

## **9. INDUSTRIAL AREAS**

The industrial base of the Lake Cowichan area is strongly tied to the forest industry, with the sawmill at Youbou being the area's largest employer. Over the long term, there is potential for a diversification of forestry related light industrial activities (i.e.: furniture manufacturing). The processing of timber in the Lake Cowichan area, including the secondary processing of wood products and service businesses and support industries, may be the key to a more stable economy in the future. These enterprises should be encouraged to locate in the Honeymoon Bay industrial area or the Meade Creek Industrial Park.

### **INDUSTRIAL AREAS - OBJECTIVES**

The objectives of the Regional Board pertaining to Industrial Areas are:

- a) to work toward an attractive, diverse and stable economic base for the Plan area,
- b) to encourage the establishment of new industrial uses, including the secondary manufacturing of forest products, with rigorous requirements for the storage of materials, landscaping, noise pollution, traffic mitigation and environmental protection, and
- c) to ensure that industrial activity does not impact negatively on the attractive character of the community or the natural environment, including the groundwater resource.

### **INDUSTRIAL AREAS - POLICIES**

The policies of the Regional Board pertaining to Industrial Areas area as follows:

#### **POLICY 9.1:**

Future industrial uses should be located in the Honeymoon Bay industrial area or the Meade Creek Industrial Park.

#### **POLICY 9.2:**

Prior to redesignating and rezoning industrial sites for non-industrial purposes, the community's long term land requirements for industrial land shall be adequately considered.

**POLICY 9.3:**

Should the Meade Creek Industrial Park be infilled to fifty percent of its capacity, additional lands may be redesignated and rezoned to the east of the existing industrial park, on lands adjoining the existing Industrial Park, to allow for additional industrial opportunities.

**POLICY 9.4:**

Should an application be received to redesignate and rezone lands to Industrial, the following criteria will be considered:

- a) the use, scale and design of industrial buildings and structures is in keeping with the character of the surrounding area,
- b) access to the site is approved by the Ministry of Transportation and Highways,
- c) the use is within easy reach of, but does not front directly onto a major network road, and access from a frontage road is well defined,
- d) the use does not cause excessive traffic to be generated along local residential roads,
- e) the emission of any type of pollutants meets Regional, Provincial and Federal regulations,
- f) the site has a high standard of services (hydro, sewer, water, etc.),
- g) off-street parking and loading are provided in accordance with the CVRD Parking Standards Bylaw and Provincial regulations,
- h) signs are tastefully developed, kept to a minimum, and in compliance with the Regional District Sign Bylaw,
- i) pedestrian walkways are provided,
- j) parking areas and pedestrian routes are well lit, however lighting is designed to illuminate the surface of the site without undue glare spill-over to adjacent parcels or roads,
- k) the use will not impede or restrict public access along a continuous trail or greenway system, should one be established in the future,
- l) a natural buffer or similar physical barrier is provided to separate the industrial operation from neighbouring non-industrial uses, and
- m) the use does not impact negatively on the area's natural environment, including watercourses and shorelines, and hazard lands and environmentally sensitive areas are identified and protected.

**POLICY 9.5:**

The redesignation and rezoning of additional properties to Industrial along the Cowichan Valley Highway No. 18 shall be prohibited.

**POLICY 9.6:**

One single family dwelling accessory to an industrial use is permitted in an Industrial designation.