

5.3.4.3 Objectives

- Provide an adequate supply of industrial land that will be available to meet the diverse needs of prospective industries.
- Support the intensification of industrial uses through an increase in allowances for smaller lot industrial development.
- Facilitate a variety of industrial development through pro-active land use planning and implementation.
- Promote compatibility between industrial development and other land uses through design and location criteria.
- Promote the development of eco-industrial parks.
- Encourage the development of adequate infrastructure to meet current and future industrial needs.

5.3.4.4 Policies

IND1: Industrial development shall be directed to areas shown as Industrial on **Map 6 – Development Concept**.

IND2: New industrial development shall be developed in accordance with an approved Area Structure Plan.

IND2.1 Despite Policy IND2, rezoning to a light or medium industrial zoning district without the adoption of an Area Structure Plan can be considered where the lot to be rezoned:

- a) does not contain open space as identified in Map 6 - Development Concept;
- b) can provide levels of infrastructure which meet the requirements of municipal and provincial standards and regulations;
- c) is adjacent to parcels that can be planned, accessed and serviced independently;
- d) can accommodate development on one contiguous lot;
- e) is not part of a proposal that creates additional lots; and
- f) can accommodate methods to mitigate potential issues with adjacent land uses.

IND3: As part of future development, smaller lot industrial development shall be supported adjacent to Range Road 231.

IND4: Eco-industrial synergy opportunities shall be considered in consultation with Strathcona County as part of any future application for an Area Structure Plan.

IND5: Impacts from industrial uses on existing and future residential development shall be considered as part of future planning for the Plan Area and may require vegetative buffers, earthen berms and/or fencing.

IND6: Subdivision and/or consolidation can be considered for industrial development without the adoption of an area structure plan where the result is no increase in total lots.