

2.7 INDUSTRIAL POLICIES

Industrial growth can be an important asset to New Minas by providing employment opportunities and by broadening the tax base; thereby creating a well balanced community.

Industrial development has been closely related to the food processing and construction sectors with several large food processing industries being located within the Village, along with a number of smaller services-construction enterprises.

The Plan policy reflects the intent of Council to encourage further light industrial uses within New Minas, while being generally beneficial to the community.

The Plan will also provide the opportunity for further heavy industrial growth in New Minas in locations where the industry can be adequately serviced and the impact on existing uses is minimal.

POLICIES

1. *It shall be the policy of Council to designate specific areas on the Future Land Use Map # 1, as industrial. Within this designation, and subject to appropriate zoning, light industrial uses will generally be encouraged including manufacturing, warehousing and service industries.*
2. *It shall be the policy of Council that the major use of lands designated industrial will be for industrial uses. However, Council may consider rezoning lands for commercial uses where a use has special land, structural, or location requirements that cannot normally be met within the Business District, including automotive related uses, factory outlets, and commercial uses serving the Industrial District.*
3. *It shall be the policy of Council to zone existing heavy industrial uses appropriately in the Land Use Bylaw.*
4. *It shall be the policy of Council that Industrial policies 2 and 5 shall not apply to a parcel of land located immediately north of Highway No. 1 and west of Minas Warehouse Road. These lands will be zoned Business District Industrial (M1), and the uses of the land will be restricted to those permitted in this Zone which will include the existing hatchery.*
5. *It shall be the policy of Council to require industries to develop in accordance with appropriate requirements for parking, buffering, and the accommodation of ancillary or incidental uses on the property.*
6. *Council shall provide for development of light industrial uses as permitted in the Commercial Comprehensive Development (C8) Zone of the Land Use Bylaw and in accordance with policies for the CCD District contained in Section 2.4 Policies 18 and 19 of this Strategy. Such development shall be subject to entering into a development agreement with Municipal Council.*

PART 2	AMENDED DATE	SECTION
	November 30, 1982	2.7 – 5
	September 25, 2001	2.7 – 6
	May 10, 2005	2.7 – 6