

Bylaw 15108

A Bylaw to amend Bylaw 9809,
being 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

WHEREAS an application was received by the Planning and Development Department to further amend 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 the map entitled "Bylaw 9809 Aurum Industrial Business Park Area Structure Plan" and substituting therefore the map entitled "Bylaw 15108 Aurum Industrial Business Park Area Structure Plan" attached hereto as Schedule "A" ; and forming part of this Bylaw; and
- b) deleting Section 1 Introduction and substituting therefore "1.0 Introduction":

"1.0 Introduction

1.1 Purpose

As established under Section 633 of the Municipal Government Act, the purpose of this Area Structure Plan is to establish a framework for future land use planning, and the provision of municipal infrastructure, services and amenities in conformance with established planning policies, objectives and requirements of the City of Edmonton and based on the characteristics and opportunities contained within the site.

1.2 Plan Area and Location Boundaries

The Aurum Industrial Business Park Area Structure Plan ("ASP") is situated in the northeast section of the City of Edmonton (see *Figure 1.0 – Location Plan & Figure 2.0 – Context Plan*). The Aurum lands are located within the entire Section 22-53-23-W4M, SE¼ 21-53-23-W4M, NE¼ 15-53-23-W4M and a portion of the SE¼ 27-53-23-W4M and consists of approximately 444.12 hectares (1,097.44 acres).

The lands are situated within the following boundaries:

- a) South of North Saskatchewan River;
- b) North of Clover Bar Industrial area;
- c) West of 33 Street NE/Range Road 232 (City of Edmonton / Strathcona County Boundary);
- d) East of 9th Street NE and the North Saskatchewan River Valley top-of-bank.

1.3 Background

1.3.1 Planning History of the Aurum Industrial Business Park Area Structure Plan

The Aurum Industrial Business Park Area Structure Plan (Bylaw 7586) was originally approved by City Council in June 1984. Bylaw 7586 allowed for the development of a variety of light, medium and heavy industrial uses adjacent to major roadways and railway corridors.

In 1990, Council approved Bylaw 9495, which contemplated the development of the City's proposed landfill.

In September 1991, Council repealed Bylaw 9495 after the Edmonton Board of Health refused to support the landfill proposal. Bylaw 9809 adopted a new Aurum Industrial ASP, which included a variety of light, medium and heavy industrial uses (see *Figure 3.0 – Existing Bylaw 9809*).

It should be noted that the southeast portion of the ASP has experienced development activity since 2006 (the area outside of our amendment area) *in compliance with* the existing ASP (Bylaw 9809), and no change to land use designation or zoning is proposed in Blocks 1 to 3, Plan 8920191.

The Aurum Industrial Business Park Area Structure Plan has undertaken some adjustments to the overall development concept, servicing strategies and transportation system in an effort to rationalize their development efficiency and applicability to current market demands. The net effect of these changes and new development objectives reinforces the need to amend the ASP as presented in this document.

1.4 Land Ownership

Ownership of the lands within the Plan boundaries are listed in Table 1 - *Land Ownership*, and illustrated on *Figure 4.0 – Land Ownership*.

TABLE 1 LAND OWNERSHIP			
	Private / Public Owner	Legal Description	Area (ha)
1	*Private Corporate (Focus Equities)	NE / NW ¼ 22-53-23-W4M	86.3
2	*Private Corporate (Focus Equities)	SW ¼ 22-53-23-W4M	64.6
3	Private Corporate	Block 3 Plan 8320191	61.2
4	Private Corporate	Block 2 Plan 8920191	36.9
5	Private Non-Corporate	SE ¼ 27-53-23-W4M	33.06
6	*Private Corporate (Focus Equities)	SE ¼ 21-53-23-W4M	29.651
7	Government	Block D Plan 8320792	27.1
8	Private Corporate	Block 1 Plan 8920191	25.8
9	Government	Block B Plan 8320792	16.4
10	Government	Block C Plan 8320792	9.39
11	Government	Right-of-Way Plan 8220579	6.62
12	Government	Part of SE ¼ 21-53-23-W4M	4.28
13	Government	Block A Plan 5847 K.S.	3.36
14	Private Non-Corporate	Parcel 'A' Plan 4842 C.L.	2.629
15	Private Corporate	Area 'A' Plan 9523711	1.45
16	Private Corporate	Area 'B' Plan 9721199	0.257
17	Government	Ptn. of Block D Plan 8320792	0.211
18	Miscellaneous	N/A	34.91
TOTAL AREA			444.12

Names in parenthesis indicate the subject lands are under option to purchase or beneficial ownership”

- c) deleting Section 2 Planning Context and substituting therefore “2.0 Development Concept Implementation”:

“2.0 Development Concept Implementation

2.1 Industrial Development

Objective: The Aurum Industrial ASP provides a framework for accommodating a variety of industrial users serving Edmonton, the Capital Region and beyond.

Objectives	Policies	Implementation
<p>2.1.A</p> <p>Provide parcels of varying sizes to accommodate an array of industrial uses and activities.</p>	<p>To ensure industrial development utilizes the lands as designated in the ASP.</p> <p>To allow flexibility in the size of parcels in order to accommodate the space requirements of respective users.</p> <p>To provide industrial and business opportunities to serve the employment needs of Edmonton and the Capital Region.</p>	<p>The land designated for industrial uses is illustrated on Figure 5.0 - Development Concept and in the Land Use Statistics Table (Appendix 1).</p> <p>The size of the parcels to accommodate user demands shall be pursued at the rezoning and subdivision phases.</p> <p>A variety of uses are permitted within the existing and proposed respective (IB) Business Industrial, (IM) Medium Industrial and (IH) Heavy Industrial zoned lands.</p>
<p>2.1.B</p> <p>Locate and orient industrial parcels along arterial roadways to take advantage of the high visibility and convenient access opportunities.</p>	<p>To take advantage of major roadways to increase visibility and provide appropriate accesses to the industrial parcels.</p>	<p>The development concept has provided a number of industrial parcels with access and frontage along the internal collectors and arterial roadways (e.g. 137 Avenue NE and 33 Street NE/Range Road 232).</p>

2.1.C To sensitively integrate existing industrial development with newer industrial development.	To ensure that the impact of industrial development on adjacent land uses are minimized through the use of setbacks/ buffering as required by the City of Edmonton.	Appropriate buffers, setbacks and landscaping requirements will be determined at the subdivision or development permit stage at the discretion of the Development Officer.
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The Aurum Industrial ASP will encourage further economic development, diversification, and employment by accommodating business enterprises in need of large-scale facilities with extensive transportation infrastructure (see *Figure 5.0 – Development Concept*).

The Aurum Industrial ASP responds to existing and emerging industrial markets, economic growth and construction of new transportation facilities (Anthony Henday Drive) within the region. The location and configuration of industrial land uses take advantage of existing and planned transportation infrastructure (Anthony Henday Drive, Yellowhead Trail, 137 Avenue NE, and 33 Street NE/Range Road 232). The ASP provides the opportunity to develop rail to end-users. The extension of rail spurs will be dependant upon demand from respective users. Depending on the rate of absorption in this area, the ASP will be phased in as demand warrants. Alternatively the lands proposed for rail spurs may be uses for access roads, utility right-of-ways or incorporated within developable land parcels. Detailed land use information is outlined in the *Appendix 1 – Land Use Statistics*.

2.2 Transportation and Circulation

Objective: The Aurum Industrial ASP promotes the safe, efficient and on-going movement of automobiles, trucks, and trains.

Objectives	Policies	Implementation
2.2.A Utilize the existing and planned transportation network to help facilitate traffic movement within and through the Aurum ASP.	Provide a logical, safe and efficient transportation system within the plan area to address the transportation needs of the Aurum area.	Construction and upgrades to the roadways shall be developed to the standards accepted by the City of Edmonton. The Transportation Department will evaluate each development application to ensure projected traffic volumes do not exceed the capacity on adjacent roadways.

	Individual accesses from the parcels shall be adequately spaced along the internal collectors and major arterial roadways (137 Avenue NE and 33 Street NE/Range Road 232).	Access to each parcel from the collector and arterial roadways shall be established and constructed to the standards established by the Transportation Department.
2.2.B Integrate the existing railway facilities with urban development.	Ensure development adheres to the guidelines established by Canadian National Railway, Canadian Pacific Railway and Transport Canada regarding the provision of separation spaces, berms and buffers.	Industrial parcels adjacent to railway corridors shall be developed to ensure they do not interfere with the movement of rail traffic.

The transportation network within the Aurum Industrial ASP will safely accommodate the efficient movement of automobiles, trucks and rail traffic (see *Figure 6.0 – Transportation Network*).

137 Avenue NE, 33 Street NE/Range Road 232 and 17 Street NE are the major roadways that serve the Aurum plan area. These roadways will be constructed and / or upgraded in phases in accordance with the advancement of development and as demand warrants. These roadways will be ultimately developed to carry traffic to the major highways (future Anthony Henday Drive, Yellowhead Trail) and adjacent communities (Strathcona County).

137 Avenue NE is planned to be developed as a major east-west arterial providing a connection to the future Anthony Henday Drive to the west and Strathcona County to the east. The City of Edmonton has agreed to develop 137 Avenue NE in stages, with the first stage to be developed to a two lane cross section. At the present time, the City of Edmonton is protecting 137 Avenue NE road right-of-way for a four lane arterial cross section. However, Strathcona County has requested that the City of Edmonton review traffic volume projections on 137 Avenue NE and determine if the road right-of-way should be protected for an ultimate six lane arterial cross section. A decision on whether the road right-of-way for a six lane arterial should be protected will be made in early 2009.

The first four lanes of 137 Avenue NE are included in the Arterial Roadway Assessment (ARA) Bylaw and will subsequently be developed according to the bylaw. The City of Edmonton will construct a crossing in the Clover Bar Ravine in the southwest portion of the plan area through the ARA program.

33 Street NE/Range Road 232 is a north-south roadway under the jurisdiction of Strathcona County. It provides access to the Aurum lands and adjacent industrial areas to the south and east. A portion of 33 Street NE/Range Road 232 adjacent to the Aurum lands is constructed as a rural cross-section. The roadway is to be ultimately developed as a four lane arterial roadway with limited access opportunities from individual parcels (approximately four shared-access points).

17 Street NE is a major north-south arterial roadway connecting the industrial areas to the north of the Yellowhead and suburban areas to the south in Sherwood Park (Strathcona County). The roadway north of the Yellowhead is currently developed as a rural cross section. An all-directional interchange exists at the Yellowhead Trail, which is planned to undergo future upgrades. This roadway provides important access to the Aurum lands and the Yellowhead Trail.

The future Anthony Henday Drive will be developed as a major limited-access highway facility providing easy access to and from the Aurum plan area. A future interchange is planned at 137 Avenue NE, which will provide access to the Aurum Energy Park.

The transportation network for the Aurum Industrial ASP will be provided in accordance with the requirements of the City of Edmonton's Transportation Department. The roads identified on the Development Concept are conceptual and their exact location will be determined at the subdivision stage, as determined and in conjunction with the Transportation Department.

2.3 Environmental

Objective: The Aurum Industrial ASP shall promote the preservation of the North Saskatchewan River Valley, ravines and natural areas.

Objective	Policies	Implementation
2.3.A To ensure lands within the ASP are clear of contamination.	Phase 1 Environmental Site Assessments will be required at the rezoning and/or subdivision stage.	Appropriate environmental review will be required at the rezoning and/or subdivision stage to ensure the lands are suitable for development.
2.3.B Ensure urban development respects the top-of-bank and other ravine areas.	Respect the policies and regulations identified in the North Saskatchewan River Valley ARP and North Saskatchewan River Valley Bylaw at the zoning and/or subdivision stage.	The Planning and Development Department will assess all proposed developments adjacent to the top-of-bank and ravine areas to ensure they comply with the appropriate bylaws and policy plans at the zoning and/or subdivision stage.
2.3.C Promote environmental protection and conservation.	Protect significant natural features when designing and planning facilities and services.	Natural areas and identified significant / sensitive environmental areas should be protected.

The Aurum Industrial ASP will encourage on-site stormwater management facilities with naturalized landscaping to minimize environmental and economic costs associated with their

maintenance. All development adjacent to ravines will incorporate a minimum 7.5m development setback, pending a detailed geotechnical study.

A Top-of-Bank survey will be conducted and determined by the owner in association with the City of Edmonton for lands legally described as portions of NW 22-53-23-4, SW 22-53-23-4 and SE 21-53-23-4 at the time of subdivision or any Development Permit Application on any one of the above – mentioned parcels, or by September 2009, whichever comes first.

In the event that the Top-of-Bank survey line does not conform with the zoning boundary, and rezoning is required, then the owner will submit an application to rezone the land to ensure compliance.

Further, at the time of subdivision, the conditions and methods for any crossing of the natural watercourse at the southern boundary of NE 22-53-23-W4M will be determined in consultation with the Parks Branch of the Asset Management and Public Works Department and Alberta Environment.

2.4 Development Standards

Objective: The Aurum Energy Park ASP will provide a well-planned industrial area in the Greater Edmonton region, while fitting in harmoniously with adjacent industrial uses.

Objective	Policies	Implementation
<p>2.4.A</p> <p>To ensure industrial development is planned and developed in a manner that maintains an efficient operating industrial park.</p>	<ul style="list-style-type: none"> Promote design standards to ensure industrial uses and activities along arterial and major roadways are planned to ensure efficient future development. 	<ul style="list-style-type: none"> The development shall provide a comprehensively planned transportation and servicing systems that will be completed over time to create an industrial area that will be both attractive and operationally efficient for the users.

The Aurum Industrial ASP will strive to promote high quality industrial development. Tree planting, berming and screen fencing along the major roadways (137 Avenue NE, 33 Street NE/Range Road 232, 17 Street NE) shall be incorporated to the standards established by the City of Edmonton. On-site stormwater management facilities will be positioned adjacent to roadways (where possible) to improve physical aesthetics and provide a setback between industrial development and the roadways. These SWMFS may include various landscaping elements (trees, native plant species) to improve its overall physical appearance and quality of storm run-off.”

- d) deleting Section 3 Environmental Analysis and substituting therefore “3.0 Servicing Concept”:

“3.0 Servicing Concept

3.1 Stormwater Network

There are two watersheds that accommodate natural drainage from the lands into the North Saskatchewan River. The Clover Bar Creek basin conveys drainage from south to north across the lands to the North Saskatchewan River. A second watershed, an unnamed creek, conveys drainage in a northwesterly direction across the land into the North Saskatchewan River. The northern portion of the Aurum Area contains two additional creeks/drainage channels which contribute to the watersheds of the North Saskatchewan River Valley and Ravine System.

Stormwater will be controlled by a combination of on and offsite stormwater management facilities (see *Figure 7.0 – Storm Servicing*). There is one online stormwater management facility located in the northern portion of the ASP adjacent to 137 Avenue NE. The online Stormwater Management Facility (SWMF) will be designed as a naturalized wetland to enhance the treatment of water entering the drainage channel and to increase the quality of stormwater through bioretention. The online SWMF design concept integrates wetland and marsh areas with upland vegetation to create a wetland complex of improved habitat value by integrating the different habitat structures into a cohesive unit.

Drainage for the lands will be provided in accordance with the standards as prescribed by the Drainage Services Branch, City of Edmonton and any SWMFs will be sized to accommodate flows based on the on-lot development characteristics. These ponds will be constructed with an orifice to restrict discharge rates at a level determined by the detailed stormwater management analysis and to the standards accepted by the respective governing agencies. Onsite SWMFs shall include erosion and sedimentation control measures as well as a control structure to regulate the discharge to the common ditches or pipes. Storm sewers and drainage ditches throughout Aurum Energy Park will be sized to convey restricted flows from the lots and unrestricted flows from the roadways to the existing drainage channels. This servicing option results in smaller diameter storm sewers allowing for flexibility in the stormwater management design and will eliminate the construction of unnecessary infrastructure.

3.2 Water Network

Each lot in the Aurum Energy Park will be provided with a 250mm water service (see *Figure 8.0 – Water Servicing*). The watermain constructed must form a loop in order to provide adequate pressure and flow. The watermain distribution system is designed to provide fire protection to all parcels within the ASP plan area.

A 400mm watermain will be constructed along the future 137 Avenue NE right-of-way. It will tie into the existing watermain located on 33 Street NE/Range Road 232 on the north end and to the existing watermain at the intersection of 17 Street NE and the CN Rail on the south end. It should be noted that the watermain located on 33 Street NE/Range Road 232 is owned and operated by Strathcona County. The watermain will be constructed along the entire length of the internal roadways. This will create a looping configuration and will be required to service each lot with adequate pressure and fire protection. To accommodate staging and provide a superior system, the watermain will loop back to the existing watermain located on 33 Street NE/Range Road 232 approximately 800m south of 137 Avenue NE.

3.3 Sanitary Servicing

Sanitary service to the Aurum Energy Park will involve tying into the existing regional trunk that parallels the 33 Street NE/Range Road 232 right-of-way (see *Figure 9.0 – Sanitary Servicing*). The trunk is 1200mm in diameter at this point and terminates at the Capital Regional Sewage Treatment Plant, which is situated north of the Aurum Lands. According to the City of Edmonton, the addition of sanitary services will not create capacity issues, as there is more than adequate capacity in the receiving trunk.

The current servicing concept provides sanitary servicing to each lot within the Aurum Energy Park. The sanitary sewer will be sized to accommodate flows based on City of Edmonton standard land area and zoning. This will provide a standard level of service to all lots.”

Sanitary sewer will be constructed along the proposed 137 Avenue NE and will tie into the existing regional trunk at the intersection of 137 Avenue NE and 33 Street NE/Range Road 232. Sanitary sewers will be constructed along the entire length of the internal roads in order to provide sanitary service to each individual lot.”

- e) deleting Section 4 Planning and Design Objectives and substituting therefore “4.0 Development Context”:

“4.0 Development Concept

4.1 Development Authorities

Legislative or Statutory Document	Designations, Provision, Direction or Impact
<i>Municipal Government Act</i>	<p>Municipalities in Alberta may acquire, as “environmental reserve”, lands that are:</p> <ul style="list-style-type: none"> ▪ Part of a swamp, gully, ravine, coulee or natural drainage course; ▪ Subject to flooding or instability; or ▪ Abutting the bed and shore of any lake, river, or stream. (Section 664) <p>Municipalities in Alberta may acquire, without compensation, land for roads and public utilities, and land, or money-in-lieu of land, for “municipal reserves” (Section 661).</p> <p>Subject to any other enactment, a municipality has the direction, control and management of the rivers, streams, watercourses, lakes and other natural bodies of water within the municipality, including the air space above and the ground below. (Section 60)</p>

Legislative or Statutory Document	Designations, Provision, Direction or Impact
<i>Public Lands Act</i>	The title to the beds and shores of all permanent and natural occurring bodies of water, and all natural occurring rivers, streams and watercourses is vested in the Crown of Alberta (Section 3).
<i>Water Act</i>	The Government of Alberta requires municipalities to address the quality of stormwater discharged to watercourses. The Province has accepted stormwater retention as a means of improving the quality of runoff water.
<i>Plan Edmonton – Municipal Development Plan</i>	<p>The Aurum lands are designated as “Business/ Employment” area.</p> <p>All ravines are to be protected as part of the North Saskatchewan River Valley and Ravine System (Section 1.6.2)</p> <p>The preservation of natural areas is to be considered through the planning process (Sec 1.6).</p> <p>Urban design principles and guidelines are to be promoted to enhance the quality of the urban environment (Sec 1.1.3).</p> <p>The integrity of pipeline and utility corridors is to be maintained while planning for growth and development (Sec 1.1.14).</p> <p>Intensification of development is to be promoted around transportation corridors and employment areas (Sec 1.3.4).</p> <p>The supply of industrial land is to be ensured (Sec 1.1.5).</p> <p>Address adequate separation distances between heavy industry and other uses through a risk management approach (Sec 1.1.6).</p> <p>Opportunities for clustering compatible development in economic activity centers are to be provided (Sec 1.1.7).</p> <p>The Aurum Industrial ASP area is located within the Intermunicipal Planning boundaries and is subject to consultation and review by Strathcona County (Section 6.4.5).</p>
<i>Strathcona County Municipal Development Plan</i>	Industrial land uses within the ASP amendment area are subject to review through the Heavy Industrial Transition Overlay to ensure risk to adjacent properties is minimized. (Sec. 9.0 – Industrial Development)
<i>North Saskatchewan River Valley Area Redevelopment Plan</i>	Development adjacent to the North Saskatchewan River will be subject to the policies and regulations as stipulated within the ARP.

Legislative or Statutory Document	Designations, Provision, Direction or Impact
<i>Natural Area Systems - Policy C 531</i>	Natural areas identified in the City of Edmonton inventory of natural sites, shall be assessed as to their value and sustainability and a decision rendered on their future retention. Four designated natural areas (NE 272, 274, 283 and 284) are located within the Aurum Industrial ASP.
<i>Alberta Energy Utilities Board Policy and Guidelines</i>	The City of Edmonton's Policy Guidelines for the Integration of Transmission Pipelines and Urban Development (1985), Planning for the Interface of Pipeline Right-of-ways and the Subdivision of Land (2003), Alberta Energy and Utilities Board policies and any other relevant policies affecting lands abutting pipeline rights-of-way will be addressed at the subdivision planning stage.

4.2 Physical site conditions

4.2.1 Topography and Soils

The land within the Aurum Industrial ASP is level to slightly undulating and gently slopes toward the North Saskatchewan River Valley (see *Figure 10.0 - Site Contours*). The highest elevation point is 675m located at southeast corner of the plan area.

Soils within the Aurum Industrial ASP are primarily comprised of the Chernozemic Order as identified in the Alberta Soil Survey. This type of soil develops mainly in grassland and parkland regions and is initially fertile. Parent material ranges from coarse textured outwash material in the northwest to fine textured, lacustrine material in the southeast. As such, the soil conditions pose no impediment to urban development.

4.2.2 Existing Land Uses

The Aurum Industrial ASP contains a number of existing land uses as shown on *Figure 11.0 - Site Features*. The majority of the plan area is comprised of agricultural uses and vacant open space. A number of existing industrial uses are situated east of the plan area, across 33 Street NE/Range Road 232 (within Strathcona County).

The remainder of the lands are cleared and under cultivation. None of these uses pose any particular constraints to future urban development. However, future development of any and all properties within the Plan area is the option of the respective landowners.

4.2.3 Surrounding Land Uses

The ASP area is bound by the North Saskatchewan River on the north, 33 Street NE/Range Road 232 on the east, the existing Clover Bar Industrial area to the south, and 9 Street NE and the North Saskatchewan River Ravine top-of-bank on the west. Immediately south of the Clover Bar Industrial area is Highway 16 (Yellowhead Trail). East of 33 Street NE/Range Road 232, within the Intermunicipal Fringe Area, lies Strathcona County and a number of industrial uses (Lockerbie & Hole, Prairie Mushrooms, Canfor). To the west lies the Clover Bar Waste Management Facility and the associated landfill.

Strathcona County is currently reviewing the North of Yellowhead Area Concept Plan, which will consult relevant stakeholders to identify key land use issues, opportunities and constraints, and develop a preferred concept that will guide development over the next 20 years.

4.3 Environmental Resources

The City of Edmonton Table Lands Inventory of Environmentally Sensitive and Significant Natural Areas (1993) identifies five environment resources within the Aurum ASP area (see *Figure 11.0 – Site Features*). These include the North Saskatchewan River Valley and four natural areas (NE 272, 274, 283 and 284).

4.3.1 North Saskatchewan River Valley and Associated Ravines

The North Saskatchewan River Valley borders the north and a portion of the western boundary of the Aurum Industrial ASP. The area within the river valley is relatively flat and composed of discontinuous lengths of floodplains and terraces. Relatively large undisturbed forest composed of aspen, balsam poplar and birch support a wide diversity of plant species contributing to this site's self-sustainability. A well-developed understory provides wildlife habitat and movement corridor linking local natural areas. The majority of the lands identified above have been previously dedicated as Environmental Reserve (ER) which will ensure they are preserved. However, as noted in the North Saskatchewan River Valley and Ravine System Protection Overlay, "the boundary is a general boundary and is subject to more precise location where such location is established through the approval of Plans of Subdivision or survey plans of the top-of-the-bank." Additional natural areas may be identified at the time of rezoning, subdivision or development permit for dedication as ER.

4.3.2 Natural Areas

The Aurum Industrial ASP is predominantly agricultural land with the exception of a vacated farmstead. Natural areas present within the ASP are identified by the City of Edmonton Table Lands Inventory of Environmentally Sensitive and Significant Natural Areas (1993). This document, in conjunction with Development Setbacks from River Valley/Ravine Crests (2002), shall provide additional information regarding potential environmental resources.

4.4 Environmental Site Assessments

Phase 1 Environmental Site Assessments have been completed for the NE / NW ¼ 22-53-23-W4M, SW ¼ 22-53-23-W4M and Block 3, Plan 8320191. Two sites within the Phase 1 area require additional review. Prior to any rezoning, subdivision and/or development permit, the two sites identified on Appendix V must be confirmed by the Environmental Planning group as appropriate for the proposed development.

Other Phase 1 ESA's will be required at the rezoning stage in order to ensure the lands are cleared of potential environmental contamination, as shown on the attached Appendix V. The Appendix is deemed to be updated as the sites are reviewed and cleared.

4.4.1 Non-Participating Land Owners

No other Phase I or Phase II Environmental Site Assessments have been undertaken on the remaining lands within the ASP. (as shown on Appendix V) The Environmental Planning Group of the Planning & Development Department will require that outstanding ESA's or disclosure statements are provided by the minority land owners at the rezoning or subdivision stage.

4.5 Energy and Natural Resources

Oil and gas activity in Aurum Energy Park ASP remains significantly limited reflecting the relatively small size and productivity of oil and gas reserves in the area.

In accordance with the City of Edmonton policies, adoption of this ASP Amendment will provide clear direction for the development of lands and discourage further oil and gas exploration.

4.5.1 Pipeline Rights-Of-Way and Facilities

A review of information provided by the Alberta Energy & Utilities Board (AEUB) has indicated that a number of pipeline transmission facilities are located within the Aurum Industrial ASP.

A number of major pipeline corridors are situated within the plan area. One major corridor runs through the central portion of the ASP in a north-south fashion, entering Section 22-53-23-W4M in the south, traveling in a northwesterly direction across the NW¼ 22-53-23-W4M, and eventually exiting towards the North Saskatchewan River Valley. A second major pipeline corridor runs through the northern portion of the ASP in an east-west direction through the NE and NW¼ 22-53-23-W4M, NE¼ 21-53-23-W4M and a portion of the SE ¼ 21-53-23-W4M. A third major pipeline corridor crosses through the southern portion of the plan area from 33 Street NE and crossing parts of the NE¼ 15-53-23-W4M, SE and SW¼ 22-53-23-W4M, and SE ¼ 21-53-23-W4M and exiting at 9 Street NE.

The Alberta Energy and Utilities Board Pipeline License Register identifies the pipeline transmission licenses within the Aurum Industrial ASP boundary (see *Figure 11.0 – Site Features & Appendix IV - Existing Pipeline Transmission Facilities*). Since these pipeline corridors travel within the central and northwestern portions of the ASP, any future development will have to be integrated.

The City of Edmonton's Policy Guidelines for the Integration of Transmission Pipelines and Urban Development (1985) and any other relevant Provincial legislation will be employed when considering rezoning and subdivision applications near or adjacent to the above noted pipelines."

f) deleting Section 5 Transportation and substituting therefore “5.0 Implementation”

“5.0 Implementation

5.1 Development Phasing

The Aurum Industrial ASP area is expected to develop in phases over a 3 to 5-year time frame. Initial stages of development are intended to occur in the southern portion of the ASP, immediately north of the CP Rail right-of-way adjacent to 33 Street NE/Range Road 232. Depending on the demands of the market and aspirations of the respective landowners, development will generally proceed in a north and west direction.

5.2 Risk Management for Heavy Industrial Development

New development and expansion of existing heavy industrial uses within the Aurum area will be assessed to ensure adequate separation and transition between incompatible uses utilizing the principles of Industrial Risk Management relative to the Major Industrial Accidents Council of Canada (MIACC) guidelines.

Heavy Industrial development proposals shall be assessed for compliance with safety, separation and siting considerations relative to surrounding uses, in accordance with City Policy, to ensure proper integration of various land uses. Safety, risk (of fire, explosion and toxic release), and nuisance and environmental assessment are integral components of the industrial development review process. The Development Officer may require all new heavy industrial development and expansion of existing heavy industrial development to retain a qualified professional acceptable to the Development Officer to prepare a quantitative risk assessment. No new heavy industrial development or expansion to heavy industrial development shall present an annual individual fatality risk in excess of the maximum risk of incident of:

- 1:100,000 beyond the nearest IH property boundary at a distance of 1.5 km; and
- 1:1,000,000 beyond the nearest IH property boundary at the City of Edmonton boundary.

Where there are potential effects or risks associated with the proposed development the Development Officer shall impose any conditions necessary to mitigate the risk or environmental nuisances and health impacts identified in the assessment.

As the Aurum Industrial Business Park ASP area shares a common boundary with Strathcona County, cumulative risk review and analysis will be undertaken as part of the Joint Planning Study entered into by the City of Edmonton and Strathcona County. Upon completion of this collaborative venture to address land uses (including risk) along the common boundaries, applicable policy changes and an amendment to the Aurum Industrial Business Park ASP may be required to implement the Joint Planning Study recommendations. The City commits to undertaking those Plan amendment applications as required.

5.3 Rezoning and Subdivision

The majority of land within the Aurum Industrial ASP is currently zoned for a variety of industrial uses under Bylaw 9809. Rezoning and subdivision of the land to conform to the proposed land uses designated in the ASP shall be undertaken as necessary.

5.4 Summary

Given current and projected economic growth in the petroleum and petrochemical sector, a high concentration of industry in neighbouring Counties, and stable oil prices, Edmonton will continue to face high demand for industrial land for the foreseeable future.

The 444.12 hectare (1,097.44 acre) Aurum Industrial ASP offers approximately 295 hectares (729 acres) of perimeter and fully-serviced land to meet the enormous need in the region's industrial real estate sector. The development offers access for road and rail transport in close proximity to the High Load Corridor that services the petrochemical companies located in Alberta's Industrial Heartland and Fort McMurray.

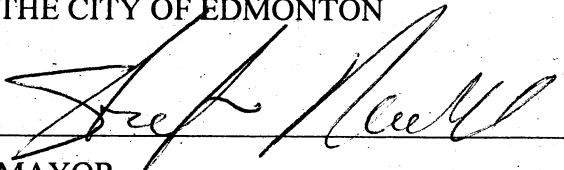
The Aurum Industrial ASP is critical to Edmonton's continued growth and prosperity and will assist with maintaining its leading position on the Canadian and North American economic landscape."

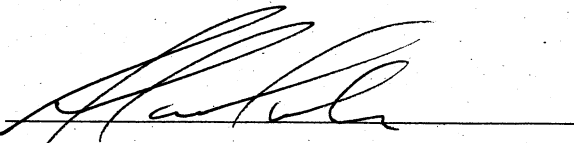
- g) deleting the following Sections: "Section 6 Development Concept; Section 7 Statistical Summary; Section 8 Proposed Servicing Scheme; Section 9 Plan Implementation".
- h) deleting the Statistics entitled "Table 7.2 Proposed Land Use Summary" and substituting therefore the following new Statistics entitled "Table 1 –Aurum Industrial Business Park Area Structure Plan Land Use Statistics" attached hereto as Schedule "B" and forming part of this bylaw; and
- i) deleting the following Figures: "Figure 2.1 - Location; Figure 2.2 - Boundaries and Ownership; Figure 2.3 - Existing Easements; Figure 2.4 - Adjacent Land Use; Figure 2.5 - Regional Land Use Zones; Figure 2.6 - Special Site Features; Figure 3.1 Surficial Geology; Figure 3.2 - Topography; Figure 3.3 - Surface Drainage; Figure 3.4 - Soils; Figure 3.5 - Vegetation; Figure 3.6 - General Suitability For Urban Development; Figure 5.1 - Existing Major Roadway Network; Figure 5.2 - Future Long-Term Roadway Network; Figure 5.3 - Major On-Site Roadway System; Figure 5.4 - Rail Service; Figure 6.1 - Design Determinants; Figure 6.2 - Design Concept; Figure 7.1 - Proposed Non-Developable (Environmental Reserve) Lands; Figure 8.1 - Stormwater Management; Figure 8.2 - Sanitary Sewerage System; Figure 8.3 - Off-Site Water System; Figure 8.4 - On-Site Water Supply; Figure 9.1 - Implementation Concept"
- j) adding "Figure 1.0 – Location Plan;" attached hereto as Schedule "C," and forming part of this bylaw; and
- k) adding "Figure 2.0 – Context Plan;" attached hereto as Schedule "D," and forming part of this bylaw; and
- l) adding "Figure 3.0 – Existing Bylaw 9809;" attached hereto as Schedule "E," and forming part of this bylaw; and

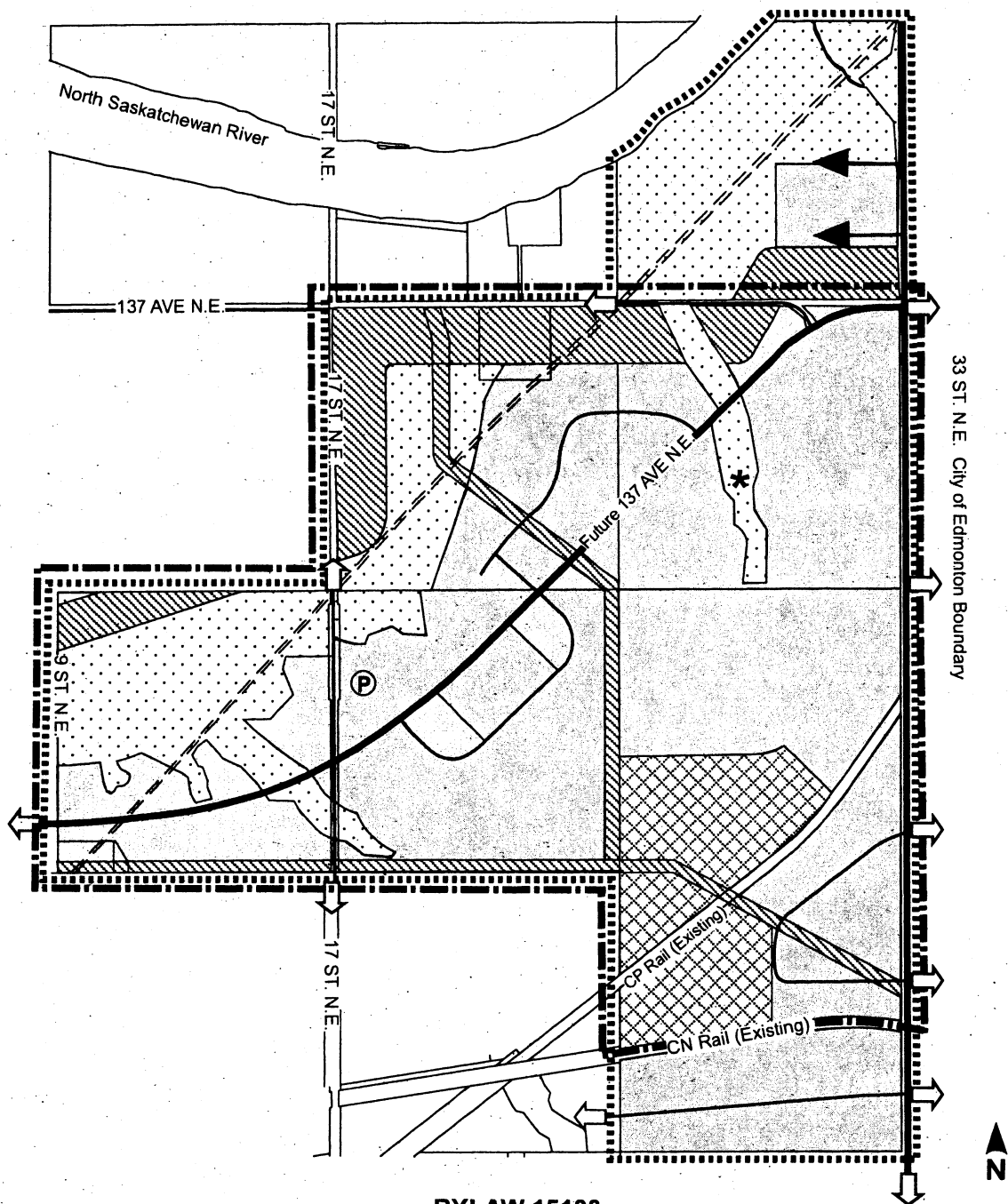
- m) adding "Figure 4.0 – Land Ownership;" attached hereto as Schedule "F," and forming part of this bylaw; and
- n) adding "Figure 5.0 - Development Concept;" attached hereto as Schedule "G," and forming part of this bylaw; and
- o) adding "Figure 6.0 – Transportation Network;" attached hereto as Schedule "H," and forming part of this bylaw; and
- p) adding "Figure 7.0 - Stormwater Servicing;" attached hereto as Schedule "I," and forming part of this bylaw; and
- q) adding "Figure 8.0 - Water Servicing;" attached hereto as Schedule "J," and forming part of this bylaw; and
- r) adding "Figure 9.0 - Sanitary Servicing;" attached hereto as Schedule "K," and forming part of this bylaw; and
- s) adding "Figure 10.0 – Site Contours;" attached hereto as Schedule "L," and forming part of this bylaw; and
- t) adding "Figure 11.0 Site Features." attached hereto as Schedule "M," and forming part of this bylaw.
- u) adding "Appendix IV - Existing Pipeline Transmission Facilities" attached hereto as Schedule "N," and forming part of this bylaw.
- v) adding "Appendix V – Environmental Site Assessments" attached hereto as Schedule "O," and forming part of this bylaw.

READ a first time this	23rd	day of	March	, A. D. 2009;
READ a second time this	23rd	day of	March	, A. D. 2009;
READ a third time this	23rd	day of	March	, A. D. 2009;
SIGNED and PASSED this	23rd	day of	March	, A. D. 2009.

THE CITY OF EDMONTON


MAYOR


CITY CLERK



BYLAW 15108
AMENDMENT TO
AURUM INDUSTRIAL BUSINESS PARK
 Area Structure Plan








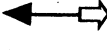




- | | | | |
|---|--|---|-------------------------|
|  | Business/Light Industrial |  | Major Pipeline Corridor |
|  | Medium Industrial |  | Arterial Roadway |
|  | Heavy Industrial |  | Collector Roadways |
|  | Ravines/Natural Areas (ER) |  | Access Road |
|  | Proposed Online Stormwater Management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

TABLE 1
AURUM INDUSTRIAL BUSINESS PARK AREA STRUCTURE PLAN
LAND USE AND POPULATION STATISTICS
BYLAW 15108

	Area (ha)	% of GDA
Gross Area	444.10	
Arterial (137 Avenue – if 4 lanes)	11.17	
Pipeline & Utility Rights-of-Way	37.46	
CN / CP Rail 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	27.07	
Medium Industrial	221.08	
Heavy Industrial	35.35	

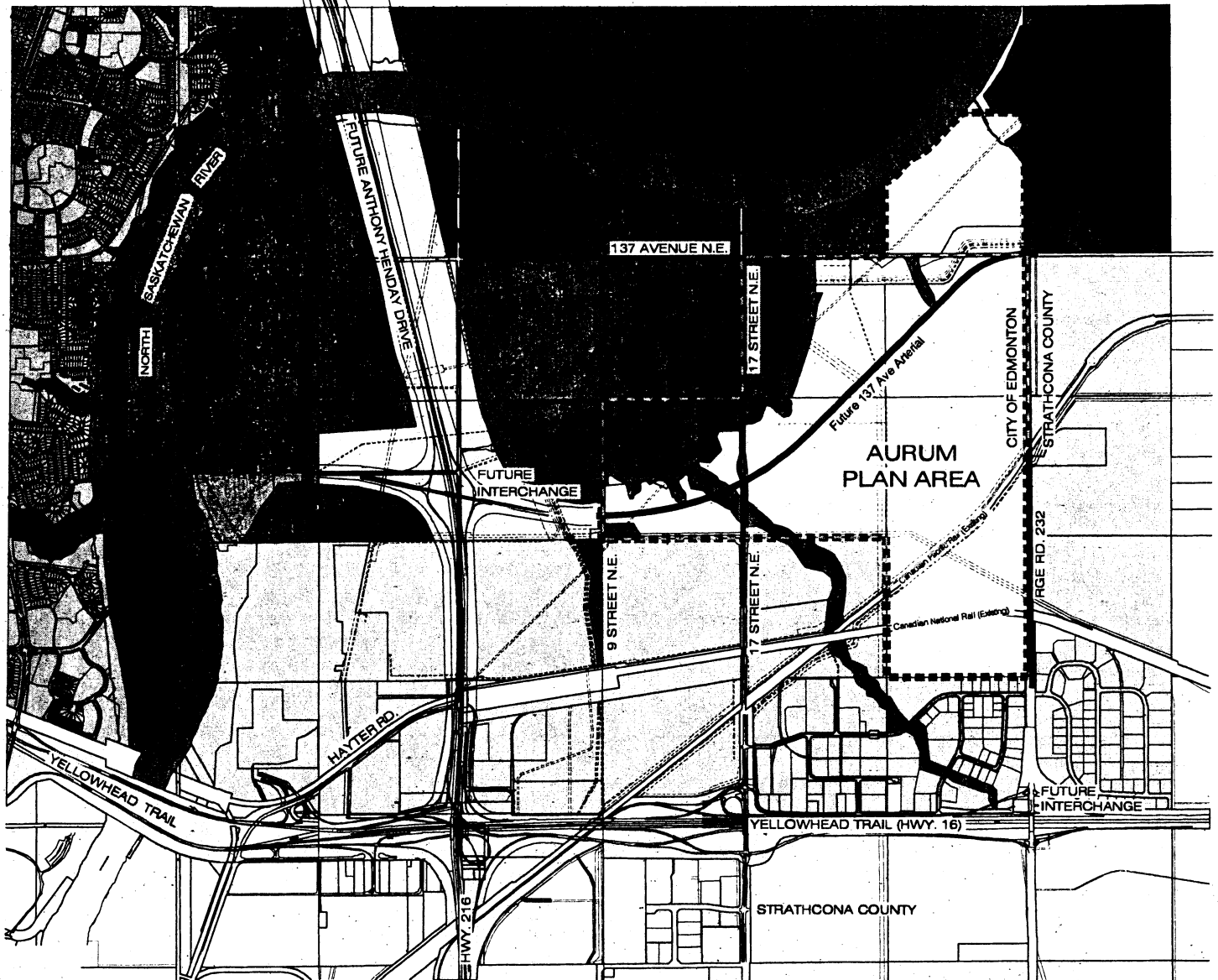
* Exact ER area to be determined by legal survey and endorsed by the City of Edmonton

** 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.



OCTOBER 2008
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NOT TO SCALE

Legend

- | | |
|--|---|
| | Industrial |
| | Waste Management Facility |
| | Agricultural/Metropolitan Recreational Zone |
| | Residential |
| | Public Utility |
| | Major Transportation Corridor |
| | North Saskatchewan River |
| | Aurum Industrial ASP Boundary |
| | Aurum Industrial ASP Amendment Boundary |

Client/Project

FOCUS EQUITIES INCORPORATED
 AURUM ENERGY PARK
 AREA STRUCTURE PLAN AMENDMENT

Figure No.

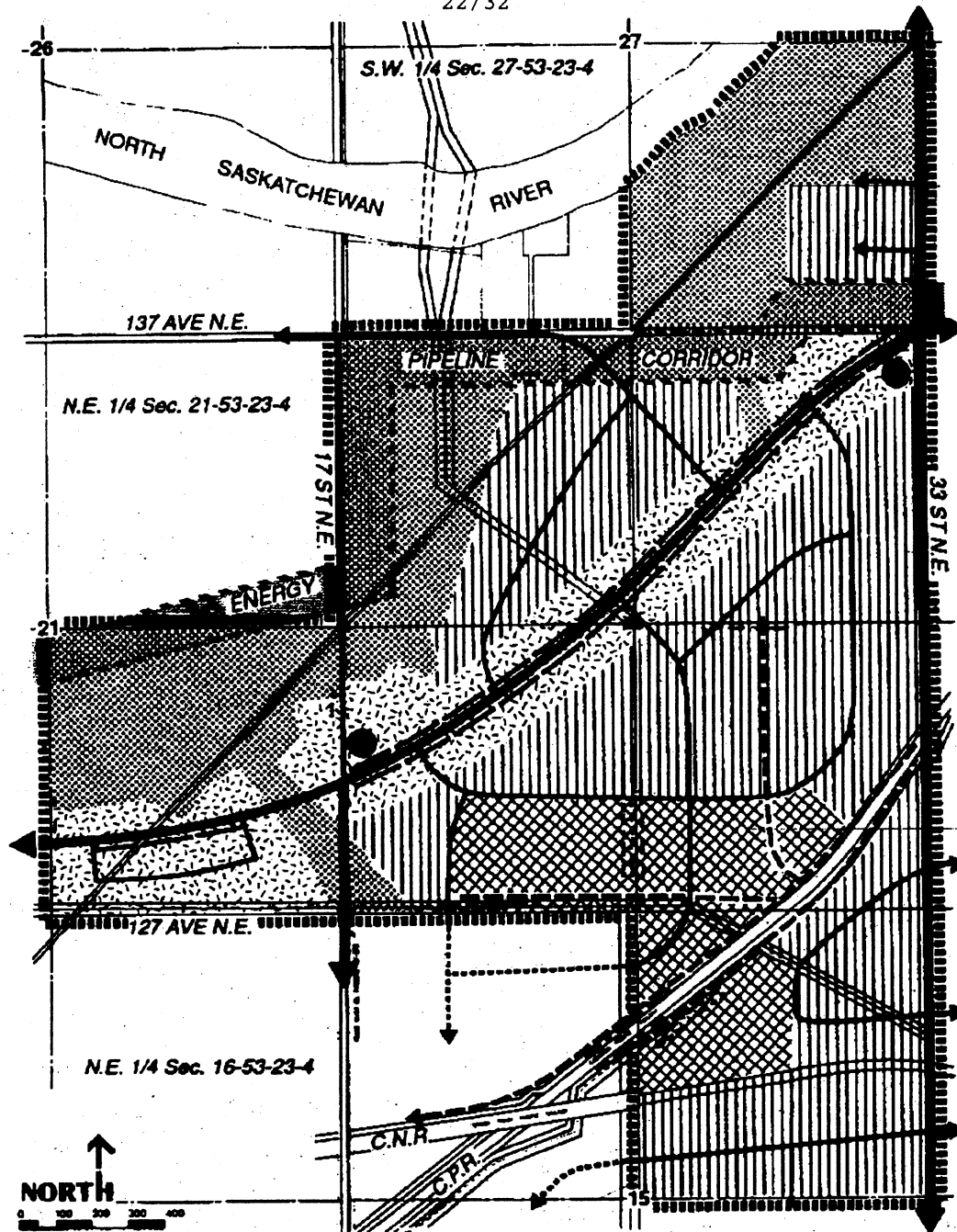
2.0

Title

Context Plan

NOVEMBER 2008
 1161 86700 RH

**Stantec**



BYLAW 9809

AURUM INDUSTRIAL BUSINESS PARK Area Structure Plan

- | | |
|-----------------------------|--|
| ● INDUSTRIAL SERVICE CENTRE | INDUSTRIAL / BUSINESS |
| XXXX HEAVY INDUSTRIAL | ROA / PIPELINE CORRIDOR / POTENTIAL E.R. |
| MEDIUM INDUSTRIAL | — SERVICE ROAD |
| | — RAIL LEAD |



Stantec

Client/Project

FOCUS EQUITIES INCORPORATED
AURUM ENERGY PARK
AREA STRUCTURE PLAN AMENDMENT

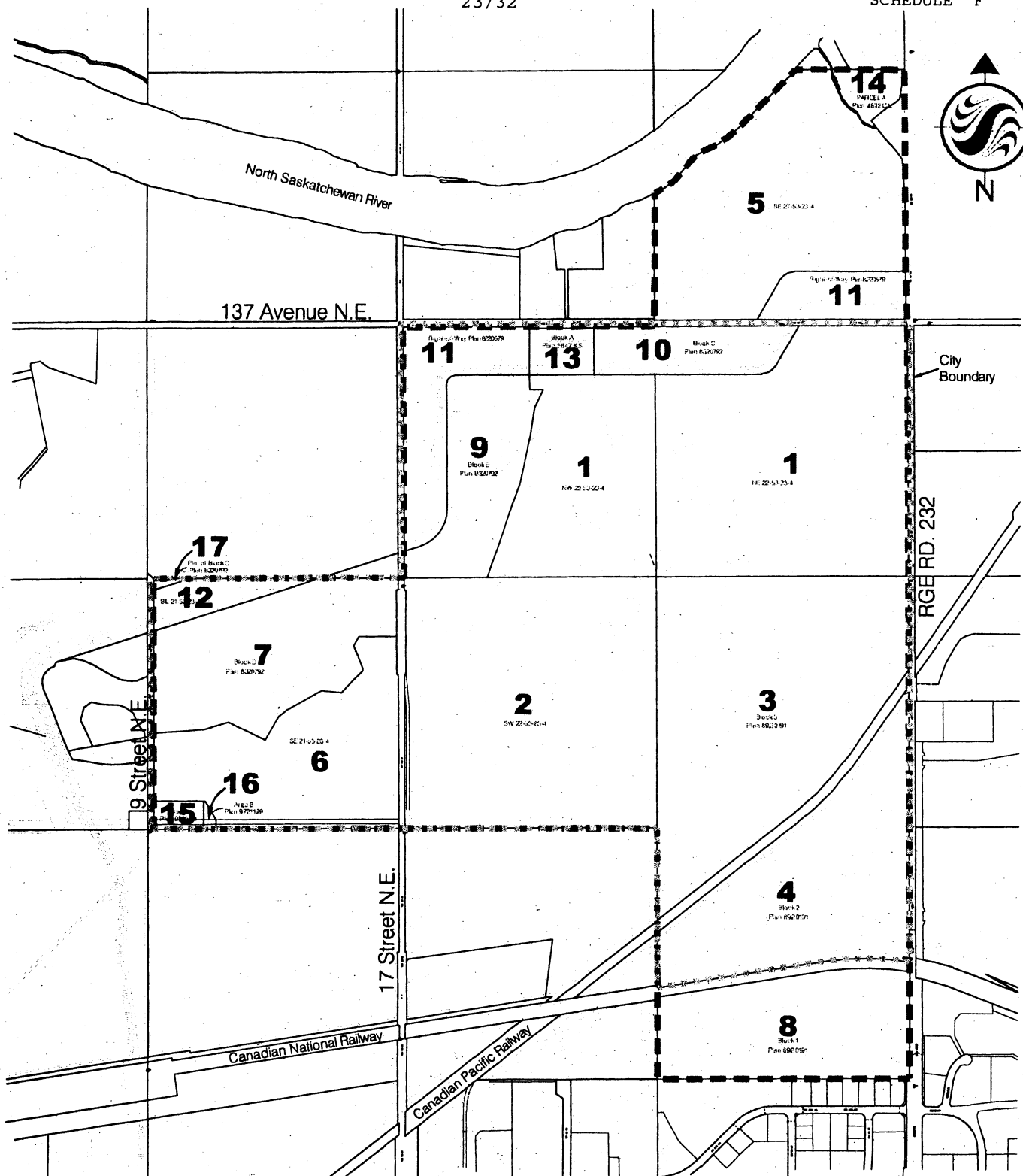
Figure No.

3.0

Title

**Area Structure Plan
Bylaw 9809**

OCTOBER 2008
1161 86700 RH



NOT TO SCALE

LEGEND

- AURUM INDUSTRIAL ASP Boundary
- AURUM INDUSTRIAL ASP Amendment Boundary

Note: Refer to Appendix 1 "Land Ownership"

Client/Project

FOCUS EQUITIES INCORPORATED
AURUM ENERGY PARK
AREA STRUCTURE PLAN AMENDMENT

Figure No.

4.0

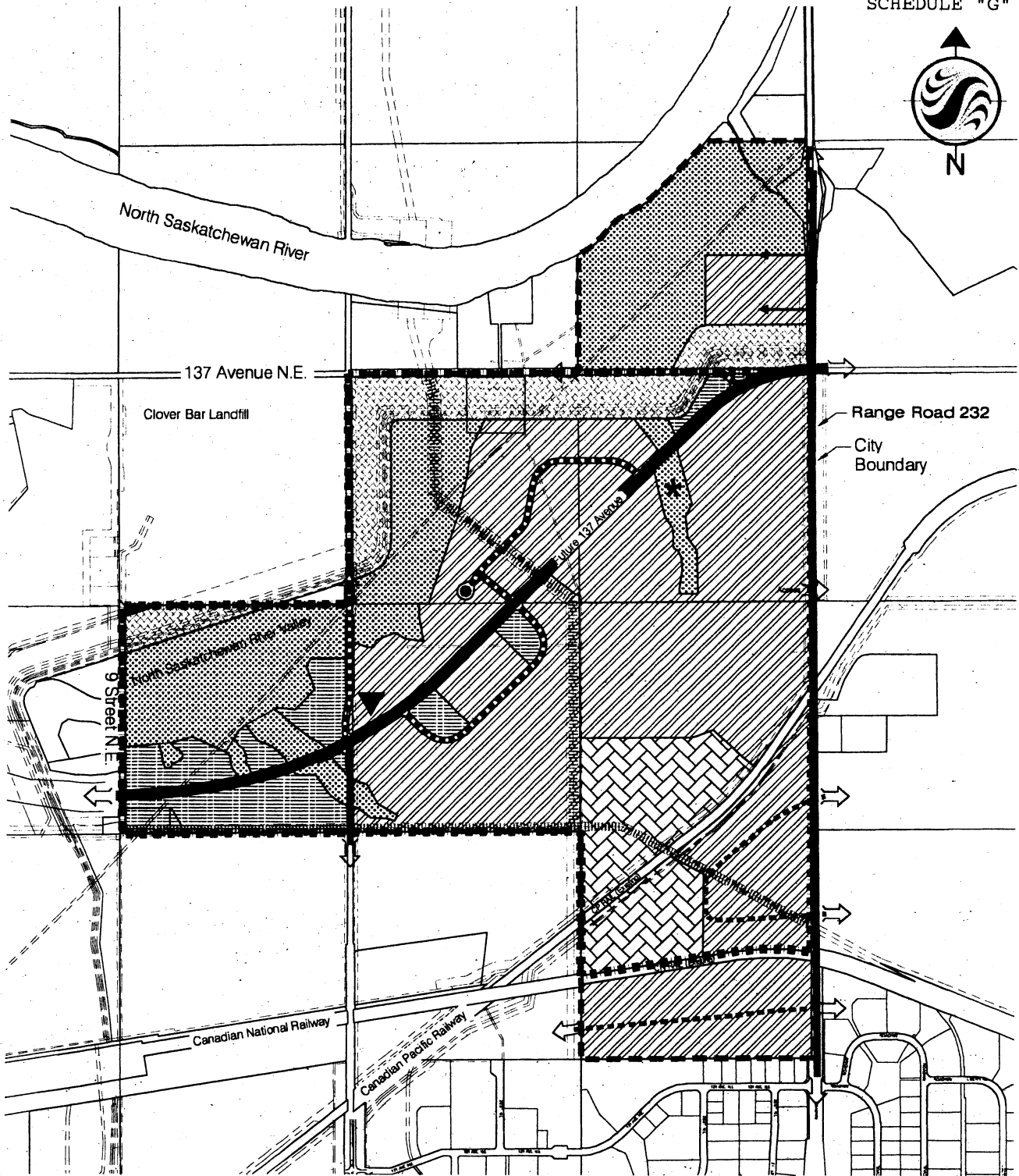
Title

Ownership

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1161 86700 FE



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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

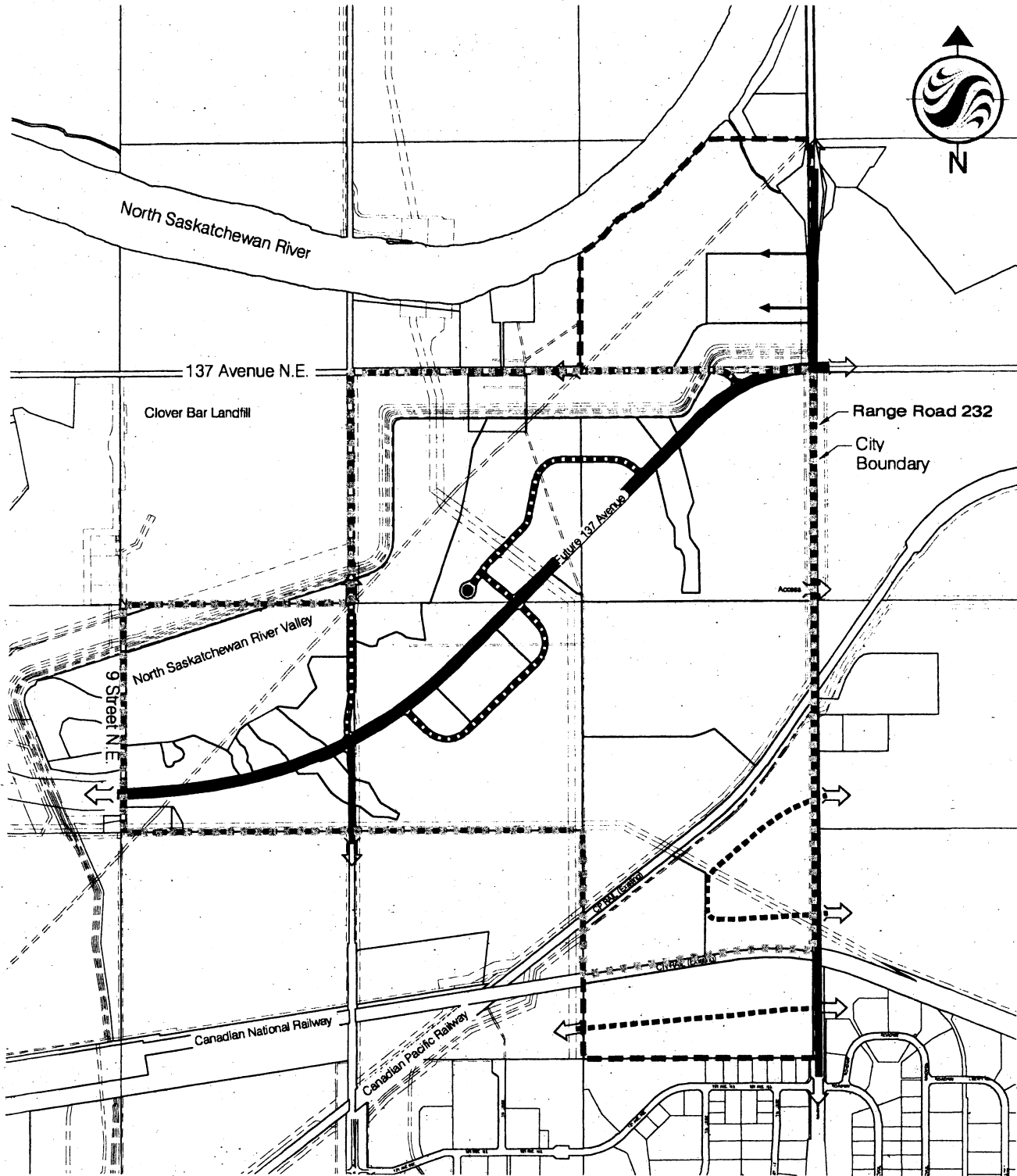
Title

Development Concept - B/W

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1161 86700 FE



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Legend

- ■ ■ AURUM INDUSTRIAL ASP BOUNDARY
- AURUM INDUSTRIAL ASP AMENDMENT BOUNDARY
- ARTERIAL ROADWAYS
- COLLECTOR ROADWAYS

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

Client/Project

FOCUS EQUITIES ALBERTA INC.
AURUM ENERGY PARK
AREA STRUCTURE PLAN

Figure No.

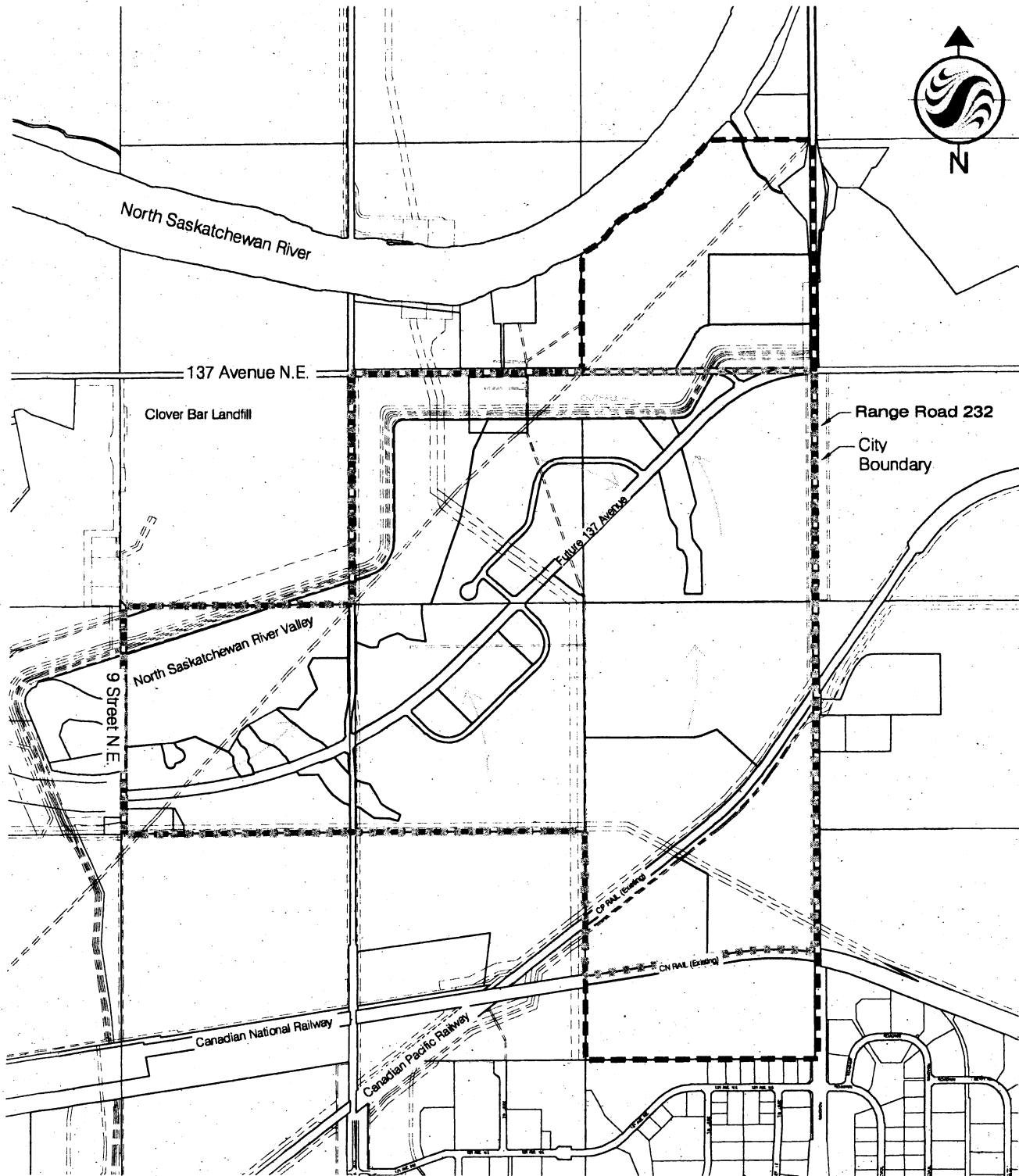
6.0

Title

Transportation Network

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1161 86700 FE

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Legend

- ■ ■ ■ Aurum Industrial ASP Boundary
- ■ ■ ■ Aurum Industrial ASP Amendment Boundary
- General Direction of Stormwater

Client/Project

FOCUS EQUITIES ALBERTA INC.
AURUM ENERGY PARK
AREA STRUCTURE PLAN

Figure No.

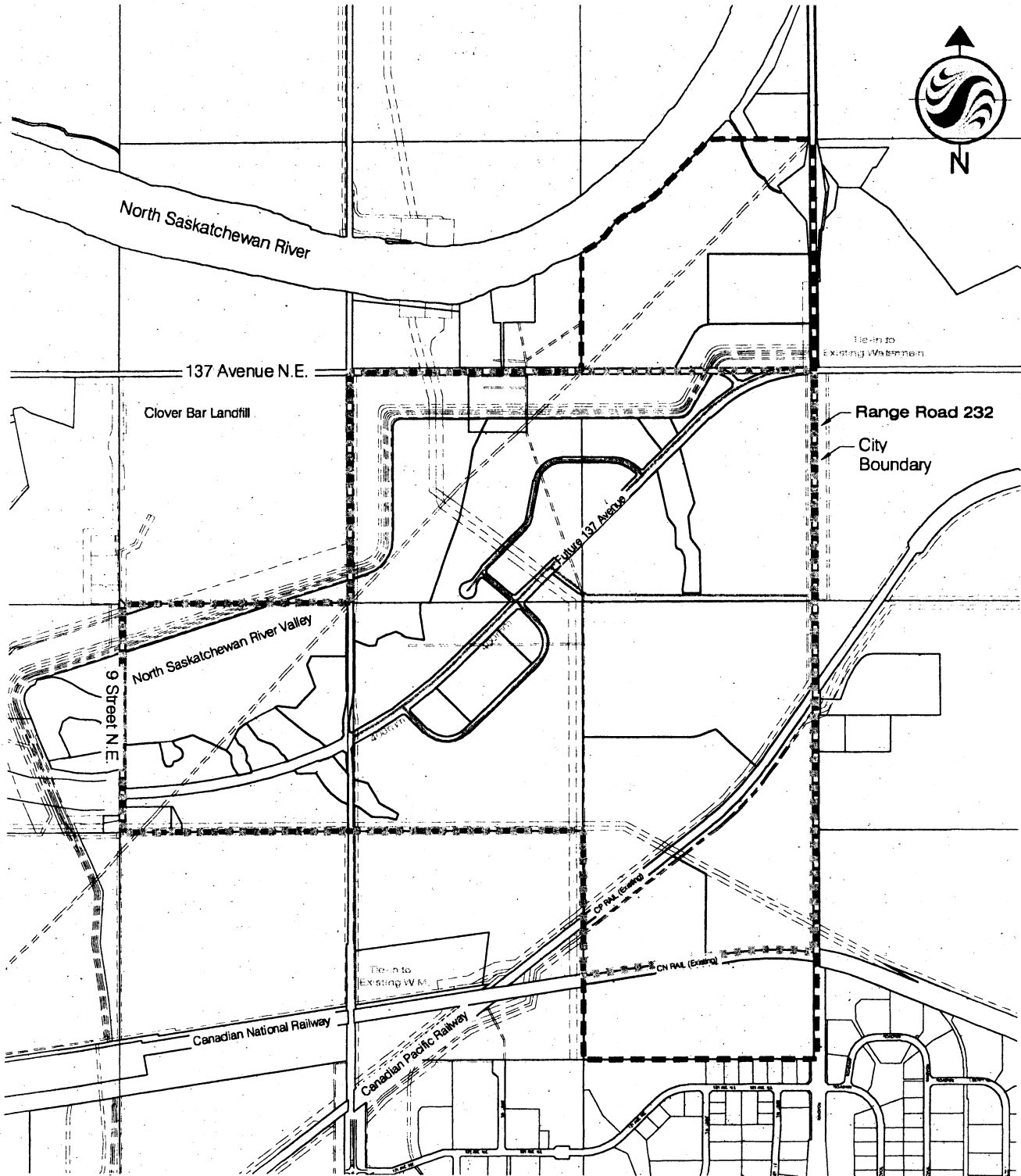
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Title

Stormwater Servicing

February 2009
1161 86700 FE

**Stantec**



1: 20,000

Legend

**Stantec**

- ■ ■ ■ Aurum Industrial ASP Boundary
- ■ ■ ■ Aurum Industrial ASP Amendment Boundary
- ■ ■ ■ Watermain

Client/Project

FOCUS EQUITIES ALBERTA INC.
AURUM ENERGY PARK
AREA STRUCTURE PLAN

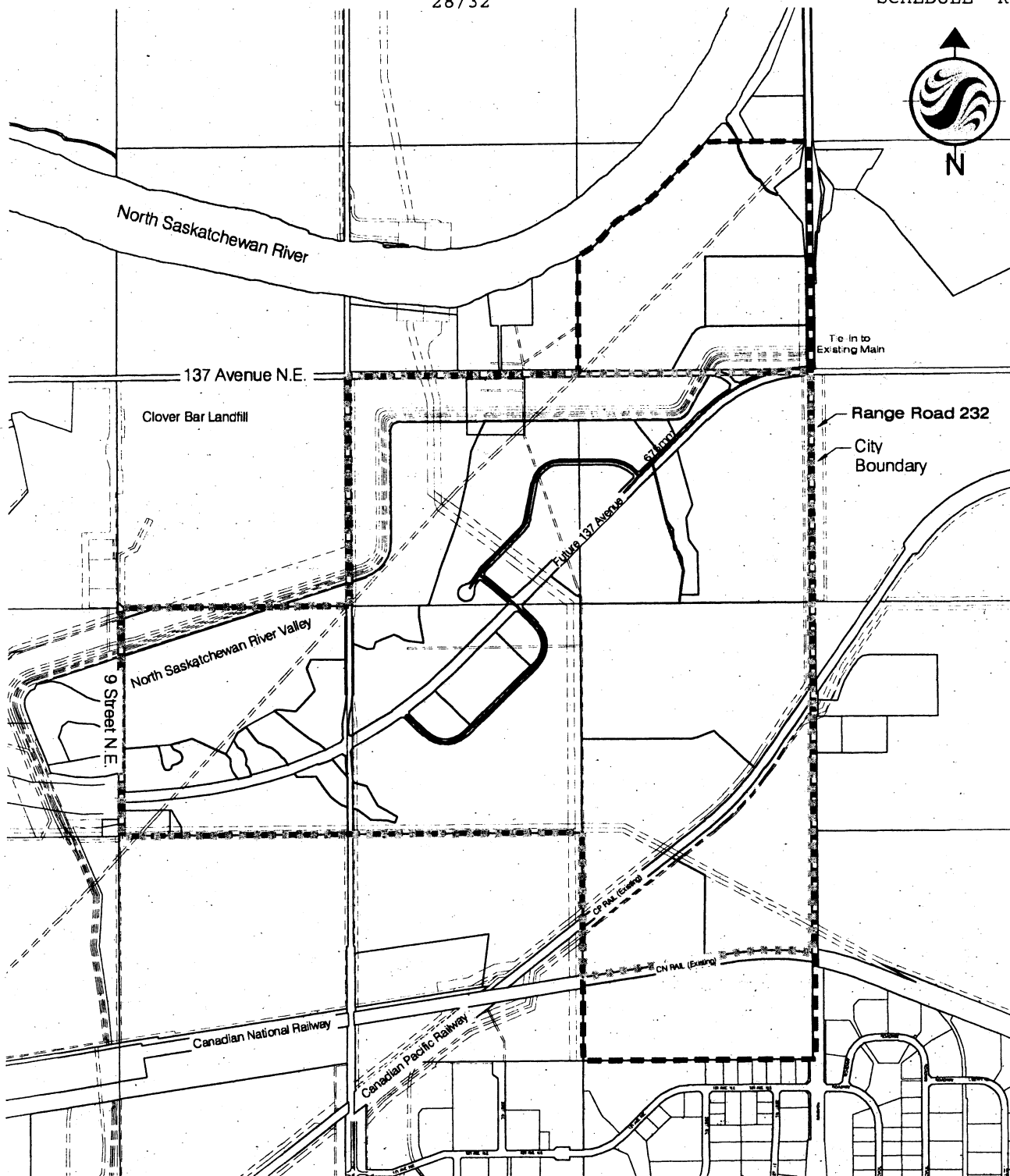
Figure No.

8.0

Title

Water Servicing

February 2009
1161 86700 FE



1: 20,000

Legend

- ■ ■ Arium Industrial ASP Boundary
- ■ ■ Arium Industrial ASP Amendment Boundary
- Sanitary Main

**Stantec**

Client/Project

FOCUS EQUITIES ALBERTA INC.
 AURUM ENERGY PARK
 AREA STRUCTURE PLAN

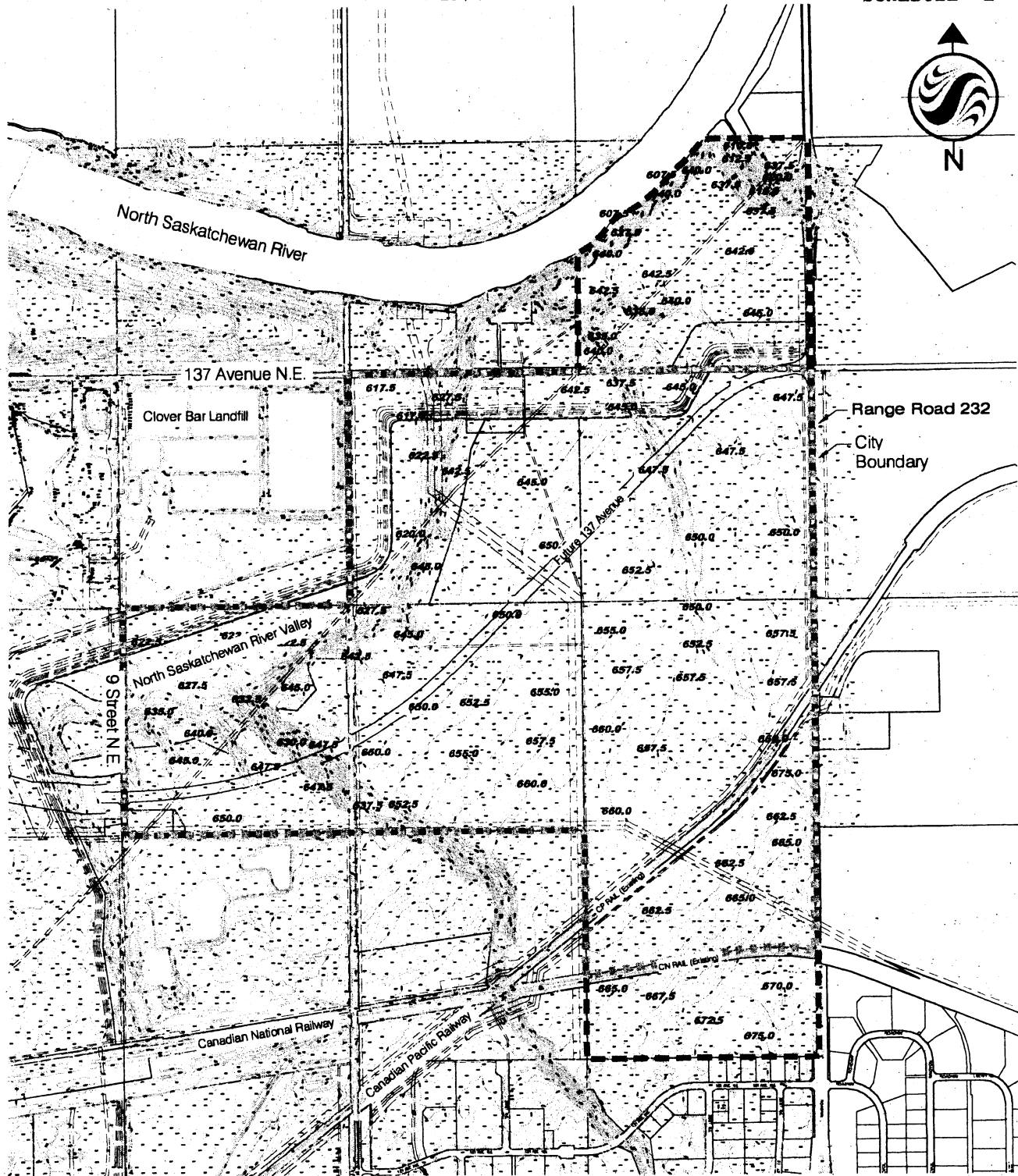
Figure No.

9.0

Title

Sanitary Servicing

February 2009
 1161 86700 FE



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Legend

- ■ ■ Aurum Industrial ASP Boundary
- □ □ Aurum Industrial ASP Amendment Boundary

**Stantec**

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Client/Project

FOCUS EQUITIES ALBERTA INC.
 AURUM ENERGY PARK
 AREA STRUCTURE PLAN

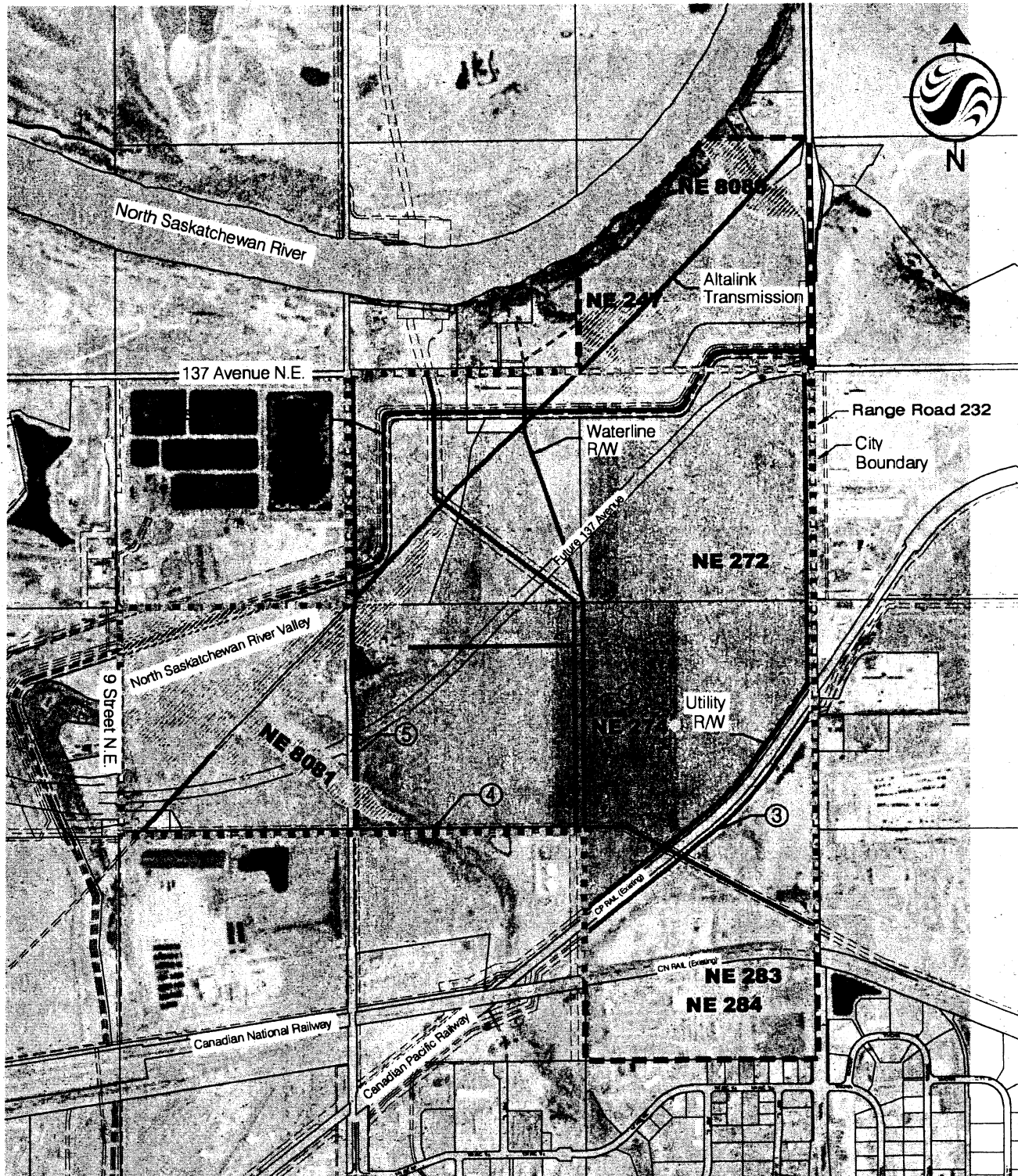
Figure No.

10.0

Title

Site Contours

February 2009
 1161 86700 FE



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Legend


Stantec

- ■ ■ Aurum Industrial ASP Boundary
- Aurum Industrial ASP Amendment Boundary
- Pipeline & Utility Rights of Way (Appendix 2)
- Natural Areas
- ▨ Environmentally Sensitive Area

Client/Project:

FOCUS EQUITIES ALBERTA INC.
AURUM ENERGY PARK
AREA STRUCTURE PLAN

Figure No.

11.0

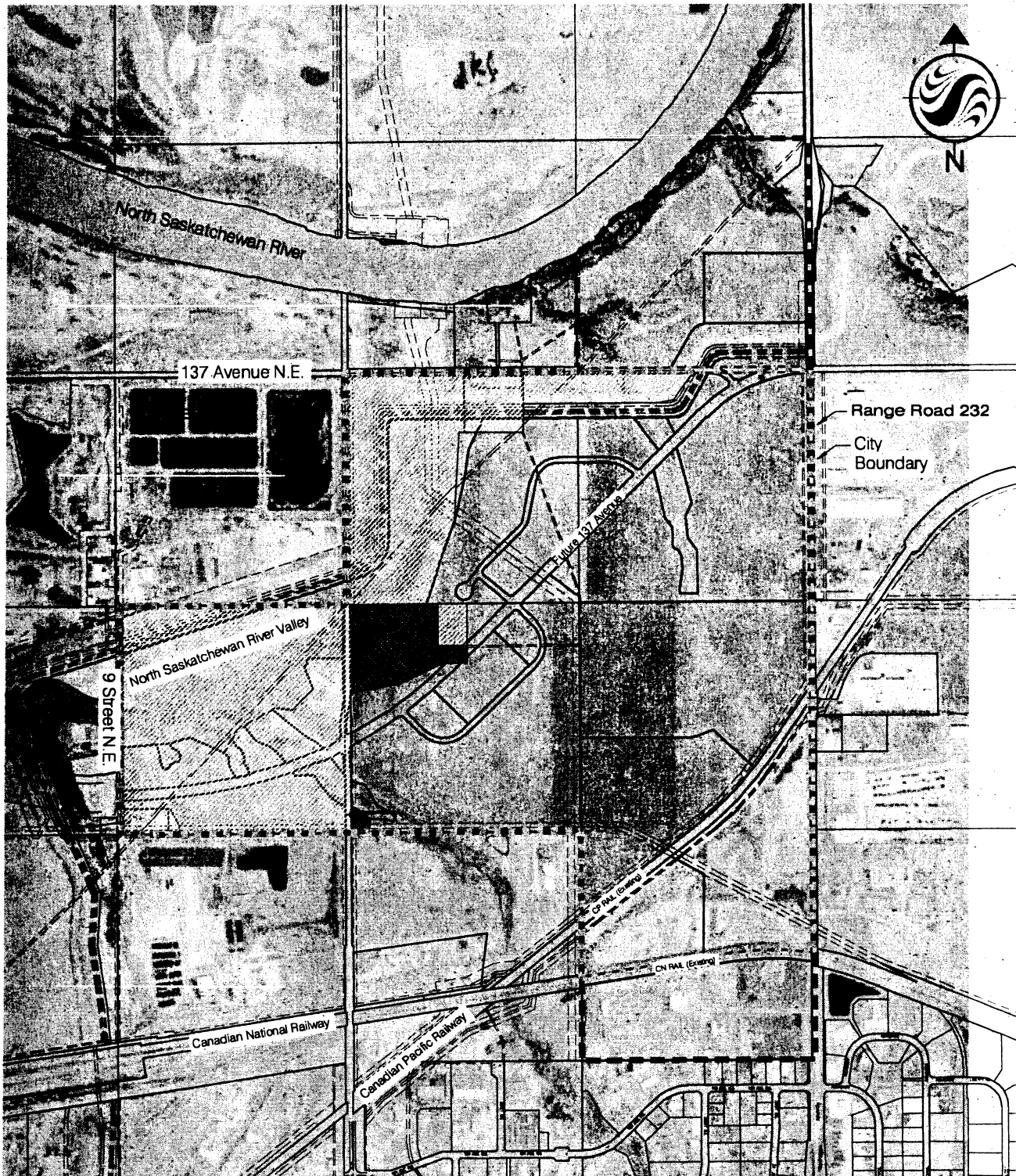
Title

Site Features

February 2009
1161 86700 FE

APPENDIX IV – EXISTING PIPELINE TRANSMISSION FACILITIES

Company		Substance	Max. Outside Diameter (mm)
1	Pembina Pipeline Corp.	Oil	508mm
1	Rainbow Pipeline	Oil	609mm
2	Terasen	Crude Oil	508mm
2	Terasen	LVP Products	406mm
2	Praxair	Hydrogen	114.3mm
2	Inter Pipeline	Oil	610mm
2	Shell	Products	219mm
2	Shell	Products	273mm
2	ATCO Gas	Gas	610mm
2	Imperial	Oil	168mm
2	Inter Pipeline	Products	323mm
3	Suncor	Oil	406mm
3	Nova	HVP	323mm
3	Nova	HVP	168mm
3	BP	HVP	406mm
3	BP	HVP	323mm
3	Keyspan	HVP	232mm
3	Keyspan	HVP	218mm
3	Keyspan	HVP	406mm
4	ATCO Gas	Gas	508mm
5	Pembina	DEACTIVATED	323mm



1: 20,000

Legend


Stantec

- ■ ■ Aurum Industrial ASP Boundary
- ■ ■ Aurum Industrial ASP Amendment Boundary
- ESA - To Be Completed
- Phase I ESA completed, (further study required)

Client/Project

FOCUS EQUITIES ALBERTA INC.
AURUM ENERGY PARK
AREA STRUCTURE PLAN

Figure No.

12.0

Title

**Environmental
Site Assessment Overview**
February 2009
1161 86700 FE