

**Background Planning and Justification Report**

**In support of**

**An Application to Amend the Township of North Dumfries**

**Zoning By-law and**

**an Application for approval of a Draft Plan of Subdivision**

**to permit**

**a**

**Dry Industrial Subdivision**

**at**

**2224 Cedar Creek Road (Regional Road #97) and Dumfries Road (Regional Road #47)**

**on the lands of**

**Angbar Construction & Development Ltd.**

**in the**

**Township of North Dumfries**

**and the**

**Regional Municipality of Waterloo**

**Prepared by:**

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**November 24, 2020**

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## **A. INTRODUCTION**

Dryden, Smith & Head Planning Consultants Ltd. has been retained by Angbar Construction and Development Ltd. to prepare and submit applications and supporting documentation for the purposes of developing a dry industrial subdivision on the former Rumney Galliher licensed aggregate lands. Following discussions on the merits of the development with Township and Regional staff, we were advised to first initiate the proposal with an application to amend the Township of North Dumfries Official Plan. The proposed amendment would designate the subject lands as Industrial within the Highway 401 and Regional Road #47 Industrial Commercial Area. The Amendment OPA 02-14 Map 2 and Map 2.27 (attached) was approved by Township Council and the lands are now designated as Prime Industrial/Strategic Reserve (Unserviced) in both the Region of Waterloo Official Plan and the Township of North Dumfries Official Plan. (See Appendix B.)

Applications are now being filed to implement the Official Plans' designation. This Planning Background and Justification, and the attached reports and studies, are being filed in support of the Draft Plan of Subdivision and Zone Change Application.

## **B. GENERAL SITE INFORMATION AND PROPERTY DESCRIPTION**

### **B.1 Location**

The subject lands are located on part of Lots 25, 26 and 27, Concession XI, Township of North Dumfries, in the Regional Municipality of Waterloo, and contain an area of approximately 149.5 acres. The subject lands are bounded by Cedar Creek Road (Regional Road #97), Dumfries Road (Regional Road #47) and the Canadian Pacific Railway Line (C.P.R). The municipal address for the subject property is 2224 Cedar Creek Road. (See Map 1.)

### **B.2 Access**

The subject property has frontage and direct access to Cedar Creek Road (Regional Road #97) and Dumfries Road (Regional Road #47). Any new access for development will be subject to obtaining additional access permits from the Regional Municipality of Waterloo. (See Map 2.)

The existing access on Dumfries Road (Regional Road #47) will be relocated. The intent is to move the Dumfries Road access approximately 200 metres closer to Cedar Creek Road (Regional Road #97) to allow for an improved access for the proposed industrial development. The existing access location on Cedar Creek Road is to be maintained. (See Map 3.)

### **B.3 Legal Description**

The subject lands are legally described as Part 1 - Plan 67R-1477 and Part of Lots 25, 26 and 27, Concession XI, Township of North Dumfries in the Regional Municipality of Waterloo. (See survey Plan Map 5 attached.)

### **B.4 Size of Property**

Total area of the site is approximately 60.49 hectares. (See Map 3.)

### **B.5 a Existing Uses**

The subject property is currently in use as a licensed gravel pit operation, Licence # 5705. A portion of the lands are being used for storage shed and limited outdoor storage. The gravel resources have, for the most part, been mined out. As a condition of the Draft Plan Approval, we will petition the Ministry of Natural Resources to release the license. It is not feasible or practical to retain the operating pit license. Any aggregate materials that may remain on site will be used as part of the site rehabilitation and in the construction of any internal roads, parking areas, storage areas, filling of pond, etc. (Copies of the Gravel Pit approved plans can be made available if required.)

### **B.5 b Proposed Use**

The subject lands are proposed to be used for a future industrial subdivision as shown on Map 3. The existing environmentally sensitive areas are to be preserved and protected. These areas are to be zoned Environmental Protection Zone Z12A and Open Space Zone Z12. (See Draft amending By-law Appendix A and Map 12.)

### **B.5 c. Surrounding Uses**

To the north is an industrial use, a brick/block company located on the former A. Rife property. To the west across from the CP Railway line is the Regional Police recreational center, campground and wood lot. South, across Cedar Creek Road, on the former lands of Wallace Moore, is a licensed gravel pit; his residence (which appears to be severed from the gravel pit); and an agricultural operation. In the south east corner of the property is a church/former school. East of Dumfries Road is a small cemetery and a farming operation. (See Map 3.)

### **B.6 Topography and Vegetation**

A topography survey has been prepared and a copy of the plan is attached. The survey shows that there are three pockets of treed area left on the property. One is abutting the former Rife property and the other two are abutting the CPR line. A Scoped Environmental Impact Statement assessment has been completed and is attached as Appendix D to this report. A summary of the findings is also included in this report. The full document has been submitted with the applications. Generally, the areas located abutting the CPR line have been identified as Environmentally Sensitive Areas and will be preserved and protected from development. (See Maps 2, 4 and 6.)

The Grand River Conservation Authority mapping also identifies these areas. (See Map10.) In addition, Map 10 shows a water course which begins in the gravel pit across the road and crosses Regional Road #97 to enter the subject property. This water course no longer exists. It was deleted when Regional Road #97 was constructed. Drainage is now along road side ditches.

## **C. MUNICIPAL SERVICES**

**C.1 Sanitary Sewer** - Municipal sanitary sewers are not available to this site. Future development will be serviced by private septic systems.

**C.2 Storm Sewer** - Municipal storm sewers are not available to this site. Drainage will be handled on site. A detailed Storm Water Management Report has been prepared by Meritech Engineering and is attached as an Appendix to this report. The full document has been submitted with the applications.

**C.3 Water Supply** - Municipal water is not available to this site. Water supply will be provided by individual private wells.

**C.4 Other Services**

**Gas** - Gas is available at Dumfries Road #47. Any development of the subject property will have to address the extension or use of existing gas services.

**Hydro** - Hydro is currently available to the site. Cambridge and North Dumfries Hydro Electric Commission will likely require a servicing agreement and an economic evaluation prior to development.

**Bell Canada** - Telephone and communication services are available in the area.

**C.5 Future Roads**

When the road design and location is finalized, an Engineering Report will be prepared laying out the location, design of the roads and other necessary services, i.e., hydro pole locations.

**D. INDUSTRIAL SEPARATION – COMPATIBILITY ISSUES**

We have reviewed the existing land uses surrounding the subject property. To the north is an industrial use, a brick/block company located on the former A. Rife property. To the west is the Regional Police Recreational Center, campground and wood lot. South, across Cedar Creek Road is a licensed gravel pit on the lands of Wallace Moore; his former residence (which appears to be severed from the gravel pit); and an agricultural operation. In the south east corner of the property is a church/former school. East of Dumfries Road is a small cemetery and a farming operation.

The Cedar Creek Community Church is considered a sensitive land use and measures must be taken to address the impact future industrial uses may have on the future use of this facility. When this was a school, large earth berms and fencing were placed along the limits of the school property to provide noise attenuation measures, visual screening and fencing. It is proposed to retain these berms as part of the future development of the property. Regardless of how the subject property develops, the church will still be impacted by the heavy traffic from Regional Road #97 and Regional Road #47 and the active gravel pit operation directly across the road.

The other use which may be considered as sensitive is the campground and trailer park area used by the members of the Regional Police Association. The Regional Police Recreation Center has been located in this industrial area for many years. It is surrounded by Highway 401, Canadian Pacific Railway line, industrial uses and the active gravel pit on the subject property.

HGC Engineering prepared a Land Use Compatibility Study (Noise) for the proposed development and is attached as Appendix C to this report. A summary of the findings is included in this report. The full document has been submitted with the applications.

**E. CULTURAL HERITAGE AND ARCHAEOLOGY**

There are no buildings of heritage value on the subject property. The property has been stripped of

most of the top soil and some of the top soil has been stockpiled in the berms and in various areas on the property. Primarily along both Regional Road and abutting the Church.

The majority of the site has been stripped of top soil and these areas are unlikely to have any remaining artifacts. The Archaeological Assessment has been limited to the areas noted by the Region as having potential for finding any artifacts. The finding of the Archaeological assessment are found in the executive summary of the report.

There was some form of a log home on the site but was removed many, many years ago. Any evidence of its presence has been removed. We question the need to do any further study or excavation of the site.

A copy of the full report is found in Appendix I.

## **F. DRAFT PLAN OF SUBDIVISION**

A Draft Plan of Subdivision application has been submitted as part of the Planning approval process. A copy of the proposed plan is attached as Map 3. The proposed plan implements the Official Plans' Policies. All lots proposed are 8.0 hectares in area. The Environmental Sensitive areas will be protected from development and zoned as Open Space - Environmental Sensitive Areas ES1 or ES2.

## **G. ZONING**

### **G.1. Existing Zoning**

The Township of North Dumfries Zoning By-law 689-83 zones the subject property Z14 (Pits and Quarries). For any use other than Pits and Quarries and agricultural uses, a Zone Change application and approvals will be required.

### **G.2. Proposed Zoning**

The proposed zoning for the subject lands is Zone 11 from the Township of North Dumfries Zoning By-law 689-83. This zone allows for a variety of Dry Industrial and Commercial Uses. A variance will be required to increase the minimum lot area to 8.0 hectares and add additional uses which may be accommodated on 8.0 hectare lots. A draft amending by-law is attached to the Zone Change Application and included in Appendix A of this report.

## **H. HYDROGEOLOGICAL AND SOILS REPORT**

Chung Vander Doelen has prepared a Hydrogeological and Soils Report of the subject lands and is attached as Appendix G to this report. The full document has been submitted with the applications.

## **I. TRANSPORTATION/TRAFFIC STUDY**

Paradigm Transportation Solutions has prepared a Traffic Study for the proposed development and is attached as Appendix H to this report. The full document has been submitted with the applications.

## **J. SITE PLAN CONTROL**

Site Plan approval will be required for each individual lot prior to the development or redevelopment of the subject property for any commercial or industrial development.

## **K. SALT MANAGEMENT REPORT**

K. Smart Associates Limited prepared a Salt Management Plan for the proposed subdivision and is attached as an Appendix E to this report. The full document has been submitted with the applications.

## **L. SOURCE WATER PROTECTION**

According to Map 4 of the Township of North Dumfries Official Plan, the subject lands are not located in a Source Water Protection Area. (See attached Map 9.)

## **M. ENVIRONMENTAL IMPACT ANALYSIS**

An Environmental Impact Assessment Report has been completed for the subject property and is attached as an Appendix D to this report. The report identifies the core area features and recommends that these areas be protected from development and considered as Environmental Sensitive areas. No development will be permitted. The GRCA has established a 30 metre buffer around the two areas identified as Environmental Sensitive to add additional protection from development. The report also identifies an area where there may be species at risk. Meadowlarks have been noted nesting in the scrub bush on the property. The full document has been submitted with the applications.

## **N. PIT LICENSE**

An active Pit license is still in effect, Licence # 5705. As a condition for the future development of this site, application will be made to the Ministry of Natural Resources to have the license withdrawn when the draft plan of subdivision is approved or registered. Pit drawing are available if required.

## **O. OFFICIAL PLAN DESIGNATIONS**

### **O.1 Regional Municipality of Waterloo Official Plan**

Map 3e of the Regional Official Plan shows the subject lands to be designated as Prime Industrial/Strategic Reserve (Unserviced). This designation was applied following a comprehensive review of the existing Regional Official Plan and in support of the Region of Waterloo Land Budget analysis 2009-2029.

This proposal for an unserviced industrial subdivision implements that designation and is in compliance with the Regional Official Plan as amended.



## **O.2 Township of North Dumfries Official Plan**

The subject lands were designated by OPA Amendment 02-14. Map 2 and Map 2.27 of the Township of North Dumfries Official Plan show the subject lands now designated as Prime Industrial/Strategic Reserve (Unserviced). This designation was applied following a review of the existing Township Official Plan and to bring these lands into conformity with the Regional Official Plan. (See appendix A.)

This proposal for an unserviced industrial subdivision implements that designation and is in compliance with the Township of North Dumfries Official Plan as amended.

Township Official Plan policies provide the following:

### **2.6.7 Prime Industrial/Strategic Reserve (Un-serviced)**

2.6.7.1 The Prime Industrial/Strategic Reserve (Un-serviced) designation applies to portions of the Highway 401/Regional Road 97 Employment Area designated on Maps 2 and 2.27. Lands within this designation are intended to provide additional opportunities for employment growth and business development within the township. Development within the Prime Industrial/Strategic Reserve (Un-serviced) designation will generally be limited to privately serviced logistics and warehousing uses that require close access to the Highway 401 corridor to efficiently move goods into and out of the region. (See Appendix A.)

2.6.7.2 Lands designated as Prime Industrial/Strategic Reserve (Un-serviced) will be developed as parcels greater than eight hectares in size, unless otherwise compromised by such considerations as design limitations associated with environmental features, property configurations, and the provision of new local roads or existing development.

2.6.7.3 Notwithstanding Policy 2.6.7.2, where monitoring clearly demonstrates that there will be a critical shortfall in the inventory of un-serviced lands available in the short to medium term to meet the needs of new and expanding businesses requiring lot sizes less than eight hectares, the Township may permit, through an amendment to this Plan, the creation of smaller parcels to meet those needs.

To implement these policies, the proposed draft plan of subdivision will be rezoned to an Industrial Zone (Zone 11). An implementing by-law will be necessary. A Zone Change Application has been filed in conjunction with the Draft Plan of Subdivision.

An amendment to Zone 11 will be required to provide for the minimum lot size of 8.0 hectares. All proposed lots are 8.0 hectares in size. No municipal services are available and each lot will provide its own septic system and water supply.

If there is no, or a limited, market for lots of 8.0 hectares in size, the owner will be seeking an amendment to lower the lot size and possibly the permitted uses.

Map 4 of the Township of North Dumfries Official Plan - Source Water Protection, does not identify the subject property as a Source Water Protection Area.

Map 5A of the Township of North Dumfries Official Plan Greenlands Network shows Core Environmental Features to be located on the subject lands. The Environmental Impact Assessment report addresses these areas in more detail. The Draft Plan of Subdivision shows these areas along with the 30 metre setback requirement of the Grand River Conservation Authority. These areas will

be zoned as Open Space - Environmentally Sensitive Areas and development will not be permitted.

Map 8 of the Township of North Dumfries Official Plan - Mineral Aggregate Resource Areas shows a portion of the lands to designated for extraction purposes. The Subject property is a licenced gravel extraction area under licence with the Ministry of Natural Resources. The sand and gravel deposits have been, for the most part, exhausted. The License will be cancelled when the draft plan of subdivision is approved or registered. Any usable remaining gravel will be used on site for road construction purposes and filling of the existing pond as per the conditions of the licence.

## **P. STORM WATER MANAGEMENT**

Meritech Engineering completed a Preliminary Storm Water Management Report for the proposed Draft Plan of Subdivision. (Copy attached in Appendix F.)

The overall storm water strategy focuses on infiltration-based practices due to the conditions of the conductive properties of the soils, as well as the identification of the site as a recharge point for Cedar Creek subwatershed. Generally, a combination of road side ditches and a storm sewer in the road's right-of-way can store and convey flows to an infiltration gallery for runoff from storm up to the 100 year event. Flows will enter into an oil grit separator before infiltration to ensure an enhanced level of quality. More details are provided in the report attached as Appendix F.

The existing pond is to be filled as per the approval of the Ministry of Natural Resources.

## **Q. PROVINCIAL POLICY STATEMENTS**

Both amendments to the Regional Official Plan and the Township of North Dumfries Official Plan comply with the Provincial Policy Statements in effect at that time.

The policy statements revised in 2020 are very similar and require that:

### **1.3 Employment**

1.3.1 Planning authorities shall promote economic development and competitiveness by:

- a) providing for an appropriate mix and range of employment and, institutional, and broader mixed 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) facilitating the conditions for economic investment by identifying strategic sites for investment, monitoring the availability and suitability of employment sites, including market-ready sites, and seeking to address potential barriers to investment;
- d) encouraging compact, mixed-use development that incorporates compatible employment uses to support liveable and resilient communities, with consideration of housing policy 1.4; and
- e) ensuring the necessary infrastructure is provided to support current and projected needs.

### **1.3.2 Employment Areas**

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 At the time of the official plan review or update, planning authorities should assess employment areas identified in local official plans to ensure that this designation is appropriate to the planned function of the employment area.

Employment areas planned for industrial and manufacturing uses shall provide for separation or mitigation from sensitive land uses to maintain the long-term operational and economic viability of the planned uses and function of these areas.

1.3.2.3 Within employment areas planned for industrial or manufacturing uses, planning authorities shall prohibit residential uses and prohibit or limit other sensitive land uses that are not ancillary to the primary employment uses in order to maintain land use compatibility.

Employment areas planned for industrial or manufacturing uses should include an appropriate transition to adjacent non-employment areas.

1.3.2.4 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.

1.3.2.5 Notwithstanding policy 1.3.2.4, and until the official plan review or update in policy 1.3.2.4 is undertaken and completed, lands within existing employment areas may be converted to a designation that permits non-employment uses provided the area has not been identified as provincially significant through a provincial plan exercise or as regionally significant by a regional economic development corporation working together with affected upper and single-tier municipalities and subject to the following:

- a) there is an identified need for the conversion and the land is not required for employment purposes over the long term;
- b) the proposed uses would not adversely affect the overall viability of the employment area; and
- c) existing or planned infrastructure and public service facilities are available to accommodate the proposed uses.

1.3.2.6 Planning authorities shall protect employment areas in proximity to major goods movement facilities and corridors for employment uses that require those locations.

1.3.2.7 Planning authorities may plan beyond 2025 years for the long-term protection of employment areas provided lands are not designated beyond the planning horizon identified in policy 1.1.2.

## **Summary**

The Region, in updating their Official Plan, reviewed these policies and took the necessary steps to comply with the policies in effect at that time.

Prior to designating the subject lands as Prime Industrial/Strategic Reserve (Unserviced), the Region of Waterloo and the Township of North Dumfries undertook a number of studies to look at the needs for additional Employment Lands. The Region of Waterloo prepared the Mid -Year 2013 Industrial Business Park Vacant Land Inventory in support of general amendments to the Regional Official Plan and the Township of North Dumfries Official Plan.

In March 2014 an Industrial Justification Study and Employment Lands Study were prepared in support of the Amendment to the Township of North Dumfries Official Plan OPA 02/14.

The proposed Zone Change Application and proposed Draft Plan of Subdivision comply with these policy statements and the Regional Official Plan and the Township of North Dumfries Official Plan.

## **R. PLACES TO GROW - Growth Plan for the Greater Golden Horseshoe**

Similar to the Provincial Policy Statements, the proposal implements the employment policies of Places to Grow - Growth Plan for the Greater Golden Horseshoe.

The Region, in updating their Official Plan, reviewed these policies and took the necessary step to comply with the policies in effect at that time.

Prior to designating the subject lands as Prime Industrial/Strategic Reserve (Unserviced), the Region of Waterloo and the Township of North Dumfries undertook a number of studies to look at the needs for additional Employment Lands. The Region of Waterloo prepared the Mid-Year 2013 Industrial Business Park Vacant Land Inventory in support of general amendments to the Regional Official Plan and the Township of North Dumfries Official Plan.

In March 2014 an Industrial Justification Study and Employment Lands Study were prepared in support of the Amendment to the Township of North Dumfries Official Plan OPA 02/14.

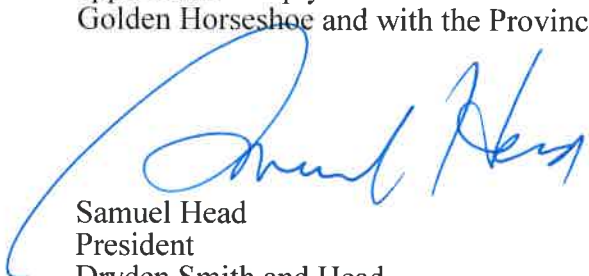
The proposed Zone Change Application and proposed Draft Plan of Subdivision comply with these policy statements and the Regional Official Plan and the Township of North Dumfries Official Plan.

## **S. PLANNING JUSTIFICATION**

The Zone Change Application and the Draft Plan of Subdivision comply with the policies in both the Regional Official Plan and the Township of North Dumfries Official Plan. Both these plans were amended to designate the subject lands in both official plans as Prime Industrial/Strategic Reserve (Unserviced). The changes to both Official Plans comply with the Places to Grow - Growth Plan for the Greater Golden Horseshoe and with the Provincial Policy Statements in effect at that time.

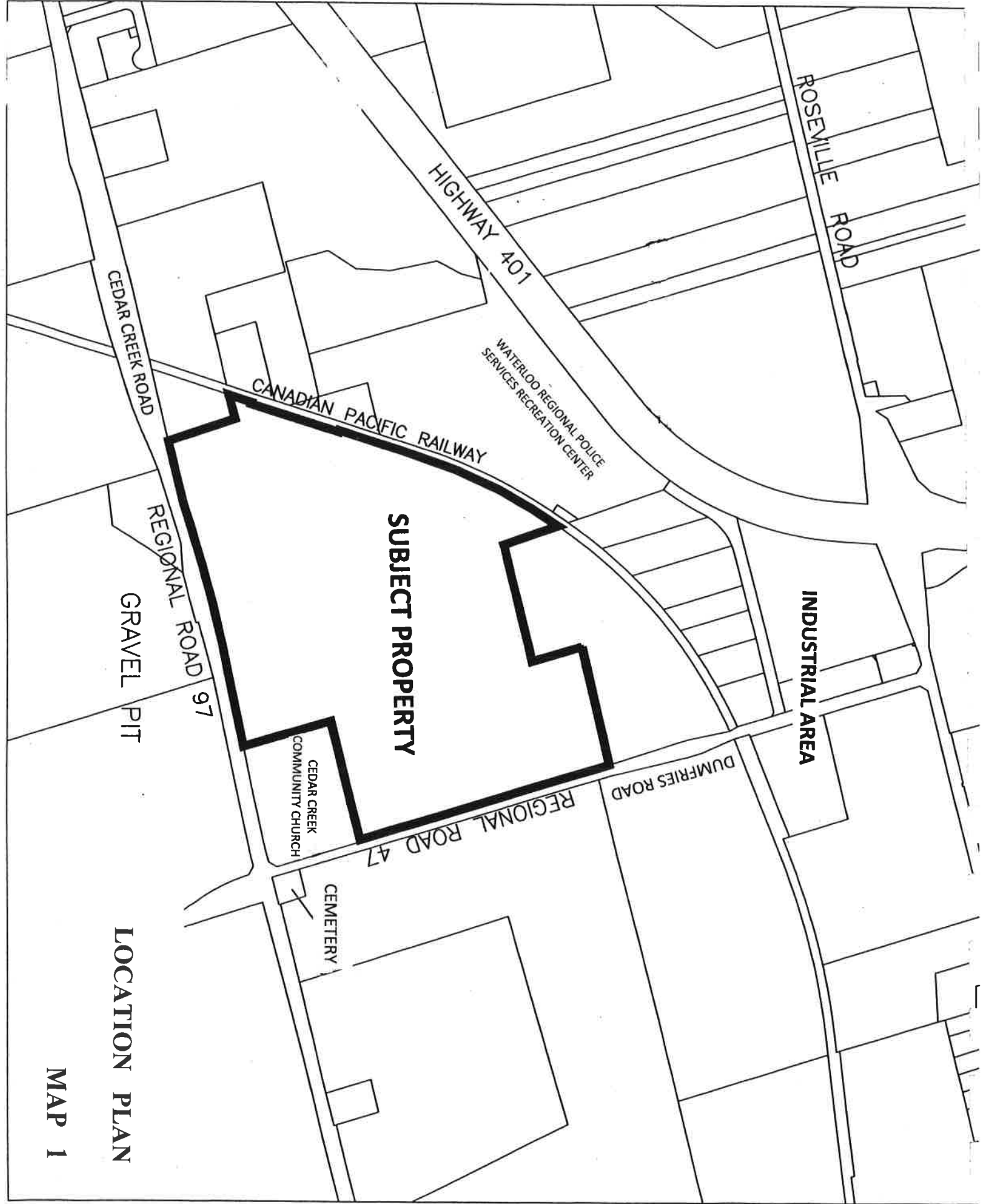
The intent of the applications is to create an unserviced subdivision containing 8.0 hectare lots for dry industrial uses in compliance with these Official Plan policies.

It is our opinion that the proposed draft plan of subdivision and accompanying zone change application comply with both Official Plans and the Places to Grow - Growth Plan for the Greater Golden Horseshoe and with the Provincial Policy Statements.



Samuel Head  
President  
Dryden Smith and Head  
Planning Consultants Ltd.

# MAPS



ROSEVILLE ROAD

HIGHWAY 401

CEDAR CREEK ROAD

WATERLOO REGIONAL POLICE  
SERVICES RECREATION CENTER

CANADIAN PACIFIC RAILWAY

**SUBJECT PROPERTY**

**INDUSTRIAL AREA**

REGIONAL ROAD 97

GRAVEL PIT

CEDAR CREEK  
COMMUNITY CHURCH

REGIONAL ROAD 47

DUMFRIES ROAD

CEMETERY

**LOCATION PLAN**

**MAP 1**





## Region of Waterloo



458.8  
0 229.31 458.6 Meters  
WCS, 1994, Web Mercator Auxiliary Sphere  
© Regional Municipality of Waterloo, 2013

Parcels © Terrestrial Land Information Services Inc. and its licensors, 2013  
May not be reproduced without permission. THIS IS NOT A PLAN OF SURVEY

This map is a user-generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may not be accurate, current, or otherwise reliable.  
THIS MAP IS NOT TO BE USED FOR NAVIGATION

### Legend

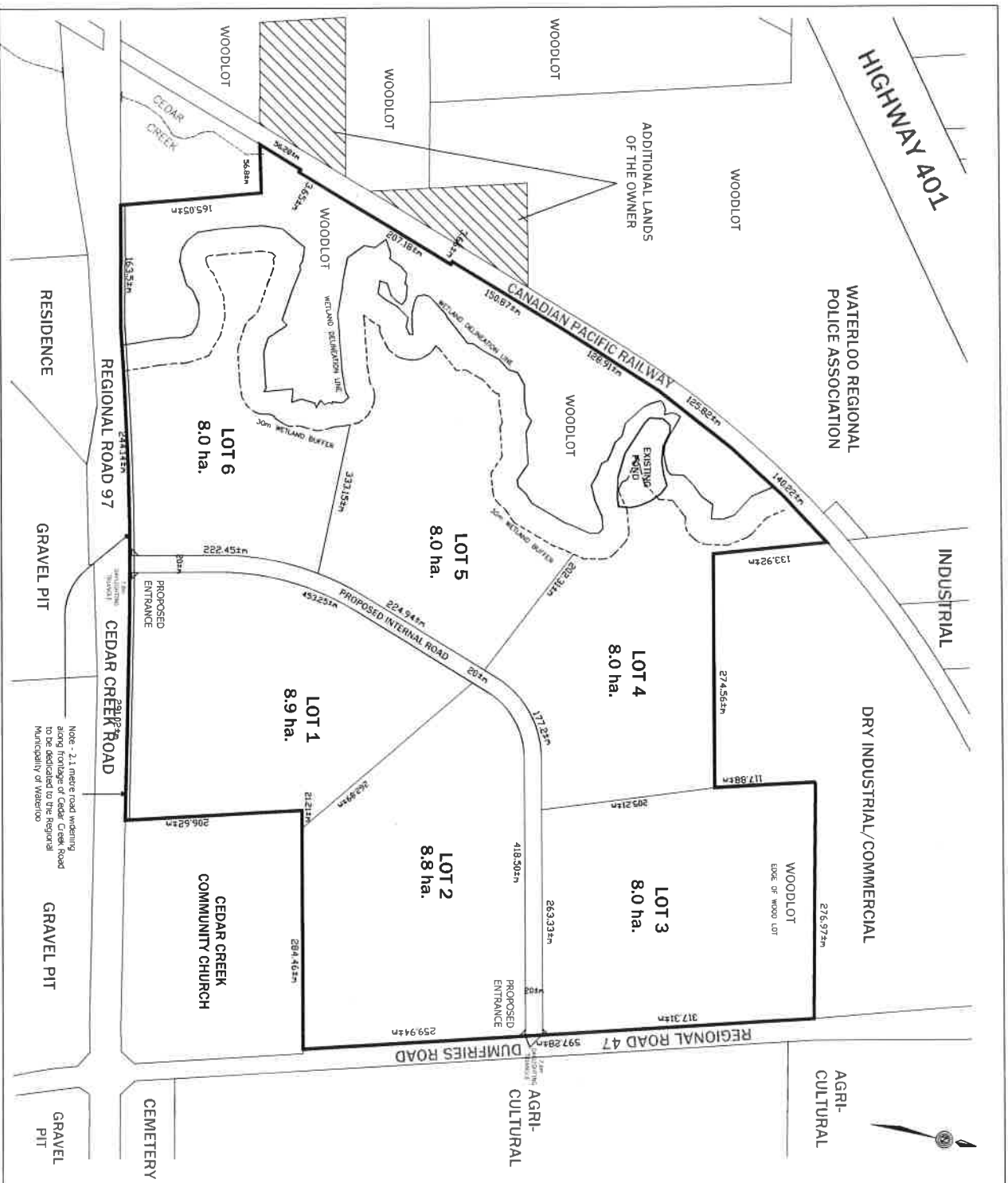
- Addresses
- Schools
- Libraries
- Airport
- Towns and Villages
- Assessment Parcels
- Municipal Boundaries

1:9,028



### Notes

This map was automatically generated using Google Earth Essentials



### DRAFT PLAN OF SUBDIVISION

PART OF LOTS 25 AND 26  
CONCESSION 11  
TOWNSHIP OF NORTH DUMFRIES  
REGIONAL MUNICIPALITY OF WATERLOO

**INFORMATION REQUIRED UNDER SECTION 51 (2) OF THE PLANNING ACT, R.S.O. 1990**

D-Proposed Uses: Industrial

E-Adjoined Uses: agricultural, industrial, institutional, gravel pits

H-Water Supply, Private Wells

I-Soils:

K-Private Septic Systems:

LOT / BLOCK	USE	NO. OF UNITS	PERCENTAGE	AREA (ha)
LOT 1	INDUSTRIAL / COMMERCIAL	N/A	14.6%	8.9
LOT 2	INDUSTRIAL / COMMERCIAL	N/A	14.4%	8.8
LOT 3	INDUSTRIAL / COMMERCIAL	N/A	14.2%	8.0
LOT 4	INDUSTRIAL / COMMERCIAL	N/A	13.2%	8.0
LOT 5	INDUSTRIAL / COMMERCIAL	N/A	13.0%	8.0
LOT 6	INDUSTRIAL / COMMERCIAL	N/A	13.0%	8.0
WOODLOT	N/A	N/A	16.0%	9.80

**SUBJECT PROPERTY SHOWN THUS**

**APPROXIMATELY 60.28 hct**

**ADJACENT LANDS (IF THE APPLICABLE)**

**WOODLOT**

**CEAR CREEK**

**300m WETLAND BUFFER**

**SCALE IN METRES**

0 25 50 75 100 125 150 175 200 225 250

**DRYDEN & SMITH**

**PLANNING CONSULTANTS LTD.**

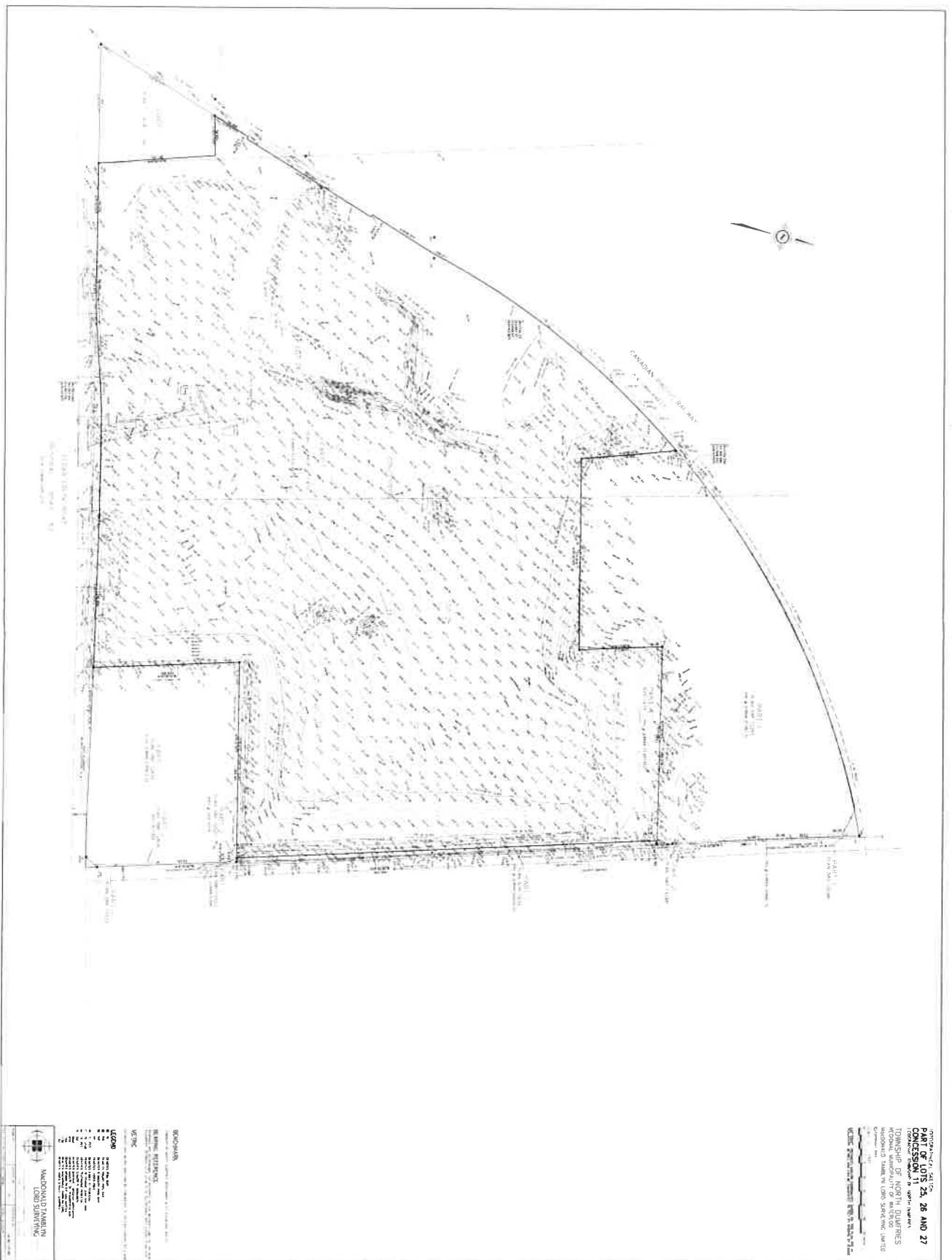
1000 KENNEDY RD. S.W.

WATERLOO, ONT. N2L 2G6

TEL: 519-222-0000

FAX: 519-222-0000





# ELEVATIONS AND TOPO

**JAMES S. CAMPBELL LIMITED**  
ONTARIO LAND SURVEYOR

1979

JAMES S CAMPBELL LIMITED  
ONTARIO LAND SURVEYOR



11 B SHIMADZU IRON BAR PLANTED UNLESS OTHERWISE NOTED  
 12 B IRON BAR PLANTED UNLESS OTHERWISE NOTED  
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PLAN 67R - 1477  
RECEIVED AND INDEXED  
-- 14 June 1979

CAUTION  
THIS PLAN IS NOT A PLAN OF SUBDIVISION  
WITHIN THE MEANING OF THE PLANNING ACT.

1 THE SURVEY AND PLAN ARE CORRECT AND IN  
2 ACCORDANCE WITH SUNSET'S ACT AND THE RESISTANCE  
3 ACT AND THE REGULATIONS MADE THEREUNDER

DATE 14 JUN 1978 : 078

James and Susan  
JAMES S. CARROLL

JAMES H CAMPBELL LIMITED  
ON TARIO LAND SURVEYORS  
806 COMMERCIAL BUILDING CAMBRIDGE, ONTARIO

# SURVEY PLAN

## MAP 5

HIGHWAY 401

WATERLOO REGIONAL  
POLICE ASSOCIATION

DRY INDUSTRIAL/COMMERCIAL

INDUSTRIAL

AGRI-  
CULTURAL

ADDITIONAL LANDS  
OF THE OWNER

WOODLOT

WOODLOT

WOODLOT

WOODLOT

RESIDENCE

GRAVEL PIT

GRAVEL PIT

GRAVEL  
PIT

REGIONAL ROAD 97

CEDAR CREEK ROAD

CEMETERY

AGRI-  
CULTURAL

REGIONAL ROAD 47

DUMFRIES ROAD

CEDAR CREEK  
COMMUNITY CHURCH

LOT 6  
8.0 ha.

LOT 5  
8.0 ha.

LOT 4  
8.0 ha.

LOT 3  
8.0 ha.

LOT 2  
8.8 ha.

LOT 1  
8.9 ha.

Note: 2.1 metre road widening  
along Cedar Creek Road  
to be added to the Regional  
Municipality of Waterloo

# DRAFT PLAN OF SUBDIVISION

PART OF LOTS 25 AND 26  
CONCESSION 11  
TOWNSHIP OF NORTH DUMFRIES  
REGIONAL MUNICIPALITY OF WATERLOO



## INFORMATION REQUIRED UNDER SECTION 51 (2) OF THE PLANNING ACT, R.S.O. 1990

D- Proposed Uses: Industrial  
E- Adjacent Uses: agricultural, Industrial, institutional, gravel pits  
H- Water Supply: Private Wells  
K- Private Septic Systems:

### SCHEDULE OF LAND USE

LOT / BLOCK	USE	MLR UNITS	PERCENTAGE	AREA (ha)
LOT 1	INDUSTRIAL/ COMMERCIAL	N/A	14.6%	8.0
LOT 2	INDUSTRIAL/ COMMERCIAL	N/A	14.4%	8.0
LOT 3	INDUSTRIAL/ COMMERCIAL	N/A	14.2%	8.0
LOT 4	INDUSTRIAL/ COMMERCIAL	N/A	13.2%	8.0
LOT 5	INDUSTRIAL/ COMMERCIAL	N/A	13.0%	8.0
LOT 6	INDUSTRIAL/ COMMERCIAL	N/A	13.0%	7.98
WOODLOT	N/A	N/A	16.0%	9.80

SUBJECT PROPERTY  
SHOWN THUS  
APPROXIMATELY 60.28 ha ±

ADDITIONAL LINES OF THE APPLICANT  
(2.65 ha)

POND LOCATION  
CEDAR CREEK  
30m WETLAND BUFFER



**DRYDEN  
& SMITH  
& HEAD**  
Planning Consultants Ltd.  
REVISED: APRIL 29, 2020  
DATE: APRIL 29, 2020  
SCALE: 1:500  
ACQUINING THE NO DRAWING  
FILE NO: 12500



Region of Waterloo

# Regional Official Plan SHAPING OUR FUTURE

MAP 3e

TOWNSHIP OF  
NORTH DUMFRIES  
TOWNSHIP URBAN AREA  
AYR

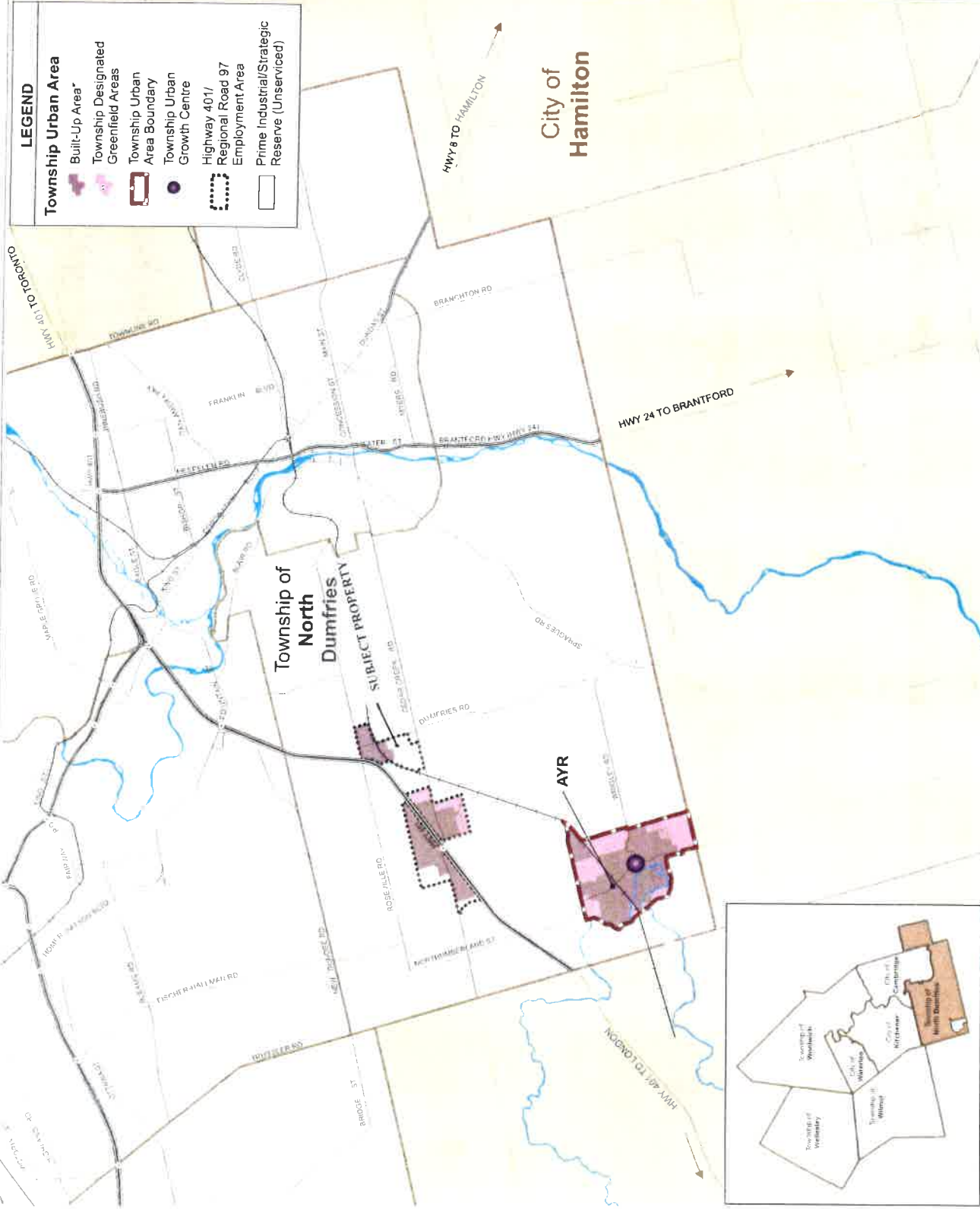
LEGEND	
	Provincial Highway
	Regional Road
	River
	Region of Waterloo International Airport
	Municipal Boundary
	Railway
0 0.5 1 2 Km	
Source: Survey of Transport, Ministry of Energy and Infrastructure	

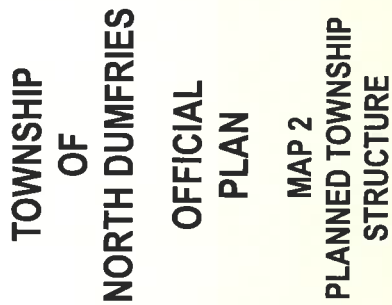
2015

\* Built-Up Area includes all lands within the built boundary, as established by the Province.

Note: This map forms part of the Official Plan of the Regional Municipality of Waterloo and must be read in conjunction with the policies of this Plan.

MAP 7



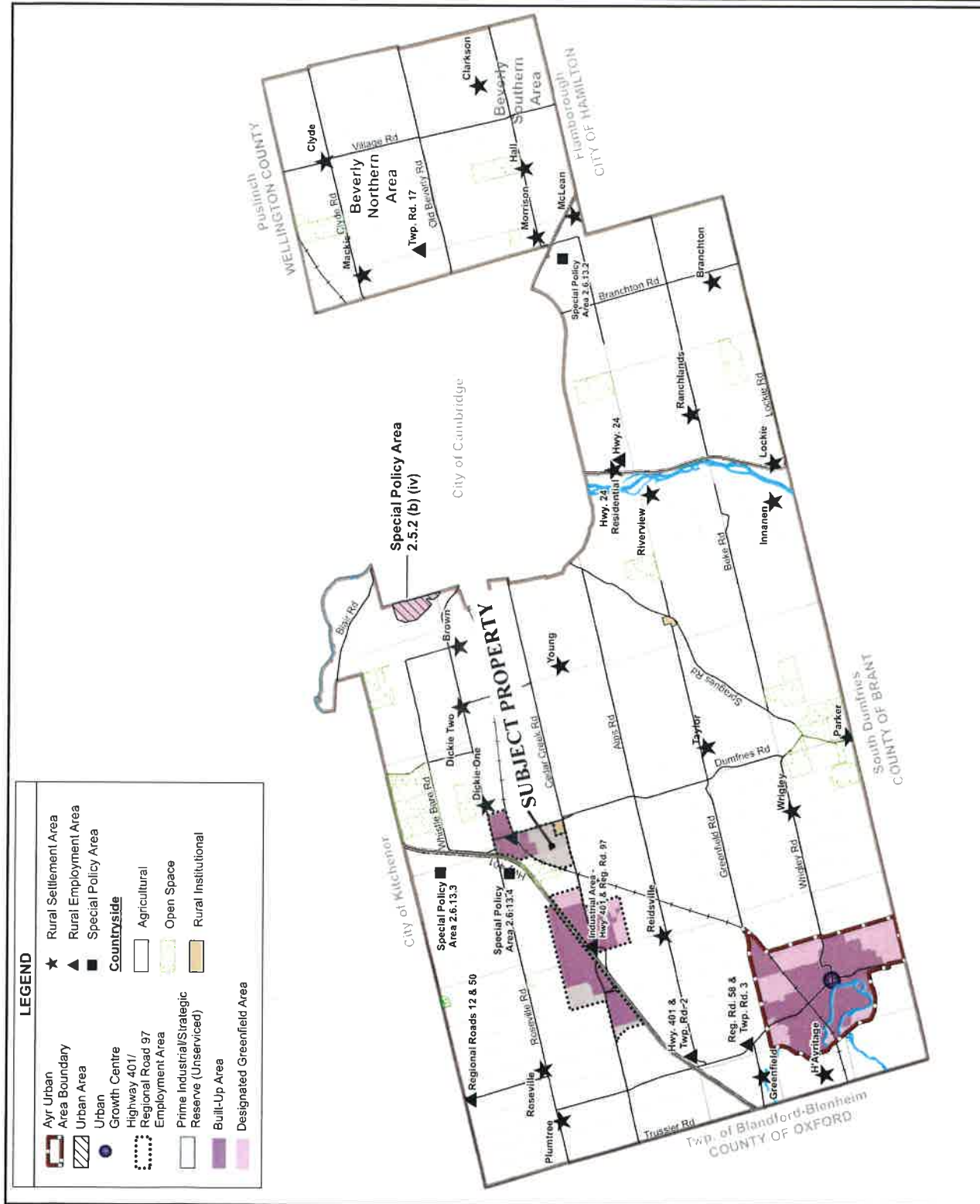


**LEGEND**

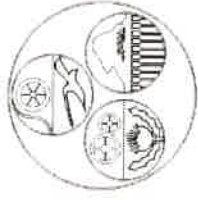
- Provincial Highway
- Regional Road
- Local Road
- River
- Municipal Boundary
- Railway

**Note:**  
This map forms part of the Official Plan of the Township of North Dumfries and must be read in conjunction with the other maps and policies of this Plan.

Information & Technology Services  
160 Riverside Blvd., 8th Floor  
New York, NY 10022-2197  
Tel: (212) 850-6000  
Fax: (212) 850-6001  
E-mail: [info@nyu.edu](mailto:info@nyu.edu)







# **TOWNSHIP OF NORTH DUMFRIES** **OFFICIAL PLAN MAP 2.27** **Highway 401/ Regional Road 97 Employment Area**











LEGEND	
	Provincial Highway
	Regional Road
	Local Road
	River
	Municipal Boundary
	Railway
	0 0.1 0.2 0.4 Km

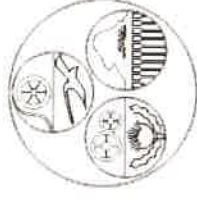
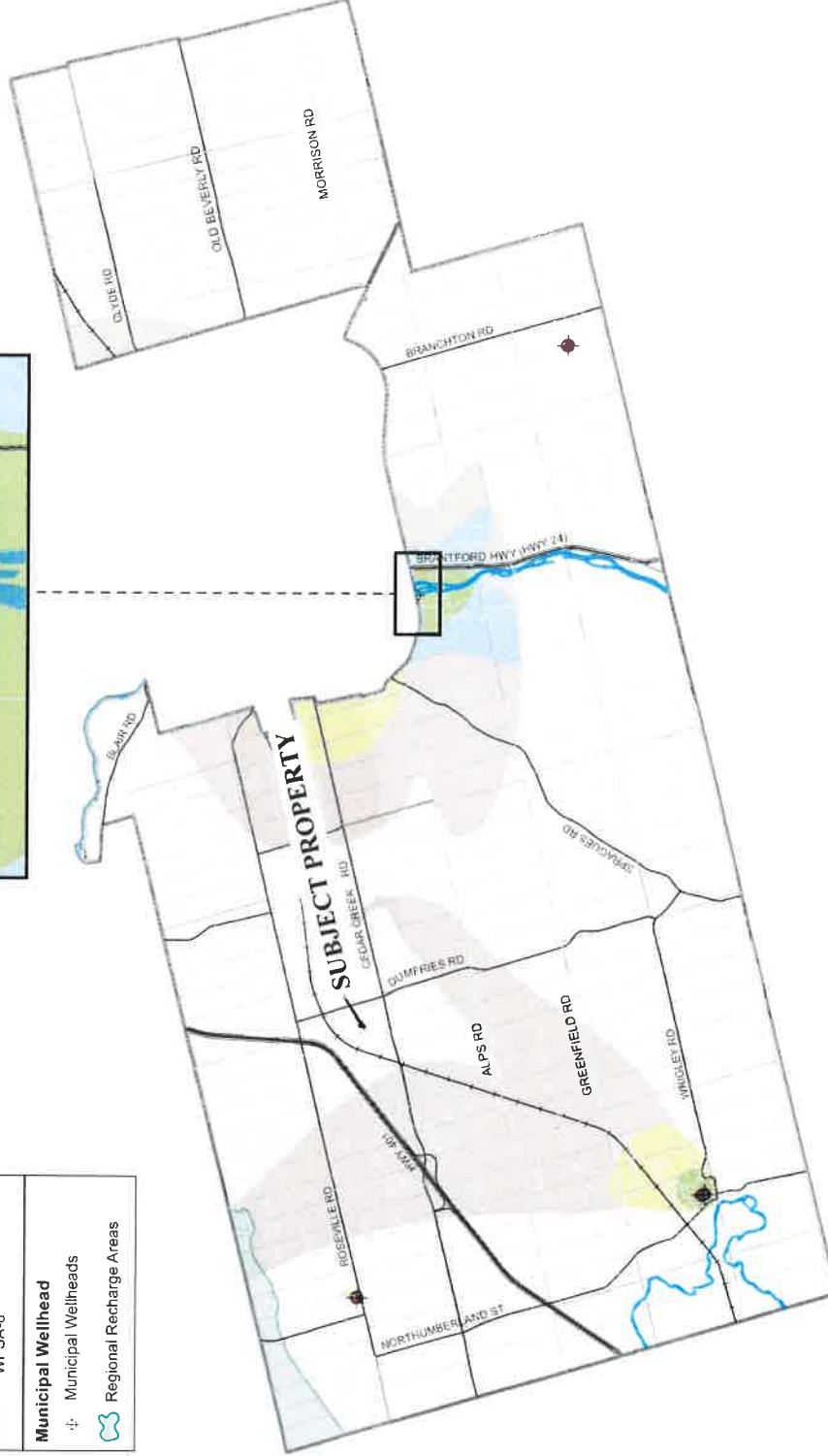
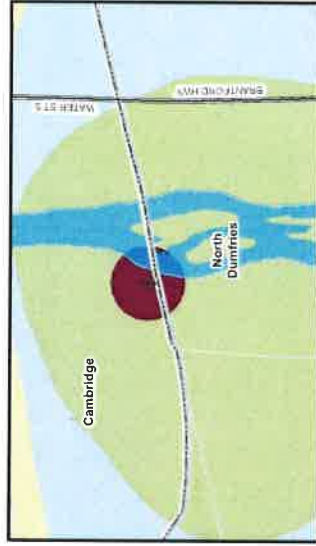
\* Built-Up Area includes all lands within the built boundary, as established by the Province.

Note:  
This map forms part of the Official Plan of the Township of North Dumfries and must be read in conjunction with the other maps and policies of this Plan.



**Map 8a**






LEGEND	
<b>Wellhead Protection Areas</b>	
	WPSA-1
	WPSA-2
	WPSA-3
	WPSA-4
	WPSA-5
	WPSA-6
	WPSA-7
	WPSA-8
<b>Municipal Wellhead</b>	
	Municipal Wellheads
	Regional Recharge Areas



# TOWNSHIP OF NORTH DUMFRIES

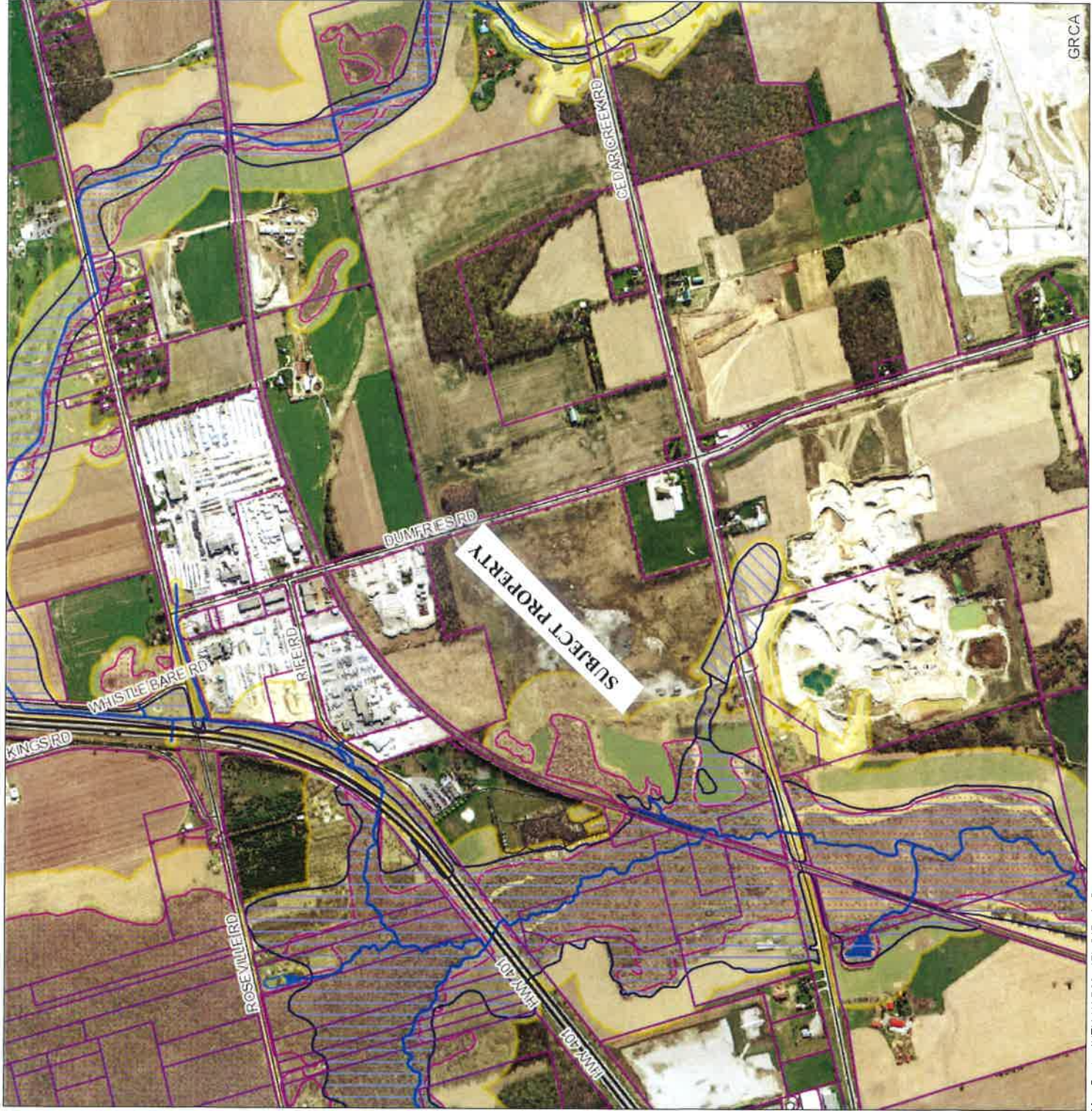
## OFFICIAL PLAN

### MAP 4 SOURCE WATER PROTECTION AREAS

LEGEND	
	Provincial Highway
	Regional Road
	Local Road
	River
	Municipal Boundary
	Railway
	0 0.5 1 2 Km
	North Arrow

Note:  
This map forms part of the Official Plan of the Township of North Dumfries and must be read in conjunction with the other maps and policies of this Plan.





### Legend

- Regulation Limit (GRCA)
- Regulated Watercourse (GRCA)
- Regulated Waterbody (GRCA)
- Wetland (GRCA)
- Floodplain (GRCA)
- Engineered
- Estimated
- Approximate
- Special Policy Area
- Slope Valley (GRCA)
- Slope
- Oversteep
- Steep
- Slope Erosion (GRCA)
- Oversteep
- Toe
- Lake Erie Flood (GRCA)
- Lake Erie Shoreline Reach (GRCA)
- Lake Erie Dynamic Beach (GRCA)
- Lake Erie Erosion (GRCA)
- Parcel - Assessment I (MPAC/MNRF)

This legend is static and may not fully reflect the layers shown on the map. The text of Ontario Regulation 150/06 supercedes the mapping as represented by these layers.

## Map 10

Copyright Grand River Conservation Authority 2020.  
Disclaimer: This map is for illustrative purposes only. Information contained herein is not a substitute for professional review or a site survey and is subject to change without notice. The Grand River Conservation Authority takes no responsibility for not guaranteeing the accuracy of the information contained on this map. Any interpretations or conclusions drawn from this map are the sole responsibility of the user.  
The source for each data layer is shown in parentheses in the map legend. For a complete listing of sources and citations go to: <https://maps.grandriver.ca/Sources-and-Citations.pdf>





# Zoning Map North-West Township

By-Law Exemptions No.

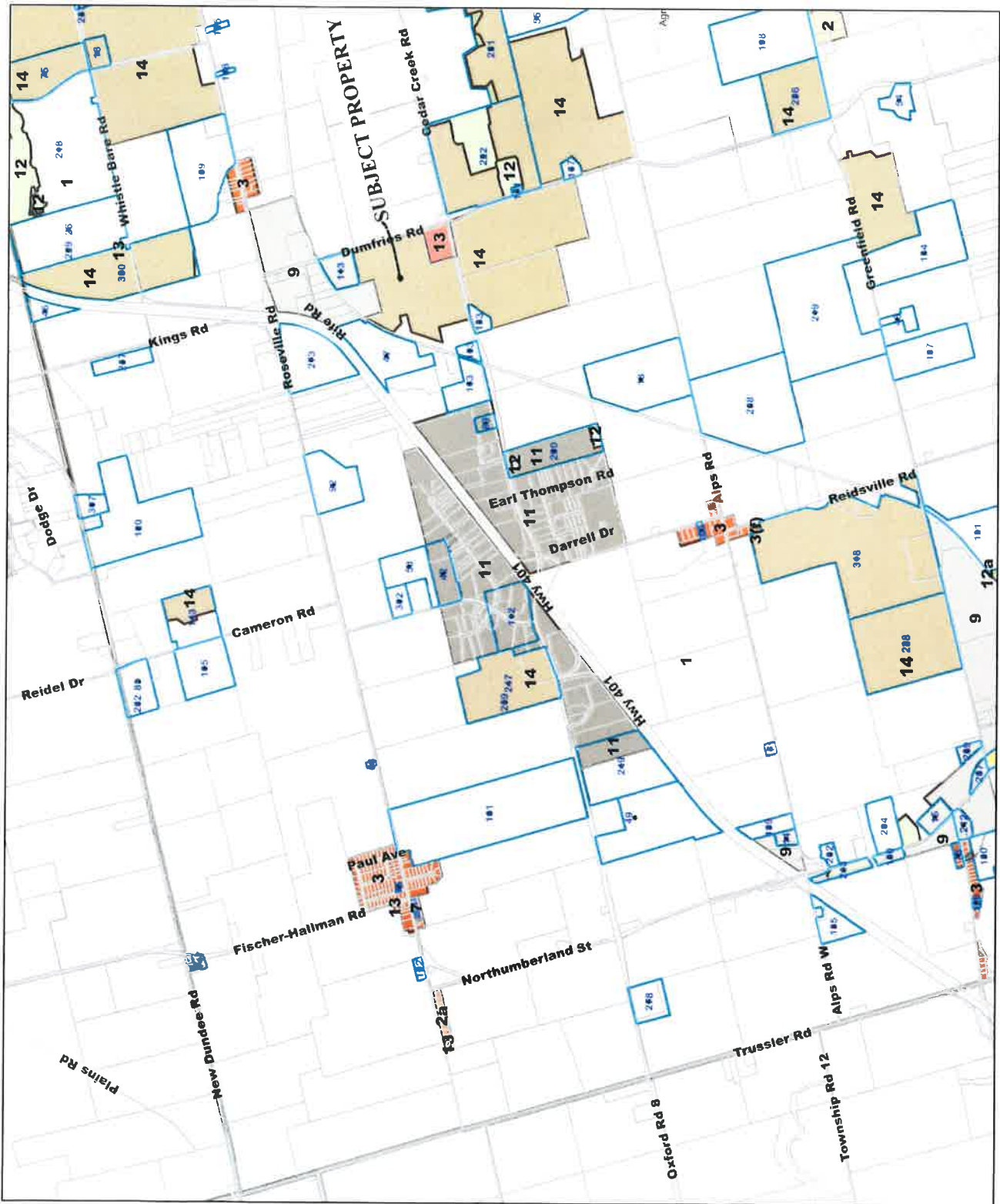
**Zoning Category**

**Zone Code**

**Zoning Code Text Symbol**

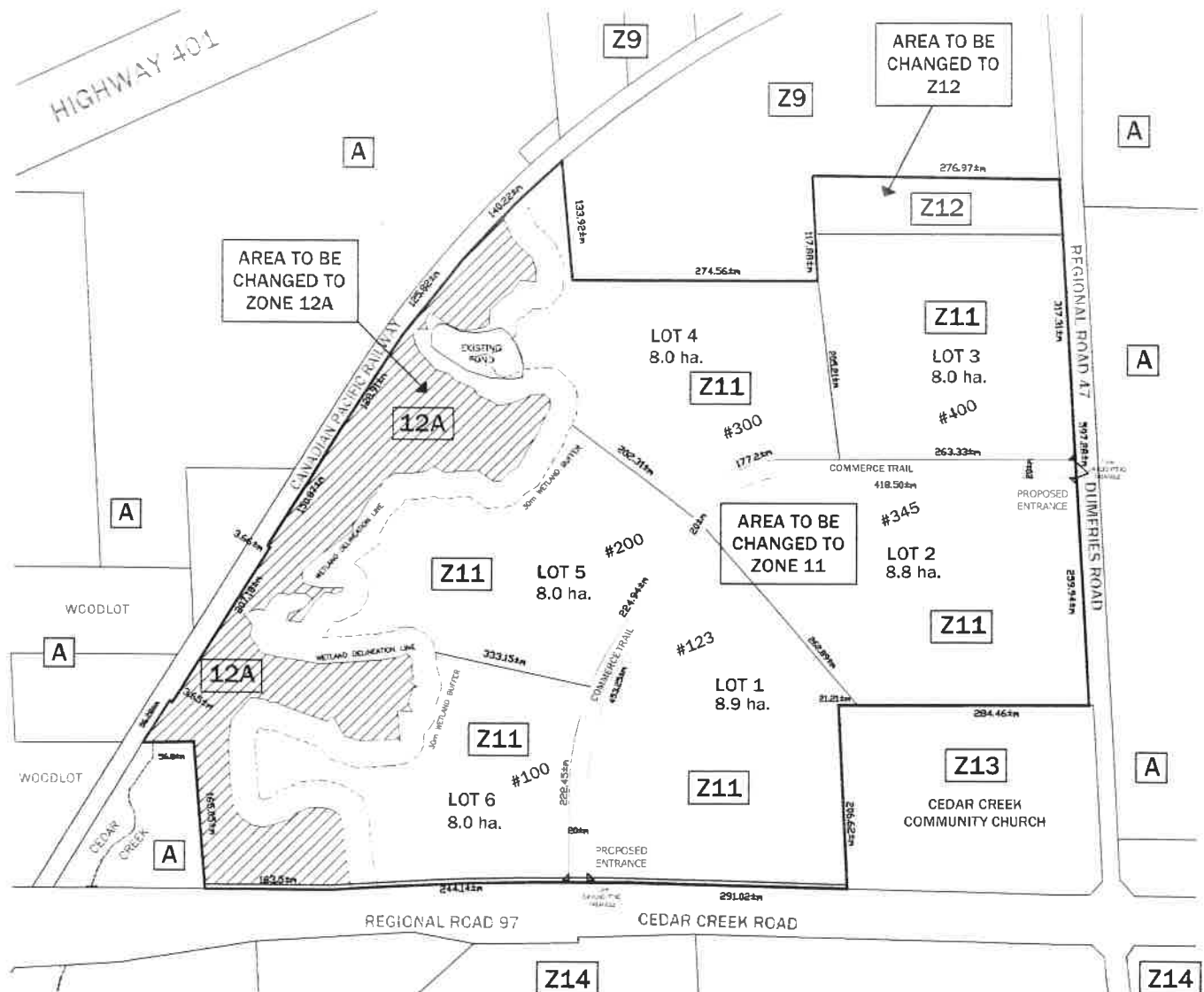
	Zone 1 - Agriculture
	Zone 2 - Rural Residential
	Zone 2a - Rural Residential
	Zone 2af - Rural Residential (flood plain)
	Zone 3 - Rural Residential
	Zone 3f - Rural Residential (flood plain)
	Zone 4 - Urban Residential
	Zone 4f - Urban Residential (flood plain)
	Zone 4a - Urban Residential
	Zone 4b - Urban Residential
	Zone 4c - Urban Residential
	Zone 4d - Urban Residential
	Zone 5 - Urban Residential
	Zone 5a - Urban Residential
	Zone 6 - Urban Commercial
	Zone 6f - Urban Commercial (flood plain)
	Zone 7 - Rural Commercial
	Zone 8 - Service Station
	Zone 9 - Industrial
	Zone 9f - Industrial (flood plain)
	Zone 10 - Industrial
	Zone 11 - Industrial
	Zone 12 - Open Space
	Zone 12a - Environmental Protection 1
	Zone 12b - Environmental Protection 2
	Zone 12c - Environmental Protection Overlay
	Zone 13 - Institutional
	Zone 14 - Mineral Aggregates
	Zone 15 - Mobile Home Development
	Regional Municipal Boundaries

This map is provided for illustrative purposes only and may have errors. Reference should be made to Schedules A and B of General Zoning By-law 689-83. In the case of a discrepancy between this map, and the Zoning By-law and any amendments, the Zoning By-law and any amendments will be used. (July 2019)



## ZONING SCHEDULE

**SCHEDULE 'A'**  
**PART OF LOTS 25 & 26**  
**CONCESSION 11**  
**TOWNSHIP OF NORTH DUMFRIES**  
**REGIONAL MUNICIPALITY OF WATERLOO**



This is Schedule A to By-Law \_\_\_\_\_  
 Passed by The Township of North Dumfries on \_\_\_\_\_, \_\_\_\_\_, 2020

Mayor \_\_\_\_\_

Clerk \_\_\_\_\_

Section 20.1. \_\_\_\_\_

Scale \_\_\_\_\_

Date: October \_\_\_\_\_, 2020

Map 12

Proposed Zoning Detail

# **APPENDICES**

# APPENDIX A

Township encourages the mixing of compatible uses within Settlement Core Areas."

- 24.** Chapter 2, renumbered Policies 2.6.6.2, 2.6.6.3 and 2.6.6.4 are amended by deleting the term "Industrial/Commercial Area(s)" and replacing it with the term "Rural Employment Areas".
- 25.** Chapter 2, renumbered Subsections 2.6.7 (Rural Institutional), 2.6.8 (Open Space), 2.6.9 (Agricultural), 2.6.10 (Environmental Constraints), 2.6.11 (Special Policy Areas), 2.6.12 (Uses Permitted in all Designations), 2.6.13 (Existing Uses) and 2.6.14 (Temporary Uses) are further renumbered as Subsections 2.6.8, 2.6.9, 2.6.10, 2.6.12, 2.6.13, 2.6.14, 2.6.15 and 2.6.16, and by renumbering all the associated policies within those subsections accordingly.
- 26.** Chapter 2 is amended by adding the following new Subsection 2.6.7 (Prime Industrial/Strategic Reserve (Unserviced):

**"2.6.7 Prime Industrial/Strategic Reserve (Unserviced)**

- 2.6.7.1 The Prime Industrial/Strategic Reserve (Unserviced) designation applies to portions of the Highway 401/Regional Road 97 Employment Area designated on Maps 2 and 2.27. Lands within this designation are intended to provide additional opportunities for employment growth and business development within the township. Development within the Prime Industrial/Strategic Reserve (Unserviced) designation will generally be limited to privately serviced logistics and warehousing uses that require close access to the Highway 401 corridor to efficiently move goods into and out of the region.
- 2.6.7.2 Lands designated as Prime Industrial/Strategic Reserve (Unserviced) will be developed as parcels greater than eight hectares in size, unless otherwise compromised by such considerations as design limitations associated with *environmental features*, property configurations, and the provision of new local roads or existing development.
- 2.6.7.3 Notwithstanding Policy 2.6.7.2, where monitoring clearly demonstrates that there will be a critical shortfall in the inventory of unserviced lands available in the short to medium term to meet the needs of new and expanding businesses requiring lot sizes less than eight hectares, the Township may permit, through an amendment to this Plan, the creation of smaller parcels to meet those needs."

- 27.** Chapter 2, renumbered Subsection 2.6.8 (Rural Institutional) is amended by the deleting the subsection in its entirety and replacing it with the following:

**"2.6.8 Rural Institutional**

- "2.6.8.1 The Rural Institutional designation provides for such uses as schools, medical offices, government uses, libraries, senior citizen homes, day care centres, places of worship, community centres, arenas and community halls within the township's countryside. Such uses relate to and are intended to serve the needs of the rural community.

OPA 2-14



# TOWNSHIP OF NORTH DUMFRIES

## OFFICIAL PLAN

### MAP 2

### PLANNED TOWNSHIP STRUCTURE

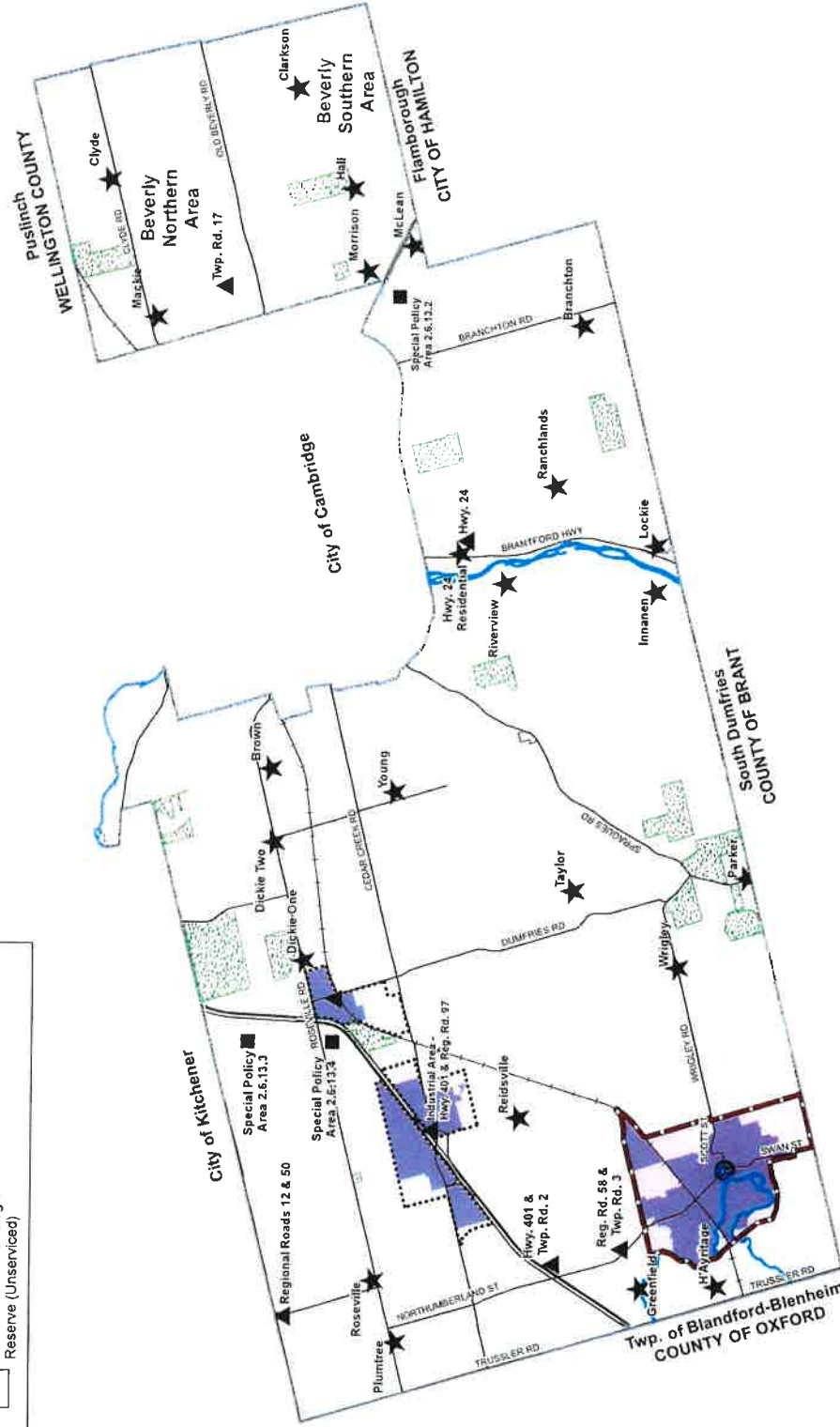
DRAFT

LEGEND	
	Provincial Highway
	Regional Road
	Local Road
	River
	Municipal Boundary
	Railway
0 0.5 1 2 Km	
Source: Region of Waterloo	

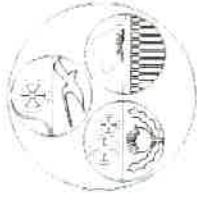
\* Built-Up Area includes all lands within the built boundary, as established by the Province.

Note:  
This map forms part of the Official Plan of the Township of North Dumfries and must be read in conjunction with the other maps and policies of this Plan.

LEGEND	
	Rural Settlement Area
	Rural Employment Area
<b>Countryside</b>	
	Agricultural
	Open Space
	Rural Institutional
	Prime Industrial/Strategic Reserve (Unserviced)
	Built-Up Area*
	Designated Greenfield Areas
	Ayr Urban Area Boundary
	Urban
	Growth Centre
	Highway 401/Regional Road 97 Employment Area
	Regional Road 97 Employment Area
	Prime Industrial/Strategic Reserve (Unserviced)



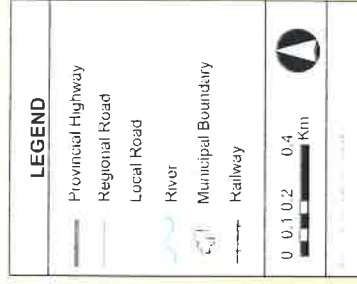




# TOWNSHIP OF NORTH DUMFRIES

## OFFICIAL PLAN

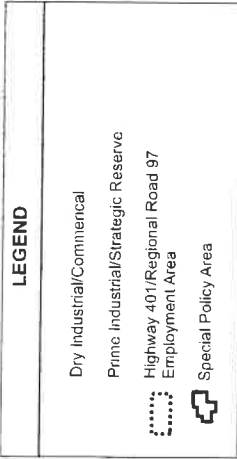
MAP 2.27  
Highway 401/  
Regional Road 97  
Employment Area

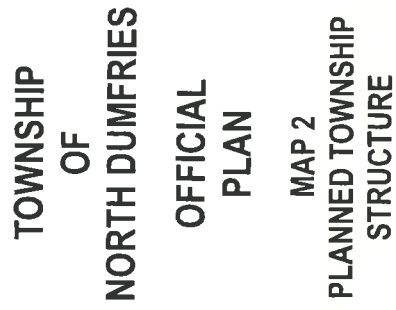


\* Built-Up Area includes all lands within the built boundary, as established by the Province.

Note:

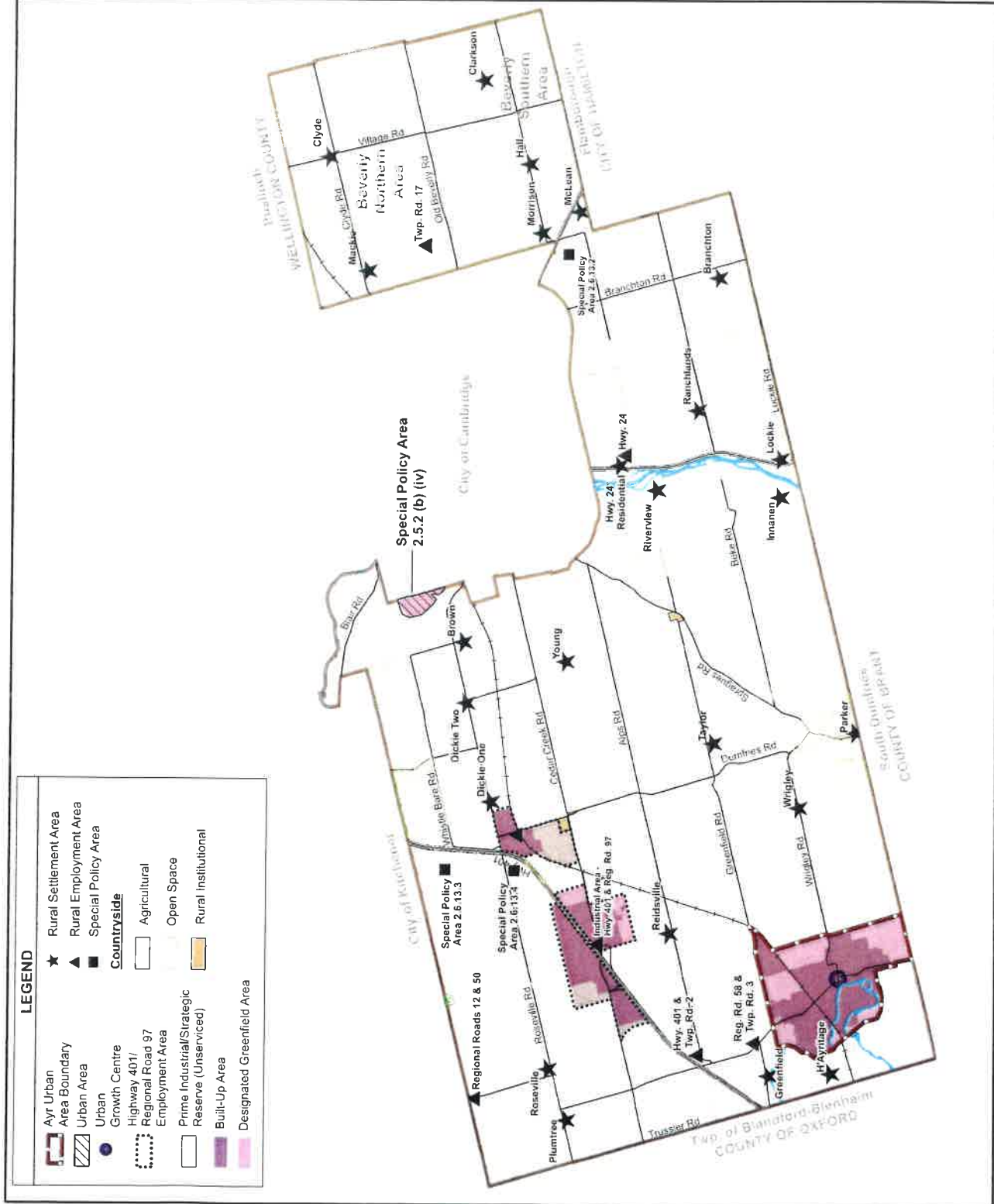
This map forms part of the Official Plan of the Township of North Dumfries and must be read in conjunction with the other maps and policies of this Plan.





**Note:**  
This map forms part of the Official Plan of the Township of North Dumfries and must be read in conjunction with the other maps and policies of this Plan.

1. The first step is to identify the problem. This involves understanding the symptoms and the context in which they are occurring.





# APPENDIX B

## **DRAFT**

### **THE CORPORATION OF THE TOWNSHIP OF NORTH DUMFRIES BY- LAW No. \_\_\_\_ - 2020**

A By-Law to amend By-Law Number 689-83, as amended, being a Zoning By-law for the Township of North Dumfries;

WHEREAS an application (see ZCA File \_\_\_\_\_) was received from Angbar Construction & Development Ltd. with respect to lands described as Part of Lots 25 and 26 Concession 11, Township of North Dumfries, Regional Municipality of Waterloo, to amend By-law Number 689-83, to change the present Zone Z.14 (Zone 14) Extraction / Pit / Quarry to Zone 12 A Environmental Protection one (EPI) 12A and Zone 11, with revisions to increase minimum lot area to 8.0 hectares and the addition of additional permitted uses for a variety of outdoor storage facilities.

WHEREAS the Planning Act empowers a Municipality to pass by-laws prohibiting the use of land and the erection, location and use of buildings or structures, except as set out in the by-law;

AND WHEREAS the Council of the Corporation of the Township of North Dumfries, under Section 34 of the Planning Act, R.S.O. 1990, c. P. 13, deems it to be desirable to further amend said By-law Number 689-83 for the future development and use of the lands described above;

NOW THEREFORE, Township Council enacts as follows

- I. That By-law Number 689-83, as amended, is hereby further amended insofar as the zoning on these lands, described as Part of Lots 25 and 26 Concession 11, Township of North Dumfries, Regional Municipality of Waterloo, to amend By-law Number 689-83, to change the present Zone Z.14 (Zone 14) Extraction / Pit / Quarry to Zone 12 A, Environmental Protection One (EPI) 12A and Zone 11, with revisions to increase minimum lot area to 8.0 hectares and the addition of additional permitted uses for a variety of outdoor storage facilities.

20.1.\_\_\_\_ Notwithstanding any other provisions of this By-law:

- a) The minimum lot area requirement for each lot in the subject plan of subdivision shall be a minimum lot area of 8.0 hectares.

20.1.\_\_\_\_ Notwithstanding any other provisions of this By-law:

- b) The following additional uses shall be permitted on the lands shown as Parts 25 and 26 , Concession 11 as shown on Schedule A attached to this by-law.

- \* Trucks / Trailers
- \* Sea Containers
- \* New Equipment
- \* Concrete Products

- \* Tractors / Farm Equipment
- \* Fork Lifts and Material Handlers
- \* Skyjacks
- \* Lumber
- \* Construction Material
- \* Cars
- \* Structural Steel
- \* Heavy Construction Equipment
- \* Recreational Equipment
- \* Cranes
- \* Totes, Racks etc.
- \* Raw Material for Manufacturing On Site
- \* Products Manufactured On Site
- \* Outdoor Electrical Equipment
- \* Outdoor Communication Equipment
- \* Road Construction Material + Underground Piping, Conduit, Geotextile, etc.
- \* Outdoor Crane Way
- \* Gardening Supplies

2. That By-law Number 689-83, as amended, is hereby further amended insofar as the zoning on these lands, described as Part of Lots 25 and 26 Concession 11, Township of North Dumfries, Regional Municipality of Waterloo, to amend By-law Number 689-83, to change the present Zone Z.14 (Zone 14) Extraction / Pit / Quarry to Zone 12 - Z 12 (Open Space) for the small wood lot shown as part of Lot 3. The wood lot area shall constitute part of the 8.0 hectares requirement for Lot 3.
3. That excepts amended by this By-law the subject lands as shown on Schedule 'A' — Section \_\_\_\_\_ to this By-law shall be subject to all other applicable provisions and regulations of By-law Number 689 - 83, as amended.
4. That By-law Number 689-83, as amended, is hereby further amended by adding Schedule 'A' - Section 20.1. \_\_\_\_\_ attached to and forming part of this by-law.
5. THAT this by-law shall come into force on the final passing thereof by the Council of the Corporation of the Township of North Dumfries subject to compliance with the provisions of the Planning Act, R.S.O. 1990, c.P.13.

Read the first and second time in the Council Chambers of the Township of North Dumfries this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk

Read the third time and finally passed in the Council Chambers of the Township of North Dumfries this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk

## PART C - DESCRIPTION OF DEVELOPMENT PROPOSAL

The Zone Change Application is intended to implement the policies of the Region of Waterloo Official Plan and the Township of North Dumfries where the policies require that the minimum lot size be 8.0 hectares.

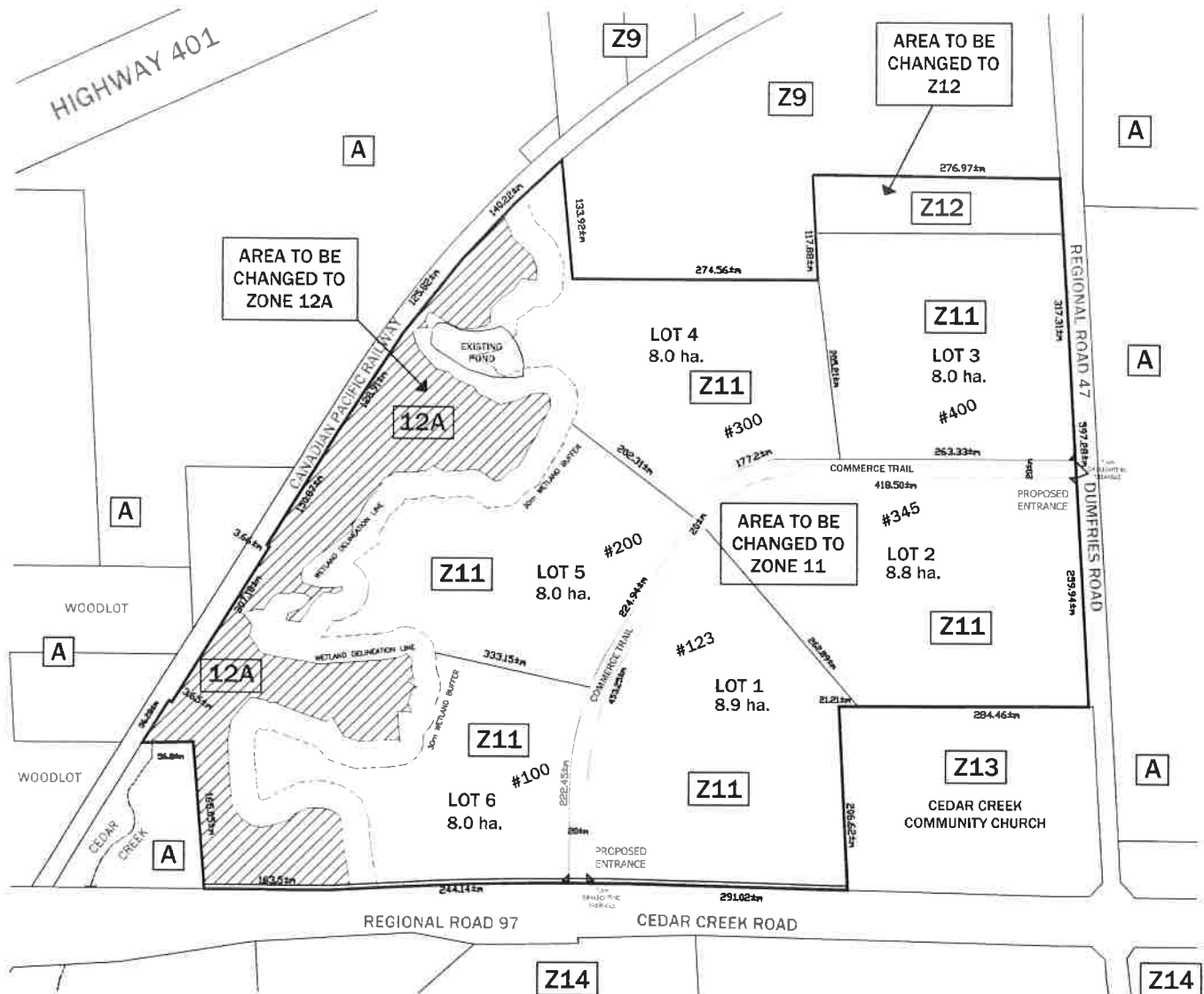
The Draft Plan of Subdivision as submitted also complies with these policies. All lots shown on the draft Plan have a minimum lot area of 8.0 hectares. The by-law provides for an exemption to Zone 11 to require all lots to have a minimum lot area of 8.0 hectares.

An Environmental assessment has been completed. The recommendations from that report identifies an area of Environmentally Sensitivity along the CPR railway line . The attached By-law identifies these areas and it is proposed to zone these lands as to Zone 12A - Environmental Protection One ( EP1) -Zone 12A. The by-law will rezone these lands from Zone 14 to Zone 12A.

Because all the lot are to be 8.0 hectares and the land uses are to be of a dry nature (unserved ) the owner is requesting an exemption to Zone 11, permitted uses, to add the following uses as permitted uses on this property.

- \* Trucks / Trailers
- \* Sea Containers
- \* New Equipment
- \* Concrete Products
- \* Tractors / Farm Equipment
- \* Fork Lifts and Material Handlers
- \* Skyjacks
- \* Lumber
- \* Construction Material
- \* Cars
- \* Structural Steel
- \* Heavy Construction Equipment
- \* Recreational Equipment
- \* Cranes
- \* Totes, Racks etc.
- \* Raw Material for Manufacturing On Site
- \* Products Manufactured On Site
- \* Outdoor Electrical Equipment
- \* Outdoor Communication Equipment
- \* Road Construction Material + Underground Piping, Conduit, Geotextile, etc.
- \* Outdoor Crane Way
- \* Gardening Supplies

**SCHEDULE 'A'**  
**PART OF LOTS 25 & 26**  
**CONCESSION 11**  
**TOWNSHIP OF NORTH DUMFRIES**  
**REGIONAL MUNICIPALITY OF WATERLOO**



This is Schedule A to By-Law \_\_\_\_\_  
 Passed by The Township of North Dumfries on \_\_\_\_\_, \_\_\_\_\_, 2020

\_\_\_\_\_  
 Mayor

\_\_\_\_\_  
 Clerk

Section 20.1. \_\_\_\_\_

Scale \_\_\_\_\_

Date: October \_\_\_\_\_, 2020

## **SECTION 17:     ZONE 11 - Z.11**

### **17.1       PERMITTED USES**

Within a Zone 11 - Z.11, no land shall be used and no building or structure shall be erected or used except for one or more of the Permitted Uses listed in Column 1 below.

### **17.2       REGULATIONS**

Within a Zone 11 - Z.11, no land shall be used and no building or structure shall be erected or used except in conformity with the applicable regulations contained in Section 6, "General Regulations" and the additional regulations for the specific uses listed in Column 2 below.

	<u>Column 1</u> <u>Permitted Uses</u>	<u>Column 2</u> <u>Regulations</u>
17.2.1	Any permitted use as listed in Zone 9 (Section 15.2.1 to 15.2.26 inclusive), <u>and</u> any industrial use providing large scale processing, manufacturing, packaging, assembly, production, fabrication, testing, warehousing, stamping, treating, storage of goods / products, or finishing, characterized by large physical size, production volumes and intensity of use.  In connection with any of the above permitted uses, a retail, wholesale or showroom outlet may be established as an accessory use so long as such an outlet is located within the main building and does not occupy an area exceeding 25% of the area of the ground floor of the main building. Such outlet or showroom shall only display or offer for sale products manufactured, fabricated or processed on the premises.	In conformity with the provisions of sub-section 15.3
17.2.2	Batching Plant, Temporary Asphalt Plant, Portable	In conformity with the provisions of sub-section 15.3
17.2.3	Fertilizer Manufacture, Mixing or Storage	In conformity with the provisions of sub-section 15.3
17.2.4	Existing Auction Centre	
17.2.5	Existing Cement Batching Plant	
17.2.6	Restaurant or Place for Dispensing	

Refreshment to the Public including  
Drive-In or Take-Out

17.2.7 Accessory Uses

- |  |  |
|--|--|
| a) accessory buildings or structures<br>accessory to the foregoing permitted<br>uses | In conformity with the provisions of sub-section<br>6.4  |
| b) accessory signs   | In conformity with the provisions of sub-section<br>6.16 |

17.2.8 The foregoing permitted uses are not to be construed to permit:

- a) a use designated as an offensive trade, business or manufacture by The Public Health Act, R.S.O. 1980, as amended;
- b) a use which is or may become obnoxious, offensive or dangerous by reasons of the presence, emission or production in any manner of odour, dust, smoke, noise, fumes, vibration, refuse matter or water-borne wastes;
- c) a use which would require for its operation a standard of services (particularly water supply and waste disposal) which the municipality is unable or unwilling to provide;
- d) the recycling of animal, oil or waste products, a rendering plant, abattoir or slaughter house.

## **SECTION 15:     ZONE 9 - Z.9**

### **15.1       PERMITTED USES**

Within a Zone 9 - Z.9, no land shall be used and no building or structure shall be erected or used except for one or more of the Permitted Uses listed in Column 1 below.

### **15.2       REGULATIONS**

Within a Zone 9 - Z.9, no land shall be used and no building or structure shall be erected or used except in conformity with the applicable Regulations contained in Section 6, "General Regulations" and the additional regulations for the specific uses listed in Column 2 below.

<u>Column 1</u> <u>Permitted Uses</u>	<u>Column 2</u> <u>Regulations</u>
15.2.1     Any light to medium industrial use providing light to medium scale processing, manufacturing, packaging, assembly, production, fabrication, warehousing, testing, treating, storage of goods / products, or finishing, and having minimal adverse effects for nearby sensitive land uses.  In connection with any of the above permitted uses, a retail or wholesale outlet or showroom may be established as any accessory use so long as such outlet is located within the main building and does not occupy an area exceeding 25% of an area of the ground floor of the main building. Such outlet or showroom shall only display or offer for sale products manufactured, fabricated or processed on the premises.	In conformity with the provisions of sub-section 15.3
15.2.2     Distributing or Transportation Operation	In conformity with the provisions of sub-section 15.3
15.2.3     Veterinary Clinic or Office	In conformity with the provisions of sub-section 15.3
15.2.4     Contractor, Building Supplies Dealer/ Outlet or Sawmill	In conformity with the provisions of sub-section 15.3
15.2.5     Automobile Service Station	In conformity with the provisions of sub-section 15.3
15.2.6     Farm Equipment Sales and Service	In conformity with the provisions of sub-section 15.3
15.2.7     Warehousing or Indoor Storage	In conformity with the provisions of



		sub-section 15.3
15.2.8	Wholesale Outlet or Showroom	In conformity with the provisions of sub-section 15.3
15.2.9	Bank, Restaurant or Catering Service	In conformity with the provisions of sub-section 15.3
15.2.10	Parking Lot or Garage Public	In conformity with the provisions of sub-section 15.3
15.2.11	Service or Repair Enterprise	In conformity with the provisions of sub-section 15.3
15.2.12	Office or Office Building	In conformity with the provisions of sub-section 15.3
15.2.13	Commercial Printing or Laundry	In conformity with the provisions of sub-section 15.3
15.2.14	Car Washing Establishment	In conformity with the provisions of sub-section 15.3
15.2.15	Club or Amusement Enterprise, Lodge or Recreation Use	In conformity with the provisions of sub-section 15.3
15.2.16	Hotel or Motel	In conformity with the provisions of sub-section 15.3
15.2.17	Trucking or Transportation Enterprise or Terminal	In conformity with the provisions of sub-section 15.3
15.2.18	Sales or Servicing of Motor Vehicles or Machinery	In conformity with the provisions of sub-section 15.3
15.2.19	Boat, Bus & Trailer Display, Service and Storage	In conformity with the provisions of sub-section 15.3
15.2.20	Funeral Home	In conformity with the provisions of sub-section 15.3
15.2.21	Theatre or Bowling Alley	In conformity with the provisions of sub-section 15.3
15.2.22	Storage & Display of Manufactured Modular or Prefabricated Buildings	In conformity with the provisions of sub-section 15.3
15.2.23	Storage, Sale and Supply of Livestock Equipment (Excluding animals)	In conformity with the provisions of sub-section 15.3

- |   |  |   |
|---|--|---|
| 15.2.24   | Storage, Sale and Supply of Poultry Equipment (Excluding animals / birds)  | In conformity with the provisions of sub-section 15.3 |
| 15.2.25 Accessory Uses  |  |   |
| a)  | accessory buildings or structures  | In conformity with the provisions of sub-section 6.4  |
| b)  | accessory signs  | In conformity with the provisions of sub-section 6.16 |
| 15.2.26 The foregoing permitted uses are not to be construed to permit: |  |   |
| a)  | a use designated as an offensive trade, business or manufacture by the Public Health Act, R.S.O. 1980, as amended;   |   |
| b)  | a use which is or may become obnoxious, offensive or dangerous by reasons of the presence, emission or production in any manner of odour, dust, smoke, noise, fumes, vibration, refuse matter or water-carried wastes; |   |
| c)  | use which would require for its operation a standard of services (particularly water supply and waste disposal) which the municipality is unable or unwilling to provide;  |   |
| d)  | the recycling of animal, oil or waste products, a rendering plant, abattoir or slaughter house.  |   |

### **15.3 ADDITIONAL REGULATIONS**

- |                                      |                                   |  |
|--------------------------------------|-----------------------------------|--|
| 15.3.1 Minimum Lot Area              |                                   |  |
| a)                                   | With Municipal Water and Sewer    | 1390 square metres or the area of a Recognized Lot   |
| b)                                   | Without Municipal Water and Sewer | 2000 square metres or the area of a Recognized Lot   |
| 15.3.2 Minimum Lot Width             |                                   |  |
| a)                                   | With Municipal Water and Sewer    | 22 metres or the width of a Recognized Lot   |
| b)                                   | Without Municipal Water and Sewer | 30 metres or the width of a Recognized Lot   |
| 15.3.3 Minimum Side Yard (each side) |                                   |  |
|                                      |                                   | Equal to one-half (½) building height but in no case less than 3 metres. On any side yard that abuts a Zone 2, 2a, 3, 4, 4a or 5, the minimum side yard shall be 7.5 metres. |
| 15.3.4 Minimum Flankage Yard         |                                   |  |
|                                      |                                   | 7.5 metres   |
| 15.3.5 Minimum Rear Yard             |                                   |  |
|                                      |                                   | 7.5 metres   |

- a) Where any rear yard abuts a railway right-of-way and/or an Ontario Hydro right-of-way, no rear yard is required.
- b) In any case where a side or rear yard abuts a Zone 2, 2a, 3, 4, 4a or 5, no building, structure, outdoor storage or parking area shall be permitted within 4.5 metres of the side or rear lot lines.

15.3.6	Maximum Lot Coverage	Fifty percent (50%) of total lot area
15.3.7	Maximum Building Height	13.5 metres (44 feet)
15.3.8	Off-Street Parking and Off-Street	In conformity with the provisions of sub-sections 6.11, 6.12 and 6.13

#### 15.3.9 Buffer Strips

A buffer strip in conformity with the provisions of sub-section 6.15 shall be provided along all lot lines which abut any Zone 2, 2a, 3, 4, 4a, 4b, 4c, 4d, 5, 5a, 6 or 7.

#### 15.3.10 Outdoor Storage

- a) shall not be permitted between the front wall of the main building and the street line;
- b) shall not be permitted in any required side yard;
- c) all outdoor storage areas shall be screened by a wall, fence or planting so that such storage space is not visible from any street;
- d) notwithstanding the aforementioned, outdoor display and sale of new or used motor vehicles or farm equipment is permitted so long as all such display or sales area are to the rear of all building lines established by this By-law.

#### 15.3.11 Main and Accessory Buildings

Notwithstanding any other provisions of this By-law, more than one main building and an accessory building or buildings shall be permitted on any lot in this zone.

#### 15.3.12 Gasoline Pumps as Accessory Use

Notwithstanding anything contained in this By-law, gasoline pumps may be installed by a trucking or transportation enterprise as an accessory use only. However, no gasoline or diesel fuels shall be permitted to be sold or resold on the premises of such trucking or transportation enterprise.

#### 15.3.13 Parking in Flankage Yard

Notwithstanding anything contained in this By-law, off-street parking spaces may be provided in the front or flankage yards of a corner lot in this zone in accordance with the following regulations:

- a) that a buffer strip of flowers, grass or shrubs with a minimum width of 1.5 metres (5 feet) shall be provided and maintained along and abutting the street except at the location of the ingress and egress ramps;
- b) that a minimum distance between such ramps shall be 21 metres (68.9 feet); and,
- c) that on a corner lot, no such ramps shall be situated closer than 9 metres (25.5 feet) to the intersection of the front and flankage lot lines.

#### 15.3.14 Farm Building

Notwithstanding any other provisions of this By-law, Farm Buildings are prohibited in any Zone 9,10, or 11 designation.

#### 15.3.15 Quonset Hut

Notwithstanding any other provisions of this By-law, Quonset Huts are prohibited in any Zone 9,10, or 11 designation.