

D1

LIVING AREAS

D1.1

OBJECTIVES

It is the objective of this Plan to:

- a) maintain and enhance the character of Mature Neighbourhood Areas by ensuring that new housing, replacement housing, additions, and alterations are compatible, context sensitive, and respectful of the existing character of the neighbourhood;
- b) maintain and enhance the character and stability of existing and well established residential neighbourhoods by ensuring that development and redevelopment is compatible, in terms of built form, with the character of adjacent buildings and neighbourhoods and the scale and density of existing development;
- c) encourage the provision of a range of housing types to accommodate persons with diverse social and economic backgrounds, needs and desires while promoting the maintenance and improvement of existing housing;
- d) encourage the provision of a full range of housing opportunities to meet the Town's projected housing needs;
- e) promote the efficient use of existing and planned infrastructure by creating the opportunity for various forms of residential intensification, where appropriate;
- f) encourage more intensive residential development to locate at the boundaries of existing residential areas;
- g) ensure that all residential areas are served by schools, parks and other facilities which are intended to function as community hubs and neighbourhood gathering places;
- h) ensure that residential areas permit a variety of complementary and compatible land uses including special needs housing, community facilities, schools, small-scale commercial uses and open space areas; and,
- i) establish a comprehensive set of design guidelines and policies that foster the establishment of an urban environment that is safe, functional and attractive.

D1.2

LOCATION

The Living Area of the Town of Halton Hills applies to developed and undeveloped lands on municipal water and wastewater services in Georgetown and Acton. The Living Area is divided into the following three designations:

- *Low Density Residential Area;*
- *Medium Density Residential Area; and,*
- *High Density Residential Area.*

Each of these designations is intended to provide opportunities for residential development at densities that ensure a full range of housing types is provided.

D1.3 DESIGNATIONS

D1.3.1 LOW DENSITY RESIDENTIAL AREA

D1.3.1.1 MAIN PERMITTED USES

The main permitted uses in the *Low Density Residential Area* designation are limited to:

- a) single detached dwellings;
- b) semi-detached dwellings; and,
- c) duplex dwellings.

D1.3.1.2 Density and Height

The maximum permitted density shall not exceed 20 units per net residential hectare in the *Low Density Residential Area* designation as shown on Schedule A3: Georgetown Urban Area. The maximum permitted density shall not exceed 15 units per net residential hectare in the *Low Density Residential Area* designation as shown on Schedule A6: Acton Urban Area. The maximum building height shall not exceed three storeys in the *Low Density Residential Area* designation.

Notwithstanding the foregoing, this Plan recognizes that certain lands in the Acton Urban Area have developed at densities higher than those identified by this section. Additional development within these lands shall be permitted in accordance with the Zoning By-laws existing at the date of the adoption of this Plan and other applicable policies of this Plan.

D1.3.1.3 Complementary Uses

Complementary uses that are permitted, subject to criteria, in the *Low Density Residential Area* designation include the following:

- a) home occupations subject to Section D1.3.1.4 of this Plan;
- b) bed and breakfast establishments in single detached dwellings subject to Section D1.3.1.5 of this Plan;
- c) accessory apartments in single detached dwellings and semi-detached dwellings, subject to Section D1.3.1.6 of this Plan;
- d) garden suites subject to Section D1.3.1.7 of this Plan;
- e) special needs housing subject to Section D1.3.1.8 of this Plan;
- f) local parkland subject to Section F7.3.4 of this Plan;
- g) institutional uses which generally serve the needs of the surrounding residential areas such as private and public elementary schools, day nurseries and places of worship, subject to Section D1.3.1.9 of this Plan;
- h) local commercial uses subject to Section D2.5.5 of this Plan; and,
- i) motor vehicle service stations subject to Section D1.3.1.10 of this Plan.

D1.3.1.4 Home Occupations

Home occupations are permitted in accordance with the following criteria:

- a) the use shall not have a negative impact on the enjoyment and privacy of neighbouring properties;
- b) the use is clearly secondary to the primary residential use in terms of floor space utilization and is compatible with surrounding uses;
- c) the use is completely located in the principal residence of the person conducting the home occupation;
- d) the character of the dwelling as a private residence is preserved;
- e) adequate on-site parking facilities are provided for the use, in addition to the parking required for the principal use on the property, and such parking is provided in locations compatible with surrounding land uses;
- f) the use will not cause a traffic hazard; and,
- g) the signage advertising the use is to be designed and located in accordance with the Town's sign by-law.

The implementing Zoning By-law shall further detail appropriate performance standards for home occupations.

D1.3.1.5 Bed and Breakfast Establishments

Bed and breakfast establishments are permitted subject to Site Plan Control and the following criteria:

- a) the use shall not have a negative impact on the enjoyment and privacy of neighbouring properties;
- b) the use is clearly secondary to the primary use of the dwelling as a residence and is compatible with surrounding uses;
- c) the bed and breakfast establishment must be the principal residence of the owner and operator;
- d) the character of the dwelling as a private residence is preserved;
- e) adequate parking facilities are available on the lot for the proposed use;
- f) no more than three rooms are available for guests;
- g) the use will not cause a traffic hazard;
- h) the signage advertising the use is to be designed and located in accordance with the Town's sign by-law; and,
- i) municipal water and wastewater services are adequate and available.

The implementing Zoning By-law shall further detail appropriate performance standards for bed and breakfast establishments.

D1.3.1.6 Accessory Apartments

An accessory apartment is permitted subject to the regulations of the Zoning By-law and the following criteria:

- a) the accessory apartment shall comply with the Ontario Building and Fire Codes;
- b) adequate parking is available on the lot for both dwelling units and minimizes the loss of outdoor amenity areas or landscaping;
- c) the accessory apartment is designed and located in such a manner to not have a negative impact on the character of the surrounding neighbourhood and to that end any building addition shall be compatible with the massing, height, and setbacks of adjacent dwelling units; and,
- d) municipal water and wastewater facilities are adequate and available.

Accessory apartments shall not be subject to the density provisions of this Plan. As a condition of approval, the Town shall require that dwelling units containing an accessory apartment be registered in accordance with the provisions of the Municipal Act.

D1.3.1.7 Garden Suites

Garden suites may be permitted in conjunction with a single detached dwelling in the *Low Density Residential Area* designation provided that:

- a) the suite is located in the rear yard and appropriate buffering and siting of the suite relative to adjacent properties is provided;
- b) adequate parking is available on the lot for both the single detached dwelling and the garden suite;
- c) a site-specific temporary use by-law is passed pursuant to the Planning Act;
- d) the applicant enters into an agreement with the Town which addresses site location, buffering and installation/removal and maintenance during the period of occupancy; and,
- e) municipal water and wastewater facilities are adequate and available.

Garden suites shall not be subject to the density provisions of this Plan.

D1.3.1.8 Special Needs Housing

D1.3.1.8.1 Long-Term Care Facilities and Retirement Homes

Long term care facilities and retirement homes are permitted subject to an amendment to the implementing Zoning By-law and provided Council is satisfied that:

- a) the site has access and frontage onto an Arterial or Collector road as shown on Schedule B1 to this Plan;
- b) the site has adequate land area to accommodate the building, an outdoor amenity area, on-site parking and appropriate buffering such as setbacks, landscaping and fencing to ensure compatibility of the use with adjacent land uses;
- c) the building does not exceed 3 storeys in height;
- d) the use will not cause traffic hazards or an unacceptable level of congestion on surrounding roads; and,
- e) municipal water and wastewater facilities are adequate and available.

D1.3.1.8.2 Residential Care Facilities

Residential care facilities, not including those categorized as Group Home Type 2, are permitted in single detached dwellings, subject to the requirements of the implementing Zoning By-law and Section G11 of this Plan, including:

- a) a minimum separation between facilities;
- b) a minimum floor space per resident; and,
- c) a requirement that Treatment Centres must be located on a lot with frontage on an Arterial or Collector Road as shown on Schedule B1 to this Plan.

The implementing Zoning By-law shall further detail appropriate performance standards for residential care facilities that have regard to:

- a) limitations of the existing housing stock and design;
- b) The objective of community integration; and,
- c) The prevention of an undue concentration of residential care facilities in certain areas of the Town.

The establishment of residential care facilities in other suitable locations, which are not permitted by the implementing Zoning By-law, may be permitted through site-specific amendment to the applicable Zoning By-law, provided Council is satisfied with respect to:

- a) the adequacy of the separation distance between the proposed facility and all other residential care facilities;
- b) the suitability of the dwelling size and lot size, in relation to the number of residents to be accommodated; and,

- c) the adequacy and proximity of transportation and community support services, including medical and educational services, required by the residents.

D1.3.1.8.3 Emergency Housing

Emergency housing facilities are permitted subject to an amendment to the implementing Zoning By-law, and provided Council is satisfied that:

- a) the facility has access and frontage onto an Arterial or Collector road as shown on Schedule B1 to this Plan;
- b) the facility is located a minimum of 800 metres from any Residential Care Facility;
- c) the facility is located a minimum of two kilometres from any other emergency housing facility;
- d) the dwelling size and lot size is adequate, in relation to the number of residents to be accommodated;
- e) the facility has access to adequate and proximate community support services, including medical and educational services, required by the residents;
- f) the facility is located no more than half a kilometre from a public transit route, or the facility operator can provide adequate transportation services;
- g) the facility will not cause a traffic hazard; and,
- h) municipal water and wastewater facilities are adequate and available.

D1.3.1.9 Day Nurseries and Institutional Uses

Day nurseries and institutional uses which generally serve the needs of surrounding residential areas such as private and public elementary schools, nursery schools, and places of worship, may be permitted subject to an amendment to the implementing Zoning By-law and provided Council is satisfied that:

- a) the site has access and frontage onto an Arterial or Collector Road as shown on Schedule B1 to this Plan;
- b) the use is intended to serve and support surrounding residential areas and is not more appropriately located in the *Major Institutional Area* designation;
- c) the use is designed to complement the low density nature of the neighbourhood;
- d) the use will not cause any traffic hazards or an unacceptable level of congestion on surrounding roads;
- e) the site is large enough to accommodate the building, on-site parking, play areas, where required, and appropriate buffering such as setbacks, landscaping and fencing to ensure the compatibility of the use with adjacent land uses;

- f) the noise generated by the use will not adversely affect the enjoyment of neighbouring properties;
- g) the use will be a positive addition to the neighbourhood and will provide a service that is required by residents;
- h) in the case of public elementary schools, the site is located adjacent to a neighbourhood park to provide a neighbourhood focal point and encourage the provision of complementary facilities such as sports fields, hard surface play areas and components and play equipment; and,
- i) municipal water and wastewater services are adequate and available.

D1.3.1.10 Motor Vehicle Service Stations

Motor Vehicle Service Stations may be permitted subject to an amendment to the implementing Zoning By-law and provided Council is satisfied that:

- a) the site has frontage on an Arterial Road as shown on Schedule B1 to this Plan and is located at the intersection with an Arterial Road, a Collector Road or a Local Road;
- b) the use will not cause traffic hazards or an unacceptable level of congestion on surrounding roads;
- c) the use is located on a site that has a minimum lot area of 0.6 hectares to incorporate required parking, waste management facilities, landscaping and buffering on-site; and,
- d) the scale, massing and siting of the development is compatible with development on adjoining lands.

D1.3.2 MEDIUM DENSITY RESIDENTIAL AREA

D1.3.2.1 Main Permitted Uses

The main permitted uses in the *Medium Density Residential Area* designation are limited to:

- a) triplex dwellings;
- b) quattroplex dwellings;
- c) multiple dwellings;
- d) street townhouse dwellings;
- e) block townhouse dwellings;
- f) low-rise apartment dwellings; and,
- g) long term care facilities and retirement homes.

D1.3.2.2 Density And Height

The density range shall be 21 to 50 units per net residential hectare and the maximum building height shall not exceed four storeys. The maximum density and/or height may be increased subject to Section G4.3 of this Plan.

D1.3.2.3 Complementary Uses

Complementary uses that are permitted subject to certain criteria in the *Medium Density Residential Area* designation include:

- a) home occupations subject to Section D1.3.1.4 of this Plan;
- b) local parkland subject to Section F7.3.4 of this Plan; and,
- c) accessory apartments in townhouse dwellings subject to Section D1.3.1.6 of this Plan.

D1.3.2.4 Criteria for Designation

New medium density residential areas shall be established by way of Amendment to the Official Plan in accordance with Section D1.4.3 of this Plan.

D1.3.3 HIGH DENSITY RESIDENTIAL AREA

D1.3.3.1 Main Permitted Uses

The main permitted uses in the *High Density Residential Area* designation are limited to:

- a) apartment dwellings; and,
- b) long term care facilities and retirement homes.

D1.3.3.2 Density and Height

The density range shall be 51 to 100 units per net residential hectare and the maximum building height shall not exceed eight storeys. The maximum density and/or height may be increased subject to Section G4.3 of this Plan.

D1.3.3.3 Complementary Uses

Complementary uses that may be permitted in the *High Density Residential Area* designation include the following:

- a) home occupations subject to Section D1.3.1.4 of this Plan; and,
- b) local parkland subject to Section F7.3.4 of this Plan.

D1.3.3.4 Criteria for Designation

New high-density residential areas shall be established by way of Amendment to the Official Plan in accordance with Section D1.4.3 of this Plan.

D1.4 GENERAL RESIDENTIAL AND HOUSING POLICIES

D1.4.1 URBAN DESIGN AND DESIGN FOR NEW COMMUNITIES

All new development requiring a Planning Act approval shall conform to Section F2 (Urban Design) and Section F3 (Design for New Communities) of this Plan as appropriate.

D1.4.2 NEW HOUSING, REPLACEMENT HOUSING, ADDITIONS, AND ALTERATIONS IN MATURE NEIGHBOURHOOD AREAS

New housing, replacement housing, additions, and alterations within Mature Neighbourhood Areas shall be permitted provided they are compatible, context sensitive, and respectful of the existing character of the neighbourhood.

The implementing Zoning By-law shall further detail appropriate standards for new housing, replacement housing, additions, and alterations within Mature Neighbourhood Areas, including lot coverage, building height, and side yard setbacks amongst other standards.

Minor variances from the implementing Zoning By-law associated with new housing, replacement housing, additions, and alterations in Mature Neighbourhood Areas shall consider, where applicable:

- a) compatibility with existing building orientation and building setbacks;
- b) that the scale, massing, building height, and built form features are compatible with the existing character of the neighbourhood;
- c) the preservation of landscaped open space areas and the protection of existing trees; and,
- d) that impacts on adjacent properties are minimized.

D1.4.3 INFILL DEVELOPMENT IN ESTABLISHED RESIDENTIAL NEIGHBOURHOODS

Infill development, in accordance with the applicable land use designation in this Plan, shall be encouraged provided Council is satisfied that:

- a) the proposed development, including building form and density, is compatible with the character of the existing neighbourhood;
- b) new buildings are designed in a manner that is sensitive to the location, massing and height of adjacent buildings;
- c) a suitable transition in lot sizes, densities, building forms and heights is provided from adjacent development;
- d) existing trees and vegetation will be retained and enhanced where possible and additional landscaping will be provided to integrate the proposed development with the existing neighbourhood;
- e) the proposed development will not create a traffic hazard or an unacceptable increase in traffic on local roads; and,

- f) significant views and vistas which help define a residential neighbourhood are preserved.

D1.4.4 NEW MEDIUM AND HIGH DENSITY RESIDENTIAL AREAS

In considering the development of new medium and high density residential development by way of Amendment to this Official Plan, Council shall be satisfied that the proposal:

- a) is located on and has direct access to a Collector or Arterial Road as shown on Schedule B1 to this Plan;
- b) respects the character of adjacent residential neighbourhoods, in terms of height, massing and setbacks;
- c) can be easily integrated with surrounding land uses;
- d) will not cause traffic hazards or an unacceptable level of congestion on surrounding roads;
- e) can easily be accessed by public transit if available;
- f) is located in close proximity to community facilities, such as parks, schools and open spaces;
- g) is located on a site that has adequate land area to incorporate the building, on-site parking, an outdoor amenity area, and appropriate buffering such as setbacks, landscaping and fencing to ensure the compatibility of the use with adjacent land uses;
- h) where appropriate, considers the role of topography and natural vegetation in minimizing the impacts of tall buildings on adjacent land uses;
- i) has demonstrated that the potential shadow impacts associated with tall buildings will be at an acceptable level on adjacent properties; and,
- j) municipal water and wastewater services are adequate and available.

D1.4.5 MONITORING OF HOUSING

A program shall be established in conjunction with the Region in order to monitor:

- a) historic housing production levels by location, type and tenure in the Town;
- b) the location and spatial distribution of vacant land that is designated for residential use within the Official Plan;
- c) the supply of draft approved and vacant registered residential lots/units;
- d) the price of housing available on the market;
- e) the location, spatial distribution, supply and pricing of available rental housing;

- f) the type, location and spatial distribution of infill housing development that has occurred;
- g) how many accessory apartments have been legally created in accordance with Section D1.3.1.6 of this Plan; and,
- h) progress towards the achievement of the housing targets identified in the Municipal Housing Statement.

The results of this monitoring program will be reported to Council through an Annual Housing Report. The Annual Housing Report will assist Council in evaluating the performance of the Town in meeting the housing objectives of this Plan.

D1.4.6 MUNICIPAL HOUSING STATEMENT

The Town shall update its Municipal Housing Statement, as required, in cooperation with the Region. The Municipal Housing Statement will contain:

- a) a detailed demographic profile of the Town, including age structure, household income and household size;
- b) a description of trends in the affordability of housing through an analysis of housing prices and market rents;
- c) a profile of the Town's housing stock by density, type and tenure;
- d) an analysis of the adequacy of the Town's housing and residential land supply, in relation to forecasted housing demand;
- e) an evaluation of the need for affordable, seniors and special needs housing; and,
- f) the establishment of an optimum housing mix, and 5-year housing targets by housing type consistent with the 2031 forecasted population indicated in this Plan.

D1.4.7 HOUSING SUPPLY

It is a policy of this Plan to maintain a ten year supply of land through residential intensification, redevelopment, and if necessary lands designated and available for residential development, and a three year supply of land zoned for residential intensification and residential lots/units in registered and draft plan approved subdivisions within the context of the population target contained in this Plan and provided that there is sufficient water and wastewater capacity available to service development in the Georgetown and Acton Urban Areas.

D1.4.8 HOUSING MIX

It is the policy of this Plan to ensure the provision of a complete range of housing within the Town of Halton Hills. On this basis, the optimum housing mix target to be achieved by the 2031 planning horizon is:

- 65% low density housing;

- 20% medium density housing; and,
- 15% high-density housing.

This housing mix is to be achieved by targeting the following housing mix for development over the 2006 to 2031 planning period, within Halton Hills as a whole, through intensification within the Built Boundary, as well as development within the Designated Greenfield Area:

- 46% low density housing;
- 32% medium density housing; and,
- 22% high-density housing.

New development that assists in achieving this housing mix shall be encouraged. In addition, Official Plan Amendment applications that propose the down-designation of sites for medium and high density housing, outside of Intensification Areas, shall be discouraged, since these sites will ultimately assist in achieving an appropriate balance of housing in the Town and the population target identified by this Plan. All such applications shall be accompanied by a planning justification report in accordance with Terms of Reference approved by the Town in consultation with the Region that assesses the implications of the proposal on:

- a) the Town’s ability to meet the housing mix and population targets outlined in this Plan; and,
- b) the impact such a down-designation will have on other sites that are designated for medium and/or high density purposes in the surrounding area.

D1.4.9 CONVERSION AND DEMOLITION OF RENTAL HOUSING

The conversion of rental housing to condominium or other forms of tenure, or the demolition of rental housing, shall only be considered by Council if a minimum threshold rental housing vacancy rate of 3% is maintained in the Town.

D1.5 IMPLEMENTING ZONING BY-LAW

All lands in each of the residential designations shall be placed in specific residential zones in the implementing Zoning By-law. Complementary uses will also be placed in appropriate zones in the implementing Zoning By-law.

D1.6 RESIDENTIAL SPECIAL POLICY AREAS

Residential Special Policy Areas apply to those lands designated for residential purposes that are subject to a land use policy that is specific to a property or area. All other relevant policies of this Plan are applicable unless otherwise modified or exempted by the provisions applicable to each Residential Special Policy Area.

D1.6.1 RESIDENTIAL SPECIAL POLICY AREA 1

A maximum of 56 apartment units shall be permitted on lands designated as *High Density Residential Area* and identified as Residential Special Policy Area 1, as shown on Schedule A3

of this Plan; and shall comply with zoning by-law and site plan requirements in effect at the time of adoption of this Plan.

D1.6.2 RESIDENTIAL SPECIAL POLICY AREA 2

A maximum of 65 units shall be permitted within buildings that existed at the date of the adoption of this Plan on lands identified as Residential Special Policy Area 2, as shown on Schedule A3 of this Plan.

D1.6.3 RESIDENTIAL SPECIAL POLICY AREA 3

A maximum of 54 street townhouses and a minimum of 16 detached or semi-detached dwelling units shall be permitted on lands identified as Residential Special Policy Area 3, as shown on Schedule A3 of this Plan.

D1.6.4 RESIDENTIAL SPECIAL POLICY AREA 4

The maximum density shall not exceed 16 units per net residential hectare on lands identified as Residential Special Policy Area 4, as shown on Schedule A3 of this Plan.

D1.6.5 RESIDENTIAL SPECIAL POLICY AREA 5

The lands designated as *Trafalgar Road Redevelopment Area* and identified as Residential Special Policy Area 5, as shown on Schedule A3 of this Plan, form part of the Civic Centre District Intensification Area as shown on Schedule A3-1 of this Plan.

D1.6.5.1 Permitted Uses

Permitted uses within the *Trafalgar Road Redevelopment Area* are limited to:

- a) medium density residential uses, including townhouses and low-rise apartment dwellings, subject to Sections D1.3.2.1 and D1.3.2.2 of this Plan; and,
- b) high density residential uses, including apartment dwellings, long-term care facilities and retirement homes, subject to Sections D1.3.3.1 and D1.3.3.2 of this Plan.

D1.6.5.2 Development and Redevelopment Policies

The redevelopment of lands designated as *Trafalgar Road Redevelopment Area* and identified as Residential Special Policy Area 5, as shown on Schedule A3, shall require an amendment to the implementing Zoning By-law. Prior to considering such a re-zoning, a Comprehensive Development Plan (CDP) for lands designated as *Trafalgar Road Redevelopment Area* shall be prepared to the satisfaction of Council.

The CDP shall include information on:

- a) proposed built form elements including type, height, massing and location of all main buildings and structures;
- b) the proposed location of appropriate access points along Trafalgar Road;

- c) the proposed location of parking areas and driveways;
- d) how the development can be designed in an innovative manner that addresses the site location adjacent to a major arterial road and a railway line;
- e) proposed streetscape components and the location of proposed landscaping;
- f) potential pedestrian areas and linkages to the residential areas to the north; and,
- g) means by which the protection of the Black Creek tributary will be accomplished in accordance with the Watercourse policies of this Plan.

The CDP shall generally conform to the policies set out in Section F2 (Urban Design) of this Plan. The CDP shall be implemented through development applications that are in general conformity with that Plan. To the extent possible, efforts should be made to coordinate the planning for this area with the CDP for the adjacent *Civic Centre Area* designation.

In order to implement this policy, the implementing Zoning By-law shall only recognize development existing at the time the by-law comes into effect pursuant to the Planning Act.

D1.6.6 RESIDENTIAL SPECIAL POLICY AREA 6

The development of single and semi-detached dwellings or other forms of horizontal multiple dwellings suitable for seniors housing or any combination of these dwelling types may be permitted within a condominium development on lands identified as Residential Special Policy Area 6, as shown on Schedule A3 of this Plan. Through the site plan and condominium approval processes, the street and block layout on the subject lands shall provide for an attractive appearance from 10 Side Road through the use of measures such as service roads and/or the location of private open space elements.

D1.6.7 RESIDENTIAL SPECIAL POLICY AREA 7

Residential Special Policy Area 7, as shown on Schedule A3, relates to lands that are within the *Low Density Residential Area* designation located on the south side of Guelph Street between the *Community Node* and *Downtown Area* designations. Given the high traffic location, the conversion of residential dwellings, in whole or in part, for office uses and limited retail uses (excluding FCTM, apparel and accessories), may be permitted subject to an amendment to the Zoning By-law and Site Plan Control and provided that Council is satisfied that:

- a) adequate on-site parking will be provided and is located in the rear and side yards;
- b) the residential character of the building is maintained;
- c) appropriate buffering such as setbacks, landscaping and fencing will be provided on-site to ensure the compatibility of the use with adjacent residential uses; and,
- d) the signage will respect the character of the area.

In order to implement this policy, the implementing Zoning By-law shall only recognize development existing at the time the by-law comes into effect pursuant to the Planning Act.

D1.6.8 RESIDENTIAL SPECIAL POLICY AREA 8

Residential Special Policy Area 8, as shown on Schedule A3 of this Plan, relates to lands that are within the *Low Density Residential Area* designation located on the east side of Main Street North (Hwy. 7) at the intersection with Moore Park Crescent. The property is municipally known as 79 Main Street North and is legally described as Lot 35, Registered Plan 59. Permitted uses at this location may include the following:

- a) one (1) single detached residential dwelling;
- b) day nursery; and,
- c) business and professional offices.

D1.6.9 RESIDENTIAL SPECIAL POLICY AREA 9

The lands identified as Residential Special Policy Area 9, as shown on Schedule A6 of this Plan, are designated as *Medium Density Residential Area* and bisected by a tributary of the Black Creek. In the absence of Regulatory Floodplain mapping for the watercourse, only existing uses are permitted. Any development proposal for the site shall include the preparation of detailed floodplain mapping, which shall establish the development limits of the area, and place the limits of the Regulatory Floodplain within the *Greenlands A* land use designation.

D1.6.10 RESIDENTIAL SPECIAL POLICY AREA 10

The maximum density shall not exceed 5 units per net residential hectare on lands identified as Residential Special Policy Area 10, as shown on Schedule A3 of this Plan, in recognition of the distinctive low density character of the community of Stewarttown.

D1.6.11 RESIDENTIAL SPECIAL POLICY AREA 11

The uses permitted on lands identified as Residential Special Policy Area 11, as shown on Schedule A3 of this Plan, are limited to a gas bar, retail store and accessory uses.

D1.6.12 RESIDENTIAL SPECIAL POLICY AREA 12

A seniors' residence with a maximum height of 7 storeys and a maximum of 147 suites shall be permitted within the *High Density Residential Area* designation on lands identified as Residential Special Policy Area 12, as shown on Schedule A3 of this Plan.

D1.6.13 RESIDENTIAL SPECIAL POLICY AREA 13

The main permitted land uses on lands designated as *Medium Density Residential Area* and identified as Residential Special Policy Area 13, as shown on Schedule A3 of this Plan, shall be limited to:

- i) street townhouse dwellings; and,
- ii) block townhouse dwellings.

The maximum permitted density on lands identified as Residential Special Policy Area 13 shall be 35 units per net residential hectare and the maximum height shall be 3 storeys.

Prior to any Site Plan and/or Condominium Plan Approval being granted for development on the lands identified as Residential Special Policy Area 13, any sight line issues at the intersection of Lindsay Court and Trafalgar Road shall be resolved to the satisfaction of the Town and Halton Region.

The lands designated as *Medium Density Residential Area* and identified as Residential Special Policy Area 13, as shown on Schedule A3 of this Plan, shall be developed in accordance with a Comprehensive Development Plan (CDP).

A CDP has been filed in support of the Official Plan Amendment and has formed the basis of this amendment and related Zoning By-law Amendment. The CDP shall be finalized prior to Site Plan and/or Condominium Plan Approval being granted for any development on the lands identified as Residential Special Policy Area 13 and shall update information on the following:

- a) the appropriate phasing of development;
- b) proposed built form elements including type, height, massing and location of all buildings and structures;
- c) the proposed location of an appropriate vehicular access point along Lindsay Court;
- d) the proposed emergency access provisions, to the satisfaction of MTO and the Town;
- e) the proposed location of parking areas and driveways;
- f) how development can be designed in an appropriate manner that addresses the site location in the vicinity of two major arterial roads and a railway line;
- g) the provision of parkland through a combination of cash-in-lieu of parkland and the dedication of a minimum of 0.2 hectares (0.50 acre) for local parkland, located adjacent to Lindsay Court, in accordance with Section F7 of this Plan;
- h) proposed streetscape components and the location of proposed landscaping; and,
- i) potential pedestrian connection from the lands identified as Residential Special Policy Area 13 and/or Lindsay Court to McCullough Crescent, over the Town-owned block, legally described as Block 209, Plan 20M-575, located immediately east of the subject lands.

The CDP shall generally conform to the policies set out in Section F2 (Urban Design) of this Plan. The CDP shall be implemented through development applications that are in general conformity with this Plan.

In order to implement this policy, the implementing Zoning By-law shall contain a Holding Provision in accordance with Section G4.2 of this Plan.

D1.6.14 RESIDENTIAL SPECIAL POLICY AREA 14

A seniors residence with a maximum height of 6 storeys and a maximum of 115 units (suites) shall be permitted within the High Density Residential Area designation on lands identified as Residential Special Policy Area 14, as shown on Schedule A3 of this Plan.

D1.6.15 RESIDENTIAL SPECIAL POLICY AREA 15

A maximum of 16 residential townhouses, with a maximum height of 1.5-storeys, shall be permitted within the Medium Density Residential Area designation on lands identified as Residential Special Policy Area 15, as shown on Schedule A6 of this Plan.

D2 COMMUNITY AREAS

D2.1 OBJECTIVES

It is the objective of this Plan to:

- a) encourage commercial development that will provide a full range of goods and services, at appropriate locations, to meet the needs of the Town's residents, employees and businesses;
- b) anticipate and accommodate new trends in retailing at appropriate locations in the Town;
- c) improve the look, feel and vibrancy associated with the built form and public realm in the *Downtown Area*, *Community Node* and the *Corridor Commercial Area*;
- d) encourage and promote development that combines commercial, residential and other land uses to facilitate the more efficient use of urban land and the establishment of a human-scale pedestrian environment;
- e) promote the efficient use of existing and planned infrastructure by creating the opportunity for various forms of commercial and residential intensification, where appropriate;
- f) require a high standard of urban design for development and redevelopment in Community Areas;
- g) establish a comprehensive set of design policies that foster the establishment of an urban environment that is safe, functional and attractive;
- h) ensure that all new development in Community Areas is compatible with adjacent development; and,
- i) ensure that a full range of institutional uses is available to meet the social, cultural and educational needs of Town residents.

D2.2 LOCATION

The Community Area designation applies to lands that serve primarily as community focal points in Acton and Georgetown. The Community Area is divided into the following designations:

- *Downtown Area*;
- *Community Node*;
- *Secondary Node*; Georgetown Go Station/Mill Street Corridor Area;
- *Corridor Commercial Area*;
- Local Commercial Area;

- *Major Institutional Area*; and
- *Civic Centre Area*.

D2.3 NEED FOR MARKET IMPACT STUDIES

If an Amendment to this Plan is required to permit the development of new commercial uses, Council shall require the preparation of a market impact study where:

- a) a commercial use with a gross leasable floor area for Department Store Type Merchandise (DSTM) and/or Food and Convenience Type Merchandise (FCTM) in excess of 4,645 square metres is proposed in the Georgetown Urban Area;
- b) a commercial use with a gross leasable floor area for DSTM and/or FCTM in excess of 2,322 square metres is proposed in the Acton Urban Area; and,
- c) a new supermarket or department store is proposed within the Georgetown and Acton Urban Areas.

In addition to the foregoing, Zoning By-law amendment applications that propose the expansion of existing supermarkets shall be accompanied by a market impact study, which may be scoped as appropriate.

The purpose of the market impact study shall be to determine whether a proposal can proceed on the basis of market demand without having a negative impact on the planned function of the commercial designations contained in this Plan. It would not be the intent of the study to assess the impacts of any proposal on the market share of an individual business or interfere with normal market competition.

In order to implement this policy, the implementing Zoning By-law shall restrict the size of commercial uses in each of the appropriate commercial zones, as required.

Council shall consult with the Region and other local municipalities in Halton prior to approving a commercial development whose primary trade area may extend into other local municipalities in Halton.

D2.4 URBAN DESIGN

It is the intent of this Plan to improve the vibrancy and aesthetics of all Community Areas in the Town. On this basis, the approval of any development proposal pursuant to the Planning Act will be dependent on Council being satisfied that:

- a) improvements to the aesthetics of the public realm (roads, parks, and sidewalks) will occur as a condition of development, or will be made possible as a result of the development, as appropriate;
- b) the siting, scale and massing of buildings contributes to a safe and attractive pedestrian environment and streetscape;
- c) parking facilities are designed to not dominate the streetscape; and,

- d) landscaping is used to buffer adjacent uses and improve the overall aesthetics of the development.

All new development requiring a Planning Act approval shall conform to Section F2 (Urban Design) of this Plan as appropriate.

In addition to the above, the implementing Zoning By-law shall contain provisions relating to building siting, location and massing to implement these same urban design policies.

D2.5 DESIGNATIONS

D2.5.1 DOWNTOWN AREA

D2.5.1.1 Objectives

It is the objective of this designation to:

- a) maintain and promote Downtown Georgetown and Downtown Acton as focal points for commerce, tourism and pedestrian-scale activity in the Town;
- b) encourage tourism and development in the *Downtown Area* that capitalizes on expected growth in the Region and beyond;
- c) encourage the development of a mix of uses to enhance the character of the *Downtown Area*;
- d) encourage streetscape and façade improvements that revitalize the cultural and historic character of the *Downtown Area*;
- e) further enhance the *Downtown Areas* so they continue to be a source of pride in the Region and beyond;
- f) establish a definitive boundary for the *Downtown Area* within which a mixed use, pedestrian-oriented environment can be enhanced and fostered;
- g) reinforce the importance of the *Downtown Area* by identifying and promoting a complementary area for transitional commercial development; and,
- h) protect the residential character of the area adjacent to the *Downtown Area*.

D2.5.1.2 Location

The *Downtown Area* designation as shown on Schedules A3 and A6 to this plan applies to the traditional downtown commercial districts and adjacent areas that contain a mix of residential, institutional and commercial uses in the communities of Georgetown and Acton. Within the Georgetown *Downtown Area* designation there are three primary sub-areas – *Downtown Core Sub-Area*, *Downtown Complimentary Sub-Area*, and the *Downtown Redevelopment Sub-Area*. Within the Acton *Downtown Area* there are four primary sub-areas – *Downtown Core Sub-Area*, *Downtown Residential/Office Sub-Area*, *Downtown Redevelopment Sub-Area* and the *Downtown Medium Density Residential/Commercial Sub-Area*. The sub-areas are shown on Schedules A4 and A7 to this Plan.

D2.5.1.3 General Policies

D2.5.1.3.1 New Lots Created by Consent

The creation of new lots by consent to sever may be permitted provided the consent does not limit opportunities for development and/or redevelopment in the future. Consents that will result in the demolition of buildings that are historically or culturally significant will not be permitted. The creation of new lots shall also comply with Section F1.2 (New Lots by Consent) of this Plan.

D2.5.1.3.2 Parking

Where a new use cannot accommodate the Town's parking requirement, Council may accept cash-in-lieu where the parking can be reasonably accommodated on the street or off-site, either in municipally owned and/or operated lots or on other private land.

D2.5.1.3.3 Drive-Throughs

In keeping with a pedestrian and street-oriented environment, this Plan and the implementing Zoning By-law shall prohibit the establishment of drive-throughs as a principal use or as an accessory use in the *Downtown Area* designation.

D2.5.1.3.4 Public Lands

Public lands in the *Downtown Area* include streets, sidewalks, parking lots, parks and administrative or public buildings. It is a policy of this Plan that the Town will partner with the Downtown BIAs and/or other stakeholders to maintain public space in a manner that is complementary to the Downtowns and is consistent with the objectives of this Plan. Specific projects aimed to revitalize public lands and buildings may include the:

- a) provision of streetscape landscaping such as trees, shrubs and flowers;
- b) provision of street furniture, lighting, landscape planters, art and monuments in strategic, pedestrian-oriented locations; and/or,
- c) renovations and/or façade improvements to existing public buildings.

D2.5.1.4 Downtown Core Sub-Area

D2.5.1.4.1 The Vision for the Downtown Core Sub-Area

It is the intent of this Plan that the *Downtown Core Sub-Area* continue to function as focal points for commerce and hospitality in the Town, accommodating a diverse mix of commercial, residential, cultural and social uses and opportunities.

It is the intent of this Plan that the scale and location of new development in the *Downtown Core Sub-Area* maintain and/or enhance the existing character of the Downtowns. This will be accomplished by encouraging:

- a) the development of diverse land uses in close proximity to each other;

- b) the maximum use of existing buildings in the *Downtown Core Sub-Area* to accommodate a wide range of uses, with an emphasis on using upper level space for offices, residential and accommodation uses;
- c) the establishment and maintenance of a streetscape that is geared to the pedestrian;
- d) the preservation and enhancement of the cultural and historic features that exist in the *Downtown Core Sub-Area*; and,
- e) partnerships and collaboration between the Town and service delivery groups such as the Downtown BIAs, the Chamber of Commerce and Heritage Halton Hills.

D2.5.1.4.2 Permitted Uses

Permitted uses in the *Downtown Core Sub-Area* designation are limited to:

- a) retail and service commercial uses;
- b) medical offices;
- c) hotels and bed and breakfast establishments;
- d) places of entertainment;
- e) day nurseries;
- f) private and commercial schools;
- g) places of worship and other institutional uses;
- h) private recreational uses, such as banquet halls and private clubs;
- i) restaurants;
- j) libraries, museums and art galleries;
- k) adult specialty stores;
- l) small-scale supermarkets and specialty food stores not exceeding 1,393 square metres of gross leasable floor area;
- m) residential uses including long term care facilities and retirement homes; and,
- n) home occupation uses in accordance with Section D1.3.1.4 of this Plan.

D2.5.1.4.3 New Development and Redevelopment Policies

The following policies are intended to guide proposals for new development or redevelopment in the *Downtown Core Sub-Area* designation:

- a) Land assembly is encouraged to create larger, more viable development parcels.
- b) In order to maintain a consistent façade, the maximum height of buildings fronting on Main Street and Mill Street in Acton and Main Street in Georgetown shall be four

storeys. Building heights greater than four storeys may be permitted on the rear portions of buildings, or at intersections subject to the approval of a zoning by-law amendment.

- c) All development proposals requiring a Planning Act approval may be required to restore or enhance their building façade in order to maintain the architectural character and identity of the *Downtown Core Sub-Area* in accordance with the following guidelines:
 - i) Original architectural details and features should be restored.
 - ii) Where an existing building lacks significant architectural detail or a new building is to be built on a vacant lot, the façade should be representative of or consistent with adjacent architectural styles.
 - iii) Building materials that are not in keeping with the architectural character of the Downtowns will be discouraged.
 - iv) Traditional signage and lighting is preferred over fluorescent sign boxes and corporate signage.
 - v) The façade should incorporate broad window treatments at street level to maintain an open, pedestrian friendly environment.

D2.5.1.4.4 Residential Uses

The following policies apply to residential uses:

- a) Main Street and Mill Street in Acton and Main Street in Georgetown are the main streets in the *Downtown Area*. These areas are intended to be the focal point for commercial and business activity in the Downtowns and this Plan will protect these areas for street level commercial uses. New residential uses, including apartments as well as small-scale inns and bed and breakfast establishments are generally directed to the upper floor of buildings on these streets.
- b) New free-standing residential buildings, long-term care facilities and retirement homes, apartments as well as small-scale inns and bed and breakfast establishments are permitted at street level on side streets within the *Downtown Core Sub-Area* designation. These uses are permitted subject to an amendment to the implementing zoning by-law and provided Council is satisfied that:
 - i) the proposed use will enhance urban life;
 - ii) parking areas for the use are not located at the front of the building;
 - iii) the proposed use is pedestrian in scale; and,
 - iv) the building is designed to blend in and complement adjacent buildings.
- c) The maximum permitted density for townhouse, multiple and apartment dwellings on a lot shall not exceed 100 units per net residential hectare based on the proportion of the overall site dedicated to the residential use and the maximum building height shall

not exceed eight storeys in Downtown Georgetown and six storeys in Downtown Acton. The development of new townhouse, multiple and apartment dwellings and long-term care facilities and retirement homes shall require an amendment to the implementing Zoning By-law. Prior to approving such an amendment, Council shall be satisfied that:

- i) the lot is suitable for the proposed building;
- ii) the built form respects the character of and can be suitably integrated with adjacent residential neighbourhoods, in terms of height and massing;
- iii) the use will not cause traffic hazards or an unacceptable level of congestion on surrounding roads;
- iv) the development can easily be accessed by public transit (if available);
- v) the development is located on a site that has adequate land area to incorporate required parking, recreational facilities, landscaping and buffering on-site;
- vi) municipal water and wastewater services are adequate and available;
- vii) the development provides additional housing choices in the Town; and,
- viii) the *Downtown Area* will benefit from the increase in housing in the area.

The maximum height and/or density of residential development may be increased subject to Section G4.3 of this Plan.

D2.5.1.4.5 Implementing Zoning By-law

All lands that are used for commercial purposes shall be placed in an appropriate commercial zone in the implementing Zoning By-law. All other uses shall be placed in appropriate zones. The zoning for individual sites may not allow for the full range of permitted uses or the maximum densities and height specified under the *Downtown Core Sub-Area*. The zoning by-law shall also limit the location of adult specialty stores to:

- a) lands with frontage or flankage on Main Street between Church Street and Cross Street in the Community of Georgetown;
- b) lands with frontage or flankage on Mill Street generally between Main Street and John Street in the Community of Acton; and,
- c) lands with frontage or flankage on Main Street between Church Street and Knox Street and St. Alban's Drive in the Community of Acton.

D2.5.1.5 Downtown Complementary Sub-Area

D2.5.1.5.1 The Vision for the Downtown Complementary Sub-Area

It is the intent of this Plan that the *Downtown Complementary Sub-Area* functions as a transitional area between the lands within the *Downtown Core Sub-Area* and established and stable residential neighbourhoods. The intent of this designation is to accommodate small-

scale, commercial and residential uses that can utilize existing house form buildings to maintain the character of the area and be complementary to the mixed-use, pedestrian oriented focus of the Downtowns. Shopping centres, automotive commercial uses, and commercial uses requiring extensive sites and/or outdoor storage are not permitted within this designation.

D2.5.1.5.2 Permitted Uses

Permitted uses in the *Downtown Complementary Sub-Area* designation are limited to:

- a) residential uses including special needs housing in accordance with Section D1.3.1.8 of this Plan;
- b) home occupations in accordance with Section D1.3.1.4 of this Plan;
- c) medical offices;
- d) inns and bed and breakfasts;
- e) small-scale restaurants;
- f) retail and service commercial uses;
- g) libraries, museums and art galleries;
- h) day nurseries;
- i) private and commercial schools; and,
- j) places of worship and other institutional uses.

D2.5.1.5.3 Residential Uses

Land assembly is encouraged to create more viable development parcels. The maximum permitted density for new townhouse, multiple, apartment dwellings and special needs housing on a lot shall not exceed 30 units per net residential hectare based on the proportion of the overall site dedicated to the residential use and the maximum building height shall not exceed three storeys. The development of new townhouse, multiple and apartment dwellings shall require an amendment to the implementing Zoning By-law, and have appropriate regard for the Urban Design Guidelines contained in Appendix X4 to this Plan. Prior to approving such an amendment, Council shall be satisfied that:

- a) the existing building form is utilized to the greatest degree possible;
- b) the scale of the use does not detract from the residential character of the area;
- c) the use complements other uses in the *Downtown Area*;
- d) the building and/or the general appearance of the site will be improved from an urban design perspective;
- e) adequate on-site parking is provided;

- f) the use will not cause traffic hazards or an unacceptable level of congestion on surrounding roads; and,
- g) municipal water and wastewater services are adequate and available.

D2.5.1.5.4 Commercial Uses

The development of new commercial uses shall require an amendment to the implementing Zoning By-law, and have appropriate regard for the Urban Design Guidelines contained in Appendix X4 to this Plan. Prior to approving such an amendment, Council shall be satisfied that:

- a) the residential character of the building is maintained;
- b) the scale and type of use does not detract from the residential character of the area;
- c) the use complements other uses in the *Downtown Area*;
- d) the use will not cause traffic hazards;
- e) appropriate buffering such as setbacks, landscaping and fencing will be provided on-site to ensure the compatibility of the use with adjacent residential uses;
- f) the signage will respect the residential character of the area;
- g) an appropriate combination of on-site and off-site parking is available to service the proposed use, with all on-site parking on the lot being in the interior side and rear yards; and,
- h) municipal water and wastewater services are adequate and available.

D2.5.1.5.5 Implementing Zoning By-law

All lands that are used for commercial purposes shall be placed in an appropriate commercial zone in the implementing Zoning By-law. Other uses shall be placed in appropriate zones as required. The zoning for individual sites may not allow for the full range of permitted uses or the maximum densities and height specified under the *Downtown Complementary Sub-Area*.

D2.5.1.6 Georgetown Downtown Redevelopment Sub-Area

D2.5.1.6.1 The Vision for the Georgetown Downtown Redevelopment Sub-Area

It is the intent of this Plan that the Georgetown *Downtown Redevelopment Sub-Area* become the focus for higher density residential uses in the Georgetown *Downtown Area*, together with complementary commercial or institutional uses, recognizing the redevelopment potential of the area, and its location on the Guelph Street Intensification Corridor between the Georgetown *Downtown Core Sub-Area* and the GO Station/Mill Street Corridor Area.

It is the intent of this Plan that the scale and location of new development in the Georgetown *Downtown Redevelopment Sub-Area* complement the character of the Georgetown *Downtown Core Sub-Area*, while providing an opportunity for higher density residential uses in close

proximity to the Downtown Core, which will support the function of the Downtown Core as the focal point for commercial activity, hospitality and cultural activity.

D2.5.1.6.2 Density and Height

The density range shall be 75 to 150 units per net residential hectare based on the proportion of the overall site dedicated to the residential use. The building height range for high density residential uses shall be four to eight storeys, with the maximum height for individual development sites determined by the Comprehensive Development Plan, subject to Section D2.5.1.6.5. The minimum density for developments consisting solely of street or block townhouses shall be 21 to 50 units per net hectare. The maximum density and/or height may be increased subject to Section G4.3 of this Plan.

D2.5.1.6.3 Main Permitted Uses

Permitted uses in the Georgetown *Downtown Redevelopment Sub-Area* designation are limited to:

- a) multiple and apartment dwellings;
- b) long-term care facilities and retirement homes;
- c) street or block townhouse dwellings; and,
- d) retail and service commercial uses in existing buildings.

D2.5.1.6.4 Complementary Uses

Complementary uses that may be permitted on the first floor of a residential building include the following:

- a) retail and service commercial uses;
- b) medical offices;
- c) day nurseries;
- d) private and commercial schools;
- e) places of worship and other institutional uses; and,
- f) restaurants.

D2.5.1.6.5 New Development and Redevelopment Policies

The following policies are intended to guide proposals for new development or redevelopment in the Georgetown *Downtown Redevelopment Sub-Area*:

- a) Land assembly is encouraged to create larger, more viable development parcels;
- b) The development of any new building or redevelopment of any parcel of land within the Georgetown *Downtown Redevelopment Sub-Area* designation shall be subject to an amendment to the implementing Zoning By-law. Prior to considering such an

application, a Comprehensive Development Plan (CDP) for all contiguous lands within the designation shall be prepared and approved. Matters to consider in preparing the CDP include:

- i) the nature of the proposed uses;
- ii) the location of all main buildings and structures;
- iii) the location of parking areas and driveways, including the option of converting the existing parking lot between Cross and Mill Streets to structured parking;
- iv) the extent to which the proposed uses complement the uses in the *Downtown Core Sub-Area*;
- v) consideration of the topography of the area in determining appropriate building height, design and massing, by ensuring that building height increases correspond with elevation increases, and that building heights respect the skyline of the area represented by the Baptist chapel steeple;
- vi) consideration of appropriate conservation options for any heritage buildings that are determined to have heritage value;
- vii) the means by which the uses will be functionally integrated and supportive of the planned function of the *Downtown Core Sub-Area*; and,
- viii) the location of proposed landscaping.

The CDP shall generally conform to the policies set out in Section F2 (Urban Design) of this Plan and have appropriate regard for the Urban Design Guidelines contained in Appendix X4 of this Plan. The CDP shall be implemented through development applications that are in general conformity with that Plan;

- c) Council may waive the requirement for a CDP provided that it is demonstrated that the proposed development is in keeping with the vision for the *Georgetown Downtown Redevelopment Sub-Area* and subject to the following criteria:
 - i) the development will not compromise the planned function of the designation;
 - ii) the uses will contribute to the vibrancy of the area;
 - iii) the uses can be easily integrated with other uses on lands within the *Georgetown Downtown Redevelopment Sub-Area* designation;
 - iv) the development will generally conform with Section F2 (Urban Design) of this Plan and have appropriate regard for the Urban Design Guidelines contained in Appendix X4 to this Plan as set out in an Urban Design Brief submitted to the Town in support of the development application;
 - v) elements of the public realm will be improved as a condition of development/redevelopment;
 - vi) the uses can be easily accessed by public transit if available;

- vii) the uses will not cause traffic hazards or an unacceptable level of congestion on surrounding roads; and,
- viii) municipal water and wastewater services are adequate and available; and,
- d) Prior to the approval of the CDP by the Town, or a decision to waive the requirement for a CDP in accordance with the criteria set out in sub-section (c), the implementing Zoning By-law shall only recognize development existing at the time the by-law comes into effect pursuant to the Planning Act. Following approval of the CDP, uses shall be placed in appropriate zones as required. The zoning for individual sites may not allow for the full range of permitted uses or the maximum densities and height specified under the Georgetown *Downtown Redevelopment Sub-Area*.

D2.5.1.7 Downtown Residential/Office Sub-Area

D2.5.1.7.1 The Vision for the Downtown Residential/Office Sub-Area

It is the intent of this Plan that the *Downtown Residential/Office Sub-Area* function primarily as a residential area, while providing opportunities to accommodate complementary office uses that benefit from proximity to the Downtown Core. The intent of this designation is to accommodate business offices as well as residential uses within the existing house form buildings, to maintain the character of the area and be complementary to the mixed-use, pedestrian oriented focus of the Downtown.

D2.5.1.7.2 Permitted Uses

Permitted uses in the *Downtown Residential/Office Sub-Area* designation are limited to:

- a) low density residential uses in accordance with Sections D1.3.1.1 and D1.3.1.2;
- b) special needs housing in accordance with Section D1.3.1.8 of this Plan;
- c) home occupations in accordance with Section D.1.3.1.4 of this Plan;
- d) business offices;
- e) bed and breakfasts;
- f) day nurseries;
- g) existing places of worship; and,
- h) existing retail and service commercial uses.

D2.5.1.7.3 Business Offices

The development of new business office uses shall require an amendment to the implementing Zoning By-law, and have appropriate regard for the applicable urban design policies of this Plan. Prior to approving such an amendment, Council shall be satisfied that:

- a) the residential character of the building is maintained;

- b) the scale of business office does not detract from the residential character of the area;
- c) the use will not cause traffic hazards;
- d) appropriate buffering such as setbacks, landscaping and fencing will be provided on-site to ensure the compatibility of the use with adjacent residential uses;
- e) the signage will respect the residential character of the area;
- f) adequate on-site parking is available to service the proposed use, with all on-site parking being provided in the interior side and rear yards; and,
- g) municipal water and wastewater services are adequate and available.

D2.5.1.7.4 Implementing Zoning By-law

All lands that are currently used for commercial purposes shall be placed in an appropriate commercial zone in the implementing Zoning By-law. Any new business office shall require an amendment to the implementing Zoning By-law.

D2.5.1.8 Downtown Medium Density Residential/Commercial Sub-Area

D2.5.1.8.1 The Vision for the Downtown Medium Density Residential/Commercial Sub-Area

To recognize the potential for the development of the lots fronting onto the *Downtown Redevelopment Sub-Area* for medium density residential and/or commercial uses to complement the adjacent high density area. The intent of this designation is to be complementary to the mixed-use, pedestrian oriented focus of the Downtown and the GO Station.

D2.5.1.8.2 Permitted Uses

Permitted uses in the Downtown Medium Density Residential/Commercial Sub-Area designation are limited to:

- a) existing single detached dwellings;
- b) duplex dwellings;
- c) triplex dwellings;
- d) quattroplex dwellings;
- e) multiple dwellings;
- f) street townhouse dwellings;
- g) commercial/residential or office use in a single detached dwelling or street townhouse dwelling;
- h) office use in a permitted dwelling; and,
- i) existing restaurant uses.

D2.5.1.8.3 Residential Uses

The permitted density range shall be 21-50 units per net residential hectare based on the proportion of the overall site dedicated to the residential use and the maximum building height shall not exceed three storeys. The development of new residential dwellings shall require an amendment to the implementing Zoning By-law, and have appropriate regard for the applicable urban design policies of this Plan. Prior to approving such an amendment, Council shall be satisfied that:

- a) the use complements other uses in the *Downtown Area*;
- b) the building and/or the general appearance of the site will be improved from an urban design perspective;
- c) adequate on-site parking is provided;
- d) the use will not cause traffic hazards or an unacceptable level of congestion on surrounding roads; and,
- e) municipal water and wastewater services are adequate and available.

D2.5.1.8.4 Commercial Uses

The development of new commercial uses shall require an amendment to the implementing Zoning By-law, and have appropriate regard for the Urban Design Guidelines contained in Appendix X4 to this Plan. Prior to approving such an amendment, Council shall be satisfied that:

- a) the use will contribute to the vibrancy of the area;
- b) the use can be easily integrated with other uses on lands within the *Downtown Medium Density Residential/Commercial Sub-Area* designation and the *Downtown Residential/Office Sub-Area*;
- c) the use complement other uses in the *Downtown Area*;
- d) appropriate buffering such as setbacks, landscaping and fencing will be provided on-site to ensure the compatibility of the use with adjacent residential uses;
- e) the use will not cause traffic hazards or an unacceptable level of congestion on surrounding roads;
- f) municipal water and wastewater services are adequate and available; and,
- g) adequate on-site parking is available to service the proposed use, with all on-site parking being provided in the interior side and rear yards.

D2.5.1.8.5 Implementing Zoning By-law

The implementing Zoning By-law shall recognize the existing restaurant use. Any new residential or commercial use shall require an amendment to the implementing Zoning By-law.

D2.5.1.9 Acton Downtown Redevelopment Sub-Area

D2.5.1.9.1 The Vision for the Acton *Downtown Redevelopment Sub-Area*

It is the intent of this Plan that the Acton *Downtown Redevelopment Sub-Area* become the focus for higher density residential uses in the Acton *Downtown Area*, together with the complementary commercial or institutional uses in proximity to the *Downtown Core Sub-Area* and the future Acton GO Station.

D2.5.1.9.2 Density and Height

The density range shall be 75 to 100 units per net residential hectare based on the portion of the overall site dedicated to the residential use. The building height range for high density residential uses shall be four to six storeys, with the minimum height for individual development sites determined by the Comprehensive Development Plan, subject to section D2.5.1.8.5. The minimum density for developments consisting solely of street or block townhouses shall be 21 to 50 units per net hectare. The maximum density and/or height may be increased subject to Section G4.3 of this Plan.

D2.5.1.9.3 Main Permitted Uses

Permitted uses in the Acton *Downtown Redevelopment Sub-Area* designation are limited to:

- a) multiple and apartment dwellings;
- b) long-term care facilities and retirement homes;
- c) street or block townhouse dwellings; and,
- d) retail uses in existing buildings.

D2.5.1.9.4 Complementary Uses

Complementary uses that may be permitted on the first floor of a residential building include the following:

- a) retail and service commercial uses;
- b) medical offices;
- c) day nurseries;
- d) places of worship and other institutional uses; and,
- e) restaurants.

D2.5.1.9.5 New Development and Redevelopment Policies

The following policies are intended to guide proposals for new development or redevelopment in the Acton *Downtown Redevelopment Sub-Area*:

- a) Land assembly is encouraged to create larger, more viable development parcels;

b) The development of any new building or redevelopment of any parcel of land within the Acton *Downtown Redevelopment Sub-Area* designation shall be subject to an amendment to the implementing Zoning By-law. Prior to considering such an application, a Comprehensive Development Plan (CDP) for all contiguous lands within the designation shall be prepared and approved. Matters to consider in preparing the CDP include:

- i) the nature of the proposed uses;
- ii) the location of all main buildings and structures;
- iii) the location of parking areas and driveways;
- iv) the extent to which the proposed uses complement the uses in the *Downtown Core Sub-Area*;
- v) the relationship of buildings in close proximity to the rail corridor to minimize noise and vibration;
- vi) consideration of the topography of the area in determining appropriate building height, design and massing, by ensuring that building height increases correspond with elevation increases, and that building heights respect the skyline of the area;
- vii) consideration of the relationship between the proposed new development and existing, adjacent *Low Density Residential Areas* and the *Downtown Medium Density Residential/Commercial Sub-Area* to minimize potential height and massing impacts and to protect privacy;
- viii) consideration of appropriate conservation options for any heritage buildings that are determined to have heritage value;
- ix) the uses will not cause traffic hazards or an unacceptable level of congestion on surrounding roads;
- x) the means by which the uses will be functionally integrated and supportive of the planned function of the *Downtown Core Sub-Area*; and,
- xi) the location of proposed landscaping.

The CDP shall generally conform to the policies set out in Section F2 (Urban Design) of this Plan and have appropriate regard for the Urban Design Guidelines contained in Appendix X4 of this Plan. The CDP shall be implemented through development applications that are in general conformity with the CDP.

c) Council may waive the requirement for a CDP provided that it is demonstrated that the proposed development is in keeping with the vision for the Acton *Downtown Redevelopment Sub-Area* and subject to the following criteria:

- i) the development will not compromise the planned function of the designation;
- ii) the uses will contribute to the vibrancy of the area;

- iii) the uses can be easily integrated with other uses on lands within the Acton *Downtown Redevelopment Sub-Area* designation;
 - iv) the development will generally conform with Section F2 (Urban Design) of this Plan and have appropriate regard for the Urban Design Guidelines contained in Appendix X4 of this Plan as set out in an Urban Design Brief submitted to the Town in support of the development application;
 - v) elements of the public realm will be improved as a condition of development/redevelopment;
 - vi) the uses can be easily accessed by public transit if available;
 - vii) the uses will not cause traffic hazards or an unacceptable level of congestion on surrounding roads; and,
 - viii) municipal water and wastewater services are adequate and available.
- d) Prior to the approval of the CDP by the Town, or a decision to waive the requirement for a CDP in accordance with the criteria set out in sub-section (c), the implementing Zoning By-law shall only recognize development existing at the time the by-law comes into effect pursuant to the Planning Act. Following approval of the CDP, uses shall be placed in appropriate zones as required. The zoning for individual sites may not allow for the full range of permitted uses or the maximum densities and height specified under the Acton *Downtown Redevelopment Sub-Area*.

D2.5.1.10 Special Policy Areas

Special Policy Areas apply to those lands within the *Downtown Area* that are subject to a land use policy that is specific to a property or area. All other relevant policies of this Plan are applicable unless otherwise modified or exempted by the provisions applicable to each Special Policy Area.

D2.5.1.10.1 Special Policy Area 1

In addition to the uses permitted by Section D2.5.1.4.2 of this Plan, a medical clinic, including medical and dental offices, clinic suites, associated medical uses, a pharmacy and a café, are permitted on lands designated as *Downtown Core Sub-Area* and identified as Special Policy Area 1, as shown on Schedule A7 of this Plan. The development shall generally conform to the policies set out in Section F2 (Urban Design) and have appropriate regard for the Urban Design Guidelines contained in Appendix X4 to this Plan.

D2.5.1.10.2 Special Policy Area 2

In addition to the uses permitted by Section D2.5.1.8.2 of this Plan, one semi-detached dwelling is permitted on lands designated *Downtown Medium Density Residential/Commercial Sub-Area* and identified as Special Policy Area 2, as shown on Schedule A7 of this Plan. The development shall generally conform to the policies set out in Section F2 (Urban Design) and have appropriate regard for the Urban Design Guidelines contained in Appendix X4 to this Plan.

D2.5.1.10.3 Special Policy Area 3

The maximum permitted residential density shall not exceed 40 units per net hectare.

D2.5.2 COMMUNITY NODE

D2.5.2.1 Objectives

It is the objective of this designation to:

- a) maintain and enhance the function of this area as the major multi-use, multi-purpose commercial area of the Town;
- b) foster development and redevelopment that provides a diverse range of retail, service, community, institutional and recreational uses serving all or a major part of the Town;
- c) encourage the consolidation, intensification and expansion of major commercial uses in this area;
- d) encourage the redevelopment of existing major commercial uses to foster a more pedestrian-oriented environment; and,
- e) encourage the development of complementary residential and institutional uses to capitalize on the location of the area and existing infrastructure.

D2.5.2.2 Location

The *Community Node* designation as shown on Schedules A3 and A5 to this Plan applies to lands that are centred on the Guelph Street/Mountainview Road intersection in Georgetown. Within the *Community Node* designation are three commercial sub-areas – *Major Commercial Sub-Area*, *Secondary Commercial Sub-Area* and *Mixed-Use Sub-Area*. Specific land use policies are incorporated under this section of the Plan for these sub-areas.

Other sub-areas within the *Community Node* include the *Major Institutional Sub-Area*, *Medium Density Residential Sub-Area*, *High Density Residential Sub-Area* and *Major Parks and Open Space Sub-Area*. Development within these sub-areas shall be in accordance with the objectives of this section and the other policies of this Plan.

Permitted uses and development policies for the *Major Institutional Sub-Area* shall be in accordance with Section D2.5.6 of the Plan. Permitted uses and density and height requirements for the *Medium Density* and *High Density Residential Sub-Areas* shall be subject to Sections D1.3.2 and D1.3.3 respectively of this Plan. Permitted uses and development policies for the *Major Parks and Open Space Sub-Area* shall be in accordance with Section B2 of this Plan.

D2.5.2.3 Major Commercial Sub-Area

D2.5.2.3.1 The Vision for the *Major Commercial Sub-Area*

It is the intent of this Plan that the lands within the *Major Commercial Sub-Area* continue to be the main focus of retail activity in the Town. As the Town continues to grow, it is expected that there will be pressure to develop new retail and service uses and expand and intensify existing

retail and service uses. In addition, it is the intent of this Plan to encourage the development of complementary medium and higher density residential uses in this area to capitalize on the visibility and function of the area and to efficiently use existing infrastructure.

Given the prime location and visibility of the lands, it is the intent of this Plan that any development and redevelopment in this area be carefully planned to improve the aesthetics, vibrancy and human-scale of the area. On this basis, it is the intent of this Plan that:

- a) new buildings, particularly smaller buildings, be located close to the street to better define the street edge;
- b) parking areas not dominate the landscape;
- c) taller buildings be encouraged to locate at or near the intersection of Mountainview Road and Guelph Street to highlight the importance of the intersection and provide a focal point;
- d) improvements to the public realm, in the form of landscaping, boulevard treatments and lighting be implemented to improve the aesthetics of Guelph Street; and,
- e) development and redevelopment have appropriate regard for the Urban Design Guidelines contain in Appendix X4 to this Plan.

D2.5.2.3.2 Permitted Uses

Permitted uses within the *Major Commercial Sub-Area* designation are limited to:

- a) retail and service commercial uses;
- b) supermarkets and specialty food stores;
- c) department stores;
- d) medical offices;
- e) hotels and convention centres;
- f) places of entertainment;
- g) day nurseries;
- h) private and commercial schools;
- i) commercial fitness centres;
- j) private recreational uses, such as banquet halls and private clubs;
- k) restaurants;
- l) adult specialty stores;
- m) complementary multiple and apartment dwellings including long-term care facilities and retirement homes subject to D2.5.2.3.3; and,

- n) home occupations in accordance with Section D1.3.1.4 of this Plan.

D2.5.2.3.3 Development and Redevelopment Policies

Complementary multiple and apartment dwellings, long-term care facilities and retirement homes and institutional and office uses in free-standing buildings that are in keeping with Section D2.5.2.3.1 may be permitted subject to an amendment to the implementing Zoning By-law. Prior to considering such an application, a Comprehensive Development Plan (CDP) shall be prepared to the satisfaction of Council. The CDP shall generally conform to the policies set out in Section F2 (Urban Design) of this Plan and be implemented through development applications that are in general conformity with that Plan. The CDP shall include:

- a) a detailed overall land use plan, identifying the location of all of the proposed uses;
- b) a detailed phasing plan that describes the sequencing of development and the timing of any infrastructure improvements;
- c) a plan showing the location of any public lands that may be dedicated to the Town as part of the approval process;
- d) the proposed built form elements including type, height, massing and location of all main buildings and structures;
- e) the location of appropriate access points onto the abutting road network;
- f) the location of pedestrian, vehicular and service circulation and access and parking areas in the context of an overall parking management strategy; and,
- g) urban design guidelines, proposed streetscape components and the location of proposed landscaping.

Council may waive the requirement for a CDP for proposals that are minor in nature provided that it is demonstrated that long term development options for the property are not precluded. Prior to approving any application for non-commercial uses, Council shall be satisfied that:

- a) the development will not unduly compromise the planned function of the designation;
- b) the uses will contribute to the vibrancy of the area;
- c) the uses can be easily integrated with other uses on lands within the *Major Commercial Sub-Area* designation;
- d) the development will generally conform with Section F2 (Urban Design) of this Plan;
- e) elements of the public realm will be improved as a condition of development/redevelopment;
- f) the uses are designed and located to minimize impacts on adjacent residential areas;
- g) the uses can easily be accessed by public transit if available;

- h) the uses will not cause traffic hazards or an unacceptable level of congestion on surrounding roads; and,
- i) municipal water and wastewater services are adequate and available.

The maximum density for residential development shall be 100 units per net residential hectare based on the proportion of the overall site dedicated to the residential use and the maximum height of buildings shall be 8 storeys. The maximum height and/or density of residential development may be increased subject to Section G4.3 of this Plan.

D2.5.2.3.4 Implementing Zoning By-law

All lands that are used for commercial purposes shall be placed in an appropriate commercial zone in the implementing Zoning By-law. The zoning for individual sites may not allow for the full range of permitted uses or the maximum densities and height specified under the *Major Commercial Sub-Area*.

D2.5.2.4 Secondary Commercial Sub-Area

D2.5.2.4.1 The Vision for the Secondary Commercial Sub-Area

At the time this Plan was adopted, the lands designated *Secondary Commercial Sub-Area* were the site of a number of free-standing commercial uses and small plazas on relatively small lots. Given the location of many of these properties at one of the prime intersections in the Georgetown Urban Area, it is the long-term intent of this Plan to encourage the comprehensive redevelopment of the lands within this designation to provide additional opportunities for retail and complementary residential and institutional development. It is further the intent of this Plan that development and redevelopment in this area be carefully planned to improve the aesthetics, vibrancy and pedestrian-scale of the area.

D2.5.2.4.2 Permitted Uses

Permitted uses within the *Secondary Commercial Sub-Area* designation are limited to:

- a) retail and service commercial uses;
- b) medical offices;
- c) hotels and convention centres;
- d) places of entertainment;
- e) day nurseries;
- f) private and commercial schools;
- g) supermarkets existing at the date of the adoption of this Plan;
- h) specialty food stores;
- i) health care facilities;

- j) private recreational uses, such as banquet halls and private clubs;
- k) commercial fitness centres;
- l) automotive commercial uses excluding motor vehicle body shops, motor vehicle wreckers and motor vehicle service stations;
- m) restaurants;
- n) adult specialty stores;
- o) multiple and apartment dwellings; and,
- p) long-term care facilities and retirement homes.

D2.5.2.4.3 Development and Redevelopment Policies

The development of any new building or the redevelopment of any parcel of land within the *Secondary Commercial Sub-Area* designation shall be subject to an amendment to the implementing Zoning By-law Amendment. Prior to considering such an application, a Comprehensive Development Plan (CDP) for all contiguous lands in the *Secondary Commercial Sub-Area* designation shall be prepared to the satisfaction of Council. The CDP shall include information on:

- a) the nature of the proposed uses;
- b) the proposed built form elements including type, height, massing and location of all main buildings and structures;
- c) the location of appropriate access points along Guelph Street and Mountainview Road;
- d) the proposed location of parking areas and driveways; and,
- e) proposed streetscape components and the location of proposed landscaping.

The CDP shall generally conform to the policies set out in Section F2 (Urban Design) of this Plan and have appropriate regard for the Urban Design Guidelines contained in Appendix X4 to this Plan. The CDP shall be implemented through development applications that are in general conformity with that Plan.

Council may waive the requirement for a CDP provided that it is demonstrated that the proposed development is in keeping with the vision for the *Secondary Commercial Sub-Area* and subject to the following criteria:

- a) the development will not compromise the planned function of the designation;
- b) the uses will contribute to the vibrancy of the area;
- c) the uses can be easily integrated with other uses on lands within the *Secondary Commercial Sub-Area* designation;
- d) the development will generally conform with Section F2 (Urban Design) of this Plan and have appropriate regard for the Urban Design Guidelines contained in Appendix X4 to

this Plan as set out in an Urban Design Brief submitted to the Town in support of the development application;

- e) elements of the public realm will be improved as a condition of development/redevelopment;
- f) the uses can be easily accessed by public transit if available;
- g) the uses will not cause traffic hazards or an unacceptable level of congestion on surrounding roads; and,
- h) municipal water and wastewater services are adequate and available.

D2.5.2.4.4 Residential Uses

The development of multiple and apartment dwellings and long-term care facilities and retirement homes shall require an amendment to the implementing Zoning By-law. Prior to considering such an amendment, Council shall be satisfied that the criteria set out in Section D2.5.2.3.3 have been met.

The maximum density for residential development shall be 100 units per net residential hectare based on the proportion of the overall site dedicated to residential use and the maximum height of buildings shall be 8 storeys. The maximum height and/or density of residential development may be increased subject to Section G4.3 of this Plan.

D2.5.2.4.5 Implementing Zoning By-law

Prior to the approval of the CDP by the Town or a decision to waive the requirement for a CDP in accordance with the criteria set out in Section D2.5.2.4.3, the implementing Zoning By-law shall only recognize development that exists at the time the by-law comes into effect pursuant to the Planning Act. Following approval of the CDP, lands that are used for commercial purposes shall be placed in an appropriate commercial zone in the implementing Zoning By-law. Other uses shall be placed in appropriate zones as required. The zoning for individual sites may not allow for the full range of permitted uses or the maximum densities and height specified under the *Secondary Commercial Sub-Area*.

D2.5.2.5 Mixed-Use Sub-Area

D2.5.2.5.1 The Vision for the Mixed-Use Sub-Area

At the time this Plan was adopted, the lands designated *Mixed-Use Sub-Area* were the site of a number of free-standing commercial uses and small plazas on relatively small lots. These same lots back on to an established residential area and have depths that may have an impact on development and redevelopment options.

As a result of the development on the lands on the north side of Guelph Street (across from the lands designated *Mixed-Use Sub-Area*) it is anticipated that there will be pressure to upgrade many of the uses and properties in the area in the future. Given the prime location of this area, it is the intent of this Plan that the redevelopment of these lands be encouraged and that residential and institutional uses be introduced into the area in the form of mixed-use developments. Any redevelopment should be designed to have a cohesive and unified

streetscape in the area and have a minimal impact on the established residential neighbourhood in the area.

D2.5.2.5.2 Permitted Uses

Permitted uses within the *Mixed-Use Sub-Area* designation are limited to:

- a) retail and service commercial uses;
- b) specialty food stores;
- c) medical offices;
- d) small-scale places of entertainment;
- e) day nurseries;
- f) private and commercial schools;
- g) restaurants;
- h) adult specialty stores;
- i) multiple and apartment dwellings; and,
- j) long-term care facilities and retirement homes.

D2.5.2.5.3 Development and Redevelopment Policies

The development of any new building or the redevelopment of any parcel of land within the *Mixed-Use Sub-Area* designation shall be subject an amendment to the implementing Zoning By-law. Prior to considering such an application, a Comprehensive Development Plan (CDP) for all contiguous lands in the *Mixed-Use Sub-Area* designation shall be prepared to the satisfaction of Council. Matters to consider in preparing the CDP include:

- a) the nature of the proposed uses;
- b) the proposed built form elements including type, height, massing and location of all main buildings and structures;
- c) the location of appropriate access points along Guelph Street and Mountainview Road;
- d) the proposed location of parking areas and driveways; and,
- e) the location of proposed streetscape components and proposed landscaping.

The CDP shall generally conform to the policies set out in Section F2 (Urban Design) of this Plan and have appropriate regard for the Urban Design Guidelines contained in Appendix X4 to this Plan. The CDP shall be implemented through development applications that are in general conformity with that Plan.

Council may waive the requirement for a CDP provided that it is demonstrated that the proposed development is in keeping with the vision for the *Mixed Use Sub-Area* and subject to the following criteria:

- a) the development will not compromise the planned function of the designation;
- b) the uses will contribute to the vibrancy of the area;
- c) the uses can be easily integrated with other uses on lands within the *Mixed Use Sub-Area* designation;
- d) the development will generally conform with Section F2 (Urban Design) of this Plan and have appropriate regard for the Urban Design Guidelines contained in Appendix X4 to this Plan as set out in an Urban Design Brief submitted to the Town in support of the development application;
- e) elements of the public realm will be improved as a condition of development/redevelopment;
- f) the uses are designed to minimize impacts on adjacent residential areas;
- g) the uses can be easily accessed by public transit if available;
- h) the uses will not cause traffic hazards or an unacceptable level of congestion on surrounding roads; and,
- i) municipal water and wastewater services are adequate and available.

D2.5.2.5.4 Residential Uses

The development of multiple and apartment dwellings and long-term care facilities and retirement homes shall require an amendment to the implementing Zoning By-law. Prior to considering such an amendment, Council shall be satisfied that the criteria set out in Section D2.5.2.3.3 have been met.

The maximum density for residential development shall be 50 units per net residential hectare based on the proportion of the overall site dedicated to the residential use and the maximum height of buildings shall be 4 storeys.

D2.5.2.5.5 Implementing Zoning By-law

Prior to the approval of the CDP by the Town or a decision to waive the requirement for a CDP in accordance with the criteria set out in Section D2.5.2.5.3, the implementing Zoning By-law shall only recognize development that exists at the time the by-law comes into effect pursuant to the Planning Act. Following approval of the CDP, lands that are used for commercial purposes shall be placed in an appropriate commercial zone in the implementing Zoning By-law. Other uses shall be placed in appropriate zones as required. The zoning for individual sites may not allow for the full range of permitted uses or the maximum densities and height specified under the *Mixed Use Sub-Area*.

D2.5.3 SECONDARY NODE

D2.5.3.1 Objectives

It is the objective of this designation to:

- a) encourage the development of a central shopping area for residents in the Georgetown South area;
- b) ensure that the lands are comprehensively planned and developed;
- c) encourage the establishment of aesthetically-pleasing and pedestrian-oriented development; and,
- d) ensure that the uses in the *Secondary Node* designation do not detract from the planned function of the *Community Node* designation.

D2.5.3.2 Location

The *Secondary Node* designation as shown on Schedule A3 to this Plan applies to lands that are located on the east and west side of Mountainview Road, on the south side of Argyll Road in Georgetown South.

D2.5.3.3 The Vision for the Secondary Node

It is the intent of this Plan that the lands included within the *Secondary Node* designation evolve into a central area where goods and services are provided to nearby residents and in which social, recreational and institutional facilities are located for neighbourhood use. This designation also supports multiple unit residential and mixed use development. It is also the intent of this Plan that every effort be made to integrate uses within this designation with surrounding residential areas and are designed to serve as an aesthetically pleasing focal point for the Georgetown South community.

D2.5.3.4 Permitted Uses

Permitted uses within the *Secondary Node* designation are limited to:

- a) retail and service commercial uses;
- b) specialty food stores;
- c) medical offices;
- d) commercial fitness centres;
- e) places of entertainment;
- f) day nurseries;
- g) private and commercial schools;
- h) restaurants;

- i) museums, libraries and art galleries;
- j) places of worship;
- k) parks and public recreational uses;
- l) community facilities and centres;
- m) adult specialty stores;
- n) residential uses subject to Section D2.5.3.5 of this Plan;
- o) long-term care facilities and retirement homes; and,
- p) one supermarket.

In addition to the above, interim uses such as parks and playing fields may also be permitted, subject to compatibility with surrounding uses.

D2.5.3.5 Residential Uses in the Secondary Node

Residential uses in the *Secondary Node* designation, including long term care facilities and retirement homes are subject to the following policies, in addition to the applicable policies of Section D2.5.3.7 of this Plan:

- a) Permitted residential building forms are limited to multiple unit development such as townhouses, apartments or other innovative housing forms;
- b) The maximum density of residential development shall not exceed 75 units per net residential hectare, based on the proportion of the overall site dedicated to residential use; and,
- c) The maximum building height shall not exceed four storeys, with the highest elements located away from residential areas north of Argyll Road. The maximum height of buildings adjacent to areas designated *Low Density Residential Area* shall generally be stepped down to a lower height or separated by distance or buffers.

D2.5.3.6 Commercial Uses in the Secondary Node

Commercial uses in the *Secondary Node* designation are subject to the following policies, in addition to the applicable policies of Section D2.5.3.7 of this Plan:

- a) The maximum gross leasable floor area of retail and service commercial uses shall not exceed 10,700 square metres;
- b) Council may pass by-laws allowing the maximum gross leasable floor area to be exceeded, without amendment to this Plan, providing the use is in keeping with the objectives and vision of the *Secondary Node*, and is supported by a market impact study as described in Section D2.3 of this Plan that demonstrates there will be no negative impact on the planned function of the *Downtown Area* or the *Community Node*, and any other appropriate studies, to the satisfaction of the Town of Halton Hills; and,

- c) New retail uses in which the primary merchandise sold is apparel and accessories shall not exceed 279 square metres of gross leasable floor area. Council may pass zoning by-laws to permit an apparel and accessories store over 279 square metres on land designated *Secondary Node*, subject to the submission of a market impact study as described in Section D2.3 of this Plan, which demonstrates that there will be no negative impact on the planned function of the *Downtown Area* or the *Community Node*.

D2.5.3.7 General Development and Redevelopment Policies

The following general development and redevelopment policies apply to lands within the *Secondary Node* designation:

- a) Council shall have regard to Section F2 (Urban Design) of this Plan and any approved Urban Design Guidelines in considering any application pursuant to the Planning Act in this designation.
- b) Prior to the approval of rezoning and site plan applications within the *Secondary Node* designation, a Comprehensive Development Plan (CDP) shall be prepared to establish further direction on land use and the physical character and form of development. Such a plan shall contain information on the:
 - i) proposed land use and density distribution on the overall site;
 - ii) relationship between uses and integration of mixed uses;
 - iii) nature of the major structural elements including layout of buildings, parking and landscaped areas;
 - iv) integration of land uses;
 - v) built form elements including type, height and location of buildings;
 - vi) street and block layout;
 - vii) access to adjacent roads; and,
 - viii) streetscape components, pedestrian areas and linkages and connections to the open space system.

Detailed urban design guidelines shall accompany the CDP. The CDP shall be implemented through development applications that are in general conformity with that Plan.

D2.5.3.8 Implementing Zoning By-law

Prior to the approval of the CDP by the Town, the implementing Zoning By-law shall only recognize development that exists at the time the by-law comes into effect pursuant to the Planning Act. Following approval of the CDP, lands that are used for commercial purposes shall be placed in an appropriate commercial zone in the implementing Zoning By-law. Other uses shall be placed in appropriate zones as required. The zoning for individual sites may not allow for the full range of permitted uses or the maximum densities and height specified under the *Secondary Node* designation.

D2.5.4 CORRIDOR COMMERCIAL AREA

D2.5.4.1 Objectives

It is the objective of this designation to:

- a) recognize existing linear commercial development that has occurred along Queen Street in Acton and Guelph Street in Georgetown;
- b) encourage the consolidation, intensification and expansion of certain commercial uses in this area; and,
- c) encourage the redevelopment of existing commercial uses to foster a more pedestrian-oriented environment.

D2.5.4.2 Location

The *Corridor Commercial Area* designation as shown on Schedules A3 and A6 to this Plan applies to lands on both Queen Street in Acton and Guelph Street in Georgetown.

D2.5.4.3 The Vision for the Corridor Commercial Area

It is the intent of this Plan that the *Corridor Commercial Area* on Queen Street in Acton continue to support and complement the planned function of the *Downtown Area* in providing goods and services to the community. Given that growth in the Acton Urban Area is constrained as a result of servicing issues, it is anticipated that only a limited amount of additional commercial development will be required to service the existing and future population. However, there may be pressure to develop a number of new smaller uses and intensify some of the existing uses to respond to consumer demand in the Acton area. Given the location of the *Corridor Commercial Area* at the eastern entrance into Acton, development and redevelopment in this area shall be carefully planned to improve the aesthetics and vibrancy.

It is the intent of this Plan that the *Corridor Commercial Area* on Guelph Street continue to support and complement the planned function of the *Community Node*. In this regard, only uses that are appropriate in a *Corridor Commercial Area* setting shall be permitted on Guelph Street. It is also the intent of this Plan to improve the aesthetics of Guelph Street and in this regard, Council will make every effort through the development and redevelopment process to ensure that development is designed to have a cohesive and unified streetscape in the area.

D2.5.4.4 Permitted Uses

Permitted uses within the *Corridor Commercial Area* designation are limited to:

- a) retail and service commercial uses;
- b) medical offices;
- c) hotels and convention centres;
- d) places of entertainment;

- e) day nurseries;
- f) private and commercial schools;
- g) places of worship and other institutional uses;
- h) private recreational uses, such as banquet halls and private clubs;
- i) commercial fitness centres;
- j) supermarkets existing at the date of the adoption of this Plan;
- k) specialty food stores;
- l) automotive commercial uses excluding motor vehicle body shops and motor vehicle wreckers;
- m) restaurants;
- n) adult video stores; and,
- o) adult specialty stores.

D2.5.4.5 Floor Space Restrictions on Certain Uses

New retail uses in which the primary merchandise sold is apparel and accessories shall not exceed 279 square metres of gross leasable floor area. Council may pass zoning by-laws to permit an apparel and accessories store over 279 square metres on land designated *Corridor Commercial Area* subject to the submission of a market impact study as described in Section D2.3 of this Plan which demonstrates that there will be no negative impact on the planned function of the *Downtown Area* and the *Community Node*.

D2.5.4.6 General Development and Redevelopment Policies

Prior to considering any application for development or redevelopment requiring a Planning Act approval, Council shall be satisfied that:

- a) the proposed uses will contribute to the vibrancy of the area;
- b) the uses can be easily integrated with other uses on lands within the *Corridor Commercial Area* designation;
- c) the development will generally conform with Section F2 (Urban Design) of this Plan;
- d) elements of the public realm will be improved as a condition of development/redevelopment;
- e) the uses are designed and located to minimize impacts on adjacent residential areas; and,
- f) the application has appropriate regard for the Urban Design Guidelines contained in Appendix X4 to this Plan.

D2.5.4.7 Implementing Zoning By-law

Lands that are used for commercial purposes shall be placed in an appropriate commercial zone in the implementing Zoning By-law. Other uses shall be placed in appropriate zones as required. The zoning for individual sites may not allow for the full range of permitted uses as specified under the *Corridor Commercial Area* designation.

D2.5.4.8 Special Policy Areas

Special Policy Areas apply to those lands within the *Corridor Commercial Area* that are subject to a land use policy that is specific to a property or area. All other relevant policies of this Plan are applicable unless otherwise modified or exempted by the provisions applicable to each Special Policy Area.

D2.5.4.8.1 Special Policy Area 1

The uses permitted are limited to a supermarket not exceeding 2,650m² of gross leasable floor area on the lands designated as *Corridor Commercial Area* and identified as Special Policy Area 1, as shown on Schedule A6 of this Plan.

D2.5.5 LOCAL COMMERCIAL AREA

D2.5.5.1 Objectives

It is the objective of this designation to:

- a) provide opportunities for the development of commercial uses that serve neighbouring residential areas; and,
- b) ensure that the size and scale of local commercial uses is compatible with surrounding uses and activities.

D2.5.5.2 Location

The Local Commercial Area designation applies to small concentrations of retail and service uses that are located on lands within the Living Area designation. As a result, lands designated Local Commercial Area are not shown on the Schedules to this Plan, but are intended to be identified within the implementing Zoning By-law. However, such areas may be identified conceptually on the schedules to this Plan as part of a Secondary Plan process for newly developing urban areas.

D2.5.5.3 The Vision for the Local Commercial Area

It is the intent of this Plan that lands within the Local Commercial Area designation function as areas where neighbouring residents and employees can obtain convenience goods and services without having to travel long distances. Local Commercial Areas shall be designed to blend in and complement adjacent residential uses and be at a scale that does not have an impact on the planned function of other commercial areas in the Town. In addition, such uses shall be designed to provide convenient access to pedestrians.

D2.5.5.4 Permitted Uses

Permitted uses within the Local Commercial Area designation are limited to:

- a) retail and service commercial uses;
- b) medical offices;
- c) day nurseries;
- d) private and commercial schools;
- e) small-scale supermarkets not exceeding 1,393 square metres of gross leasable floor area;
- f) specialty food stores;
- g) small scale commercial fitness centres; and,
- h) restaurants.

D2.5.5.5 Floor Space Restrictions on Certain Uses

The maximum gross leasable floor area for a Local Commercial Area development shall be 2,000 square metres. No single commercial use shall exceed 500 square metres unless otherwise identified by this Plan. Any proposal to develop uses in excess of the above requirements shall not be considered pursuant to the policies of this section of the Plan.

D2.5.5.6 General Development and Redevelopment Policies

Prior to considering any application for establishment of new Local Commercial Areas or the redevelopment of an existing Local Commercial Area, Council shall be satisfied that:

- a) the development is located at the intersection of an Arterial or Collector Road with a Local Road as shown on Schedule B1 to this Plan;
- b) the development will not cause any traffic hazards or an unacceptable level of congestion on surrounding roads;
- c) the development will be planned to provide maximum pedestrian accessibility to surrounding areas;
- d) the development is centrally located within the neighbourhood the development is intended to serve;
- e) the development will generally conform with Section F2 (Urban Design) of this Plan;
- f) elements of the public realm will be improved as a condition of development/redevelopment; and,
- g) the uses are designed and located to minimize impacts on adjacent residential areas through buffering and landscaping treatments.

D2.5.5.7 Implementing Zoning By-law

Lands that are used for commercial purposes shall be placed in an appropriate commercial zone in the implementing Zoning By-law. The zoning for individual sites may not allow for the full range of permitted uses as specified under the Local Commercial Area designation.

D2.5.6 MAJOR INSTITUTIONAL AREA

D2.5.6.1 Objectives

It is the objective of this designation to:

- a) recognize and permit major institutional uses which serve the needs of the community; and,
- b) ensure that major institutional uses are properly planned and located to complement adjacent land uses.

D2.5.6.2 Location

The *Major Institutional Area* designation, as shown on the Schedules to this Plan, applies to larger institutional uses that were in existence or approved on the date this Plan was adopted by Council. These areas are primarily located within the Acton and Georgetown Urban Areas.

D2.5.6.3 Permitted Uses

Permitted uses in the *Major Institutional Area* designation include secondary schools, hospitals, places of worship which have a regional draw, government buildings and similar uses. Residential uses such as retirement residences, long term care facilities and other complementary accommodation may also be permitted, but only in conjunction with a major institutional use.

D2.5.6.4 Development Policies

The development of any new Major Institutional use shall require an Amendment to the Official Plan and Zoning By-law and shall be subject to Site Plan Control. Expansions to existing uses on lands that are already within the *Major Institutional Area* designation may require an amendment to the implementing Zoning By-law and shall be subject to Site Plan Control.

Before considering an Amendment to the Official Plan (if required) and Zoning By-law, Council shall be satisfied that:

- a) the development is located on and accessed by an Arterial or Collector Road as shown on Schedule B1 to this Plan;
- b) the development will not cause any traffic hazards or an unacceptable level of congestion on surrounding roads;
- c) the site is large enough to accommodate the building, landscaping, on-site parking and appropriate buffering; and,
- d) the development is compatible with surrounding land uses.

D2.5.6.5 Zoning By-law Implementation

All lands in the *Major Institutional Area* designation shall be placed in an appropriate Institutional Zone in the implementing Zoning By-law. The implementing zoning may limit the size of existing institutional uses to that which existed on the date the by-law comes into effect, to ensure that the criteria set out in Section D2.5.6.4 can be considered by Council if an expansion is proposed.

D2.5.7 CIVIC CENTRE AREA

D2.5.7.1 Objectives

It is the objective of this designation to:

- a) recognize the Halton Hills Civic Centre as a key community focal point;
- b) ensure that the lands are comprehensively planned and developed;
- c) encourage the development of a mix of uses to enhance the character of the *Civic Centre Area*;
- d) encourage the provision of multiple family and special needs housing; and,
- e) encourage the establishment of an aesthetically pleasing and pedestrian-oriented development.

D2.5.7.2 Location

The *Civic Centre Area* designation as shown on Schedule A3 to this Plan applies to lands bounded by the CNR line, Princess Anne Drive, the *Greenlands* designations associated with a Black Creek tributary and Maple Avenue.

D2.5.7.3 The Vision for the Civic Centre Area

At the time this Plan was adopted, other than the Halton Hills Civic Centre, the lands designated *Civic Centre Area* were undeveloped. The vacant lands, scenic attributes and the gateway location present a unique opportunity to encourage the development of a mix of institutional and multiple family residential uses. It is the intent of this Plan to encourage the establishment of aesthetically pleasing and pedestrian oriented development that serves as a community focal point and efficiently uses existing and proposed infrastructure.

D2.5.7.4 Permitted Uses

Permitted uses within the *Civic Centre Area* designation are limited to:

- a) Administrative offices for the Town of Halton Hills;
- b) Museums, libraries and art galleries;
- c) Community facilities and centres;
- d) Local parkland and public recreational facilities;

- e) Limited office uses;
- f) Multiple and apartment dwellings; and,
- g) Long term care facilities and retirement homes.

D2.5.7.5 Residential Uses

Residential uses in the *Civic Centre Area* designation, including long term care facilities and retirement homes are subject to the following policies, in addition to the applicable policies of Section D2.5.7.6 of this Plan:

- a) Permitted residential building forms are limited to multiple unit development such as townhouses and apartment dwellings or other innovative housing forms and special needs housing. The development of single and semi-detached dwellings is not permitted;
- b) The maximum density and height of Medium Density Residential development shall be subject to Section D1.3.2.2 of this Plan;
- c) The maximum density and height of High Density Residential development shall be subject to Section D1.3.3.2 of this Plan.

D2.5.7.6 Development and Redevelopment Policies

Prior to the approval of development applications pursuant to the Planning Act, a Comprehensive Development Plan (CDP) shall be prepared for all of the lands subject to the *Civic Centre Area* designation to the satisfaction of Council. In recognition of the Objectives and Vision for the *Civic Centre Area* as set out in Sections D2.5.7.1 and D2.5.7.3 respectively of this Plan, the CDP process shall include a significant public consultation program. All benefiting landowners shall be encouraged to participate in the establishment of appropriate Terms of Reference and the funding of the CDP. The CDP shall generally conform to the policies set out in Section F2 (Urban Design) and be implemented through appropriate Planning Act applications that are in general conformity with the CDP. The CDP shall include:

- a) A detailed overall land use plan, identifying the location of all proposed uses;
- b) A detailed phasing plan that describes the sequencing of development and the timing of infrastructure improvements;
- c) A plan showing the location of any public lands that may be dedicated to the Town as part of the approval process;
- d) The proposed built form elements including type, height, massing and location of all main buildings and structures;
- e) overall road pattern for the area; and,
- f) the urban design guidelines.

In the event the benefiting landowners within the *Civic Centre Area* designation are unable to reach appropriate agreements pertaining to the funding and commencement of a CDP within

two years of the date of the approval of this Plan by the Region, an individual landowner may proceed with site specific development applications pursuant to the Planning Act subject to the submission of appropriate studies which address Section D2.5.7.6 a) – f) for its site, together with addressing conceptually any off-site matters detailed as part of the requirements of Section D2.5.7.6 a) – f). As part of the consideration of any site specific development applications, the proponent shall demonstrate that i) the development concept shall not preclude the orderly development of adjacent lands within the designation and ii) is in keeping with the Objectives and Vision for the *Civic Centre Area* as set out in Section D2.5.7.1 and D2.5.7.3 respectively of this Plan.

Notwithstanding the foregoing, expansions to the Administrative offices for the Town of Halton Hills as permitted under Section D2.5.7.4 (a); other public uses as permitted under Section D2.5.7.4 (b), (c), and (d); together with any public office uses as permitted under Section D2.5.7.4 (e), may be permitted prior to the preparation of the Comprehensive Development Plan.

D2.5.7.7 Zoning By-law Implementation

Prior to the approval of the CDP by the Town, the implementing Zoning By-law shall only recognize development that exists, or has been previously approved through a site-specific by-law prior to the adoption of this Plan, at the time the by-law comes into effect pursuant to the Planning Act. Other lands shall be placed in a Development (D) Zone. Following the approval of CDP, lands that are to be developed for residential purposes shall be placed in appropriate residential zones in the implementing Zoning By-law which shall specify both minimum and maximum densities in accordance with the provisions of the Planning Act. Other uses shall be placed in appropriate zones as required. The zoning of individual sites may not allow for the full range of permitted uses or the maximum densities and height specified under the *Civic Centre Area* designation.

D2.5.7.8 Special Policy Areas

Special Policy Areas apply to those lands designated as *Civic Centre Area* that are subject to a land use policy that is specific to a property or area. All other relevant policies of this Plan are applicable unless otherwise modified or exempted by the provisions to each Special Policy Area.

D2.5.7.8.1 Special Policy Area 1

The lands designated as *Civic Centre Area* and identified as Special Policy Area 1, as shown on Schedule A3 of this Plan, shall be developed for high density uses in accordance with the following criteria:

- a) The main permitted uses are limited to apartments and special needs housing for seniors and/or the physically disabled. In addition, limited ancillary community and commercial uses such as offices, seniors centre or social club, seniors' day care, convenience commercial and similar uses shall also be permitted;
- b) The maximum permitted density of all uses shall not exceed 38,000 square metres of which a maximum of 20,000 square metres shall be for apartment uses;

- c) The maximum building height shall not exceed 12 storeys. Maximum building heights shall be directed towards those portions of the site which are of lower topographic elevation than surrounding residential lands as further directed by the implementing zoning by-law;
- d) The development may proceed in phases; and,
- e) The lands shall be subject to a (H) Holding Provision in the implementing zoning by-law. Council shall not remove the (H) Holding provision until such time as servicing capacity is identified as being available for all or part of the lands and a development agreement has been entered into with the Town including, among other matters, provisions with respect to the public ownership of the environmentally sensitive valley portion of land owned by the applicant, construction of the collector road, stormwater management and site plan approval.

D3 EMPLOYMENT AREAS

D3.1 OBJECTIVES

It is the objective of this Plan to:

- a) ensure that there are sufficient lands available for the creation of diverse employment opportunities at strategic locations;
- b) ensure that the Town is positioned to accommodate new and expanded business activities that provide jobs to local residents;
- c) ensure that new industrial development occurs in an orderly manner and in conjunction with the establishment of appropriate sewage and water services;
- d) streamline the approval process for the development and expansion of employment uses; and,
- e) promote intensification and increased densities in new and existing employment areas, by facilitating compact, transit-supportive built form and minimization of surface parking.

D3.2 LOCATION

The Employment Area designation recognizes the existing industrial areas in Acton, Georgetown and Mansewood, as well as the emerging Premier Gateway Employment Area, which will continue to be developed for prestige industrial uses to the 2031 planning horizon.

D3.3 SUPPLY OF LAND

It is the intent of this Plan that an adequate supply of employment land is available at all times in the Town. At the time this Plan was adopted by Council, almost all of the employment land in Georgetown was developed. In Acton, additional development was feasible, but the amount of development that could occur was limited by servicing constraints. The only area that could accommodate large-scale employment growth is located within the Premier Gateway Employment Area.

D3.3.1 EMPLOYMENT LAND CONVERSIONS

It is the policy of this Plan to prohibit the conversion of lands within the Employment Area designation to non-employment uses, including major retail uses, unless through a municipal comprehensive review where it has been demonstrated that:

- a) there is a need for the conversion;
- b) the conversion will not compromise the ability of the Town to meet the employment targets contained in Table A1A of this Plan;

- c) the conversion will not adversely affect the overall viability of the Employment Area and achievement of the Built Boundary total intensification target contained in Table D5.1 and the density targets contained in Section D6.2 of this Plan;
- d) the conversion will not compromise the ability of the Town to meet the Regional Phasing specified in Section F10.4 of this Plan;
- e) adequate infrastructure exists or is planned to accommodate the proposed conversion;
- f) the conversion will not negatively impact the suitability of adjacent lands to be used or continue to be used for employment purposes;
- g) the lands are not required in the long-term for employment purposes; and,
- h) cross-jurisdictional issues have been addressed.

D3.3.2 NON-EMPLOYMENT USES IN EMPLOYMENT AREAS

It is the policy of this Plan to prohibit residential and other non-employment uses, including major retail uses, in the Employment Area designation, except:

- a) to recognize permitted uses within the *Prestige Industrial Area* and *Gateway Area* designations within Phases 1A and 2A as shown on Schedule A8 of this Plan;
- b) for institutional uses as a result of a detailed study that sets limits on, and establishes criteria for, such uses based on the following principles:
 - i) the use is small scale, and collectively such uses within the Employment Area designation do not change the character of that designation;
 - ii) the location and design of the use addresses land use compatibility in a manner based upon Regional Guidelines;
 - iii) the use is located at the periphery of the Employment Area designation; and,
 - iv) such uses do not collectively displace employment from the Employment Area designation to an extent that the supply of land within the Employment Area designation is insufficient to meet the employment target contained in Tables A1A and F10 of this Plan.

D3.4 DESIGNATIONS

D3.4.1 GENERAL EMPLOYMENT AREA

D3.4.1.1 Objectives

It is the objective of this designation to:

- a) ensure that existing businesses in Acton and Georgetown are retained;

- b) encourage and facilitate the expansion and redevelopment of existing employment uses;
- c) ensure that the *General Employment Area* remains as one of the key components of the Acton and Georgetown Urban Area;
- d) provide opportunities for a diversified economic base which supports a wide-range of economic activities and which takes into account the needs of existing and future businesses;
- e) protect the *General Employment Area* from incompatible uses that may limit the use and/or expansion of existing businesses in the future; and,
- f) provide for the development of appropriate employment uses on private or partial services in the Community of Acton.

D3.4.1.2 Location

The *General Employment Area* designation applies to:

- a) lands located to the north of Guelph Street and to the east of Mountainview Road in the Georgetown Urban Area as shown on Schedule A3 to this Plan. Additional lands are located on the south side of Guelph Street between Sinclair Avenue and Delrex Boulevard and at the southeast corner of River Drive and Mountainview Road as shown on Schedule A3 to this Plan;
- b) lands located in the northern portion of the Acton Urban Area on both sides of Main Street North as shown on Schedule A6 to this Plan. Additional lands are located at the corner of Wallace Street and Perth Street and on the east side of Main Street South and Vimy Street as shown on Schedule A6 to this Plan; and,
- c) land located at the northeast corner of Regional Road 25 and 5 Side Road, as shown on Schedule A1 of this Plan. Development within this area is to be phased over the 2021 to 2031 planning period.

D3.4.1.3 Main Permitted Uses

The main permitted uses on lands designated *General Employment Area* are limited to the following:

- a) industrial uses within wholly enclosed buildings, such as manufacturing, assembling, processing, fabricating, warehousing, wholesaling and distribution facilities;
- b) industrial uses that involve outdoor storage and/or processing such as concrete batching plants, aggregate transfer stations and contractors' establishments, subject to Section D3.4.1.4.2;
- c) research and training establishments;
- d) computer, electronics and data processing facilities;
- e) printing and associated service establishments;

- f) industrial malls, containing one or more of the uses permitted in this designation; and
- g) cannabis cultivation and processing subject to Section D3.4.1.4.8.

No use that causes, or is likely to cause air pollution, offensive odours, ground or surface water pollution, or noise in excess of Provincial regulations or guidelines shall be permitted.

D3.4.1.4 Land Use Policies

D3.4.1.4.1 Accessory Outdoor Storage

It is recognized that many businesses are required to store raw materials, finished products and/or equipment outdoors. However, it is recognized that the location and type of outdoor storage may have impacts on the aesthetics of an area and on adjacent land uses. On this basis, the establishment of a new accessory outdoor storage area on a lot shall be subject to Site Plan Control. In considering such an application, Council shall be satisfied that the outdoor storage is:

- a) not located in the front yard;
- b) clearly accessory to the main use on the property;
- c) is set back an appropriate distance from the side and rear lot lines, having regard to the nature of adjacent land uses; and,
- d) is completely enclosed and/or screened by landscaping, berms and/or fencing that functions year-round.

The implementing Zoning By-law may contain additional provisions regarding the location of accessory outdoor storage on a lot, and the locations in which outdoor storage shall only be permitted as an accessory use.

D3.4.1.4.2 Outdoor Storage Uses

The establishment of uses that have significant outdoor storage and/or outdoor processing components shall be subject to Site Plan Control. In considering such an application, Council shall be satisfied that the outdoor storage:

- a) is located on a lot that is the site of a building that meets the minimum requirements for such a building as set out in the implementing Zoning By-law;
- b) is not located in the front yard;
- c) is set back an appropriate distance from the side and rear lot lines, having regard to the nature of adjacent land uses; and,
- d) is completely enclosed and/or screened by landscaping, berms and/or fencing that functions year round.

The implementing Zoning By-law may contain additional provisions regarding the location of outdoor storage on a lot, as well as requirements for minimum lot coverage or building ground floor area.

In addition, the implementing Zoning By-law shall contain provisions that prohibit outdoor storage uses on lots that abut Guelph Street, Mountainview Road, Maple Avenue and River Drive in Georgetown and on properties in Acton, as specified in the implementing By-law.

D3.4.1.4.3 Asphalt Plants

Asphalt plants are not permitted in the *General Employment Area* designation and the establishment of a new asphalt plant shall require an amendment to this Plan. In considering an application to establish an asphalt plant, Council shall be satisfied that the proposed use is appropriately located, designed, buffered and/or separated from sensitive land uses such as residential uses to prevent adverse effects from odour, noise and other contaminants, and minimize risk to public health and safety. In addition, such a use shall not be permitted to locate on properties that front on major roads that also serve as the boundary between the *General Employment Area* designation and another designation. In order to make an informed decision on such an application, supporting studies that review the potential adverse effects will be required.

D3.4.1.4.4 Secondary Uses

The following uses may be permitted in the *General Employment Area* designation subject to Section D3.4.1.4.5:

- a) commercial self-storage establishments;
- b) free-standing office buildings;
- c) commercial fitness centres;
- d) restaurants;
- e) day nurseries subject to Section D3.3.2b of this Plan;
- f) private and commercial schools subject to Section D3.3.2b of this Plan; and,
- g) motor vehicle repair establishments and motor vehicle body shops.

D3.4.1.4.5 Conditions Under Which Secondary Uses may be Permitted

Secondary uses listed in Section D3.4.1.4.4 may be permitted subject to an amendment to the implementing zoning by-law and shall be subject to Site Plan Control. Before considering such applications, Council shall be satisfied that the use:

- a) will not have a negative impact on the operation of industrial uses on abutting lands;
- b) will not compromise the ability of adjacent industrial uses to expand in the future;
- c) will complement and support the employment uses in the area;
- d) is supported by adequate parking and loading facilities on the site;
- e) is designed to blend in with its surroundings and with other buildings in the area;
- f) incorporates landscaping to enhance the site and surrounding area; and,

- g) if it abuts or is in close proximity to an existing residential use, fencing, landscaping, berming or a combination of these features are utilized to ensure that there is adequate screening between the uses.

D3.4.1.4.6

Adult Entertainment Uses

Adult entertainment parlours and body rub parlours may be permitted in the *General Employment Area* subject to the following criteria:

- a) Both adult entertainment parlours and body rub parlours are required to be set back a minimum of 100 metres from the edge of the Guelph Street and Main Street North right-of-ways. This setback is increased to 200 metres from Mountainview Road and 200 metres from Wallace Street. Notwithstanding these setbacks, both uses are required to be set back a minimum of 200 metres from any residential zone boundary.
- b) The establishment of an adult entertainment parlour shall be subject to an amendment to the implementing zoning by-law. An application shall only be approved if Council is satisfied that:
 - i) the adult entertainment parlour is the only use on the lot;
 - ii) the adult entertainment parlour shall be located on a lot of sufficient size so as to minimize the impacts of the use on adjacent land uses;
 - iii) the traffic from the use can be accommodated on area roads and will not conflict with truck traffic;
 - iv) the use is set back an appropriate distance from residential areas, institutional uses and day care centres;
 - v) the proposed use is located a minimum of 800 metres from another adult entertainment establishment; and,
 - vi) an appropriate amount of parking and landscaping is located on site.
- c) Body rub parlours will be permitted as of right within the implementing zoning by-law, subject to the following criteria:
 - i) a minimum separation distance of 500 metres between body rub parlours shall be maintained;
 - ii) body rub parlours are only permitted within a multiple unit building to minimize the visual impact of such a use;
 - iii) body rub parlours are permitted to only occupy a maximum of 15 percent of the floor area of the multiple unit building or 150 square metres whichever is less.

The implementing Zoning By-law shall contain specific provisions regarding adult entertainment parlours and body rub parlours. Performance standards for each type of use are also to be contained within the By-law. The By-law will also require that such uses be separated an appropriate distance from each other.

One of the primary tools of the Town is intended to be a Licensing By-law prepared in accordance with the Municipal Act. The Licensing By-law shall contain provisions that require each adult entertainment parlours and body rub parlour be licensed by the Town of Halton Hills. In addition, the licensing By-law shall contain specific provisions regarding signage to minimize the visual impact of each type of adult entertainment use.

D3.4.1.4.7 Acton Servicing Policy

Employment uses shall generally occur on the basis of full urban services. Employment uses requiring low volumes of water based on partial services may be permitted on lands located on the west side of Regional Road No. 25 in accordance with the Acton Industrial Implementation Study or its successors. The design and approval of private sewage disposal systems shall be in accordance with Region of Halton by-laws, standards and guidelines and with Provincial requirements. When wastewater services are available as determined by the Region, the affected landowner shall be required to connect and pay the applicable fees for the connection.

D3.4.1.4.8 Cannabis Cultivation and Processing

Cannabis cultivation and processing is permitted within an enclosed building provided the lot on which it is located is set back a minimum of 150 metres from a lot that is the site of a child care centre (formerly known as a day nursery), a private or public school, a place of worship or other institutional use, a residential use, a long term care facility, a retirement home or a public park. Cannabis cultivation and processing shall also be subject to Site Plan Control in accordance with Section G8 of this Plan.

D3.4.1.5 Zoning By-law Implementation

Lands within the *General Employment Area* designation shall be placed in appropriate employment zones in the implementing Zoning By-law.

D3.5 PREMIER GATEWAY EMPLOYMENT AREA PHASE 1

The Premier Gateway Employment Area Phase 1 represents an important employment area within the Town of Halton Hills and is intended to be developed with a range of industrial, office, commercial and institutional uses on full municipal services.

It is the intent of this Plan that development will be comprised of visually attractive buildings in aesthetically pleasing and sustainable environments. Future development shall be shaped around the three main tributaries of the Sixteen Mile Creek watershed system that cross the Premier Gateway Employment Area Phase 1. These natural systems are a central element in helping to define the Corridor.

D3.5.1 OBJECTIVES

It is the objective of this designation to:

- a) provide for the development of a major new employment area that takes advantage of the area's accessibility and visibility in the Town, Region and the Greater Toronto Area;

- b) ensure that the design of new development in the area is representative of the area's location as one of the gateways into the Town of Halton Hills and is sensitive to the character of the area;
- c) ensure that new development occurs in an orderly manner; and,
- d) ensure that all new development is provided with appropriate water and wastewater services and other infrastructure.

D3.5.2 LOCATION

The Premier Gateway Employment Area Phase 1 is generally located on both the north and south sides of Steeles Avenue between the Town of Milton boundary and Eighth Line as shown on Schedule A8 of this Plan. Lands within the Premier Gateway Employment Area Phase 1 are divided into six land use designations, as set out below:

- *Prestige Industrial Area;*
- *Gateway Area;*
- *Greenlands;*
- *Major Parks and Open Space Area;*
- *Private Open Space Area; and,*
- *Phase 1B Employment Area.*

The *Prestige Industrial Area* designation applies to the majority of the lands within the Premier Gateway Employment Area Phase 1A. The *Gateway Area* designation applies to the key entrances into the employment area. The *Greenlands* designation is based on the 401 Corridor Scoped Subwatershed Plan and applies to the lands adjacent to the watercourses in the area. The *Major Parks and Open Space Area* applies to Hornby Park. The *Private Open Space Area* applies to lands within the westerly portion of the Corridor north of Steeles Avenue. The land use designations are shown on Schedule A8 to this Plan. The policies applying to the *Major Parks and Open Space Area* and the *Private Open Space Area* are contained in Sections B2 and B3 of this Plan. The *Phase 1B Employment Area* designation applies to the lands north of Steeles Avenue between the Greenbelt Plan Area and Eighth Line, which are subject to comprehensive planning, pursuant to Section D3.5.4.4.3 of this Plan.

D3.5.3 GENERAL DEVELOPMENT POLICIES

D3.5.3.1 Public Utilities and Development Phasing

All development shall proceed on the basis of full municipal services. The Region of Halton is responsible for the extension of municipal water and wastewater services.

Development within the Premier Gateway Employment Area Phase 1 to the 2021 planning horizon shall occur in two sub-phases as illustrated on Schedule A8 to this Plan. It is the intent of this Plan that all development proceeds in a rational and orderly manner. Development of the Phase 1A Employment Area shall occur as market demands dictate and the Town and

Region of Halton are satisfied that a sustainable financial strategy is in place. Development of the *Phase 1B Employment Area* shall occur in accordance with Sections D3.5.4.4.3 and F10.4 of this Plan.

Schedule A8 shows the approximate location of stormwater management ponds. It is recognized that interim stormwater management ponds may be required to facilitate development. For both interim and permanent facilities, the exact location and design will be subject to the precise nature of the development proposed and the approval of the Town and Conservation Halton. The detailed design of these facilities will also be subject to the criteria contained in the 401 Scoped Subwatershed Plan and Section C7 (Storm Water Management) of this Plan.

D3.5.3.2

Urban Design

A high standard of building and subdivision design and site planning will be required for all development, in accordance with the 401 Corridor Urban Design Guidelines and the following:

- a) during the processing of development proposals within the Premier Gateway Employment Area Phase 1, Council shall apply site plan controls pursuant to the Planning Act;
- b) where feasible, existing natural and heritage features shall be incorporated into the building and landscaping design to enhance their visual and environmental character; and,
- c) where development is proposed adjacent to areas designated as *Greenlands*, reference should be made to the Scoped Subwatershed Plan for direction on the restoration of valleylands.

D3.5.3.3

Transportation

Future access to Steeles Avenue shall require the approval of the Region of Halton in consultation with the Town and is subject to the following criteria:

- a) the access will not cause traffic hazards or an unacceptable level of congestion;
- b) the access will not limit the ability for the logical development of adjacent parcels; and,
- c) conformity with other relevant provisions of this Plan.

Reference should also be made to the Premier Gateway Employment Area Urban Design Guidelines for direction on treatment of lands within and adjacent to the right-of-way with respect to landscaping, sidewalks, cycling trails and lighting.

No direct access will be permitted from Fifth Line except as generally identified on Schedule B1 without an Amendment to this Plan. Development adjacent to Highways 401 and 407 shall be set back no less than 25 metres from the right-of-way.

D3.5.3.4 Cultural and Natural Heritage

Schedule A8 to this Plan identifies buildings that have historic significance. These structures provide important reference points to the local history of the Town. In any proposal to redevelop these properties, consideration should be given to incorporating these buildings and the surrounding landscaping into the new development as well as providing opportunities for the public to interpret their former role and function in the Corridor.

Woodlots and tree rows within the Corridor perform not only environmental functions but are also important physical links to the agricultural heritage of the area. It is an important objective of this Plan to retain these features wherever possible.

D3.5.3.5 Protection and Restoration of Valleylands and Natural Features

Valleylands that have been identified as flood susceptible, adjacent woodlots and unstable slope areas are designated as *Greenlands* on Schedule A8 to this Plan. These areas are recognized as unsuitable for development given their importance to the ecosystem as well as in terms of protecting human health and property from flooding.

It is a policy of this Plan to provide for the protection and enhancement of these features through:

- a) limitations on permitted uses;
- b) the provision of lot line and building setback requirements; and,
- c) the application of restoration techniques for watercourses, wetlands, riparian areas, unstable slopes, and other natural areas discussed within the Scoped Subwatershed Plan for the 401 Corridor.

Where development is proposed adjacent to lands identified on Schedule A8 to this Plan as “Potentially Unstable Slopes” a geotechnical study will be required to define the erosion hazards limit.

Lands not designated *Greenlands* may still have valuable natural features that should be considered for protection and enhancement. This is especially true for the wooded areas throughout the Corridor. These wooded areas perform important ecological functions both individually and as a whole that assists in erosion control, mitigates the impacts of wind and dust, provides habitat for local fish and wildlife and improves the area's aesthetics. Applications for Site Plan and Subdivision Approval must therefore be accompanied by a strategy to address the protection and compensation of the wooded areas identified within the Scoped Subwatershed Plan.

D3.5.4 LAND USE DESIGNATIONS

D3.5.4.1 Prestige Industrial Area

D3.5.4.1.1 Permitted Uses

Where lands are identified as *Prestige Industrial Area* on Schedule A8 to this Plan, the predominant use of the land will be for employment uses, located in well-designed buildings

and structures established on landscaped lots in a visually attractive environment. Permitted uses within the *Prestige Industrial Area* shall be limited to:

- a) business and professional offices in free-standing buildings;
- b) industrial uses within wholly enclosed buildings, such as manufacturing, assembling, processing, fabricating, warehousing, wholesaling and distribution facilities;
- c) computer, electronics and data processing facilities;
- d) research and development facilities excluding those that produce biomedical wastes;
- e) printing and associated service establishments; and,
- f) industrial malls, containing one or more of the uses permitted in this designation.
- g) cannabis cultivation and processing subject to Section D3.5.4.1.6

No use that causes, or is likely to cause air pollution, offensive odours, ground or surface water pollution, or noise in excess of Provincial regulations or guidelines shall be permitted.

D3.5.4.1.2 Permitted Secondary Uses

The following secondary uses may be permitted in the *Prestige Industrial Area*:

- a) administrative office uses accessory to, and located on the same lot as a permitted industrial use;
- b) limited commercial uses which are ancillary to the main permitted industrial uses, such as take-out or full-service restaurants, financial institutions, convenience stores, and commercial fitness centres;
- c) commercial or trade school facilities;
- d) public parks and recreational facilities, in accordance with Section F7 (Parkland) of this Plan;
- e) limited private parks and recreational facilities;
- f) limited retail sales of goods and materials manufactured, or substantially assembled, on the premises;
- g) post-secondary education and other institutional facilities;
- h) motor vehicle service stations; and,
- i) uses that legally existed at the date of adoption of this Plan and expansions or alterations thereto which conform to the implementing Zoning By-law for the Premier Gateway Employment Area Phases 1A and 2A.

D3.5.4.1.3 Development Policy for Secondary Commercial Uses

The development of new secondary commercial uses is subject to the following:

- a) A high quality of building and landscaping design will be required for all commercial uses to ensure compatibility with adjacent development.
- b) Full-service restaurants may be integrated into industrial malls and/or free-standing office buildings, or may be developed as free-standing buildings provided that the building design is consistent and compatible with the overall design of the adjacent development.
- c) Take-out restaurants and convenience stores shall be integrated into industrial malls or free-standing office buildings.
- d) Two or more full-service restaurants may be developed in a “campus” development, subject to a comprehensive site development plan in order to achieve well-designed and integrated development, including:
 - i) integrated internal circulation and parking areas;
 - ii) coordinated access points, in order to minimize the number of access points to abutting roads;
 - iii) compatible building design and location;
 - iv) complementary landscaping; and,
 - v) consistent signage and lighting facilities.

D3.5.4.1.4 Private Parks and Recreational Uses

This Plan recognizes that many employers wish to provide private open space areas as well as facilities such as baseball diamonds and soccer fields for the exclusive use of employees. There is also a growing trend within the private sector in providing public recreation facilities for activities such as ice-skating. These types of uses are permitted in the *Prestige Industrial Area* designation in accordance with the following:

- a) the use reflects the high quality of development planned for the area; and,
- b) the development contributes to the visually attractive, landscaped setting of the area and shall be subject to site plan approval pursuant to Section 41 of the Planning Act and the 401 Corridor Urban Design Guidelines.

D3.5.4.1.5 Maximum Height

The height of any buildings or structures within the *Prestige Industrial Area* shall not exceed four storeys, or six storeys within 150 metres of the Highways 407 and 401. North of Steeles Avenue, building heights should not exceed two storeys. This policy does not apply to signs, utility towers or other non-habitable structures.

D3.5.4.1.6 Cannabis Cultivation and Processing

Cannabis cultivation and processing is permitted within an enclosed building provided the facade of any building facing Highway 401 and Steeles Avenue is clad in brick or other suitable material that does not give the impression that the building is a greenhouse. In addition, the

height of any greenhouse portion of a building should not extend higher than the front facade of a building facing Highway 401 and Steeles Avenue. Cannabis cultivation and processing shall also be subject to the setback requirement identified in Section D3.4.1.4.8 of this Plan, and Site Plan Control in accordance with Section G8 of this Plan.

D3.5.4.2 Gateway Area

Lands within the Premier Gateway Employment Area Phases 1A and 2A in the immediate vicinity of James Snow Parkway, Winston Churchill Drive and Trafalgar Road have been designated as *Gateway Area* on Schedule A8 to this Plan. The objective of this designation is to:

- a) establish visually attractive points of entry into the Town of Halton Hills that will provide commercial services in support of the *Prestige Industrial Area*;
- b) draw the travelling public off Highway 401/407 allowing an introduction to the Town of Halton Hills and its attractions and amenities beyond the Premier Gateway Employment Area; and,
- c) provide a location for services that are important to the support of the primary industrial function of the Corridor such as hotels, financial services and opportunities for shopping.

D3.5.4.2.1 Permitted Uses

Permitted uses within the *Gateway Area* are limited to:

- a) full service hotels including full service hotels with conference and exhibition facilities;
- b) retail commercial uses not exceeding individual areas of 2,750 square metres in floor space and a total area of up to 10,000 square metres within the *Gateway Area*;
- c) Council may pass by-laws to permit individual retail commercial uses of individual stores over 2,750 square metres and over 10,000 square metres in total retail space within the *Gateway Area* designation providing the use meets the objectives of this Plan and:
 - i) is supported by studies addressing regional market and transportation impacts;
 - ii) is supported by an Urban Design Study outlining how the project can meet the objectives contained in this Plan and the 401 Corridor Urban Design Guidelines; and,
 - iii) is supported by any other appropriate studies requested by the Town;
- d) banks and financial institutions and services;
- e) motor vehicle service centres, but not within 200 metres of the intersection of Steeles Avenue with Trafalgar Road and James Snow Parkway;
- f) business and professional offices in free-standing buildings;

- g) computer, electronics and data processing facilities;
- h) research and development facilities excluding those that produce biomedical wastes;
- i) printing and associated service establishments;
- j) take-out restaurants providing they are incorporated into larger developments and are ancillary to the primary use;
- k) full service restaurants;
- l) theatres, cinemas and similar places of entertainment but not an adult entertainment establishment; and,
- m) uses that legally existed at the date of adoption of this Plan and expansions or alterations thereto, which conform to the implementing Zoning By-law for the Premier Gateway Employment Area Phases 1A and 2A.

No use that does, or is likely to cause air pollution, offensive odours, ground or surface water pollution, or noise in excess of Provincial regulations or guidelines shall be permitted.

D3.5.4.2.2 Maximum Height

Buildings within the *Gateway Area* designation are not subject to specific height restrictions. However, the height of proposed buildings will be addressed at the Site Plan Control stage of the planning approval process.

D3.5.4.3 Greenlands

The *Greenlands* designation within Phase 1A of the Premier Gateway Employment Area as shown on Schedule A8 of this Plan, is subject to Section B1A of this Plan.

D3.5.4.4 Phase 1B Employment Area

D3.5.4.4.1 Objectives

The objectives of the *Phase 1B Employment Area* designation are:

- a) to accommodate employment growth to the 2021 planning horizon;
- b) to provide for the continued development of the Premier Gateway Employment Area in order to enhance its development as a major employment area; and,
- c) to ensure that the urban design of the new development in the area enhances the area's location as a gateway into the Town of Halton Hills, and is sensitive to the character of the area.

D3.5.4.4.2 Location

The *Phase 1B Employment Area* designation applies to an expansion to the Premier Gateway Employment Area north of Steeles Avenue, between the Greenbelt Plan boundary and Eighth Line, as shown on Schedule A8 of this Plan.

D3.5.4.4.3 Comprehensive Planning

Prior to the approval of any development within this designation, the following must be completed:

- a) a Secondary Plan, according to the policies of Section G3.1 of this Plan, including a Subwatershed Study appropriately scoped to the *Phase 1B Employment Area*, to the satisfaction of Council;
- b) appropriate financial plans and agreements, including any necessary front ending agreements, to the satisfaction of the Region and the Town; and,
- c) appropriate development charge by-laws, to the satisfaction of Council.

The Terms of Reference for the Secondary Plan exercise shall include an evaluation of alternative locations to accommodate an additional supply of employment land to the 2021 planning horizon, which is required to complete the replacement of employment lands within Premier Gateway Employment Area Phase 2, subject to corridor protection. This supply or a portion of it, may be accommodated on lands contiguous to the *Phase 1B Employment Area*, by amendment to the Regional Official Plan and this Plan, provided the total employment land supply to 2031, which underpins the employment distribution in Tables 1 and 2A of the Regional Official Plan, is not exceeded.

D3.5.4.4.4 Regional Natural Heritage System

The *Greenlands* designation as shown on Schedule A8 of this Plan within Phase 1B of the Premier Gateway Employment Area, implements the Regional Natural Heritage System contained in the Regional Official Plan. Notwithstanding the policies of Section B1.2 of this Plan, the *Greenlands* designation is subject to the policies contained in Sections 115.2, 115.3, 115.4(2), 116, 116.1, 117.1, 118(1.1), 118(2), 118(3), 118(3.1), 118(4), 118(5) through 118(13), 139.11, 139.12, Map 1G, and the applicable definitions of the Regional Official Plan, which are hereby incorporated by reference into this Plan.

D3.5.4.4.5 Existing Rural Residential Concentrations

Existing concentrations of rural residential development, which are unlikely to be redeveloped in the short term for employment uses, are identified on Schedule A8 of this Plan.

Notwithstanding that these concentrations will be designated for employment use through the subsequent Secondary Plan process, and, provided that the adjacent employment lands are not precluded from development for employment uses due to land use compatibility issues associated with the continued presence of these non-employment uses, the following policies shall apply:

- a) subject to the Secondary Plan process, these concentrations may be zoned to permit the existing residential use and uses related to the residential use;
- b) through the Secondary Plan process, the Town may rezone the lands to permit the use of the existing residential dwellings for office or other uses that are compatible with both the adjacent residential uses, and uses permitted by the underlying employment designation;
- c) policies shall be incorporated into the Secondary Plan, which ensure the provision of landscape or other buffers between existing rural residential concentrations and future employment uses; and,
- d) through the Secondary Plan process, the development of a road network for the *Phase 1B Employment Area*, shall take into consideration the appropriateness of network solutions to address the existence of this residential concentration, including alternatives such as bypasses and cul-de-sacs.

D3.5.5 IMPLEMENTING ZONING BY-LAW

The implementing Zoning By-law shall place lands within the Prestige Industrial designation within a Prestige Industrial Zone, lands within the *Gateway Area* designation within a gateway zone and lands within the *Greenlands, Major Parks and Open Space Area* and *Private Open Space Area* designations within an appropriate Environmental or Open Space Zone. The boundaries of the *Greenlands* designation are delineated in a conceptual manner on Schedule A8 to this Plan. The extent and exact location of the boundaries shall be delineated by the appropriate Conservation Authority and Provincial agencies, and will not require an amendment to this Plan. The implementing Zoning By-law shall also contain specific setbacks for lot lines, buildings, structures, parking areas and other similar facilities from the *Greenlands* designation in relation to the extent and severity of the natural environmental features and ecological functions of the area. This general setback will be evaluated for specific development applications by the Town and the Region of Halton in consultation with the appropriate Conservation Authority, and as established in the Zoning By-law, to provide the appropriate setback required to protect the area from the impacts of construction. A greater setback may be required to reflect specific circumstances.

The implementing Zoning By-law may apply a Holding Provision to some or all of the lands within the Premier Gateway Employment Area Phases 1A and 2A. The holding provision shall only be lifted once Council is satisfied that all of the appropriate servicing, transportation, urban design and environmental considerations have been addressed and the appropriate agreements entered into.

D3.5.6 SPECIAL POLICY AREAS

Special Policy Areas apply to those lands within the Premier Gateway Employment Area Phase 1 that are subject to a land use policy that is specific to a property or area. All other relevant policies of this Plan are applicable unless otherwise modified or exempted by the provisions applicable to each Special Policy Area.

D3.5.6.1 Special Policy Area 1

The parking and/or storing of tractor-trailers shall be permitted on lands designated as *Gateway Area* and identified as Special Policy Area 1, as shown on Schedule A8 of this Plan.

D3.5.6.2 Special Policy Area 2

A commercial operation with a maximum gross floor area of 1,861 square metres devoted to serving the horse/equestrian community, including the selling of commercial products, service, repair, and the making of related products is permitted on lands designated as *Phase 1B Employment Area* and identified as Special Policy Area 2, as shown on Schedule A8 of this Plan.

D3.5.6.3 Special Policy Area 3

Outdoor storage that is accessory to a permitted manufacturing and business office use is allowed on lands designated as *Prestige Industrial Area* and identified as Special Policy Area 3, as shown on Schedule A8 of this Plan.

D4 SOUTH ACTION SPECIAL STUDY AREA

The following policies shall apply to those lands in the southern portion of the community of Acton as shown on Schedule A6 to this Plan.

D4.1 OBJECTIVES

It is the objective of this designation to:

- a) identify an area of vacant land that is considered to be an integral component of the Acton Urban Area to ensure that all land use and servicing options are carefully considered prior to development occurring;
- b) ensure that development does not occur until a comprehensive review of land use and servicing options, urban design and environmental constraints is undertaken; and,
- c) ensure that all new development is integrated with and enhances existing development in the Acton Community.

D4.2 THE NEED FOR COMPREHENSIVE PLANNING

The subject lands were formerly used by a major industrial use. As a result of servicing constraints in the community, the lands were vacant at the time this Plan was adopted by Council. Prior to the adoption of this Plan, the previous Plan permitted industrial uses on private services only.

Council recognizes that the subject lands are located in a key area of Acton. In addition to the large size of the property and its location within the urban area, a number of land uses are considered appropriate in principle for the lands. These uses include residential, industrial, public open space and recreational uses such as a golf course. In addition, if these lands are developed, an opportunity exists to establish a new east-west road connection through the community of Acton.

A review of which uses are appropriate and how they are to be sited and serviced is required. On this basis, development shall not be permitted on the subject lands until a Comprehensive Development Plan (CDP) applying to all the lands is prepared to the satisfaction of Council. The CDP shall deal with such issues as:

- a) the proposed form of servicing;
- b) the protection and enhancement of any natural heritage features and related ecological functions;
- c) the nature, location and density of all uses and the manner in which they are integrated on the subject lands and with existing development;
- d) the nature, extent and timing of any required road improvements and the overall road pattern for the subject lands;
- e) the urban design standards that are to apply; and,

- f) the remediation of any potential site contamination in accordance with Ministry of Environment guidelines.

The CDP shall form the basis of an Official Plan Amendment that will place the lands in appropriate land use designations in accordance with this Plan.

D4.3 CONDITIONS OF APPROVAL

The CDP required in Section D4.2 shall not be approved unless Council is satisfied that:

- a) the density and scale of development conforms to the objectives of this Plan;
- b) existing natural heritage features are integrated and enhanced with the proposed development;
- c) the lands can be appropriately serviced while having regard to the nature of the other developments in the community that may be dependent on additional and/or new servicing;
- d) the development can be integrated with existing development; and,
- e) the proposed uses will have a positive impact on the quality of life in the community.

D4.4 IMPLEMENTING ZONING BY-LAW

Prior to the approval of the CDP and the Official Plan Amendment by the Town, the implementing Zoning By-law shall only recognize development that exists at the time the by-law comes into effect pursuant to the Planning Act. Following approval of the CDP and the Official Plan Amendment, the lands shall be placed in zones that appropriately implement the CDP and the Official Plan Amendment.

D5 BUILT-UP AREA AND INTENSIFICATION AREAS

D5.1 OBJECTIVES

It is the objective of this Plan that:

- a) Intensification Areas provide the focus for the majority of intensification within the Built-up Areas of Acton and Georgetown, and cumulatively attract a significant portion of the planned population and employment growth of these Urban Areas to 2031;
- b) Intensification Areas provide an urban form that is compatible with existing development areas, promotes live-work relationships, facilitates social interaction, improves public safety, is transit-supportive and reduces reliance on the automobile, promotes active transportation, and is more environmentally sustainable;
- c) Intensification Areas receive priority for infrastructure investment, including improvements to the road network, stormwater management, and community services to facilitate development and redevelopment in these areas;
- d) consideration is given by Council to financial, planning approval, and other incentives to support development and redevelopment within Intensification Areas, including the use of Community Improvement Plans;
- e) intensification is limited, outside of Intensification Areas, but within the Built-up Area, in accordance with the policies of this Plan;
- f) identified cultural heritage resources within the Built-up Area are conserved through the process of intensification;
- g) the appropriate type and scale of development in Intensification Areas is addressed through detailed area-specific plans for each area;
- h) development or redevelopment through intensification is characterized by high quality urban design;
- i) minimum densities for development and redevelopment are achieved in Intensification Areas; and,
- j) Intensification Areas provide high quality public open spaces with site and urban design that create attractive pedestrian-friendly places for social interaction.

D5.2 LOCATION

The Intensification Areas of the Town of Halton Hills consist of:

- a) a Major Transit Station Area, represented by the Georgetown GO Station/Mill Street Corridor Area and the Acton Downtown Redevelopment and Medium Density Residential/Commercial Sub-Areas;

- b) an Intensification Corridor, located along Guelph Street in Georgetown, and comprised of areas fronting on Guelph Street in the Georgetown *Downtown Area*, *Community Node*, and GO Station/Mill Street Corridor Area; and,
- c) other redevelopment areas, including the Civic Centre District, South Acton Special Study Area, Georgetown *Downtown Area* and Acton *Downtown Area*.

The boundaries of these Intensification Areas are as shown on Schedule A3-1 – Georgetown Built Boundary and Intensification Areas, Schedule A6-1 – Acton Built Boundary and Intensification Areas, and Schedule A7 – Acton *Downtown Area* of this Plan.

The Intensification Areas identified in this Plan correspond closely with land use designations in the Community Area designation, contained in Sections D2.5.1 and D2.5.2 of this Plan, with the exception of the Civic Centre District, which is covered by Sections D2.5.7 (*Civic Centre Area*) and D1.6.5 (Residential Special Policy Area 5). Detailed land use policies applying to the Intensification Areas are contained in these section of the Plan.

The Georgetown Go Station/Mill Street Corridor Area is covered by a Secondary Plan contained in Section H3 of this Plan. Policies pertaining to the Acton Downtown Medium Density Residential Commercial Sub-Area and the Acton *Downtown Redevelopment Sub-Area*, are provided in Sections D2.5.1.7 and D2.5.1.8 respectively, of this Plan. Section D4 outlines the requirements for comprehensive planning of the South Acton Special Study Area.

D5.3 INTENSIFICATION TARGETS

This Plan provides policies to assist in achieving the minimum intensification targets, contained in Table D5.1, for residential development within the Built Boundary of Acton and Georgetown, as shown on Schedules A3-1 and A6-1 of this Plan.

The Intensification Areas identified in Section D5.2 and Table D5.1 are intended to be the focus for intensification within the Town of Halton Hills over the planning period to 2031.

The minimum intensification targets for new residential units within the Built Boundary provide for a level of intensification that conforms to the policies and land use designations of this Plan. The number of units constructed within the Built Boundary, commencing in 2015 and each year thereafter, will be monitored to ensure conformity with the Region's requirements under the GGH Growth Plan.

TABLE D5.1: MINIMUM RESIDENTIAL INTENSIFICATION TARGETS WITHIN BUILT BOUNDARY

Intensification Area	2015-2031 Target (Units)
GO Station/Mill Street Corridor Area	1,540
Downtown Area	340
Community Node	170
Civic Centre District	520
Other Intensification	630
Georgetown TOTAL	3,200
Downtown Area	90
South Acton Special Study Area	1,240
Other Intensification	460
Acton TOTAL	1,790
Hamlets	110
Built Boundary TOTAL	5,100

Note: ‘Other Intensification’ refers to intensification on individual sites outside of Intensification Areas, and/or accessory apartments within permitted land use designations of this Plan.

D5.4 INTENSIFICATION POLICIES

Intensification within the Built-up Area identified in this Plan is subject to the following general policies:

- a) The Town shall ensure that Intensification Areas are development-ready by:
 - i) coordinating with the Regional the provision of water, wastewater, stormwater and transportation infrastructure with sufficient capacity to support the development densities planned for these areas;
 - ii) coordinating discussions with utility providers to ensure that adequate utility services are or will be in place to serve the proposed development; and,
 - iii) adopting Zoning By-laws or a Secondary Plan or Comprehensive Development Plan, within one year of the approval of the Official Plan Amendment introducing the Intensification Area;

- b) The intersections of Guelph Street and Mill Street, Guelph Street and Maple Avenue, and Guelph Street and Mountainview Road, are recognized as Activity Nodes, and are identified on Schedule A3-1 to this Plan, in which mixed-use intensification is to be focused, within the broader Intensification Areas identified in this Plan;
- c) High quality urban design for development and redevelopment through intensification shall be required, consistent with the Urban Design Guidelines contained in Appendix X4 of this Plan, and any other urban design guidelines prepared in support of Secondary Plans or Comprehensive Development Plans;
- d) The appropriate type and scale of development in Intensification Areas shall be addressed through detailed Secondary Plans or Comprehensive Development Plans for each area, including the preparation of urban design guidelines, where appropriate; and,
- e) Any site-specific Official Plan or Zoning By-law amendment to reduce development density within an Intensification Area is prohibited by this Plan, unless it is part of a municipal comprehensive review of the Official Plan or a review of the Secondary Plan for the Intensification Area.

D5.4.1 MAJOR TRANSIT STATION AREAS

The Georgetown GO Station/Mill Street Corridor Area is a Major Transit Station Area which is intended to be the primary focus for high density residential and/or mixed use intensification in the Town, and is subject to detailed Secondary Plan policies contained in Section H3 of this Plan.

The Acton Major Transit Station Area is located in Downtown Acton and generally corresponds to the Acton *Downtown Redevelopment Sub-Area* designation. This area is intended to accommodate moderate levels of intensification, and policies for the Acton *Downtown Redevelopment Sub-Area* and adjacent Acton Downtown Medium Density Residential Commercial Sub-Area are contained in Sections D2.5.1.7 and D2.5.1.8 of this Plan.

Planning for the Major Transit Station Area shall be guided by the following objectives:

- a) To achieve increased residential and employment densities to ensure the viability of existing and planned transit infrastructure and service; and,
- b) To provide access from various transportation modes to the transit station, including consideration of, but not limited to, pedestrians, bicycle routes and bicycle parking, commuter pick-up/drop-off areas, carpool parking, car share vehicles, and parking/recharging stations for electric vehicles.

D5.4.2 INTENSIFICATION OUTSIDE OF INTENSIFICATION AREAS

Lands outside of the Intensification Areas generally consist of stable residential neighbourhoods, the character of which should be protected from incompatible intensification. However, limited intensification, primarily through contextually appropriate infill, is contemplated by this Plan outside of the Intensification Areas, and may be permitted, subject to the detailed land use designations and policies, and in particular Sections D1.4.2 and D1.4.3, of this Plan. Table D5.1 identifies potential for other intensification that has been

identified to 2031, including infill, redevelopment, and brownfield and greyfield sites, which conform to the policies of this Plan.

D6 DESIGNATED GREENFIELD AREAS

D6.1 LOCATION

The Designated Greenfield Area is comprised of all lands within the Urban Areas of Acton and Georgetown, which are situated outside the Built Boundary as shown on Schedules A3-1 and A6-1 of this Plan, and the entire Premier Gateway Employment Area as shown on Schedule A8.

D6.2 DEVELOPMENT DENSITY

The minimum development density that must be achieved for development within the Designated Greenfield Area in the Town is 39 residents and jobs combined per gross hectare, measured over the Designated Greenfield Area as a whole.

The *Future Residential/Mixed Use Area* and Phases 1B and 2B Employment Areas will be planned at a density designed to achieve the minimum development density over the Designated Greenfield Area as a whole.

In order to achieve this target, the minimum development density for the *Future Residential/Mixed Use Area* shall be within a range of 55 to 60 residents and jobs combined per gross hectare.

D6.3 FUTURE RESIDENTIAL/MIXED USE AREA

D6.3.1 OBJECTIVES

It is the objective of this Plan to:

- a) accommodate moderate population and population-related employment growth for the 2021 to 2031 planning period, as specified in Section A1A of this Plan and in accordance with Section F10.4 of this Plan;
- b) ensure that the new development area is integrated into the fabric of the existing community of Georgetown;
- c) ensure that the new development area is developed as a complete community, with compact pedestrian-friendly neighbourhoods, a mix of housing types, community facilities, commercial centres, and open spaces;
- d) ensure a high standard of urban design; and,
- e) adhere to the community design principles for new communities contained in Section F3 of this Plan.

D6.3.2 LOCATION

The *Future Residential/Mixed Use Area* designation applies to three areas that have been added to the Georgetown Urban Area, as shown on Schedule A3 to this Plan:

- Southwest Georgetown, bounded by Trafalgar Road, Fifteen Side Road, Eighth Line (Main Street) and Tenth Side Road;
- Southeast Georgetown, bounded by Tenth Line, Tenth Side Road, and the Hamlet of Norval; and,
- An expansion to the Stewarttown community, bounded by the existing Stewarttown community, the CN railway line, and the Black Creek within the *Protected Countryside Area* of the Greenbelt Plan.

D6.3.3 COMPREHENSIVE PLANNING

Prior to the approval of any development within this designation, the following must be completed:

- a) a Joint Infrastructure Staging Plan, in accordance with the policies of Section F10.4 of this Plan;
- b) a Secondary Plan, in accordance with the policies of Section G3.1 of this Plan and including the establishment of the local phasing of development to the 2031 planning horizon according to the policies of Section F10.4 of this Plan, to the satisfaction of Council;
- c) a Block Plan according to the policies of Section G3.2 of this Plan, to the satisfaction of Council;
- d) appropriate financial plans and agreements, including any necessary front ending agreements, to the satisfaction of the Region and the Town; and,
- e) appropriate development charge by-laws, to the satisfaction of Council.

D6.3.4 REGIONAL NATURAL HERITAGE SYSTEM

The *Greenlands* designation within the *Future Residential/Mixed Use Area* as shown on Schedule A3 of this Plan, implements the Regional Natural Heritage System contained in the Regional Official Plan. Notwithstanding the policies of Section B1.2 of this Plan, the *Greenlands* designation is subject to the policies contained in Sections 115.2, 115.3, 115.4(2), 116, 116.1, 117.1, 118(1.1), 118(2), 118(3), 118(3.1), 118(4), 118(5) through 118(13), 139.11, 139.12, Map 1G, and the applicable definitions of the Regional Official Plan, which are hereby incorporated by reference into this Plan.

D6.3.5 STEWARTTOWN SPECIAL CHARACTER AREA

It is the policy of this Plan that the expansion area to the community of Stewarttown shall be developed as a low density residential neighbourhood, in keeping with the character of the existing community of Stewarttown.

D6.4 PREMIER GATEWAY EMPLOYMENT AREA PHASE 2

D6.4.1 OBJECTIVES

It is the objective of this Plan to:

- a) accommodate employment growth for the 2021 to 2031 planning period;
- b) provide for the expansion of the Premier Gateway Employment Area, in order to enhance its development as a major new employment area; and,
- c) ensure that the urban design of new development in the area enhances the area's location as a gateway into the Town of Halton Hills, and is sensitive to the character of the area.

D6.4.2 LOCATION

The Premier Gateway Employment Area Phase 2 is generally located on both the north and south sides of Steeles Avenue between Eighth Line and the City of Brampton boundary. Lands within the Premier Gateway Employment Area Phase 2 are divided into four land use designations, as set out below:

- *Prestige Industrial Area*;
- *Gateway Area*;
- *Greenlands*; and,
- *Phase 2B Employment Area*.

D6.4.3 GENERAL DEVELOPMENT POLICIES

The general policies pertaining to the development of lands within the *Prestige Industrial Area*, *Gateway Area* and *Greenlands* designations are as set out in Sections D3.5.3.2, D3.5.3.3, D3.5.3.4 and D3.5.3.5 of this Plan.

D6.4.3.1 Public Utilities and Development Phasing

All development shall proceed on the basis of full municipal services. The Region of Halton is responsible for the extension of municipal water and wastewater services.

Development within the Premier Gateway Employment Area Phase 2 for the 2021 to 2031 planning period shall occur in two sub-phases as illustrated on Schedule A8 to this Plan, and shall be in accordance with Section F10.4 of this Plan. It is the intent of this Plan that all development proceeds in a rational and orderly manner. Development of the *Phase 2B Employment Area* shall also occur in accordance with Section D6.4.4.3 of this Plan.

D6.4.4 LANDUSE DESIGNATIONS

D6.4.4.1 Prestige Industrial Area

The specific policies pertaining to the development of lands within the *Prestige Industrial Area* designation are as set out in Section D3.5.4.1 of this Plan.

D6.4.4.2 Gateway Area

The specific policies pertaining to the development of lands within the *Gateway Area* designation are as set out in Section D3.5.4.2 of this Plan.

D6.4.4.3 Greenlands

The *Greenlands* designation within Phase 2A of the Premier Gateway Employment Area as shown on Schedule A8 of this Plan, is subject to Section B1A of this Plan.

D6.4.4.4 Phase 2B Employment Area

D6.4.4.4.1 Objectives

The objectives of the *Phase 2B Employment Area* designation are:

- a) to accommodate employment growth for the 2021 to 2031 planning period;
- b) to provide for the expansion of the Premier Gateway Employment Area in order to enhance its development as a major employment area; and,
- c) to ensure that the urban design of the new development in the area enhances the area's location as a gateway into the Town of Halton Hills, and is sensitive to the character of the area.

D6.4.4.4.2 Location

The Phase 2B Employment Area designation applies to an expansion to the Premier Gateway Employment Area north of Steeles Avenue, between Eighth Line and the City of Brampton boundary, as shown on Schedule A8 of this Plan.

D6.4.4.4.3 Comprehensive Planning

Prior to the approval of any development within this designation, the following must be completed:

- a) a Joint Infrastructure Staging Plan in accordance with the policies of Section F10.4 of this Plan;
- b) a Secondary Plan, according to the policies of Section G3.1 of this Plan, including:
 - i) a Subwatershed Study appropriately scoped to the *Phase 2B Employment Area*, to the satisfaction of Council; and,

- ii) the establishment of local phasing of development to the 2031 planning horizon;
- c) appropriate financial plans and agreements, including any necessary front ending agreements, to the satisfaction of the Region and the Town; and,
- d) appropriate development charge by-laws, to the satisfaction of Council.

D6.4.4.4.4 Regional Natural Heritage System

The *Greenlands* designation as shown on Schedule A8 of this Plan with Phase 2B of the Premier Gateway Employment Area, implements the Regional Natural Heritage System contained in the Regional Official Plan. Notwithstanding the policies of Section B1.2 of this Plan, the *Greenlands* designation is subject to the policies contained in Sections 115.2, 115.3, 115.4(2), 116, 116.1, 117.1, 118(1.1), 118(2), 118(3), 118(3.1), 118(4), 118(5) through 118(13), 139.11, 139.12, Map 1G and the applicable definitions of the Regional Official Plan which are hereby incorporated by reference into this Plan.

D6.4.4.4.5 Existing Rural Residential Concentrations

Existing concentrations of rural residential development, which are unlikely to be redeveloped in the short term for employment uses, are identified on Schedule A8 of this Plan.

Notwithstanding that these concentrations will be designated for employment use through the subsequent Secondary Plan process, and, provided that the adjacent employment lands are not precluded from development for employment uses due to land use compatibility issues associated with the continued presence of these non-employment uses, the following policies shall apply:

- a) subject to the Secondary Plan process, these concentrations may be zoned to permit the existing residential use and uses related to the residential use;
- b) through the Secondary Plan process, the Town may rezone the lands to permit the use of the existing residential dwellings for office or other uses that are compatible with both the adjacent residential uses, and uses permitted by the underlying employment designation;
- c) policies shall be incorporated into the Secondary Plan, which ensure the provision of landscape or other buffers between existing rural residential concentrations and future employment uses; and,
- d) through the Secondary Plan process, the development of a road network for the *Phase 2B Employment Area*, shall take into consideration the appropriateness of network solutions to address the existence of this residential concentration, including alternatives such as by-passes and cul-de-sacs.

D7 FUTURE STRATEGIC EMPLOYMENT AREAS

D7.1 PURPOSE

The purpose of the Future Strategic Employment Areas, shown as an overlay on Schedule A17, is to identify and protect from incompatible uses certain lands that are strategically located with respect to major transportation facilities and existing employment areas and are best suited for employment beyond the planning horizon of this Plan. The underlying land use designations corresponding to the overlay are shown on Schedule A1 of this Plan and are governed by the policies of this Plan. Future Strategic Employment Areas are not land use designations and confer no permitted uses.

D7.2 LOCATION

The Future Strategic Employment Areas are located adjacent to existing employment areas and existing or potential major transportation facilities, as shown on Schedule A17 of this Plan.

D7.3 POLICIES

D7.3.1 RE-DESIGNATION

The re-designation of lands within the Future Strategic Employment Areas to uses that are incompatible with employment uses in the long term, especially non-farm uses such as institutional and recreational uses, is prohibited.

D7.3.2 SERVICING

It is the intent of this Plan that the Town will participate with the Region in an investigation of the feasibility and cost to service the Future Strategic Employment Areas, as part of the Joint Infrastructure Staging Plan specified in Section F10.4 of this Plan.

D7.3.3 URBAN AREA EXPANSION

The inclusion of lands within the Future Strategic Employment Areas into the Urban Area before 2031 will only be considered through a municipal comprehensive review, as part of the Region's and Town's five-year reviews of their respective Official Plans, if it can be demonstrated that the Region and Town will not be able to meet their 2031 employment targets through development within the Urban Area.

D7.3.4 EXISTING RURAL RESIDENTIAL CONCENTRATIONS

At such time as an area identified as Future Strategic Employment Area is proposed for re-designation to urban employment uses, through a municipal comprehensive review, existing rural residential concentrations shall be identified, and policies incorporated into this Plan, requiring an examination of ways to mitigate the impacts of urban employment development on these areas.