

## CHAPTER 8

### ECONOMIC POLICY

#### 8.1 AGRICULTURE

- 8.1.1 The Township recognizes that production of food provides the major economic base of the municipality.
- 8.1.2 The Township establishes throughout the Plan and particularly under Rural Land Use, firm policies for the protection and preservation of lands designated Rural Land Use for food production and that any other uses of these lands will be severely restricted.
- 8.1.3 The Township recognizes that the production of food is an industry that can have negative effects on the natural environment. The Township shall strongly encourage the agricultural industry to use environmentally sound practices and will participate in appropriate educational efforts to achieve this.
- 8.1.4 The Township recognizes agricultural as an industry requiring and deserving the same type of protection from incompatible uses as would be found in zoning regulations for any other type of industrial zone.
- 8.1.5 The Township gives clear warning that any use other than those directly engaged in the production of food, which locates in the agricultural area assumes the same risks as it would assume if locating on any other land designated for industrial uses.
- 8.1.6 The Township will consider uses other than those directly related to food production only in accordance with the policies established in Chapter 6 – Rural Land Use Policy - of this Plan.
- 8.1.7 The Township will consider through zoning provisions the use of land for On-Farm Businesses as a use permitted on within the Rural Land Use designation in accordance with the policies established in Chapter 6 – Rural Land Use Policy - of this Plan.
- 8.1.8 The Township will provide through zoning control spacing regulations to decrease potential conflicts between residential units and livestock operations or barns.
- 8.1.9 The Township will co-operate and assist where possible in efforts to consolidate existing small farm units into larger and more viable farm units and will discourage the further severance of existing parcels.
- 8.1.10 The Township will promote and encourage forestry as a valid and important part of the agricultural economy. The Township will encourage the proper utilization and management of existing woodlots (as defined by the Regional Official Policies Plan) and provide protection, where possible, to assure the continued use and development of woodlots as an agricultural use of land. The Township will encourage the planting of additional woodland areas, where appropriate, and will discourage the use of existing woodlots for any non-farm related use.

## 8.2 MANUFACTURING AND SERVICE INDUSTRY

8.2.1 The Township will encourage the location within the municipality, in areas permitted by this Plan, of those types of manufacturing and service uses which:

- a) are not obnoxious industries;
- b) do not require a standard of services, which the municipality is unable or unwilling to provide;
- c) will provide job opportunity to the residents of the Planning Area;
- d) will not utilize lands designated as Rural Land Use, except in accordance with Policies 6.1.2.2.2 (Minor Change/Expansion) and 6.1.4 (Existing Use), nor endanger the physical environment;
- f) can be located without major detrimental impact to existing development; and
- g) will conform to the policies of this Plan and to the provisions of the Zoning By-law.

8.2.2 It is not the intent of this Plan to pre-designate each individual industrial location within Settlement Areas by means of map. Section 7 - Settlement Patterns - establishes policies relative to the zoning or rezoning of lands for industrial purposes.

8.2.3 In order to ensure sensitive land uses do not adversely affect the viability of existing and future industrial areas, the Township shall attempt to regulate sensitive land uses through various means including the provision of adequate separation between industrial and non-industrial land uses.

8.2.4 The Township shall attempt to minimize the impact of industries on the environment by endeavouring to ensure that industrial operations comply with the Ministry of the Environment standards, and the provisions of the Environmental Protection Act and the Regional Water Resources Protection Strategy. Such standards and provisions include the emission of sound and vibration; emission of permissible concentrations of air contaminants such as dust, smoke, odour, fumes and other particulate; water quality and waste control, including the quality of discharge and runoff and ground water recharge areas. **Modification No. 74**

## 8.3 COMMERCIAL

8.3.1 The Township will encourage the provision of commercial facilities to serve the needs of the residents of the Planning Area.

8.3.2 Commercial facilities will be encouraged to locate within the Core Area as defined in the Settlement Plans and within appropriately designated commercial areas.

- 8.3.3 Permitted uses will be specified by the Zoning By-law passed to implement this Plan but may include but not be limited to such uses as retail and wholesale sales and services, offices, financial, educational and religious uses and entertainment services. In some areas, limited industrial and manufacturing uses may be permitted as well as residences.
- 8.3.4 In the case of larger Urban Settlements as defined in Chapter 7 of this Plan, small neighbourhood shopping facilities (containing less than 500 square metres (5376 square feet) of gross leasable retail commercial space) may be permitted outside the defined Core Area. Gross leasable retail commercial space, when used in this Chapter, is defined as that area for which the tenants pay rent and which is exclusive to tenant occupancy. Space shall be calculated by measuring from the centre line of joint partitions and from outside wall faces.
- 8.3.5 Complementary and ancillary commercial and office uses may be permitted within industrial areas by means of the Zoning By-law.
- 8.3.6 Commercial facilities or shopping centres providing gross leasable retail commercial space in excess of 500 square metres (5376 square feet), if not located within a defined Core or Commercial Area, shall only be permitted by means of amendment to this Plan.