

**EPCOR Power Development (Alberta) LP**

**Clover Bar Generating Station  
City of Edmonton Bylaw 7188  
Environmental Review Report and  
Site Location Study**

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**EXECUTIVE SUMMARY**

EPCOR Power Development (Alberta) Limited Partnership ("EPDA LP") is proposing to install three new natural gas fired turbine generating units at the existing Clover Bar Generating Station Site located in northeast Edmonton at 1515 – 130 Avenue (the "Station Site"). The three units will have a combined nominal generating capacity of 243.4 MW and consist of two 100 MW General Electric LMS100 gas turbines and one 43.4 MW General Electric LM6000 gas turbine (collectively, the "Project"). The LMS100 and LM6000 generating units will be installed as "stand-alone" units located on EPDA LP's property in space to the east of the existing Generating Station building, and will use a number of existing facilities at the Station Site.

The Station Site has been used for power generation, transmission and distribution purposes for more than three decades. The land is zoned for public utility use ("PU") and lies on the east side of the North Saskatchewan River, along the western edge of Edmonton's northeast industrial area. The four existing 165 MW natural gas fired boiler/steam generating units, which were originally installed in the 1970s, were shut down in the fall of 2005. These units, together with the Station building that houses them and the 70 m high exhaust stacks, will be dismantled and removed from the Station Site beginning later this year.

This document, which is comprised of an Environmental Review Report and Site Location Study, has been prepared to meet the requirements of sections 3.5.1 and 3.5.3 of the City of Edmonton's River Valley Area Redevelopment Plan Bylaw No. 7188 (the "NSRV ARP"). EPDA LP is requesting approval from City Council respecting the Project under these two provisions.

The potential environmental, social and economic effects of the Project have been assessed from the following perspectives:

- Noise
- Alberta Ambient Air Quality Objectives
- River Water Quality, Thermal Plume and Aquatic Biology
- Groundwater Management

- Geology, Geomorphology, Soils and Slope Stability
- Vegetation and Wildlife
- Human Health
- Public Safety
- Aesthetics
- Parks and Trail Development
- Traffic and Parking
- Urban Design
- Archaeological and Historic Resources
- Economic Benefits

The information provided in this document demonstrates that through careful planning and design, and the use of effective mitigation measures, neither the construction nor operation of the Project will result in any significant adverse environmental, social or economic effects.

In addition, this document shows that (1) the Project is uniquely designed to meet an important and pressing electricity supply need on the part of Edmontonians and all Albertans over the coming years; (2) the Project will provide a number of significant economic benefits for the City of Edmonton; and (3) it is reasonable, appropriate and essential that the Project be located at the existing Clover Bar Generating Station Site.

EPDA LP undertook an extensive public consultation process with respect to the Project commencing in April 2006 with a survey of community residents and business leaders to gather feedback to the proposed project. In June, 2006 meetings were held with community leaders and two Open Houses were held for all community residents to ask questions and express opinions on the proposal. The input received through this consultation process is reflected in the final design of the Project. EPDA LP has addressed all questions and issues raised by stakeholders, and is currently unaware of any outstanding matters.