



February 12, 2018

Dear Property Owner / Resident,

Reference: DC2 REZONING – RIVER VALLEY GOLD BAR NEIGHBOURHOOD

This letter is to inform you of, and to solicit your feedback on, an upcoming rezoning application.

EPCOR is proposing to rezone the subject lands from (A) Metropolitan Recreation Zone to (PU) Public Utility Zone and (DC2) Site Specific Development Control Provision located at 10955 - 50 Street NW, River Valley Gold Bar. The affected lands are shown in the context map below.



Rezoning a portion of the subject parcel from A to PU will align with the existing zoning of the adjacent Gold Bar Wastewater Treatment Plant (GBWWTP) lands and will allow for the development of an Operations Centre on the GBWWTP site, north of the current shared use pathway. For more information on the GBWWTP Operations Centre Project, please see the newsletter included in this package.

The proposed DC2 zone will include specific regulations that are designed to mitigate conflicts with adjacent land use, address the unique site characteristics and allow for ongoing operational uses.

The proposed DC2 zone will include opportunities for surface parking facilities and a secure pedestrian access point north of Gold Bar Park Road, which will serve the GBWWTP during business hours and the public during non-business hours.

Before a formal DC2 rezoning application can be submitted to the City of Edmonton, the applicant (EPCOR) is required to send a notification to property owners in the vicinity of the proposed area to solicit feedback on the proposed rezoning. A summary of all comments received will be submitted to the City with the formal rezoning application.

Please provide your comments on the proposed rezoning before March 7, 2018 to goldbarproject@epcor.com or call **(780) 412-3599**.

PUBLIC OPEN HOUSE

Come learn more about the application and the proposed Operations Centre project. We will be on site to share information, answer your questions and gather your feedback about the project.

| Date | Time | Location |
|-------------------|-----------------------|--|
| February 28, 2018 | 3:00 p.m. - 8:00 p.m. | Capilano Community League and Tennis Hall 10810 54 Street NW, Edmonton, AB T6A 2H9 |

Your questions and input are important to us.

For more information about the project, or to provide us with feedback, please contact us:

goldbarproject@epcor.com
(780) 412-3599
epcor.com/consultation