

- i) That the development shall include an anchor tenant with a minimum gross floor area of 2,320 square metres up to a maximum 4,350 square metres as part of the first phase of the development or if the development is to be constructed in one phase, then as part of the development.
- ii) That a maximum of two drive-through facilities, accessory to any permitted use in the zoning by-law shall be permitted on the subject lands. In addition, a free standing bank drive-through kiosk not connected to a building but only as an accessory use to a bank also located on the subject lands will also be permitted but only in Phase 2 of the development. The developers will file with the Municipality an addendum to the Transportation report which shows that both internal and external (Elizabeth Street) traffic will remain acceptable with the addition of the bank kiosk drive-through. The transportation report addendum should also include recommendations as to acceptable locations on the site for the bank kiosk drive-through.
- iii) That all development will be subject to site plan control with particular regard to the matters set out in Section 3.3.4.3 c. of the Official Plan, in order to achieve high standards of urban design recognizing the “gateway location” of this site. The site plan agreement shall include a phasing and construction schedule which shall include timing for the construction of the anchor tenant building, all off-site improvements, and on-site servicing, all to the satisfaction of the Municipality acting reasonably.

4.9 RESOURCE-BASED RECREATION DEVELOPMENT

The Resource-based Recreation designation is generally intended to apply to commercial lands directly associated with recreational resources, and on lands connected to the shoreline of Lake Ontario. Residential development directly related to resource-based recreational activities may be permitted where it can be demonstrated that such development is appropriate to the infrastructure which is planned or available, is compatible with the rural landscape, and can be sustained by rural service levels.

4.9.1 Permitted Uses

The predominant use of lands in the Resource-Based Recreational designation shall be for commercial recreational development directly related to the resource, including seasonal trailer and camping parks, restaurants, and retail stores together with accessory uses which may

include the residence of the owner or caretaker. Resource-based residential development associated with the recreational facility may be considered in accordance with the policies of Section 4.9.1.2 of this Plan.

4.9.1.1 *Criteria for New Resource-based Recreational Residential Development*

Proposals for new residential development associated with resource-based recreation shall only be permitted where it can be demonstrated, to the satisfaction of the Municipality, that the scope of the residential development is directly proportional to the recreational resource. Where such development is proposed to incorporate a golf course or other constructed facility, it is required that the resource-based recreational facility be fully operational prior to the development of the residential component. A holding provision in the Zoning By-law may be used to restrict development.

New resource-based recreational residential development associated with the shoreline of Lake Ontario shall generally take place by registered plan of subdivision or plan of condominium. Proposals for draft plans of subdivision or condominium for Resource-based Recreation residential development shall satisfy the policies of Section 3 - General Provisions and Section 5.3 of this Plan.

Lands within the Resource-based Recreation designation shall be zoned in separate classifications in the implementing Zoning By-law, to reflect the availability of municipal servicing.

It is intended that specific setback provisions for residential buildings and related accessory uses shall be contained in the implementing Zoning By-law. The Conservation Authority shall be consulted in this regard.

4.9.2 *Parking*

Adequate off-street parking facilities shall be provided for all permitted uses and access points to such parking shall be limited in number and designed in a manner that will minimize the danger to both vehicular and pedestrian traffic. Adequate off-street loading and unloading facilities shall be provided.