

Bylaw 19453

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 and 18131; 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) Deleting "Table 1 - Aurum Industrial Business Park Area Structure Plan Land Use and Population Statistics Bylaw 15108" and replacing it with "Table 1 - Aurum Industrial Business Park Area Structure Plan Land Use and Population Statistics Bylaw 19453," attached hereto as Schedule "A" and forming part of this Bylaw;

- b) Delete the map entitled "Bylaw 18131 Amendment to Aurum Industrial Business Park Area Structure Plan" and replace it with the map entitled "Bylaw 19453 Amendment to Aurum Industrial Business Park Area Structure Plan," attached hereto as Schedule "B" and forming part of this Bylaw; and
- c) Delete the map entitled "Figure 5 - Development Concept - BW" and replace it with the map entitled "Figure 5 - Development Concept - BW," attached hereto as Schedule "C" and forming part of this Bylaw.

READ a first time this	20th	day of	October	, A. D. 2020;
READ a second time this	20th	day of	October	, A. D. 2020;
READ a third time this	20th	day of	October	, A. D. 2020;
SIGNED and PASSED this	20th	day of	October	, A. D. 2020.

THE CITY OF EDMONTON



MAYOR



A/CITY CLERK

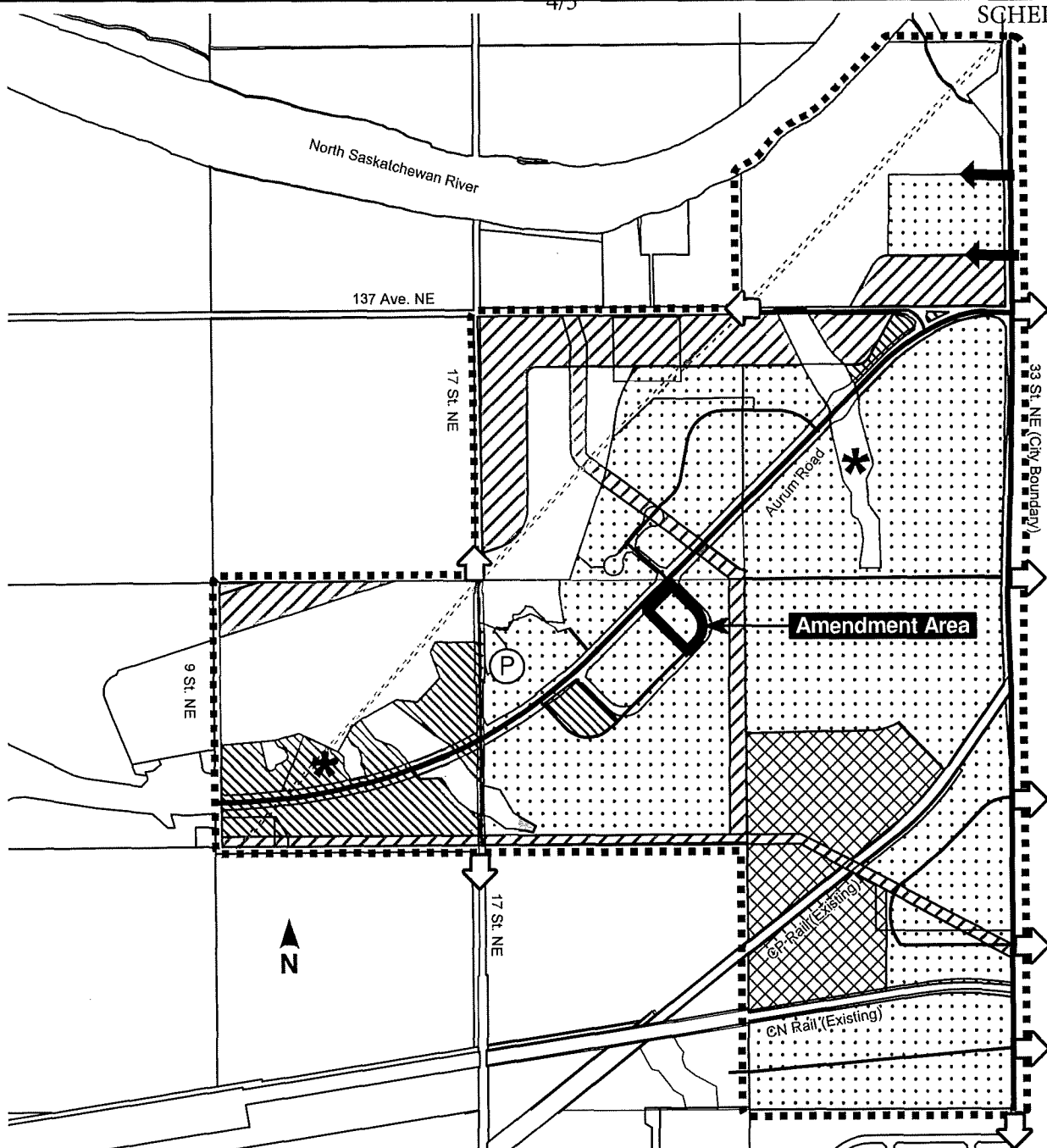
TABLE 1
AURUM INDUSTRIAL BUSINESS PARK AREA STRUCTURE PLAN
LAND USE AND POPULATION STATISTICS
BYLAW 19453
 (Amended by Editor)

	Area (ha)	% of GDA
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	
Gross Developable Area	292.26	100.0%
Circulation (3%)**	8.76	3.0
Net Developable Area (Industrial)	283.50	97.0 %
Business / Light Industrial	25.34	
Medium Industrial	222.81	
Heavy Industrial	35.35	













* Exact ER area to be determined by legal survey and endorsed by the City of Edmonton

** Circulation includes roadways, rail lines and other miscellaneous rights-of-way

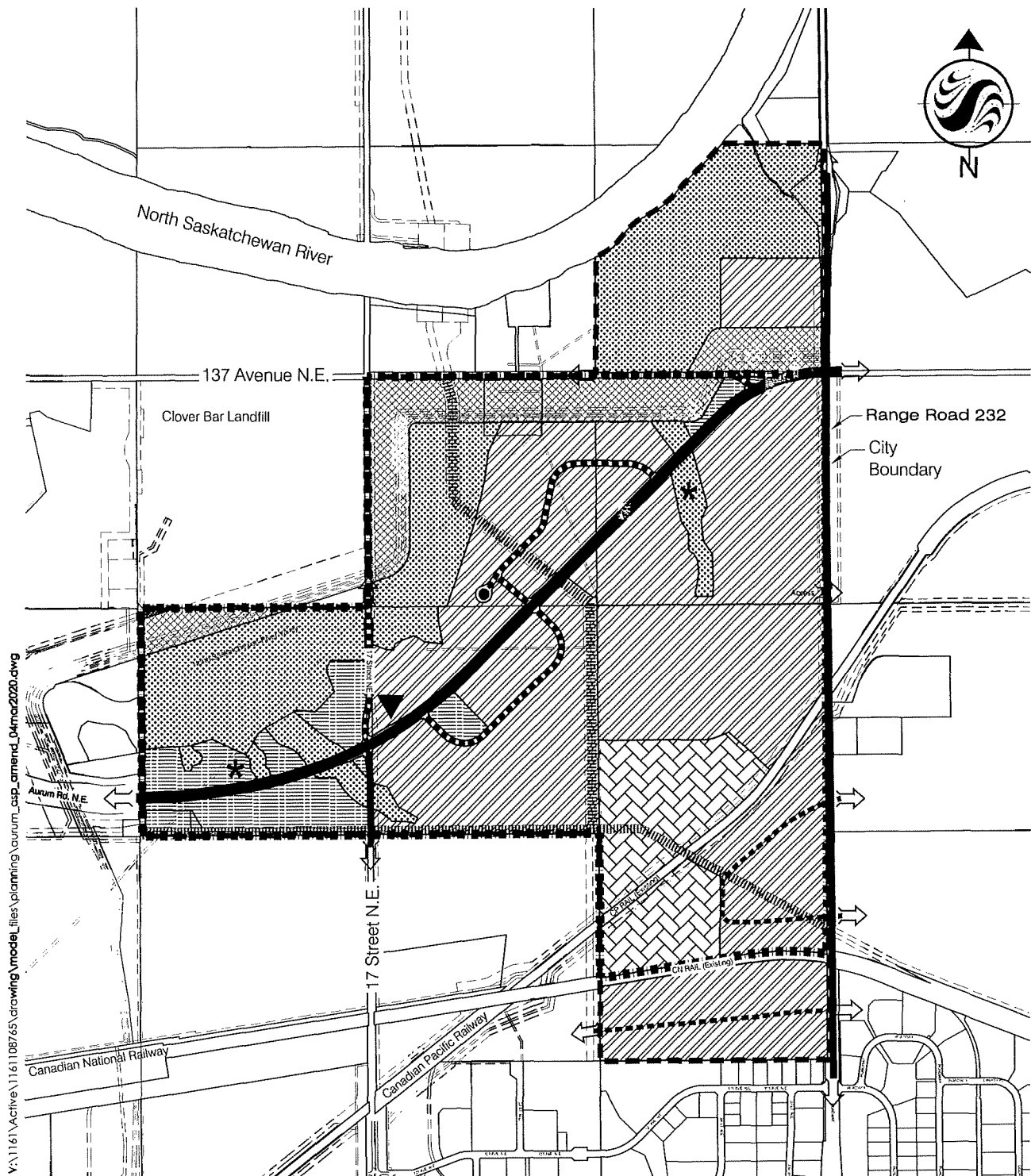
NOTE: Municipal Reserves are owing for much of this area, and at the time of subdivision will be taken as land, cash in lieu, Deferred Reserve Caveat or a combination thereof, as shown on Figure 5 – Development Concept.



**BYLAW 19453
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 Boundary |

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.



1: 20,000

Legend

- AURUM Industrial ASP Boundary
- AURUM Industrial ASP Amendment Boundary
- Business / Light Industrial
- Medium Industrial
- Heavy Industrial
- Ravines / Natural Areas (ER)

Major Pipeline Corridor

Arterial Roadways

Collector Roadways

* The collector roadway pattern is conceptual only and may not be required

* Proposed Online Stormwater Management Facility

Potential Park Site

Client/Project

FOCUS EQUITIES ALBERTA INC.
 AURUM ENERGY PARK
 AREA STRUCTURE PLAN AMENDMENT

Figure No.

5.0

Title

Development Concept - B/W

March 5, 220
 1161 108765



Stantec