

4.3.8 HEAVY INDUSTRIAL POLICY AREA

This Policy Area comprises approximately five sections of heavy industrial land use identified on Map 3: Urban Service Area-Sherwood Park commonly referred to as Refinery Row located on the west side of Anthony Henday Drive. The Refinery Row area is home to one of Canada's largest concentrations of petrochemical and oil refining complexes and is a Major Employment Area for the region. These petro chemical industries have helped define the community through their continued growth, and today Sherwood Park and Strathcona County is known within the region, province and country as being a leader in oil and gas and related industrial development.

Heavy industrial uses have played an integral role in the formation of Sherwood Park, yet they also have presented a number of challenges. The foremost being the relationship/interface between heavy industry and other adjacent land uses and the assurance of the safety and well-being of Strathcona County residents.

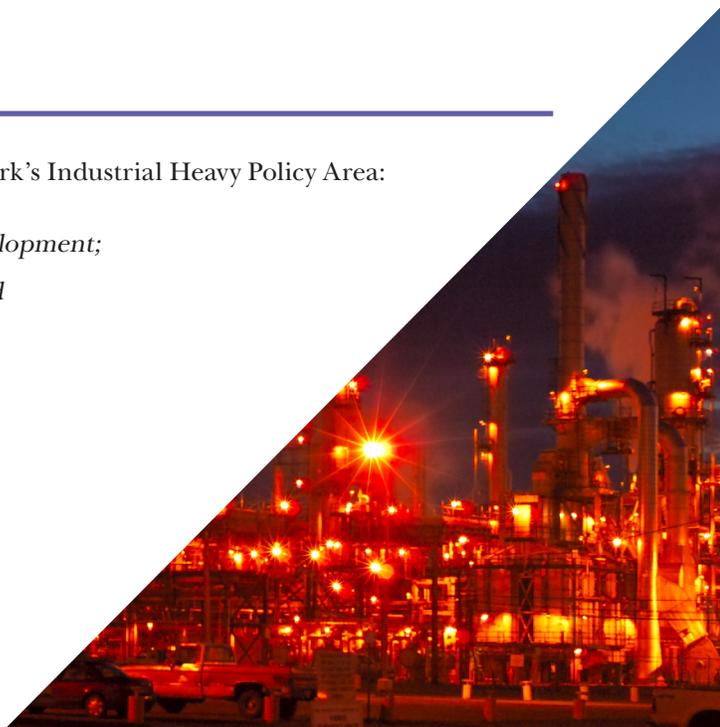
Heavy industrial uses pose a certain level of risk to the safety and well-being of residents due to the nature of their operations and their relative location to other land uses and developments within Sherwood Park. Strathcona County values both industry and residents and recognizes the need to mitigate negative impacts on the well-being of either.

Therefore, a reciprocal relationship occurs between heavy industry and other land uses within Sherwood Park that has the purpose of ensuring that the safety and well-being of residents is maintained, while allowing for industry to continue and expand their operations. This reciprocal relationship consists of limiting the nearness and scale of non-industrial development that is adjacent to heavy industrial land uses while concurrently limiting the distance that risk associated with heavy industrial uses can extend.

Objective

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

1. *Responsibly manages risks associated with industrial development;*
2. *Includes efficiently designed industrial developments; and*
3. *Is viable over the long term.*



► Policies Strathcona County Will



General

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

1. interim, extensive agricultural operations and limited outdoor storage, providing it will not preclude or infringe upon future industrial development.



Heavy Industrial

Ensure *responsible management of risks associated with industrial development* by **requiring**:

2. that Strathcona County maintain a cumulative risk assessment for the Heavy Industrial Policy Area which includes information on:
 - a. risk identification;
 - b. probability of an industrial accident;
 - c. consequence of an industrial accident; and
 - d. risk management.
3. a Heavy Industrial Transition Overlay based on the County's cumulative risk assessment be incorporated into the Land Use Bylaw in the location identified on Map 3: Urban Service Area-Sherwood Park.
4. the location of the Heavy Industrial Transition Overlay, as indicated on Map 3: Urban Service Area-Sherwood Park, remain unchanged.

5. that heavy industrial developments:
 - a. complete and implement a risk assessment in accordance with the standards established by the Major Industrial Accidents Council of Canada;
 - b. provide emergency management plan(s) to reduce or mitigate the risk associated with heavy industrial development; and
 - c. have risk contours identified within their risk assessment that are contained within the corresponding distances identified for the Heavy Industrial Transition Overlay as indicated on Map 3: Urban Service Area-Sherwood Park.
6. that heavy industry has programs in place, including education programs, to aid in reducing potential risk hazards.
7. risk management services and programs.
8. identification and mitigation of contaminated sites when:
 - a. there is a change in use; or
 - b. there is a known contaminated site.

Ensure *efficiently designed developments* by **requiring**:

9. heavy industrial developments to locate within the Heartland Policy Area or the Heavy Industrial Policy Area.
10. that heavy industrial developments prevent or mitigate nuisance impacts on incompatible land uses outside of the Heavy Industrial Policy Area.

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

11. heavy industrial developments.
12. synergies between industrial developments.



Open Space

Ensure *efficiently designed development*
by **requiring**:

13. municipal reserves in the following forms:
 - a. as cash-in-lieu; or
 - b. as land only where the land is needed to provide the desired linkages within the County's approved active transportation strategy or to buffer environmental reserves.
14. environmental reserves:
 - a. as a buffer adjacent to a crown claimed river, stream, lake, natural watercourse or other natural water body;
 - b. where the environmental feature would enhance the desired linkages within the County's approved active transportation strategy; and
 - c. where the environmental feature is within an environmentally significant area.



Transportation

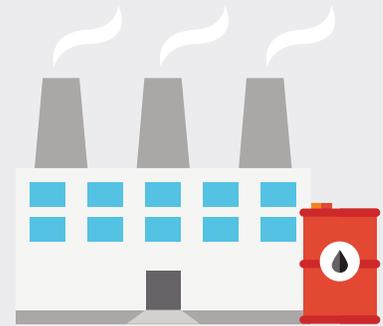
Ensure *efficiently designed development*
by **requiring**:

15. a comprehensive transportation network.
16. a road network that allows for the safe and timely movement of industrial equipment and goods.

Promote *efficiently designed development*
by **encouraging**:

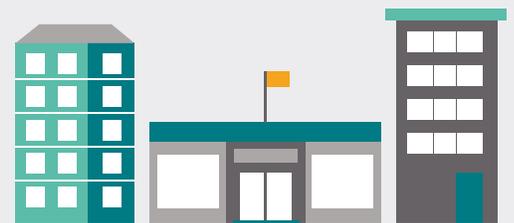
17. initiatives to extend railway spur lines within industrial development areas as a means of enhancing economic development opportunities.

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Diversity

A diversified energy sector promotes resiliency, innovative opportunities and a variety of jobs.