

10.0 Industrial

10.1 Introduction

The industrial sector of Lac La Hache is not a significant part of the local economy. Proposals for heavy industrial activities have in the recent past met with strong local opposition. Residents are concerned with the potential for pollution of the lake, noise generated by heavy industrial operations and a detrimental visual impact on the scenic area.

10.2 Objectives

- 10.2.1 Limit the designation of land for industrial activities to those areas where they may be compatible with existing land uses, screened from residential areas and located away from the lake.
- 10.2.2 Limit industrial activities to existing activities and to proposals with low water usage, low air emissions, as well as low or recyclable solid and liquid waste disposal.
- 10.2.3 Provide for flexibility and diversity of uses in the serviced Townsite area, and encourage the location of light industrial uses in combination with commercial uses within the Townsite.

10.3 Policies

The Cariboo Regional District Board will:

- 10.3.1 Direct industrial uses to lands designated as Industrial on Schedule 'C': Land Use Designations.
- 10.3.2 Encourage development of existing vacant or redevelopment of underutilized sites for industrial use prior to designating additional industrial land.
- 10.3.3 Not support the designation or rezoning of land as industrial that is incompatible or detrimental to the environment from locating on industrial lands. Heavy industrial uses will only be considered if impacts to the environment can be minimized.
- 10.3.4 Work with the MoTI to ensure individual industrial developments provide safe and efficient traffic movement through access permit regulation along Highway #97.

- 10.3.5 Support industrial development that reduces waste and minimizes the impact on the environment.
- 10.3.6 Consider proposals to designate lands for industrial use in accordance with the following criteria:
- i convenient rail and/or road access to and from the site are available;
 - ii water supply, topography and soil characteristics of the site are conducive to operating the industrial activity in a safe manner for the operators and the environment;
 - iii servicing is or can be made available (i.e. water, sewage, gas, hydro);
 - iv where the proposal will not provide adverse social and economic impacts on the surrounding area;
 - v where the proposal is compatible with surrounding land uses in the immediate area;
 - vi where the proposal will not create an adverse visual impact on nearby residential areas, and may include consideration of landscaping and/or screening site mitigation measures;
 - vii the subject property is not in close proximity to Lac La Hache and other waterbodies; and,
 - viii the industrial use has low water usage, low air emissions, as well as low or recyclable solid and liquid waste disposal, and low noise level.
- 10.3.7 Support light industrial uses in those commercial areas of the Townsite where sewer and water services are available; where direct and safe access to Highway 97 can be provided; and provided the impact on surroundings lands and residents is minimized.