

LA COREY MAJOR AREA STRUCTURE PLAN

6.6 RURAL INDUSTRIAL POLICY AREA

~~The Rural Industrial Policy Area on **Map 7 - Future Development Concept** are lands that have been zoned to provide for a variety of industrial opportunities consistent with the Rural Industrial-LUB district~~

The Rural Industrial Policy Area on **MAP 7 - Future Development Concept** are lands that have been zoned to provide a variety of industrial opportunities available through any of the districts within the M.D. of Bonnyville Land Use Bylaw for industrial purposes

- 6.6.1 The site design of the development shall take account of and create a compatible interface with any adjacent development and the surrounding environment.
- 6.6.2 Buffers shall be provided between uses which may be incompatible with adjacent or nearby uses to minimize land use conflict, risk, and nuisance, subject to the satisfaction of the M.D. of Bonnyville. Buffering requirements will be determined by the M.D. of Bonnyville at the subdivision or development permit stage.
- 6.6.3 Site development guidelines that set out building design, landscaping, signage, and other site requirements may be required for developments within the Rural Industrial Policy Area.
- 6.6.4 Site-specific activities including road traffic, noise, vibration, smoke, dust, odour, fumes, and lighting shall be evaluated at the time of development permit application so that nuisance is mitigated to an appropriate level to the satisfaction of the M.D. of Bonnyville through implementing applicable industry standards, best practices, and regulatory requirements.
- 6.6.5 Outdoor storage shall be screened from roadways and adjacent properties through landscaping, berms, and/or fencing.
- 6.6.6 All costs associated with connecting to natural gas, power and communications shall be borne by the developer.

6.7 HAMLET URBAN RESERVE POLICY AREA

The lands identified as Hamlet Urban Reserve Policy Area on **Map 7 - Future Development Concept** are intended to remain in their current state for the foreseeable future. The intended future use of the land has not yet been determined. Long term, well beyond the 20-year horizon of this MASP, the lands may be utilized for future Hamlet development. Until such time, the underlying Land Use Bylaw district requirements for these lands prevail.

- 6.7.1 All development within the Hamlet Urban Reserve Policy area shall conform to the requirements of the existing zoning.