

#### **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.

#### **4.20.3 Secondary Permitted Uses**

Secondary uses which may be permitted in the SPECIAL DEVELOPMENT AREA NO. 5 - INDUSTRIAL/COMMERCIAL AREA designation include:

- i) Accessory uses to the permitted uses including office uses, a residential unit for an owner, manager or caretaker and the sale of products produced or handled by the permitted industrial uses; and,
- ii) Limited open storage which is properly screened from adjacent uses and Highways 401 and 30.

#### **4.20.4 New Development**

Lands in the SPECIAL DEVELOPMENT AREA NO. 5 - INDUSTRIAL/COMMERCIAL AREA designation will be zoned only in response to a specific development proposal and the Zoning By-law shall only permit the proposed use, similar uses or minor extensions of such uses. New industrial and commercial uses or extensions of existing industrial and commercial uses in the SPECIAL DEVELOPMENT AREA NO. 5 - INDUSTRIAL/COMMERCIAL AREA designation shall be subject to the following criteria, an amendment to the Zoning By-law and the policies of Section 7:

- i) Industrial uses shall be "dry industrial operations" which do not use large volumes of water and from which the only waste water discharges are one or more of the following:
- ii) Sanitary sewage from employee washrooms;
- iii) Storm water drainage;
- iv) Location of access points in a manner which will not create a traffic hazard and the appropriateness of such access points shall be determined in consultation with the Ministry of Transportation;
- v) The provision of adequate off-street parking and loading facilities;
- vi) The provision of appropriate buffering and screening adjacent to any sensitive land uses such as but not limited to residential, schools and certain commercial uses;
- vii) The submission of a preliminary engineering report or other appropriate information as determined by Council which establishes the feasibility of providing private water

supply, sewage disposal and storm drainage systems in a manner which will satisfy the Municipality and the Health Unit/Ministry of the Environment;

- viii) The submission of a concept plan illustrating setbacks, building envelope, parking and loading areas and landscaped areas which demonstrates that the site will be developed in a high quality manner appropriate to the "gateway" to the Municipality of Brighton; and,
- ix) Submission of a noise impact and/or vibration study where the proposed use is a potential major noise or vibration source which demonstrates that the proposed development will not produce any adverse noise or vibration effects, or that such adverse effects can be appropriately mitigated.

Any industrial or commercial development in the SPECIAL DEVELOPMENT AREA NO. 5 - INDUSTRIAL/COMMERCIAL AREA designation, including the expansion of an existing facility, shall generally be subject to site plan approval in accordance with the policies of Section 8.7 of this Plan.

#### **4.20.5 Existing Uses**

Existing uses which are not industrial or commercial uses shall be permitted and may expand in accordance with the provisions of the Zoning By-law.