

## 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.

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

- 7A. rezoning to a light or medium industrial zoning district in accordance with the North of Yellowhead Area Concept Plan without the adoption of an Area Structure Plan where the lot to be rezoned:
  - a. can provide levels of infrastructure which meet the requirements of municipal and provincial standards and regulations;
  - b. is adjacent to parcels that can be planned, accessed and serviced independently;
  - c. can accommodate development on one contiguous lot; and
  - d. can accommodate methods to mitigate potential issues with adjacent land uses.



### 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: