

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



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

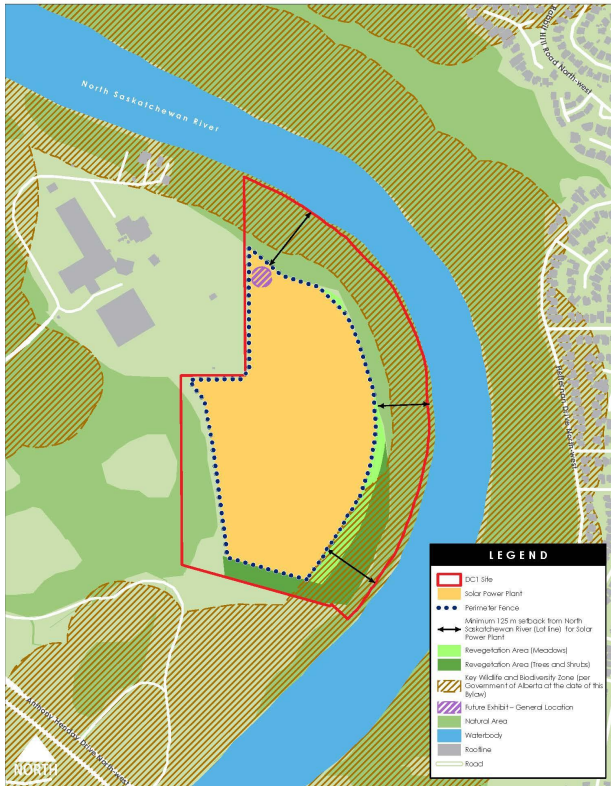
Proposed Development & Bylaws



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



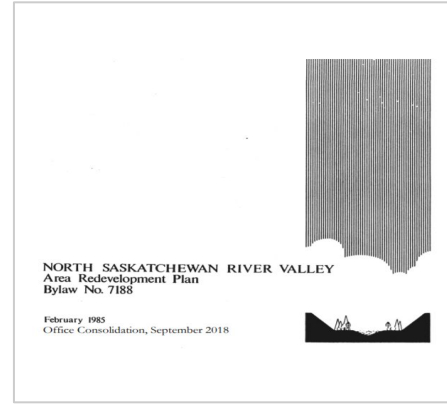
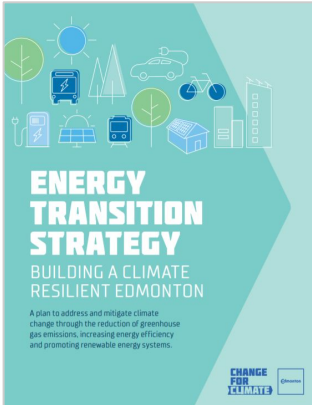
City Council approved a special rate adjustment for the Green Power Initiative on October 25, 2016

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



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



Environmental Review



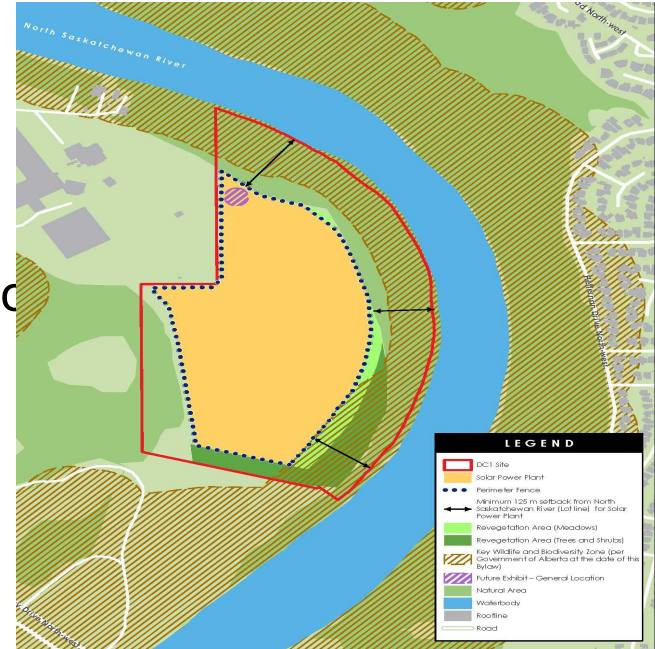
Review of Environmental Impact Assessment (EIA)

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



Conclusion

