

**Related Policy to Bylaw C17-15
Yanda Industrial Redistricting**

**Municipal Development Plan – Bylaw C16-10
Designation: Light and Medium Industrial (LMI)**

6.8 Industrial		
6.8.4	Require through provisions of the Land Use Bylaw and other municipal bylaws, quality development to be maintained through the application of standards for siting and design of buildings, landscaping, screening of storage and parking areas, and signage.	Above satisfactory
6.8.8	Ensure that developments mitigate visual impacts from public roads.	Satisfactory
6.8.16	Ensure compatibility between the Light and Medium Industrial designation and surrounding urban development by directing only Light Industrial uses to those lands within proximity of the General Urban Area.	Satisfactory
6.8.17	Proactively work to ensure a supply of fully serviced Light and Medium Industrial lands.	Excels
13.0 Responsive Local Economy		
13.3.1	Support economic diversification by ensuring there are sufficient commercial and industrial lands available to suit a variety of business opportunities	Excels
13.3.3	Collaborate with local business associations and industry to support the continued development of existing businesses and attract new business and industries to meet the needs of the local population.	Excels

Community Sustainability Plan – R173-14

UR – Urban Resources		
UR25	Intensification of industrial lands	Excels

Alberta's Industrial Heartland Area Structure Plan – Bylaw C19-00
Designation: Medium Industry Policy Area

2.4.2 Transition Zone Policies: Medium Industrial Activities

Located across Highway 15 from portions of DOW as well as Sherritt/Agrium/Westaim, this area will accommodate medium industrial activities that could support the activities associated with the heavy industry activities throughout the Heartland;	Above satisfactory
These activities include activities such as: heavy industrial and agricultural equipment sales, rentals and repairs, laboratories, temporary indoor storage, veterinary clinics or hospitals, minor eating establishments, contracting services, vehicle repair and service stations, and greenhouses/nurseries;	Above satisfactory
To maintain the point of entry into the Heartland Area, regulations for the development will require a high standard of site design, signage, open space, architectural control and landscaping.	Satisfactory

Evaluation Criteria

Evaluation	Description
Excels	The proposal fully reflects the policy.
Above satisfactory	The proposal mostly reflects the policy. Minor changes within the proposal could improve policy implementation.
Satisfactory	The proposal partially reflects the policy. Major changes within the proposal could improve policy implementation.
Opportune for Improvement	The proposal does not reflect the policy. Changes will not be required prior to future development approvals.
Revisions required	The proposal does not reflect the policy. Changes will be required prior to future development approvals.