

Amendment to the Edmonton Energy and Technology Park Area Structure Plan (ASP)

Plan Amendment Report



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1 Introduction

1.1 Purpose

This application proposes to amend the Edmonton Energy and Technology Park (EETP) Area Structure Plan (ASP), and associated figures and statistics to reflect the changes as outlined below.

The proposed amendment aims to align the ASP with government priorities by allowing the development of data centres and associated uses within the plan. The preparation of the ASP, which provides a higher level of detail within the land use concept, has resulted in the following changes:

- Revised Land Use Statistics.
- Updated Land Use Maps to illustrate the corresponding changes in land use.
- Revised Text to incorporate new land use categories.

The amendment will facilitate the development of the first stage of a comprehensive Edmonton Data Center Campus, a master-planned, hyperscale-ready digital infrastructure project within the City of Edmonton, designed to become one of the largest data center and compute-oriented industrial districts in North America.

The project will also bring the necessary services into the EETP, serving as a catalyst for further development within the EETP.

1.2 Proponents

Stantec Consulting Ltd., on behalf of Walton Global Investments Ltd., is pleased to submit the enclosed amendments to the EETP ASP.

1.3 Planning and Development History

1.3.1 Horse Hill District Plan

The Horse Hill District Plan was approved by Council on November 13, 2024. The District Plan and the District Policy will guide rezoning, subdivision and development permit decisions for the subject lands. The District Plan designates the subject lands as Commercial/Industrial Employment with a number of municipal parks located in the amendment area. A small portion of the subject lands fall within the “Non-applicable area” within the District Plan. The amendments conform with the District Plan. No amendments to the District Plan will be required to facilitate this application.

1.3.2 Edmonton Energy and Technology Park ASP

The EETP ASP was originally approved by Council on June 9, 2010 (Bylaw 15093) and most recently amended in August 2025 (Bylaw 21099).



1.4 Policy Compliance

The preparation of this plan amendment has been guided by existing City of Edmonton plans and policies, as well as relevant Provincial and Federal statutes and regulations.

2 Amendments

2.1 Location

The entire EETP ASP encompasses a significant area of northeast Edmonton, approximately 5,234 hectares (ha) of land. The Plan area is defined by the following general boundaries:

- Northern boundary: City of Edmonton boundary at 259 Ave NW
- Eastern boundary: Manning Drive NW and City of Edmonton boundary at 33 St NE
- Southern boundary: Anthony Henday Dr and the Transportation Utility Corridor (TUC)
- Western boundary: City of Edmonton boundary with Canadian Forces Base Edmonton

2.1.1 Edmonton Energy and Technology Park Area Structure Plan

Updates will be required to the mapping, statistics, and text of the EETP ASP to reflect the proposed changes to land uses for four quarter sections and to allow for data centres within the EETP. These updates are primarily driven by opportunities arising from the Province's priorities enabling data centre development and evolving market conditions for industrial land.

2.2 Overview

The following changes are proposed to the Edmonton Energy and Technology Park Area Structure Plan (ASP):

- Adjustment to the composition and allocation of a variety of employment and industrial uses to encourage development in EETP and reflect latest demand and appropriate land distribution for a portion of the plan area.
- Text amendment to the "Medium Industrial Precinct" to allow for data centre and major utility in the form of power generation uses.
- Reduction of the size of the "Petrochemical Precinct" to reflect market conditions and demand for this type of use within the area, the City, and the region more broadly;
- Increase to the size of the "Medium Industrial Precinct" to reflect market conditions and demand for this type of use within the area, the City, and the region more broadly; and



- Focus eco-industrial policies and requirements in the petrochemical precinct and subsequent uses that have the greatest impacts on the environment.

The proposed changes and rationale are described in more detail within the following sections.

2.3 Proposed Amendments

The City of Edmonton's Industrial Investment Action Plan (IIAP) notes that EETP may continue to face challenges with investment until the appropriate infrastructure is in place to attract companies, as the high capital costs to locate here are noted as a significant deterrent. The Action Plan further notes that the lands were designated over 13 years ago (now nearly 16 years ago) and that the City has not specifically indicated the objectives or desired use of this land in a way that allows funding of infrastructure to be developed to attract key investors.

Within the IIAP, the City has outlined six target sectors for focus: advanced manufacturing, artificial intelligence and technology, energy and clean technology, food processing, health and life sciences, and transportation and logistics. The Action Plan states that traditional approach to Industrial land use is divided between light, medium and heavy industrial zoning and applies a standardized approach for all sectors – allowing for flexibility of development in the standard approach.

EETP represents the vast majority of unserviced and unabsorbed industrial land in the City. There is an opportunity to evolve the land use in EETP to align with the City's strategic priorities, encourage development of this critical asset, and enable future flexibility by utilizing the City's existing approach to land use.

The City recognizes that its share of non-residential development and tax base in the region has been decreasing over the last several years. This application, a significant data centre campus, is a critical opportunity for the City to ensure it capitalizes on a multi-billion dollar investment to kick-start development in a historically underdeveloped area.

This application has been informed by a pre-application meeting and several meetings and discussions with City Administration on the preferred approach. At a June 8, 2026, meeting, City Administration discussed a preferred and phased approach where data centre and power generation uses should be included within the Medium Industrial Precinct in the EETP ASP and added as permitted uses in the Edmonton Energy and Technology Park Medium Industrial Zone (EETIM).

2.3.1 Petrochemical Precinct

This amendment proposes a reduction in the gross area of land designated Petrochemical Precinct of approximately 253ha (approximately 4 quarter sections).

RATIONALE

The Edmonton Energy and Technology Park has not developed as it was originally envisioned as a world class eco-industrial park. In the last 16 years, market demand for non-residential uses in the City and



region have evolved significantly. Petrochemical uses in the Region have typically clustered northeast of the EETP near Fort Saskatchewan and in recent years demand for petrochemical facilities has decreased in the Region and specifically in Edmonton.

The Petrochemical Precinct was envisioned as the core and heart of the ASP, the driver for investment that would enable the eventual development of the entire plan area. With these lands remaining undeveloped, it has effectively stalled development of the entire plan area. To address this lack of development and investment, a repositioning of the land and area is required to encourage and facilitate other forms of industrial development.

2.3.2 Medium Industrial Precinct

This amendment proposes an increase in the gross area of land designated Medium Industrial Precinct of approximately 253ha. The application also proposes a text amendment to allow data centre, data processing, and power generation uses within the Medium Industrial Precinct.

RATIONALE

The Edmonton Energy and Technology Park has not developed as envisioned, as a world class eco-industrial park when the ASP was adopted in 2010. The ASP has gone through a number of revisions and amendments since then, yet the area sits largely undeveloped as of 2026, representing a substantial missed opportunity to attract economic development activities and correspondingly increase the non-residential tax base for the City.

To provide flexibility and to encourage and enable a data centre campus and significant investment in the area, the application proposes the introduction of data centres, data processing, and power generation facilities within the Medium Industrial Precinct. This amendment is located in the southern portion of the ASP taking advantage of access to significant existing and future transportation infrastructure investment including Anthony Henday Drive, Manning Drive, future arterials (50 St and 34 St), and rail infrastructure. The proposed uses are in alignment with the vision of City Plan and the Horse Hill District Plan and compatible with adjacent land uses in the ASP as well as the adjacent Canadian Forces Base Edmonton.

The revised concept supports flexibility in the range of industrial and data centre (and supporting activities) uses allowed to be the primary driver of the ASP and enable beneficial value-add development to begin within the plan area.

The ASP notes that the Medium Industrial Precinct is envisioned to either support more intense industrial uses or provide stand alone services. With the lack of development in the ASP area occurring as originally envisioned, data centres and power generation facilities are required to catalyze and kickstart development in the area and enable the subsequent development of complementary and secondary uses including other medium industrial and research and development uses that are aligned with the City's strategic priorities.



The proposed size of the Medium Industrial Precinct lands within the EETP area reflects the first phase of the comprehensive data centre campus. The revised concept supports the timely development of primary Medium Industrial uses of data centre and power generation.

2.3.3 Eco-Industrial References

This amendment proposes that section 2.0 Eco-Industrial and all references to “eco-industrial” only apply to areas designated Petrochemical Precinct only.

RATIONALE

Eco-industrial requirements and higher design standards have significantly impacted the financial viability and limited development within the EETP ASP. Within the EETP, petrochemical industrial development and subsequent uses will have the greatest impact on the environment and ecological health of the EETP area, thus, those types of developments should reflect the eco-industrial principals to ensure they don't negatively impact the natural environment.

Since approval of the ASP in 2010, the City has made significant strides and improvements to the land use and development framework, ensuring that the impact of development on the City's environment and natural areas are minimized. This is reflected in new policy direction in City Plan, new and increased regulations in the Zoning Bylaw, the updated North Saskatchewan River Valley ARP, and approval of the City's Adaptation Strategy and Action Plan and subsequent Climate Resilience Planning and Development Action Plan. These layers of policies and regulations together, ensure that a climate lens and environmental sustainability shape future development of the City. Additional eco-industrial principles are only required for uses with higher environmental impacts such as petrochemical uses. There are no eco-industrial policies or components in any of the City's other industrial area structure plans.

Further, several actions within the City's Industrial Investment Action Plan encourage development, attract investment, and direct the review of design standards; all critical to enabling development of EETP, a significant industrial asset for the City.

Action 3: Increase efficiency and improve business processes for industrial development. Reduce the amount of time and costs required for a business to be operational, making the City more competitive in attracting industrial investment.

Action 4: Develop a guiding framework for flexibility in the City's design standards. Understand what design standards are flexible to allow industrial development to occur in a timely and cost-effective way, meeting the requirements of key stakeholders.

Action 8: Identify and tailor programs and incentives for target sectors that will provide a strong return to the City's tax base and advance strategic objectives. Identify programs and incentives to attract investment, stimulate job creation, and foster innovation in target sectors, making Edmonton more competitive as a critical feature in influencing businesses to invest or grow.



Amendments to the Edmonton Energy and Technology Park Area Structure Plan (ASP)

The EETP ASP as it stands today, considering the eco-industrial policies and standards and resulting costs to service the land have largely contributed to the ASP remaining undeveloped. During this time considerable investment and development has been located outside the City in surrounding municipalities where cost to develop for industrial development is substantially lower. The City has seen its share of the regional non-residential investment consistently decreasing. In alignment with the Industrial Action Plan actions above, revisiting and revising policies and standard requirements would enable development and investment in EETP.

2.3.4 Amendment Areas Summary

The following table summarizes the changes to the Edmonton Energy and Technology Park ASP Land Use Statistics Table:

LAND USE	Existing (gross ha)	Proposed (gross ha)	Difference (gross ha)*
Medium Industrial Precinct	2,684	2,937	+253
Petrochemical Precinct	1,841	1,588	-253

**The Land Use Statistics Are Preliminary and will be refined through subsequent studies. The borders of each precinct around the NSRV ARP, parkland, and ROWs are not defined, so there is a variance between the precinct gross areas from the existing ASP. These will be determined with more detailed analysis.*

2.4 Amendments to the Plan

The Edmonton Energy and Technology Park Area Structure Plan (Bylaw 15093) be amended by:

- Substituting the text table titled “Land Use Statistics” with “Land Use Statistics” enclosed in Appendix A – Amended Statistics;
- Substituting the figure titled “Figure 8: Development Concept” with “Figure 8: Development Concept” enclosed in Appendix B – Amended Figures;
- Substituting the figure titled “Figure 9: Petrochemical Precinct” with “Figure 9: Petrochemical Precinct” enclosed in Appendix B – Amended Figures;
- Substituting the figure titled “Figure 10: Medium Industrial Precinct” with “Figure 11: Medium Industrial Precinct” enclosed in Appendix B – Amended Figures;



Amendments to the Edmonton Energy and Technology Park Area Structure Plan (ASP)

- e) In Section 1.3 entitled “Project Description”, deleting paragraph two in its entirety and replacing it with “It is the intention of the Edmonton Energy and Technology Park ASP to chart a course for the development of the Northeast area into a world class industrial precinct specializing in diverse industrial uses. At the same time, the EETP will be flexible enough to accommodate more conventional industrial development and research opportunities in response to changing economic conditions. The Edmonton Energy and Technology Park ASP will create an ordered pattern of development that integrates industry, nature, and people in a way that creates a whole that is better than the sum of its parts.”;
- f) In Section 2.0 entitled “Eco-Industrial” deleting the last paragraph in its entirety and replace it with “Eco-industrial policies apply to the Petrochemical Cluster precinct only. Development policies and design requirements that respect eco-industrial principles will be incorporated within the Petrochemical Cluster precinct to minimize the potentially significant negative effects of petrochemical uses on the environment. These eco-industrial principles are encouraged to be integrated throughout the rest of the plan area to encourage the integration of sustainability principles within the Edmonton Energy and Technology Park.”;
- g) In Section 5.8 entitled “Alberta’s Industrial Heartland” deleting the last paragraph in its entirety and replace it with “Land use in AIH is governed through complementary ASPs adopted by each of the member municipalities. The land uses contained within the Heartland area are primarily heavy industrial. The City will evaluate risk on a project-to-project basis when sites propose heavy industrial uses or are located within proximity of heavy rail lines and high pressure pipelines. It also contains provisions for an environmental protection area that abuts the North Saskatchewan River Valley”;
- h) In Section 7.1 entitled “Land Use Precincts” deleting paragraph three in its entirety and replacing it with “Each of the land use precincts will be described as shown in Figure 8: Development Concept. Specific policies related to each precinct’s development will also be included in each section.”
- i) In Section 7.3 entitled “Medium Industrial Precinct” deleting paragraph one in its entirety and replacing it with “This precinct will provide for an array of industries and services which will include data centre, power generation, logistics, manufacturing, and commercial uses. These uses can either support those located within the Petrochemical Cluster Precinct or provide a standalone service. It is envisioned that the southern portion of the Medium Industrial Precinct will be among the first areas to develop in the ASP.”;
- j) In Section 7.3 entitled “Medium Industrial Precinct” deleting paragraph five in its entirety and replacing it with “To ensure that commercial uses do not proliferate throughout the EETP, and in order to limit potential human occupancy in proximity to heavy industrial uses in the nearby Petrochemical Cluster, uses will be restricted by size and location. Examples of the types of facilities that may be developed within the Medium Industrial precinct include:

- Manufacturing or processing of a variety of products



Amendments to the Edmonton Energy and Technology Park Area Structure Plan (ASP)

- Data centres and data processing facilities
 - Power generation facilities supporting data centre and data processing facilities
 - Plastics facilities
 - Pharmaceutical production
 - Pipe coating or production
 - Intermodal yards
 - Trucking yards
 - Packaging facilities
 - Tank farms
 - Courier services
 - Warehouses
 - Palleting facilities
 - City-owned integrated services facilities”;
- k) In Section 7.3 entitled “Medium Industrial Precinct” adding Policy 4. “4. In instances where the development of data centers generates nuisances that go beyond the boundary of the site, technical studies may be required at the rezoning and development permit stages to identify appropriate mitigation measures that minimize impacts to adjacent uses.”;
- l) In Section 7.4 entitled “Research and Development Precinct” deleting paragraph one in its entirety and replacing it with “The Research and Development precinct is anticipated to be the strongest employment generator in the plan area and takes advantage of the availability of arterial roadways and the potential for Mass Transit connections. The Research and Development precinct uses are intended to include offices, laboratories, research and development centres, together with additional business opportunities that complement the development of the Petrochemical Cluster and Medium Industrial Precincts (Figure 11: Research and Development Precinct).”;
- m) In Section 9.2 entitled “Stormwater Servicing” deleting paragraph ten in its entirety and replacing it with “Further studies are required to identify the network of SWMF and determine specific discharge rates. Stormwater discharge is encouraged to minimize erosion impacts in the creeks, reduce sediment loading to the river, enhance the quality of the stormwater discharge and reduce the size of the downstream conveyance systems.”;
- n) In Section 10.0 entitled “Design Guidelines” deleting paragraph two in its entirety and replacing it with “Zoning standards and development approvals should therefore have regard for the principles of the Edmonton Energy and Technology Park ASP in Section 7. The following design guidelines identify the individual factors at a development level that address the implementation



Amendments to the Edmonton Energy and Technology Park Area Structure Plan (ASP)

of those principles. These are potential opportunities that may be explored. These design guidelines do not apply for data centres and associated uses including but not limited to power generation. The design regulations within the applicable District in Zoning Bylaw shall apply. An example of how this attention to design could look is shown below:";

- o) In Section 11.0 entitled "Implementation" deleting paragraph three in its entirety and relacing it with "Development is expected to commence in the western and southern portion of the plan area and extend towards the northeast corner, following Manning Drive. Development will then trend towards the northwest corner from Manning Drive as services are extended from their existing locations. Given that chemical feedstock availability is critical to the development of the Petrochemical Cluster, it is important that a supply of these feedstocks is available for the plan area. It is anticipated that the development of the Petrochemical Cluster area may lag in the initial stages of development. Therefore, the initial stages will likely have stronger development growth within the Medium Industrial and Research and Development precincts. It is expected that the Medium Industrial and Research and Development precincts will develop more or less contiguously, as infrastructure is extended from the south and along Manning Drive."; and
- p) In Section 11.0 entitled "Implementation" deleting paragraph four under 11.1 General Staging in its entirety and relacing it with "Once initial development within the Medium Industrial precinct commences and services are provided within the ASP, it is expected that this will create greater impetus for complementary industrial and associated businesses throughout the Plan.".



3 Appendix A – Amended Statistics

Existing Land Use Statistics

	Area (ha)	%
Gross Area	5,234	100
North Saskatchewan River Valley/Ravine	376	7
Arterial/Freeway	388	7
Gross Developable Area	4,471	100
Stormwater Management Facilities	388	9
Parks	104	2
Natural Areas	258	6
Circulation (Roads)	669	15
Non-developable Area	1,419	32
Precinct	Area (ha)	% GDA
Medium Industrial	1,603	36
Petrochemical Cluster	1,134	25
Research and Development	315	7
Total	3,052	68

	Total Area (ha)	% Developable	Developable Area (ha)	Employees / ha	Total Employees
Medium Industrial	2,684	69	1,603	21	33,660
Petrochemical Cluster	1,841	71	1,134	7	7,938
Research and Development	709	57	315	91	28,665
Total	5,234		3,052		70,263

	Medium Industrial Precinct		Petrochemical Cluster Precinct		Research and Development Precinct		Totals	
	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%
Gross Area	2,684	51	1,841	35	709	14	5,234	100
North Saskatchewan River Valley	192	7	165	9	19	3	376	19
Arterial/Freeway	183	7	69	4	136	19	388	30
Gross Developable Area	2,309	52	1,607	36	555	12	4,471	100
Stormwater Management Facilities	202	9	138	9	48	9	388	9
Parks	31	1	23	1	50	9	104	2
Natural Areas	128	6	72	4	59	11	258	6
Circulation (Roads)	345	15	241	15	83	15	669	15
Net Developable Area	1,603	69	1,134	71	315	57	3,052	68



Amendments to the Edmonton Energy and Technology Park Area Structure Plan (ASP)

Amendment to Land Use Statistics

LAND USE	Existing (gross ha)	Proposed (gross ha)	Difference (gross ha)*
Medium Industrial Precinct	2,684	2,937	+253
Petrochemical Precinct	1,841	1,588	-253

Proposed Land Use Statistics

	Medium Industrial Precinct		Petrochemical Cluster Precinct		Research and Development Precinct		Totals	
	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%
Gross Area	2,937	56%	1,588	30%	709	14%	5,234	100%

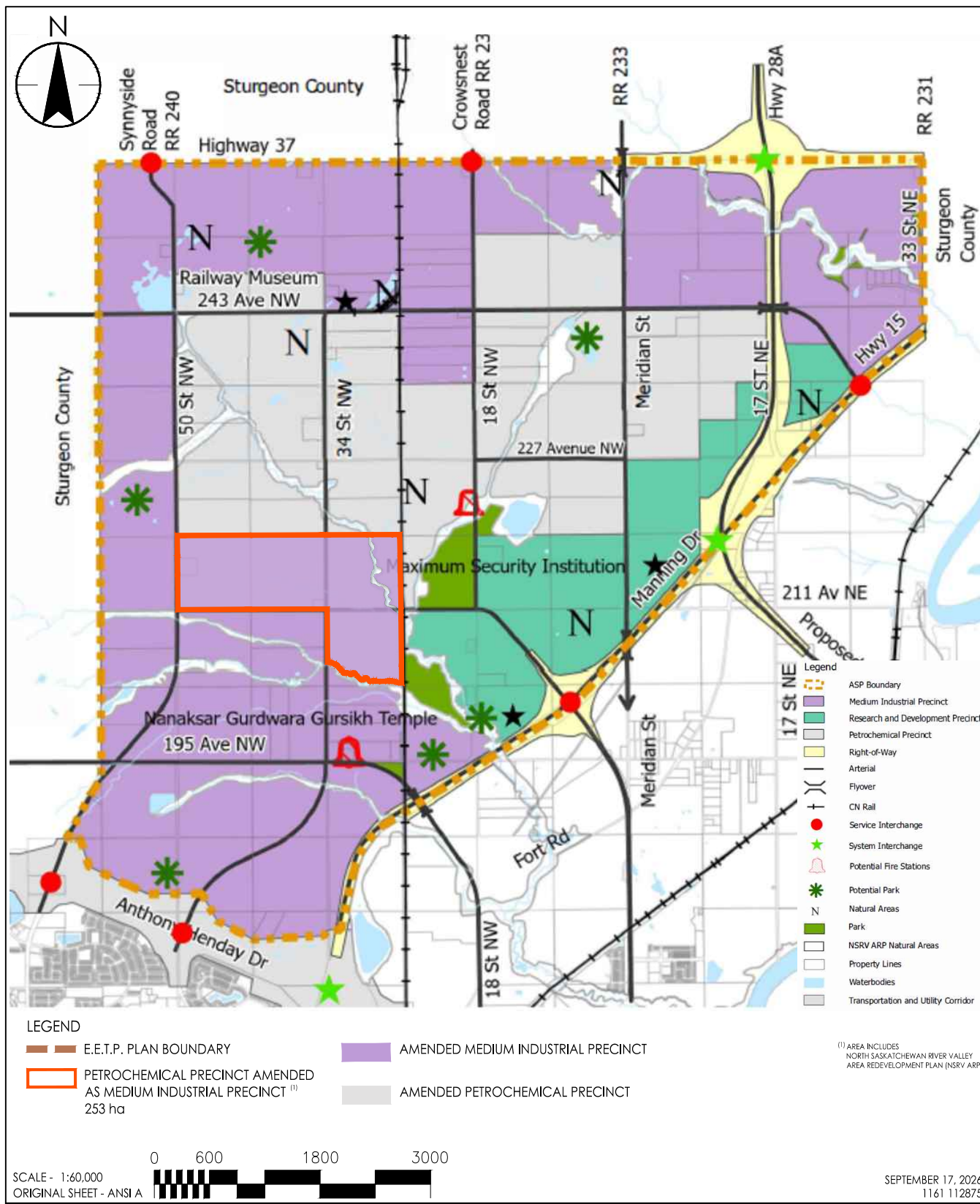
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4 Appendix B – Amended Figures



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Client/Project

WALTON GLOBAL INVESTMENTS LTD.
EDMONTON ENERGY AND
TECHNOLOGY PARK (E.E.T.P.) AREA

Figure No.

1.0

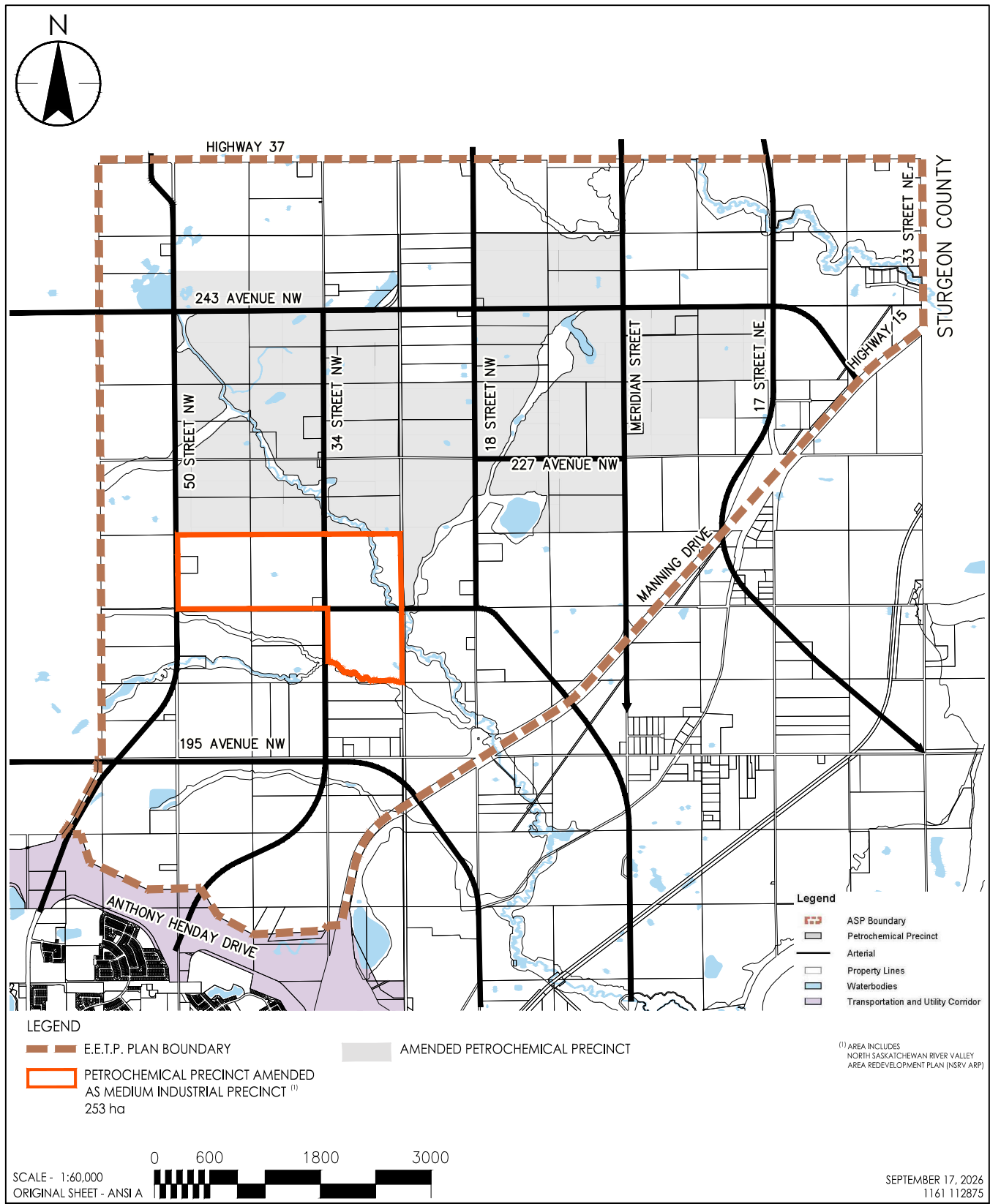
Title

E.E.T.P. ASP FIGURE 8:
DEVELOPMENT CONCEPT
PROPOSED AMENDMENT



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Client/Project

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Figure No.

2.0

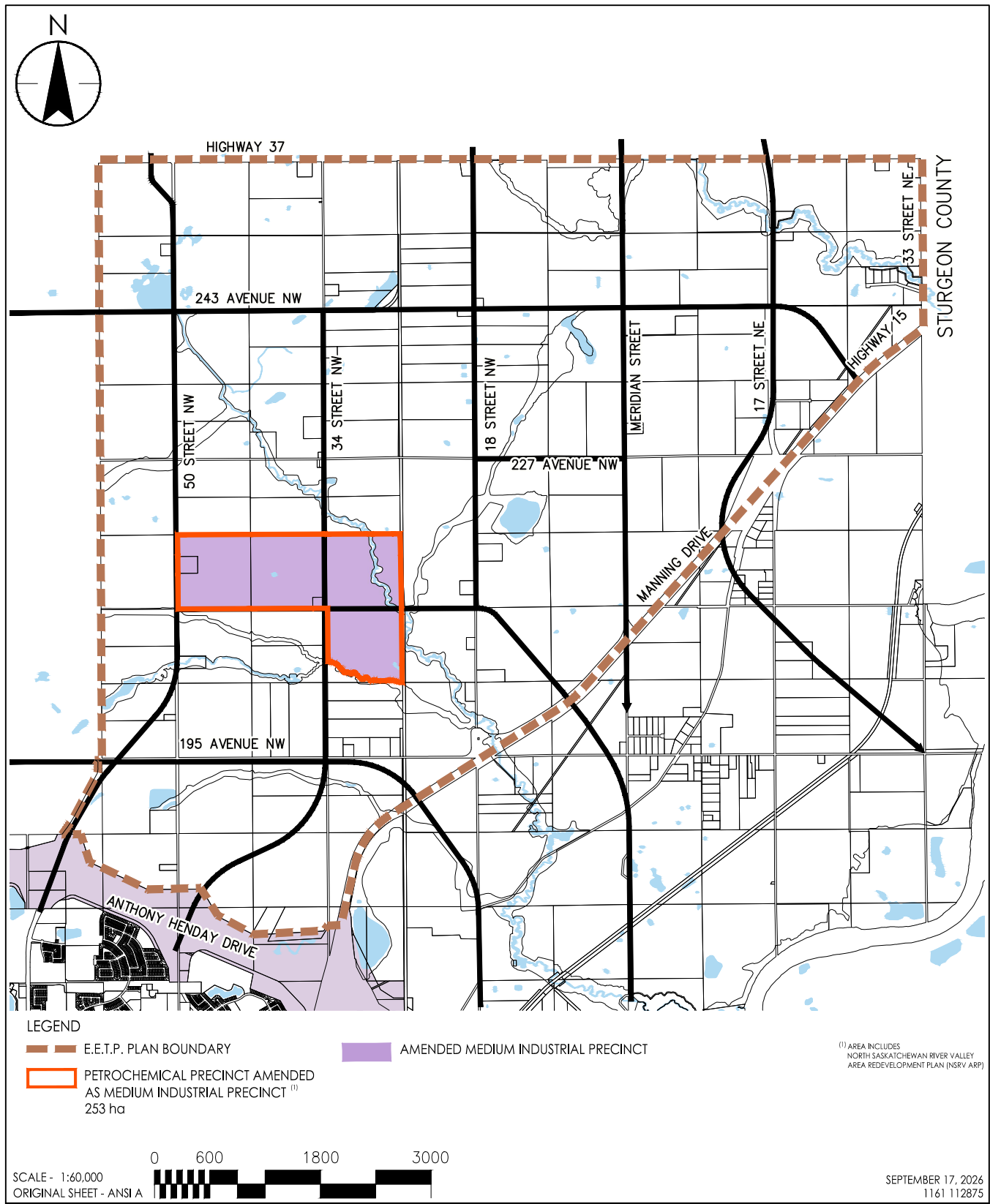
Title

E.E.T.P. ASP FIGURE 9:
PETROCHEMICAL PRECINCT
PROPOSED AMENDMENT



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Figure No.

3.0

Title

E.E.T.P. ASP FIGURE 10:
MEDIUM INDUSTRIAL PRECINCT
PROPOSED AMENDMENT



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