

Bylaw 19866

A Bylaw to amend Bylaw 9809, as amended, being the  
Aurum Industrial Business Park Area Structure Plan.

WHEREAS pursuant to the authority granted to it by the Municipal Government Act, on October 8, 1991, the Municipal Council of the City of Edmonton passed Bylaw 9809, being Aurum Industrial Business Park Area Structure Plan; and

Council found it desirable to amend the Aurum Industrial Business Park Area Structure Plan through the passage of Bylaws 15108, 18131, and 19453; and

WHEREAS an application was received by Administration to amend the Aurum Industrial Business Park Area Structure Plan; and

WHEREAS Council considers it desirable to amend the Aurum Industrial Business Park Area Structure Plan; and

NOW THEREFORE after due compliance with the relevant provisions of the Municipal Government Act RSA 2000, ch. M-26, as amended, the Municipal Council of the City of Edmonton duly assembled enacts as follows:

1. Bylaw 9809, Aurum Industrial Business Park Area Structure Plan, is hereby further amended as follows:
  - a) Delete the map entitled “Bylaw 19453 Amendment to Aurum Industrial Business Park Area Structure Plan” and replace it with the map entitled “Bylaw 19866 Amendment to Aurum Industrial Business Park Area Structure Plan,” attached hereto as Schedule “A” and forming part of this Bylaw;

b) Delete Table 1 entitled “Aurum Industrial Business Park Area Structure Plan - Land Use and Population Statistics - Bylaw 19453” and replace it with “Aurum Industrial Business Park Area Structure Plan - Land Use and Population Statistics - Bylaw 19866”, attached hereto as Schedule “B” and forming part of this Bylaw; and

c) Delete the map entitled “Figure 5 - Development Concept” and replace it with the map entitled “Figure 5 - Development Concept,” attached hereto as Schedule “C” and forming part of this Bylaw.

READ a first time this	day of	, A. D. 2021;
READ a second time this	day of	, A. D. 2021;
READ a third time this	day of	, A. D. 2021;
SIGNED and PASSED this	day of	, A. D. 2021.

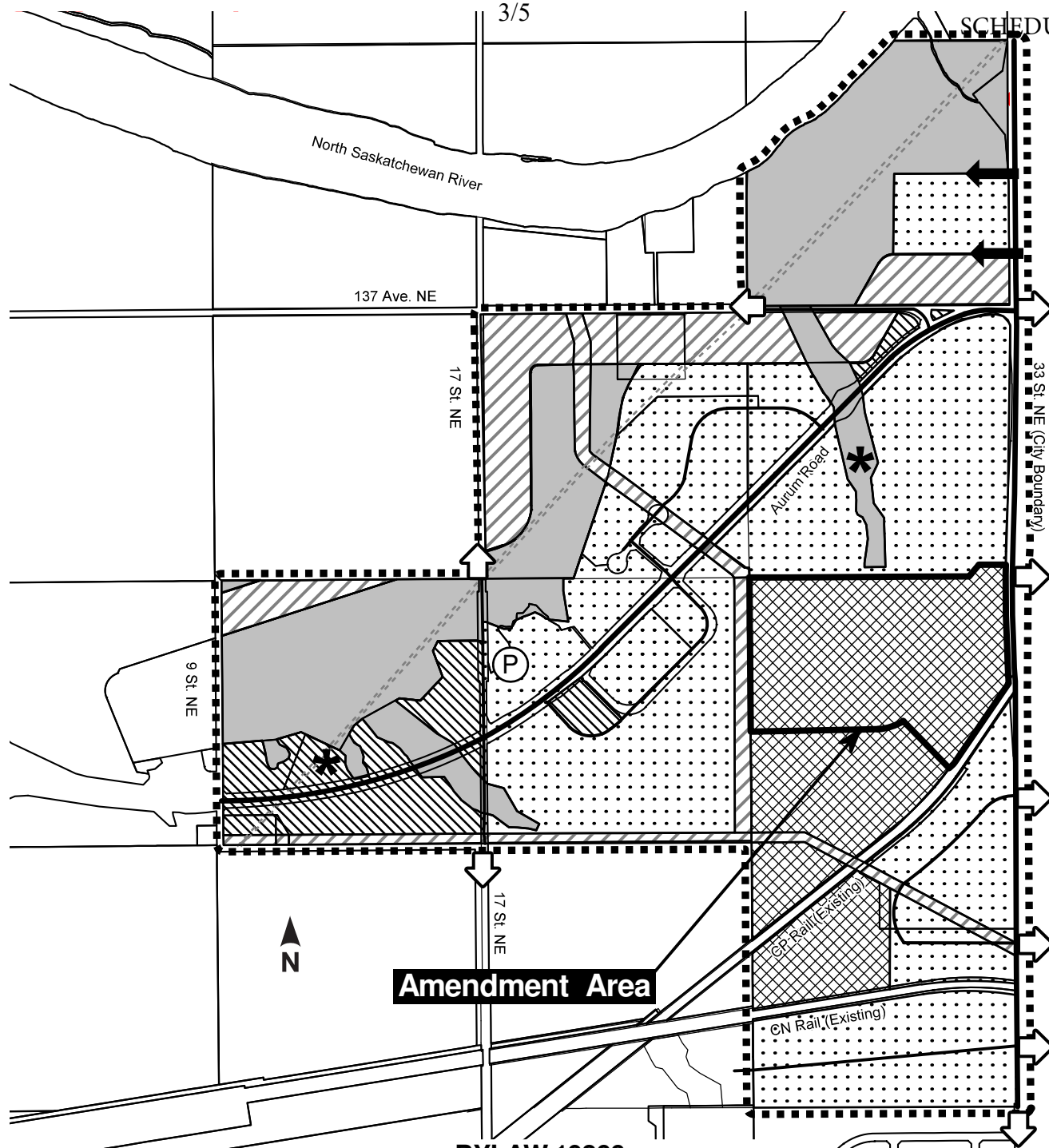
THE CITY OF EDMONTON

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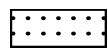









MAYOR

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CITY CLERK



**BYLAW 19866  
AMENDMENT TO  
AURUM INDUSTRIAL BUSINESS PARK  
Area Structure Plan  
(as amended)**

- |   |  |  |                    |
|---|--|--|--------------------|
|  | Business/Light Industrial                      |  | Potential Park     |
|  | Medium Industrial                              |  | Arterial Roadway   |
|  | Heavy Industrial                               |  | Collector Roadways |
|  | Ravines/Natural Areas (ER)                     |  | Access Road        |
|  | Major Pipeline Corridor                        |  | Boundary of ASP    |
|  | Proposed Online Stormwater Management Facility |  | Amendment Area     |

**Note:** Location of collector roads and configuration of stormwater management facilities are subject to minor revisions during subdivision and rezoning of the neighbourhood and may not be developed exactly as illustrated.

**TABLE 1**  
**AURUM INDUSTRIAL BUSINESS PARK AREA STRUCTURE PLAN**  
**LAND USE AND POPULATION STATISTICS**  
**BYLAW 19866**

	<b>Area (ha)</b>	<b>% of GDA</b>
Gross Area	444.10	
Arterial (137 Avenue – if 4 lanes)	11.17	
Pipeline & Utility Rights-of-Way	37.46	
<i>Private railway</i> Rights-of-Way	5.96	
Environmental Reserve (ER)*	93.66	
Online Stormwater Management Facility (ER)	3.61	
<b>Gross Developable Area</b>	<b>292.26</b>	<b>100.0%</b>
Circulation (3%)**	8.76	3.0
<b>Net Developable Area (Industrial)</b>	<b>283.50</b>	<b>97.0 %</b>
Business / Light Industrial	25.34	
Medium Industrial	184.78	
Heavy Industrial	73.38	

Figure 5 - Development Concept

