e) Stormwater management studies should be submitted with all development applications, to be reviewed and approved by the Municipality and Conservation Authority prior to development approval.

4.4.4 Railway

a) Development adjacent to the CP Rail line should be in accordance with Section 6.4 of this Plan as well as the Ministry of Environment regulations with respect to noise, vibration and safety standards.

b) Where necessary, development proposals adjacent to the CP Rail line should be accompanied with a detailed noise, vibration and safety study as set out in Section 7.7 of this Plan, completed to the satisfaction of the Municipality.

4.5 Special Policy Area # 5 – Cannifton Planning Area

The Cannifton Planning Area is dissected by Highways 62 and 37, and the Moira River. It is approximately 1,215 hectares in size and includes the existing settlement known as Cannifton. There are portions of this planning area that are fully developed for urban uses, but significant development potential exists for a variety of land uses throughout the planning area. This planning area is intended to accommodate a significant portion of the City’s future residential, commercial and industrial development.

4.5.1 General

a) To guide the servicing and development of the Cannifton Planning Area in a cost-effective and efficient manner, the Municipality may prepare more detailed land use plans and servicing strategies to identify proposed land uses and municipal infrastructure alignments to guide development as set out in Section 8.12.1 c) of this Plan. Details on specific residential densities, municipal sewer and water extensions, road networks, stormwater management strategies, and recreational and park systems may be included.

b) Development of the Cannifton Planning Area should occur in stages in accordance with the logical extension of services into and through the planning area. Except as otherwise provided, stages should be approved only as servicing infrastructure is capable of being extended to accommodate new development.

c) Within this Planning Area, there are a number of traditional rural or agricultural land uses. The policies of this Plan will not apply to prohibit the continuation of such uses, and such uses may continue subject to the Rural land use policies of this Plan. The intent of the foregoing is to ensure that designation of lands within the Cannifton Planning Area for urban development does not infringe upon the right of current rural or agricultural land uses to continue operating unencumbered by urban land use designations.
4.5.2 Residential Land Use Policies

a) Residential development in the Cannifton Planning Area would occur at all densities provided for in this Plan as set out in Section 3.10 of this Plan, but would consist primarily of low density residential uses.

It is anticipated that the Cannifton Planning Area will provide housing for up to 7,500 persons once fully developed, consisting of approximately 2,000 low density residential units and 1,000 medium/high density residential units.

b) In the settlement area known as Cannifton, residential development of a nature that preserves the character of the hamlet should be encouraged.

4.5.3 Commercial and Industrial Land Use Policies

a) Major commercial development would be permitted along the Highway 62 corridor and immediately north of Highway 401 in areas easily accessible from Highway 401 interchanges. Uses permitted in such areas would be as set out in Section 3.9.5 of this Plan.

b) Neighbourhood commercial uses would be permitted in areas designated Residential land use in accordance with the policies of Section 3.10.3 a) of this Plan.

c) Uses permitted in the area designated Industrial land use in the Maitland/Parks Drive area may include various types of industrial uses but should generally be oriented to quasi-commercial and industrial uses, such as contractors yards, discount retail outlets, equipment rental establishments, truck terminals and depots, home improvement businesses, and similar uses that often exhibit both industrial and commercial characteristics. This area may be designated an enterprise zone by Council due to the variety of land uses within this area.

In other areas designated Industrial land use, development should be established pursuant to the policies set out in Section 3.12 of this Plan.

d) Respecting the area designated Mineral Aggregate within the Cannifton Planning Area, it is the policy of this Plan that expansion be restricted to the currently licensed area to ensure that servicing initiatives to accommodate urban land uses can be undertaken in a cost-effective and efficient manner.

e) While it is intended that in time all lands within this Planning Area would be serviced with full municipal services, the policies of this Plan will permit the lands designated Industrial land use to be developed for certain industrial uses without access to full municipal services subject to the following criteria:

i) Such uses should have limited demand for services; natural systems must be capable to managing the servicing demands of the use without risk of adverse environmental impact.
ii) Adequate municipal road access is available.

iii) Provision is made for future servicing through the establishment of servicing easements and/or agreements respecting payment for municipal services and connection thereto whenever such services are to be provided.

iv) The means to provide effective fire fighting services would be available.

f) Until such time as lands designated Industrial land use located east of the Moira River are needed for industrial purposes, development and use of such lands in accordance with the policies of the Rural land use designation may be permitted.

4.5.4 Community Facility and Open Space Policies

a) Community facility uses that maintain and enhance the social, cultural and educational services within this area should be permitted. Community facility uses such as schools and churches should be permitted as needed. Such uses should be developed as provided for in Section 3.10.3 b) of this Plan within areas designated for Residential land use.

b) Recreational land uses within the Canning Planning Area would consist mainly of a network of active and passive parks and trail systems that complement the Municipality’s efforts to provide a variety of recreational opportunities to area residents. The parks system plan referred to in Section 7.11.1 a) of this Plan should identify major open space requirements and new trail locations. Development of parks within areas designated Residential land use should be undertaken in accordance with Section 3.10.3 b) of this Plan.

4.5.5 Transportation Policies

a) The proposed major road network for the Canning Planning Area is identified on Schedule ‘C’ to this Plan, and consists of existing and proposed collector and arterial roads that would ensure safe and efficient vehicular access to and through the area. The proposed road network should provide guidance to developers and the Municipality when preparing and reviewing applications for development.

b) In context with the detailed land use plan referred to in Section 4.5.1 a) of this Plan, the Municipality may define more specific locations for major roads set out in Schedule ‘C’ of this Plan.

c) Access points along Highways 62 and 37 should be spaced in accordance with Ministry of Transportation policy and standards so as to protect the safe and efficient movement of vehicles along these Provincial highways.
4.5.6 **Municipal Servicing Policies**

a) It is the intent of this Plan that the Cannifton Planning Area be fully serviced by municipal sanitary sewage and water supply, and by other utility systems. The location, sizing and design of sewer and water systems should be in accordance with the requirements of the City in accordance with specifications designated by the City. The City has established guidelines and standards on the extension of services that should be employed to guide all future works.

b) Portions of the Cannifton Planning Area are serviced presently, and minor extensions of existing systems (sanitary and storm sewers, and water) can be used to service additional lands. Some systems must be oversized to accommodate the long term servicing of lands on the outer areas of the Planning Area.

At the time of preparation of this Plan, the means by which lands located generally east of Highway 37 within the Cannifton Planning Area would be serviced with sewer and water services has not been ascertained. Until servicing strategies are determined and the preferred method for extending services to these lands has been established, the policies of Section 4.5.3 e) of this Plan should be employed.

c) A portion of the area can be serviced with water services without major expansion of the water system, including establishment of an elevated water tank and water booster stations. Development should only be approved and allowed to proceed in accordance with the available service capacity.

d) To ensure that development proceeds in an orderly and economical manner, lands to be developed and/or which require development approval should be:
   
   • evaluated with respect to sewer and water capacity;
   • allocated sewer and water capacity at approval; and
   • required to execute separate development agreements containing provisions outlining the number of lots to be developed or the extent of development to be undertaken, and an estimate of the sewer and water usage.

e) Due to the servicing limitations for this area, some limited form of development may be permitted without access to full services, as follows:

   i) In areas designated Residential land use, the Rural land use policies set out in Section 3.3.3 of this Plan should be employed as appropriate.

   ii) In areas designated Commercial land use, the policies set out in Section 3.9.5 h) of this Plan should be employed.

   iii) In areas designated Industrial land use, the policies set out in Section 4.5.3 e) of this Plan should be applied.

f) Stormwater management within the Cannifton Planning Area should be implemented as follows:
i) Master drainage plans should be prepared for each drainage basin within the Cannifton Planning Area in accordance with Municipal requirements prior to any significant development being permitted. Such plans should identify stormwater management systems including locations and sizes of storm sewers, swales, and retention/detention ponds, and means to limit phosphorus loading on the Moira River and to protect near-shore fish habitat.

ii) As a guiding principle, master drainage plans should be prepared on the basis of 0% increase in peak runoff through use of a variety of stormwater management techniques supported by this Plan.

iii) Master drainage plans should include methods to address stormwater quality.

iv) Prior to any significant development being approved or proceeding, a stormwater management report should be prepared setting out the means by which stormwater management objectives for the site would be achieved.
SECTION 5 – MISCELLANEOUS EXCEPTIONS

5.79 Notwithstanding the provisions of Section 6.5.2.2 to the contrary, on that part of Lot 7, Concession 5 shown as RR-16 on Schedule A2 as amended, the following special provisions shall apply in addition to all other applicable provisions of this By-law:

5.79.1 Minimum lot frontage: 32 metres

5.80 Notwithstanding the provisions of Section 6.5.2.1 to the contrary, on that part of Lot 12, Concession 4, shown as RR-17 on Schedule A5 as amended, the following special provisions shall apply in addition to all other applicable provisions of this By-law:

5.80.1 Minimum lot area: 1,922.73 square metres

5.81 Notwithstanding the provisions of Sections 6.19.1.5.1, 6.19.1.3, 6.19.7, 6.19.1.5.7.1, 6.19.1.5.7.2 and 6.19.1.5.8.2 to the contrary, on that part of Lot 12, Concession 4, shown as PA-17 on Schedule A5 as amended, the following special provisions shall apply in addition to all other applicable provisions of this By-law:

5.81.1 Minimum lot area: 3.95 hectares

5.81.2 Accessory uses

5.81.2.1 The existing barn which is an accessory to the farm located on the lands zoned PA-17 shall not be utilized for the housing, shelter or as a stable for domestic animals, livestock or fowl. The existing barn shall be a permitted accessory use, however any alterations or renovations to same must comply with the setback and yard provisions of the PA Zone as contained in By-law-3014.

5.84 Notwithstanding the provisions of Section 6.15.1.2 to the contrary, on that part of Lot 5, Concession 3, shown as M1-16 on Schedule A1 as amended, the following special provisions shall apply in addition to all other applicable provisions of this By-law:

5.84.1 Non-residential uses may also include:
- Service oriented commercial shops
- Business and professional offices
- Restaurants and other eating establishments
- Convenience retail
- Personal service shop
- Warehousing
- Transportation and truck terminals

5.85 Notwithstanding the provisions of section 6.7.2.2 to the contrary, on that part of Lot 5, Concession 9, shown as ER-7 on Schedule A6, as amended the following special provision shall apply in addition to all other applicable provisions of this By-law:

5.85.1 Minimum lot frontage: 41 metres (135 feet)

5.86 Notwithstanding the provisions of Section 6.19.1.5.1 to the contrary, on that part of Lot 7,
SECTION 6 – ZONE PROVISIONS
6.15 – General Industrial (M1) Zone

6.15 GENERAL INDUSTRIAL (M1) ZONE

6.15.1 PERMITTED USES

No person shall within a General Industrial (M1) Zone use any land or erect, alter or use any building or structure except as permitted or required herein.

6.15.1.1 Residential uses

6.15.1.1.1 Single family dwelling house in association with a non-residential use

6.15.1.1.2 Dwelling unit in part of a non-residential building

6.15.1.2 Non-Residential uses

6.15.1.2.1 Assembly, fabricating, manufacturing or processing plants

6.15.1.2.2 Builders supply

6.15.1.2.3 Bulk storage

6.15.1.2.4 Contractors yard

6.15.1.2.5 Equipment, including farm equipment, rental, sales and service

6.15.1.2.6 Feed mill or seed cleaning plant

6.15.1.2.7 Lumber yard, sawmill or planning mill

6.15.1.2.8 Machine or welding shop

6.15.1.2.9 Motor vehicle body shop

6.15.1.2.10 Motor vehicle repair garage

6.15.1.2.11 Parking lot

6.15.1.2.12 Printing or publishing establishment

6.15.1.2.13 Public works depot

6.15.1.2.14 Retail Sales, in conjunction with and secondary to an approved non-residential use

6.15.1.2.15 Truck terminal

6.15.1.2.16 Warehouse

6.15.1.2.17 Wholesale establishment

6.15.1.2.18 Workshop
SECTION 6 – ZONE PROVISIONS
6.15 – General Industrial (M1) Zone

6.15.1.3 Accessory Uses

Uses buildings and structures accessory to any of the permitted uses in accordance with 4.1 of this By-law

6.15.1.4 REGULATIONS FOR RESIDENTIAL USES

The regulations for residential uses specified in 6.5 shall apply within the General Industrial (M1) Zone. In addition, the following requirements shall apply:

6.15.1.4.1 Minimum separation

Where a dwelling house is erected on any building or structure is altered or used as a dwelling house, such dwelling house shall not be located closer than 7.5 metres to a motor vehicle body shop or repair garage or 3.0 metres to any other permitted non-residential use.

6.15.1.4.2 Secondary use

The residential uses permitted on a lot in a General Industrial (M1) Zone shall be secondary and incidental to the permitted non-residential use of the lot and shall be for the sole use of the owner, manager or other employee of the non-residential use.

6.15.1.4.3 Dwelling unit in a non-residential building

6.15.1.4.3.1 Maximum number of dwelling units: 1

6.15.1.4.3.2 Dwelling unit area:

6.15.1.4.3.2.1 Bachelor: 42 sq. metres

6.15.1.4.3.2.2 Two bedrooms: 70 sq. metres

6.15.1.4.3.2.3 More than two bedrooms: 70 sq. metres plus 9 sq. metres for each additional bedroom

6.15.1.5 REGULATIONS FOR NON-RESIDENTIAL USES

6.15.1.5.1 Minimum lot area: 2800 sq. metres

6.15.1.5.2 Minimum lot frontage: 45 metres

6.15.1.5.3 Minimum ground floor area: none

6.15.1.5.4 Maximum lot coverage: 50 percent

6.15.1.5.5 Maximum height of building: subject to federal air space restrictions

6.15.1.5.6 Minimum landscaped open space: 5 percent
SECTION 6 – ZONE PROVISIONS
6.15 – General Industrial (M1) Zone

6.15.1.5.7 Minimum yards
6.15.1.5.7.1 Front yard depth: 15 metres
6.15.1.5.7.2 Exterior side yard width: 15 metres
6.15.1.5.7.3 Interior side yard width: 3 metres
6.15.1.5.7.4 Interior side yard width abutting a residential zone: 15 metres
6.15.1.5.7.5 Rear yard depth: 12 metres
6.15.1.5.7.6 Rear yard depth abutting a Residential Zone: 15 metres

6.15.1.5.8 Driveways
6.15.1.5.8.1 Maximum width at property line: 9 metres
6.15.1.5.8.2 Minimum separation between driveways: 7.5 metres

6.15.1.5.9 Setback from centre line of street
6.15.1.5.9.1 Provincial highway: 33 metres
6.15.1.5.9.2 County or collector road: 28 metres
6.15.1.5.9.3 Township road: 25 metres

6.15.1.6 REGULATIONS FOR DETACHED ACCESSORY BUILDINGS
6.15.1.6.1 Exterior side yard width: 15 metres
6.15.1.6.2 Interior side yard width: 3 metres
6.15.1.6.3 Rear yard: 12 metres
6.15.1.6.4 Yard abutting a Residential Zone: 15 metres

6.15.1.7 REGULATIONS FOR OFF-STREET PARKING
   Refer to Section 4.15

6.15.1.8 REGULATIONS FOR LOADING SPACES
   Refer to Section 4.11

6.15.1.9 SPECIAL PROVISIONS
6.15.1.9.1 Planting strips or screens

   Where the interior side or rear yard of a lot in a General Industrial (M1) Zone abuts a Residential Zone, the requirements of 4.16 of this By-law
SECTION 6 – ZONE PROVISIONS
6.15 – General Industrial (M1) Zone

shall apply.

6.15.1.9.2 Open storage

The outside display and storage of goods and materials where such are
accessory and incidental to a permitted non-residential use is permitted in
any yard or a lot in a General Industrial (M1) Zone except that in no
circumstance shall such display or storage encroach upon the
landscaped open space required herein.

6.15.1.9.3 Property abutting railway

Where a lot or portion thereof abuts a railway right-of-way no interior side
or rear yard shall be required along that portion of such lot line which so
abuts the railway right-of-way.

6.15.1.9.4 Gate house

A gate house shall be permitted in the front or side yard or in the area
between the street line and the required set back of a lot in a General
Industrial (M1) Zone.

6.15.1.9.5 Services

Where municipal water and/or sewer services are not available, industrial
and commercial uses shall be restricted to those uses of a “dry” nature
only. Uses of a dry nature shall mean those in which water is not
necessary in the manufacturing, processing and/or fabrication of goods
and materials, or those in which water is not necessary to provide a
service or goods to the client group. These uses will not result in the
need for water supply or sewage disposal systems, beyond those
requirements normally considered necessary for the personal use of
employees. Furthermore, the number of employees shall not exceed the
capacity of individual, on-site services in terms of both water supply and
sewage disposal.

M1-1 (Included in subsection 5.1)
(2003-41) 5.1 Notwithstanding the provisions of Section 6.15.1.2 within the
area zoned M1-1 the permitted uses shall be restricted to a
contractor’s yard and mini-storage facility.

M1-2 (Included in subsection 5.2)
5.2 That part of Lot 2, Concession 2 lying to the south of
Cloverleaf Drive shown as M1-2 on Schedule A1 shall be
limited to the use as a warehouse for swimming pool supplies
only.

OMB File No. R880022
M1-3 (Included in subsection 5.3)
5.3 That Part of Lot 2, Concession 3 lying to the north of
Cloverleaf Drive shown as M1-3 on Schedule A1 shall be
limited to the use as a sales, repair and body work garage for