

BYLAW 33-2013

A BYLAW OF STRATHCONA COUNTY IN THE PROVINCE OF ALBERTA, FOR THE PURPOSE OF ADOPTING THE MILLENNIUM BUSINESS PARK AREA STRUCTURE PLAN.

WHEREAS it is deemed advisable to adopt the Millennium Business Park Area Structure Plan;

NOW THEREFORE, the Council of Strathcona County, duly assembled, pursuant to the authority conferred upon it by the *Municipal Government Act, R.S.A. 2000 c.-M-26* and amendments thereto, enacts as follows:

4. That Bylaw 33-2013 is to be cited as the "Millennium Business Park Area Structure Plan".
5. That Schedule "A" attached hereto is hereby adopted as part of this Bylaw.
6. This Bylaw comes into effect after third reading and upon being signed.

Read a first time this 23 day of April, 2013.

Read a second time this 25 day of June, 2013.

Read a third time and finally passed this 25 day of June, 2013.

Guinda Qinduk  
Mayor

[Signature]  
Director,  
Legislative and Legal Services

Date Signed: July 4, 2013



## MILLENNIUM BUSINESS PARK AREA STRUCTURE PLAN

(Formerly Yellowhead East Sherwood Business Park Area Structure Plan)



# MILLENNIUM BUSINESS PARK AREA STRUCTURE PLAN

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# 1 INTRODUCTION

## 1.1 Purpose

Strathcona County has identified the updating of the Yellowhead East Sherwood Business Park Area Structure Plan as a strategic priority. The purpose for updating the Area Structure Plan is to ensure the accurate alignment between the Area Structure Plan policies with those of more current statutory plans, particularly the County's Municipal Development Plan. The Area Structure Plan was first approved in 1998 with a subsequent amendment in 1999 to accommodate the dedication of 16.2 hectares of Municipal Reserve to the County for Millennium Place. The 1999 Area Structure Plan applies to three quarter sections.

This update applies to only two of the three quarters being the W ½ of Section 10 – 53 – 23 W4M.

## 1.2 Process

Those elements and concepts in the existing Area Structure Plan that remain valid are included in this version of the Plan. To confirm the validity of the key concepts of the existing Plan, and to identify the need for any new Plan elements, Landowner Information Sessions and Public Open Houses were held in sequence on two occasions as part of the update process.

The most significant change to the Area Structure Plan resulting from the first Landowner Information Session is its renaming to **Millennium Business Park**. Strong support for this name was expressed by landowners. As such, the Area Structure Plan is referred to as such hereinafter.

In addition to the input provided by landowners, the process involved a comprehensive investigation and evaluation of all current information pertaining to future development within the Plan area. In particular, relevant Municipal Development Plan policies that that need to be considered were identified to ensure the two statutory plans are consistent with one another as required by the Municipal Government Act.

## 1.3 Plan Organization

This Area Structure Plan document is divided into the following six sections:

**Section 2 – Existing Conditions** provides a *snap shot* of existing site conditions and land use in the Millennium Plan area. It contains descriptions of pre and post development conditions, existing and surrounding land uses, current zoning and other relevant planning background information as well as a brief discussion of current infrastructure.

**Section 3 – Current Policy Context** highlights applicable provincial and municipal policy directly relevant to the Area Structure Plan area.

**Section 4 – Landowner and Public Involvement** describes the Public Information Program (PIP) approved by Council and summarizes the input received.

**Section 5 - Land Use Concept** presents a VISION for the Millennium Business Park Area Structure Plan and describes the Land Use Concept. Objectives further describe the land use concept and set the foundation for the development of Area Structure Plan policies that are consistent with the Municipal Development Plan. The policies provide both County Council and Plan area landowners with clear direction for making decisions that affect the future of the Area Structure Plan area.

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## 2 EXISTING CONDITIONS

### 2.1 Location

The Plan area is located in the north central portion of the Sherwood Park Urban Services Area, adjacent the east side of Broadmoor Boulevard, south of the Yellowhead Highway (Highway 16), and north of Lakeland Drive (see Figure 1).

### 2.2 Surrounding Land Use

Surrounding land uses include:

- The Pickseed and Strathmoor Industrial Parks to the west. These light/medium industrial parks provide an appropriate transition between heavy industrial development further to the west and the business commercial and light industrial type uses found in the Plan area.
- A  $\frac{1}{4}$  section to the south that is under the Buckingham Business Park Area Structure Plan. Land uses proposed by this Area Structure Plan are compatible with the Millennium area and consist of a mix of industrial and commercial uses.
- Centennial Park and agricultural lands bound the Plan area to the east. The agricultural lands are districted Agriculture: Future Development by the County's Land Use Bylaw and are used for crop production. The Centennial Business Park ASP identifies these lands for future service commercial development.

### 2.3 Land Use and Site Conditions

The current Area Structure Plan describes pre-development conditions of the Plan area as being gently rolling with a significant height of land along the east boundary. Storm water from the area drains to the west and north and is directed by roadside drainage swales to a storm water management facility located near the centre of the Plan area in the NW  $\frac{1}{4}$  of Section 10-53-23 W4M. Two major oil pipelines parallel the east boundary of the Plan area but are not affected by existing development.

The 110 hectare Plan area contains a maturing business commercial/light industrial park with a broad range of uses including, but not limited to, storage and distribution facilities, retail and service establishments, hotel accommodation, and food and beverage establishments (see Figure 2).

Large institutional uses include Millennium Place and the Word of Life Tabernacle. A small number of parcels within the Plan area remain vacant or undeveloped. Most of these parcels are located adjacent the south and east boundaries of the Plan area.

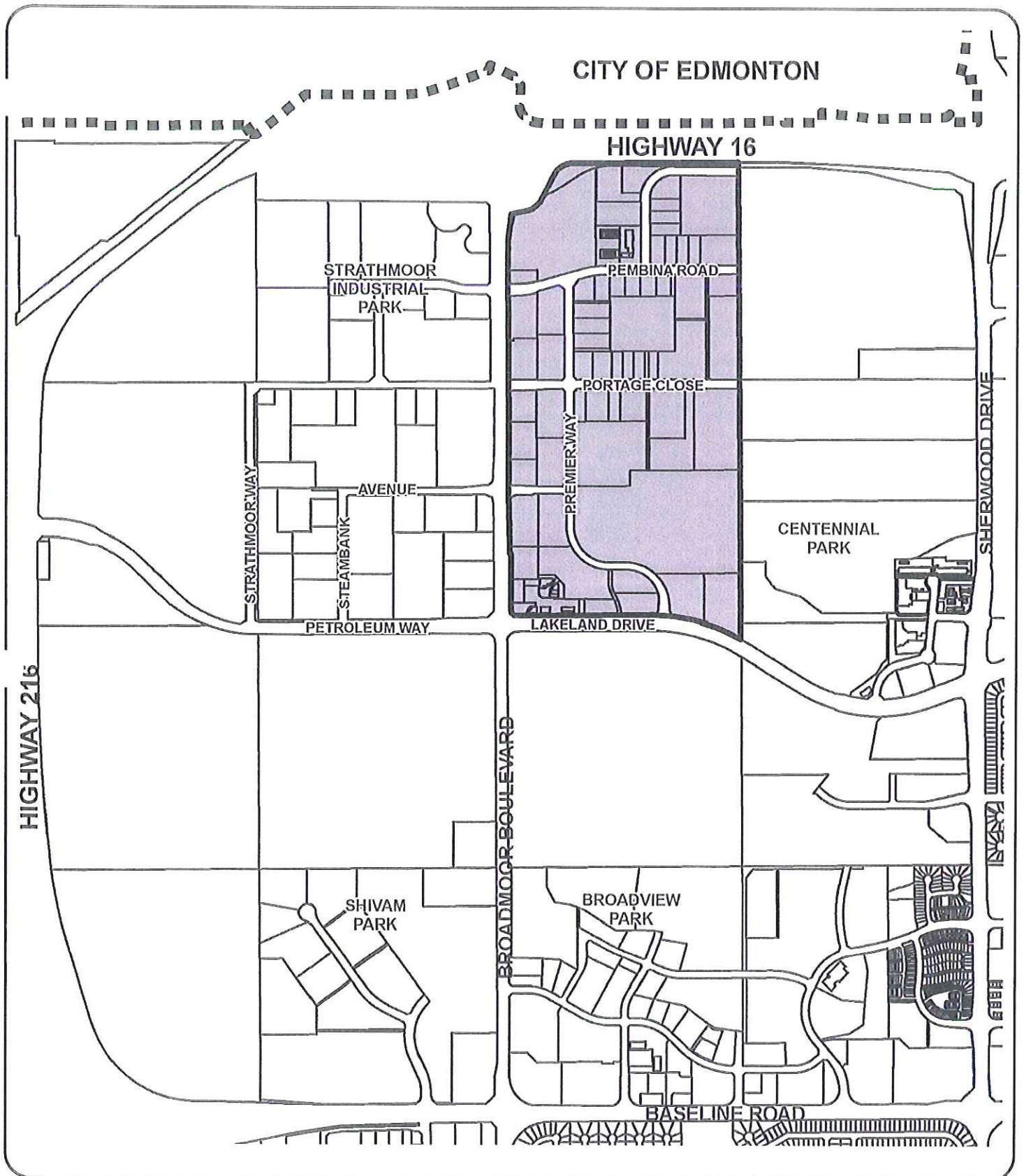
Existing land uses generally comply with the existing Area Structure Plan. A variety of commercial uses front Broadmoor Boulevard, Highway 16 and Lakeland Drive. Some light/medium industrial uses exist back of Broadmoor surrounding the storm water facility. The recently constructed Sherwood Park Dodge facility fronts onto the Yellowhead Highway and is accessed off a service road (Provincial Avenue).

### 2.4 Existing Zoning

The Plan area contains an eclectic mix of commercial, industrial and direct control districts as per the County's Land Use Bylaw 8-2001 (see Figure 3). The relevant districts are described below:

**Light Industrial (ILT)** - *The purpose of this district is to provide an area that will facilitate services or businesses of an industrial nature which do not create or generate nuisance factors outside an*





CITY OF EDMONTON

HIGHWAY 16

STRATHMOOR  
INDUSTRIAL  
PARK

PEMBINA ROAD

PORTAGE CLOSE

AVENUE

CENTENNIAL  
PARK

PETROLEUM WAY

LAKELAND DRIVE

HIGHWAY 216

BROADMOOR BOULEVARD

SHIVAM  
PARK

BROADVIEW  
PARK

BASELINE ROAD

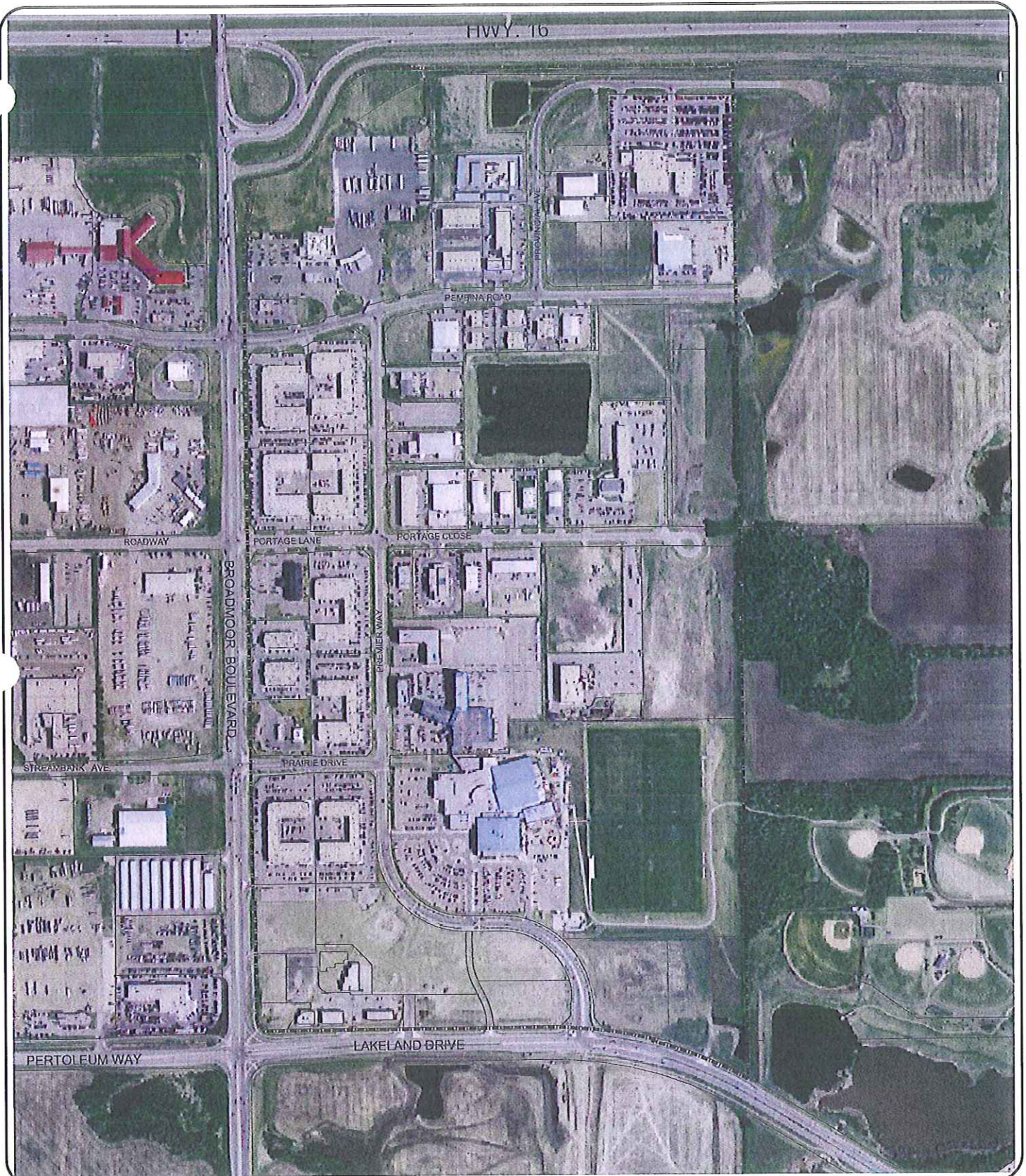
# Millennium Business Park Area Structure Plan

Figure 1  
Location

April 2013



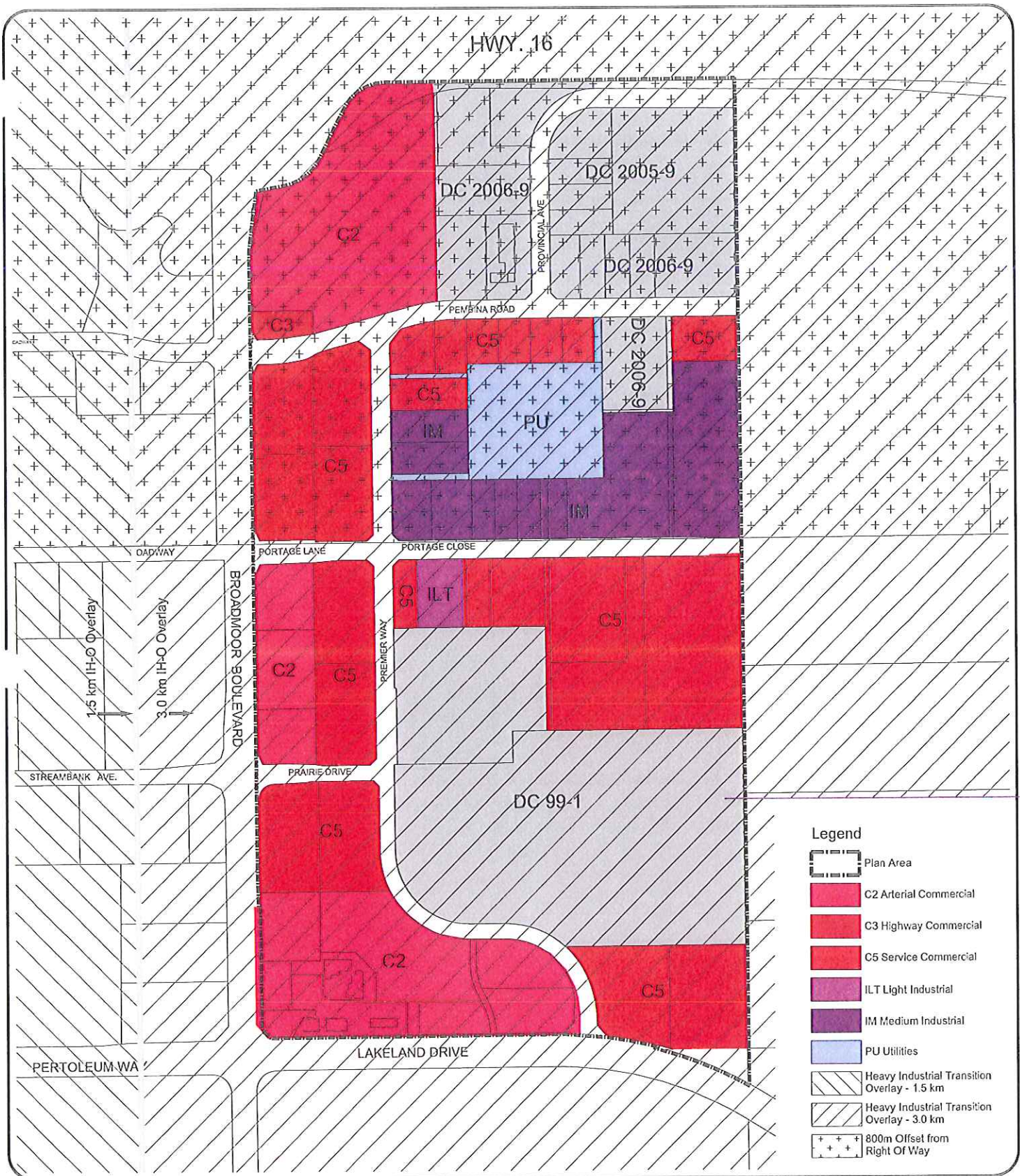




# Millennium Business Park Area Structure Plan

April 2013  
Scale 1:8000





## Millennium Business Park Area Structure Plan

Figure 3  
Existing Zoning

April 2013

Scale 1:8000



*enclosed building. Outdoor storage in this district will provide for a limited amount of products, supplies or vehicles, which shall be completely screened from roadways and adjacent properties. This district is compatible with non-industrial uses and should be located on the periphery of industrial areas along major transportation corridors, and/or in a campus-like setting.*

A single parcel fronting onto Portage Close is designated for this zoning that provides for a variety of permitted and discretionary uses similar to those in the Service Commercial district. Adjacent parcels are districted Service Commercial (C5) or Medium Industrial IM.

**Medium Industrial (IM)** - *The purpose of this district is to provide for a broad range of compatible commercial and industrial uses, some of which have outdoor storage or activities. Any nuisance factor should not extend beyond the boundaries of the site.*

As the purpose suggests, the district allows for an extensive variety of permitted and discretionary uses with the level of nuisance the key criteria limiting uses. Lands designated for medium industrial uses are limited to ten parcels east of Premier Way and north of Portage Close. Uses on these parcels are industrial in nature.

**Arterial Commercial (C2)** – *The purpose of this district is to provide for a diversity of commercial businesses in planned centres displaying a high standard of appearance and design. This is normally located in highly visible locations along arterial roadways and includes more vehicle-oriented uses. They are for use by residents of Strathcona County and those beyond.*

Areas in the northwest along Broadmoor Boulevard and southwest corners of the Plan area and fronting major intersections at Petroleum Way/Lakeland Drive and Highway 16 are designated C2. A large variety of service commercial uses exist within these of the areas.

**Highway Commercial (C3)** – *The purpose of this district is to provide for a diversity of commercial, recreation, and tourist uses, largely intended for the public travelling along highways or in conjunction with tourist attractions.*

The single C3 parcel located in the north east quadrant of the intersection of Broadmoor Boulevard and Pembina Road accommodates a Tim Hortons. Surrounding uses include Service Commercial and Direct Control Districts.

**Service Commercial (C5)** – *The purpose of this district is to provide for a compatible mix of low intensity business and service commercial uses in planned centres with good visibility and accessibility.*

This district is the most prominent and is widely distributed throughout the Plan area. Many of the parcels designated for this use are typified as two “U” shaped two storey office condominiums arranged with the open ends facing each other.

**Utilities (PU)** - *The purpose this district is to provide for public and private utilities needed to serve Strathcona County and the region.*

The single parcel designated PU is located in the north central part of the Plan area and is a storm water management facility.

**Direct Control District (DC10/99-1)** - *To provide for the development of the Strathcona County Multipurpose Recreation Facility, as well as other related services and uses.*

This DC District is divided into Area “A” and Area “B”. Area “A” contains Millennium Place and associated parking and open space areas and has a limited list of permitted and discretionary uses unique to multipurpose recreation facilities. Area “B” contains the adjoining Coast Hotel. The limited list of uses are typical of those associated with the accommodation industry.

**Direct Control District (DC45/2005-9)** – *To establish a site specific Direct Control District to accommodate a compatible mix of low intensity business and service commercial uses in planned centres with good visibility and accessibility.*

The area is located in the north east corner of the Plan area and currently contains five parcels, of which one is occupied by Sherwood Park Dodge. The two parcels adjacent the curved northwest corner appear to be low lying and may augment the storm water management facility located diagonally opposite.

**Direct Control District (DC48/2006-9)** – *The Direct Control District is divided into two areas: Area A Low Intensity Business and Service Commercial - the purpose of this Area is to provide for a compatible mix of low intensity business and service commercial uses; Area B Low Intensity Business, Service Commercial and Light Industrial - the purpose of this Area is to provide for a compatible mix of low intensity business and service commercial uses. This Area may also provide services or businesses of a light industrial nature, where appropriate, which do not create or generate nuisance factors outside an enclosed building.*

The list of permitted and discretionary uses for this two part DC District is more limited than for either Service Commercial (C5) or the Medium Industrial (IM) Districts. The uses allowed in Area B are the same as those prescribed for Area A with the addition of industrial general as a discretionary use. Other than a parcel located west of the storm water feature, Area A is developed. Area B contains only one industrial facility. The remaining lots are vacant.

Table 1 shows the current land use breakdown as per the Land Use Bylaw.

**Table 1 – Current Land Use Breakdown**

Land Use	Hectares	% of total
Gross Plan Area	115.63	100
Road	10.78	9.3
Stormwater Management Facility (PU)	4.27	3.7
Light Industrial (ILT)	0.81	0.7
Medium Industrial (IM)	9.61	8.3
Arterial Commercial (C2)	20.8	18.0
Highway Commercial (C3)	0.42	0.4
Service Commercial (C5)	30.62	26.5
DC10 (99-1)	21.9	18.9
DC45 (2005-9)	8.84	7.6
DC48 (2006-9)	7.58	6.6

The Plan area is also subject to the Heavy Industrial Transition Overlay (IH-O). The overlay's purpose is to protect heavy industrial development by avoiding conflicts from the development of significant residential or assembly uses within 1.5 km of the nearest boundary of the IH Heavy Industrial District.

Additional restrictions on the most sensitive uses extend 3.0 km of the nearest boundary of the Heavy Industrial District (IH). The application of use restrictions and additional regulations is to reduce the risks to public safety and minimize nuisance associated with heavy industry as well to facilitate emergency management in the event of an industrial accident through the implementation of buffers and transition zones.

The IH-O provides regulations above and beyond the provisions of zoning districts. The IH-O is divided into two portions: a 0.0 - 1.5 kilometre distance and a 1.5 - 3.0 kilometre distance." The Plan area is located within the 1.5 to 3.0 km Heavy Industrial Overlay area (see Figure 3).



The Overlay includes development regulations to ensure safe building and site designs and the appropriate handling and storage of dangerous goods. As well, the overlay restricts Floor Area Ratio (FAR) and uses incompatible with heavy industrial development. However, the majority of permitted and discretionary uses prescribed for the ILT, IM, PU and C2, C3 and C5 Districts currently applicable within the Plan area are compatible with heavy industrial uses.

## **2.5 Infrastructure**

The infrastructure within the Plan area has been developed and improved over time. The existing system is capable of being expanded to accommodate lands to the east and the continued development within the Plan area. The infrastructure information described below is illustrated on Figure 4.

### **2.5.1 Water**

Water service is provided to the Plan area from a network of 300mm and 400mm lines extending along Broadmoor Boulevard, Lakeland Drive and the south portion of Premier Way. Water service does not extend to the north east corner of the Plan area. However, looping is required to support additional development.

### **2.5.2 Sanitary Sewer**

Sanitary sewer connections are provided via 450mm and 525mm gravity lines extending along Premier Way from Pembina Road to Lakeland Drive. Sanitary sewer service extends to points about 520 metres east of Premier Way on Pembina Road and Portage Close. Similar to the provision of water to service to this area, the extension of sanitary service is anticipated to extend eastward as the level of development in the Plan area intensifies.

### **2.5.3 Access and Circulation**

Broadmoor Boulevard is a four-lane roadway of an urban cross-section, with all-directional access limited to intersections with Pembina Road, Portage Lane, Prairie Drive and Lakeland Drive. Limited right-in and right-out access is also provided to some adjacent businesses. Lakeland Drive is an arterial roadway that extends along the south perimeter of the Plan area with all-directional access at Premier Way. Limited right-in and right-out access is also provided to some adjacent businesses.

Premier Way is a north south collector road providing continuity through the neighbourhood. The network of local and collector roads is primarily composed of two-lane roads with open-ditch storm water drainage system, and provides access to businesses within the Plan area. Premier Way extension between Prairie Drive and Lakeland Drive has been constructed to an urban standard. Pembina Road and Portage Close may be extended east to provide access to the adjacent and as yet undeveloped  $\frac{1}{4}$  section. However, further improvements will be required.

The Heritage Parkway Trail is located adjacent the north side of Lakeland Drive. The trail is part of the Trans Canada Trail system and will eventually connect the Strathcona Science Park and River Valley Alliance Trail with residential neighbourhoods further to the east.

### **2.5.4 Storm Water Management**

The natural northward drainage from a majority of the plan area is constrained by Highway 16. The majority of storm water is facilitated by a network of road side ditches and directed to the storm water management facility located in the north central part of the Plan area. A small portion of the northerly segment of the Plan area drains to a second storm water management facility located near the northwest corner of the Plan area, adjacent to Highway 16.

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### 3 CURRENT POLICY CONTEXT

Several statutory and non-statutory plans and studies provide policy direction for developments within the Plan area. In addition to those listed below, Alberta's Land-Use Framework provides overall guidance for land use decision making by municipalities.

#### 3.1 Provincial Policy Direction

##### 3.1.1 Alberta Land Stewardship Act

The *Alberta Land Stewardship Act (ALSA)* sets out province-wide land use policies. The ALSA sets the framework for regional plans and emphasizes conservation and the efficient use of land.

##### 3.1.2 Capital Region Growth Plan

In 2008, the Minister of Municipal Affairs directed Strathcona County and 23 surrounding municipalities to prepare a Capital Region Growth Plan (CRGP) to implement the conservation strategies of the ALSA. Strathcona County subscribes fully to the intentions and policies of the Capital Regional Growth Plan. The Plan area is included within Priority Growth Area (PGA) B. The primary intent of PGAs is to concentrate new growth in such areas by planning for intensive forms of development that significantly exceed existing development patterns in these areas. The CRGP is particularly supportive of the continuing redevelopment and intensification of mature areas where infrastructure and services are readily available and the pattern of land use is well established.

##### 3.1.3 Municipal Government Act

This Area Structure Plan has been updated to meet the requirements of Section 633 of the Municipal Government Act.

#### 3.2 Municipal Policy Direction

The Plan area is located in the following Policy Areas as per Map 13 of the County's Municipal Development Plan Bylaw 1-2007:

- Commercial Arterial
- Commercial Hwy 16
- Commercial Service
- Industrial Light/Medium
- Open Space

As such, the following sections of the Municipal Development Plan are relevant to this Area Structure Plan:

**Section 4 Sustainability and Growth Management** - Strathcona County has adopted a sustainable approach to new development. This means that *development will occur in a manner such that the needs of the present do not compromise the ability of future generations to meet their own needs while striking a balance between economic prosperity, social responsibility and environmental stewardship*. To remain sustainable and to be environmentally responsible, emphasis will be placed on redevelopment of existing sites and buildings before constructing new ones. The Millennium Business Park Area Structure Plan must support environmentally responsible development and encourage eco-industrial initiatives.

**Section 6 Commercial** – Relevant General Policies emphasize the need to ensure a high level of visual and aesthetic quality and, where appropriate, to promote compatible new commercial



development or infill redevelopment. Policy 6.12 is particularly relevant as the policy is to ensure that commercial uses within 1.5km and 3.0km buffer area comply with the restrictions of the Heavy Industrial Transition Overlay area. The Plan area includes four Commercial Policy areas including:

- **Commercial Arterial Policy Area** - *is located along highly visible arterial roadways and provides a variety of larger commercial developments. Developments tend to be vehicle oriented.* This policy area extends along Broadmoor Boulevard and Lakeland Drive and is most prevalent adjacent the intersection of the two arterials. Policies emphasize the need to maintain a high aesthetic standard.
- **Commercial Highway 16 Policy Area** - *is located along highways and service roads adjacent to highways, within the Urban Service Area.* This type of commercial provides services to residents and the travelling public. Specific policies for Highway 16 (Yellowhead) do not exist. However Highway Commercial policies in general ensure safe and efficient highway operations as well as the maintenance of high aesthetic standards.
- **Commercial Service Policy Area** - *is located in business parks; serves as a transition between arterial commercial and industrial uses; and provides support and services for business and industry. Developments tend to have limited retail uses.* This policy area is prevalent throughout the Plan area and provides the opportunity for an appropriate transition between Arterial Commercial and Light/Medium Industrial uses. Policies emphasize high aesthetic standards, require that storage areas be enclosed, and encourage developments that provide business support services.

**Section 7 Industry and Energy** – The first objective in this section requires that the provision of an adequate supply and range of industrial lands be available to meet the diverse needs of prospective industries. The second expresses the desire to *facilitate industrial development through pro-active land use planning and implementation*. The buffering of sour gas and industrial developments from incompatible uses, the protection of the environment and encouraging the further *greening* of industry are Municipal Development Plan objectives. The Area Structure Plan update is an example of pro-active planning in support of industrial developments and should encourage compatible intensification. Specific Policies regarding the Light/Medium Industrial Policy Area are not evident.

**Section 8 Environmental Management** – This section highlights the need to minimize the impact of human development on the natural environment and promotes greater awareness and creation of a more environmentally responsible community. The section also promotes initiatives such as recycling, and alternate landscaping and energy efficient buildings and neighbourhoods. The Yellowhead East Area Structure Plan update will address these requirements

**Section 9 – Parks and Recreation** – The location of Millennium Place and associated playing fields within the Plan area illustrates the symbiotic relationship between multi-use municipal recreation facilities and the nearby food and accommodation developments (sports tourism). These facilities encourage a variety of recreational opportunities and the pursuit of active health lifestyles while strengthening complementary tourism services. Land uses proximate to Millennium Place should recognize and support this strategic relationship.

**Section 10 Safety** – Updated Area Structure Plan policies must ensure a secure environment is achieved through the application of fire smart guidelines and Crime Prevention through the application of Environmental Design (CPTED) principles.

**Section 17 Implementation** - The intent of this section is to ensure compatibility between the Municipal Development Plan and other statutory documents. Policies 17.2 and 17.3 combine to require the review and update of all ASPs to align ASP policy with the provisions of the MDP.

**Transportation Map – Urban Map #10** – Future Traffic Signals are designated on this map for Portage Lane and Broadmoor Boulevard, Premier Way and Lakeland Drive and at the entrance to Millennium Place on Premier Way. Interchange improvements are also planned for the intersection of Highway 16 and Broadmoor Boulevard. Roadway improvements are depicted for Lakeland Drive east of Broadmoor Boulevard. At time of writing, the intersection of Premier Way and Lakeland Drive has been signalized and Lakeland Drive east of Broadmoor Boulevard has been improved.



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## 4 PUBLIC AND LANDOWNER INVOLVEMENT

An integral component of the Area Structure Plan update process is to inform and engage the public and, in particular, area landowners. The Public Involvement Program included:

- Two landowner/public information sessions.
  - To consider a proposed Vision for the Area Structure Plan.
  - To present the land use concept and Plan policies.
- Invitations mailed to Plan area landowners.
- Two newspaper advertisements to notify the public.
- Comment sheets with all input recorded.

The first information session occurred on September 26<sup>th</sup> 2012 at the Coast Hotel in Sherwood Park and ran from 4:00 pm to 7:30 pm. The information session provided an opportunity for landowners and interested area residents to learn about the Millennium Structure Plan.

The initial session was attended by two (2) landowners and two (2) members of the public at large.

Some key comments/concerns voiced by the landowners/public include:

- Encouraging commercial development would likely benefit existing landowners and land values and would be a positive direction.
- As long as the Plan does not inhibit current businesses from maintaining current practices the Area Structure Plan will be unanimously supported.
- Landowners may be interested in consolidating and/or further subdividing and intensifying development in the future. Any policies that would allow for this would be supported.
- Concerned that the World of Life Tabernacle cannot expand on site. It was explained that expansion cannot occur because of the IHO provisions in the Land Use Bylaw.
- It was suggested and agreed to by all that the current name of the Area Structure Plan be changed to Millennium Business Park.

The second information session was held on March 21<sup>st</sup> 2013 at Millennium Place also from 4:30 to 7:30 pm. At this second session, the proposed Vision, Area Structure Plan policies and Development Concept were presented for discussion and feedback. Municipal Development Plan amendments required to ensure the proposed Area Structure Plan conforms with the Municipal Development Plan were also presented.

Eight (8) landowners and members of the public attended the session. Some key comments/concerns voiced by the landowners/public include:

- Concern was again expressed that the World of Life Tabernacle cannot expand on site. It was explained that expansion cannot occur because of the IHO provisions in the Land Use Bylaw. This explanation was understood.
- Good that our business operation is not affected.
- Great idea to recognize what exists on the Development Concept.

The information presented regarding the proposed Area Structure Plan was generally well received.

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## 5 THE DEVELOPMENT CONCEPT

### 5.1 Development Concept

The Development Concept for the Millennium Area Structure Plan area is shown in Figure 5. The concept recognizes existing uses and the policy direction of the Municipal Development Plan. It also recognizes that Millennium is functioning as a successful high quality business park as reflected by the Area Structure Plan Vision.

### 5.2 A Vision for the Millennium Business Park Area Structure Plan

*Millennium Business Park will continue to maintain a high level of aesthetic appeal and capitalize on its functional and locational relationship with Millennium Place.*

### 5.3 Objectives

- Provide for diverse commercial and appropriate industrial opportunities to meet the diverse needs of prospective businesses.
- Maintain or enhance the aesthetic appeal of the Plan area.
- Recognize the transitional use restrictions of the prevailing Heavy Industrial Overlay.
- Support intensification within the Plan area where servicing capacity and access spacing permits.

### 5.4 Heavy Industrial Overlay

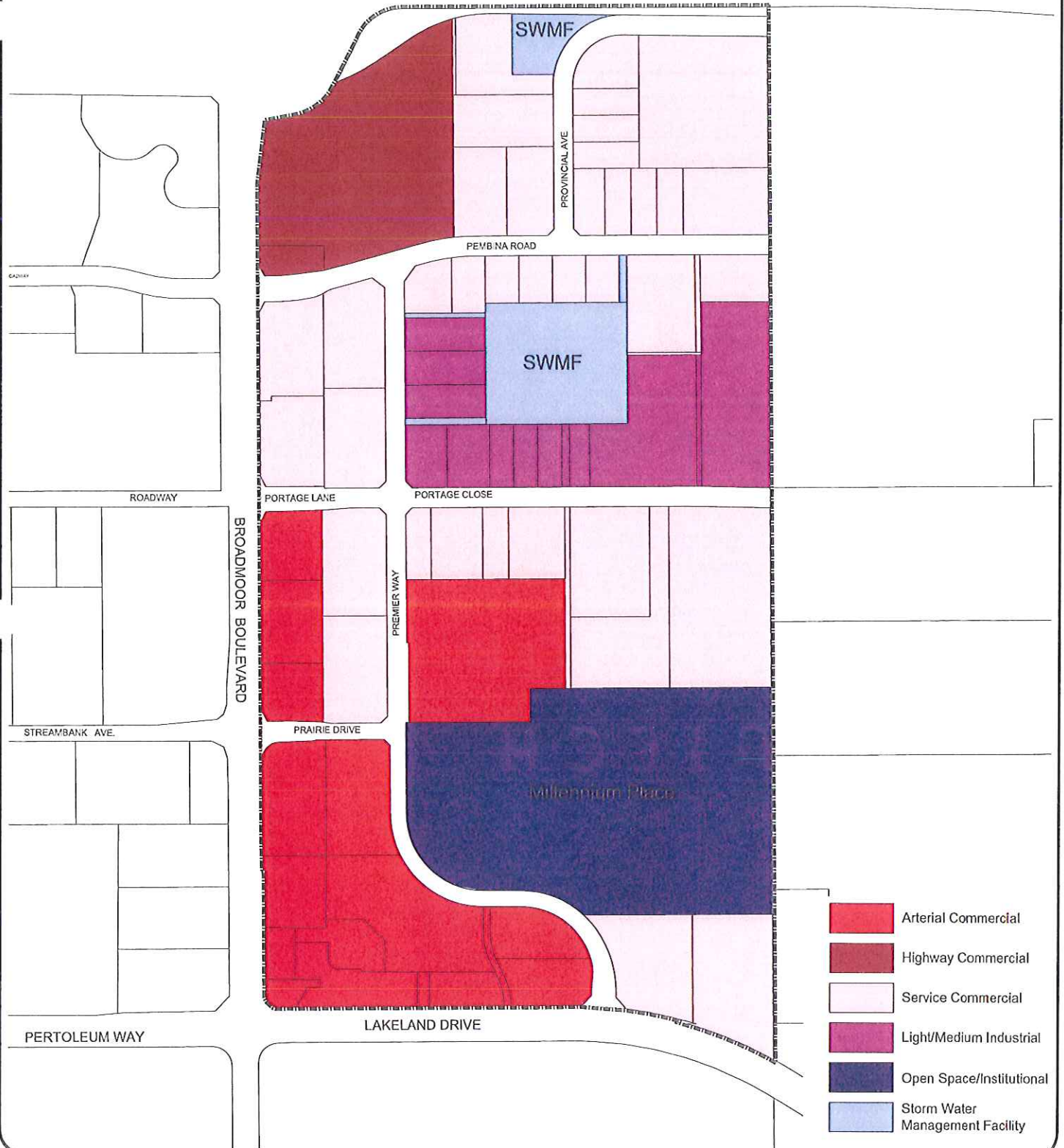
The Capital Region Growth Plan (Regional Buffers) and municipal policy (Heavy Industrial overlay) recognize the importance of reciprocal regulations to separate populated areas from heavy industries. The existing overlay specifies minimum separation distances for uses not compatible with heavy industrial uses. Any revisions to the Overlay will be recognized at the time of redistricting or when a development permit is issued.

### 5.5 Development Policies

- 5.5.1 As a means of promoting the efficient use of land and infrastructure, infill and intensification of development shall be encouraged where servicing capacities permit. Specific water demands, sewage generation rates and system capacities have not been evaluated as part of this ASP update. Additional analysis may be required at time of development.
- 5.5.2 Consideration should be given to the future improvement of the existing road network to an urban standard.
- 5.5.3 Future consideration should be given to the elimination of existing Direct Control Districts within the Plan area, where feasible.
- 5.5.4 The County supports alternative building methods which meet the Alberta Building code in order to encourage the development of more sustainable commercial and industrial projects including, but not limited to, methods that reduce energy use and increase water efficiency through such elements such as xeriscaping, innovative individual wastewater technologies, water use reduction and geothermal heating.



HWY. 16



- Arterial Commercial
- Highway Commercial
- Service Commercial
- Light/Medium Industrial
- Open Space/Institutional
- Storm Water Management Facility

## Millennium Business Park Area Structure Plan

Figure 5  
Development Concept

- 5.5.5 Strathcona County is a Light Efficient Community. As such, all new and retrofitted lighting infrastructure must reflect the needs and suitability of the proposed design in accordance with the following principles:
- a) Lighting will be used where it is needed, when it is needed, and at levels suited to the task;
  - b) Lighting technology will be selected to address visibility needs in the most energy-efficient form that is practical; and,
  - c) Luminaries will confine light to the area needing illumination.
- 5.5.6 The County supports the application of Crime Prevention Through Environmental Design principles to new and redeveloped developments.



