

12.1 **Introduction**

This section is intended to provide for a wide variety of industrial and quasi-commercial uses. The Township wishes to create a flexible environment for business which recognizes the changing needs of the private sector. The Township, in consideration of the goal to maintain and enhance the visual and life style characteristics and qualities of the Township will seek to encourage, where appropriate, aesthetic and functional site design having regard for the Community Design Standards of this Plan for such uses.

12.2 **Permitted Uses**

12.2.1 The following uses are permitted: manufacturing, assembly, processing of goods, service industries, research and development facilities, warehousing, storage of goods and materials, freight transfer, transportation facilities, automotive and vehicle repair; office buildings, restaurants, wholesale outlets and personal and professional service uses.

12.2.2 Community, cultural and recreational uses and other uses with similar characteristics that may appropriately be located in an Industrial designation. Recreational type uses should generally be located within an enclosed building.

12.3 **Policies**

12.3.1 The Township recognizes as Industrial areas on the Land Use Schedules, those areas in Springwater Township having a concentration or high potential for the concentration of manufacturing, assembly, warehousing and/or related employment activities.

12.3.2 The Township may zone lands, designated Industrial for one or more purposes which are permitted uses and in doing so may apply appropriate performance standards, regulations and provisions.

12.3.3 Industrial uses will be encouraged to locate in urban settlement areas.

12.3.4 Industrial uses should be grouped and concentrated in one area wherever possible to minimize any undesirable effects they might have.

12.3.5 Industrial locations should be limited to sites served by main roads capable of handling the traffic generated by such industries.

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- 12.3.6 Generally *industrial uses shall not be permitted on lands designated "Agricultural" however [OMB Order #2575] in the event that such is proved unavoidable, only lands which have a low potential for agricultural production, abutting an existing settlement area will be considered. [Mod. #38 - Jan.28/98]*
- 12.3.7 Access to parking areas shall be limited in number and designed to minimize the danger of vehicular and pedestrian traffic. Access to individual lots in an industrial area shall be via a service road whenever possible.
- 12.3.8 Off-street areas shall be required for every building within this classification in order that adequate parking and loading space may be provided to the degree required by the nature of the business being carried on.
- 12.3.9 Notwithstanding anything to the contrary concerning the lands in the vicinity of William Street in Elmvale, where any industrial designation or zone abuts an existing or proposed residential use, or a roadway is the only separation between two such uses, no industrial or parking use should be made of any land abutting a residential use. This intervening land shall be suitably landscaped with grass, trees and shrubs and maintained as part of the industrial activity.
- 12.3.10 Permitted commercial uses shall be either accessory to or necessary for the permitted industrial uses and they shall in no way inhibit healthy industrial development. **[This section was appealed by Chase and withdrawn on Oct. 22/98]**
- 12.3.11 Industrial uses shall be operated to limit and minimize any adverse effects on adjoining land uses as the result of the emission of noise, dust, smoke or odour.
- 12.3.12 No residential uses shall be permitted in an industrial area with the exception of a dwelling in the form of an apartment located in the premises.
- 12.3.13 Industries of a relatively "dry" nature shall be encouraged to locate within the Township to minimize sewage effluent and treatment problems. Industries of a "wet" nature shall generally be discouraged but when permitted will definitely be required to connect to a piped sewage treatment facility. Industries shall meet the requirements of the appropriate government agency with respect to solid and liquid waste disposal, air emissions including noise and vibrations, water taking, waste water and sewage treatment and disposal.

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- 12.3.14 All areas or lots designated “Industrial” on Schedule “A” or any other schedule to this Official Plan which are either currently vacant of any buildings or structures or which are built on but are currently in use for another purpose such as residential, may be subject to site plan control pursuant to the policies of this Plan.
- 12.3.15 In addition to the above, the development or redevelopment of existing “Industrial” uses, which would result in the significant expansion of usable floor area of the use, may be subject to site plan control. For the purpose of this section, “significant expansion” is defined as an expansion of approximately 25% or greater of lot coverage on the subject lot or 25% or 150 square metres (500 square feet) of the useable floor area of any buildings associated with the use.
- 12.3.16 Buffering and visual screening shall form an important part of the development of the site and the Township shall ensure, through the use of site plan control under the Planning Act, that this aspect among others, is addressed. The Community Design Policies shall be considered in this regard.