

# **Bylaw 18889 & Charter Bylaw 18890**

## North Saskatchewan River Valley Area Redevelopment Plan Amendment / Rezoning Proposed Solar Power Plant



**Items 3.7 & 3.8**

October 6, 2020 - City Council Public Hearing

# June 19, 2019 Council Motion

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Bylaw 18889 & Charter Bylaw 18890 originally went to the June 17, 2019, Public Hearing and was referred back to administration to:

1. 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

# Proposed Development & Bylaws

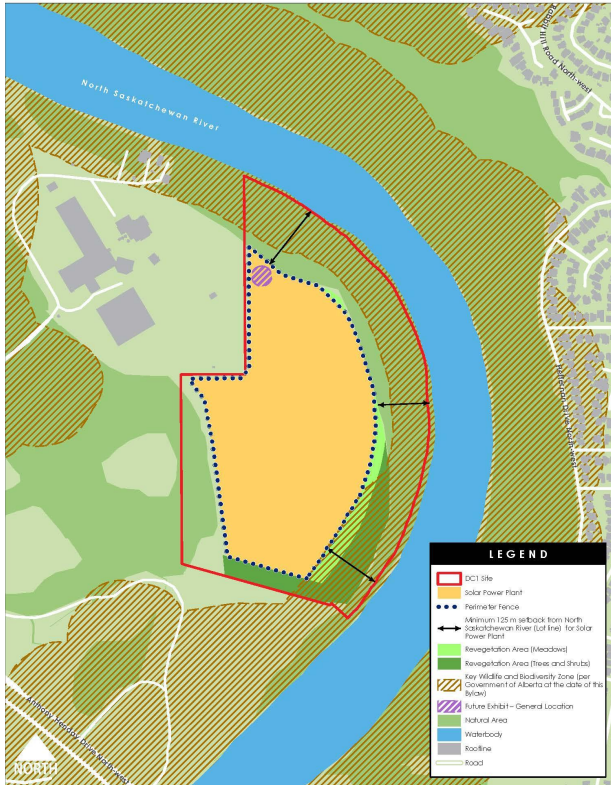




# Site Context, History & Future Use



# Proposed DC1



- Minimum (100 m) **125 m** setback from the river
- A commitment for no development in the **Key Wildlife Biodiversity Zone**
- **Implementation of** a Wildlife Monitoring & Mitigation Plan
- **Adaptive Management Plan** if residual impacts are found to occur
- Supportive uses
- Landscaping plan for revegetation
- Fence

# Previous Approvals

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**City Council** approved a special rate adjustment for the Green Power Initiative on October 25, 2016

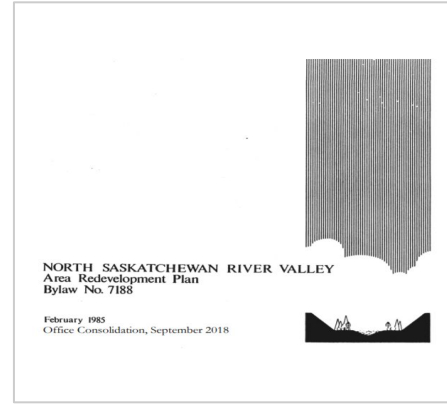
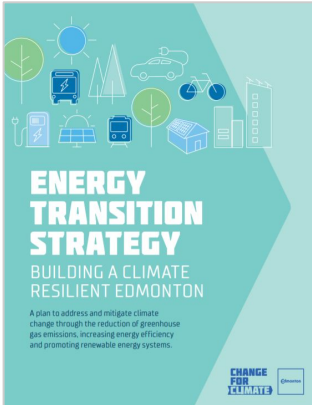
**Alberta Utilities Commission** approved the project on February 20, 2019



**Alberta Culture and Tourism** granted a Historical Resources Act approval on September 13, 2018



# Planning Analysis



# Land Use Compatibility

## Views

- Varies depending on the point of observation

## Noise

- Below permissible levels

## Glare

- Low potential to result in hazardous glare conditions



## Adjacent Uses

Urban Form & Corporate Strategic Development | 2020

- Complementary to the water treatment plant



# Environmental Review

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- 1. Updated Environmental Impact Assessment (EIA)**
- 2. Site Location Analysis & Justification  
“Deemed Essential Analysis”**



# Environmental Review



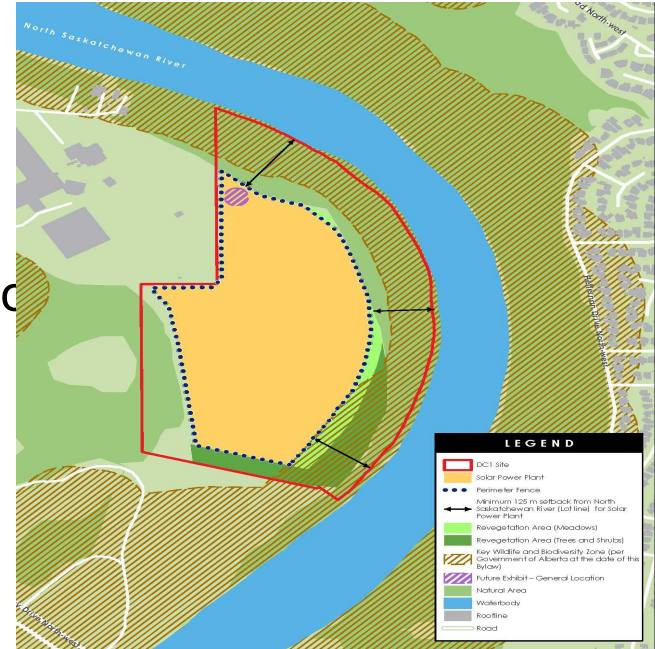
## Review of Environmental Impact Assessment (EIA)

### Impacts:

- Habitat loss and fragmentation
- Wildlife Connectivity
- Expected increase in avian mortality due to collisions and entrapment.

### Mitigation:

- Setbacks and revegetation
- Ongoing Wildlife Monitoring and Mitigation Plan
- Adaptive Management Plan



# Environmental Review



## Site Location Analysis & Justification “*Deemed Essential Analysis*”

- Financial
- Social
- Environmental
- Institutional



# Public Engagement





# Enoch Cree Nation Engagement

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# Conclusion

