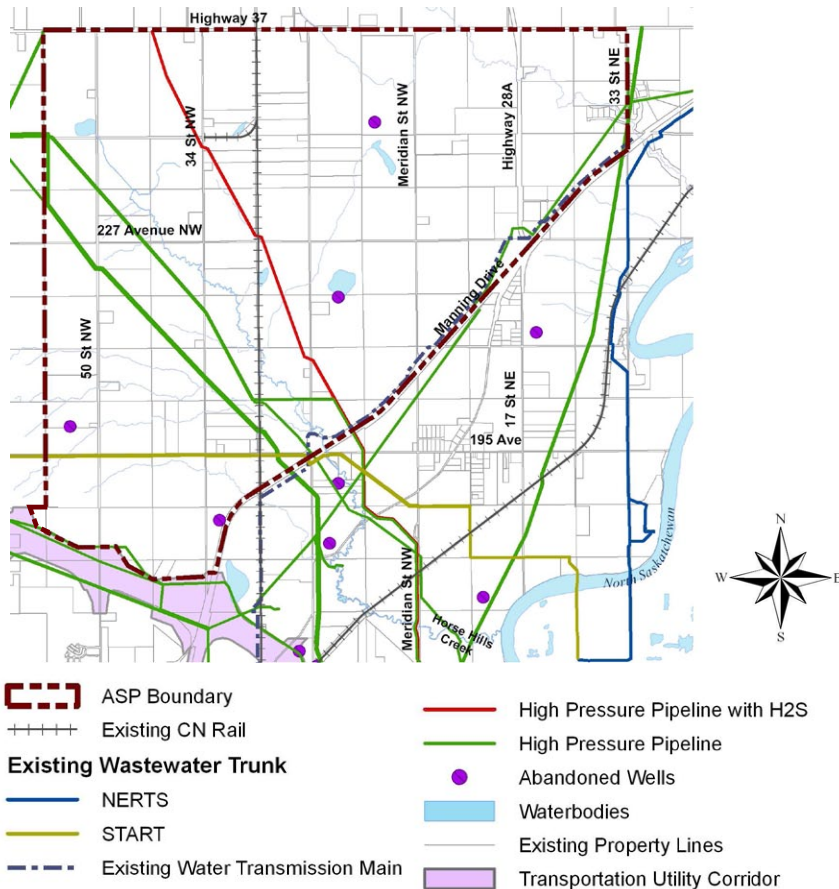


Figure 5: Existing Pipelines and Well Locations



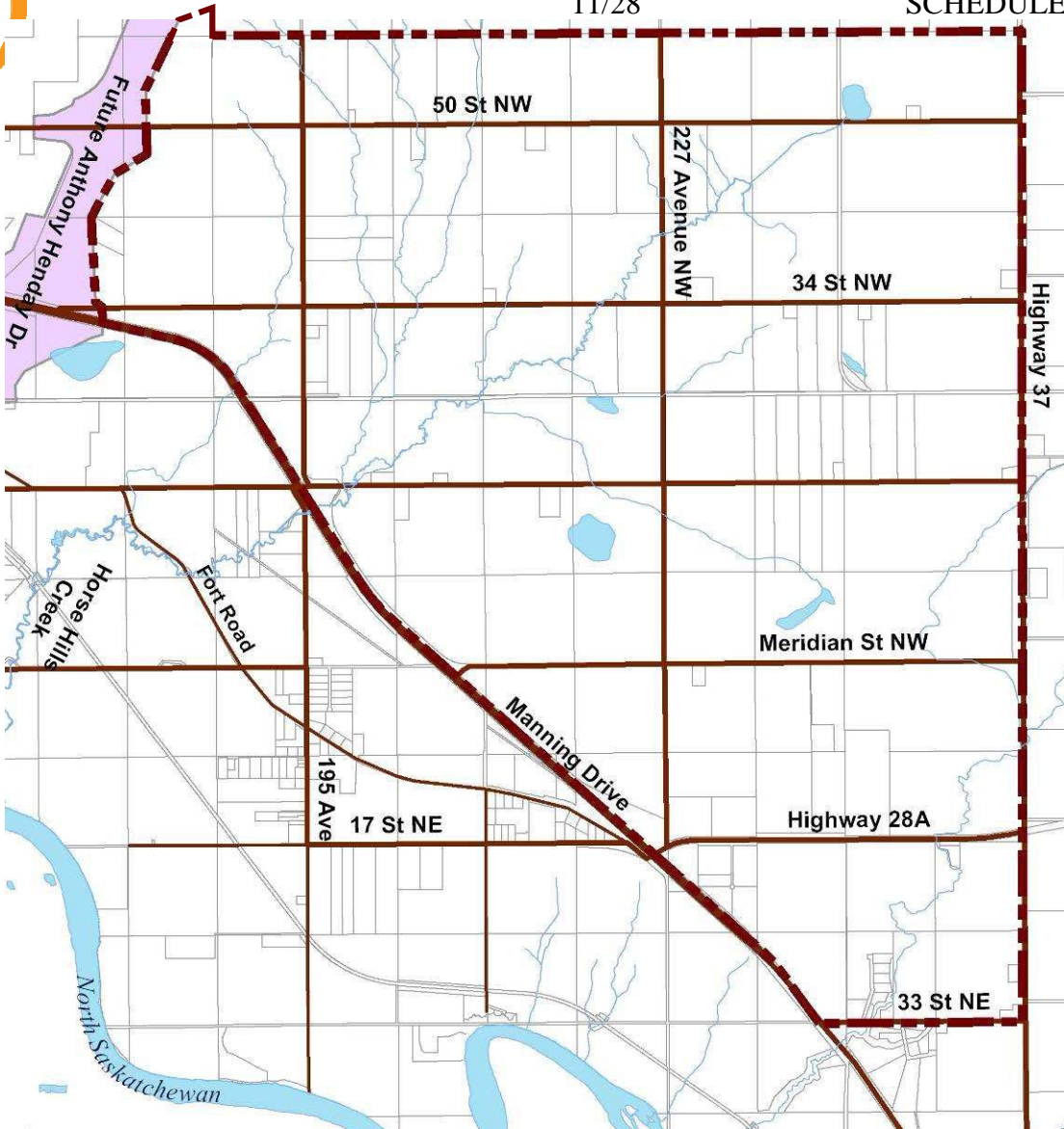
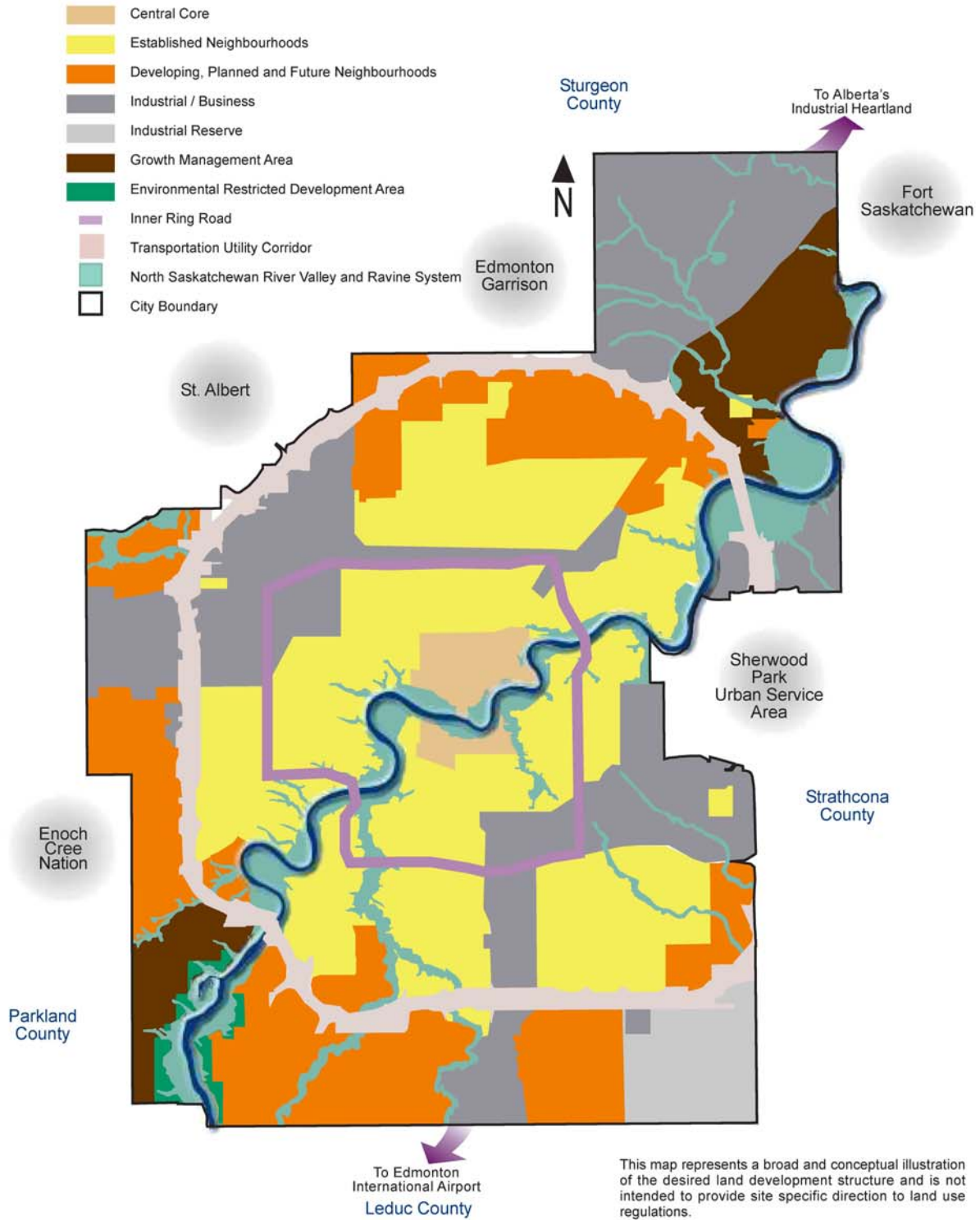


Figure 6: Existing Roadways

Figure 7: Land Development Concept Municipal Development Plan - Bylaw 15100



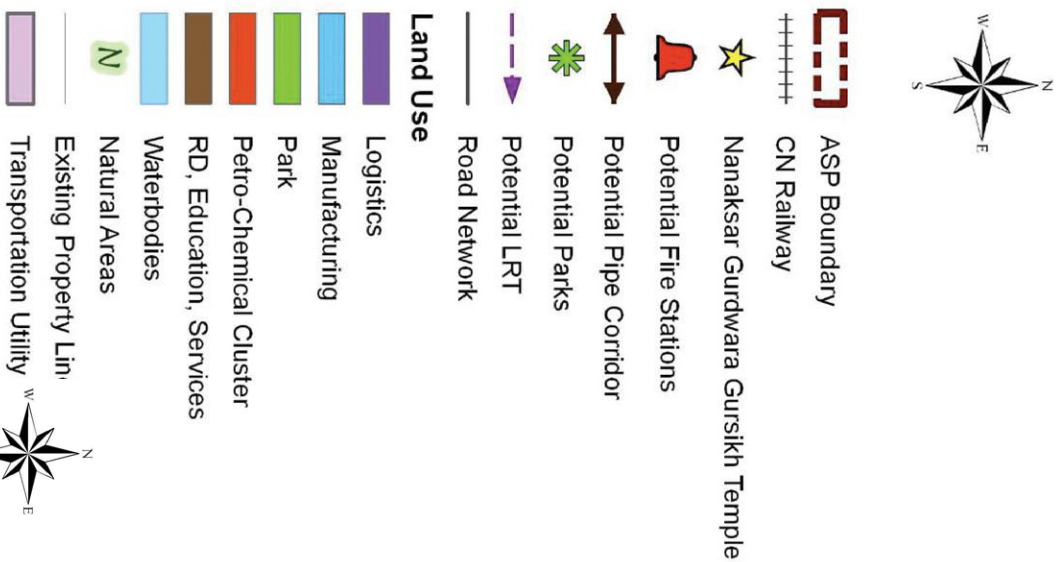
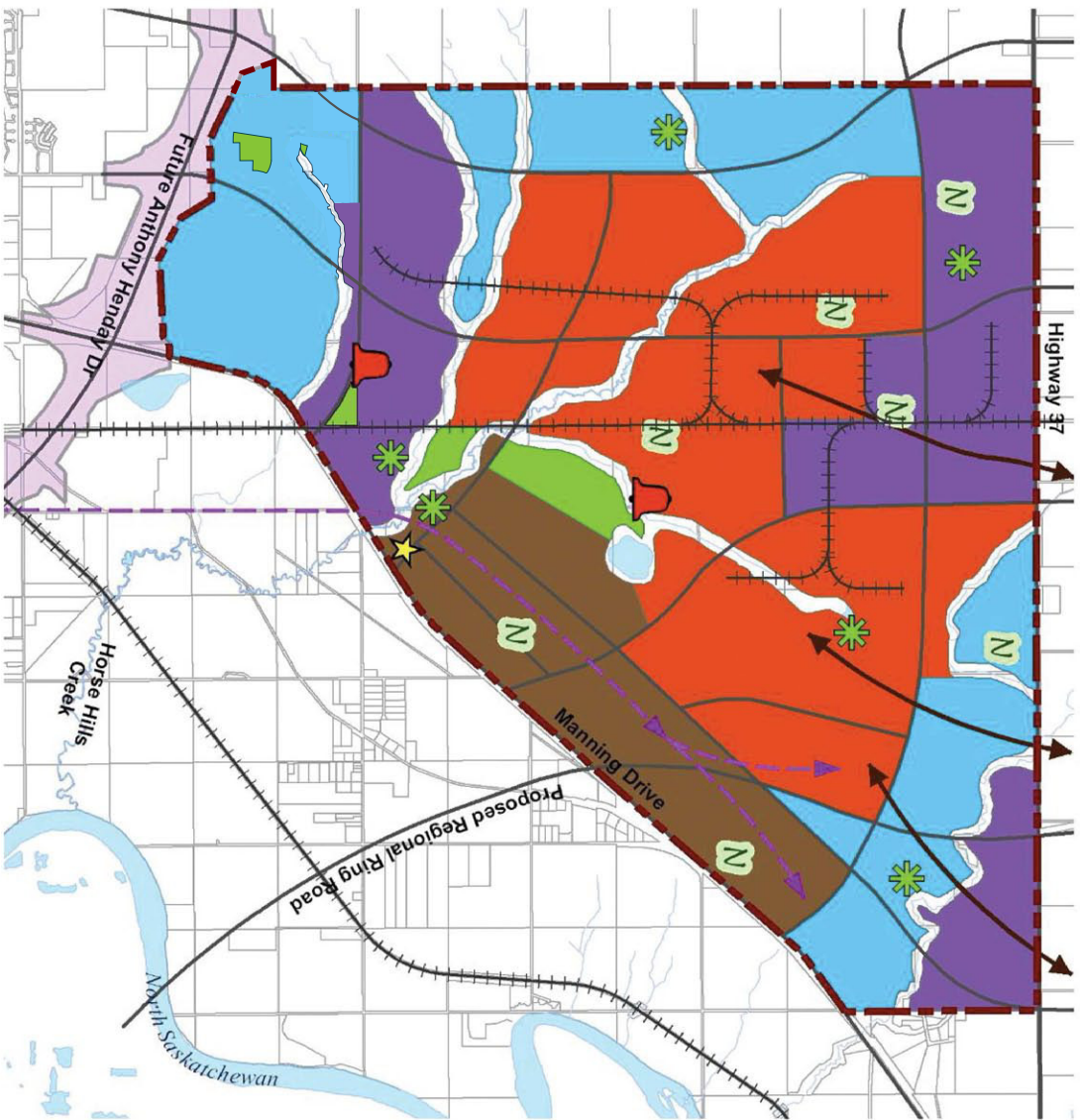


Figure 8: Development Concept

Figure 9: Petrochemical Cluster Precinct

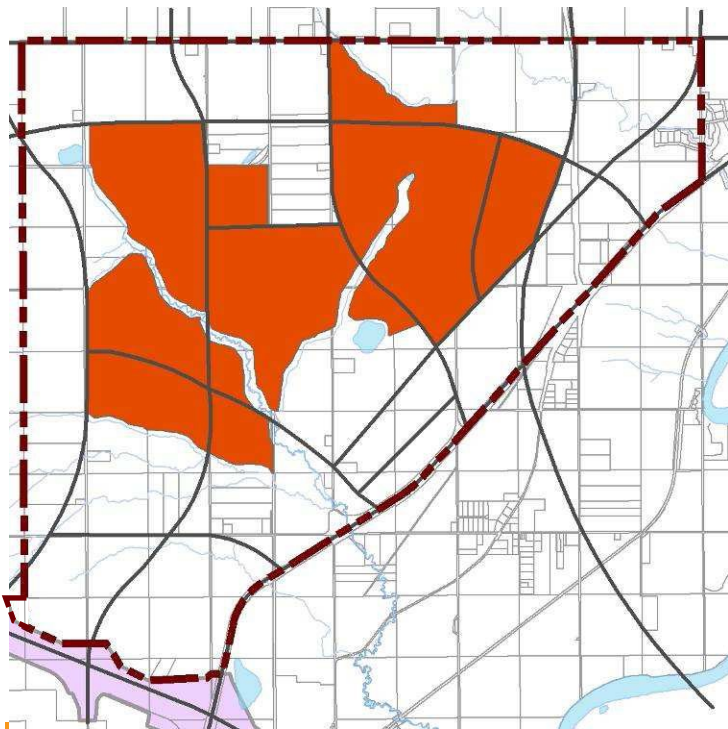


Figure 10: Logistics Precinct

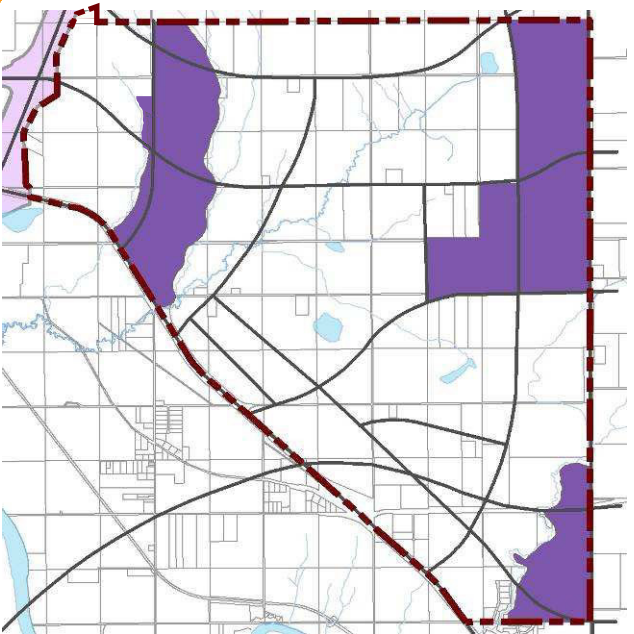
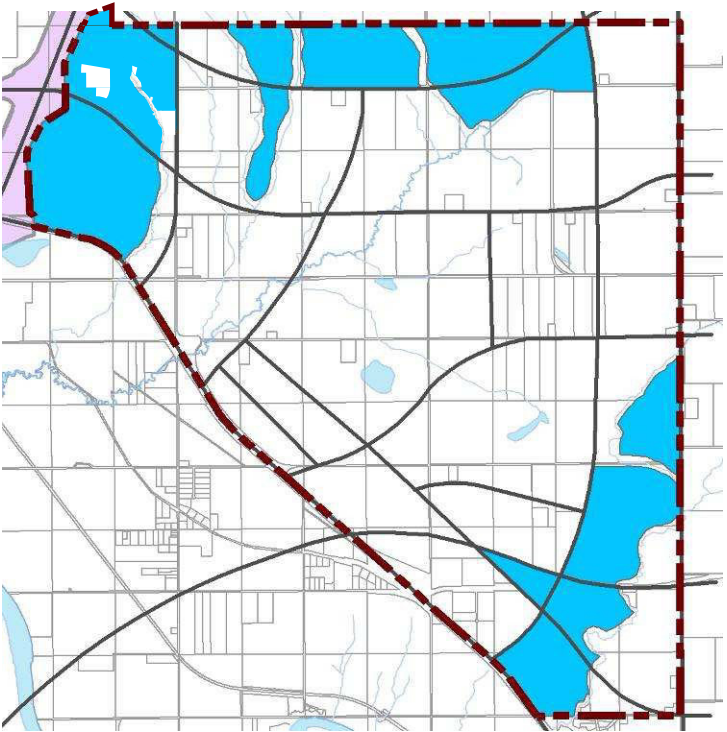


Figure 11: Manufacturing Precinct



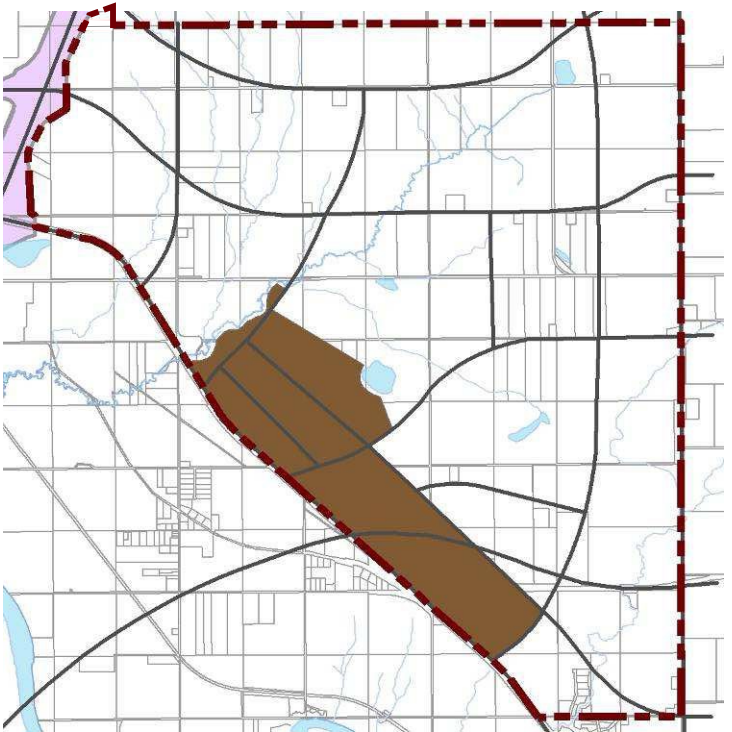
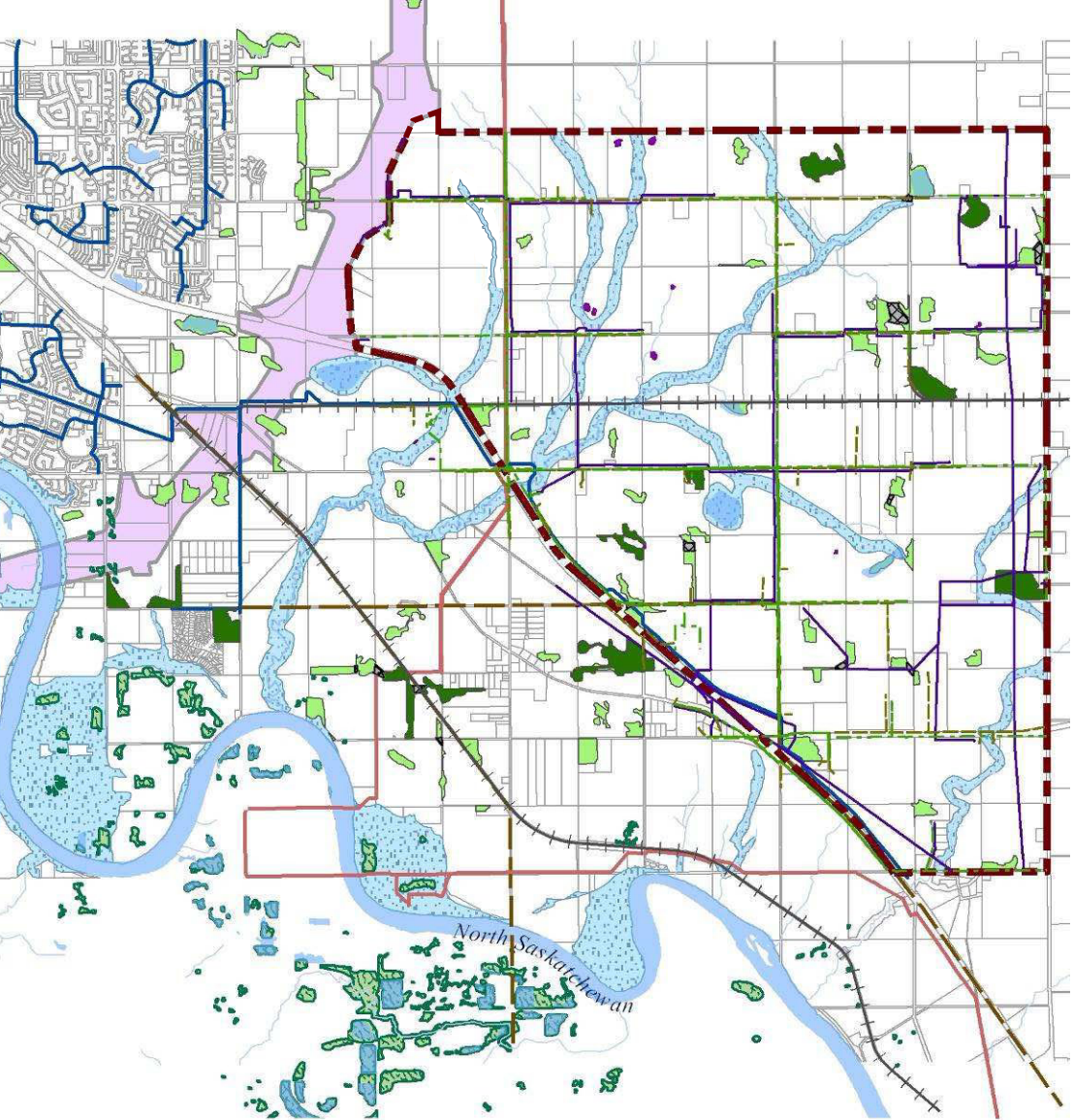


Figure 12: Research & Development Precinct

Figure 13: Ecological Network












- Telephone Lines
- Main Gas Lines
- ASP Boundary
- Existing CN Rail
- Potential Natural Linkage
- Core Natural Areas
- Potential Wetlands
- Existing Wastewater Trunk
- Existing Altalink Transmission ROW
- Secondary Power Lines
- Regional Water Line
- Waterbodies
- Secondary natural Areas
- River Valley Wetlands
- River Valley Bylaw Core Areas
- Existing Property Lines
- Transportation Utility Corridor



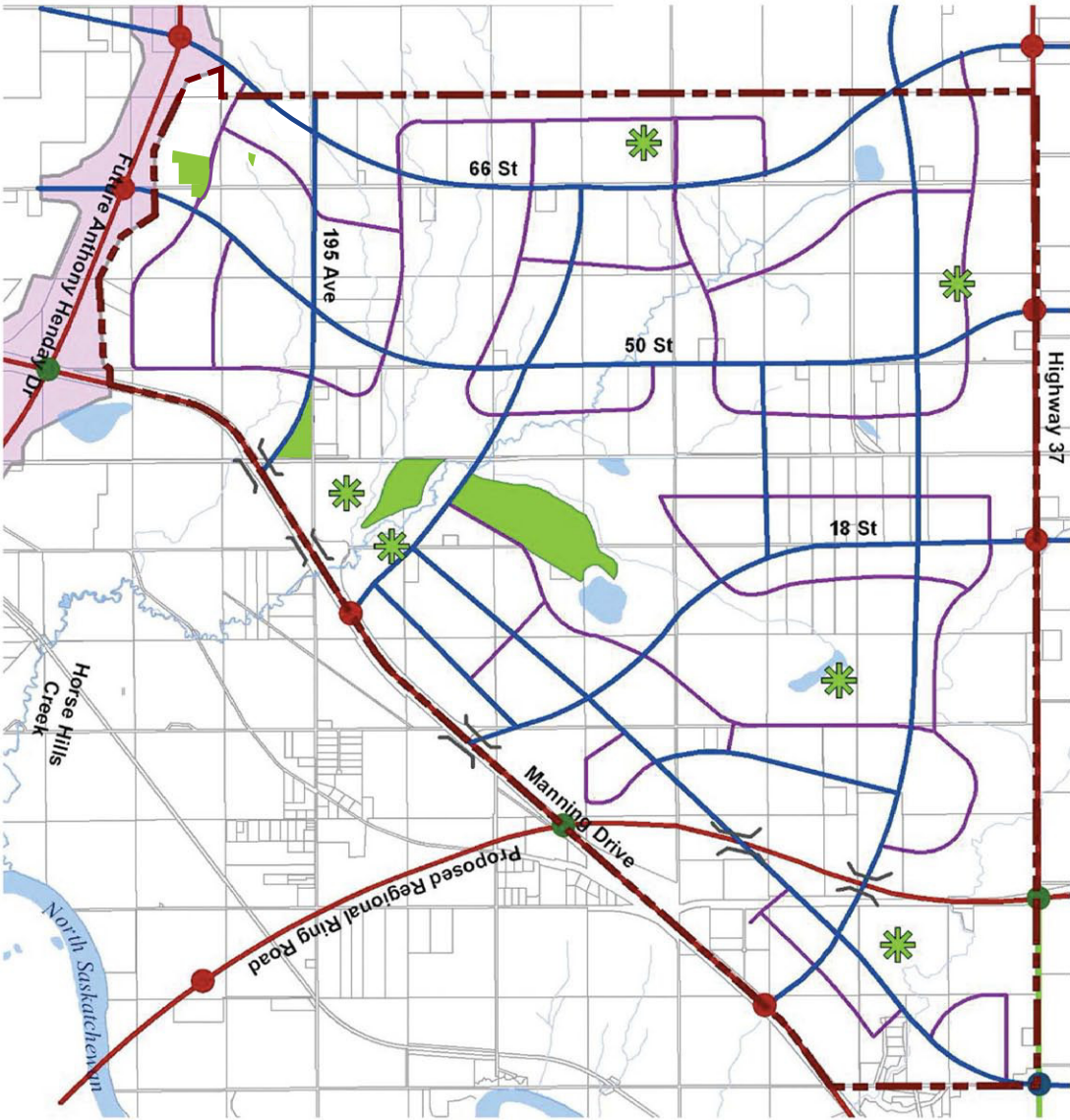
Figure 14: Open Spaces and Parks



-  ASP Boundary
-  Natural Areas
-  Potential Parks
-  Park
-  Waterbodies
-  River Valley Natural Areas
-  Top of Bank
-  Existing Property Lines
-  Transportation Utility Corridor

The identified parks and natural areas are conceptual in nature and subject to change. The specific location of parks will be determined at the zoning and subdivision stages. The location of natural areas will be confirmed by subsequent evaluation.





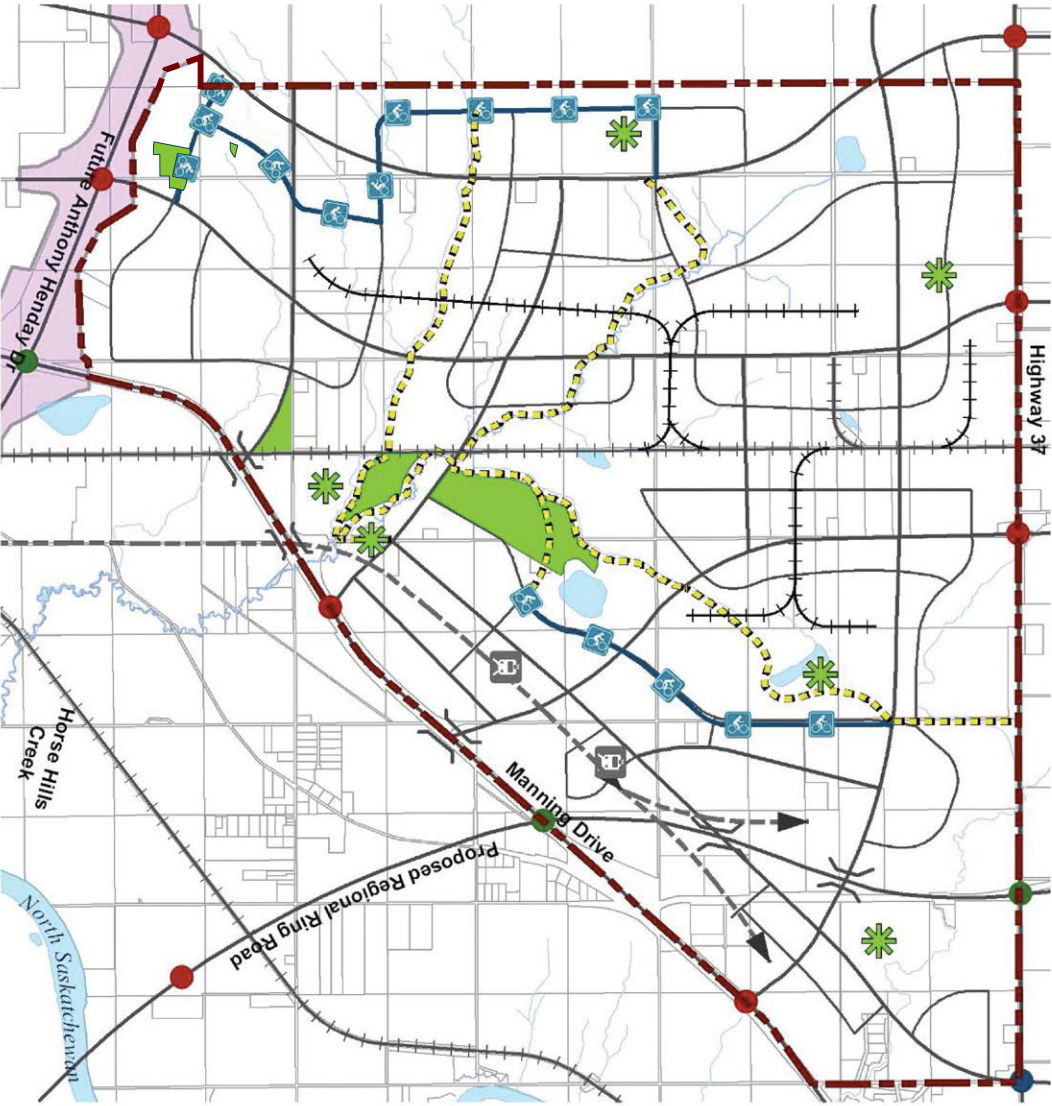
The identified roadways are conceptual in nature and subject to change. The specific alignment of roadways will be determined in subsequent evaluations.



- ASP Boundary
- Potential Parks
- Intersection
- Service Interchange
- System Interchange
- Arterial
- Expressway
- Freeway
- Collectors
- Park
- Waterbodies
- Existing Property Lines
- Transportation Utility Corridor

Figure 15: Road Network

Figure 16: Pedestrian and Bicycle Network


















- ASP Boundary
- Existing CN Rail
- Future CN Rail
- Potential Parks
- Potential LRT Station
- Intersection
- Service Interchange
- System Interchange
- Overpasses
- Multiseuse Corridor
- Signed Bikeway/ On Street Bike Route
- Potential LRT
- Road Network
- Collectors
- Park
- Waterbodies
- Existing Property Lines
- Transportation Utility Corridor

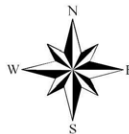


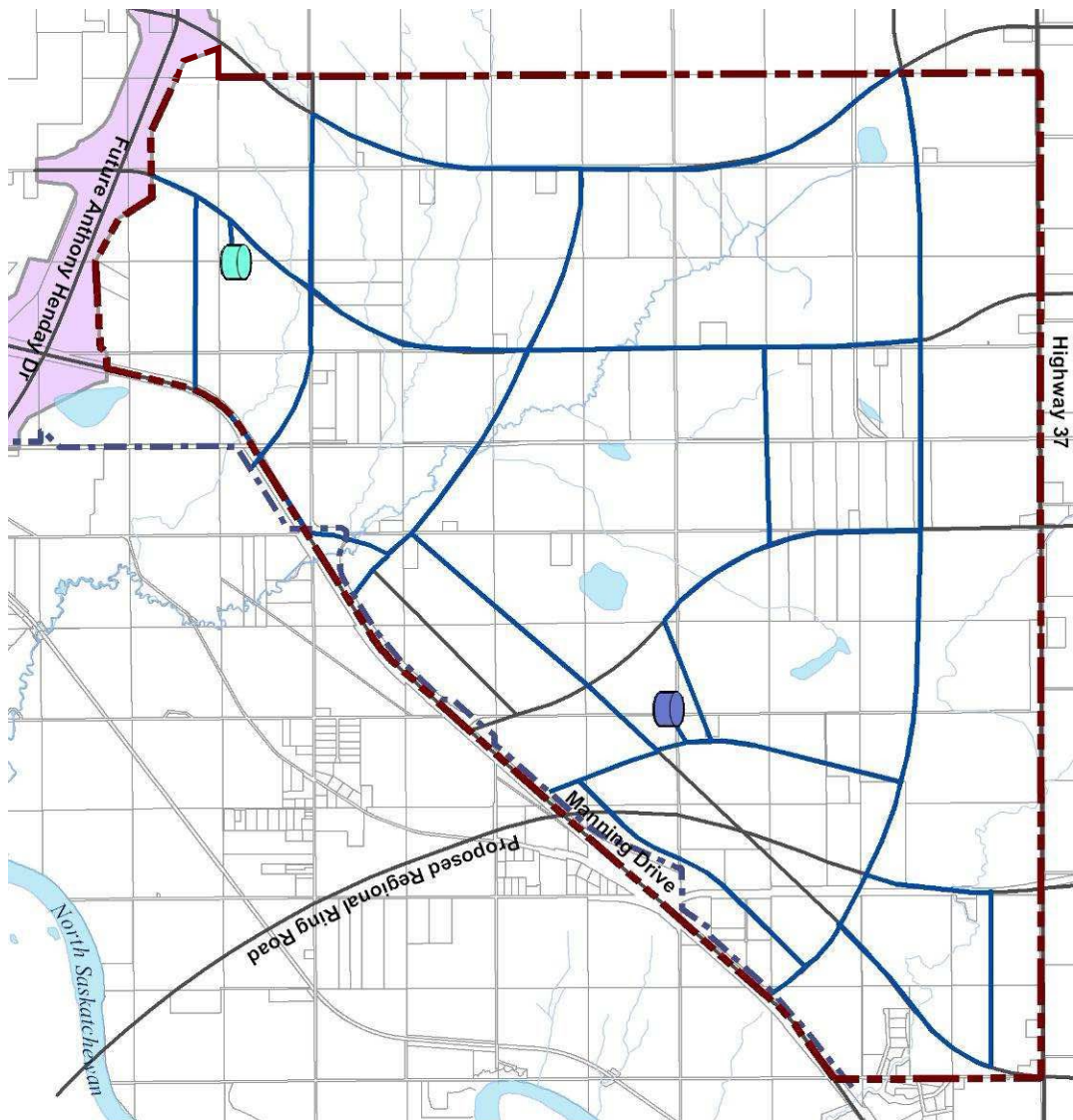
Figure 17: LRT and Rail Network



-  ASP Boundary
-  Existing CN Rail
-  Future CN Rail
-  Potential LRT
-  Proposed Parks
-  Road Network
-  Collectors
-  Potential LRT Station
-  Intersection
-  Service Interchange
-  System Interchange

-  Park
-  Waterbodies
-  Existing Property Lines
-  Transportation Utility Corridor














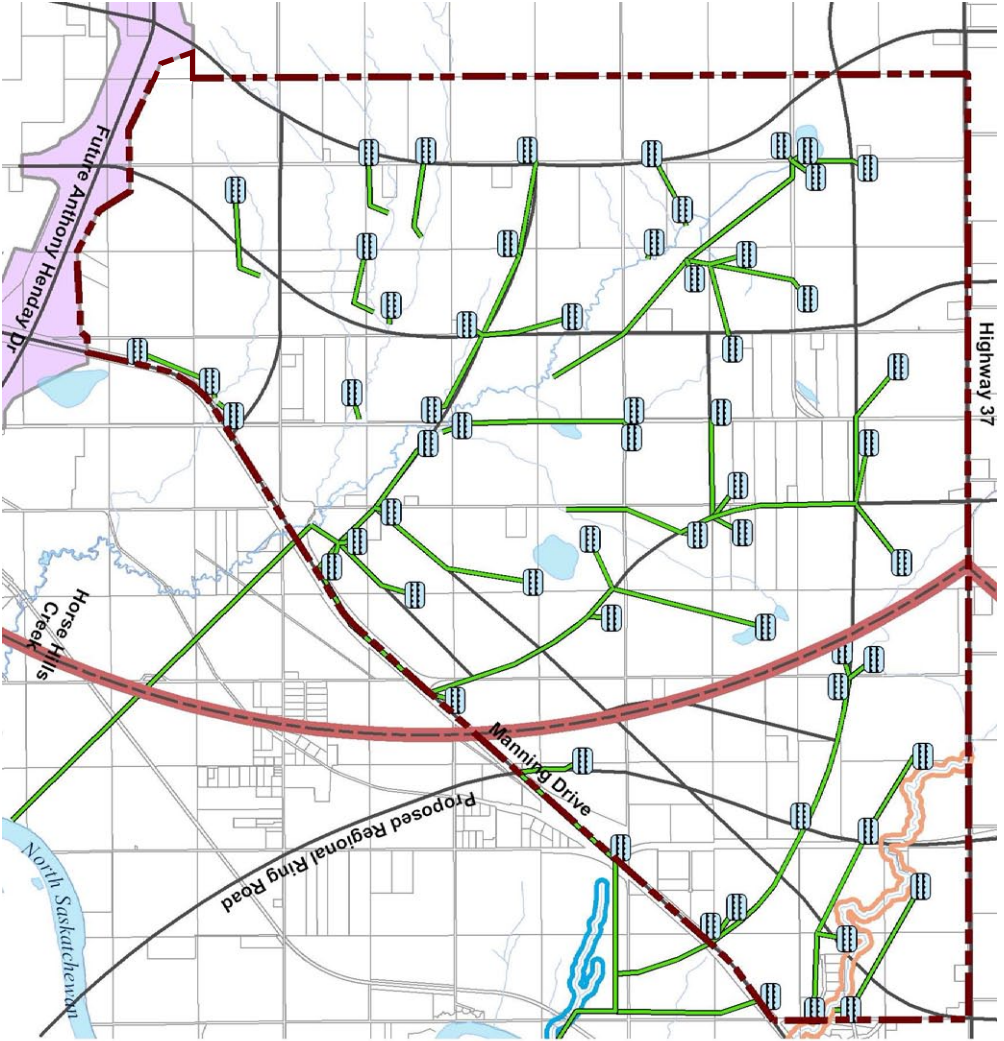










-  ASP Boundary
-  Possible Reservoir
-  Proposed Reservoir
-  Existing Water Transmission Main
-  Proposed Water Main
-  Road Network
-  Waterbodies
-  Existing Property Lines
-  Transportation Utility Corridor

Figure 18: Water Servicing Network

Figure 19: Stormwater Management Network



-  ASP Boundary
-  Bird Hazard Line
-  Proposed Storm Pond
-  Unnamed Creek #1
-  Unnamed Creek #2
-  Proposed Storm Pipe
-  Road Network
-  Waterbodies
-  Existing Property Lines
-  Transportation Utility Corridor

The number, size, and identified locations of stormwater management facilities are shown only to illustrate network principles and are strictly conceptual. The specific attributes of stormwater management facilities will be determined in subsequent evaluations.

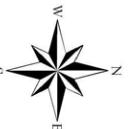
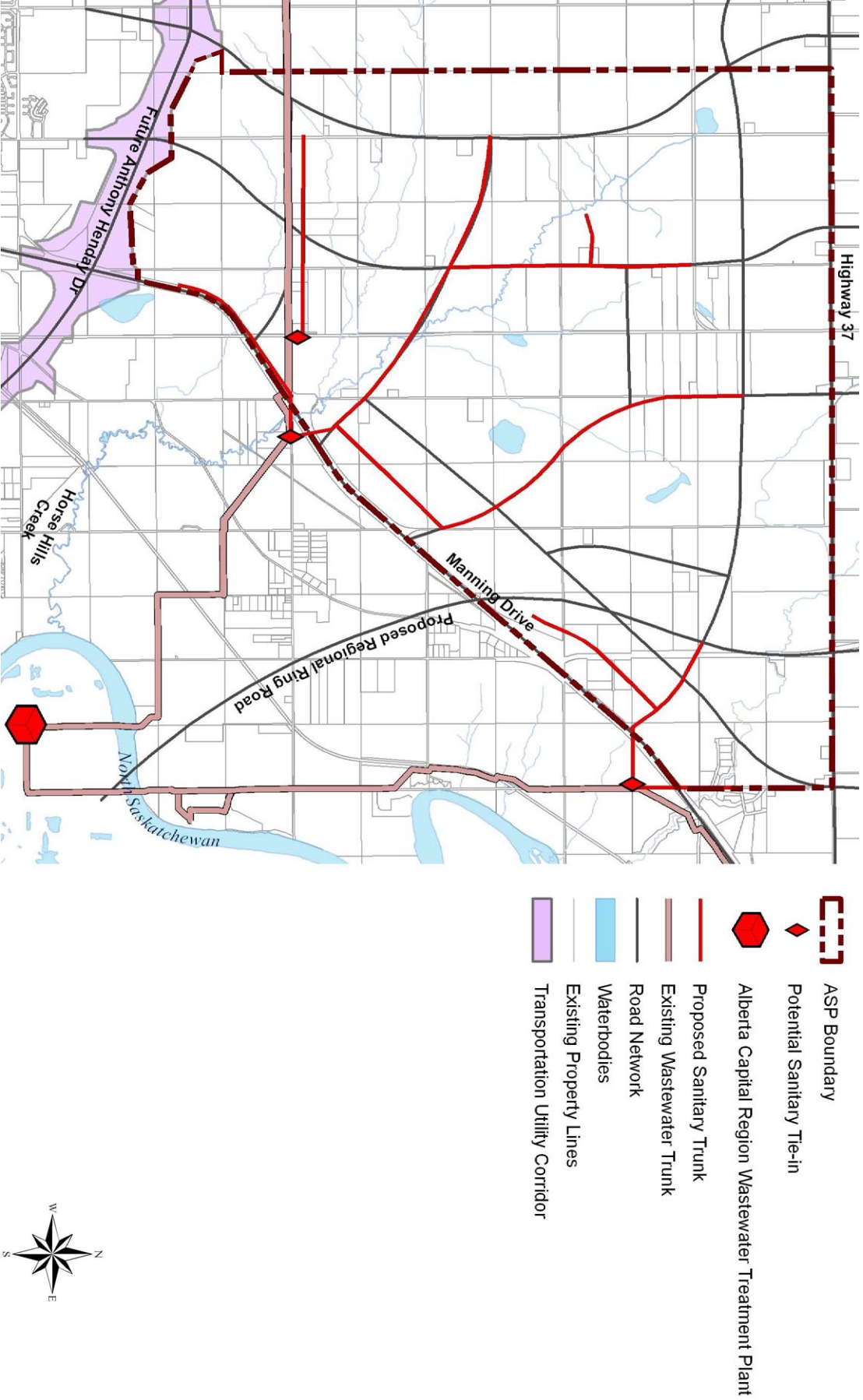
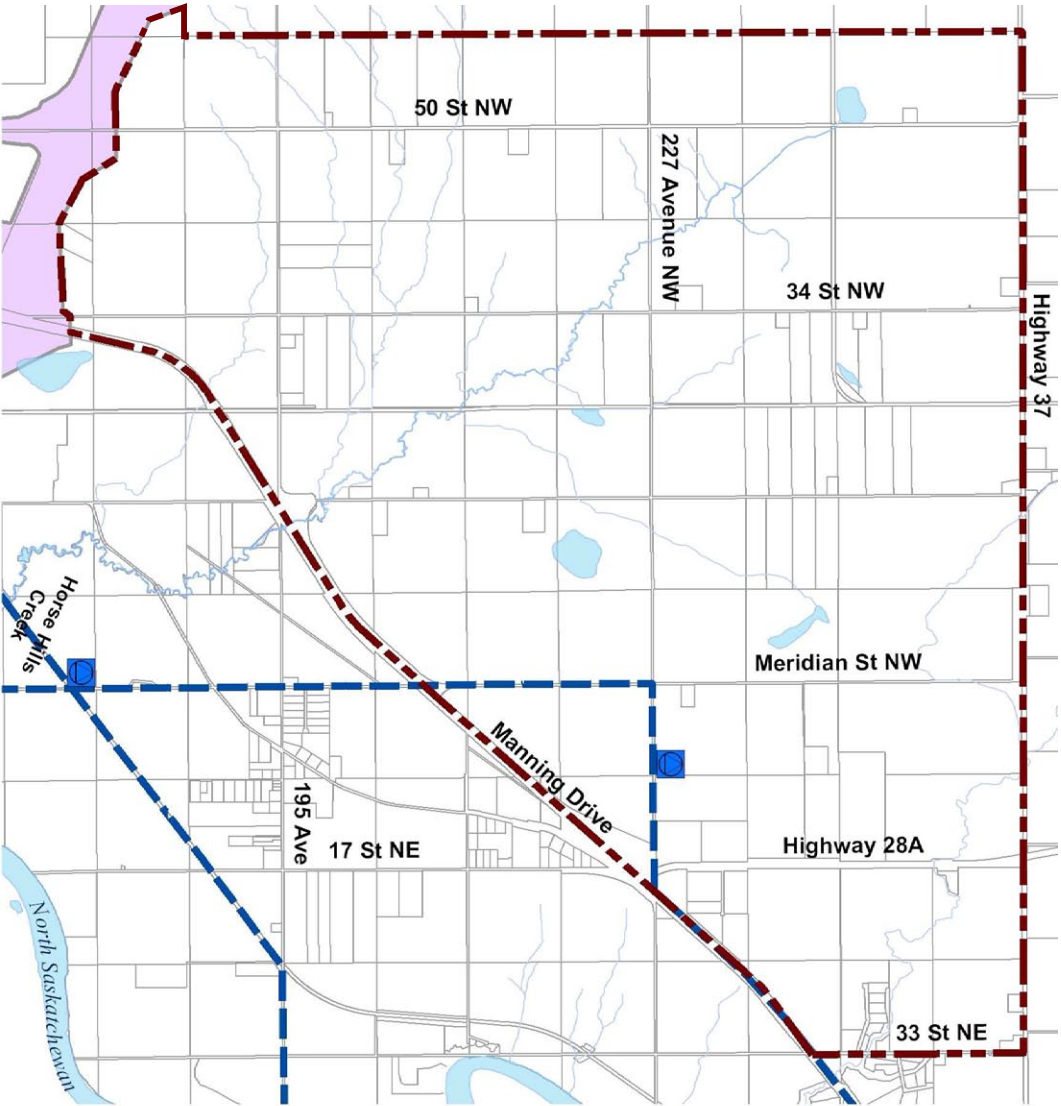


Figure 20: Wastewater Servicing Network











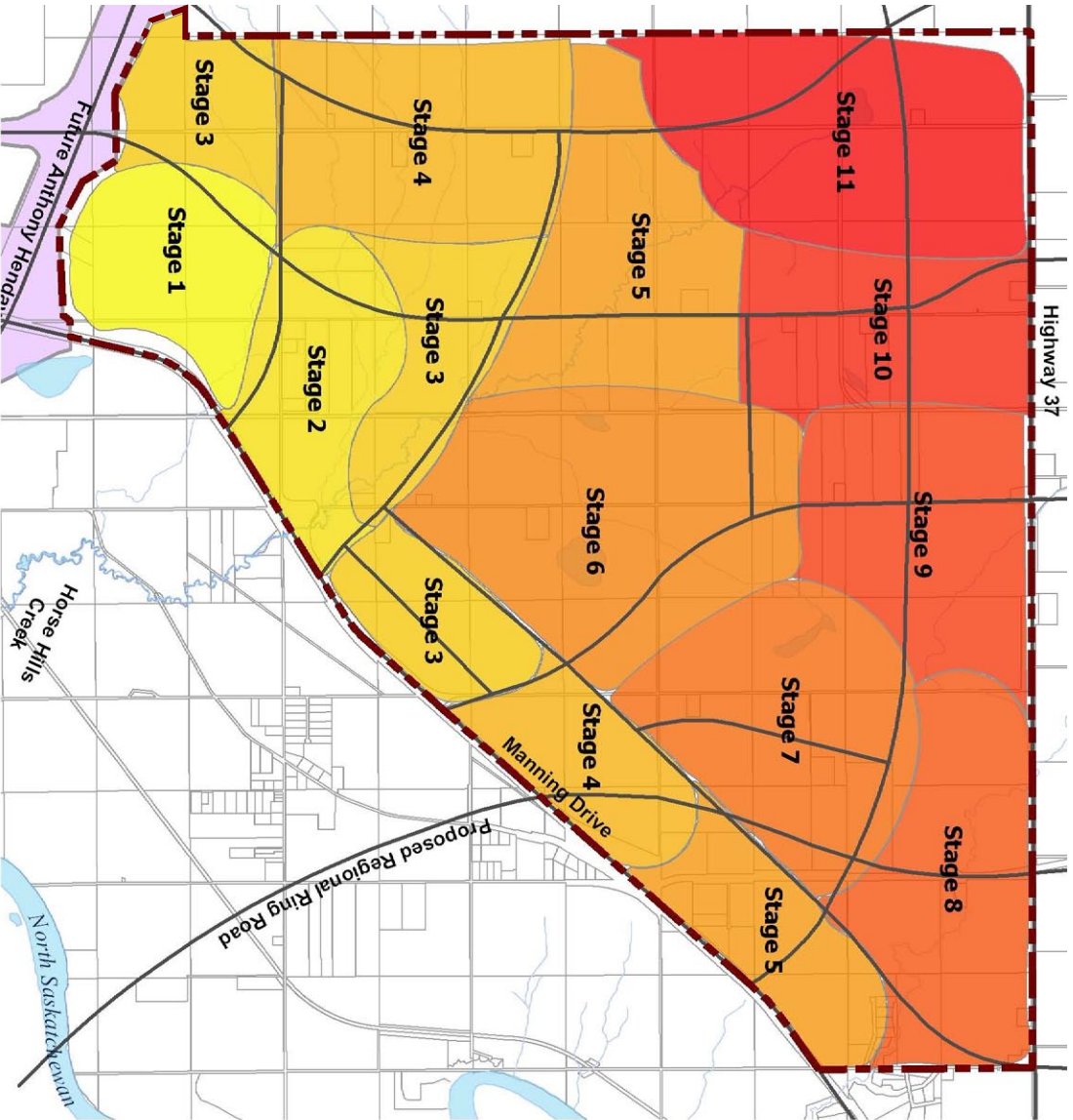
-  ASP Boundary
-  Potential EPCOR Power Station
-  Existing Altalink Transmission ROW
-  Waterbodies
-  Existing Property Lines
-  Transportation Utility Corridor



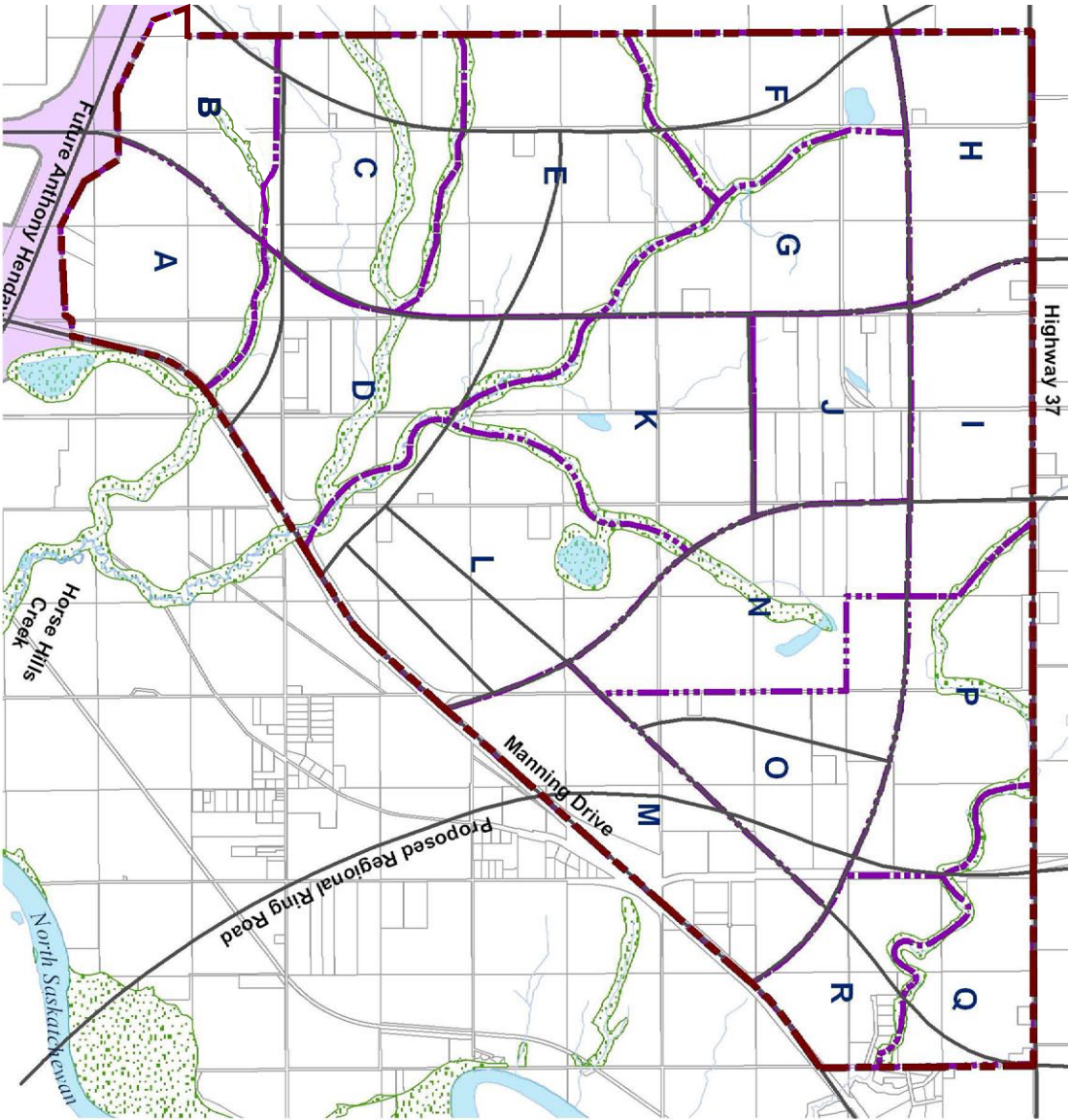
Figure 21: Potential Power Substations

Figure 22: Development Staging



-  ASP Boundary
-  Road Network
-  Waterbodies
-  Existing Property Lines
-  Transportation Utility Corridor












-  ASP Boundary
-  Road Network
-  Neighbourhoods
-  River Valley Natural Areas
-  Waterbodies
-  Existing Property Lines
-  Transportation Utility Corridor

Figure 23: Technical Report Sub-Areas



**ATTACHMENT 2
BYLAW 16175
BYLAW 16286
FILE: LDA12-0002
FILE: LDA12-0304
RURAL NORTH EAST
NORTH STURGEON**

DESCRIPTION: AMENDMENT to the ENERGY AND TECHNOLOGY PARK
AREA STRUCTURE PLAN

ZONING BYLAW AMENDMENT and APPENDIX I TO
SECTION 970 SPECIAL AREA EDMONTON ENERGY AND
TECHNOLOGY PARK from (AG) Agricultural Zone to (EETM)
Edmonton Energy and Technology Manufacturing Zone; RURAL
NORTH EAST NORTH STURGEON

LOCATION:

LDA12-0002 Located north of Anthony Henday Drive and east of 66 Street NW:
18465 - 66 Street NW, 19003 - 50 Street NW, 19104 - 50 Street
NW, 18210 - 50 Street NW

LDA12-0304 Located north of Anthony Henday Drive and east of 66 Street NW:
18465 - 66 Street NW

**LEGAL
DESCRIPTION:**

LDA12-0002 SW-11-54-24-4 and, Portions of NW-12-54-24-4, NE-11-54-24-4,
SE-11-54-24-4

LDA12-0304 SW-11-54-24-4

APPLICANT:

G3 Developments
204, 17220 - Stony Plain Road
Edmonton, Alberta T5E 1K6

OWNERS:

Walton International Group Inc.
2300 605 - 5 Avenue SW
Calgary, AB T2P 3H5

**ACCEPTANCE OF
APPLICATION:**

LDA12-0002 January 3, 2012

LDA12-0304 August 27, 2012

BYLAW 16175
BYLAW 16286
FILE: LDA12-0002
FILE: LDA12-0304
RURAL NORTH EAST
NORTH STURGEON

EXISTING
DEVELOPMENT: Undeveloped

SUSTAINABLE
DEVELOPMENT'S
RECOMMENDATION: That Bylaw 16175 to amend the Energy and Technology Park Area Structure Plan be APPROVED.

That Bylaw 16286 to amend the Zoning Bylaw and Appendix I to Section 970 Special Area Edmonton Energy and Technology Park from (AG) Agricultural Zone to (EETM) Edmonton Energy and Technology Manufacturing Zone be APPROVED.

DISCUSSION

1. The Applications

There are two applications being brought forward to facilitate industrial development on the subject lands.

The first application proposes to amend the boundaries of the Edmonton Energy and Technology Park Area Structure Plan to incorporate approximately 6.4 ha of land which was deemed surplus to the needs of Alberta Infrastructure for the Transportation and Utility Corridor (TUC). The application also includes a number of administrative amendments that were approved as a part of the rezoning of the adjacent lands (Bylaw 16169), including finalizing the location of a park and refining the boundary of the North Saskatchewan River Valley which traverses the site in accordance with the Top-of-Bank identification as well as corresponding amendments to the land use statistics. This application also includes a text amendment to bring the plan into conformity with the new Municipal Development Plan the Way We Grow.

The second application is proposed to rezone the lands from (AG) Agricultural Zone to (EETM) Edmonton Energy and Technology Manufacturing Zone. The purpose of the Energy and Technology Manufacturing Zone is to provide for the development of industrial uses that support and compliment the development of a petrochemical cluster as defined in the Edmonton Energy and Technology Park Area Structure Plan.

The Capital Region Board's Regional Evaluation Framework requires that all statutory plans or plan amendments within the Alberta Industrial Heartland be referred for Capital Region Board review. As such, these Bylaws may only receive two Readings at the November 13, 2012 Public Hearing meeting as this Plan Amendment must be deferred to the Capital Region Board (CRB) for review prior to receiving Third Reading.

2. Site and Surrounding Area

Currently, the subject area is zoned (AG) Agricultural Zone, (A) Metropolitan Recreation Zone, (AP) Public Parks Zone, (PU) Public Utilities Zone, (EETL) Edmonton Energy and Technology Logistics Zone, and (EETM) Edmonton Energy and Technology Manufacturing Zone and is undeveloped.

North and east of the site is zoned (AG) Agricultural Zone, and is undeveloped.

South of the site is Anthony Henday Drive, and beyond that is the Pilot Sound Area Structure Plan area which is mainly designated and developing with residential uses.

BYLAW 16175
BYLAW 16286
FILE: LDA12-0002
FILE: LDA12-0304
RURAL NORTH
EAST NORTH STURGEON

The area west of the site is 66 Street which is currently under construction. Beyond 66 Street is Sturgeon County and Canadian Forces Base Edmonton.



View of site looking north on Anthony Henday Drive and west of 50 Street

ANALYSIS

1. Compliance with Approved Plans and Land Use Compatibility

Capital Region Board

This application is being referred to the Capital Region Board for review under section 3.3 of Ministerial Order L:270/10:

“A municipality must refer any other statutory plan or statutory plan amendment where the plan is within 1.6 km of the boundaries of the Alberta Industrial Heartland Area Structure plans, or the Edmonton International Airport Area Structure Plan.”

Within the Capital Region Growth Plan the subject lands are identified as being in the “Safety and Risk Management Buffer” which attempts to mitigate nuisance and risk associated with Heavy Industrial development within Alberta’s Industrial Heartland. The subject lands are proposed to be zoned (EETM) Edmonton Energy and Technology Manufacturing Zone which does not include Heavy Industrial uses, as such there should be no impact outside of the application area.

**BYLAW 16175
BYLAW 16286
FILE: LDA12-0002
FILE: LDA12-0304
RURAL NORTH EAST
NORTH STURGEON**

The subject application supports the policies of the Capital Region Growth Plan as it does not require any additional transportation or infrastructure upgrades beyond those contemplated by the Edmonton Energy and Technology Park Area Structure Plan and supports Economic Development within the region while promoting eco-industrial principles.

Municipal Development Plan “The Way We Grow”

This application supports eco-industrial infrastructure standards and development as designated within *The Way We Grow*. The application provides the opportunity for synergistic relationships between businesses including, shared facilities and services, and interchanges of energy and products. This application also provides for the logical and contiguous development of the Plan Area.

Edmonton Energy and Technology Park Area Structure Plan (ASP)

The Edmonton Energy and Technology Park Area Structure Plan was adopted by Council December 2009. The Plan area is approximately 4,800 hectares and is bounded by Edmonton Garrison to the West, Anthony Henday to the south, Manning Drive along the southeast, and the City Limits to the east (Strathcona County) and north (Sturgeon County). Since the adoption of the Plan, the City has joined with the Alberta Industrial Heartland which specifically included the Edmonton Energy and Technology Park area. Within the Plan, the subject lands are designated for Manufacturing uses.

The application seeks to add approximately 6.7 ha of land to the ASP that since the adoption of the Plan has been deemed surplus to the needs of the Transportation and Utility Corridor (TUC). These lands, which are bounded by Anthony Henday Drive to the south and 66 Street to the west, provide for the contiguous provision of Manufacturing uses and provide for the contiguous extension of the Plan Area. The applicant has also proposed to rezone these lands from (AG) Agricultural Zone to (EETM) Edmonton Energy and Technology Manufacturing Zone to facilitate development on these lands (Bylaw 16286).

The amendment to the Edmonton Energy and Technology Park ASP also includes a number of administrative amendments that were approved as a part of the rezoning of the adjacent lands (Bylaw 16169), approved by Council on June 18, 2012:

The amendment will identify the location of the 8.73 hectare park which was identified as potential in the ASP. This park site will serve as a specialized facility to serve residents in the north eastern part of the City.

The subject lands contain a tributary of the Horsehills Creek which is identified within the boundaries of the North Saskatchewan River Valley Area Redevelopment Plan (ARP). The top-of-bank associated with this tributary was staked on site with the

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RURAL NORTH
EAST NORTH STURGEON

applicant and staff from the Current Planning Branch and the Parks Planning Branch of Sustainable Development. The natural feature and urban development setback were zoned (A) Metropolitan Recreation Zone as a part of Bylaw 16169, consistent with the policies of the ARP. This land will be designated as Environmental Reserve and transferred to the City for environmental protection through a future subdivision application. This application seeks to update the boundaries of the river valley identified within the Edmonton Energy and Technology Park ASP to be consistent with the top of bank staking.

The applicant has also updated the statistics within the Plan to include the area to be added Plan area and to identify the area to be dedicated as Environmental Reserve.

The proposed Plan Amendment and rezoning from (AG) Agricultural Zone to (EETM) Edmonton Energy and Technology Manufacturing Zone, is in compliance with both the Edmonton Energy and Technology Park ASP and the North Saskatchewan River Valley ARP, supports eco-industrial principles and is compatible with adjacent existing and planned uses.

2. Transportation and Utilities

Transportation Services and the Drainage Branch of Financial Services and Utilities have expressed no objections to the proposed Plan Amendment and rezoning. EPCOR Water, EPCOR Transmission and Distribution, ATCO Pipelines, ATCO Gas, Shaw Cable and Telus expressed no objections to the proposed Plan amendment and rezoning.

3. Parks and School Boards

The Parks Branch of Sustainable Development and the Edmonton Public School Board have expressed no objection to the proposed rezoning and Plan amendment to the Edmonton Energy and Technology Park Area Structure Plan.

4. Environmental Review

A Phase 1 Environmental Site Assessment has been reviewed and the site is deemed suitable for the proposed development.

5. Surrounding Property Owners' Concerns

Advanced notification was sent regarding this application to surrounding property owners and the Horse Hill Community League Association, Area Council Number 17 Area Council, and Clareview and District Area Council Area Council, on January 31, 2012. No objections were received in response to this notification.

JUSTIFICATION

That Bylaw 16175 to amend the Energy and Technology Park Area Structure Plan be APPROVED and that Bylaw 16286 to amend the Zoning Bylaw and Appendix I to Section 970 Special Area Edmonton Energy and Technology Park from (AG) Agricultural Zone to (EETM) Edmonton Energy and Technology Manufacturing Zone be APPROVED on the basis that the application supports the policies of The Way We Grow, meets the intent of the Edmonton Energy and Technology Park Area Structure Plan, is compatible with the adjacent planned land uses, and satisfies the technical and servicing requirements of the affected Civic Departments and utility agencies.

ATTACHMENTS

- 2a Approved Edmonton Energy and Technology Park Area Structure Plan – Land Use and Population Statistics – Bylaw 15642
- 2b Proposed Approved Edmonton Energy and Technology Park Area Structure Plan – Land Use and Population Statistics – Bylaw 16175
- 2c Approved Edmonton Energy and Technology Park Area Structure Plan – Bylaw 15642
- 2d Proposed Edmonton Energy and Technology Park Area Structure Plan – Bylaw 16175
- 2e Surrounding Land Use Map
- 2f Proposed Rezoning – Bylaw 16286

Written by: Lisa Stern
Approved by: Cathy Raftis
Sustainable Development
November 13, 2012

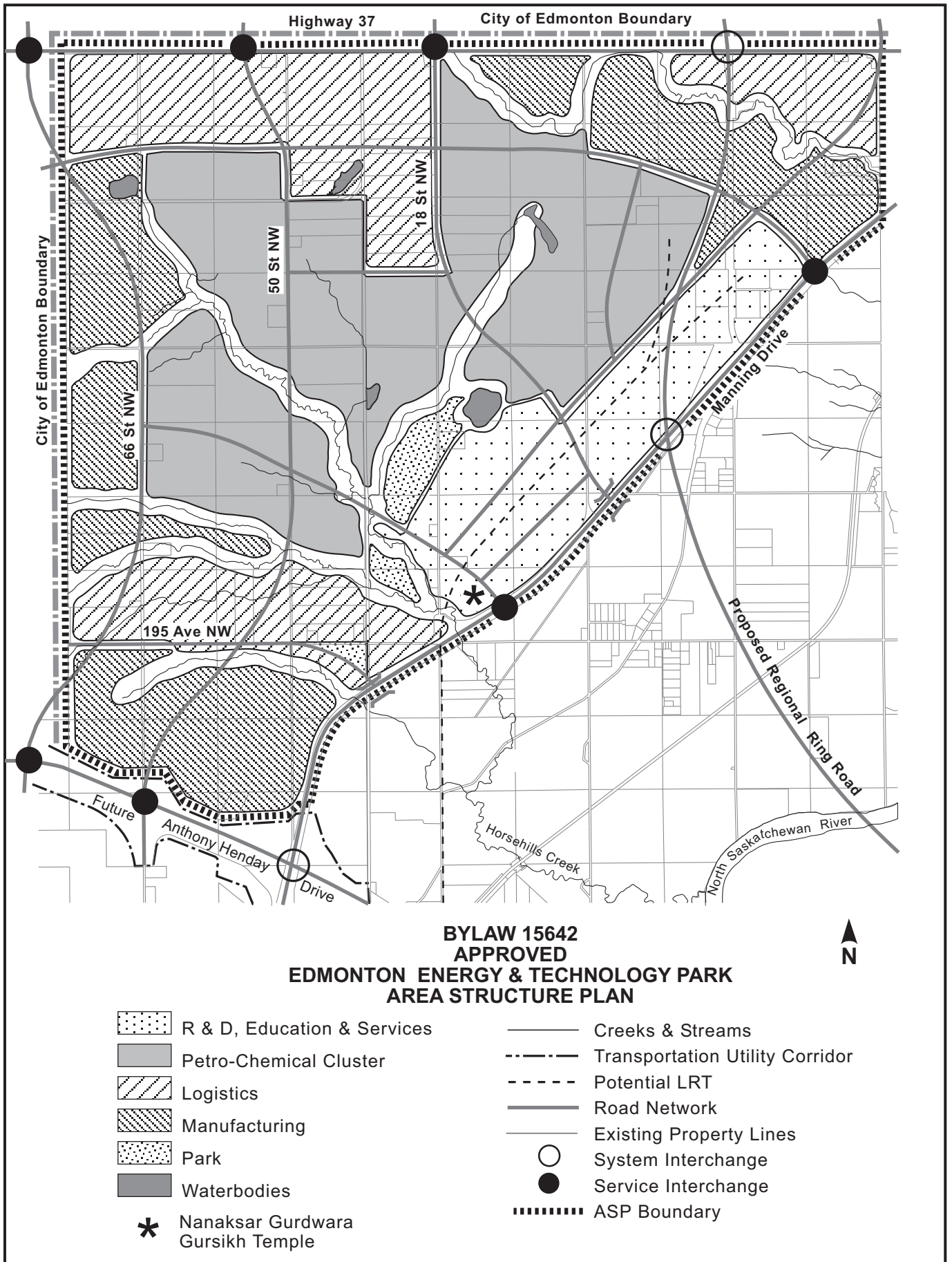
TABLE 1
EDMONTON ENERGY AND TECHNOLOGY PARK
AREA STRUCTURE PLAN
APPROVED LAND USE AND POPULATION STATISTICS
BYLAW 15642

	Area (ha)	% of GDA			
Gross Area	5238				
Environmental Reserve/Ravine	378				
Arterial/Freeway	304				
Gross Developable Area	4556	100%			
Regional Park	217	4.8%			
Local Park	24	0.5%			
Natural Area	93	2.0%			
Stormwater Management Facilities	214	4.7%			
Circulation	697	15.3%			
Net Developable Area	1245	27.3%			
Net Land Use	Area (ha)	% GDA			
R&D, Education & Services	439	9.6%			
Petro-Chemical Cluster	1239	27.2%			
Logistics	778	17.1%			
Manufacturing	855	18.8%			
Total	3311	72.7%			
Industrial Land Use	Total Area (ha)	% Developable	Developable Area	Employees/ha	Total Employees
Logistic	1100	71	778	15	11,530
Manufacturing	1173	73	855	27	23,210
Petro-Chemical Cluster	1714	74	1268	7	9,400
Business Park/R&D	657	67	439	91	40,140

TABLE 2
EDMONTON ENERGY AND TECHNOLOGY PARK
AREA STRUCTURE PLAN
PROPOSED LAND USE AND POPULATION STATISTICS
BYLAW 16175
















	Area (ha)	% of GDA
Gross Area	5244	
Environmental Reserve/Ravine	366	
Arterial/Freeway	304	
Gross Developable Area	4574	100%
Regional Park	217	4.8%
Local Park	24	0.5%
Natural Area	93	2.0%
Stormwater Management Facilities	214	4.7%
Circulation	697	15.3%
Net Developable Area	1245	27.2%
Net Land Use	Area (ha)	% GDA
R&D, Education & Services	439	9.6%
Petro-Chemical Cluster	1239	27.1%
Logistics	783	17.1%
Manufacturing	868	19.0%
Total	3329	72.8%

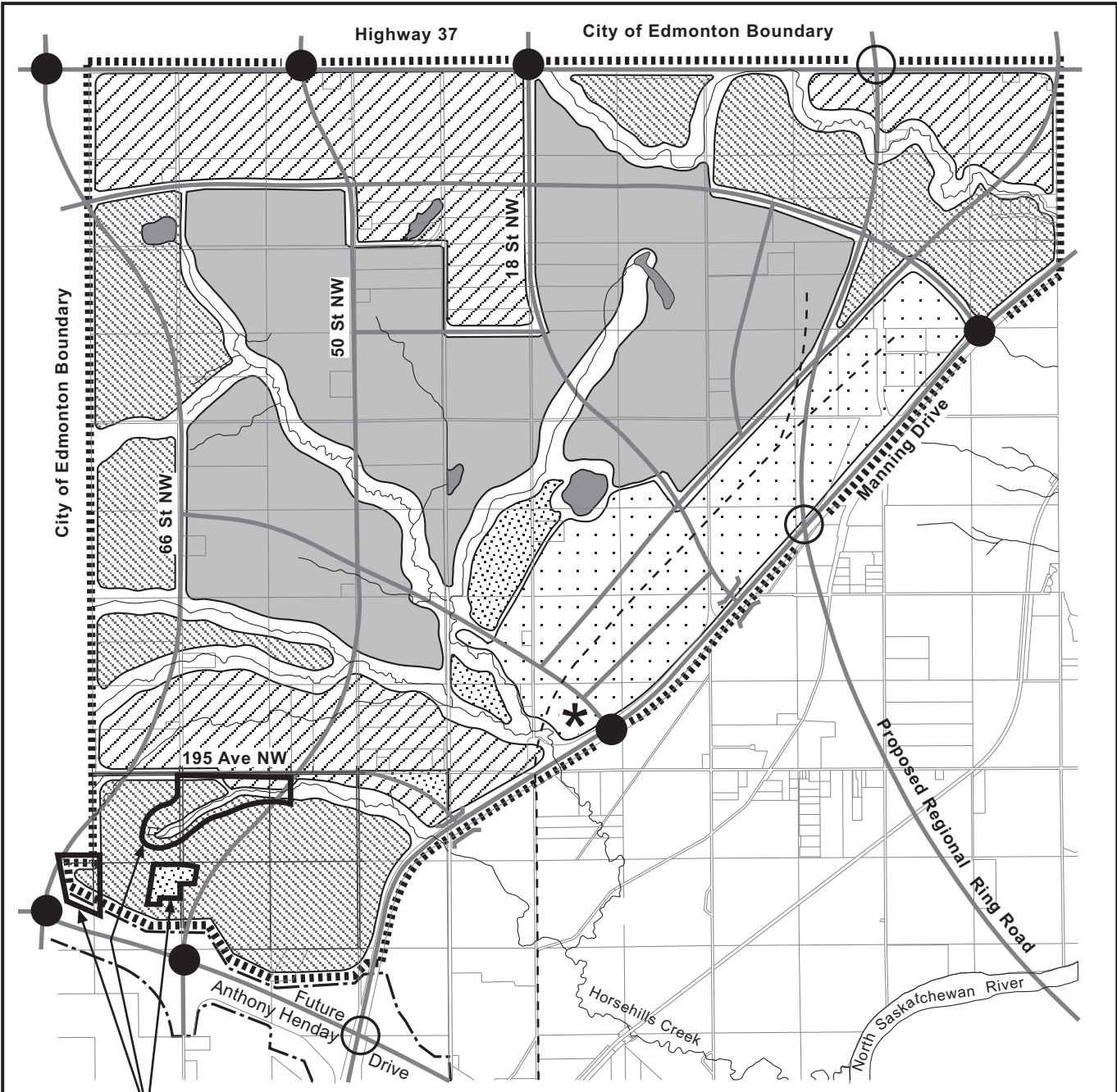
Industrial Land Use	Total Area (ha)	% Developable	Developable Area	Employees/ha	Total Employees
Logistic	1338	71	783	15	12313
Manufacturing	1501	73	868	27	23,436
Petro-Chemical Cluster	1714	74	1268	7	9,400
Business Park/R&D	657	67	439	91	40,140



**BYLAW 15642
APPROVED
EDMONTON ENERGY & TECHNOLOGY PARK
AREA STRUCTURE PLAN**



















- | | | | |
|---|-------------------------------------|---|---------------------------------|
|  | R & D, Education & Services |  | Creeks & Streams |
|  | Petro-Chemical Cluster |  | Transportation Utility Corridor |
|  | Logistics |  | Potential LRT |
|  | Manufacturing |  | Road Network |
|  | Park |  | Existing Property Lines |
|  | Waterbodies |  | System Interchange |
|  | Nanaksar Gurdwara
Gursikh Temple |  | Service Interchange |
| | |  | ASP Boundary |

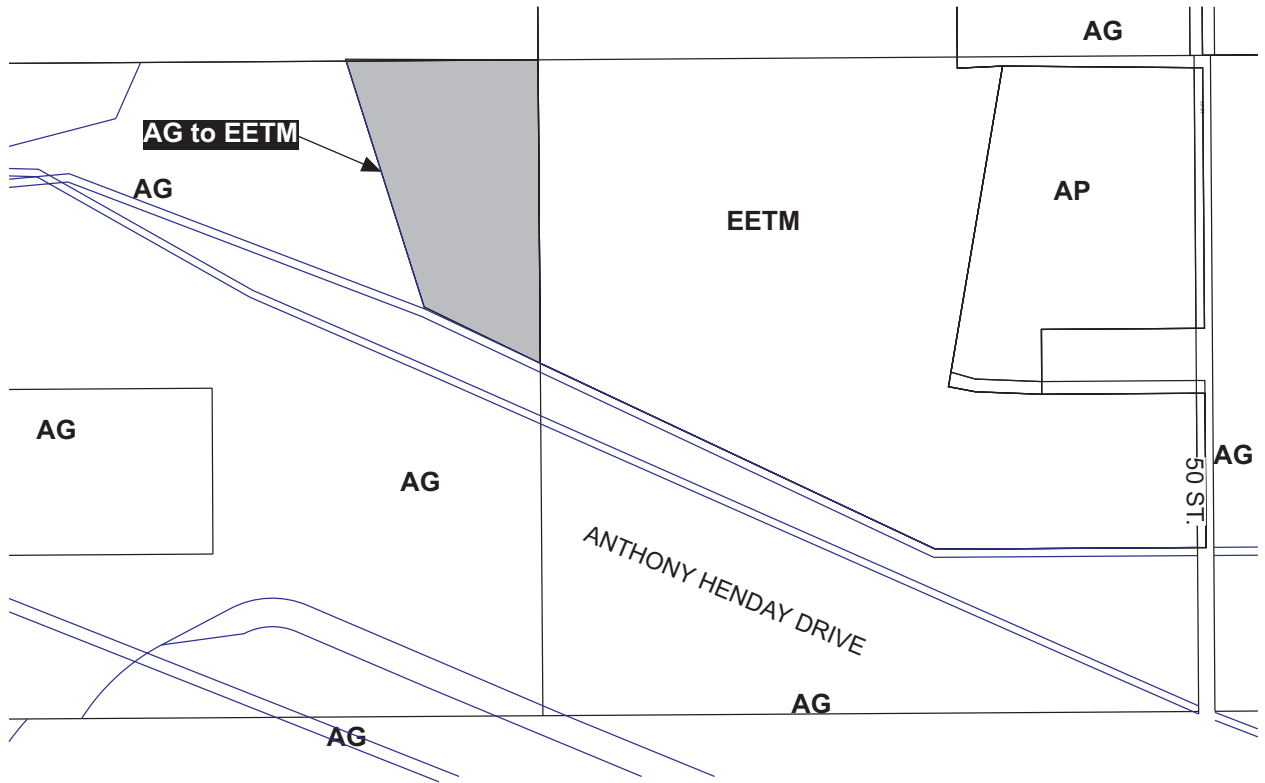


Boundary of Amendment

**BYLAW 16175
AMENDMENT TO
EDMONTON ENERGY & TECHNOLOGY PARK
AREA STRUCTURE PLAN**



- | | | | |
|---|-------------------------------------|---|---------------------------------|
|  | R & D, Education & Services |  | Creeks & Streams |
|  | Petro-Chemical Cluster |  | Transportation Utility Corridor |
|  | Logistics |  | Potential LRT |
|  | Manufacturing |  | Road Network |
|  | Park |  | Existing Property Lines |
|  | Waterbodies |  | System Interchange |
|  | Nanaksar Gurdwara
Gursikh Temple |  | Service Interchange |
| | |  | ASP Boundary |
| | |  | Boundary of Amendment |

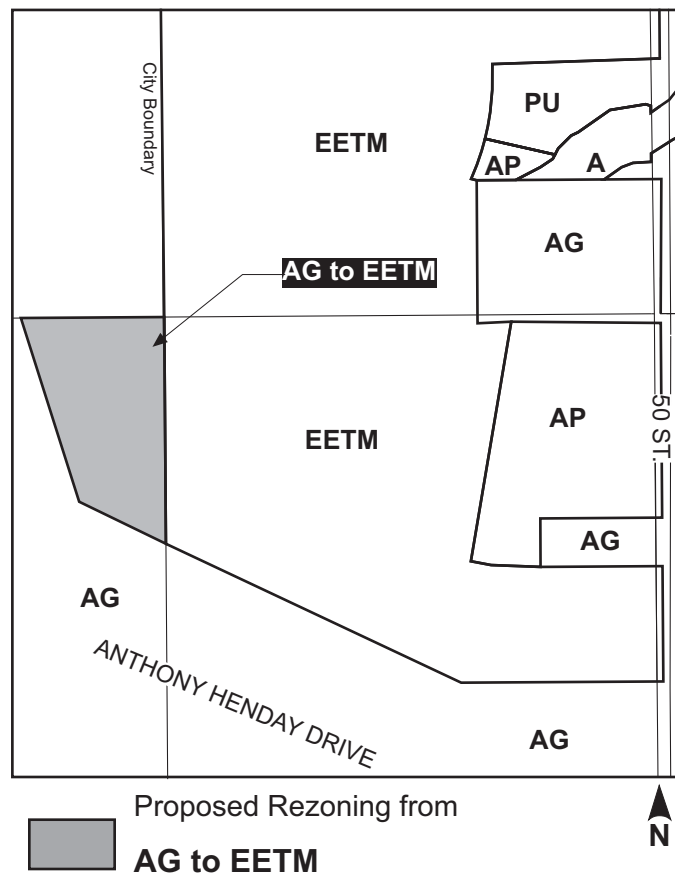


SURROUNDING LAND USE ZONES

FILE: LDA12-0304
DATE: November 13, 2012
BYLAW 16286

**RURAL NORTH EAST
NORTH STURGEON, BYLAW 16286**

Located: 18465 – 66 Street NW



The purpose of proposed Bylaw 16286 is to change the Zoning Bylaw and Appendix I to Section 970 Special Area Edmonton Energy and Technology Park from (AG) agricultural zone to (EETM) Edmonton energy and technology manufacturing zone; a portion of SW-11-54-24-4 as shown on the above sketch. This zone provides the opportunity for the development of industrial uses that support and compliment the development of a petrochemical cluster as defined in the Edmonton Energy and Technology Park Area Structure Plan. This application will be heard concurrently with Bylaw 16175, amendment to the Edmonton Energy and Technology Park Area Structure Plan, which proposes administrative amendments and to amend the boundaries of the Edmonton Energy and Technology Park Area Structure Plan to incorporate the subject lands which were deemed surplus to the needs of Alberta Infrastructure for the Transportation and Utility Corridor (TUC). Sustainable Development **supports** this proposed bylaw.

PROPOSED REZONING

FILE: LDA12-0304

SUSTAINABLE DEVELOPMENT

DATE: November 13, 2012