

5.8 LOCAL EMPLOYMENT POLICY AREA

This area is identified on Map 2: Rural Service Area and is intended as a future local employment area for Strathcona County. An Area Concept Plan will further define the land use, employment opportunities and infrastructure needed to service the area.

▶ Goal

Strathcona County will provide opportunities for Local Employment.

▶ Objectives

Strathcona County's objectives are to **ensure** that the Local Employment Policy Area:

1. *Provides opportunities for local employment;*
2. *Retains the natural landscape; and*
3. *Is viable over the long term.*



► Policies Strathcona County Will



General

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

1. the completion of an Area Concept Plan for the Local Employment Policy Area.
2. the Local Employment Area Concept Plan to provide direction on:
 - a. Sub-Area Structure Plan requirements;
 - b. transitioning and buffering;
 - c. light/medium industrial;
 - d. convenience commercial;
 - e. employment opportunities;
 - f. major public services;
 - g. subdivision and staging;
 - h. agricultural operations;
 - i. environmental conservation;
 - j. open space linkages;
 - k. multi-modal transportation; and
 - l. infrastructure, including low impact development for cold weather climates and alternative energy systems.
3. the adoption of an Area Concept Plan prior to the acceptance of an application for an Area Structure Plan.

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

4. Land Use Bylaw amendments where the proposal conforms to an adopted Area Structure Plan.
5. development where the proposal conforms to:
 - a. the use regulations of the Agriculture Large Holdings Policy Area; or
 - b. an adopted Area Structure Plan.
6. subdivision where the proposal conforms to:
 - a. the subdivision policies of the Agriculture Large Holdings Policy Area; or
 - b. an adopted Area Structure Plan.



Business Park

Ensure opportunities for local employment by **requiring**:

7. that the size of a Sub-Area Structure Plan may be reduced or reconfigured for Business Park areas or other factors, such as topography.
8. the incorporation of land uses that are generally incompatible with residential or need large warehouse format buildings, such as manufacturing, storage and distribution facilities.

Support opportunities for local employment by **considering**:

9. a limited amount of convenience commercial where it primarily serves employees and businesses within this policy area.



Agricultural

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

10. interim extensive agricultural operations.



Residential

Ensure opportunities for local employment by **requiring**:

11. new residential to locate outside of the Local Employment Policy Area.



Open Space, Services and Schools

Ensure opportunities for local employment by **requiring**:

12. the dedication of municipal reserve 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 Active Transportation Strategy.
13. new, local community services and schools that service the Local Employment Policy Area to locate in Ardrossan or the Urban Service Area.



Conservation

Ensure the retention of natural landscapes by **requiring**:

14. environmental reserves or an environmental reserve easement at the time of subdivision as identified through a biophysical assessment or additional engineering studies.

Promote the retention of natural landscapes by **encouraging**:

15. developments to retain the natural topography of a parcel.
16. developments to retain tree stands where the trees:
 - a. provide protection for watercourses or environmental features; or
 - b. are healthy, of a substantial size and provide biodiversity.
17. the retention of wetlands through integration with naturalized stormwater management facilities.



Transportation and Utilities

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

18. that a comprehensive transportation system be established for the area.
19. that a comprehensive utility servicing plan be established for the area.

