

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

### **8.9 Light Industrial**

Two Light Industrial designations have been identified. One is a pre-existing site, currently used as a scrap yard, along the highway. The other provides new opportunities for individuals in the area to locate their light industrial activities. The main purpose of the Light Industrial designation is to encourage both services and liveability by providing an alternative location for operations that are not compatible with residential neighbourhoods.

1. Land designated as Light Industrial provides an area for a mix of industrial uses including manufacturing, processing, assembly, distribution, service, repair, as well as public facility like a fire hall. Such light industrial uses may carry out a portion of their operations outdoors or require outdoor storage.
2. The recommended minimum lot area is 1.0 hectare.
3. One residence is permitted as a secondary use to the principal industrial operation. The industrial development must be established before the residential use is permitted.
4. Where a Light Industrial use is planned adjacent to the Alaska Highway, a minimum 30-metre setback shall be maintained along the Highway in the planned subdivision.
5. Access to the Light Industrial subdivision shall be by way of one access road or a frontage road.