

## Bylaw 18889

### Amendment to the North Saskatchewan River Valley Area Redevelopment Plan

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#### Purpose

To amend the North Saskatchewan River Valley Area Redevelopment Plan to allow for the development of a solar power plant.

#### Readings

Bylaw 18889 is ready for three readings after the public hearing has been held. If Council wishes to give three readings during a single meeting, Council must unanimously agree “That Bylaw 18889 be considered for third reading.”

#### Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on September 18, 2020 and September 26, 2020. The Bylaw can be passed following third reading.

#### Position of Administration

Administration supports this proposed Bylaw.

#### Previous Council Action

At the June 17, 2019 Public Hearing, City Council Public Hearing, the following motion was passed:

Work with EPCOR Water and Enoch Cree Nation to continue engagement activities and return to a future Public Hearing. Engagement activities should include:

- a. Sharing archeological report and traditional knowledge to further interpret the findings and site history in consultation with Alberta Culture, Multiculturalism and Status of Women;
- b. Potential partnerships and collaborate on site interpretation, vegetation and harvesting, project naming and potential economic opportunities; and
- c. Offer to collaborate on the design and shared use of publicly accessible open space.

2. Work and reporting necessary to allow Council to fully consider whether the location within the River Valley should be deemed essential by Council.

### **Report**

The application proposes to develop a solar power plant, or a “solar farm”, on lands immediately south of the E. L. Smith Water Treatment Plant. As proposed, the facility will be made up of approximately 45,000 solar panels, generate 10 MW of electrical power, and occupy approximately 22 hectares of land.

The proposed amendment to the North Saskatchewan River Valley Area Redevelopment Plan would redesignate the site from Metropolitan Recreation and Environmental Protection Zone to a Direct Development Control Provision (map amendment) to allow for the development of a Major Impact Utility Service (solar power plant) in the river valley. The plan amendment also includes text amendments to the plan’s objectives and policies related specifically to the solar power plant and the subject site.

An associated rezoning, Charter Bylaw 18890, to designate lands from (A) Metropolitan Recreation Zone to (DC1) Direct Development Control Provision, that will limit development of the site to major (solar power plant) and minor impact utility (water treatment plant) services with opportunities for cultural and educational programs is proceeding concurrently with this Bylaw.

### **Public Engagement**

Advance Notice was sent to surrounding property owners and the Cameron Heights, Greater Windermere, Riverbend, The Lessard Edmonton, The Ridge, Wedgewood Ravine, and the Westridge / Wolf Willow / Country Club Community Leagues and the West Edmonton Communities Council Area Council, Southwest Area Council of Community Area Council, Terwillegar Riverbend Advisory Council Area Council, on July 6, 2017 and on May 1, 2018. As well, the City held two Public Engagement events, on February 13, 2018 and April 23, 2019. The responses received are summarized in the attached Administration Report.

Additionally, subsequent to Council’s motion, City Administration, EPCOR and Enoch Cree Nation met on Thursday March 12, 2020, to discuss the project moving forward and Enoch’s position of support for the proposed solar power plant.

### **Attachments**

1. Bylaw 18889
2. Administration Report