

City of Edmonton CLOVER BAR - AURUM INDUSTRIAL



Within the Clover Bar Industrial Area lies the, 800 hectare, Aurum Energy Park. The Park is comprised of 665 hectares of industrial zoned land, positioned to serve Edmonton's rapidly growing need for rail serviced industrial sites. Aurum Energy Park is served by two major railway lines, Canadian National (CN) and Canadian Pacific (CP), and an intermodal facility.

Aurum Energy Park's strategic location provides excellent access to Yellowhead Trail. The Park will also have access to the northeast portion of Anthony Henday Drive when completed. Aurum Energy Park is located within the City of Edmonton and can draw from the City's well-educated and highly skilled workforce.

A number of major pipeline corridors are also situated in the area. Heavy and medium industrial zoned land makes up the majority of the industrial area. The site also contains business industrial, and agriculture industrial reserve land.

An eco-industrial business park has been developed in a large 234 hectare riverside site. The Eco-Industrial Business Park Inc. has lots for lease, some of which are already being used for warehousing.

The City of Edmonton's Waste Management Centre is located within the Clover Bar Industrial Area. It is North America's largest collection of modern, sustainable waste processing and researching facilities. The 233 hectare site includes a variety of facilities for processing both residential and commercial/industrial waste.

Location of Clover Bar - Aurum Industrial



Servicing

Power is currently provided to the area by EPCOR Utilities Inc. A 400 mm water main runs parallel to 33 Street NE/Range Road 232, along the eastern boundary of the Aurum Energy Park, and serves as the primary source of water for the area.

Stormwater servicing is handled by Gold Bar Creek and other small creeks, which run through the area, and convey storm water to the North Saskatchewan River.

A regional sanitary trunk sewer line passes through the southeast corner of the area, along the Canadian Pacific Railway right-of-way, continuing north along 33 Street NE, along the eastern boundary of the area. Gas and phone connections are available along 137 Avenue and Aurum Road.

Source: Aurum Energy Park – Services

Transportation

Canadian Pacific and Canadian National railways pass through the area with railway switching yards. This provides efficient rail service for companies that require top quality and high volume rail service to support their transportation and trans-loading requirements.

Paved rural cross-section roadways with ditches are present in the area. Aurum Road will eventually connect directly to Anthony Henday Drive.

Bus stops are in place to accommodate future routes in Clover Bar. As development continues bus service will be provided.

Prominent Businesses

- Casca Electric & Tech
- North West Paving Ltd.
- Silent Aire Manufacturing Inc.
- Lafarge Canada Inc.
- Hazco Environmental SVC Ltd.
- Westcan Bulk Transport

Vacant Industrial Land (ha.)

AG/AGI (Agricultural/Industrial)	348
IB (Business Industrial).....	30
IL (Light Industrial).....	0
IM (Medium Industrial).....	260
IH (Heavy Industrial).....	27
Total	665

Distance to Major Features

Anthony Henday Drive.....	5 km
Yellowhead Trail	5 km
Sherwood Park Freeway	11 km
Whitemud Drive	14 km
CP Rail Intermodal Terminal	24 km
Edmonton International Airport	44 km
Closest LRT Station (Belvedere)	11 km
Closest ETS Terminal (Abbottsfield).....	8 km

Location of Edmonton, Alberta, Canada



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Additional Industrial Development Information

Edmonton Industrial Development

- http://www.edmonton.ca/business_economy/industrial-development.aspx

Land for Sale

- <http://www.edmontonindustrialland.ca>

Edmonton Land Use Zoning

- http://www.edmonton.ca/city_government/urban_planning_and_design/land-use-zoning.aspx



Clover Bar Area

This map illustrates the Clover Bar Area, detailing various zoning designations, boundaries, and geographical features. The map includes a legend, a scale bar, and a north arrow.

Legend:

- Zoning:** A (Agricultural), IM (Industrial Medium Density), IH (Industrial Heavy), PU (Public Use), AG (Agricultural General), DC2 (772) (Development Concept 2), A (Agricultural), IB (Industrial Business), AGI (Agricultural General Intensive), and RR (Railway).
- Railway:** C.N.R. (Canadian National Railway).
- Neighbourhood Boundary:** Thick blue line.
- Zoning Boundary:** Thin blue line.
- Title Parcels:** Yellow background.
- River Valley and Ravine System:** Green background.
- Hydrography:** Blue lines representing water bodies.
- Maple Ridge:** Adjacent Neighbourhood.
- Strathcona:** Adjacent Municipality.

Scale: 0.0 to 1.5 Kilometers.

Map Labels:

- Streets:** 137 Av Ne, 130 Av, 127 Av Ne, 118a Av Ne, 116 Av, 17 St, 17 St Ne, 21 St Ne, 23 St Ne, 24 St Ne, 28 St Ne, 32 St Ne, 121 St, 120 St, 119 St, 118 St, 117 St, 116 St, 115 St, 114 St, 113 St, 112 St, 111 St, 110 St, 109 St, 108 St, 107 St, 106 St, 105 St, 104 St, 103 St, 102 St, 101 St, 100 St, 99 St, 98 St, 97 St, 96 St, 95 St, 94 St, 93 St, 92 St, 91 St, 90 St, 89 St, 88 St, 87 St, 86 St, 85 St, 84 St, 83 St, 82 St, 81 St, 80 St, 79 St, 78 St, 77 St, 76 St, 75 St, 74 St, 73 St, 72 St, 71 St, 70 St, 69 St, 68 St, 67 St, 66 St, 65 St, 64 St, 63 St, 62 St, 61 St, 60 St, 59 St, 58 St, 57 St, 56 St, 55 St, 54 St, 53 St, 52 St, 51 St, 50 St, 49 St, 48 St, 47 St, 46 St, 45 St, 44 St, 43 St, 42 St, 41 St, 40 St, 39 St, 38 St, 37 St, 36 St, 35 St, 34 St, 33 St, 32 St, 31 St, 30 St, 29 St, 28 St, 27 St, 26 St, 25 St, 24 St, 23 St, 22 St, 21 St, 20 St, 19 St, 18 St, 17 St, 16 St, 15 St, 14 St, 13 St, 12 St, 11 St, 10 St, 9 St, 8 St, 7 St, 6 St, 5 St, 4 St, 3 St, 2 St, 1 St.
- Geographical Features:** Rural North East South Sturgeon, North Saskatchewan River, R.V. Hermitage.
- Boundaries:** City Boundary, Strathcona County, Maple Ridge.