

Bylaw 19866

Amendment to the Aurum Industrial Business Park Area Structure Plan

Purpose

To amend the Aurum Industrial Business Park Area Structure Plan.

Readings

Bylaw 19866 is ready for three readings after the public hearing has been held. If Council wishes to give three readings during a single meeting, Council must unanimously agree “That Bylaw 19866 be considered for third reading.”

Advertising and Signing

This Bylaw was advertised in the Edmonton Journal on August 20, 2021, and August 28, 2021. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Bylaw.

Report

The amendment to the Aurum Industrial Business Park proposes to re-designate the subject area from Medium Industrial to Heavy Industrial uses. Aurum is located on the eastern edge of the City. Range Road 232 / 33 Street NE is the municipal boundary between Strathcona County and the City of Edmonton. Development in Strathcona County to the east is generally industrial.

The property is made up of two lots. The larger property is currently designated and zoned Medium Industrial and Heavy Industrial. This application will allow the entire site plus the access to be developed in a consistent form.

This proposal is in alignment with the applicable policies of The City Plan (MDP) by maintaining land supply necessary to support continued industrial growth and encouraging innovative servicing solutions that support the growth and evolution of industrial lands.

The associated rezoning, Charter Bylaw 19867, to rezone the lands from (IM) Medium Industrial to (IH) Heavy Industrial is in alignment with the Plan Amendment and proposes uses compatible with the existing development in the area. This site is

centrally located in a large industrial area that straddles the municipal boundary and has excellent accessibility.

All comments from civic departments or utility agencies regarding this proposal have been addressed.

Public Engagement

Advance Notice was sent to surrounding property owners and the Horse Hill Community League (1995) Association on June 28, 2021. No responses were received.

Attachments

1. Bylaw 19866
2. Administration Report