



THE CORPORATION OF THE TOWN OF ST. MARYS

DISCUSSION PAPER #7

EMPLOYMENT AREAS – GENERAL INDUSTRIAL

- DRAFT -

Presented to the Town of St. Marys Planning Advisory Committee on
December 18, 2017

EMPLOYMENT AREAS – GENERAL INDUSTRIAL

St Marys Official Plan Review - Draft

INTRODUCTION

This is the seventh of a series of discussion papers prepared to assist in the 5-year review of the Town of St. Marys Official Plan as per the Planning Act Section 26 (1). The purpose of the review is to ensure that the policies in the Official Plan are in keeping with the goals and objectives of the community and Town Council that will direct the physical growth and development of the land(s) within St. Marys.

This discussion paper will identify areas and topics as they relate to the **Employment Areas – General Industrial** components of the Town and the interaction with the policies of the Official Plan. Updates and revisions where necessary, in accordance with Councils vision, to develop a more comprehensive land use planning document that provides the tools/policies necessary to guide the development of land as prescribed by the Planning Act and the Provincial Policy Statement will be the result. This discussion paper is intended to bring information to Planning Committee for review and consideration when making recommendations to Town Council.

Part V - Policies of the Provincial Policy Statement (PPS) contains a number of policies geared to direct and manage growth of urban areas such as the Town (those Sections in the grey highlighting are from the 2014 Provincial Policy Statement).

Planning Background

1. Provincial Policy Statement

1.2.1 A coordinated, integrated and comprehensive approach should be used when dealing with planning matters within municipalities, across lower, single and/or upper-tier municipal boundaries, and with other orders of government, agencies and boards including:

- a) managing and/or promoting growth and development;
- b) economic development strategies;

1.3.1 Planning authorities shall promote economic development and competitiveness by:

- a) providing for an appropriate mix and range of employment and institutional uses to meet long-term needs;
- b) providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;
- c) encouraging compact, mixed-use development that incorporates compatible employment uses to support liveable and resilient communities; and
- d) ensuring the necessary infrastructure is provided to support current and projected needs.

1.3.2.1 Planning authorities shall plan for, protect and preserve employment areas for current and future uses and ensure that the necessary infrastructure is provided to support current and projected needs.

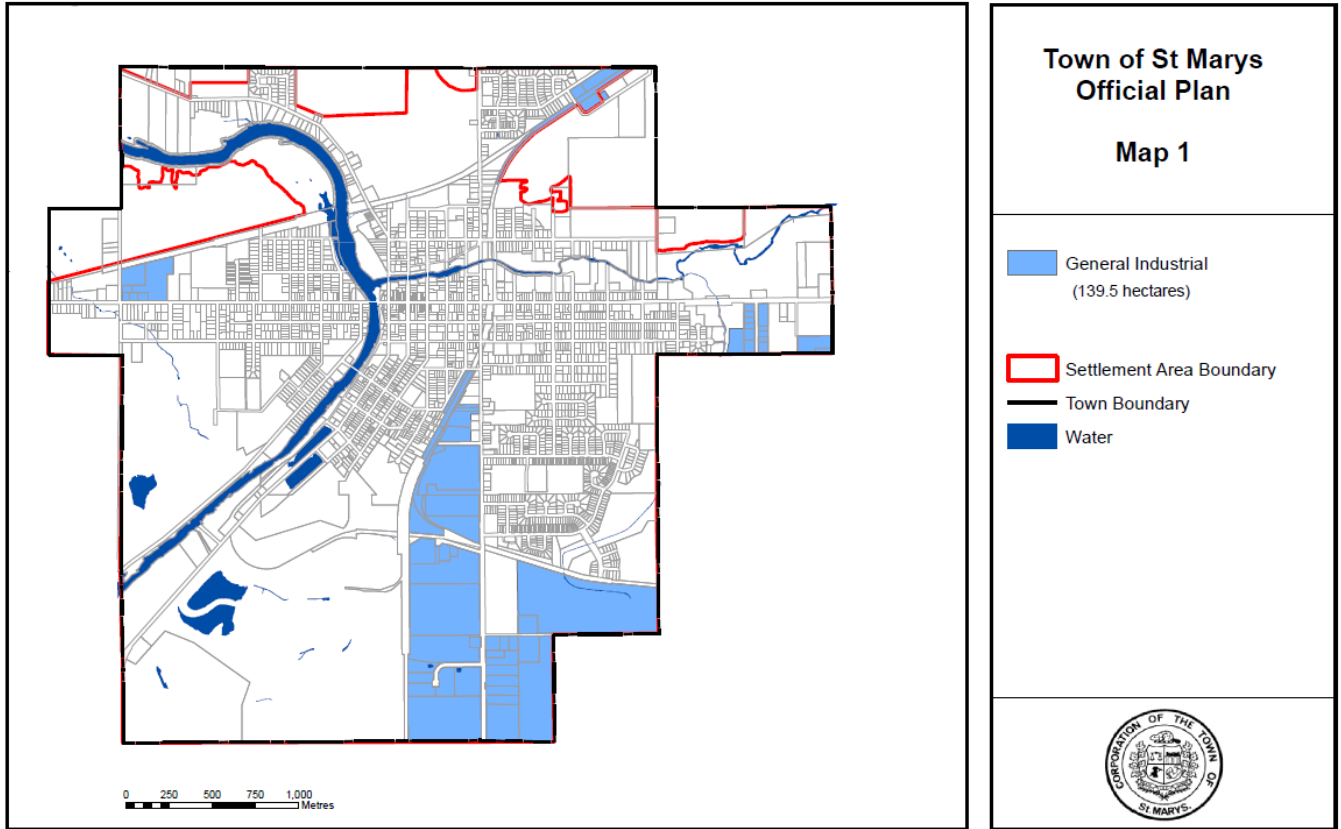
1.3.2.2 Planning authorities may permit conversion of lands within employment areas to non-employment uses through a comprehensive review, only where it has been demonstrated that the land is not required for employment purposes over the long term and that there is a need for the conversion.

1.7.1 Long-term economic prosperity should be supported by:

- i) promoting energy conservation and providing opportunities for development of renewable energy systems and alternative energy systems, including district energy;

2. Current Official Plan

The "General Industrial" designation applies to large areas of land located throughout the Town. This designation consumes approximately 139 hectares or 12 per cent of the Town's land base. The locations of these lands are shown in blue on Map 1 below.



Since the last 5-year review (Amendment Nos. 24 & 25), there has been one Official Plan Amendment involving lands designated General Industrial (i.e., adding to or changing from Industrial designation). OPA No. 27 (Robson Scrap Metals) proposed a minor lot addition to the existing Scrap Yard and added approximately 0.20 hectares to the General Industrial designation.

Land Needs Assessment

For the purpose of assessing land needs associated with future growth and development, this paper examines the land needs associated with industrial type land uses.

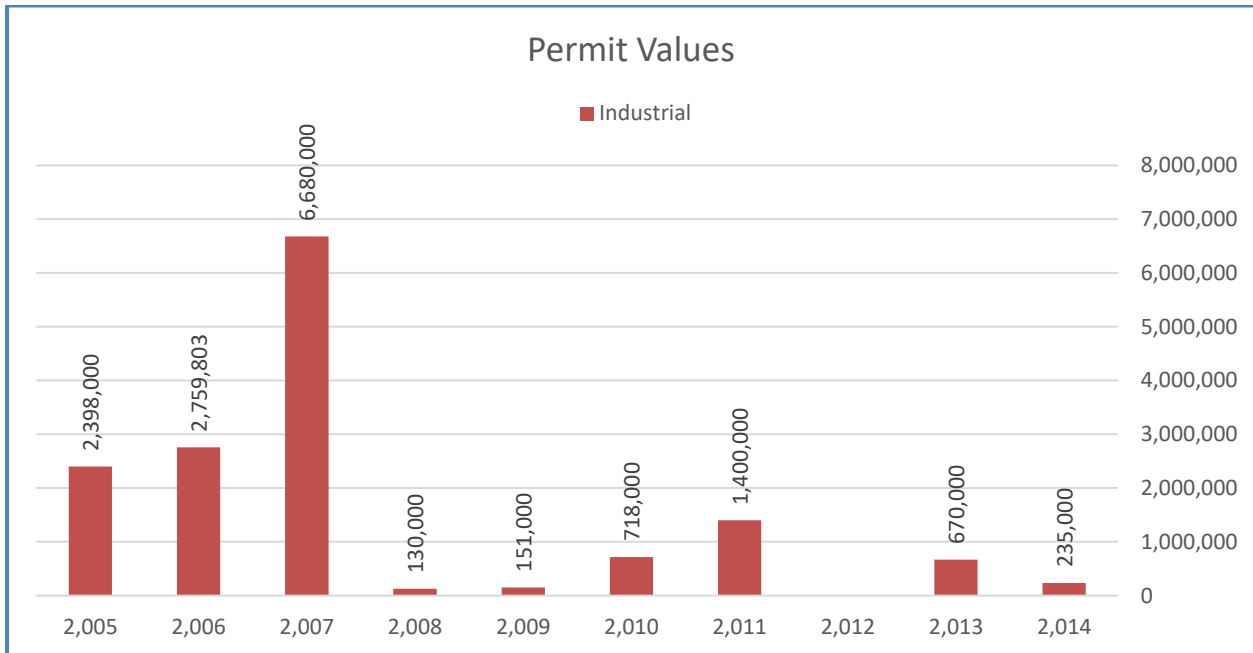
When addressing the issue of land needs associated with future growth, a number of issues need to be examined. These include an evaluation of:

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- Demand Characteristic – historical absorption rates;
- Existing Supply - number of vacant units; number of potential units in lands designated for industrial using density values with consideration to infilling assumptions; and
- Summary of Assessment of Industrial Supply and Potential Supply.

Information from the Town Building and Development Department regarding the value of building permits was obtained and is shown in the Chart below.



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The total value of all building permits for industrial uses was compiled by year and is shown on the table below as **Total Annual Value of New Construction**.

To make a fair representation of the permit value from one year to the next, the values of the permits were converted into 2014 values and compiled to show the cost of construction in dollars for the year of the project.

These values were then multiplied by the construction cost based on the Construction Cost Guide (2014) to account for inflation and then discounted by 40% to account for the labour costs.

Using the inflation adjusted value of the permits, a gross floor area for the dollar value was estimated using a construction cost (\$2014) of \$95 per square foot and is displayed on the table below as **Estimated GFA (sq ft)**.

Finally, estimated land consumption was calculated based on lot coverage for industrial uses being 30 per cent of the total lot area. The estimated land area consumed for industrial uses in the 10-year period 2005-2014 was 749,409 square feet or 6.96 hectares.

Year	Total Annual Value of New Construction	Total Annual Value of New Construction (2014 \$'s)	Total Annual Value of New Construction (net 40% labour)	Estimated GFA (sq ft)	Estimated Land Area (Sq Ft)	Estimated Land Area (ha)
2005	2,398,000	3,671,338	2,202,803	38,646	128,819	1.20
2006	2,759,803	4,051,391	1,655,882	42,646	142,154	1.32
2007	6,680,000	9,692,680	4,008,000	102,028	340,094	3.16
2008	131,000	208,000	78,600	2,189	7,298	0.07
2009	151,000	211,098	90,600	2,222	7,406	0.07
2010	780,000	924,784	468,000	9,735	32,448	0.30
2011	1,400,000	1,558,800	840,000	17,566	58,554	0.54
2012			0	0	0	0.00
2013	670,000	693,450	402,000	7,299	24,331	0.22
2014	235,000	235,000	141,000	2,474	8,245	0.08
Totals	15,204,803	21,356,541	9,886,885	224,805	749,409	6.96
Ten Year Average						0.696

To further display the estimated land consumed is displayed on the Table below.

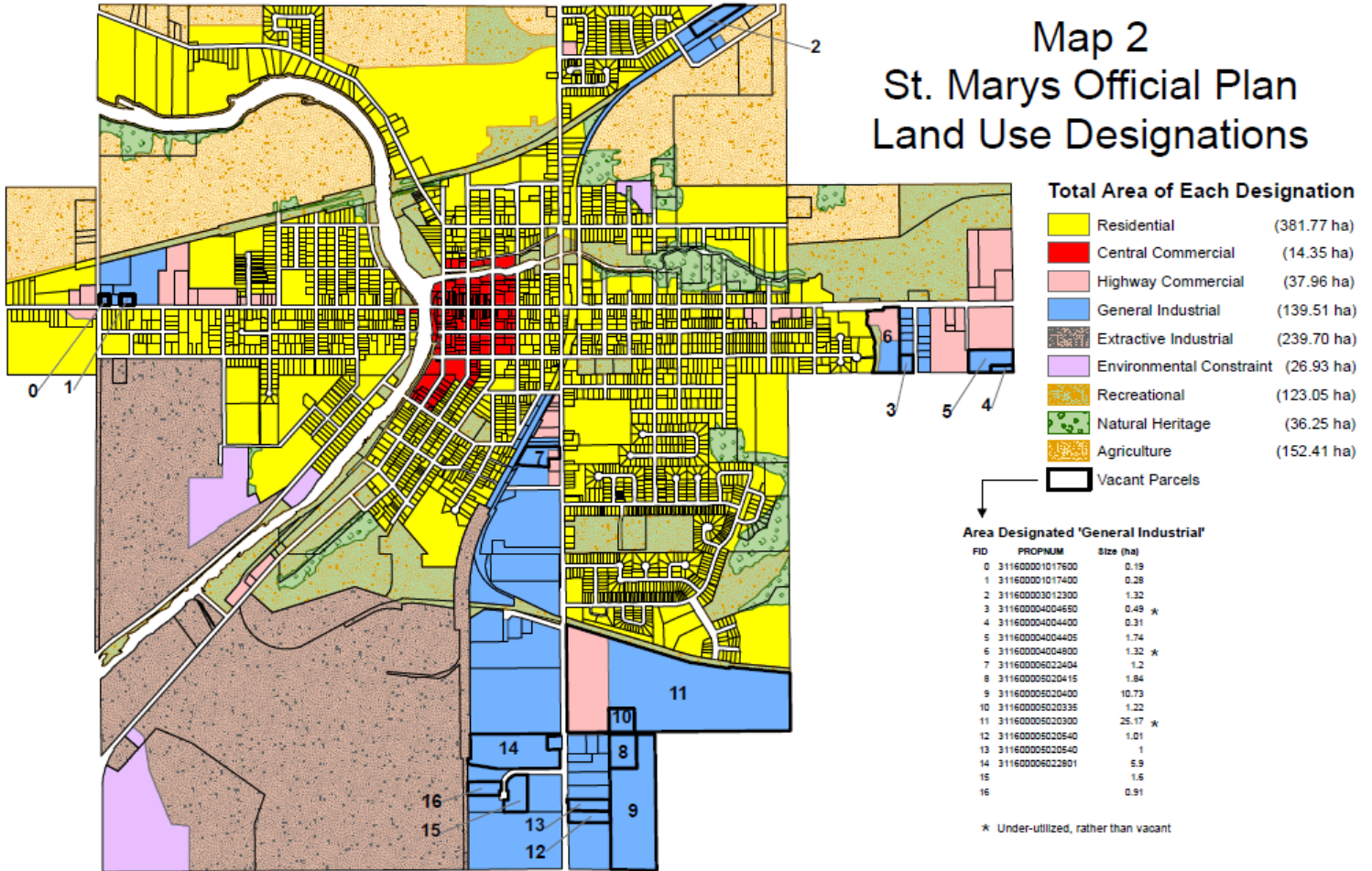


The Tables and charts highlight that industrial building activity is irregular with a number of peaks and valleys which is not unexpected for a smaller community.

The estimated land area consumed for the 10-year period 2005-2014 of 6.96 hectares or 0.69 hectares per year is approximately one-half of the rate experienced by the Town over the long term. In the 48 years prior to 2005 (1956 – 2004), the Town’s industrial consumption rate was an average of 1.37 hectares/year.

Land Supply Assessment

The locations of vacant or under-utilized lands are shown in blue with a bold line boundary on Map 2 below.



G:\GIS\COUNTY_DATA\StMarys\OP\StMarys_OP_VacantLand.mxd

There are 17 properties that are vacant or under-utilized. An under-utilized property means there is limited industrial activity (such as open storage) occurring with no or few buildings on site. The total amount of vacant or under-utilized land is 31.06 ha with the location of the land spread, in clusters, throughout the Town but the majority is located to the south, along James Street. These properties have a good mix of lot areas ranging from a low of 0.19 hectares to a high of 25.17 hectares.

Looking at the low growth 10-year period 2005-2014 where the consumption rate was only 0.69 hectares per year, the 31.06 ha supply of land could represent a 45 year supply of industrial lands. Using the longer term rate of 1.25 hectares per year, the 31.06 ha of land could represent a 24.8 year supply of industrial land.

Section 1.1.2 of the PPS states that sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of up to 20 years.

Based on the supply of land and the historic consumption rates, there appears to be a sufficient amount of industrially designated land to satisfy to Town's land needs in accordance with the requirements of the PPS.

Policy Recommendations

The following is a discussion regarding the recommended changes to the existing policies found in the “General Industrial” designation of the Town’s Official Plan. Those Sections in the grey highlighting are from the 2014 Provincial Policy Statement. The charts are broken into three sections, comments across the top, existing policy on the left side and proposed policy on the right.

Comment	
<p>Existing Policy</p> <p>3.4 <u>GENERAL INDUSTRIAL</u></p> <p><i>General Industrial land uses provide a strong economic base that offers the residents of the Town a diversity of employment opportunities directly related to the industrial sector and the related spin-off sectors. The intention of the plan is to recognize existing industrial land areas as well as designate an adequate supply of lands for future industrial development with the intention of expanding the economic base of the Town while balancing this industrial development with the environment and the Town’s ability to service this development.</i></p> <p><i>Over the last several decades, the Town has reaped the benefits of increased assessment and tax revenue associated with a policy to aggressively encourage expansion of the existing industrial land base as well as the pursuit of new industrial partners for the continuing development of St. Marys as a community. It is the Town’s intention to continue along this path of planned, responsible, and managed growth of the industrial sector.</i></p>	<p>Proposed Policy</p> <p>3.4 <u>EMPLOYMENT AREAS - GENERAL INDUSTRIAL</u></p> <p><i>General Industrial land uses provide a strong economic base that offers the residents of the Town a diversity of employment opportunities directly related to the industrial sector and the related spin-off sectors. The intention of the plan is to recognize existing industrial land areas as well as designate an adequate supply of lands for future industrial development with the intention of expanding the economic base of the Town while balancing this industrial development with the environment and the Town’s ability to service this development.</i></p> <p><i>Over the last several decades, the Town has reaped the benefits of increased assessment and tax revenue associated with a policy to aggressively encourage expansion of the existing industrial land base as well as the pursuit of new industrial partners for the continuing development of St. Marys as a community. It is the Town’s intention to continue along this path of planned, responsible, and managed growth of the industrial sector.</i></p>

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<p><i>It is the intention of this plan to establish a classification system for industrial uses. This classification system will be based on the characteristics of the uses such as physical size, scale of operation, probability of emissions, on site activity. Those industrial uses that are less dependent on municipal services will be favoured over those that are more dependent.</i></p>	<p><i>It is the intention of this plan to establish a classification system for industrial uses. This classification system will be based on the characteristics of the uses such as physical size, scale of operation, probability of emissions, on site activity. Those industrial uses that are less dependent on municipal services will be favoured over those that are more dependent.</i></p>
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<p>Comment</p>	
<p>Existing Policy 3.4.1.1 To create an atmosphere attractive to industrial investment and development</p>	<p>Proposed Policy No change</p>

<p>Comment</p>	
<p>Existing Policy 3.4.1.2 To expand the employment opportunities available to the residents of the Town.</p>	<p>Proposed Policy No change.</p>

<p>Comment</p>	
<p>Existing Policy 3.4.1.3 To encourage the development of light industry which will not impose a burden on municipal service systems.</p>	<p>Proposed Policy 3.4.1.3 To encourage the development of sustainable light industry which will not impose a burden on municipal service systems.</p>

<p>Comment</p>	
<p>Existing Policy 3.4.1.4 To minimize the potential</p>	<p>Proposed Policy 3.4.1.4 To minimize the potential adverse effects of "Employment Areas -</p>

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<p>adverse effects of “Industrial” areas on other land uses and the residents of the community.</p> <p>3.4.1.5 To promote and create attractive industrial environments through aesthetic and functional site design measures.</p>	<p>General Industrial” uses on other land uses, sensitive land uses, and the residents of the community by establishing a classification system of industrial uses.</p> <p>3.4.1.5 To promote and create attractive industrial environments through aesthetic and functional site and urban design measures that create barrier free places.</p>
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<p>Comment</p>	
<p>Existing Policy</p> <p>3.4.1.6 To promote economic development and competitiveness by providing, servicing, protecting, and preserving lands in the “General Industrial” designation as an industrial employment area.</p> <p>3.4.1.7 To encourage more intensive use of existing industrial lands.</p>	<p>Proposed Policy</p> <p>No Change.</p>

<p>Comment</p>	
<p>Existing Policy</p> <p>3.4.1.8 To mitigate adverse effects of industries on adjacent land uses and the natural environment.</p>	<p>Proposed Policy</p> <p>3.4.1.8 To mitigate adverse effects of industries on adjacent land uses and the natural environment and where possible incorporate technologies and procedures to reduce carbon emissions.</p>

<p>Comment</p>	
<p>Existing Policy</p> <p>3.4.1.9 To encourage brownfield redevelopment.</p>	<p>Proposed Policy</p> <p>No Change.</p>

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Comment	
Existing Policy No Policy.	Proposed Policy 3.4.1.10 To encourage rehabilitation of the existing vacant and/or underutilized factory buildings and the adaptive reuse of the buildings for other industrial activities.

Comment	
Existing Policy 3.4.1.10 To protect industrial areas from incompatible land uses.	Proposed Policy Section Renumbered. No Policy Change. 3.4.1.11

Comment	
Existing Policy No Policy.	Proposed Policy 3.4.1.12 To partner with neighbouring municipalities to strengthen the competitiveness of the Town's economic base.

Comment	
Existing Policy 3.4.1.10 To protect industrial areas from incompatible land uses.	Proposed Policy Section Renumbered. No Policy Change. 3.4.1.11

Comment A new Section that describes the location and general type of uses permitted is suggested.	
Existing Policy	Proposed Policy 3.4.2. PERMITTED USES Uses permitted in the "Employment Areas - General Industrial" Designation as shown on Schedule "A" to this Official Plan include manufacturing, assembling,

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	<p>fabricating, processing, warehousing, distribution, wholesaling, repair activities, service trades and construction, transportation terminals, business and professional offices, data processing and communication establishments, research and development facilities and incubators, goods storage facilities, film or recording studios, recycling centres, service commercial uses, hotels, public halls, conference and convention centres, commercial recreational uses, and utilities. Ancillary uses such as restaurants, and small scale retail and commercial uses may be permitted provided they are directly related to the principal use.</p> <p>Automobile wrecking yards, salvage yards, large plate commercial uses, residential uses, and places of worship are not permitted in the “Employment Areas - General Industrial” designation.</p>
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Comment	
<p>Existing Policy 3.4.3 POLICIES</p> <p>3.4.2.1 Within the “General Industrial” areas designated on Schedule “A” to this Plan the primary use shall be manufacturing, processing, warehousing, wholesaling, repair, servicing, transportation terminals, communication facilities, and research and development facilities, and goods storage facilities. Ancillary uses such as eating establishments and accessory uses are also permitted as accessory uses to the Industrial activities and may include minor retail sales and office uses provided they are directly related to the principal industrial use.</p>	<p>Proposed Policy Section Renumbered. 3.4.3 POLICIES Policy now found in Section 3.4.2 Permitted Uses.</p>

<p>Comment</p>	
<p>Existing Policy</p> <p>3.4.2.2 Council will encourage a wide variety of new industrial uses that provides a balanced mixture of uses across the industrial sector while continuing to support the Town’s existing industrial community. It is Council’s intention to categorize industrial activity into three classifications. Each classification has its unique attributes and the Town’s Zoning By-law will establish appropriate development standards.</p> <p>3.4.2.2.1 Class I-Light Industry Light industry is a self-contained operation of small scale and physical size that has a low probability of point source or fugitive emissions such as noise, dust, vibration or odour that produces, manufactures, stores, or assembles a product that is contained in a package. This type of industry normally operates during daytime hours and has no outside storage of materials or products. There is an infrequent movement of trucks and products.</p> <p>Examples of Light Industry include: electronics manufacturing and repair, high technology industries, furniture repair and refinishing, beverage bottling, auto parts supply, laundry and linen supply.</p> <p>3.4.2.2.2 Class II- Medium Industry Medium Industry is one that is of medium physical size and scale, operating on shifts that have several stages of manufacture with occasional noise, dust, odour and vibration of point source or fugitive emissions. There is outdoor storage of materials and wastes with frequent movement of trucks and</p>	<p>Proposed Policy</p> <p>Section Renumbered.</p> <p>3.4.3.2</p> <p>3.4.3.2.1</p> <p>3.4.3.2.2</p> <p>3.4.3.2.3</p>

<p>products during daytime hours.</p> <p>Examples of Medium Industry: printing establishments, dry cleaning services, paint spray booths, large vehicle repair shops, welding shops, bulk fuel storage, and food production.</p> <p>3.4.2.2.3 Class III- Heavy Industry Heavy Industry is one that is of large scale and physical size that has large production volumes with a continuous movement of people and products 24 hours a day. There is a high probability of point source and fugitive emissions such as noise, odour, dust and vibrations. There is outdoor storage of the finished product or raw materials.</p> <p>Examples of Heavy Industrial: large automotive manufacturing, breweries, soaps, and detergent manufacturing, metal manufacturing, food production.</p>	
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Comment

The Policy that speaks to on-site treatment has been moved to the next Section of the Plan.

Existing Policy

3.4.2.3 All new industrial uses must be connected to municipal services (i.e., sanitary sewer system). Council recognizes that some industrial users will place more demands on the municipal services, such as the sanitary services, than other users. When considering a new industrial use, Council shall evaluate its impacts to determine if there are adequate municipal services, including water supply, sewage disposal, waste management, roads and fire protection. Council may consult appropriate authorities to evaluate any impacts on municipal services. Council will

Proposed Policy

3.4.3.3 All new industrial uses must be connected to municipal services (i.e., sanitary sewer system). Council recognizes that some industrial users will place more demands on the municipal services, such as the sanitary services, than other users. When considering a new industrial use, Council shall evaluate its impacts to determine if there are adequate municipal services, including water supply, sewage disposal, waste management, roads and fire protection. Council may consult appropriate authorities to evaluate any impacts on municipal services. ~~Council will encourage all effluent producing industries to construct on-site wastewater management treatment facilities.~~

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encourage all effluent producing industries to construct on-site wastewater management treatment facilities.	
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Comment	
Existing Policy 3.4.2.4 Council will favour non-effluent producing industrial uses over effluent producing uses.	Proposed Policy 3.4.3.4 Council will encourage all effluent producing industries to construct on-site wastewater management treatment facilities, renewable energy sources, on site composting, recycling and other practices to maximize the sustainability of the industry. Council will favour non-effluent producing industrial uses over effluent producing uses.

Comment	
Existing Policy 3.4.2.5 Industrial uses that will pose a significant health risk or safety risk to the residents of St. Marys or the environment by any means of pollution or by virtue of any other adverse environmental impact will not be permitted and the development policies of Section 3.8 will apply where applicable. Environmental approvals shall be obtained where required from the proper issuing authority. 3.4.2.6 Development or redevelopment of land for "Employment Areas - General Industrial" "General Industrial" purposes shall be encouraged may be permitted only where infrastructure, appropriate to support the classification of industrial use proposed, is available. Appropriate infrastructure	Proposed Policy Section Renumbered and minor word change. 3.4.3.5 Industrial uses that will pose a significant health risk or safety risk to the residents of St. Marys or the environment by any means of pollution or by virtue of any other adverse environmental impact will not be permitted and the development policies of Section 3.8 will apply where applicable. Environmental approvals shall be obtained where required from the proper issuing authority. 3.4.3.6 Development or redevelopment of land for "Employment Areas - General Industrial" "General Industrial" purposes shall be encouraged and may be permitted only where infrastructure, appropriate to support the classification of industrial use proposed, is available. Appropriate infrastructure

<p>includes municipal sanitary collection and treatment facilities, municipal water supply, storm water sewers and management facilities, road network and access points, street lighting, solid waste collection, electrical services, and fire protection.</p> <p>3.4.2.7 Development or redevelopment shall be subject to site plan control pursuant to the Planning Act, RSO 1990. Such matters to be addressed regarding Site Plan Control include on site building locations, landscaping, buffering, parking and vehicle movements, lighting, and drainage. Such matters shall be appropriate for the classification of industrial use proposed.</p>	<p>includes municipal sanitary collection and treatment facilities, municipal water supply, storm water sewers and management facilities, road network and access points, street lighting, solid waste collection, electrical services, and fire protection.</p> <p>3.4.3.7 Development or redevelopment shall be subject to site plan control pursuant to the Planning Act, RSO 1990. Such matters to be addressed regarding Site Plan Control include on site building locations, landscaping, buffering, parking and vehicle movements, lighting, and drainage. Such matters shall be appropriate for the classification of industrial use proposed.</p>
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<p>Comment</p>	
<p>Existing Policy</p> <p>3.4.2.8 All new industrial uses shall require an amendment to the Zoning By-law (i.e., removal of a holding symbol). In considering any such amendment, Council shall have regard for the classification of industry, its impact on Municipal services and its compatibility with surrounding land uses. To evaluate its capability with surrounding land uses Council shall require the proponent to enter into a site plan agreement that shows:</p> <p>a) the location of all buildings and structures;</p> <p>b) adequate off street parking areas; and</p> <p>c) adequate screening for any open storage and as a buffer between the proposed use and any non-industrial uses, either public or privately owned, and public streets.</p>	<p>Proposed Policy</p> <p>3.4.3.8 All new industrial uses shall require an amendment to the Zoning By-law (i.e., removal of a holding symbol). In considering any such amendment, Council shall have regard for the classification of industry, its impact on Municipal services and its compatibility with surrounding land uses and sensitive land uses. To evaluate its capability with surrounding land uses Council shall require the proponent to enter into a site plan agreement that shows:</p> <p>a) the location of all buildings and structures;</p> <p>b) adequate off street parking and loading areas; and</p> <p>c) adequate screening for any open storage and as a buffer between the proposed use and any non-industrial uses and sensitive land uses, either public or privately owned, and public streets; and</p>

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	d) the implementation of the Town's Urban Design guideline dealing with matters such as barrier free movements, pedestrian safety, lighting, and landscaping.
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Comment	
Existing Policy 3.4.2.9 The lot area shall be large enough to accommodate for all activities relating to the classification of the industrial use. Such activities include parking, maneuvering of vehicles, loading, storage of materials and wastes, landscaping, and emergency vehicle access.	Proposed Policy 3.4.3.9 The lot area shall be large enough to accommodate for all activities relating to the classification of the industrial use. Such activities include parking, maneuvering of vehicles, loading, storage of materials and wastes, storm water management, landscaping, and emergency vehicle access.

Comment	
Existing Policy No Policy.	Proposed Policy 3.4.3.10 Redevelopment of the existing vacant and/or under-utilized factory buildings and the adaptive reuse of the buildings for other industrial activities are encouraged. Council may develop Community Improvement policies to facilitate brownfield re-development of these and other sites.

Comment	
Existing Policy No Policy.	Proposed Policy 3.4.3.11 Conversion of lands within employment areas, to non-employment uses shall only be permitted through a municipal comprehensive review that demonstrates: a) there is a need for the conversion;

	<p>b) the conversion does not affect the overall viability of the employment area and the achievement of intensification and density targets;</p> <p>c) there is existing or planned infrastructure to accommodate the proposed conversion;</p> <p>d) the lands are not required over the long-term for employment purposes; and</p> <p>e) the lands do not affect the operations or viability of existing or permitted employment uses on nearby lands.</p>
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Comment	
<p>Existing Policy No Policy.</p>	<p>Proposed Policy 3.4.3.12 Parks, open space, recreational, and passive agricultural uses are permitted as interim uses on lands located within the “Employment Areas – General Industrial” designation provided that such uses and activities involve minimal public or private capital inputs and would not preclude or hinder the expansion or continued use of existing operations or the feasibility of changing the parks, open space, recreational, or passive agricultural use to an industrial use for reasons of cost of conversion, public health or public safety. Buildings used to house livestock are prohibited.</p>

1.2.1 A coordinated, integrated and comprehensive approach should be used when dealing with planning matters within municipalities, across lower, single and/or upper-tier municipal boundaries, and with other orders of government, agencies and boards including:

- a) managing and/or promoting growth and development;
- b) economic development strategies;

Comment	
<p>Existing Policy No Policy.</p>	<p>Proposed Policy 3.4.3.13 Council may consult with the abutting Township of Perth South to ensure that cross-jurisdictional issues with the Municipal boundary do not impede industrial development or redevelopment in the Town or the Township of Perth South.</p>

Comment	
<p>Existing Policy 3.4.2.14 Existing industrial uses not in areas designated Industrial shall be zoned as non-conforming uses in the implementing Zoning By-law. 3.4.2.15 Existing industrial uses adjacent to the “Central Commercial” area or in “Residential” areas shall be encouraged to relocate to an appropriately designated area.</p>	<p>Proposed Policy Section Renumbered. 3.4.3.14 3.4.3.15</p>

PPS - 1.7.1 Long-term economic prosperity should be supported by:

i) promoting energy conservation and providing opportunities for development of *renewable energy systems* and *alternative energy systems*, including district energy;

PPS - 1.6.11.2 Planning authorities should promote *renewable energy systems* and *alternative energy systems*, where feasible, in accordance with *provincial and federal requirements*.

Comment	
<p>The Official Plan should contain provisions for the establishment of alternative energy sources. While the Green Energy Act removes most of the local municipality’s abilities to regulate such uses, smaller scale systems could be permitted in the “Employment Areas - General Industrial”.</p>	
<p>Existing Policy No Policy.</p>	<p>Proposed Policy 3.4.3.16 Electricity generation though systems such as small scale wind power</p>

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	<p>generating systems, standalone or roof mounted solar panels, passive solar collectors, geothermal system and biomass generators shall be permitted in the “Employment Areas - General Industrial” designation. The placement, design, and setting of such systems shall be in such a manner to ensure compatibility with neighbouring sensitive land uses.</p>
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<p>Comment</p>	
<p>Existing Policy No Policy.</p>	<p>Proposed Policy 3.4.3.17. Utility Uses Utility uses are permitted in accordance with the policies of Section 7.15.</p>

<p>Comment</p>	
<p>Existing Policy 3.4.2.12 Zoning By-law The implementing Zoning By-law shall be the principle tool to execute the policies of this designation through the establishment of zones classification to regulate the development of the various types of Industrial” uses. The Zoning By-law shall address matters such as types of uses, lot characteristic (i.e., lot size, lot area, and lot depth), building form (i.e. yard setbacks, floor area, and height).</p>	<p>Proposed Policy Section Renumber, 3.4.3.18. Minor change in designation name.</p>

3.4 **EMPLOYMENT AREAS - GENERAL INDUSTRIAL**

General Industrial land uses provide a strong economic base that offers the residents of the Town a diversity of employment opportunities directly related to the industrial sector and the related spin-off sectors. The intention of the plan is to recognize existing industrial land areas as well as designate an adequate supply of lands for future industrial development with the intention of expanding the economic base of the Town while balancing this industrial development with the environment and the Town's ability to service this development.

Over the last several decades, the Town has reaped the benefits of increased assessment and tax revenue associated with a policy to aggressively encourage expansion of the existing industrial land base as well as the pursuit of new industrial partners for the continuing development of St. Marys as a community. It is the Town's intention to continue along this path of planned, responsible, and managed growth of the industrial sector.

It is the intention of this plan to establish a classification system for industrial uses. This classification system will be based on the characteristics of the uses such as physical size, scale of operation, probability of emissions, on site activity. Those industrial uses that are less dependent on municipal services will be favoured over those that are more dependent.

3.4.1 OBJECTIVES

The following have been adopted as the objectives for the "Industrial" land use designation:

- 3.4.1.1 To create an atmosphere attractive to industrial investment and development.
- 3.4.1.2 To expand the employment opportunities available to the residents of the Town.
- 3.4.1.3 To encourage the development of **sustainable** light industry which will not impose a burden on municipal service systems.
- 3.4.1.4 To minimize the potential adverse effects of **"Employment Areas - General Industrial"** uses on other land uses, **sensitive land uses**, and the residents of the community **by establishing a classification system of industrial uses.**
- 3.4.1.5 To promote and create attractive industrial environments through aesthetic and functional site **and urban** design measures **that creates barrier free places.**

- 3.4.1.6 To promote economic development and competitiveness by providing, servicing, protecting, and preserving lands in the “General Industrial” designation as an industrial employment area.
- 3.4.1.7 To encourage more intensive use of existing industrial lands.
- 3.4.1.8 To mitigate adverse effects of industries on adjacent land uses and the natural environment and where possible incorporate technologies and procedures to reduce carbon emissions.
- 3.4.1.9 To encourage brownfield redevelopment.
- 3.4.1.10 To encourage rehabilitation of the existing vacant and/or underutilized factory buildings and the adaptive reuse of the buildings for other industrial activities.
- 3.4.1.11 To protect industrial areas from incompatible land uses.
- 3.4.1.12 To partner with neighbouring municipalities to strengthen the competitiveness of the Town’s economic base.

3.4.2. PERMITTED USES

Uses permitted in the “Employment Areas - General Industrial” Designation as shown on Schedule “A” to this Official Plan include manufacturing, assembling, fabricating, processing, warehousing, distribution, wholesaling, repair activities, service trades and construction, transportation terminals, business and professional offices, data processing and communication establishments, research and development facilities and incubators, goods storage facilities, film or recording studios, recycling centres, service commercial uses, hotels, public halls, conference and convention centres, commercial recreational uses, and utilities. Ancillary uses such as restaurants, and small scale retail and commercial uses may be permitted provided they are directly related to the principal use.

Automobile wrecking yards, salvage yards, large plate commercial uses, residential uses, and places of worship are not permitted in the “Employment Areas -General Industrial” designation.

3.4.3 POLICIES

~~3.4.2.1 Within the “General Industrial” areas designated on Schedule “A” to this Plan the primary use shall be manufacturing, processing, warehousing, wholesaling, repair, servicing, transportation terminals, communication facilities, and research and development facilities, and goods storage facilities. Ancillary uses such as eating establishments and accessory uses are also permitted as accessory uses to the Industrial activities and may~~

include minor retail sales and office uses provided they are directly related to the principal industrial use.

3.4.3.2 Council will encourage a wide variety of new industrial uses that provides a balanced mixture of uses across the industrial sector while continuing to support the Town's existing industrial community. It is Council's intention to categorize industrial activity into three classifications. Each classification has its unique attributes and the Town's Zoning By-law will establish appropriate development standards.

3.4.3.2.1 Class I-Light Industry

Light industry is a self-contained operation of small scale and physical size that has a low probability of point source or fugitive emissions such as noise, dust, vibration or odour that produces, manufactures, stores, or assembles a product that is contained in a package. This type of industry normally operates during daytime hours and has no outside storage of materials or products. There is an infrequent movement of trucks and products.

Examples of Light Industry include: electronics manufacturing and repair, high technology industries, furniture repair and refinishing, beverage bottling, auto parts supply, laundry and linen supply.

3.4.3.2.2 Class II- Medium Industry

Medium Industry is one that is of medium physical size and scale, operating on shifts that have several stages of manufacture with occasional noise, dust, odour and vibration of point source or fugitive emissions. There is outdoor storage of materials and wastes with frequent movement of trucks and products during daytime hours.

Examples of Medium Industry: printing establishments, dry cleaning services, paint spray booths, large vehicle repair shops, welding shops, bulk fuel storage, and food production.

3.4.3.2.3 Class III- Heavy Industry

Heavy Industry is one that is of large scale and physical size that has large production volumes with a continuous movement of people and products 24 hours a day. There is a high probability of point source and fugitive emissions such as noise, odour, dust and vibrations. There is outdoor storage of the finished product or raw materials.

Examples of Heavy Industrial: large automotive manufacturing, breweries, soaps, and detergent manufacturing, metal manufacturing, food production.

3.4.3.3 All new industrial uses must be connected to municipal services (i.e., sanitary sewer system). Council recognizes that some industrial users will place more demands on the municipal services, such as the sanitary services, than other

users. When considering a new industrial use, Council shall evaluate its impacts to determine if there are adequate municipal services, including water supply, sewage disposal, waste management, roads and fire protection. Council may consult appropriate authorities to evaluate any impacts on municipal services. ~~Council will encourage all effluent producing industries to construct on-site wastewater management treatment facilities.~~

- 3.4.3.4 Council will encourage all effluent producing industries to construct on-site wastewater management treatment facilities, renewable energy sources, on site composting, recycling and other practices to maximize the sustainability of the industry. Council will favour non-effluent producing industrial uses over effluent producing uses.
- 3.4.3.5 Industrial uses that will pose a significant health risk or safety risk to the residents of St. Marys or the environment by any means of pollution or by virtue of any other adverse environmental impact will not be permitted and the development policies of Section 3.8 will apply where applicable. Environmental approvals shall be obtained where required from the proper issuing authority.
- 3.4.3.6 Development or redevelopment of land for “Employment Areas - General Industrial” ~~“General Industrial”~~ purposes shall be encouraged and may be permitted only where infrastructure, appropriate to support the classification of industrial use proposed, is available. Appropriate infrastructure includes municipal sanitary collection and treatment facilities, municipal water supply, storm water sewers and management facilities, road network and access points, street lighting, solid waste collection, electrical services, and fire protection.
- 3.4.3.7 Development or redevelopment shall be subject to site plan control pursuant to the Planning Act, RSO 1990. Such matters to be addressed regarding Site Plan Control include on site building locations, landscaping, buffering, parking and vehicle movements, lighting, and drainage. Such matters shall be appropriate for the classification of industrial use proposed.
- 3.4.3.8 All new industrial uses shall require an amendment to the Zoning By-law (i.e., removal of a holding symbol). In considering any such amendment, Council shall have regard for the classification of industry, its impact on Municipal services and its compatibility with surrounding land uses and sensitive land uses. To evaluate its capability with surrounding land uses Council shall require the proponent to enter into a site plan agreement that shows:
- a) the location of all buildings and structures;
 - b) adequate off street parking and loading areas; and

- c) adequate screening for any open storage and as a buffer between the proposed use and any non-industrial uses and sensitive land uses, either public or privately owned, and public streets; and
- d) the implementation of the Town's Urban Design guideline dealing with matters such as barrier free movements, pedestrian safety, lighting, and landscaping.

3.4.3.9 The lot area shall be large enough to accommodate for all activities relating to the classification of the industrial use. Such activities include parking, maneuvering of vehicles, loading, storage of materials and wastes, storm water management, landscaping, and emergency vehicle access.

3.4.3.10 Redevelopment of the existing vacant and/or under-utilized factory buildings and the adaptive reuse of the buildings for other industrial activities are encouraged. Council may develop Community Improvement policies to facilitate brownfield re-development of these and other sites.

3.4.3.11 Conversion of lands within employment areas, to non-employment uses shall only be permitted through a municipal comprehensive review that demonstrates:

- f) there is a need for the conversion;
- g) the conversion does not affect the overall viability of the employment area and the achievement of intensification and density targets;
- h) there is existing or planned infrastructure to accommodate the proposed conversion;
- i) the lands are not required over the long-term for employment purposes; and
- j) the lands do not affect the operations or viability of existing or permitted employment uses on nearby lands.

3.4.3.12 Parks, open space, recreational, and passive agricultural uses are permitted as interim uses on lands located within the "Employment Areas – General Industrial" designation provided that such uses and activities involve minimal public or private capital inputs and would not preclude or hinder the expansion or continued use of existing operations or the feasibility of changing the parks, open space, recreational, or passive agricultural use land use to an industrial use for reasons of cost of conversion, public health or public safety. Buildings used to house livestock are prohibited.

3.4.3.13 Council may consult with the abutting Township of Perth South to ensure that cross-jurisdictional issues with the Municipal boundary do not impede industrial development or redevelopment in the Town or the Township of Perth South.

- 3.4.3.14 Existing industrial uses not in areas designated Industrial shall be zoned as non-conforming uses in the implementing Zoning By-law.
- 3.4.3.15 Existing industrial uses adjacent to the “Central Commercial” area or in “Residential” areas shall be encouraged to relocate to an appropriately designated area.
- 3.4.3.16 Electricity generation through systems such as small scale wind power generating systems, standalone or roof mounted solar panels, passive solar collectors, geothermal system and biomass generators shall be permitted in the “Employment Areas - General Industrial” designation. The placement, design, and setting of such systems shall be in such a manner to ensure compatibility with neighbouring sensitive land uses.
- 3.4.3.17. Utility Uses
Utility uses are permitted in accordance with the policies of Section 7.15.
- 3.4.3.18 Zoning By-law
The implementing Zoning By-law shall be the principle tool to execute the policies of this designation through the establishment of zones to regulate the development of the various types of “Employment Areas – General Industrial” uses. The Zoning By-law shall address matters such as types of uses, lot characteristic (i.e., lot size, lot area, and lot depth), building form (i.e. yard setbacks, floor area, and height).