

#### **4.17 SPECIAL DEVELOPMENT AREA NO. 2 - MAIN STREET REVITALIZATION AREA**

In order to balance economic growth with small town appeal, this Plan provides for commercial conversion of existing buildings along Main Street, while maintaining the charm and character of the area.

SPECIAL DEVELOPMENT AREA NO. 2 – MAIN STREET REVITALIZATION AREA is comprised of those lands between Kingsley/Division to the east and Ontario Streets to the west, which are currently in transition from residential to commercial use. The bridge and stream valley provide a natural break between the heritage centre of the town and the rural areas to the west.

It is the intention of this Plan to achieve a balance between commercial uses and residential uses in the same building or in separate buildings by permitting the ground floor conversion of existing single detached dwellings to permit commercial uses. Residential uses are permitted and encouraged to locate above existing and future commercial uses. Conversions from residential to commercial uses will only be permitted where the external design and residential character of the building does not change. Converted buildings may accommodate a grouping of individual but similar commercial uses including medical, dental and professional offices, eating establishments, and retail establishments. The development of multiple commercial uses in separate buildings on the same property is not permitted. Conversion of single detached dwellings to multiple-residential uses is permitted within the SPECIAL DEVELOPMENT AREA NO. 2 – MAIN STREET REVITALIZATION AREA.

##### **4.17.1 Site Plan Control Area**

A Site Plan Control Area (SPCA) specific to the SPECIAL DEVELOPMENT AREA NO. 2 – MAIN STREET REVITALIZATION AREA may be designated by Council for the municipality, to provide for the retention of the existing residential structures, and the sensitive treatment of commercial buildings adjacent to residential uses. The SPCA policies may include requirements for parking to be directed to rear and side yards only, and requirements for maintaining landscaping (lawns, shrubs and trees) which are consistent with a residential area. The policy should also address the potential for construction of new buildings or structures

where such buildings are designed specifically to be architecturally compatible with the existing streetscape. Density provisions may also be included.

In addition, the Municipality's Sign By-law may be amended to include specific provisions for the SPECIAL DEVELOPMENT AREA NO. 2 – MAIN STREET REVITALIZATION AREA which control the size, illumination and overall design of any signage to eliminate conflicts between commercial and residential uses.