

ML LAP Land Designation Descriptions (as per 2016 draft LAP)

8.6 Commercial

During the public process there were a number of different interests expressed regarding commercial development. There were others that felt residents could continue to access services and goods by commuting back and forth to Whitehorse. The balance that is presented in this Plan is to provide small commercial nodes on the highway: one in Judas Creek; and one in South M'Clintock. The Marina has also been designated Commercial, with opportunities to diversify development opportunities there. Policy has been developed to provide opportunities throughout the Residential designations for home-based businesses and bed-and-breakfast operations.

1. Commercial designations on the Alaska Highway are intended for convenient services for the local and travelling public (e.g., a grocery store, gas bar, eating and drinking establishments, postal services, and office supplies).
 - a. The recommended minimum lot area is 1.0 hectare.
 - b. One residence is permitted as a secondary use to the principal commercial development. The commercial development must be established before residential use is permitted.
2. The plan recognizes the existing zoning provisions that apply to commercial development on CTL-Tourist Lodge Zone and CRV-Recreational Vehicle Campground Zone properties in the M'Clintock Place Development Area Regulation.
3. Commercial developments should consider the area's rural character in terms of building material, colours, form and scale, and site development.