

6. Special Policy Areas

A number of properties have been identified on Schedule B or Schedule B-1 of this Plan as part of a special policy area. The policies of this Plan are modified as set out in the following subsections. All other policies of this Plan continue to apply.

6.1 Special Policy Area 1 - Line 8

On lands identified within “Special Policy Area 1” on Schedule B-1 of this Plan, the following additional policies apply:

- a) Development shall be by plan of subdivision or condominium, in an industrial park setting. Lands within a subdivision may be further divided through the use of Part Lot Control exemptions pursuant to Section 50(7) of the *Planning Act*.
- b) The subdivision shall be designed for large lots to accommodate large scale manufacturing and assembly plants. In this regard, the minimum lot area shall be 2.0 hectares, provided however that a limited number of smaller lots may be permitted as part of the subdivision approval or zoning amendment procedure, where the lots are in close proximity to any sensitive land uses located along the south limit of the property.
- c) Access shall only be from Line 8 and shall be provided in accordance with Town standards. Access shall be from an internal public road of the development serves more than two industrial users, but may be from a private driveway constructed in accordance with Town Standards if the development only serves one or two industrial users. If an internal road is constructed, it shall be designed to allow potential access to the lands to the west.
- d) A minimum 4.5 metre wide road widening along Sideroad 10 and Line 8 shall be required as a condition of subdivision approval.
- e) The Town, at its sole discretion, may permit interim servicing arrangements from an alternate distribution system to accommodate specific development applications. The terms of such an interim servicing scheme will be identified in the subdivision agreement.

- f) Buffering and visual screening shall be provided where the development abuts a residential or agricultural use within Special Policy Area 2. Such buffering or screening shall take the form of fencing or berming, and shall be implemented based on the recommendations of noise and vibration studies that are approved by the Town, in- accordance with the provisions of approved landscape plans, and satisfy all applicable guidelines and requirements of the Ministry of Environment, Conservation and Parks.
- g) Preliminary noise and vibration studies shall be required as a condition of subdivision approval. More detailed studies shall be required prior to approval of any site plan agreement for an individual use/lot.
- h) Buildings, parking and loading areas shall be designed to avoid noise sources abutting any residential uses.
- i) Lighting controls shall be implemented that reduce the impact of lighting from the development. A general lighting plan shall be required as a condition of subdivision approval. More detailed plans shall be required prior to the approval of any site plan agreement for an individual use/lot. Such plans are intended to orient lighting away from abutting residential properties.
- j) Appropriate industrial design guidelines shall be required as a condition of subdivision approval, and implemented through individual site plan agreements. Building treatment and site design will be utilized to mitigate impacts associated with manufacturing and industrial uses that require significant parking, open storage, service and loading areas, particularly along roadways, and abutting residential uses.
- k) The zoning by-law shall establish a site-specific industrial zone on the southerly and westerly boundary of the property where abutting existing residential properties, such zone to be a minimum of 70 metres from the boundaries of any sensitive land uses, within which industrial uses will be restricted to Class I Industrial uses as defined in applicable MOE Guidelines. Where an industrial use other than a Class I industrial use is proposed that would require a lesser setback than the 70 metres, an amending zoning by-law or minor variance would be required to recognize any reduction below 70 metres.
- l) The Town may zone the lands with a Holding (H) symbol to regulate the staging of development on the property, availability

of servicing, and implementation of specific noise, vibration and lighting studies for the lots.

- m) The subdivision agreement shall contain provisions that the extension of municipal water and sewer services will be provided to service the existing uses on Line 8 in Lot 10, Concessions 7 and 8, should the need arise due to adverse effects from the proposed industrial development to the north, at the expense of the developer of the industrial lands to the north. The owners of these lands shall not be required to convey land for road widening in exchange for water services provided by the developer. Water allocation for the residents will be addressed by the developer in the subdivision agreement and prior to any development of the lands. The Town will require that the developer obtain and reserve allocation for that residents in writing to the Town, at which point the Town will reserve the allocation for the residents, until such time as capacity allocations are generally available. Any other extension of sewer and water services to these lands will be at the expense of the benefiting owners, and subject to the Town determining that there is sufficient capacity in the systems to provide the service.
- n) In order to protect for a possible interchange with the Highway 400-404 Link, the plan of subdivision shall identify the lands as a separate block, and the subdivision agreement shall reserve the lands until the Town and MTO determine whether there is a need for a highway interchange at this location. A Needs, Justification and Technical Feasibility Study will also be required for MTO review and approval.
- o) Prior to Council permitting new residential or other uses deemed sensitive within the potential influence area of existing or planned industrial facilities, or permitting industrial facilities on the lands to which Special Policy Area 1 applies, in proximity to existing or planned residential or other uses deemed sensitive; Council shall be satisfied, having had regard for applicable environmental guidelines, that adequate buffering, mitigation and separation distance is achieved, with particular regard for noise, vibration, dust and air quality, to adequately minimize adverse impact. Adverse impact shall be assessed using the relevant Ministry of Environment, Conservation and Parks regulations or guidelines in effect at the time. The objective is to achieve compatibility of neighbouring land uses and to minimize

adverse Impact from sensitive land uses on the ability of nearby Industries to continue operations and to expand as permitted under existing zoning and to minimize adverse impact on sensitive land uses from continuing, neighbouring Industries and their expansions.

- p) The Town shall give notice of the consideration of the Industrial Design Guidelines, an application for site plan approval, adoption of the required hydrogeological report, or the lifting of the Holding Zone to the residents within Special Policy Area 2.

6.2 Special Policy Area 2 - Line 8

On lands identified within “Special Policy Area 2”, on Schedule B-1 of this Plan, only legal existing uses and uses permitted in the Agricultural designation are permitted. Any new land use shall require an amendment to this Plan for the entirety of Special Policy Area 2.

6.3 ~~Special Policy Area 3 – Holland Street West~~ Removed

~~Lands within “Special Policy Area 3” on Schedule B-1 of this Plan are located along the south side of Holland Street West between Sideroad 10 and Langford Boulevard. It is intended that during the term of this Plan that a land use study shall be undertaken for the entirety of the study area. The scope of the study will develop a recommended concept plan that addresses Provincial policy related to:~~

- ~~a) Intensification and additional residential development potential;~~
- ~~b) The planned function of this portion of the corridor;~~
- ~~c) Potential commercial and mixed uses along the corridor;~~
- ~~d) Phasing and matters related to municipal infrastructure;~~
- ~~e) Consolidated transportation accesses to reduce the number of driveways; and,~~
- ~~f) Integration and transition (as appropriate) with residential lands to the south and the provision of park to future residents.~~
- ~~g) The future policies for the area shall provide a comprehensive land use plan for the corridor that addresses the above policies and any other matters identified by the Town.~~

~~Until such time as the Plan has been amended to incorporate the results of this study, uses permitted on the subject lands shall be limited to only those permitted in the Low Density Residential designation/legal existing uses only. If a privately-initiated zoning by-law amendment is proposed in advance of the completion of this study, the applicant shall demonstrate how the proposed development provides for full transportation and land use integration with neighbouring properties and how the proposed development addresses the interaction with the established residential neighbourhood to the south.~~

6.4 Special Policy Area 4 - Townhouse Blocks North of Line 8

On lands identified within “Special Policy Area 4” on Schedule B-1 of this Plan, uses in both the Low Density Residential and Medium Density Residential designations are permitted. Permitted uses shall include single detached, semi-detached, duplex, triplexes, fourplexes, street fronting townhouses, cluster townhouses and low rise apartments.

Lands shall be pre-zoned to permit medium density uses, and a zoning by-law amendment to add any uses permitted in the Low Density Residential designation shall demonstrate where the additional *dwelling units* that would be accommodated if the subject lands were to be developed meeting the minimum density requirements of this Plan.

6.5 Special Policy Area 5 - Southeast Corner of Melbourne Drive and Line 6

On lands identified within “Special Policy Area 5” on Schedule B-1 of this Plan, uses in the Neighbourhood Commercial designation are additionally permitted.

6.6 Special Policy Area 6 - Simcoe Road Residential Redevelopment

On lands identified within “Special Policy Area 6” on Schedule B-1 of this Plan, residential *redevelopment* is anticipated and permitted through limited, low density *infill* development.

- a) Uses in the Low Density Residential designation are permitted, including multiple units on private roads.
- b) Cluster townhouses are additionally permitted, but only in a rear lane-based format.
- c) Uses in the Neighbourhood Commercial designation are additionally permitted provided the proposal is compatible with adjacent residential *development*.

6.7 ~~Special Policy Area 7 - Bradford and District Community Centre~~Removed

~~The Bradford and District Community Centre complex occupies lands identified within "Special Policy Area 7" on Schedule B-1 of this Plan.~~

- a) ~~A re-visioning study has been undertaken for the subject lands and, as such, the lands shall be developed in accordance with the study, which may require a zoning by-law amendment.~~

6.8 Special Policy Area 8 - Lands North of the Highway 400-404 Link in Bradford

Lands identified within "Special Policy Area 8" on Schedule B-1 of this Plan (north of the Highway 400-404 Link in the Bradford Urban Area) have been identified for future urban *development* since the adoption of the amalgamated Town's first Official Plan, with land use designations applied. The lands are currently occupied by rural and estate residential uses, agriculture, and limited employment lands *development* along Artesian Industrial Parkway. This was Community Area 5 in the previous Town Official Plan. (OPA 27)

- a) Prior to any *development* occurring within Special Policy Area 8, a Secondary Plan shall first be in effect to provide a land use vision, transportation master plan (including *active transportation*, and referring to the Ministry of Transportation's Highway Access Management Guidelines), water and wastewater master plan, *natural heritage system*, and stormwater management plan for all lands in the Special Policy Area. (OPA 27)
- b) *Redevelopment* of *existing uses* shall require a Zoning By-law Amendment to ensure there is no negative effect of the proposed *redevelopment* on the long-term *development* of the lands.

Limited expansions of *existing uses*, buildings and structures and the erection of *accessory buildings* and structures may be permitted without amendment to the Zoning By-law. (OPA 27)

- c) *Existing uses* may be required to connect to full *municipal sewage services* and *municipal water services* as part of *development* occurring within Special Policy Area 8. (OPA 27)
- d) Any conversion of employment lands must be in accordance with Provincial and County planning policies. (OPA 27)
- e) The Secondary Plan shall conform to the Simcoe County Official Plan and Provincial plans, per the *Planning Act* and shall be circulated to the Ministry of Transportation and any other applicable agencies for review and comment. (OPA 27)
- f) On lands designated Industrial within Special Policy Area 8, the uses permitted in the Industrial/Commercial Designation [Section 4.3.2(a)] are additionally permitted. (OPA 27)

6.9 ~~Special Policy Area 9 - Downtown Bradford~~ ~~Eastern Gateway~~Removed

~~Lands identified within "Special Policy Area 9" on Schedule B-1 of this Plan are on the west side of Dissette Street and north of Holland Street, and are designated Downtown Bradford. These lands will form the core of a major transit station area near the Bradford GO Station (OPA 27):~~

- ~~a) Notwithstanding the use permissions of the Downtown Bradford designation, residential uses on a first storey may be permitted along the rear of the properties through a zoning by-law amendment. The various housing policies, including housing forms and housing for older persons, shall apply to these dwelling units. (OPA 27)~~
- ~~b) The four-storey minimum height requirement shall not apply where residential uses on a first storey are permitted in zoning in accordance with subsection (a) above. (OPA 27)~~
- ~~c) Appropriate transition, including setbacks, grading, and landscaping, plus compatible height shall be achieved between adjacent properties in a different land use designation.~~
- ~~d) Sensitive land uses shall be appropriately separated or buffered from the wastewater treatment plant. To facilitate this, single storey commercial uses may be permitted on the northern half of the subject lands. (OPA 27)~~