

**Edmonton Energy and Technology Park
Report Summary: Environmental Overview Neighborhood Structure Plan Chemical Clusters West,
Central & East EETP (DRAFT)**

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Edmonton Energy and Technology Park (DRAFT)**

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Consultant: Thurber Engineering Ltd.
Commissioned by: ISL Engineering and Land Services Ltd. for The City of Edmonton
Primary sector of interest: Petrochemical

Overview

The report offers an environmental overview of the three chemical clusters laid out in the Edmonton Energy and Technology Park (EETP) Area Structure Plan (ASP). Location of the clusters represents the three areas most suited for chemical industry development.

Conclusions

- There are no Alberta Energy Regulator (AER) records of spills or releases within any of the clusters.
- Chemical Precinct West involves no significant environmental concerns.
- The only environmental concerns in Chemical Precinct Central relate to two farmsteads, two suspected areas of fill and a lay down area that may have above-ground storage tanks.
- The only environmental concerns in Chemical Precinct East relate to the potential of above-ground fuel tanks from a few former farmsteads and the former vehicle parking/storage area.

Highlights

Chemical Precinct West (CPW)

- The CPW is bounded to the west by 50 Street, to the north by 227 Avenue, to the east by 34 Street and to the south by the Theoretical Road Allowance (TRA) that, if developed, would be about 211 Avenue.
 - It consists of 3.5 quarter sections and covers 9.5 hectares (ha).
 - CPW includes a few residential acreages but none pose any environmental challenges.
- The CPW includes two Pembina pipeline rights-of-way: Pembina pipeline right-of-way west (PPRW) and Pembina pipeline right-of-way east (PPRE), both installed between 1949 and 1962.
- PPRW consists of three pipelines — two crude oil (CO) and one light volatiles (LV).
- PPRE:
 - consists of two pipelines — 1 CO and one LV,
 - includes two work areas,
 - includes an access road, constructed between 1976 and 1982, from 227 Avenue south onto CPW Site 2.3, and
 - includes a permanent facility on a square lease on the PPRE alignment.

Chemical Precinct Central (CPC)

- The CPC is centred largely around 227 Avenue and extends one quarter section north of 227 Avenue and up to one section south of 227 Avenue to about 211 Avenue. Site boundaries are 34 Street to the east and 227 Avenue to the south.
 - It consists of 5.5 quarter sections and covers approximately 22 ha.
 - The CPC includes several farmsteads or residential acreages. It also includes Patricia United Church, with a sump and septic system located on the northwest corner of the intersection of 227 Avenue and 34 Street. The church does not include a cemetery.
 - The CPC includes the Plains Midstream Pipeline right-of-way (PMR) in the northwest area, passing under the CNR tracks and overhead power line (OHP) utility corridor. The pipeline consists of one CO pipeline and one LV.

- The only environmental concerns relate to two farmsteads, two suspected areas of fill and a lay down area that may have above-ground storage tanks. Both farmsteads may have above-ground fuel storage tanks on their properties and one relates to the handling of wastes from a livestock operation.

Chemical Precinct East (CPE)

- The CPE is bounded by 18 Street to the west, the Theoretical Road Allowance, which would be about 244 Avenue on the north and Meridian Street to the east.
 - It consists of three quarter sections and covers approximately 12 ha.
 - Features in the CPE include a well-maintained gravel access road from 18 Street through a former farmstead and across Horsehill Creek East (HHCE), a former vehicle parking/storage area and a sand and gravel screening operation.

- The only environmental concerns relate to the potential of above-ground fuel tanks from a few former farmsteads and the former vehicle parking/storage area. As well, a waste lagoon at a large livestock operation poses a potential concern.

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The EETP staff team is here to help. For free access to the full report, contact:

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