

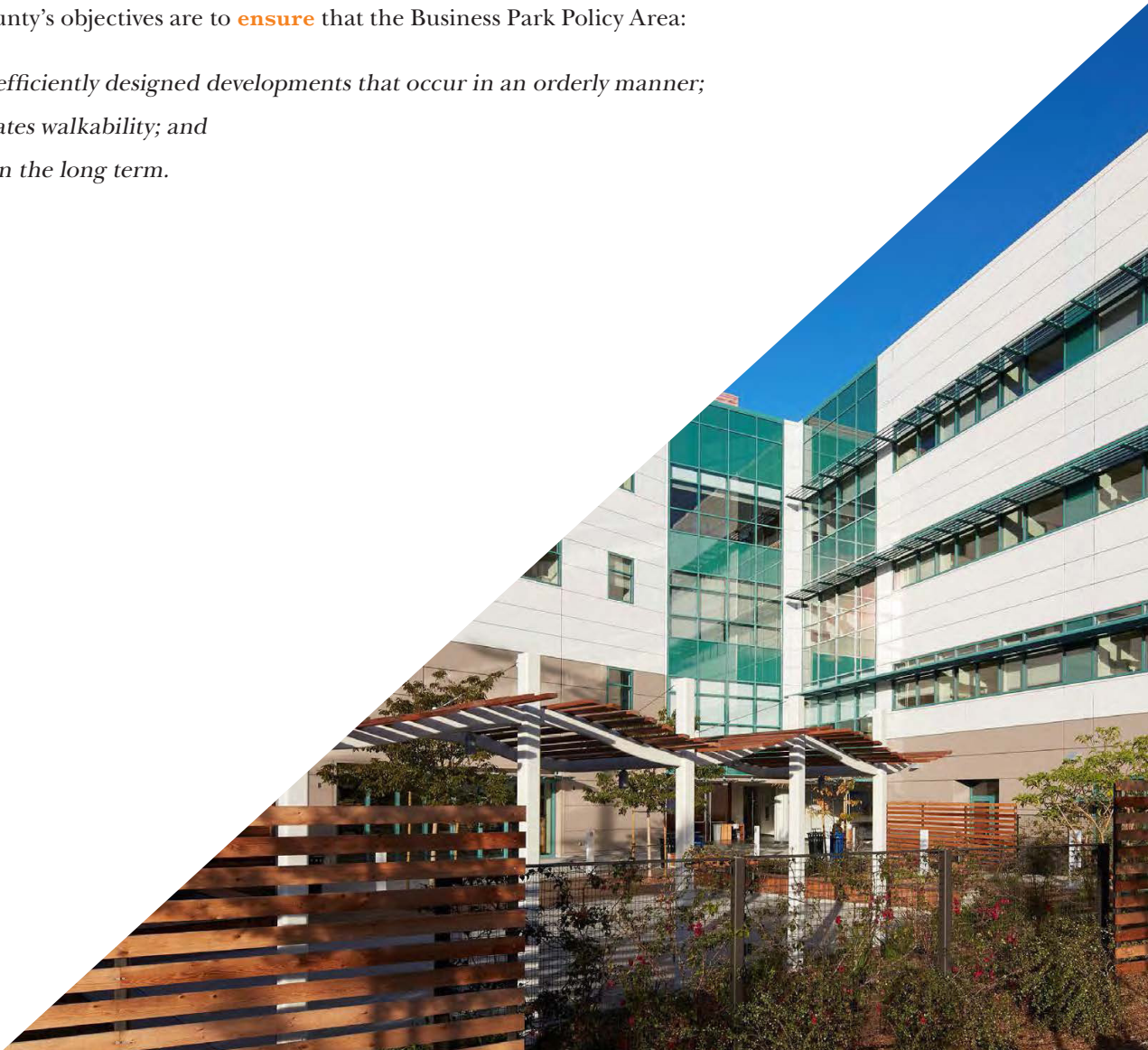
4.4.6 BUSINESS PARK POLICY AREA

The Business Park Policy Area consists primarily of Business Employment uses with limited convenience commercial services that support industrial development. As a main entry point into the community, development surrounding the future interchange will be of a high architectural quality. This area does not include residential, but provides opportunities for employment to surrounding residents. Included within the Business Park is a transit controlled location to ensure that employment can be accessed by various modes of transportation.

Objective

Strathcona County's objectives are to **ensure** that the Business Park Policy Area:

1. *Includes efficiently designed developments that occur in an orderly manner;*
2. *Incorporates walkability; and*
3. *Is viable in the long term.*



► Policies Strathcona County Will



General

Support efficiently designed developments that occur in an orderly manner by **considering**:

1. development parcels of varying sizes to provide an array of opportunities.



Land Use

Ensure viability in the long term by **requiring**:

2. nuisances such as odor, dust, smoke, particulate matter, lighting, electrical interference, gas fumes, waste materials, and/or noise are mitigated.

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

3. light industrial uses that are able to integrate into an urban setting such as distribution centres or warehousing to promote employment opportunities.
4. business commercial associated with light industrial.

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

5. a limited amount of convenience commercial to primarily serve employees and businesses within the Business Park.



Design

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

6. high quality landscaping and building design adjacent to Highway 16.
7. that buildings and landscaping placed adjacent to major transportation corridors act as a

buffer to parking and loading areas within the interior of the site.

8. landscaping between industrial and other land uses that provides a buffer to transition to incompatible uses.

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

9. convenience commercial to locate adjacent to residential and Village Centres.
10. high quality architecture and increased architectural standards adjacent to major transportation corridors.

Ensure the incorporation of walkability by **requiring**:

11. active transportation infrastructure to and within the Business Park.
12. the inclusion of public or private open spaces and plazas to provide opportunities for employees to gather.

