

13.1 **Introduction**

13.1.1 The Township supports in principle the establishment of a Business Park development in the southerly portion of the Hillsdale urban settlement area. Through the text of this Section this potential location is being identified as a Special Policy Area which recognizes its strategic economic importance to the Township. The Township has excellent highway transportation linkages to the Greater Toronto Area. In particular, Highway 400 is the major arterial route to the G.T.A. Interchanges with Highway 400 are found at Highway 11, County Roads 11 and 22 and Highway 93 near Hillsdale.

13.1.2 The Highway 93 and 400 interchange is the only location which met the minimum Township criteria for a space extensive business park. This site has several existing industrial and commercial uses which require good highway access. The subject lands consist of poor agricultural lands, level topography, good access to hard surfaced roads, comprise non-aggregate lands, non significant woodlands, excellent transportation linkages in every direction and is relatively isolated from concentrated residential land uses.

13.1.3 For the purpose of this Plan, the Special Policy Area - Business Park comprises lands located within Schedule "A-7", Hillsdale Land Use and Road Plan being part of Lots 48, 49, 50, 51 and 52, Concession 1, E.P.R., former Medonte Township and Lots 50, 51 and 52, Concession 1, W.P.R., former Flos Township.

13.1.4 *Given the presence of the Natural Heritage and County Greenlands designation affecting this area as set out in Section 13.1.3, environmental work is necessary to determine where and in what configuration development should occur. [Mod. #39 - Jan.28/98][OMB Order #2575]*

13.2 **Permitted Uses**

13.2.1 No new single detached dwellings or consents for residential purposes shall be permitted. Space extensive commercial and industrial uses which may require outside storage, outside display, large amounts of vehicular parking, emit noise or dust as a result of their operations are allowed. Without limiting the foregoing uses such as manufacturing, assembly, processing of goods, service industries, research and development facilities, metal fabrication, warehousing, storage of goods and materials by commercial movers, freight transfer, transportation facilities, automotive and vehicle repair, office buildings, wholesale outlets and service outlets are permitted. Ancillary uses

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such as restaurants and professional offices may be permitted when several primary uses have been established in this designation.

13.2.2 Only uses which are environmentally sustainable and typically known as dry uses shall be permitted.

13.2.3 The development of accessory apartment uses in non-residential buildings shall comply with the following policies:

13.2.3.1 there shall be a maximum of one apartment unit located within the industrial building;

13.2.3.2 direct access to the apartment unit shall be provided separate from the industrial use;

13.2.3.3 adequate off-street parking shall be provided;

13.2.3.4 an on-site private open space area or areas shall be provided for the use of residents living in the apartment unit; and;

13.2.3.5 there shall be compliance with the provisions of the Zoning By-law.

13.2.4 Uses which manufacture, process, mix, refine and treat industrial chemicals, shall generally not be permitted. Uses which require chemicals in their production process may be permitted on the condition that the chemicals are not discharged onto or into the site or atmosphere.

13.3 **Site Plan Control**

13.3.1 All areas designated Business Park may be designated as site plan control areas. Any redevelopment of existing industrial uses in such areas which any new Business Park uses may be subject to Site Plan Control and Section 7 Community Design Standards. For the purposes of this section, "significant expansion" is defined as an expansion of approximately 25% or greater of lot coverage on the subject lot or 25% or 150 square metres (500 square feet) of the useable floor area of any buildings associated with the use.

13.4 **Development by Consent**

13.4.1 It is anticipated that major Business Park development involving the establishment of several different industries will occur by plan of subdivision. However, where smaller land holdings have frontage on an existing open public road, consents may be considered.

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13.4.2 Comprehensive development will be encouraged in the Business Park designation, wherever possible. Direct access to Penetanguishene Road (Hwy. 93) for most forms of new development will not be encouraged. Joint utilization of local service road access points to the Highway will be encouraged.

13.4.3 The development of combined and co-ordinated off-street parking areas shall be encouraged whenever possible.

13.4.4 In addition to the foregoing, individual property owners will have to provide a comprehensive conceptual plan to the Municipality which is deemed to be satisfactory to the Township; enter into any necessary servicing agreements, before individual consents are considered.

13.5 **Design Guidelines**

13.5.1 **Design of Development**

13.5.1.1 The Business Park uses will be served by a local service road, wherever possible, to reduce to a minimum the number of access points onto Penetanguishene Road (Hwy. 93) and Flos Road Four East. The road design, internal lanes, parking and loading areas shall provide for the safe and efficient movement of vehicles and pedestrians.

13.5.1.2 In addition to the Community Design Guidelines of Section 7, the following additional policies shall apply:

- a) In view of the importance of the Business Park designation, and the amount of land which fronts on two major arterial roads, it is the policy of this Plan that development in areas abutting on or visible from an arterial road should blend in with its natural surroundings.
- b) Buildings or structures on untreed sites shall incorporate landscaping to enhance the site and surrounding area.
- c) Buildings on lots fronting on Penetanguishene Road (Hwy. 93) and Flos Road Four East shall be sited well back from the road and the areas of the lot immediately abutting these major arterials shall be landscaped.
- d) At least 25 percent of any yard abutting the Highway should be landscaped and as a minimum this shall take the form of a uniform planting strip abutting and parallel to the boundary of the Highway road allowance. Driveways and required access points may cross this landscaped strip.

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- e) Display areas should not occupy more than approximately 35 percent of any yard abutting the Highway, except in the case of motor vehicle sales establishments and similar uses involving the display of large items, the display areas should not occupy more than approximately 50 percent of said yard.
- f) Outside storage shall only be permitted in rear or interior side yards. Such storage areas shall be fenced and screened from nearby roads or residential areas.
- g) Loading areas shall only be permitted in rear or interior side yards.
- h) Off-street parking areas shall be attractively designed and integrated into the total design of the site, particularly on lots abutting Penetanguishene Road (Hwy. 93).
- i) The design and placement of signs, particularly in areas visible from Penetanguishene Road (Hwy. 93) shall be carefully controlled. Freestanding signs will be discouraged. The height and size of signs shall be limited with preference being given to signs which are approximately the same height as the main building on the site and of a size and design appropriate to the scale and character of the development. The joint use of signs by two or more developments will be encouraged. Signs using flashing mechanisms and excessively brilliant illumination will not be permitted. Council may pass a Sign By-law. Conformity with the sign requirements of the Ministry of Transportation and the Township and their approval for signs in the vicinity of Penetanguishene Road (Hwy. 93) will be required.
- j) The illumination from signs and outdoor lighting fixtures shall be directed away from adjacent residential uses or other incompatible uses.
- k) Where a non-residential use abuts or is in close proximity to a residential use other than a non-conforming use, fencing, landscaping, berming or a combination of these shall be utilized to ensure that there is adequate screening along the adjacent portion of the non-residential use. The Zoning Bylaw may require a maximum increase of 25 percent in the minimum required yard depth in such areas.
- l) All lots abutting Penetanguishene Road (Hwy 93) on the west side of the Highway shall be developed with the buildings fronting on the Highway regardless of where the principal access to the lot is located. In this area, the front yard or exterior side yard shall be those yards abutting the Highway, regardless of the access arrangements.

13.6 **Roads and Transportation**

13.6.1 Penetanguishene Road (Hwy. 93) carries large volumes of traffic. It is a policy of this Plan that its role as a major transportation artery shall be protected.

13.6.2 All new Business Park uses should only be permitted if access can be obtained from side streets, existing industrial/commercial accesses or through the development of a service road or other means of access approved by the appropriate government agency.

13.6.3 Accesses to side streets shall be developed in compliance with all relevant Township specifications.

13.6.4 Council may require the preparation of a noise study and, if necessary, Council may require the developer to implement noise attenuation measures.

13.6.5 Flos Road Four East is designated as an arterial road in this Plan. Access should be limited with the use of combined access points and the development of service roads shall be encouraged. Direct access to the road shall be discouraged whenever possible.

13.6.6 Flos Road Four East should be developed to an ultimate right-of-way width within the Business Park designation of 30 metres. Where inadequate road widths are found, widenings may be acquired through site plan control.

13.6.7 Internal service roads should have a minimum width of 26 metres and shall be developed to industrial road standards. Where inadequate road widths are found, widenings may be acquired through site plan control.

13.7 **Servicing**

13.7.1 Within the area included on Schedule "A-7" sewage disposal shall be by septic tanks and tile fields or other individual lot systems as approved by the appropriate government agency having jurisdiction. *A feasibility study is required to determine the most appropriate servicing system for the proposed industrial use(s). The study will address the impact of the servicing type to ensure that conditions are satisfactory for the installation of the proposed method of sewage disposal. Furthermore a review should be conducted to determine the feasibility and appropriateness of the extension of any communal system to surrounding developed areas. [Mod.#40 - Jan.28/98]*

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- 13.7.2 Council or the approval authority may require the applicants to prepare an engineering report indicating that soil conditions in an area where a development is proposed are satisfactory for the installation of the proposed method of sewage disposal.
- 13.7.3 *Where the Servicing Feasibility Study determines that development could proceed on individual wells, [Mod. #40 - Jan.28/98] [OMB Order #2575]* shared or joint use of wells may be permitted. However, the Township shall closely monitor the number and type of development which establishes in this designation and may require a communal water system or connection to the existing system, if warranted in the future.
- 13.7.4 It shall be a policy of this Plan to minimize the volume and maximize the quality of surface drainage from new developments. Post development flows shall not exceed predevelopment flows.
- 13.7.5 When development proposals are made, the Township will identify the nature and magnitude of all municipal services to be required by the proposed development. The Township may request that this be done to Council's satisfaction by the proponents of the development in which case they may be required to provide Council with any information needed to assess the municipal servicing implications of the proposal and the financial implications to the Township.
- 13.7.6 The persons proposing the development may be required to enter into subdivision or other agreements with the Township in order to assist in the alleviation of the financial burden imposed on the Township through the provision of such services.
- 13.7.7 Only "dry" land uses will be permitted in this designation. Generally, these are uses that do not utilize water in their operations other than for washroom and lunchroom facilities for employees. Uses involving limited amounts of water, such as restaurants, may be allowed provided suitable methods of sewage disposal can be provided in accordance with the requirements of all approval agencies. Uses involving the discharge of liquids other than water into or onto the site are prohibited. A zoning by-law amendment may be required in cases such as those described above and Council shall make a decision on a rezoning application on the basis of their assessment of all aspects of the development proposal. This policy shall apply equally, with regard to the Committee of Adjustment in making a decision on matters under its jurisdiction.

**13.8        Additional Business Parks**

13.8.1        When new Business Park areas are proposed in locations outside the selected area, *an Official Plan amendment is required [Mod. # 41 - Jan.28/98]* and the proposal shall be accompanied by a report which justifies the need for any additional area to be developed. Single use re-designations in other areas in the Township on a site specific basis will not be encouraged by the Municipality.

13.8.2        Impact assessments as detailed in the Provincial Non-Renewable Resources, Natural Hazard and Natural Heritage Technical Manuals may be required, together with other investigations deemed necessary by the Municipality before site plan and zoning by-law consideration are given.

**13.9        Requirements for Re-designation to Business Park**

13.9.1        In addition to the aforementioned policies, an Official Plan amendment to establish a Business Park within the Special Policy Area, shall be required to address the following matters to the Township's satisfaction:

13.9.1.1      An assessment of the implications to the Copeland Forest Biological Area to determine the area to be designated Business Park.

13.9.1.2      Hydrogeological investigation and soils suitability study.

13.9.1.3      A detailed drainage and stormwater management plan.

13.9.1.4      A traffic study *which will in addition review the need for an area specific development charge for necessary road and interchange improvements. [Mod. # 42 - Jan.28/98]*

13.9.1.5      The preparation of a conceptual plan outlining internal road locations.

13.9.1.6      A functional service report detailing water and sewer servicing.

**13.10       ATLAS BLOCK MANUFACTURING FACILITY**

**13.10.1      APPLICABILITY**

The Atlas Block Manufacturing Facility applies to 16 hectares (39.5 acres) of land located in Lots 51 and 52, Concession 1 (Flos) identified on Schedule "A (revised)".

**13.10.2 INTENT**

The intent of this Amendment is to implement, in part, the policies of Section 13 of the Springwater Official Plan by designating lands for Business Park purposes, specifically for a manufacturing facility for concrete block and related concrete products.

**13.10.3 PERMITTED USES**

The permitted uses under Section 13.2.1 of the Springwater Official Plan shall apply.

**13.10.4 POLICIES**

**13.10.4.1 Servicing and Transportation**

- a) Lands designated for Business Park uses under this Amendment shall be serviced by a private septic system and private water system, however, these lands may be connected to municipal or communal services if they are available in the future when surrounding lands are developed for similar uses in accordance with Section 13.
- b) Access to the subject lands shall be obtained from Flos Road 4 in accordance the specifications and standards of the Municipality.
- c) The policies of Section 13.6 shall apply with respect to roads, access and transportation.

**13.10.4.2 Design Guidelines**

The Design Guidelines set out in Section 13.5 shall be implemented on the lands subject to this Amendment through a site plan agreement.

**13.10.4.3 Development By Consent**

Lot creation may be permitted in the lands subject to this Amendment subject to Section 13.4 of the Official Plan.

**13.10.4.4 Public Facilities**

Public facilities such as a park or an emergency services facility may be permitted on the land designated Business Park by this Amendment.

**13.10.4.5 Zoning**

A zoning by-law amendment shall be adopted by Council to implement this Official Plan Amendment. The amendment shall place the subject lands in a General Industrial/Outside Storage (MO) Zone.