

5.7 HEARTLAND POLICY AREA

The Heartland Policy Area identified on Map 2: Rural Service Area is situated within a portion of Alberta's Industrial Heartland, a Major Employment Area for the region. This area is intended to accommodate different levels of industrial development, mainly heavy industrial, while conserving the environmentally significant areas including the North Saskatchewan River Valley. Intensities of industrial development transition to ensure that conflicts between land uses within and adjacent to Strathcona County are minimized.

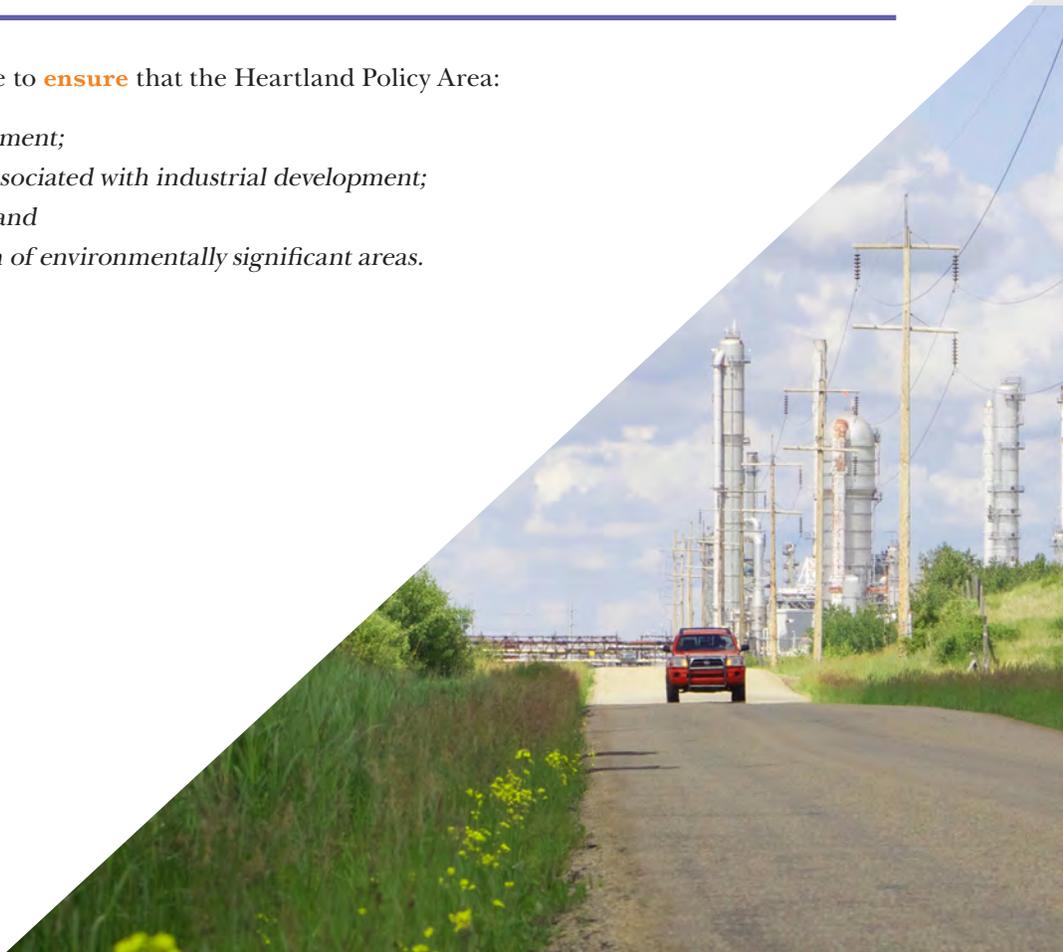
► Goal

Strathcona County will provide opportunities for industry while responsibly managing risk and conflicts between land uses.

► Objectives

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

1. *Prioritizes industrial development;*
2. *Responsibly manages risks associated with industrial development;*
3. *Is viable over the long term; and*
4. *Provides for the conservation of environmentally significant areas.*



Policies Strathcona County Will



General

Ensure responsible management of risks associated with industrial development by **requiring**:

1. that industry has programs in place to aid in reducing potential risk hazards including education programs.

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

2. an Area Structure Plan for the Heartland Policy Area.
3. the Heartland Industrial Area Structure Plan to provide direction on:
 - a. risk management;
 - b. transitioning and buffering;
 - c. heavy industry;
 - d. light/medium industrial;
 - e. subdivision criteria;
 - f. pipelines;
 - g. agricultural operations;
 - h. environmental conservation;
 - i. transportation; and
 - j. utilities and stormwater management.
4. new tourism developments to locate outside of the Heartland Policy Area.

Promote viability in the long term by **encouraging**:

5. industrial development.
6. synergies between industrial developments.



Heavy Industrial

Ensure responsible management of risks associated with industrial development by **requiring**:

7. that heavy industry meets minimum industrial risk standards that conform to the County's cumulative risk assessment.
8. that Strathcona County maintains a cumulative risk assessment for the Heartland Policy Area which includes information on:
 - a. risk identification;
 - b. probability of an industrial accident;
 - c. consequence of an industrial accident; and
 - d. risk management.

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

9. heavy industrial developments to locate within the Heartland Policy Area or the Industrial Heavy Policy Area.
10. that heavy industrial developments:
 - a. complete and implement a risk assessment in accordance with the standards established by the Major Industrial Accidents Council of Canada;
 - b. provide emergency management plan(s) to reduce or mitigate the risk associated with heavy industrial development;
 - c. transition to incompatible land uses outside of the Heartland Policy Area;
 - d. prevent or mitigate impacts on environmentally significant areas within and outside of the Heartland Policy Area;

- e. prevent or mitigate the nuisance impacts on land uses outside of the Heartland Policy Area;
 - f. have levels of infrastructure which meet the requirements of municipal and provincial standards and regulations; and
 - g. are consistent with the Heartland Industrial Area Structure Plan.
11. aggregate resource extraction operations to be carried out in accordance with an approved reclamation plan.
 12. development permits for aggregate resource extraction to provide for the following:
 - a. reclamation of the site;
 - b. conservation and storage of top soil;
 - c. designation of aggregate haul roads to reduce noise, excessive maintenance costs and dust problems; and
 - d. any additional information for consideration of the development permit.

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

13. new aggregate extraction developments where the development is within an area that is deemed to have an acceptable level of industrial risk.



Light/Medium Industrial

Ensure the prioritization of industrial development by **requiring**:

14. that Light/Medium Industrial developments:
 - a. serve as a transition between heavy industrial and incompatible land uses outside of the Heartland Policy Area;
 - b. prevent or mitigate impacts on environmentally significant areas;
 - c. prevent or mitigate the impact of nuisances on land uses outside of the Heartland Policy Area;

- d. have levels of infrastructure which meet the requirements of municipal and provincial standards and regulations; and
- e. are consistent with the Heartland Industrial Area Structure Plan.

Promote viability in the long term by **encouraging**:

15. large scale agricultural support services where the development:
 - a. is near to the Agriculture Large Holdings Policy Area;
 - b. serves as a transition between heavy industry and the Agriculture Large Holdings Policy Area;
 - c. mitigate impacts on environmentally significant areas outside of the Heartland Policy Area;
 - d. mitigate the nuisance impacts on land uses outside of the Heartland Policy Area;
 - e. has levels of infrastructure which meet the requirements of municipal and provincial standards and regulations; and
 - f. is consistent with the Heartland Industrial Area Structure Plan.



Agricultural

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

16. new confined feeding operations to locate outside of the Heartland Policy Area.

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

17. the continued operation and expansion of existing confined feeding operations in accordance with the *Agricultural Operation Practices Act*.
18. interim extensive agricultural operations and limited outdoor storage, providing it will not preclude or infringe upon future industrial development.

19. indoor agriculture where the development does not limit heavy industrial opportunities.



Conservation

Ensure the conservation of environmentally significant areas by **requiring**:

20. environmental reserve identified through a biophysical assessment:
- as a buffer adjacent to a crown claimed river, stream, lake, natural watercourse or other natural waterbody; and
 - where the environmental feature is within an environmentally significant area.
21. identification and mitigation of contaminated sites when:
- there is a change in use; or
 - there is a known contaminated site.



Open Space, Community Services and Schools

Ensure the prioritization of industrial development by **requiring**:

22. municipal reserves as cash-in-lieu.
23. new, local community services and schools that service the Heartland Policy Area to locate in Josephburg, Ardrossan or the Urban Service Area.



Residential

Ensure responsible management of risks associated with industrial development by **requiring**:

24. new residential to locate outside of the Heartland Policy Area.



Transportation and Utilities

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

25. that industrial development has servicing which meets the requirements of municipal and provincial standards and regulations.
26. a Transportation Plan for the Heartland Policy Area.
27. that all new parcels have access to a roadway.
28. a road network that allows for the safe and timely movement of industrial equipment and goods.
29. cooperation among pipeline companies and industrial landowners on the provision of options for pipeline access to industrial sites while maintaining optimal industrial development lands.

Promote viability in the long term by **encouraging**:

30. industrial developments to share infrastructure and right of ways.
31. the completion of a Utility Master Plan and Master Drainage Plan for the Heartland Policy Area.

