

**Related Policy to Bylaw C3-16**  
**Fort Industrial Estates Phase 3 Redistricting**

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

<b>6.8 Industrial</b>	
<b>6.8.16</b>	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.
<b>6.8.17</b>	Proactively work to ensure a supply of fully serviced Light and Medium Industrial lands.
<b>6.8.18</b>	Ensure that Light and Medium Industrial uses meet current Industrial Risk standards and guidelines
<b>6.8.19</b>	Use a risk management approach based on principles of: risk reduction at the source; risk reductions through land use controls and prescribed mitigation measures; emergency preparedness; emergency response; and, risk communication.
<b>13.0 Responsive Local Economy</b>	
<b>13.3.1</b>	Support economic diversification by ensuring there are sufficient commercial and industrial lands available to suit a variety of business opportunities
<b>13.3.3</b>	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.

**Community Sustainability Plan – R173-14**

<b>SB – Supporting Business</b>	
<b>SB13</b>	Develop medium and light industrial eco-industrial development nodes
<b>UR – Urban Resources</b>	
<b>UR25</b>	Intensification of industrial lands

**Alberta’s Industrial Heartland Area Structure Plan – Bylaw C19-00**  
**Designation: Medium and Light Industry Policy Area**

<b>2.4.2. Transition Zone Policies: Medium Industry, Light Industry/Business and Agricultural Policy Areas</b>
Light industrial activities could include services supporting the Heartland area and other regional activities such as contractor services, small equipment rentals and repairs, light eating

establishments, convenience stores, minor professional financial and office business services, administration offices, industrial vehicle sales and rental offices, greenhouses and plant stores.

Commercial and highway commercial to serve the heavy industry sector and highway traffic, such as shops, offices, convenience stores, gas bars and minor eating establishments may be considered in the Light Industrial / Business Policy Area, provided there are sufficient setbacks from any hazardous heavy industry;

Access to and from Highway 15 will be controlled at central locations intersecting with Highway 15 and positioned in consideration to existing and proposed traffic flows and previously established or planned intersections.