

- ii) Which is not of permanent construction, but which is designed to be dismantled at the completion of the construction project.

3.16.1 No Requirement for Amendment

Portable asphalt plants and portable concrete plants used by a public authority or their agent shall be permitted in the Industrial, Aggregate Resource, and Agricultural and Rural designations without amendment to this Plan or the comprehensive Zoning By-law.

3.16.2 Separation Distances

Portable asphalt plants and portable concrete plants must comply with the Ministry of the Environment's recommended separation distances and must obtain the necessary approvals from the Ministry of the Environment.

3.16.3 Agricultural Lands

The establishment of portable asphalt plants and portable concrete plants upon lands designated as Agricultural on Schedule "A" of this Plan and comprised of specialty crop lands or Classes 1, 2 and 3 agricultural soils as identified by the Canada Land Inventory mapping for Agriculture, may occur provided the agricultural rehabilitation of the site is professionally carried out and substantially the same acreage and average soil capability for agriculture are restored.

3.17 LAND USE COMPATABILITY

The encroachment of sensitive land uses and industrial uses on one another is discouraged. A separation distance in accordance with the Ministry of the Environment's Land Use Compatibility Guideline and Compatibility between Industrial Facilities and Sensitive Land Uses guideline will be incorporated between sensitive uses and industrial uses or other facilities that by their nature are incompatible with sensitive uses.

The provisions of this Plan do not apply to prohibit the development or redevelopment of residential uses on legal lots of record existing as of the date of adoption of this Plan or the development of new residential uses by a consent to land severance, where such development represents infilling within an established residential neighbourhood where it is neither practical nor feasible to employ noise attenuation measures.

Development proposals near existing or proposed railway corridors or major roads such as arterials and collectors shall comply with Section 7 of this Plan.

3.17.1 Definition of Terms

For the purposes of this Land Use Compatibility policy, the following definitions shall apply:

Class 1 industrial facility means a place of business for a small-scale, self-contained plant or building which produces/stores a product that is contained in a package and has low probability of fugitive emissions. Outputs are infrequent, and could be point source or fugitive emissions for any of the following: noise, odour, dust and/or vibration. There are daytime operations only, with infrequent movement of products and/or heavy trucks and no outside storage.

Class 2 industrial facility means a place of business for medium scale processing and manufacturing with outdoor storage of wastes or materials (i.e., it has an open process) and/or there are periodic outputs of minor annoyance. There are occasional outputs of either point source or fugitive emissions for any of the following: noise, odour, dust and/or vibration, and low probability of fugitive emissions. Shift operations are permitted and there is frequent movement of products and/or heavy trucks during daytime hours.

Class 3 industrial facility means a place of business for large scale manufacturing or processing, characterized by: large physical size, outside storage of raw and finished products, large production volumes and continuous movement of products and employees during daily shift operations. It has frequent outputs of major annoyance and there is high probability of fugitive emissions.

Sensitive land uses means buildings, amenity areas or outdoor spaces where routine or normal activities occurring at reasonably expected times would experience one or more adverse impacts from contaminant discharges generated by a nearby major facility. Examples of sensitive land uses include, but are not limited to, residences, day care centres, and educational and health facilities.

3.17.2 Minimum Separation Distances

The following minimum separation distances between industrial land uses and sensitive land uses should be provided:

- i) Class 1 Industrial Facility - 20 metres

- ii) Class 2 Industrial Facility - 70 metres
- iii) Class 3 Industrial Facility - 300 metres

3.17.3 Separation or Buffer Areas and Vegetation Planting Strips

Separation or buffer areas between industrial uses and sensitive land uses may include open space, berms, walls, fences, vegetation planting strips, municipal streets, or another land use different from the two conflicting uses, but compatible with both the industrial and sensitive land use. A vegetation planting strip means a continuous un-pierced hedgerow of evergreens or shrubs, not less than 1.5 metres high at planting and 3 metres wide, immediately adjacent to the lot line or portion thereof along which such planting strip is required.

Notwithstanding the above, compatibility between sensitive land uses and mineral aggregate operations shall be considered in accordance with the policies of Sections 3.16, 4.11 and 5.3.1.8 of this Plan.

3.18 HOUSING POLICIES

The Municipality will attempt to maintain a ten year supply of land for housing purposes, including a three year supply of draft approved lots capable of being readily serviced and/or registered lots and blocks on plans of subdivision.

The Municipality will support the intensification requirements set out by the Ministry of Municipal Affairs and Housing in the Growth Plan for the Greater Golden Horseshoe, by reviewing the Official Plan policies and Zoning By-laws and recommending changes that promote intensification.

The Municipality recognizes the need for rental accommodation and will look favourably upon applications for rental accommodation where adequate servicing is available.

The Municipality will encourage communication with property owners who have not proceeded with housing projects where zoning exists or approvals have been granted and determine the reasons for not proceeding. The Municipality will attempt to suggest remedies which could expedite the development process.