

New industrial use will not be permitted in areas that have developed as predominantly residential or in the path of logical residential expansion. New industrial uses will be encouraged to locate with other industrial uses or in areas where they will be isolated or shielded from sensitive land uses.

4.6.5 Changes to Hamlet Boundaries

Expansion of Hamlet areas shall not be considered, except where a Municipal Comprehensive Review is undertaken by the Municipality, in accordance with Section 3.1.3 of this Plan.

4.6.5.1 Zoning

Hamlet uses may be zoned in separate classifications in the Comprehensive Zoning By-law.

4.7 CORE

The Core Area is the highest level in the commercial hierarchy offering a full range of goods and services in conjunction with various other forms of land use. It is the intent of this Plan to maintain the Core as the focal point of activity and as the principle retail centre within the Municipality.

4.7.1 Representative Uses

The uses permitted within the Core will include a full array of retail, office, financial, personal service facilities. Uses shall include but not be limited to retail department stores; food, specialty and general merchandising establishments; offices; civic administration facilities; inclusive of police stations and fire halls; hotels; places of entertainment; and eating establishments.

Limited residential development shall be permitted in conjunction with the permitted commercial forms of development or separately having regard for the location, scale and design of such residential development so that it will complement and reinforce the function of the Core.

Institutional and community facility uses and recreation-open space uses may also be permitted within the Core in order to promote the multi-use function of this area and the creation of an attractive environment in which to live, work and conduct business, shop or visit.

Uses of a District Commercial nature should not be permitted in the Core except where such uses will not undermine the integrity of the Core. Where a specific proposal to develop such a use is deemed necessary and appropriate within the Core, a zoning amendment will be required.

4.7.2 Policies for Development, Redevelopment and Intensification

New commercial development within the Core should be planned as infilling, redevelopment and intensification within the existing central business district rather than providing for linear extensions which are not conducive to the development of a compact central business district. New development and should not be allowed to infiltrate unnecessarily into adjoining areas intended for residential use.

Development in the Core shall take place on full municipal services. Such development shall not take place until the responsible authorities are satisfied that the capacities of the servicing systems are adequate to accommodate the proposed development.

- i) Adequate planting strips, screening and/or fencing shall be provided between non-residential uses in the Core and adjacent residential uses where deemed appropriate and necessary.
- ii) The provision of off-street parking areas and loading spaces in the Core will be encouraged. Such facilities may be provided by public authorities and/or private enterprises. Council may provide for an agreement exempting the owner from the requirement to provide parking in accordance with Section 40 of the Planning Act. Council may, by resolution, set forth the basis for such exemption.
- iii) The renovation and refurbishing of commercial buildings will be encouraged. Conversions of residential buildings to non-residential uses will be permitted in accordance with Section 4.9.1.3 of this Plan.
- iv) Opportunities for minimization of negative impacts on air quality and improvements in energy efficient design will be encouraged.

4.7.3 Zoning

Lands designated Core may be placed in one or more commercial, institutional or residential zoning categories in the implementing Zoning By-law.