

4.19 SPECIAL DEVELOPMENT AREA NO. 4 – RECHARGE/DISCHARGE AREA

The SPECIAL DEVELOPMENT AREA NO. 4 – GROUNDWATER RECHARGE/DISCHARGE AREA designation applies to areas which have been identified by the Trent Conservation Coalition Source Protection Region as recharge/discharge areas. The policies of the underlying land use designation shall apply to these lands however, the approval of new development or site alteration in accordance with the provisions of Section 5 of this Plan will only be considered by the Municipality after a review of the application by the Municipality's environmental consultant or in consultation with Lower Trent Conservation.

Development or site alteration within a recharge/discharge area may require the support of a hydrogeological evaluation to evaluate the hydrological functions of the area, and implement necessary restrictions on development and site alteration to protect and where possible improve these functions

4.20 SPECIAL DEVELOPMENT AREA NO. 5 – INDUSTRIAL/COMMERCIAL AREA

4.20.1 Purpose

The SPECIAL DEVELOPMENT AREA NO. 5 - INDUSTRIAL/COMMERCIAL AREA designation on Schedule "A" recognizes existing commercial and industrial development and permits minor infilling at the intersection of Highway 401 and County Road 30, which serves as the gateway to the Municipality of Brighton. The development is intended to service the travelling public and provide location for commercial and industrial development which requires or can benefit from direct highway access.

4.20.2 Main Permitted Uses

The SPECIAL DEVELOPMENT AREA NO. 5 - INDUSTRIAL/COMMERCIAL AREA designation on Schedule "A" means that the main permitted uses shall be light industrial uses which require direct highway access such as trucking or warehouse operations, and commercial uses which serve the travelling public including eating, repair and accommodation facilities and all existing and approved highway commercial uses.

Shopping centres shall not be permitted in SPECIAL DEVELOPMENT AREA NO. 5 - INDUSTRIAL/COMMERCIAL AREA designation.