

NORTH SASKATCHEWAN RIVER VALLEY

Area Redevelopment Plan

DRAFT | June 2024

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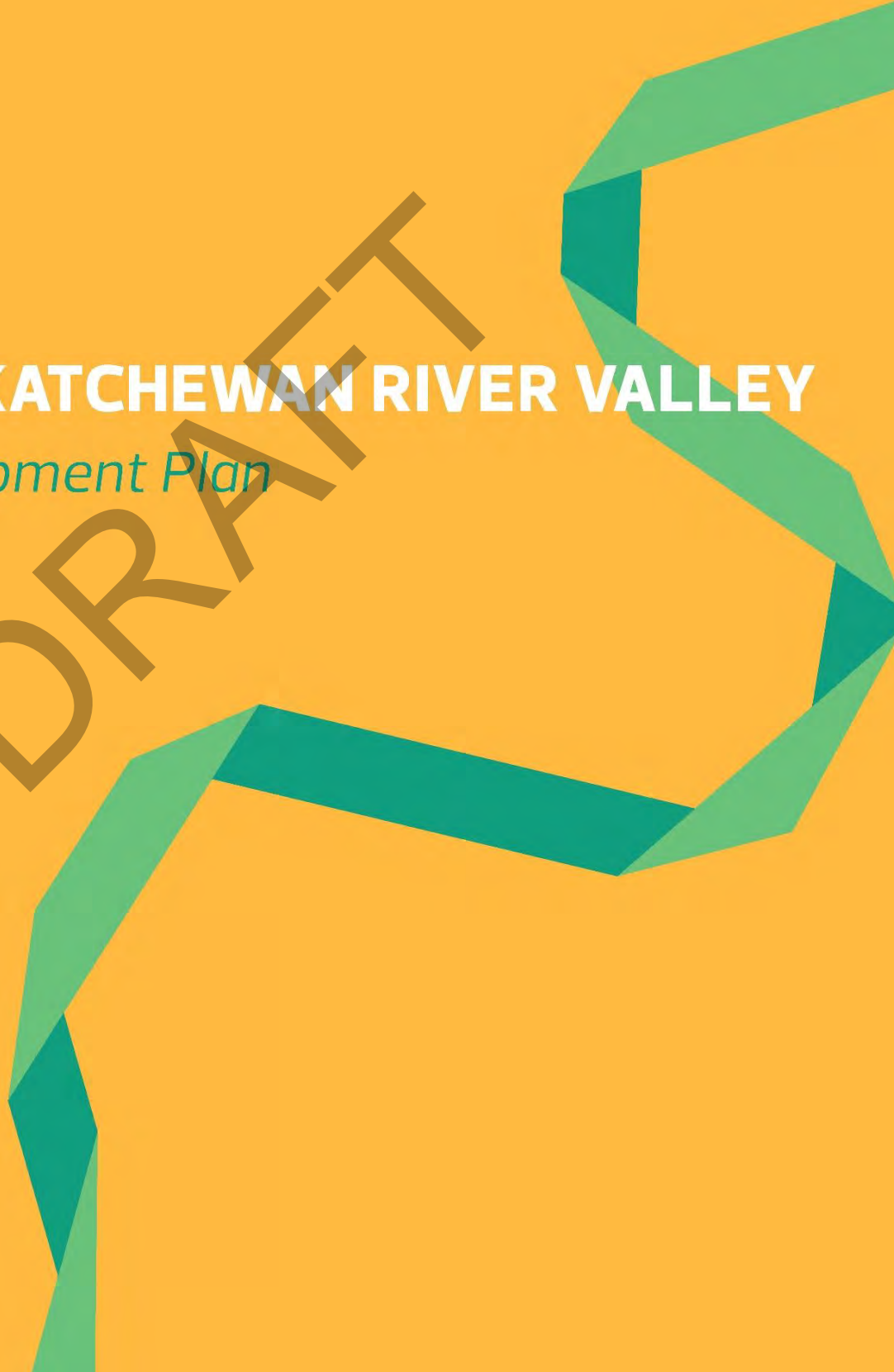


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LAND ACKNOWLEDGEMENT

The lands on which Edmonton sits, and the North Saskatchewan River that runs through the heart of our city, have been sites of natural abundance, ceremony, culture, travel, rest, relationship building, creating, and trading for Indigenous peoples since time immemorial.

Edmonton is located within Treaty 6 Territory and within the Métis homeland. We acknowledge this land as the traditional territories of many First Nations such as the Nehiyaw (Cree), Denesuliné (Dene), Nakota Sioux (Stoney), Anishinaabe (Saulteaux), and Niitsitapi (Blackfoot). We also acknowledge this place as the home of one of the largest communities of Inuit south of the 60th parallel.

The City of Edmonton owes its strength and vibrancy to these lands and the diverse Indigenous peoples whose ancestors' footsteps have marked this territory, as well as settlers from around the world who continue to be welcomed here and call Edmonton home. Together, we call upon all our collective honoured traditions and spirits to work in building a great city for today and future generations.



Δσ° (ÎNÎW) River Lot 11∞ Indigenous Art Park



1.0 INTRODUCTION TO THE PLAN

1.1 General Introduction

The North Saskatchewan River Valley Area Redevelopment Plan serves to guide the protection and enhancement of natural and built assets within Edmonton's North Saskatchewan River Valley and Ravine System. This plan builds upon and refines the planning policies, objectives, and requirements of The City Plan.

1.2 Authority and Relationship to Other Plans

The North Saskatchewan River Valley Area Redevelopment Plan is an area redevelopment plan as described under Section 634 of the Municipal Government Act.

The North Saskatchewan River Valley Area Redevelopment Plan is subject to The City Plan, the City of Edmonton's combined Municipal Development Plan and Transportation Master Plan. In the event of a discrepancy, The City Plan shall prevail over the North Saskatchewan River Valley Area Redevelopment Plan.

In accordance with the District Policy and relevant District Plan, rezoning, subdivision and development permit decisions in this geographical area will be guided by the North Saskatchewan River Valley Area Redevelopment Plan. Amendments to the North Saskatchewan River Valley Area Redevelopment Plan will be guided by direction in the District Policy and relevant District Plan.

Notwithstanding the above, for the communities of Cloverdale and Rosedale, the residential and open space policies of the North Saskatchewan River Valley Area Redevelopment plan shall apply. For all other policy guidance the relevant District Plan and the District Policy shall apply.

The North Saskatchewan River Valley Area Redevelopment Plan shall be read in conjunction with The City Plan and other policies, strategies and guidelines established by the City of Edmonton. References to applicable strategies and guidelines are included but are not comprehensive.

1.3 Administrative and Interpretive Clauses

- 1.3.1 Where a term is not defined in this Plan, Administration may interpret such undefined terms in accordance with applicable legislation, statutory plans, bylaws, and policies.
- 1.3.2 Each policy statement uses either “should” or “shall.” A policy statement(s) containing “shall” is mandatory and must be implemented. Where a policy proves impractical or impossible, an applicant may apply to amend the plan. A policy statement(s) containing “should” is an advisory statement and indicates the preferred objective, policy, and/or implementation strategy. If the “should” statement is not followed, because it is impractical or impossible, the intent of the policy may be met through other agreed-upon means.
- 1.3.3 Where a policy involves two or more conditions, provisions, or events connected by the word “and,” this means that all the connected items shall apply in combination.
- 1.3.4 Where a policy involves two or more conditions, provisions, or events connected by the word “or,” this means that connected items may apply individually.
- 1.3.5 The Plan boundary shall be as illustrated on Map 1. Where necessary detailed plan boundaries shall be established to coincide with either land dedicated as Environmental Reserve, owned by the City, or the closest carriageway of any road right-of-way.
- 1.3.6 In the event of a conflict between the text of this Plan and a map, map symbol, boundary, or image, the text of this Plan shall prevail to the extent of the conflict.

1.4 Plan Amendments

Policies, text, and mapping information contained in the Plan may be amended from time to time to remain current and up-to-date in response to broader or more specific issues affecting the Plan area. Any changes to policy, text, or mapping information contained within the Plan shall be in accordance with the Municipal Government Act. Where changes are required to accommodate a land development application, the applicant shall prepare the plan amendment in support of the application. Such amendments shall align with the general intent of policies outlined in this Plan and other applicable statutory plans. All amendments to the plan shall be presented as a proposed bylaw to City Council for consideration at a public hearing.



2.0 PLAN CONTEXT

2.1 Policy and Planning Context

The North Saskatchewan River Valley and Ravine System is foundational to the story and identity of Edmonton and Edmontonians. Long established as a gathering place for Indigenous Nations, the North Saskatchewan River Valley and Ravine System continues to sustain us today, supporting critical natural processes and providing places to recreate, celebrate and recharge. In 2024, the North Saskatchewan River was designated a Canadian Heritage River in recognition of its cultural, natural and recreational value.

As a regional biodiversity core area and Edmonton's most important natural asset, the North Saskatchewan River Valley and Ravine System provides essential ecosystem services, including, but not limited to, supporting biodiversity, providing clean soil, air, and water, supporting flood protection and mitigation, providing food and medicines, providing carbon sequestration and storage, and supporting urban climate regulation. The River Valley and Ravine System also serves as a key ecological and movement corridor that provides critical habitat for a wide range of plant and animal species that live in and move through the city. In addition to its critical role in providing a variety of ecosystem services, the River Valley and Ravine System also supports the provision of critical urban services, including utility services such as water and wastewater treatment.

As the City of Edmonton has grown, the river valley has faced increasing pressure from urban development and use. Historical industrial, transportation, utility, and recreation infrastructure have placed pressure on the natural environment of the River Valley and Ravine System. Today, climate change, invasive species, and the cumulative impacts of ongoing uses are added threats to ecological integrity.

The Ribbon of Green Strategic Plan identifies the following vision for Edmonton's river valley and ravines: a protected, connected, ecologically resilient landscape that honours our collective history and promotes healthy living through diverse opportunities for recreation, active transportation, learning, and gathering in the tranquility of nature. This Plan has a critical role to play in achieving this vision.

The North Saskatchewan River Valley Area Redevelopment Plan will help guide our response to growing and changing demand for access to, and use of, the River Valley and Ravine System, and to emerging opportunities. Strategic and environmental assessment will enable us to give thoughtful consideration to the potential environmental and community impacts of proposed development. Where negative impacts are unavoidable, mitigation will be required. Ecological restoration, including the potential closing and decommissioning of existing facilities and infrastructure in constrained and degraded areas, will be critical in improving ecosystem health and increasing resiliency. Wherever possible, nature-based solutions should be applied to any future development. Such solutions will also help us to mitigate and adapt to the impacts of climate change. Limiting development in the River Valley

and Ravine System provides opportunity to support numerous ecosystem services and contributes to meeting our climate change commitments.

Maintaining and restoring ecological health is essential to our enjoyment of the river valley - for sport, recreation, active transportation, gathering, learning, and resting in the midst of a busy urban environment. If we allow this system, which is both highly valued and also sensitive to our use, to degrade, we risk losing the many benefits it provides.

Delivering the goals of the Plan will be a process of continuous learning: of monitoring our progress and adapting our approach where needed. It will also be a collaborative process - working together with Indigenous Nations and Communities in the spirit of reconciliation to incorporate their knowledge and wisdom into decision-making; working with community groups to advance stewardship and monitoring; and working with City-building partners to advance innovative, transformative, restorative river valley projects.

We are stewarding a natural asset, a network, that has been protected and stewarded by many generations before us. Our gift to future generations is continued care of the natural habitats, wildlife, sacred places, and stories contained in the River Valley and Ravine System.



2.2 Physical Context

The North Saskatchewan River Valley and Ravine System comprises an extensive natural landscape that profoundly shapes the City's physical environment and cultural identity. Stretching over 48 kilometres from southwest to northeast, this geographical feature is characterized by a diverse array of topographical elements, including steep riverbanks, meandering waterways, and vegetated corridors. The valley's formation is primarily attributed to the erosive forces of the North Saskatchewan River, which has sculpted deep ravines and gorges over millennia, creating a picturesque and dynamic terrain.

The physical context of the North Saskatchewan River Valley and Ravine System is intimately tied to its hydrology, with the river and its tributaries serving as the principal conduits for water flow within the valley. These watercourses not only sustain a rich diversity of aquatic and riparian habitats, but also influence the distribution of vegetation and wildlife throughout the area. Riparian zones, characterized by their proximity to water sources, support unique ecosystems adapted to fluctuating water levels and provide critical habitat for numerous plant and animal species.

In close proximity to the river valley, Edmonton's urban landscape integrates with the natural environment, resulting in a blend of built and natural spaces. Access points throughout the system offer residents and visitors direct access to its recreational amenities and scenic vistas. The valley's interface with regional neighbours, including Parkland County, Sturgeon County, and Strathcona County, enhances its recreational and ecological significance as it serves as a shared green space and natural corridor for residents across the Edmonton Metropolitan Region.

Despite its natural beauty and ecological significance, the North Saskatchewan River Valley and Ravine System faces various challenges, including changing weather patterns, biodiversity loss, flood mitigation, urban encroachment, and increasing usership growth with the anticipated population of the City reaching two million people in the future. Addressing these challenges requires a multifaceted approach that requires sustainable land use planning to ensure the long-term resilience and vitality of this invaluable natural asset.

2.3 Historical Context

The North Saskatchewan River Valley and Ravine System has long served as a place of connection and a path across the prairies for Indigenous peoples that continues to connect the east and west today. The historical importance of the North Saskatchewan River Valley and Ravine System as a place for gathering, celebration, and connection lays an imprint on the land. Located within Treaty Six Territory, which stretches from central, western Alberta to Manitoba, the River Valley and Ravine System represents traditional territory for numerous First Nations and Métis peoples.

Millennia after the First Peoples first inhabited this region, the fur trade drove European settlers to journey west into the prairies to establish trading posts from 1670-1870. This colonization resulted in permanent settlements including homesteads only 160 years ago. Since Edmonton was incorporated as a city in 1904, growth has continued to branch off from the North Saskatchewan River. Despite the continuous development of this city over the past 120 years, the River Valley and Ravine System has been established as a largely

undeveloped, green connection. This protection has been supported by public ownership of most of the lands on both sides of the river, starting from 1907, and a directive in the 1933 Municipal Zoning Bylaw to preserve the area as parkland.

The historical recognition of the importance of the North Saskatchewan River Valley and Ravine System as a natural feature has not always been enough to protect it. Throughout Edmonton's history, there have been times when the integrity of the system has been compromised or at risk due to industrial and utility uses, proposals for expansive transportation networks, and proposals for expansive landscape modification for recreational use.

Approval of the North Saskatchewan River Valley Area Redevelopment Plan in 1985 served as a critical step in efforts to protect the River Valley and Ravine System through responsible planning and environmental management.

Since the approval of the North Saskatchewan River Valley Area Redevelopment Plan in 1985, the City of Edmonton has continued to provide strategic direction for the protection of the River Valley and Ravine System with the Ribbon of Green Concept Plan in 1990, the Ribbon of Green Master Plan in 1992, and Ribbon of Green SW + NE Strategic Plan in 2020.



Photo by Gerald Romanchuk

3.0 OBJECTIVES

The objectives of this Plan are to:

- ensure the environmental protection of the North Saskatchewan River Valley and Ravine System; and,
- provide public access to the North Saskatchewan River Valley and Ravine System for celebration and wellness.

This Plan supports our collective vision for the North Saskatchewan River Valley and Ravine System, as captured in the Ribbon of Green.

The North Saskatchewan River Valley and Ravine System is a protected, connected, ecologically resilient landscape that honours our collective history and promotes healthy living through diverse opportunities for recreation, active transportation, learning, and gathering in the tranquility of nature.



Walterdale Bridge

4.0 LAND USE POLICIES

4.1 General and Open Space Land Use Policies

- 4.1.1 The primary land use throughout the Plan area shall be **open space**.
- 4.1.2 River Valley Open Space, as shown on Map 1, should be planned in accordance with the spatial and policy guidance provided by the Ribbon of Green Strategic Plan.
- 4.1.3 Developments on lands designated for River Valley Open Space or Public Utilities, as shown on Map 1, shall be limited to those that are compatible with environmental protection, recreation, and cultural heritage, or provide transportation or utility services that require a River Valley location.
- 4.1.4 Development of new or significantly expanded **intensive open space facilities** shall be discouraged.
- 4.1.5 Subdivisions that would prohibit future dedication of reserves in the Plan area shall not be approved.
- 4.1.6 The City shall pursue City ownership of lands in the Plan area through a combination of purchase, environmental reserve dedication, donations, or bequeathments. Easements shall only be contemplated where no other methods are possible.
- 4.1.7 The City shall dedicate eligible lands within the Plan area as environmental reserve through the subdivision process in accordance with the provisions of the *Municipal Government Act*, and City policies C542A and C531.
- 4.1.8 The primary land use of all lands acquired by the City in accordance with 4.1.6 and 4.1.7 shall be open space. Such lands should be planned in accordance with the spatial and policy guidance provided by the Ribbon of Green Strategic Plan.
- 4.1.9 Public engagement for proposed development on lands identified for River Valley Open Space or Public Utilities, as shown on Map 1, shall be undertaken in accordance with the City's public engagement policy and The City Plan.
- 4.1.10 Indigenous engagement for proposed development on lands identified for River Valley Open Space or Public Utilities, as shown on Map 1, shall be undertaken in accordance with The City Plan.
- 4.1.11 An amendment to the Plan shall be required for:
 - a) any rezoning that is in conflict with any objective or policy of the Plan;
 - b) any **development** that changes the boundaries of the Plan, where that change is not based on updated technical information reflecting current site conditions;
 - c) where directed by Council.

- 4.1.12 Any application to amend the Plan as in 4.1.11 shall require completion of a **strategic assessment** and approval by City Council, in accordance with section 5.2.
- 4.1.13 An **ecological network approach** shall be considered as part of land use and **development** proposals in the Plan area.
- 4.1.14 Climate change adaptation efforts and resilience opportunities shall be considered as part of land use and **development** proposals in the Plan area.
- 4.1.15 The **mitigation hierarchy** shall be applied to proposed **development** on lands designated for River Valley Open Space or Public Utilities, as shown on Map 1.
- 4.1.16 **Development** in the floodplain, as defined in District Plans and the Zoning Bylaw, shall be discouraged.
- 4.1.17 Applications for rezoning other than that compatible with open space, agricultural, or utility uses shall not be approved within 30 m of a watercourse.
- 4.1.18 Modification of waterbody boundaries within the Plan area for any purpose other than ecological restoration, flood risk mitigation, or geotechnical risk mitigation shall not be approved.

4.2 Residential Uses

- 4.2.1 Existing residential land uses and associated development, including in the communities of Cloverdale and Rosssdale, may continue.
- 4.2.2 Existing residential communities within the boundaries of the Plan shall be guided by applicable statutory plans, including this Plan, and the Zoning Bylaw.
- 4.2.3 No new residential lots shall be created outside of existing residential communities of Rosssdale and Cloverdale, as shown on Map 1, Existing Context.

4.3 Utility Infrastructure and Uses

- 4.3.1 Existing public utility infrastructure and uses may continue.
- 4.3.2 Opportunities to mitigate the impacts of existing utilities, and restore lands used for utility infrastructure to open space use, shall be evaluated as part of infrastructure lifecycle management and renewal.
- 4.3.3 Outside of existing residential communities, new utility infrastructure, other than direct river and ravine crossings, outfalls, water and wastewater transmission infrastructure, or accessory structures, shall be discouraged.
- 4.3.4 Development of new or significantly expanded **intensive utility facilities** shall be discouraged.

4.4 Transportation Infrastructure and Uses

- 4.4.1 Existing transportation infrastructure and uses may continue.
- 4.4.2 Opportunities to mitigate the impacts of existing transportation infrastructure, and restore lands used for transportation infrastructure to open space use, shall be evaluated as part of infrastructure lifecycle management and renewal.
- 4.4.3 Outside of existing residential communities, development of new or significantly expanded **intensive transportation facilities** shall be discouraged.

4.5 Agricultural Uses

- 4.5.1 Existing agricultural uses may continue.
- 4.5.2 Applications to rezone River Valley and Ravine lands under agricultural use to allow for uses other than agricultural use, environmental protection, or low impact recreation shall not be approved.

4.6 Additional Uses

- 4.6.1 Zoning to allow new or significantly expanded industrial uses, including but not limited to natural resource development, shall not be approved.
- 4.6.2 Outside of existing residential communities, development of new or significantly expanded basic service uses shall be discouraged.
- 4.6.3 Outside of existing residential communities, commercial uses shall be discouraged, unless they are accessory to open space functions.

5.0 DEVELOPMENT PROPOSALS

5.1 Proposal Requirements

- 5.1.1 Applications for development permits in the Plan area may be subject to additional technical reporting requirements addressing environmental impacts, geotechnical risk, or flood risk, at the discretion of the Development Planner in consultation with the department responsible for river valley strategic planning. The Development Planner, in consultation with the department responsible for river valley strategic planning, may impose conditions on the development to ensure that risks have been mitigated in accordance with the application of the **mitigation hierarchy**.
- 5.1.2 All **development** proposed on lands designated for River Valley Open Space or Public Utilities, as shown on Map 1, shall be subject to a strategic assessment and an environmental assessment in accordance with Appendix 1.

5.2 Governance and Authority

- 5.2.1 The strategic assessment and environmental assessment shall be subject to review and acceptance by the department responsible for river valley strategic planning.
- 5.2.2 City Council approval of a strategic assessment shall be required for new or significantly expanded **intensive utility facilities, intensive transportation facilities, and intensive open space facilities**, if those developments are proposed on lands designated for River Valley Open Space or Public Utilities, as shown on Map 1.
- 5.2.3 City Council approval of a strategic assessment shall be required for new or significantly expanded development proposed on lands designated for River Valley Open Space or Public Utilities, as shown on Map 1, likely to result in permanent, adverse environmental or community impacts that cannot be mitigated, as determined by the department responsible for river valley strategic planning.
- 5.2.4 In approving the strategic assessment for developments subject to section 5.2.2 or 5.2.3, City Council shall consider whether the proposed development:
 - a) meets the goals, objectives, and policies of this Plan;
 - b) requires a River Valley and Ravine System location; and,
 - c) is in the public interest.



Wedgewood Creek

6.0 GLOSSARY

Development

People-made places, spaces, structures, facilities, or changes to the land undertaken to serve social, economic, or environmental needs.

This does not include work or a change in use occurring entirely within existing buildings or compounds, with no potential for impact to the surrounding environment.

Environmental

Environmental considerations include, but are not limited to: soil, air, and water quality; geology and geomorphology; ecology and biodiversity; geotechnical risks; flood risk; climate change adaptation and mitigation; historical and archaeological resources; and other similar considerations.

Ecological Network Approach

An ecological network approach to conservation aims to protect biodiversity and ecological functions by recognizing the natural connections between natural areas and their surroundings. This approach means protecting a network of core natural areas that are ecologically connected by natural and semi-natural linkages and – to the extent possible – surrounded by compatible land uses.

Intensive Open Space Facilities

Temporary or permanent indoor or outdoor facilities, including buildings, golf courses, and sports fields used for entertainment, recreation, conferences, or other purposes.

Examples include the Kinsmen Sports Centre, Royal Glenora Club, Edmonton Valley Zoo, Fort Edmonton Park, and Muttart Conservatory.

This does not include a redevelopment or change in use of existing facilities or infrastructure, or park infrastructure that includes a developed footprint typically less than approximately 20,000 m² in size, intended to support park functions including, but not limited to, pavilions, small scale interpretive features and centres, plazas, playgrounds, or temporary structures for special events and festivals.

Intensive Transportation Facilities

Temporary or permanent transportation infrastructure, including:

parking lots, railway corridors, railway bridges, roadway corridors, roadway bridges, surface or below ground parkades, and transit centres, or other similar facilities.

This does not include a redevelopment or change in use of existing facilities or infrastructure, or infrastructure typically less than approximately 500 m² in size such as emergency

turnarounds, local service roads, local parking lots, medians, facilities intended for active transportation modes, or other similar facilities.

Intensive Utility Facilities

Temporary or permanent utility infrastructure, including:

communications centres, distribution systems, or towers; compost facilities; cooling plants; district heating plants; eco stations; electrical power transformers; garbage transfer and compacting stations; gate stations for natural gas distribution; incinerators; pipelines; power generating stations or standalone facilities including, but not limited to, conventional, geothermal, solar, and wind generation; power distribution systems or stations; pumping stations; recycling drop-off centres; regulating stations; sanitary landfills; sewage lagoons; sewage treatment plants; sludge disposal beds; snow dumping sites; stormwater management facilities; switching centres; transit storage and maintenance facilities, transit vehicle depots; traction power substations; underground water reservoirs; utility storage yards; waste recycling plants; water towers; water treatment plants; and wire centres.

This does not include a redevelopment or change in use of existing facilities or infrastructure, or infrastructure typically less than approximately 500 m² in size such as power poles, outfalls, utility access points, or other similar facilities.

Mitigation Hierarchy

The mitigation hierarchy is a conservation tool that guides users towards limiting the negative impacts on biodiversity from development projects. The components of the mitigation hierarchy are defined as follows:

- **Avoid:** Prevent impacts through project relocation, changing the project scope and/or project timing.
- **Minimize:** Minimize impacts through project design modifications that reduce the extent, duration, and/or intensity of unavoidable impacts.
- **Restore:** Restore or rehabilitate areas that have been exposed to impacts that could not be avoided or minimized.
- **Offset:** Offset permanent losses to native ecosystems through restoration, creation or protection of native ecosystems where residual impacts cannot be addressed by avoidance, minimization or mitigation.

Natural Resource Extraction

Development used primarily for the removal, extraction, and primary processing of natural resources. Typical examples include clay pits, coal mining, gravel pits, oil and gas wells, sandpits, stripping of topsoil, or other similar development.

Open Space

An area of outdoor land or water that contributes to celebration, wellness, and ecology, that is publicly owned or publicly accessible. This can include municipal parks, natural areas, civic squares, pedestrian-oriented streets, outdoor festival sites, municipal cemeteries, golf courses, school yards, provincially-owned parkland, institutional campuses, and some privately-owned (but publicly accessible) spaces, or other similar areas.

Significant Expansion

Significant expansion refers to an expansion of existing development, including primary or accessory structures, utilities, parking lots, and other supporting infrastructure, beyond its existing physical footprint in a manner that necessitates ground or vegetation disturbance and carries risk of permanent adverse environmental or community impacts that cannot be adequately mitigated.

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Appendix 1: Strategic Assessment and Environmental Assessment Framework

Overview

This framework provides a process for evaluating whether a potential development in the River Valley and Ravine System should proceed and identifying the conditions under which it may proceed.

All proposed development in the River Valley and Ravine System requires completion of the strategic assessment and environmental assessment. Detailed technical requirements associated with each assessment shall be developed and updated by the department responsible for river valley strategic planning. Amendment to this framework may be required where changes to technical requirements impact key elements of the assessment, provided below, or with the overall goals and objectives of this framework.

Strategic Assessment

The purpose of the strategic assessment is to support decision-making about proposed development or potential development resulting from programming activities in the River Valley by evaluating the development's rationale, alignment with City policy and strategy, including the River Valley Statutory Plan and Ribbon of Green Strategic Plan, and potential adverse impacts, at an early stage. This helps mitigate the risk of expending significant time and financial resources on the development of design and technical reporting for development that ultimately may not align with the goals and objectives of this Plan.

Strategic Assessment Requirements

The following considerations shall be addressed in the strategic assessment:

1. Project rationale and anticipated benefits;
2. Alignment with River Valley Statutory Plan policy direction and land use concept;
3. Alignment with Ribbon of Green policy and spatial guidance;
4. Site rationale, necessity of a River Valley location, and alternatives considered (if any);
5. For renewal projects or redevelopment on existing footprint, evaluation of opportunities to reduce the developed footprint and expand open space;
6. Overview of potential environmental impacts and mitigation measures, based on desktop analysis; and
7. Completed or planned public, stakeholder, and Indigenous engagement.

Environmental Assessment

The purpose of the environmental assessment is to support the identification, prediction, and evaluation of the potential environmental effects of a proposed project in order to support mitigation of adverse impacts and application of the mitigation hierarchy. The environmental

assessment is generally completed at later project stages, once information regarding the location and design is available, and site-specific analysis and technical studies can be completed.

Environmental Assessment Requirements

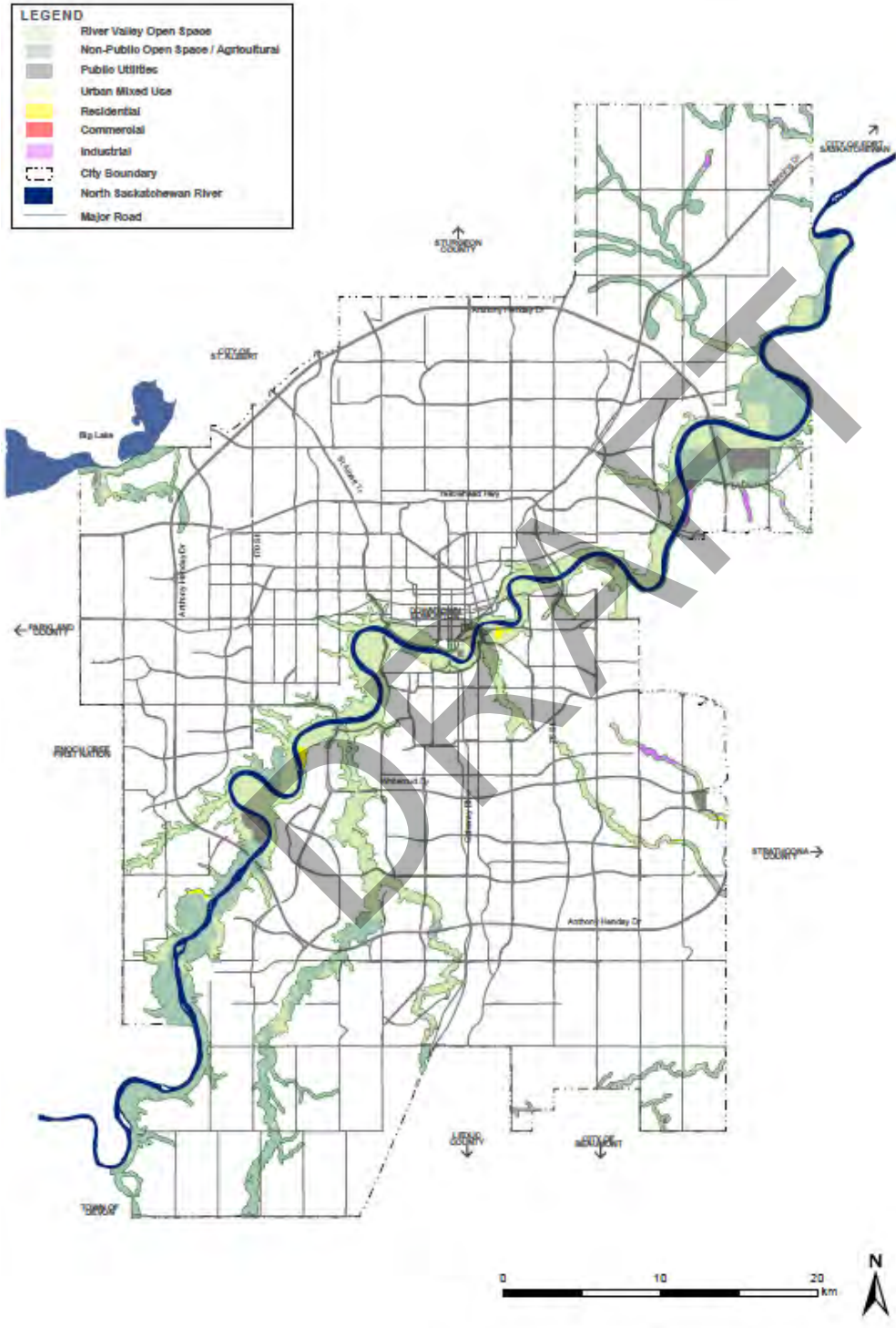
The following considerations shall be addressed in the environmental assessment:

1. Project context, including project purpose, design, and construction approach;
2. Site and environmental context;
3. Assessment of potential direct, indirect, and cumulative environmental impacts of construction and operation;
4. Demonstrated application of the mitigation hierarchy;
5. Anticipated mitigation measures in alignment with the mitigation hierarchy;
6. Permanent changes to the environment and residual impacts;
7. Severity and significance of residual impacts effects;
8. Environmental monitoring requirements; and
9. Summary of feedback pertaining to the project or its environmental effects from any public, stakeholder, and Indigenous engagement undertaken.

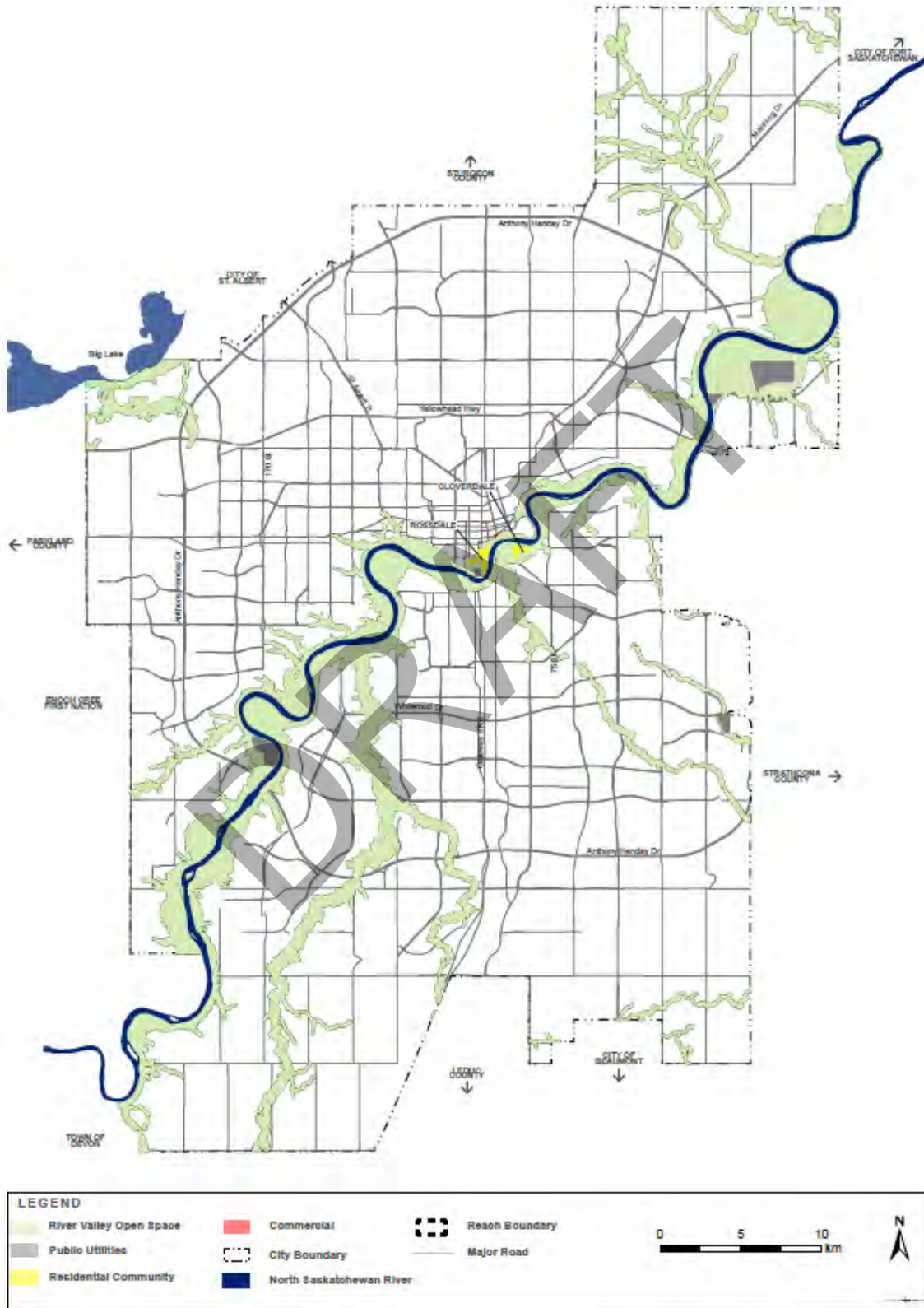
Site context and environmental impacts shall be assessed for the following components:

1. Hydrology;
2. Geology, Geomorphology, and Soils;
3. Vegetation and Habitat;
4. Wildlife and Wildlife Movement;
5. Historical and Archaeological Resources;
6. Noise, Odour, and Visual Impacts; and
7. Climate Adaptation and Mitigation.

MAP 1: EXISTING CONTEXT

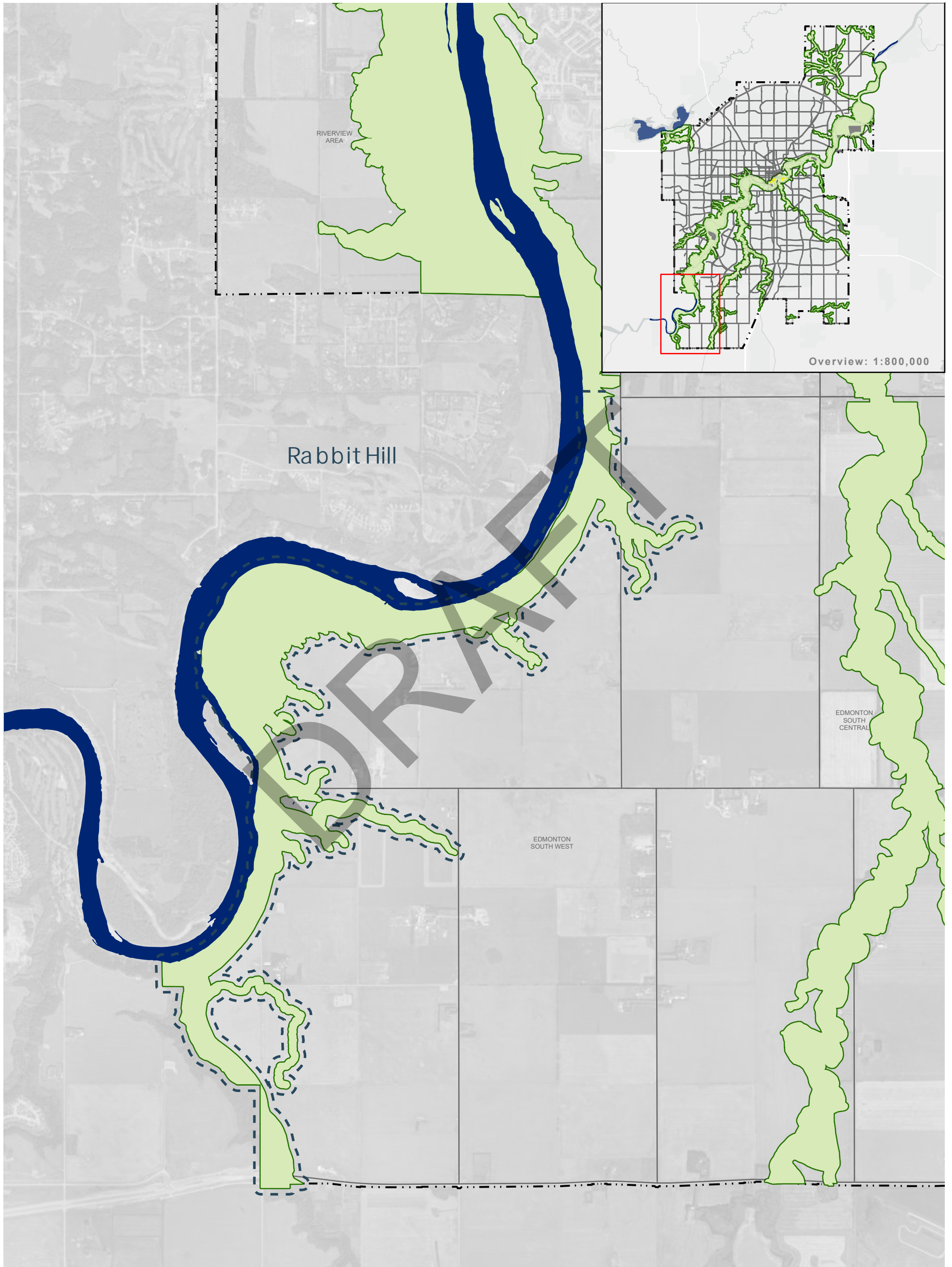


MAP 2: FUTURE LAND USE CONCEPT



EDMONTON RIVER VALLEY PROPOSED LAND USE CONCEPT

Rabbit Hill Reach

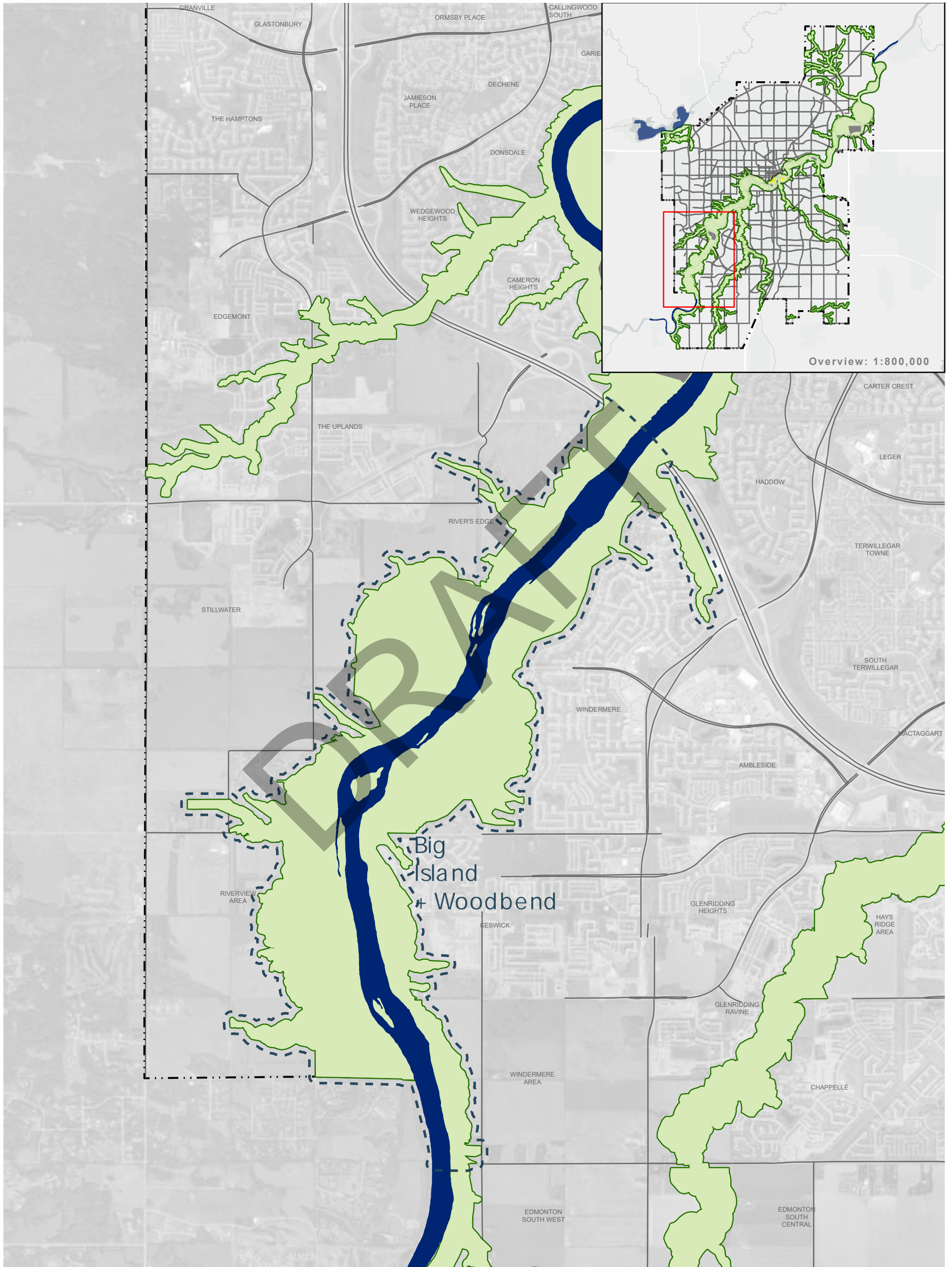


LEGEND

River Valley Open Space	Commercial	Reach Boundary	 0 1.5 3 km	
Public Utilities	City Boundary	Major Road		
Residential Community	North Saskatchewan River			

EDMONTON RIVER VALLEY PROPOSED LAND USE CONCEPT

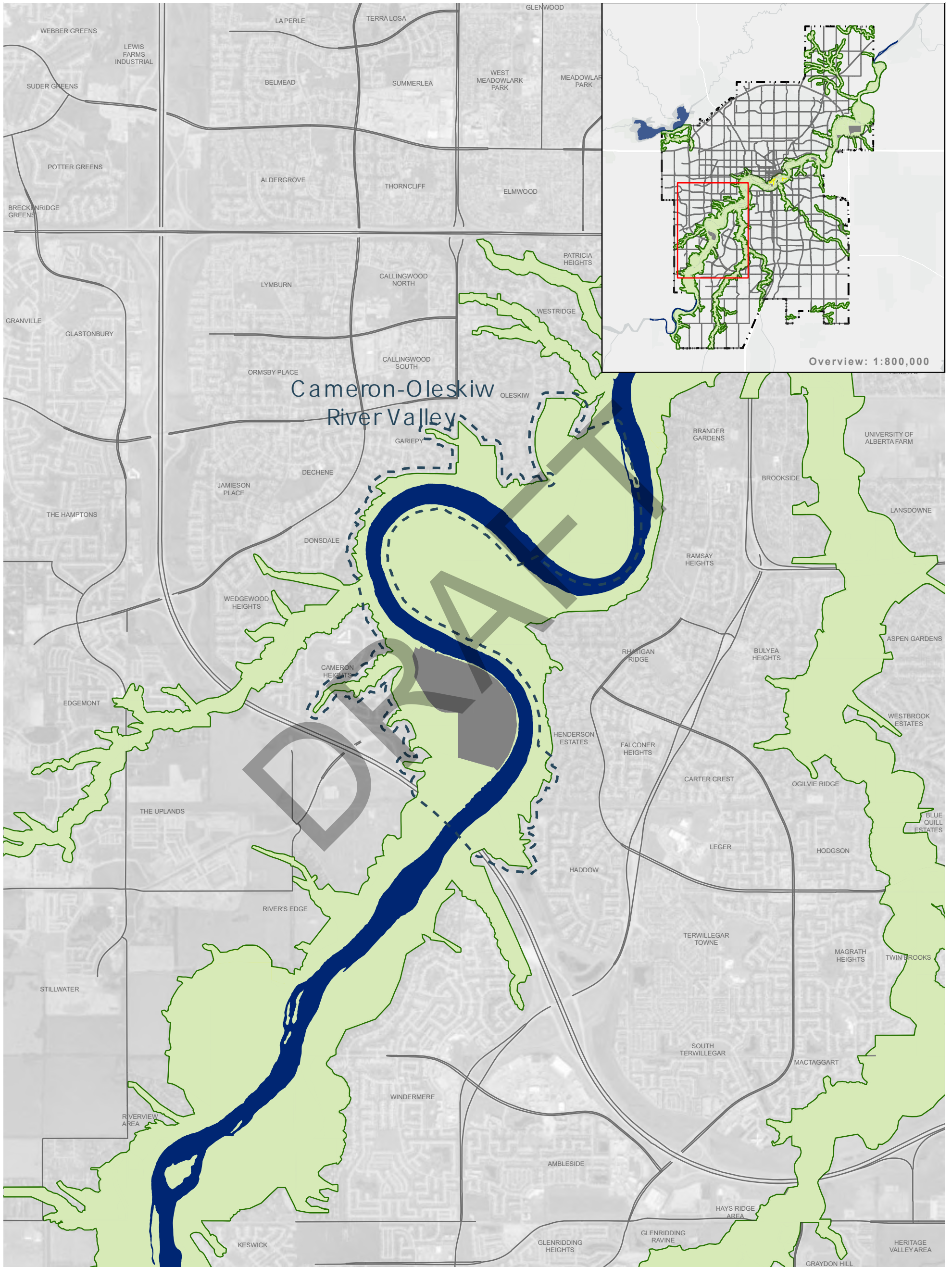
Big Island + Woodbend Reach



LEGEND				
<ul style="list-style-type: none"> River Valley Open Space Public Utilities Residential Community 	<ul style="list-style-type: none"> Commercial City Boundary Reach Boundary 	<ul style="list-style-type: none"> Major Road 		

EDMONTON RIVER VALLEY PROPOSED LAND USE CONCEPT

Cameron-Oleskiw River Valley Reach



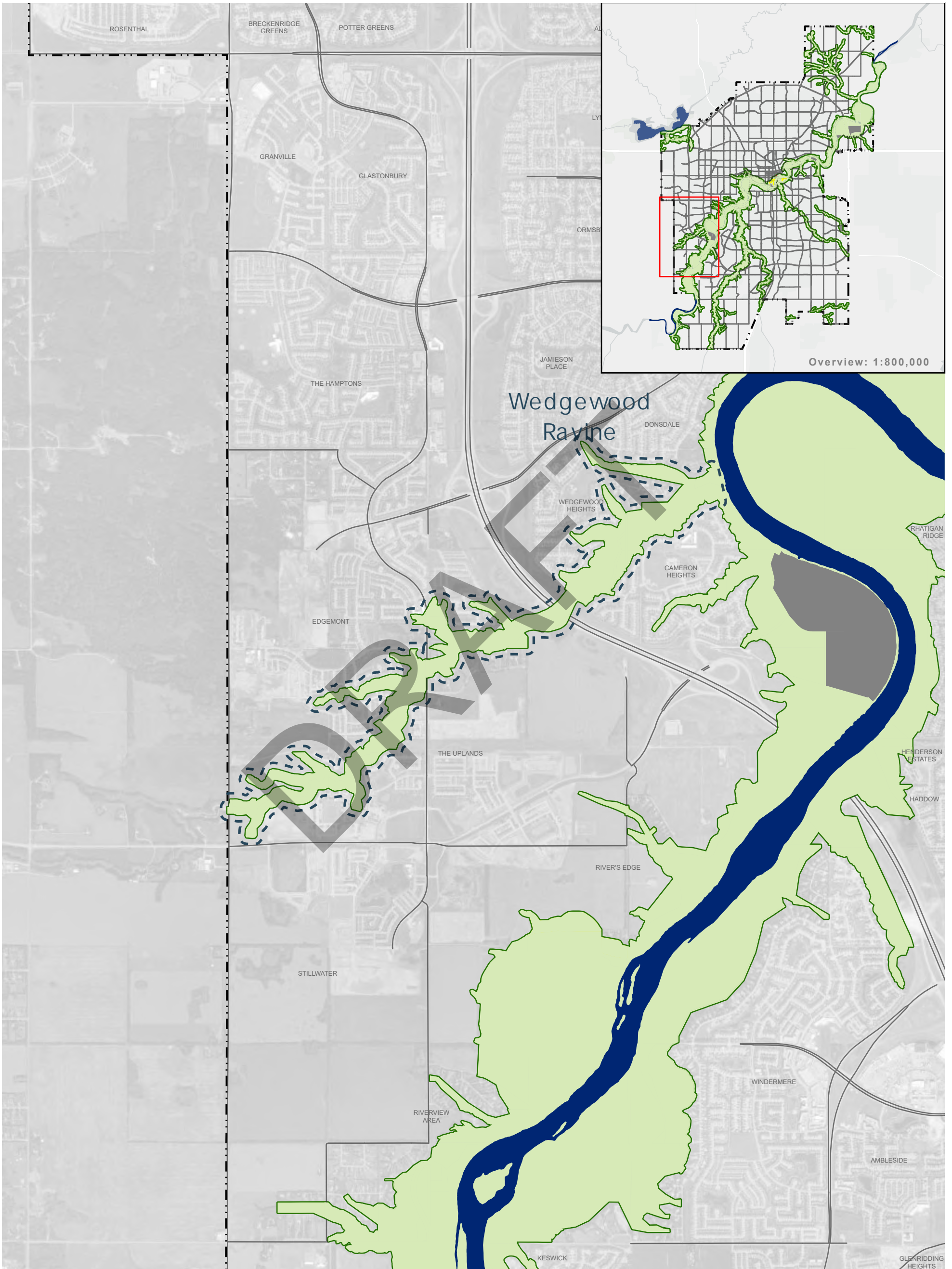
LEGEND

River Valley Open Space	Commercial	Reach Boundary	 0 1.75 3.5 km	
Public Utilities	City Boundary	Major Road		
Residential Community	North Saskatchewan River			

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EDMONTON RIVER VALLEY PROPOSED LAND USE CONCEPT

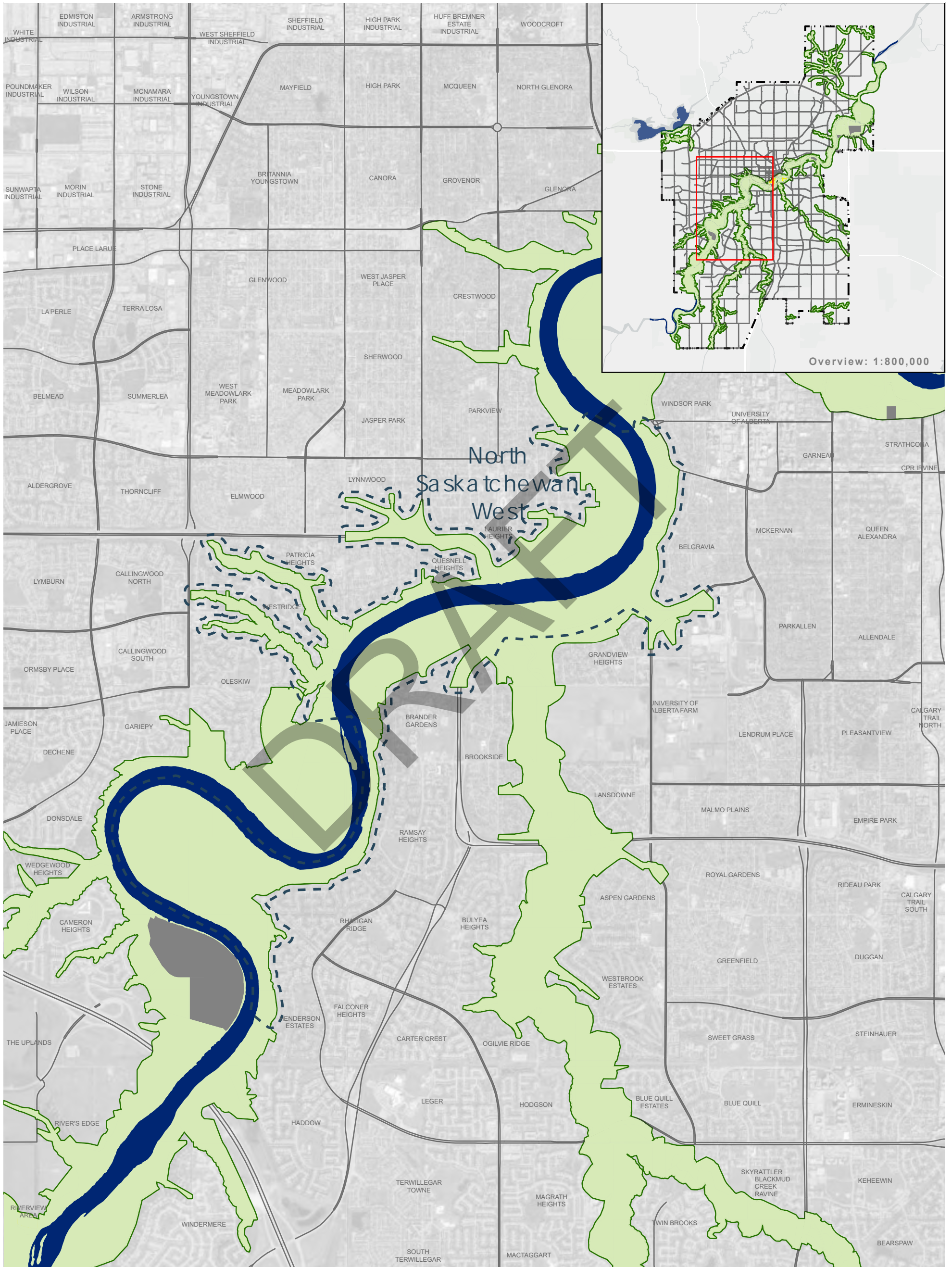
Wedgewood Ravine Reach




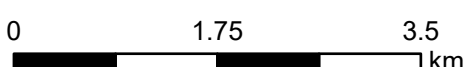








LEGEND				
River Valley Open Space	Commercial	Reach Boundary		
Public Utilities	City Boundary	Major Road		
Residential Community	North Saskatchewan River			

EDMONTON RIVER VALLEY PROPOSED LAND USE CONCEPT

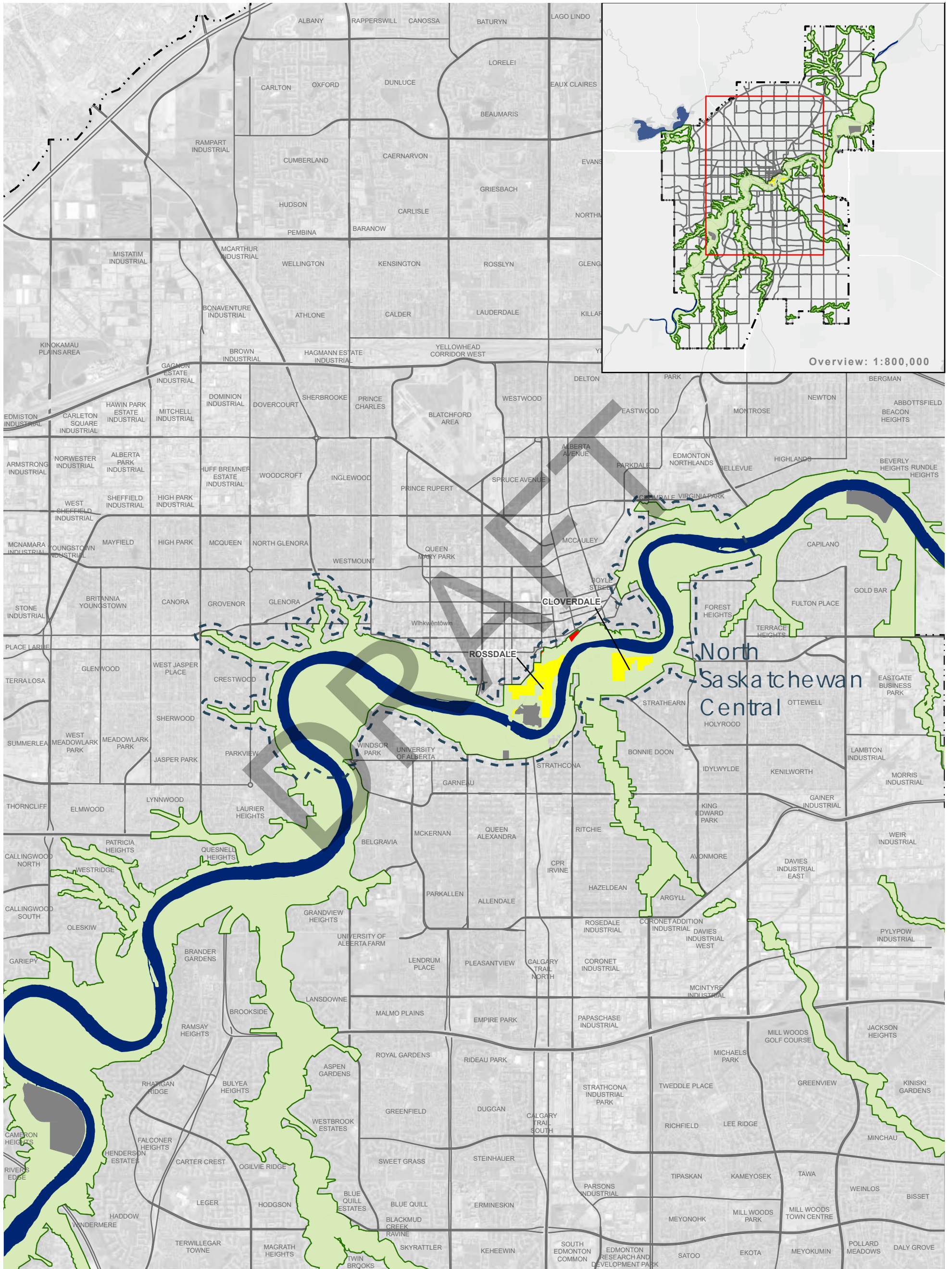
North Saskatchewan West Reach



 River Valley Open Space	 Commercial	 Reach Boundary		
 Public Utilities	 City Boundary	 Major Road		
 Residential Community	 North Saskatchewan River			

EDMONTON RIVER VALLEY PROPOSED LAND USE CONCEPT

North Saskatchewan Central Reach

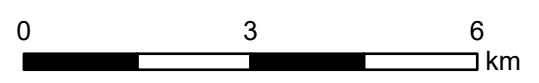


Overview: 1:800,000

North
Saskatchewan
Central

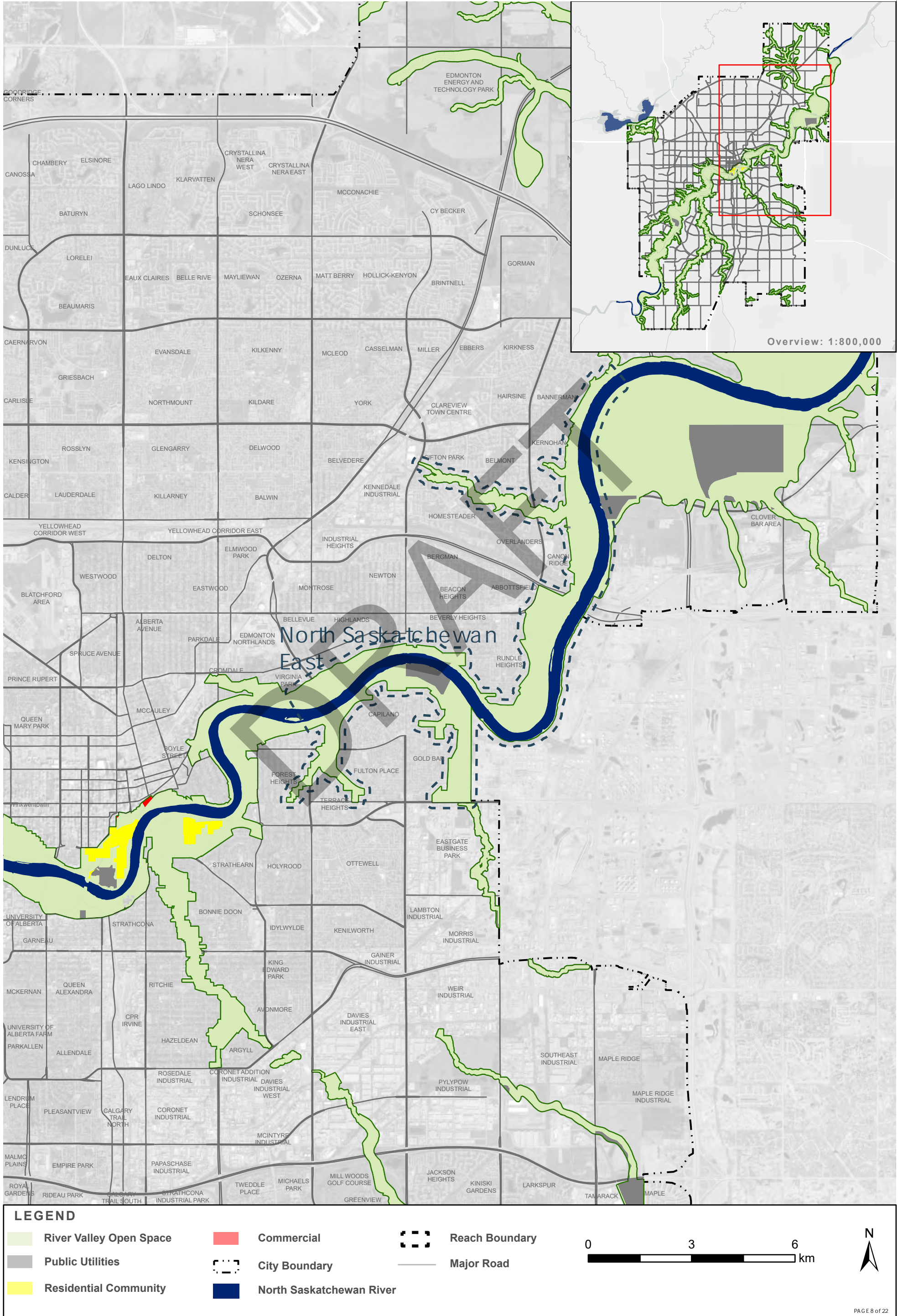
LEGEND

- River Valley Open Space
- Commercial
- Reach Boundary
- Public Utilities
- City Boundary
- Residential Community
- North Saskatchewan River
- Major Road



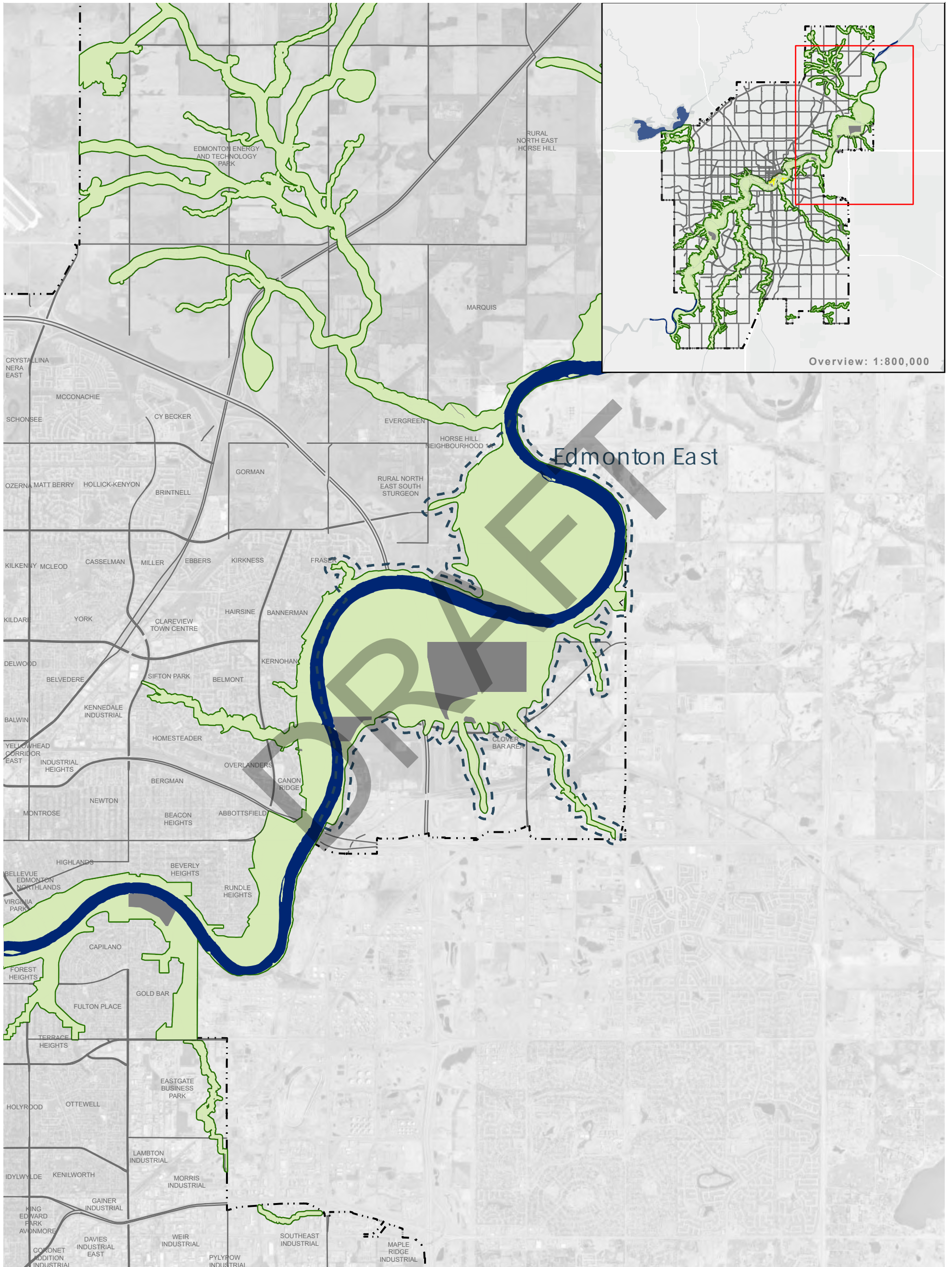
EDMONTON RIVER VALLEY PROPOSED LAND USE CONCEPT

North Saskatchewan East Reach




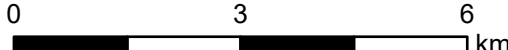








EDMONTON RIVER VALLEY PROPOSED LAND USE CONCEPT

Edmonton East Reach

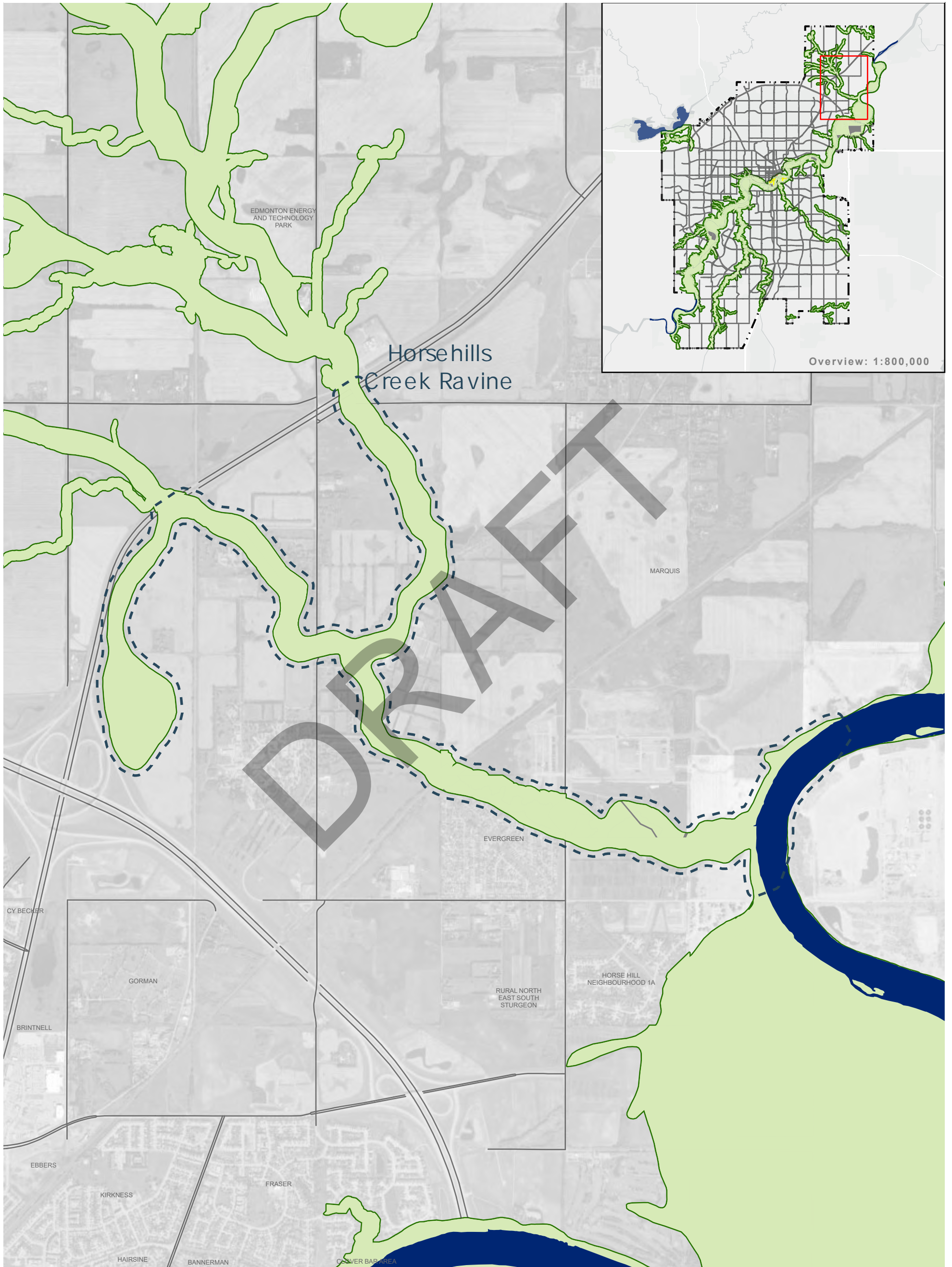


LEGEND

 River Valley Open Space	 Commercial	 Reach Boundary	 
 Public Utilities	 City Boundary	 Major Road	
 Residential Community	 North Saskatchewan River		

EDMONTON RIVER VALLEY PROPOSED LAND USE CONCEPT

Horsehills Creek Ravine Reach

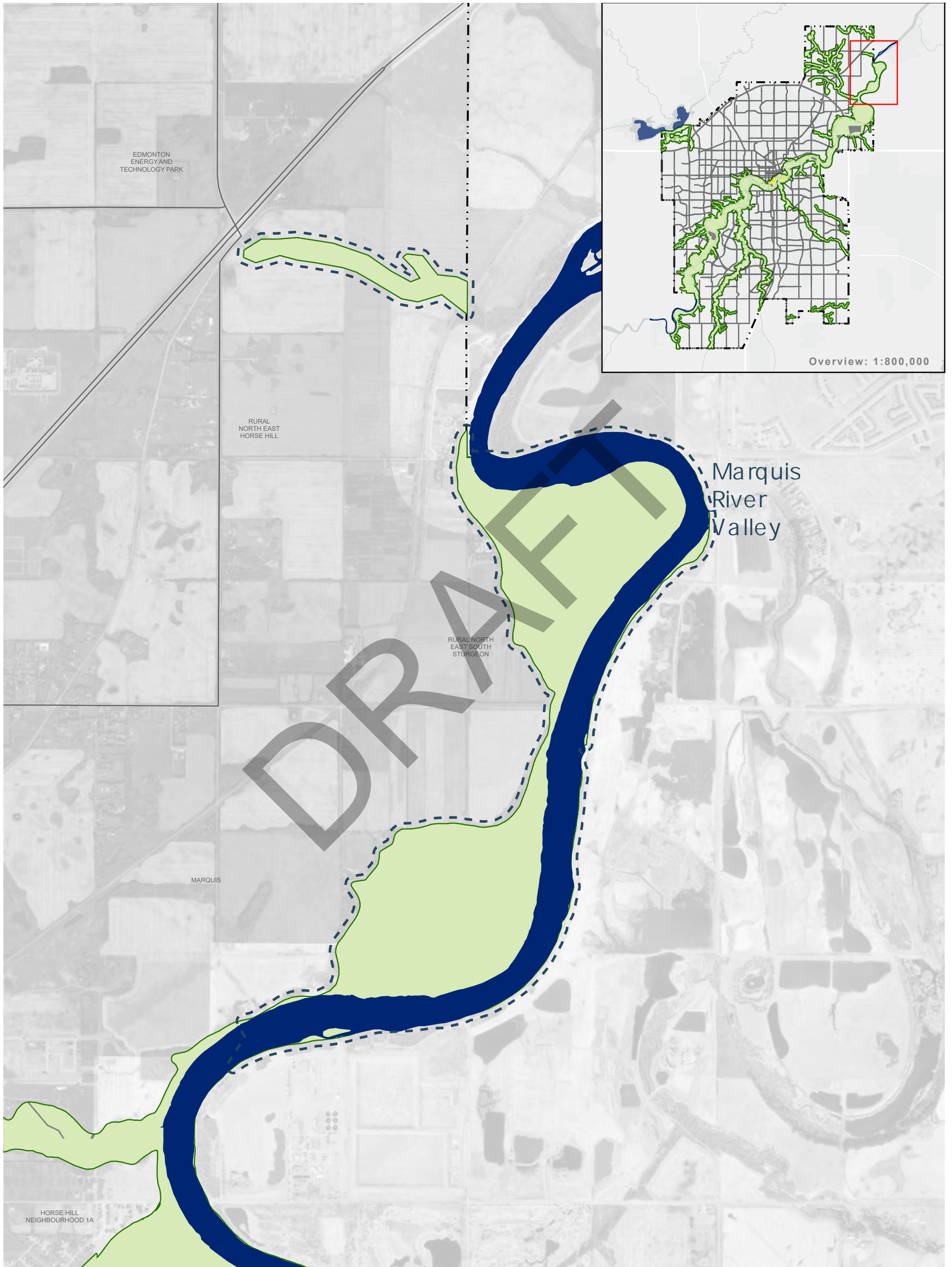


LEGEND

River Valley Open Space	Commercial	Reach Boundary	 0 1 2 km	
Public Utilities	City Boundary	Major Road		
Residential Community	North Saskatchewan River			

EDMONTON RIVER VALLEY PROPOSED LAND USE CONCEPT

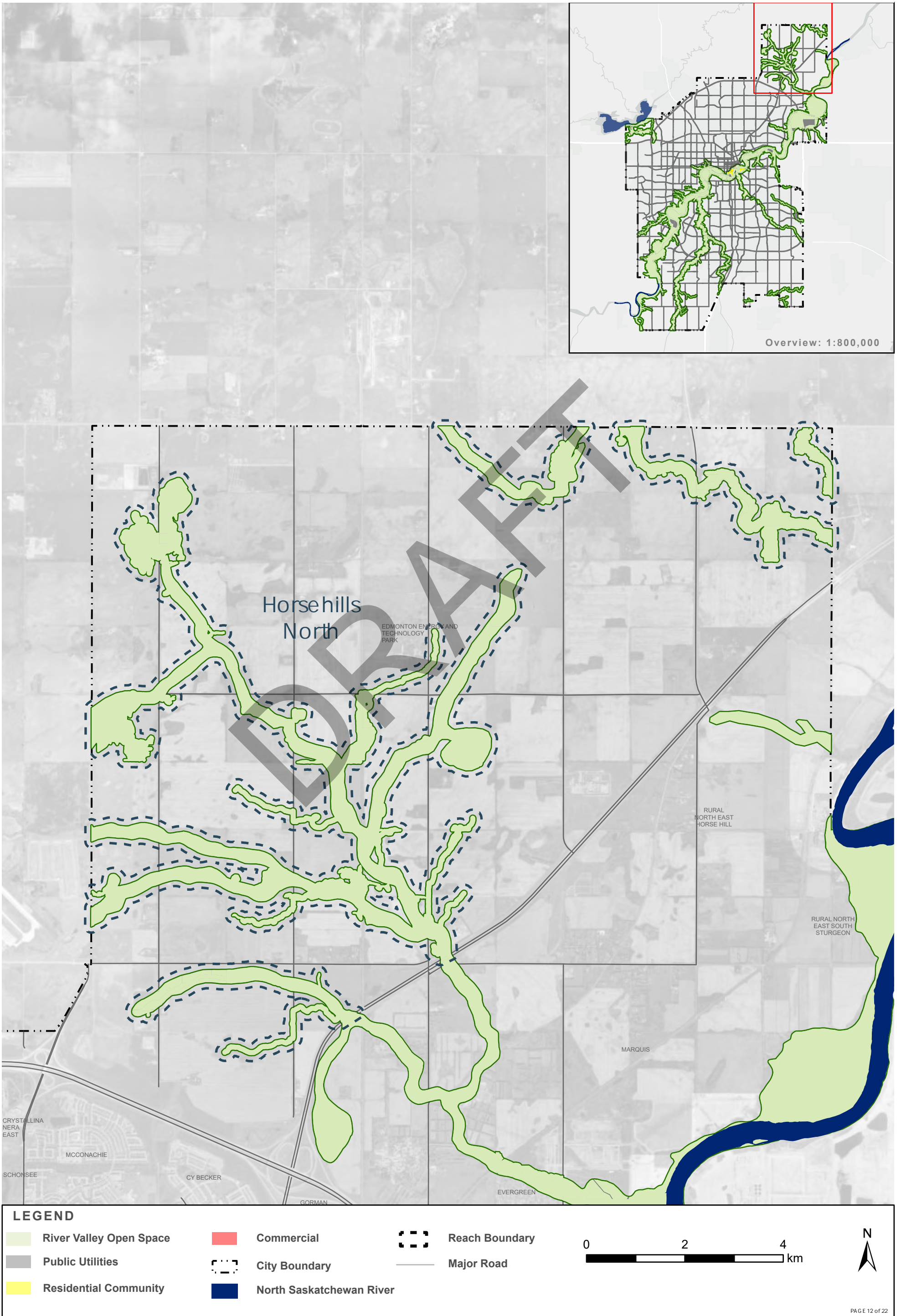
Marquis River Valley Reach



LEGEND				
<ul style="list-style-type: none"> River Valley Open Space Public Utilities Residential Community 	<ul style="list-style-type: none"> Commercial City Boundary Reach Boundary 	<ul style="list-style-type: none"> Major Road 		

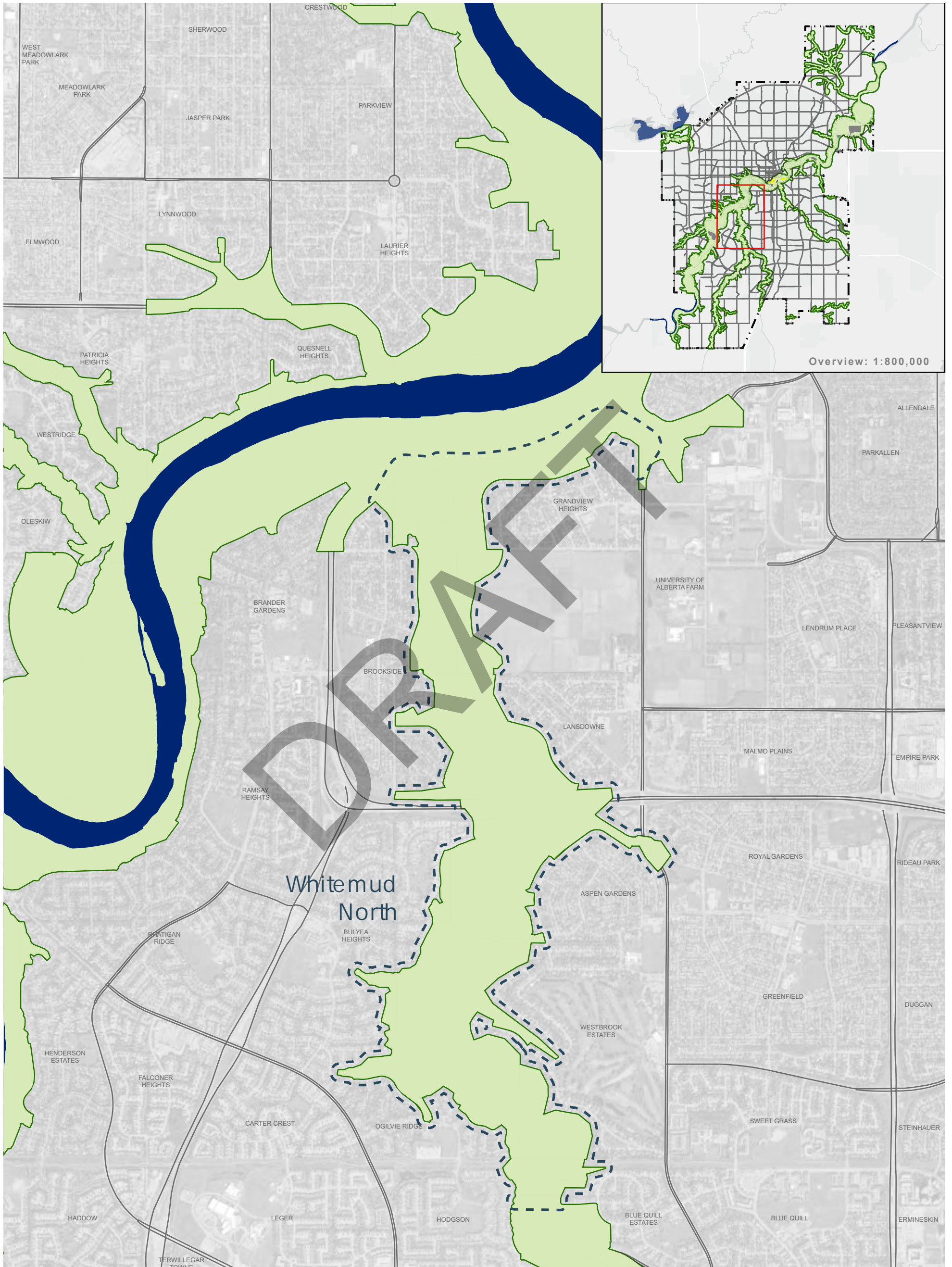
EDMONTON RIVER VALLEY PROPOSED LAND USE CONCEPT

Horsehills North Reach









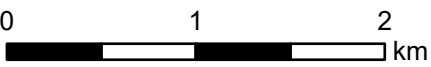



EDMONTON RIVER VALLEY PROPOSED LAND USE CONCEPT

Whitemud North Reach

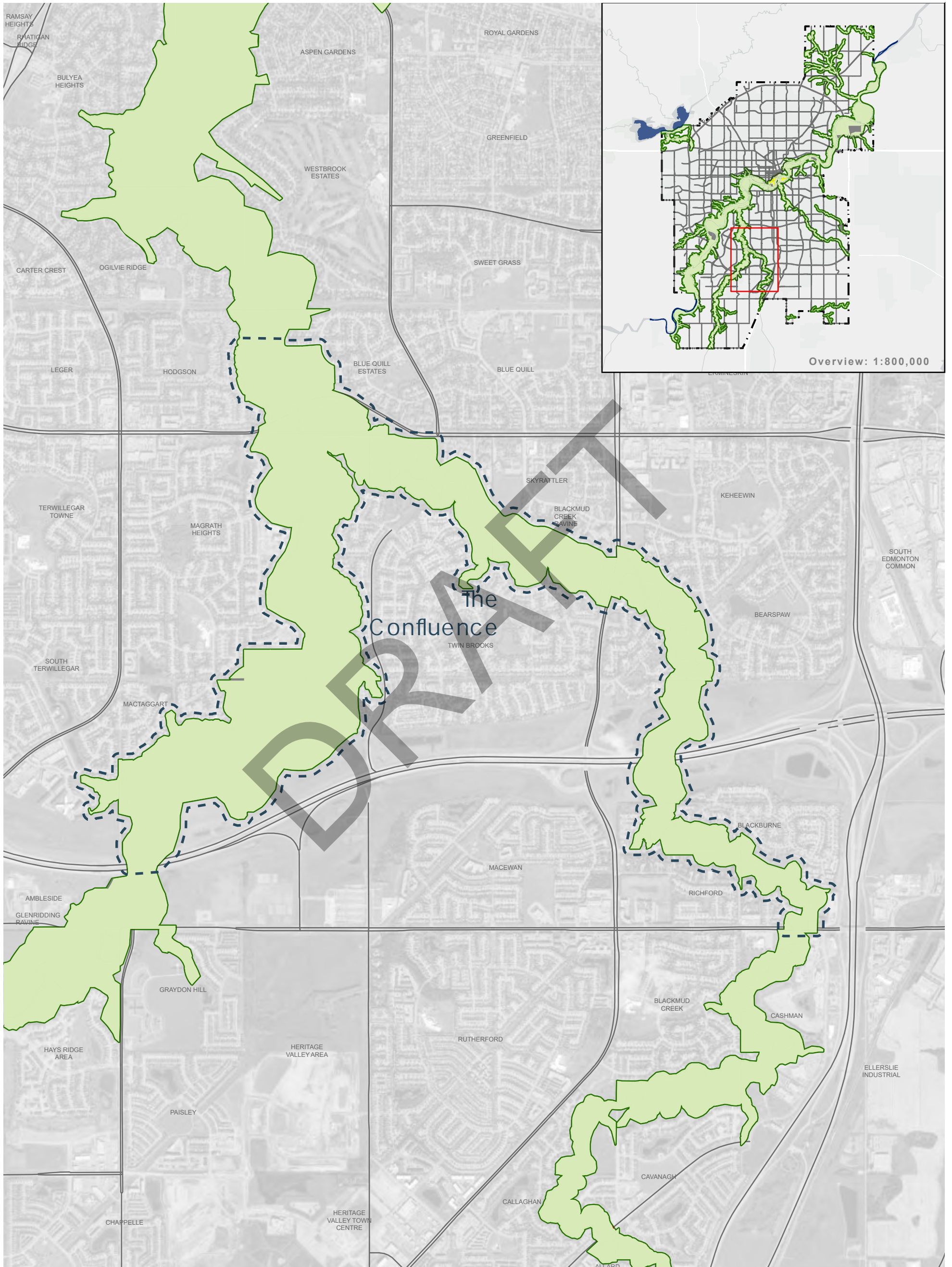





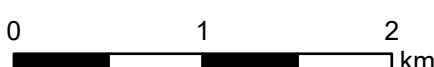






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LEGEND					
	River Valley Open Space		Commercial		Reach Boundary
	Public Utilities		City Boundary		Major Road
	Residential Community		North Saskatchewan River		
					

EDMONTON RIVER VALLEY PROPOSED LAND USE CONCEPT

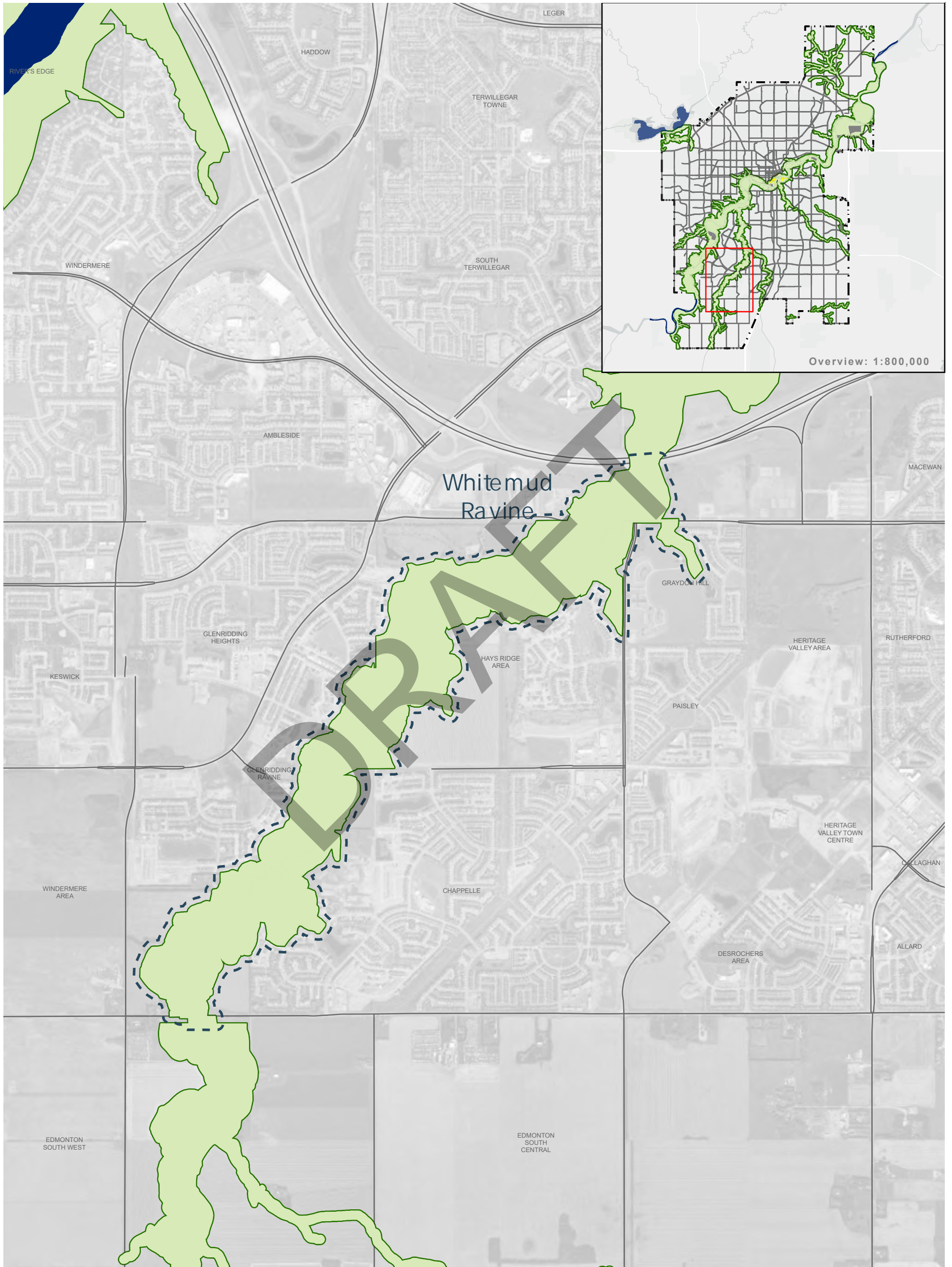
The Confluence Reach






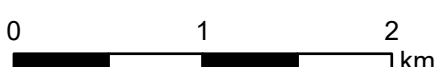





 River Valley Open Space	 Commercial	 Reach Boundary	 
 Public Utilities	 City Boundary	 Major Road	
 Residential Community	 North Saskatchewan River		

EDMONTON RIVER VALLEY PROPOSED LAND USE CONCEPT

Whitemud Ravine Reach

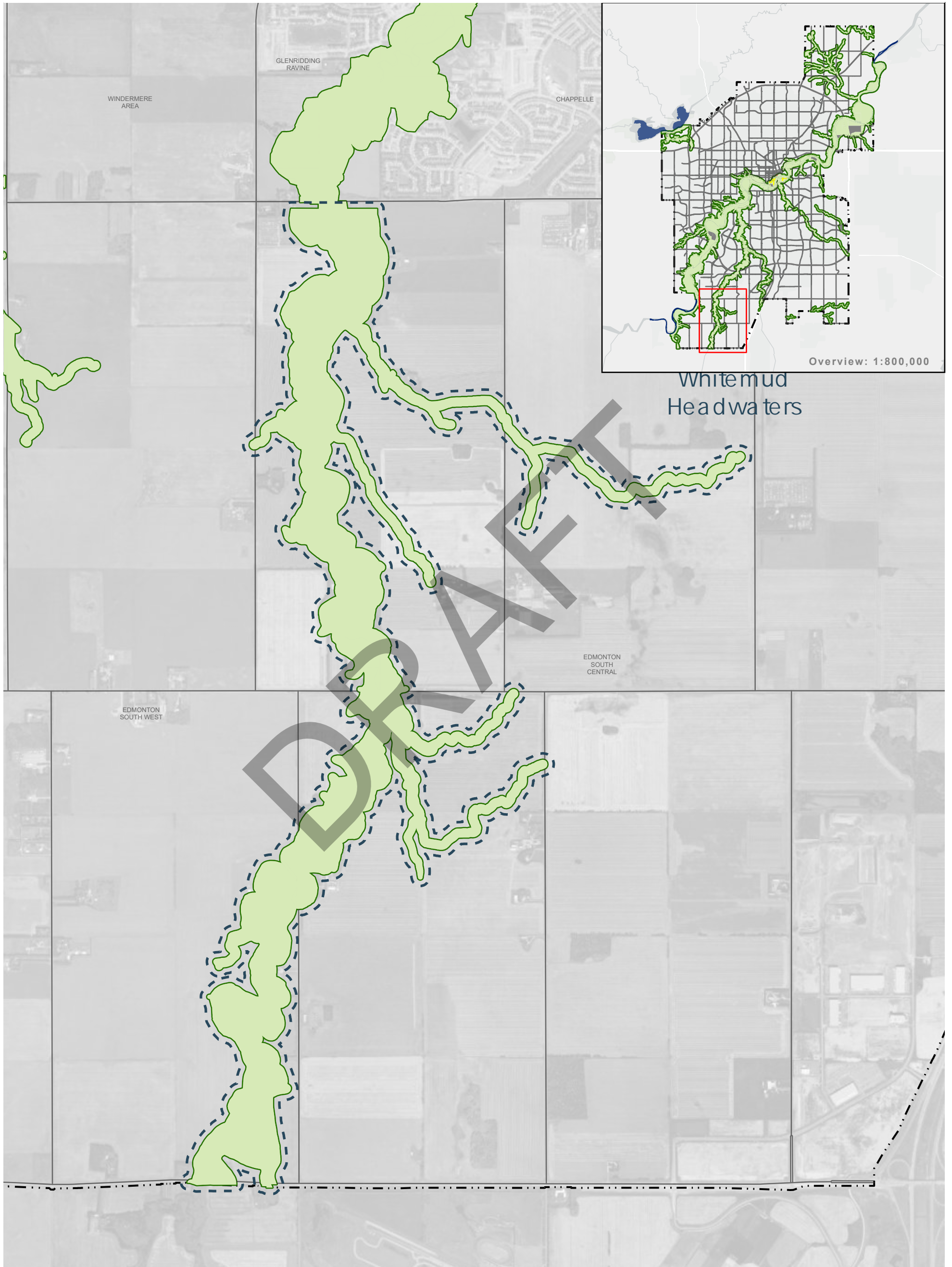


LEGEND					
 River Valley Open Space	 Commercial	 Reach Boundary	 City Boundary	 Major Road	 0 1 2 km
 Public Utilities	 Residential Community	 North Saskatchewan River			



EDMONTON RIVER VALLEY PROPOSED LAND USE CONCEPT

Whitemud Headwaters Reach

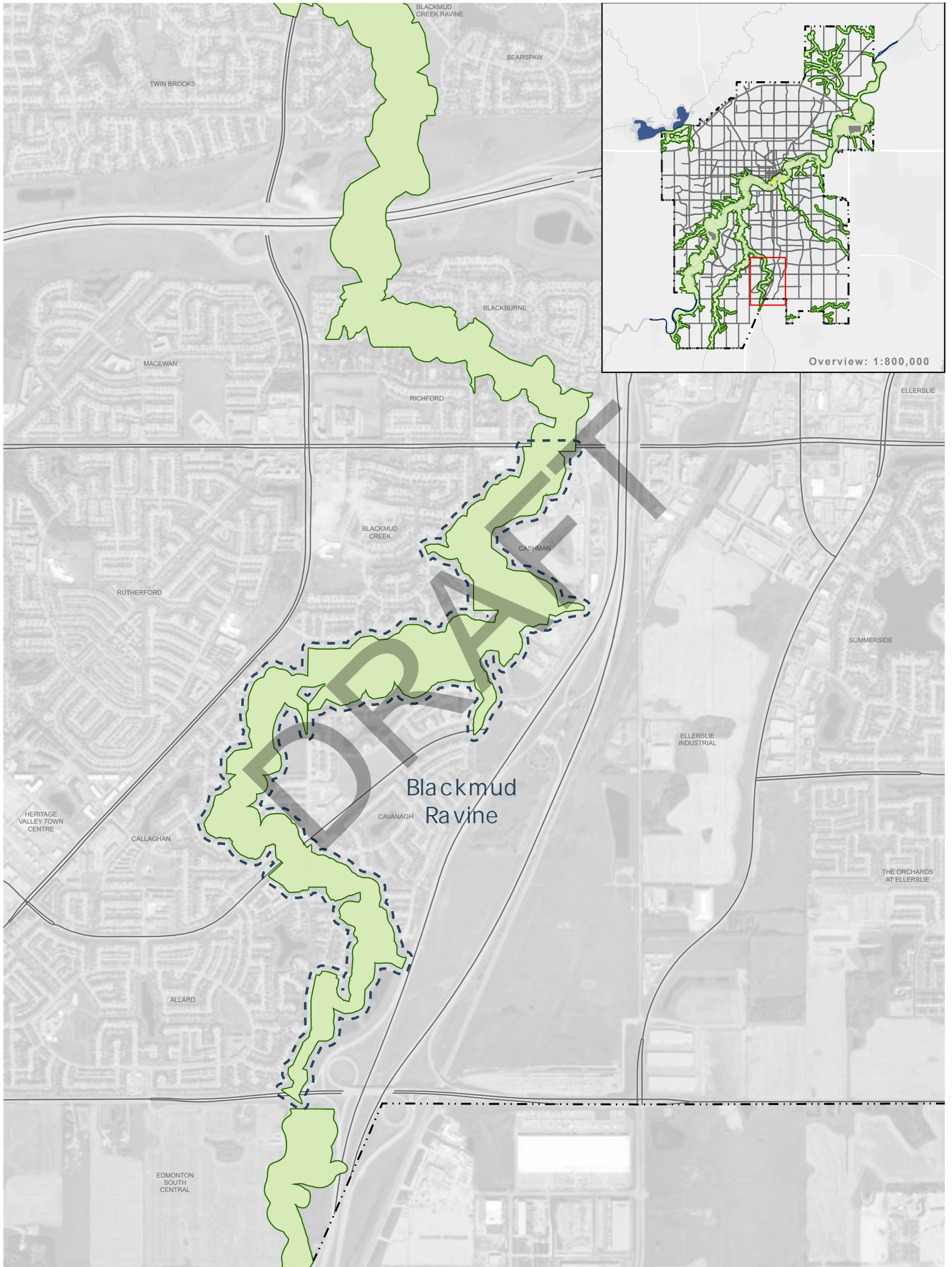


LEGEND

River Valley Open Space	Commercial	Reach Boundary	 0 1 2 km	
Public Utilities	City Boundary	Major Road		
Residential Community	North Saskatchewan River			

EDMONTON RIVER VALLEY PROPOSED LAND USE CONCEPT

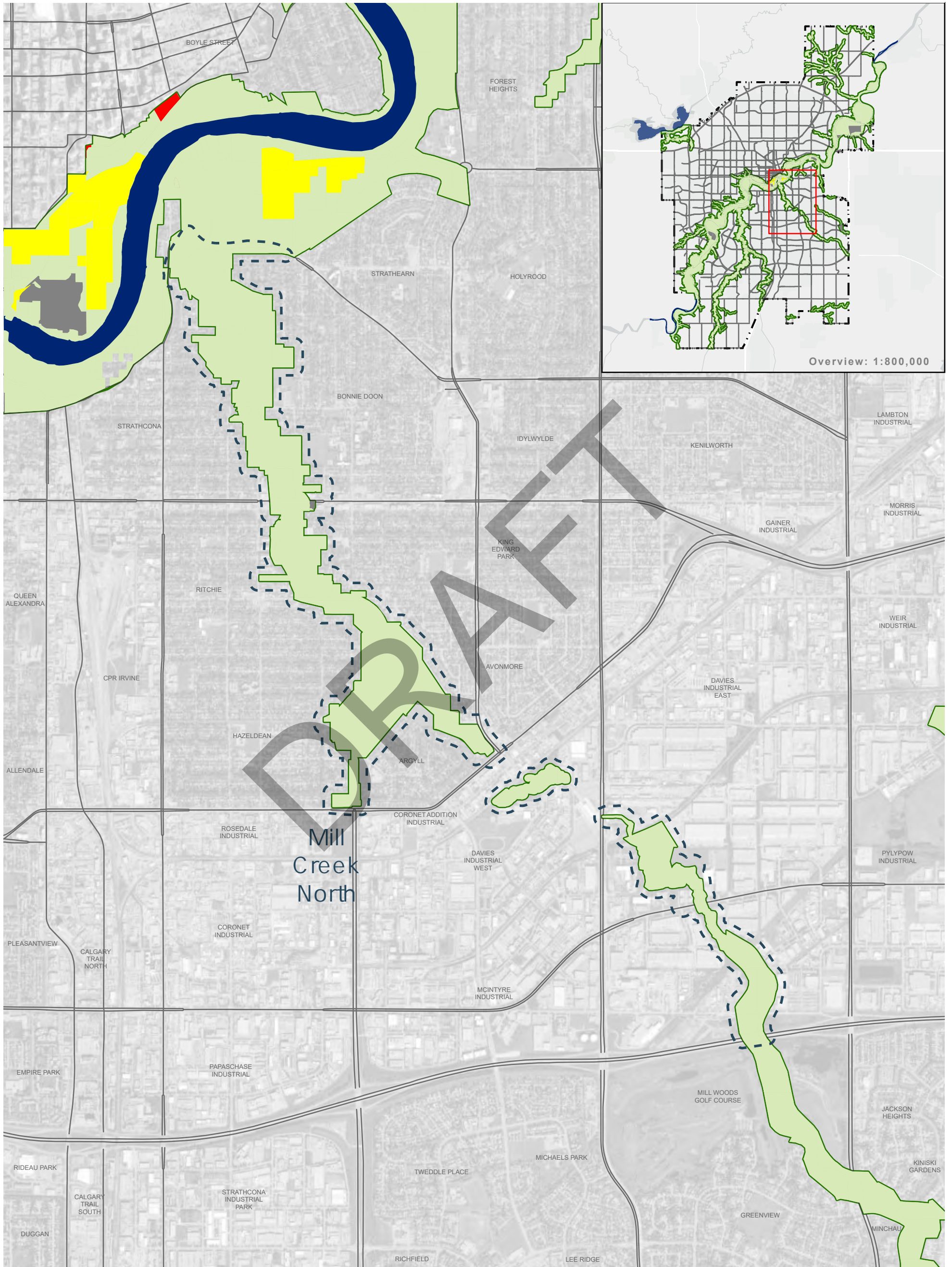
Blackmud Ravine Reach






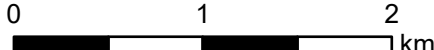






LEGEND				
River Valley Open Space Public Utilities Residential Community	Commercial City Boundary North Saskatchewan River	Reach Boundary Major Road		

EDMONTON RIVER VALLEY PROPOSED LAND USE CONCEPT

Mill Creek North Reach

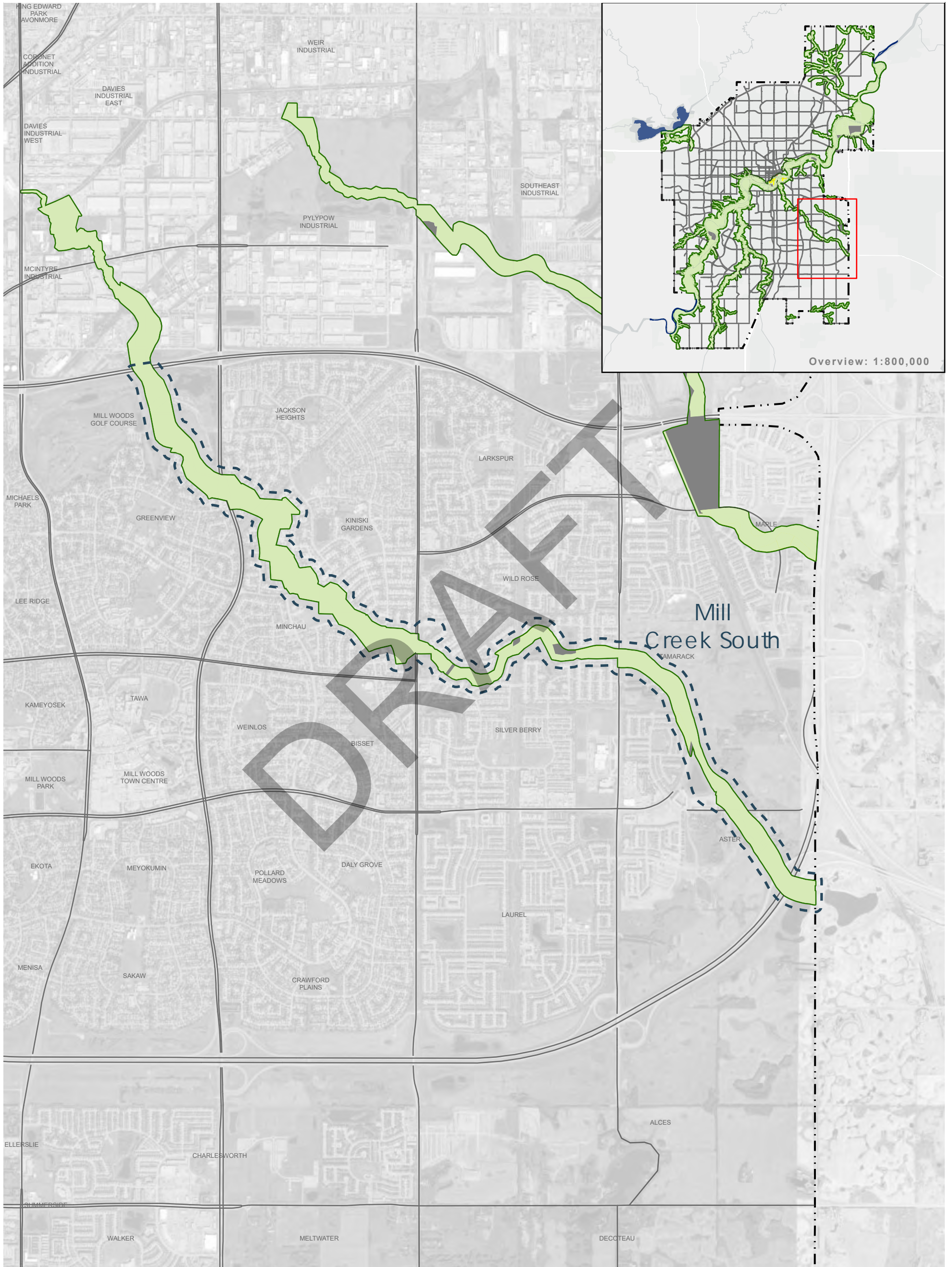


LEGEND

 River Valley Open Space	 Commercial	 Reach Boundary	 
 Public Utilities	 City Boundary	 Major Road	
 Residential Community	 North Saskatchewan River		

EDMONTON RIVER VALLEY PROPOSED LAND USE CONCEPT

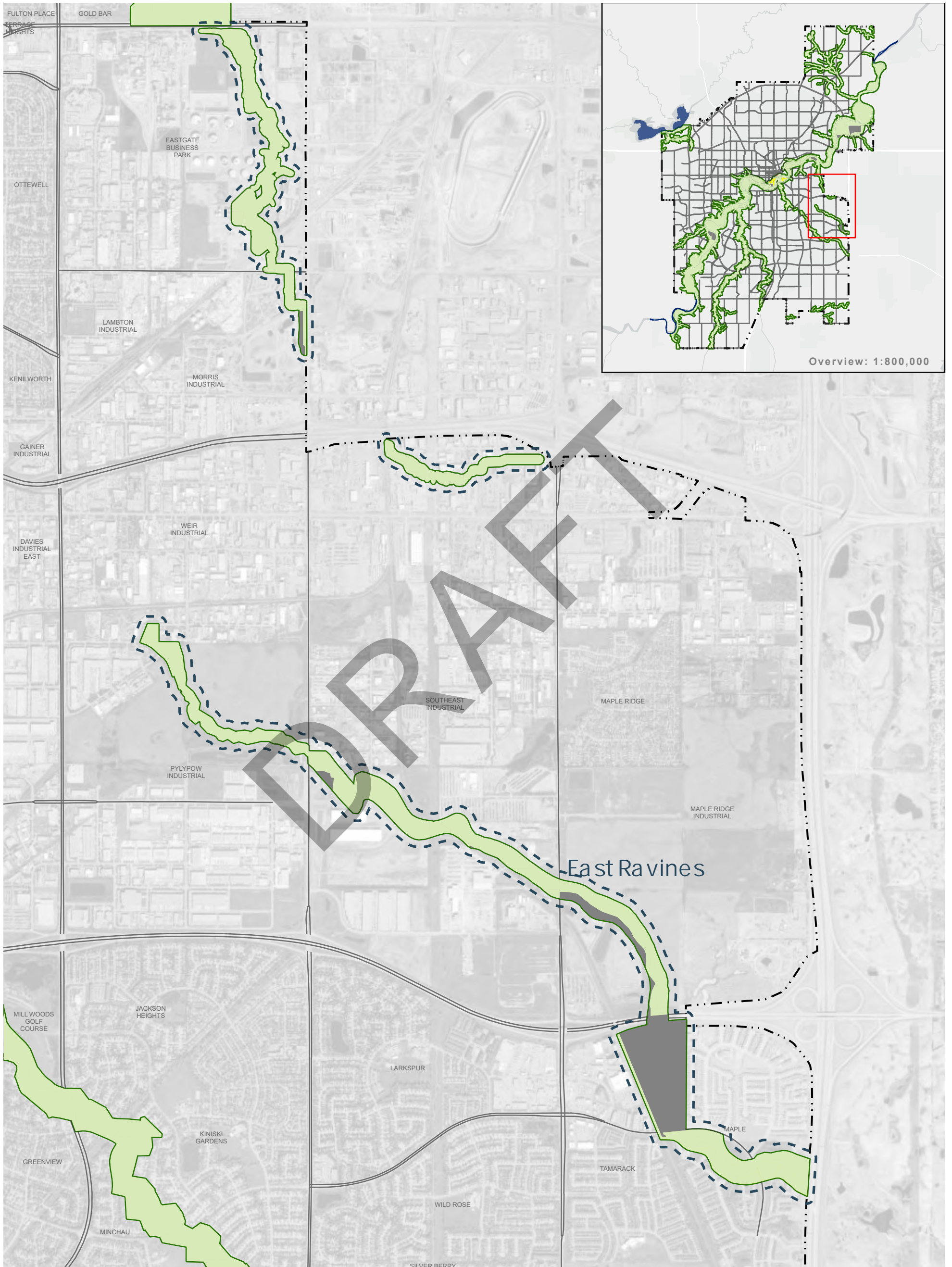
Mill Creek South Reach




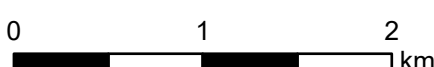








River Valley Open Space	Commercial	Reach Boundary		
Public Utilities	City Boundary	Major Road		
Residential Community	North Saskatchewan River			

EDMONTON RIVER VALLEY PROPOSED LAND USE CONCEPT

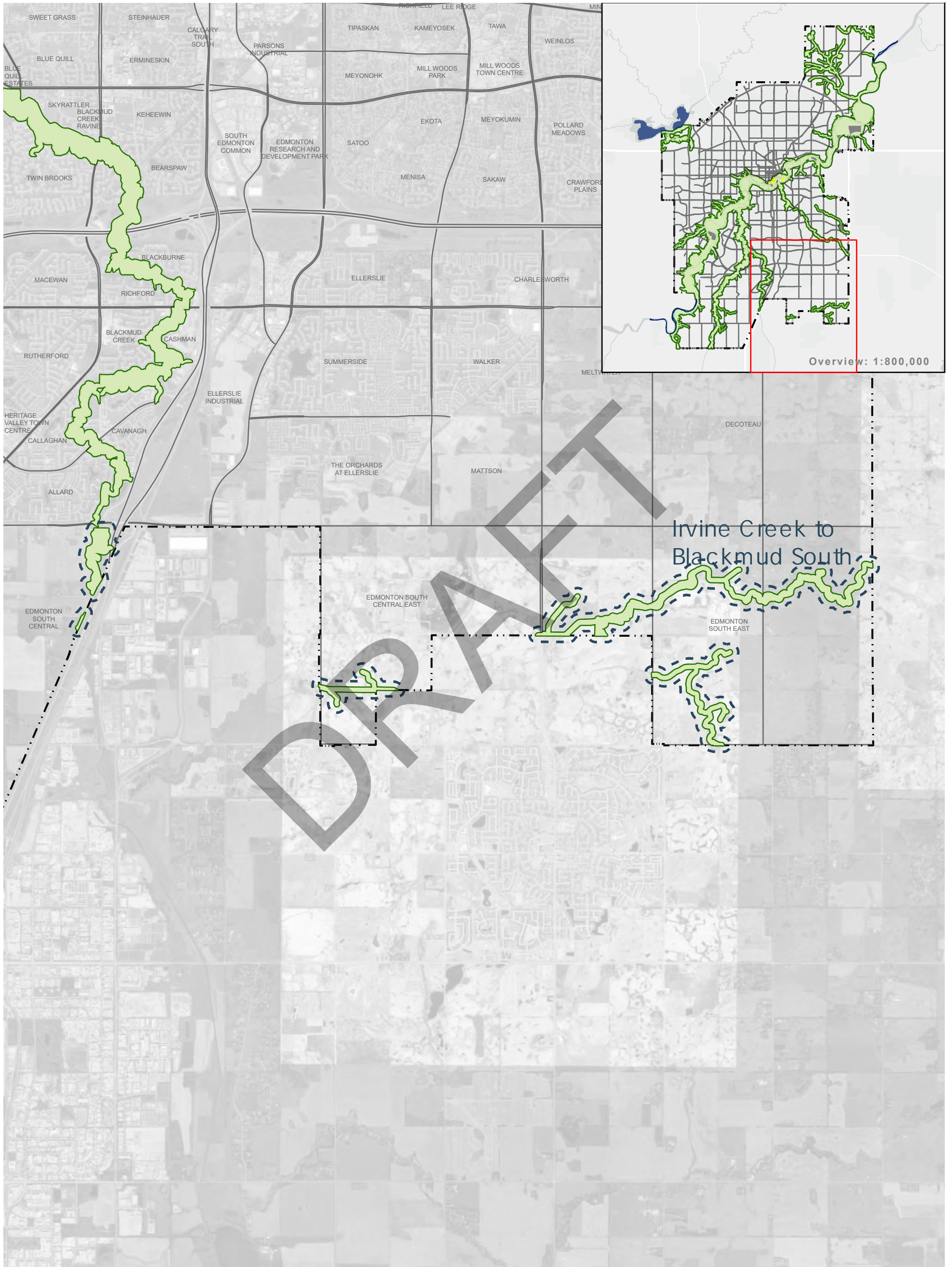
East Ravines Reach



 River Valley Open Space	 Commercial	 Reach Boundary		
 Public Utilities	 City Boundary	 Major Road		
 Residential Community	 North Saskatchewan River			

EDMONTON RIVER VALLEY PROPOSED LAND USE CONCEPT

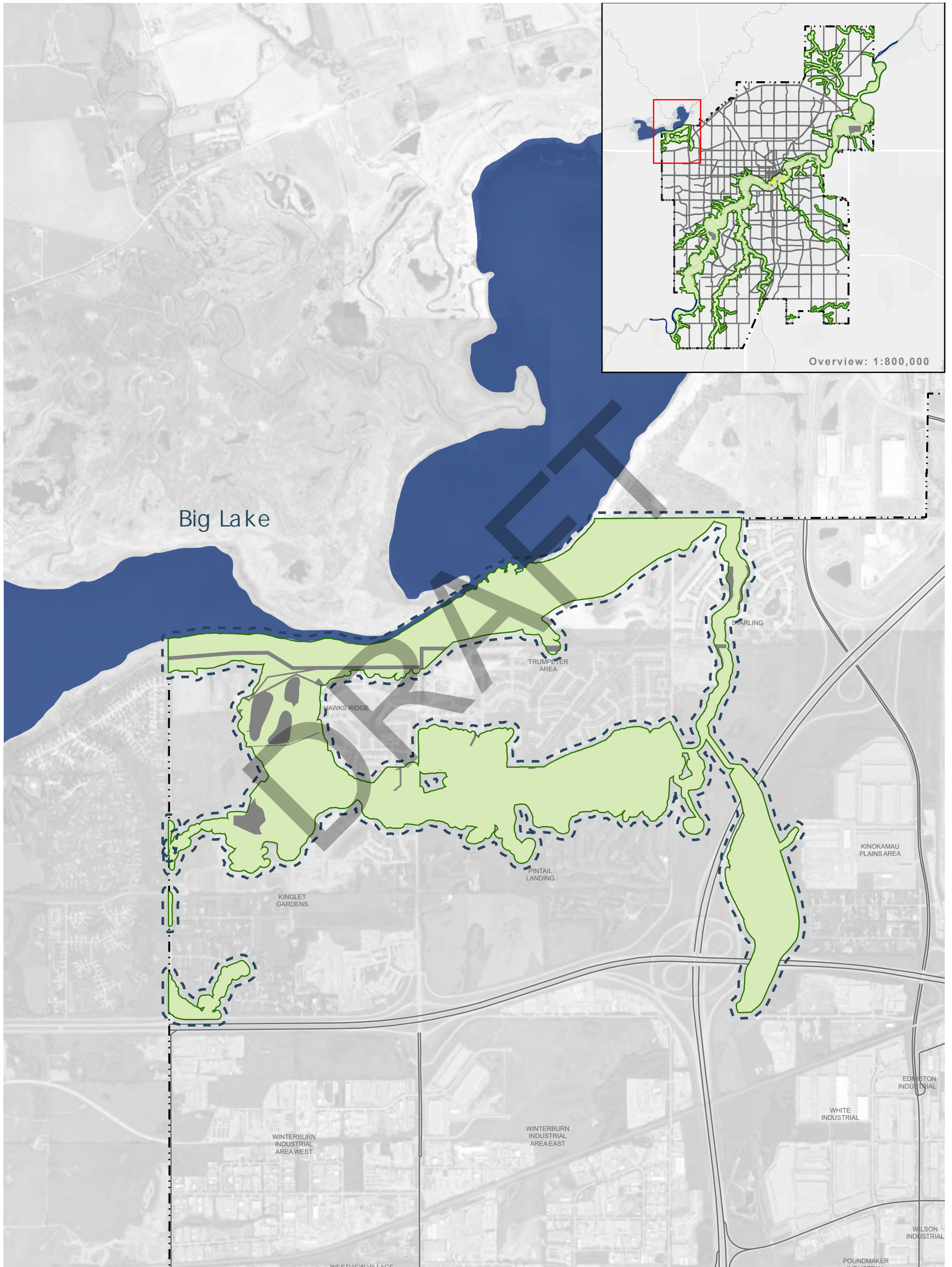
Irvine Creek to Blackmud South Reach



LEGEND					
River Valley Open Space	Commercial	Reach Boundary			
Public Utilities	City Boundary	Major Road			
Residential Community	North Saskatchewan River				

EDMONTON RIVER VALLEY PROPOSED LAND USE CONCEPT

Big Lake Reach



LEGEND				
River Valley Open Space	Commercial	Reach Boundary		
Public Utilities	City Boundary	Major Road		
Residential Community	North Saskatchewan River			