

SECTION 8 - INDUSTRIAL AREAS

Industrial development is an integral part of the economy that provides for support services and allows for local investment. Opportunity for *industrial development* in the SPFA is required for such enterprises, but should not conflict with neighbouring uses, especially residential and *agriculture* operations.

Goal

To support a diversified economy that provides for employment opportunities that are mindful of achieving a sustainable healthy community.

8.1.1 Objectives

- a. To provide for lands that can accommodate a range of industrial activities to meet the needs for new or expanding *industrial development*.
- b. To recognize that *industrial development* often negatively impacts or generates conflict with surrounding land uses such as residential or *agriculture*, and to encourage initiatives taken by industry to mitigate conflict with adjoining land.
- c. To encourage a high standard of development to enhance and protect the natural environment, including air and water shed quality.
- d. To recognize that large resource extraction industries are often best located in close proximity to the resource.
- e. To work together with Ministry of Transportation and Infrastructure to ensure *industrial development* is compatible with area transportation networks, providing for efficient traffic movement, vehicular access, and that public health and safety is a priority.
- f. To recognize the area located at the intersection of Highway No. 97(S) and the Dangerous Goods Route, west of Dawson Creek, as being designated for future commercial and industrial development and is considered to be in a transition stage, due to some lands in this area remaining residential.
- g. To recognize the area located on approximately Mile 3 of the Alaska Highway No. 97(N) as being designated for future *industrial development* and is considered to be in a transition stage, due to some parcels in this subdivision remaining residential or commercial.

8.1.2 General Policies

- a. To generally consider *industrial development* as outlined below:
 - i. To direct new Light Industrial development to the appropriately designated lands in the Rural Communities of Tomslake and Arras, the adjacent municipalities, or to lands generally located at the intersection of Highway No. 97(S) and the Dangerous Goods Route, lying west of the City of Dawson Creek;
 - ii. Within the area located at the intersection of Highway No. 97(S) and the Dangerous Goods Route, the current land use zone will continue to allow for the

- existing use, while providing opportunity for this area to support future Commercial and Industrial uses;
 - iii. Within the area located at Mile 3 of the Alaska Highway No. 97(N), the current land use zone will continue to allow for the existing use, while providing opportunity for this area to support future Industrial use;
 - iv. Existing Heavy Industrial (HI) areas have been designated as such in this OCP; No land has been pre-designated for future Heavy Industrial use at this time;
 - v.
 - vi. Agriculture-Industrial development will be directed to the east of the City of Dawson Creek on lands lying between the railway right-of-way and Highway No. 49; and
 - vii. Proposals for new *industrial development* outside the designated areas are not encouraged and will only be considered through an amendment process to this OCP and zoning by-law.
- b. To work collaboratively with the City of Dawson Creek and the Village of Pouce Coupe to produce a multi-jurisdictional land use study to assess industrial land availability and requirements.
 - c. To ensure that industrial uses will not create environmental or health hazards and are compatible with adjoining land uses. Further, that noise, light, dust and air emissions from industrial activities are kept at a level so as not to be a nuisance to surrounding areas.

8.2 Light Industrial (LI)

8.2.1 Policies

- a. Within the Light Industrial designation the principal use of the land will generally be for industrial uses, including but not limited to: trucking, logging, construction trade, or oil and gas field service contractors; automotive, recreation vehicle, machinery or equipment servicing, repair and sales; fuel retail sales; *manufactured home* sales; recycling centre; building material or gardening supplies outlet; wholesale or warehousing establishments, subject to zoning regulations.
- b. To mitigate potential conflicts between Residential, Agricultural and Light Industrial uses, this OCP supports the following:
 - i. infilling of the Light Industrial designated areas is a priority; and
 - ii. directing Light Industrial Development away from *watercourses* or any *environmentally sensitive areas*.
- c. Parcels within the Industrial designation should have a minimum parcel size of 1.6 ha (4 acres) unless:
 - i. the lands are connected to a community sewage system in which case the parcel should be at least 0.4 ha (1 acre); or
 - ii. soil conditions are suitable for on-site sewage disposal and a system authorized by the agency having jurisdiction regarding sewage disposal, in which case the parcel should be at least 0.8 ha (2 acres).

SECTION 9 - CIVIC, ASSEMBLY AND INSTITUTIONAL (CIVIC)

Goal

To support and provide for a wide range of public, government and not-for-profit community related uses, facilities and services that are non-commercial in nature and that provide and contribute to enhanced lifestyle opportunities within the SPFA.

Rural places of Tomslake, Tupper, Arras, Bessborough and Upper Cutbank serve as geographical reference points within the area, while the City of Dawson Creek acts as the primary service centre for education, cultural, recreation, health and welfare facilities within the SPFA.

9.1.1 Objectives

- a. To ensure that sufficient areas for civic, assembly and Institutional use are accommodated to meet the long term needs of the local area residents.
- b. To support the efforts of community groups and other public organizations in maintaining existing and providing new community facilities and services, including recognizing *heritage*, cultural and historical sites.
- c. Public facilities should include universal-design features so that they are age-friendly and accessible to everyone.

9.1.2 Policies

- a. Within the Civic designation the principal uses of land or buildings will generally include but are not limited to: educational facilities; religious centre; cemeteries; community halls; museums; libraries; government offices; health and welfare uses; community care facilities; medical facilities; public recreation facilities; or agriculture and are subject to evaluation through rezoning where required, without amendment to this Plan. Such facilities are delineated on Schedule B.
- b. Post offices are permitted in all land use designations.
- c. Parcels within the Civic designation should have a minimum parcel of 1.6 ha (4 acres) unless:
 - i. the lands are connected to a community sewage system, in which case the parcel should be at least 2000 sq. metres (0.50 acre); and
 - ii. soil conditions are suitable for on-site sewage disposal and a system authorized by the agency having jurisdiction regarding sewage disposal, in which case the parcel should be at least 0.8 ha (2 acres).
- d. To work collaboratively with the broad community and appropriate agencies to support the location of *institutional* uses such as schools, community halls, or care facilities in the rural area as the need of the community changes and grows.

- e. To work together with School District 59 to address future needs that may involve the acquisition of school sites, as provided for in provincial legislation.
- f. To work with school district, industry, and the provincial government to address concerns of health and safety with regards to industrial activities and infrastructure being located in close proximity to rural area schools.

