

4.10 INDUSTRIAL

The predominant use of land within the General Industrial land use designation shall be for those economic activities which can be generally classified as manufacturing, construction, transportation and storage, communication and utility and wholesale trade activities, together with those other activities whose operating characteristics are consistent with such classifications. Further expansion of industrial activity is recognized as essential to the maintenance of balanced assessment and employment bases in the municipality and to the continued economic growth of both the Brighton Urban Area and the Municipality overall.

It is the intent of this Plan to provide for the maintenance and reinforcement of Brighton's employment base through the retention and expansion of existing industry and, further, to encourage the diversification and expansion of the municipality's industrial base wherever possible through the development of new industries and related ancillary service type facilities.

Future industrial development and redevelopment of a type that creates full-time employment opportunities for municipal residents will be encouraged. Major forms of new industrial development are to be directed toward the Brighton Urban Area where the servicing infrastructure needed to efficiently accommodate intensive industrial development, and which are where the municipality's labour force is principally resident.

This Plan designates lands as Industrial based upon the existing pattern of industrial land use and the potential for expansion of industrial opportunities. In this way, the Plan provides for the protection of existing industry, its potential redevelopment and the development of new industrial uses. This Plan recognizes four (4) main industrial areas including the Brighton Prestige Industrial Park, the future General Industrial Park east of the Brighton Prestige Industrial Park, the established General Industrial Area adjacent to the rail lines, and the future industrial area at the Highway 401/County Road 30 Interchange. The existing auto wrecking yard located on Raglan Street west of Ontario Street is also designated as General Industrial. The Plan also recognizes and establishes special policies for certain industrial uses and industrial areas which by virtue of their operating or location characteristics require particular consideration.

4.10.1 General Industrial Uses

The uses generally permitted in Industrial areas include those activities where the predominant use of land, buildings and/or structures is for the purpose of manufacturing, assembling, fabricating, processing, repairing, warehousing and wholesaling, and those other establishments whose land use characteristics such as outdoor storage areas or heavy vehicle traffic generation indicate potential incompatibility with commercial or residential activity. The permitted uses in Industrial areas specifically include public and private utilities and related facilities, storage yards, contractors' yards, transportation terminals, and research and communication facilities.

Automotive machine shops, body shops, collision repair shops and towing compounds are also permitted. The establishment and use of such facilities shall be subject to the policies of this Section and the policies of Section 8.7 of this Plan.

4.10.2 Prestige Industrial Uses

Prestige Industrial areas encompass lighter industrial activities generally found to be compatible in relation to sensitive land uses including residential uses. Prestige Industrial uses shall be limited to light industrial uses such as workshops; service shops; light manufacturing, processing, repairing, fabricating and assembly operations; warehouses; research and development facilities; data processing facilities, including call centres; technologically advanced manufacturing, fabricating or the assembly of high value products; storage units/outlets; printing or publishing establishments; industrial laundromats and/or dry-cleaning establishments; broadcasting and communication establishments; bakeries; light equipment sales and rental establishments; establishments for the manufacture and sale of wine and beer and/or wine and beer products; and administrative, professional and technical services that support the above uses and are consistent with the image and amenity of a Prestige Industrial Area.

The following specific policies shall apply:

- i) Adequate buffering and setbacks shall be provided between Prestige Industrial areas and/or uses and any adjacent residential areas or roadways in accordance with Section 3.16.3 of this Plan.

- ii) The uses permitted in the Prestige Industrial Area shall be zoned in a separate zoning classification in the implementing Zoning By-law.

4.10.3 Employment-related Uses

Other employment related uses may be permitted in General Industrial and Prestige Industrial areas, provided that such uses contribute to the principle use of the area for industrial uses.

Associated retail commercial uses are those uses which primarily serve the needs of general and prestige industrial uses. Such uses shall not unduly pre-empt needed industrial land or adversely affect the development of the remaining industrial land by dividing it into parcels of undesirable shape or size. Consideration will be given to the compatibility of the proposed commercial use with existing and future industrial uses. In order to avoid random retail commercial development within the Industrial area, the implementing Zoning By-law shall establish Commercial zones separate from Industrial zones.

4.10.3.1 Development Policies - New Industrial Development or Re-development

Within the Brighton Urban Area, Council shall encourage the development of industry-based employment uses in areas or clusters, large enough to provide variety of lot sizes and to avoid concern from adjoining sensitive uses. Industrial development shall occur on lots of an appropriate size and with appropriate frontage for a specific industrial use.

- i) New industrial uses shall be planned with regard to existing and planned transportation and servicing infrastructure. These uses shall be located on arterial or collector roads in circumstances where the proposed use is compatible with adjacent uses and it is demonstrated that it will not create a traffic hazard.
- ii) Industrial areas shall be designed to discourage the penetration of industrial traffic into or through residential areas.
- iii) With respect to older industrial areas the revitalization of older uses and facilities; the establishment of new uses; and the improvement and expansion of public infrastructure will be encouraged. Where possible, relocation of incompatible uses or obsolete facilities to more appropriate locations will be encouraged.
- iv) Where deemed necessary, a report(s) shall be prepared, by a qualified professional, which assesses the potential impacts, including traffic impacts and recommends

mitigation and/or design measures, as appropriate. Such a report shall also address the potential hazards associated with the facility or materials utilized and stored at the facility and shall detail contingencies for dealing with those potential hazards.

- v) New industry which is environmentally sensitive and designed so as to reduce environmental impacts such as noise, vibration, or fumes, shall be encouraged. Whenever and to the greatest extent possible all industries shall implement best practices for waste management.
- vi) No industrial use shall be permitted which, from its nature of operation or materials used therein, is classified as a health hazard by the *Health Protection and Promotion Act* or regulations thereunder.

4.10.4 Site Plan Control

All areas designated Industrial on Schedule “A” are subject to Site Plan Control, as set out in the Site Plan Control By-law for the Municipality and as such the policies of Section 8.7 shall apply to any development, redevelopment, expansion, or alteration of industrial facilities. Regard shall be had for, among other matters, setbacks from property lines, appropriate off-street parking and loading area requirements, landscaped open space and buffer planting, and, control over the outside storage of goods and materials. Without limiting the generality of the foregoing, the following design considerations shall apply.

4.10.4.1 Design Considerations

- i) Adequate buffering in the form of fencing, berming and landscaping shall be required in the context of site plan control to minimize the potential impacts between the proposed industrial use and abutting non-industrial uses;
- ii) Facilities for managing solid waste shall be located within an enclosed structure to be sited away from the street or abutting non-industrial uses;
- iii) The exterior lighting of any building or parking area shall be designed to deflect glare away from adjacent properties; wherever possible, downward facing lighting shall be used, so as to reduce the impact of lighting on the area’s night sky.
- iv) Any outdoor storage of goods or materials shall be appropriately fenced and screened.

4.10.5 Conversion of Industrial Lands

The municipality may permit conversion of industrial lands to non-industrial uses only where a municipal comprehensive review has demonstrated that the land is not required for industrial purposes over the long term and that there is a need for the conversion.

Upon consideration of converting industrial lands to non-employment land uses, the Municipality must be satisfied that it has been demonstrated through a municipal comprehensive review that:

- i) There is a need for the conversion;
- ii) The Municipality will meet the employment forecasts allocated to it in the Northumberland Growth Management Strategy pursuant to the Growth Plan;
- iii) The conversion will not adversely affect the overall viability of the employment area, and the achievement of the intensification target, density target and other policies of the Growth Plan;
- iv) There is existing or planned infrastructure to accommodate the proposed conversion;
- v) The lands are not required over the long term for the employment purposes for which they are designated; and,
- vi) Cross-jurisdictional issues have been considered.

4.10.5.1 Separation of Industrial and Sensitive Land Uses

Industrial uses permitted adjacent to residential areas or other sensitive land uses shall be in accordance with Section 3.16.2 of this Plan.

Adequate buffering and setbacks shall be provided between Industrial areas and/or uses and any adjacent residential areas or roadways in accordance with Section 3.16.3 of this Plan.

4.10.5.2 Parking and Loading Facilities

Adequate off-street parking facilities shall be provided for all permitted uses, including employees and visitors. Adequate off-street loading and unloading facilities shall be provided.

4.10.5.3 Zoning Provisions

The uses permitted in the General Industrial Area and Prestige Industrial Area shall be zoned in separate zoning classifications in the implementing Zoning By-law.

4.10.6 Special Industrial Area #1

On the property designated as “Industrial” in Part of Lot 5, Concession VIII, comprising part of Part 3 on Plan 38R-893, the following provisions shall apply:

- i) Permitted industrial uses shall be limited to a dry industrial use; specifically a metal bonding facility comprising a preparation building, a bonding plant, an office building and buildings and structures accessory thereto, including storage facilities.
- ii) An amendment to the Comprehensive Zoning By-law shall be required, such amendment may include site specific provisions regarding but not limited to the following permitted uses, maximum building size, setbacks, buffer strips, fencing and access.
- iii) Development shall be subject to site plan control.

4.10.7 Special Industrial Area #2

On the property designated as “Industrial” in Part of Lots 33 and 34, Concession “B” with a civic address of 71 and 100 County Road 64, the following provisions shall apply:

- i) Permitted industrial uses shall be limited to a Waste Water Treatment Plant/Constructed Wetlands and Lagoons.

4.11 AGGREGATE RESOURCES

The Aggregate Resource designation includes lands currently licensed under the *Aggregate Resources Act* for mineral aggregate operations as well as those lands identified as areas of high potential for aggregate extraction by the MNR. Areas of high potential for mineral aggregate resources are identified on Schedule “A” in the Aggregate Resource designation. Where aggregate resources are no longer available for industrial extraction because of parcel fragmentation or proximity to sensitive receptors such as residential dwellings, the Aggregate Resource designation has not been applied to the lands.