

4.3.7 LIGHT/MEDIUM INDUSTRIAL POLICY AREA

This policy area comprises existing and planned light and medium industrial development within the Urban Service Area identified on Map 3: Urban Service Area-Sherwood Park. Light and medium industrial often serve as a buffer between heavy industrial and incompatible land uses. Sherwood Park has two existing mixed industrial and commercial business parks and six existing light industrial/medium industrial areas. Additional light and medium industrial areas have been planned north of Highway 16.

► Objectives

Strathcona County's objectives are to **ensure** that Sherwood Park's Light/Medium Industrial Policy Area:

1. *Includes efficiently designed developments that occur in an orderly manner;*
2. *Has a minimal impact on incompatible land uses; and*
3. *Is viable in the long term.*



Policies Strathcona County Will



General

Ensure efficiently designed developments that occur in an orderly manner by **requiring**:

1. the completion of Area Structure Plans for all new light/medium industrial developments within Sherwood Park.
2. Area Structure Plans to provide direction on:
 - a. light industrial;
 - b. medium industrial;
 - c. transitioning and buffering;
 - d. pipelines;
 - e. agricultural operations;
 - f. subdivision criteria;
 - g. open space and environmental management;
 - h. transportation; and
 - i. utilities and stormwater management.

Ensure minimal impact on incompatible land uses by **requiring**:

3. buffering and mitigation of nuisances between light and medium industrial and incompatible land uses.

Promote minimal impact on incompatible land uses by **encouraging**:

4. air quality monitoring stations to enhance ambient air quality.

Promote viability in the long term by **encouraging**:

5. light and medium industrial developments.
6. large scale agriculture support services.
7. synergies between industrial developments.



Light Industrial

Ensure minimal impact on incompatible land uses by **requiring**:

8. light industrial development to serve as a buffer between medium industrial uses and incompatible land uses outside of the Light/Medium Industrial Policy Area.
9. that light industrial developments do not cause nuisance impacts on incompatible land uses outside of the Light/Medium Industrial Policy Area.
10. light industrial developments contain minimal outdoor storage.

Promote viability in the long term by **encouraging**:

11. urban farms.

Support viability in the long term by **considering**:

12. resubdivision of existing light industrial lots where the development:
 - a. has levels of infrastructure which meet the requirements of municipal and provincial standards and regulations;
 - b. mitigates potential issues with adjacent land uses; and
 - c. is consistent with the applicable Area Structure Plan.



Medium Industrial

Ensure minimal impact on incompatible land uses by **requiring**:

13. medium industrial development to serve as a buffer between heavy industry and incompatible land uses outside of the Light/Medium Industrial Policy Area.

14. medium industrial developments to prevent or mitigate nuisance impacts on incompatible land uses outside of the Light/Medium Industrial Policy Area.

Support *viability in the long term* by **considering**:

15. resubdivision of existing medium industrial lots where the development:
- has levels of infrastructure which meet the requirements of municipal and provincial standards and regulations;
 - prevents or mitigates potential issues with adjacent land uses; and
 - is consistent with the applicable Area Structure Plan.



Open Space

Ensure *efficiently designed developments that occur in an orderly manner* by **requiring**:

16. municipal reserves in the following forms:
- as cash-in-lieu;
 - as land only where the land is needed to provide the desired linkages within the County's approved active transportation strategy;
 - as land buffering industrial uses from incompatible land uses; or
 - as land buffering environmental reserve.

Ensure *minimal impact on incompatible land uses* by **requiring**:

17. environmental reserves:
- as a buffer adjacent to a crown claimed river, stream, lake, natural watercourse or other natural water body;
 - where the environmental feature would enhance the desired linkages within the County's approved active transportation strategy; and
 - where the environmental feature is within an environmentally significant area.
18. identification and mitigation of contaminated sites when:
- there is a change in use; or
 - there is a known contaminated site.



Transportation

Ensure *efficiently designed developments that occur in an orderly manner* by **requiring**:

19. a comprehensive transportation network.

Promote *efficiently designed developments that occur in an orderly manner* by **encouraging**:

- access to public transportation and close proximity to a transit-controlled location.
- active transportation infrastructure to and within the Light/Medium Industrial Policy Area.
- initiatives to extend railway spur lines within industrial areas, with safeguards, as a means of enhancing economic development opportunities.
- the development of industry with access to major transportation routes to reduce the negative effects on local streets.