



5.0 SETTLEMENT AREA POLICIES

5.1 INTRODUCTION

5.1.1 General

The structure of settlements within the Municipality of North Middlesex is based on a three-level hierarchy, established in policy by the Middlesex County Official Plan. The three levels are Urban Settlement Area, Community Settlement Area and Hamlet Settlement Area. This Plan contains seven (7) land use designations directly associated with the Settlement Areas, which are detailed in this Section. The land use designations are as follows:

- Residential Area Land Use Designation;
- Central Area Land Use Designation;
- General Commercial Area Land Use Designation;
- Employment Area Land Use Designation;
- Industrial Area Land Use Designation;
- Institutional Area Land Use Designation;
- Hamlet Settlement Area Land Use Designation;

The following classifies the 13 settlements in the Municipality.

Urban Settlement Areas	Community Settlement Areas	Hamlet Settlement Areas
<ul style="list-style-type: none"> • Ailsa Craig • Parkhill 	<ul style="list-style-type: none"> • Nairn 	<ul style="list-style-type: none"> • Brinsley • Carlisle • Clandeboye • Corbett • Greenway • Hungry Hollow • Lieury • Mount Carmel • Sylvan • West McGillivray



5.1.2 Urban Settlement Areas

There are two Urban Settlement Areas in the Municipality of North Middlesex – Parkhill and Ailsa Craig. The following policies apply to Urban Settlement Areas.

- a) All new proposed development shall be fully serviced by municipal water and municipal sewage disposal systems.
- b) Urban Settlement Areas shall have the highest concentration and intensity of land uses within the Municipality.
- c) Urban Settlement Areas shall be the focus of future growth by accommodating a significant portion of the planned growth and development over the horizon of this Plan.
- d) Schedule “A” of this Plan identifies the boundaries of the Urban Settlement Areas. As this Plan accommodates planned growth and development for a 20-year planning horizon, outward expansions of the boundaries are not anticipated. An Official Plan Amendment, subject to the policies of Section 9.6.1, shall be required to adjust the boundaries of an Urban Settlement Area.
- e) Lands within the Urban Settlement Areas are subject to multiple land use designations. The Agricultural Area, Restricted Agricultural Area, Urban Reserve Area, Hamlet Settlement Area and Resource Extraction Area land use designations shall not be permitted in the Urban Settlement Areas.
- f) Where vacant land exists between the existing urban areas and the Urban Settlement Area boundary, development will proceed in a staged and sequential manner. The pattern of roads and orientation of future development shall be in keeping with the existing urban pattern. Access to County roads shall be subject to approval by the County of Middlesex.

5.1.3 Community Settlement Areas

There is one Community Settlement Area in the Municipality of North Middlesex – Nairn. The following policies shall apply to Community Settlement Areas.

- a) An Official Plan Amendment, in accordance with Section 9.6.1 of this Plan, shall be required to redesignate a Community Settlement Area as an Urban Settlement Area. As part of the application for Official Plan Amendment, a Settlement Capability Study shall be prepared to the satisfaction of the Municipality and the County, in consultation with the Province. A Settlement Capability Study is a



comprehensive study of a community to identify the suitability of the area to safely accommodate future growth and development in light the services available, and to establish a technical foundation on which to base a secondary plan and evaluate applications for development. This study must address the Settlement Area hierarchy set out in this Plan.

- b) Community Settlement Areas are generally serviced by municipal piped water and private sewage disposal systems. However, in order to accommodate future growth, the extension of full municipal services, subject to a Class Environmental Assessment under the *Environmental Assessment Act*, shall be required. Extension of full municipal services to a Community Settlement Area shall not require an amendment to this Plan.
- c) Community Settlement Areas are intended to serve the surrounding agricultural areas and provide an alternative living environment to the Urban Settlement Areas.
- d) Community Settlement Areas shall provide a more limited range of land uses and services than that of the Urban Settlement Areas. The concentration and intensity of land uses is expected to be lower than in the Urban Settlement Areas.
- e) Community Settlement Areas will accommodate a smaller portion of the projected growth and development than the Urban Settlement Areas.
- f) Schedule “A” of this Plan identifies the boundaries of Community Settlement Areas. As this Plan accommodates planned growth and development for a 20-year planning horizon, outward expansions of the boundaries are not anticipated. An Official Plan Amendment, subject to the policies of Section 9.6.1, shall be required to adjust the boundaries of a Community Settlement Area. To support the expansion of a Community Settlement Area, a Settlement Capability Study shall be prepared to the satisfaction of the Municipality and the County, in consultation with the Province.
- g) Lands within the Community Settlement Areas are subject to multiple land use designations. The Industrial Area, Urban Reserve Area, Agricultural Area, Restricted Agricultural Area, Hamlet Settlement Area and Resource Extraction Area land use designations shall not be permitted in the Community Settlement Areas.
- h) Where vacant land exists between the existing urban areas and the Community Settlement Area boundary, development will proceed in a staged and sequential manner. The pattern of roads and orientation



of future development shall be in keeping with the existing community pattern. Access to County roads shall be subject to approval by the County of Middlesex.

5.1.4 Hamlet Settlement Areas

There are ten Hamlet Settlement Areas in the Municipality of North Middlesex – Brinsley, Carlisle, Clandeboye, Corbett, Greenway, Hungry Hollow, Lieury, Mount Carmel, Sylvan, West McGillivray. The following policies apply to the Hamlet Settlement Areas.

- a) Notwithstanding that partial services are generally discouraged by the Provincial Policy Statement, Hamlet Settlement Areas are generally serviced by municipal piped water and private sewage disposal systems. The provision of a municipal sewage disposal system in any Hamlet Settlement Area is not anticipated by this Plan.
- b) Hamlet Settlement Areas are rural settlements that are intended to function as small dormitory clusters providing very limited commercial, institutional and recreational services to the surrounding agricultural areas. Expansion of these uses is not anticipated by this Plan.
- c) Hamlet Settlement Areas shall continue to provide a very limited range of land uses and services and may accommodate a very limited amount of the anticipated residential growth and development within the horizon of this Plan. Additional residential growth may only occur through infilling or minor rounding-out of the existing hamlet settlement pattern.
- d) Schedule “A” of this Plan designates the Hamlet Settlement Areas as Hamlet Settlement Area Land Use Designation. No new outward expansion of the existing Hamlet Settlement Areas will be permitted. Notwithstanding the general nature of the locations of the Hamlet Settlement Area Land Use Designation, an Official Plan Amendment, subject to the policies of Section 9.6.1, shall be required to expand the boundaries of a Hamlet Settlement Area to accommodate proposals not addressed through the policies of Section 5.1.4.c. To support the expansion of a Hamlet Settlement Area, a Settlement Capability Study shall be prepared to the satisfaction of the Municipality and the County, in consultation with the Province.



5.2 RESIDENTIAL AREA LAND USE DESIGNATION

Lands designated Residential Area on Schedule “A” to this Plan and found in the Urban and Community Settlement Areas shall be subject the following policies.

5.2.1 Permitted Uses

The following policies relate to the uses permitted on lands designated Residential Area Land Use Designation on Schedule “A”.

- a) The predominant use of land in the Residential Area Land Use Designation shall be a variety of dwelling types, including single detached dwellings, semi-detached dwellings, duplex dwellings and similar low-profile residential buildings not exceeding two-and-a-half (2.5) storeys in height and two (2) dwelling units per property.
- b) While not the predominant use, medium density residential uses shall be permitted including triplex dwellings, fourplex dwellings, row or block townhouse dwellings, converted dwellings containing more than two dwelling units, walk-up apartments and similar medium profile residential buildings not exceeding four (4) storeys in height.
- c) Residential development in forms and densities greater than that described in Subsections a) and b) are discouraged. Proposed residential developments at densities higher than prescribed by this Plan shall be subject to the policies of Section 5.2.2.
- d) An accessory residential dwelling unit, “granny flat” or garden suite shall be permitted on a residential lot, subject to the policies of Section 5.2.3 of this Plan.
- e) Local places of worship, elementary schools, parkettes/tot lots and parks shall be permitted.
- f) Senior citizens' homes or similar housing facilities for senior citizens including nursing homes shall be permitted and may be developed in accordance with the policies of Section 5.2.2.c.
- g) A home occupation in a dwelling shall be permitted, provided the use does not change the residential character of the building and lot, and residential remains the principal use and no accessory dwelling unit or “granny flat”/garden suite exists. The use shall be compatible with the surrounding residential uses. Parking associated with the use shall be provided in accordance with the Zoning By-law.
- h) Mobile homes and mobile home parks shall be discouraged.



- i) Group homes, hostels, temporary shelters, emergency shelters and other similar forms of special needs housing shall be permitted, subject to the policies of Section 5.2.4.c.
- j) Correctional group homes and similar uses licensed under the *Ministry of Correctional Services Act* and the *Charitable Institutions Act* shall not be permitted in the Residential Area Land Use Designation.
- k) Uses accessory to any of the permitted uses in the Residential Area Land Use Designation are permitted. The accessory uses shall be defined in the Zoning By-law.
- l) The specific uses permitted shall be established in the Zoning By-law.

5.2.2 Residential Density & Locational Requirements

The appropriate residential density shall be based on the availability of services, compatibility with surrounding uses and locational factors. The following policies relate to residential density requirements.

- a) The maximum density within a low density residential area or the low density residential portion of a development shall not exceed 25 dwelling units per gross hectare.
- b) The maximum density within medium density residential development shall not exceed 40 dwelling units per gross hectare.
- c) New medium density residential development shall be subject to site plan control, in accordance with Section 9.6.6 of this Plan.
- d) New medium density residential developments and other uses that are similar in terms of profile, shall meet the following criteria:
 - i) The density, height and character of the development shall have regard to adjacent uses;
 - ii) The height and massing of the buildings at the edge of the medium density residential development shall have regard to the height and massing of the buildings in any adjacent low density residential area and may be subject to additional setbacks, or landscaping to provide an appropriate buffer;
 - iii) Subject to approval by the County of Middlesex, the development will be encouraged to have direct access to a County arterial or collector road, where possible and appropriate;



- iv) The water mains and sanitary sewers shall be capable of accommodating the development, or the proponent has committed to extend services at no expense to the Municipality;
- v) The development is adequately serviced by parks and school facilities;
- vi) In developments incorporating walk-up apartments, block townhouse dwellings and medium-profile residential buildings, on-site recreational facilities or amenities such as playground equipment may be required to service the development;
- vii) The development shall be designed and landscaped, and buffering shall be provided to ensure that the visual impact of the development on adjacent uses is minimized; and
- viii) Except for a triplex dwelling, fourplex dwelling or other similar small scale developments, a report on the adequacy of the road network to accommodate the expected traffic flows, and the adequacy of water and sewer services shall be prepared by the proponent and approved by the Municipality, and in the case of lands adjacent to a County Road, the County of Middlesex shall also approve the road network report.

5.2.3 Accessory Residential Dwellings, “Granny Flats” or Garden Suites

The following policies shall apply to the development of accessory residential dwelling units, “granny flats” or garden suites in the Residential Area Land Use Designation.

- a) Accessory residential dwelling units shall be defined as separate and complete dwelling units that are contained within the structure of a single detached residential dwelling. “Granny flats” or garden suites shall also be considered accessory residential dwellings, save and expect for that a “granny flat” or garden suite shall be a small independent building, physically separate from the principal dwelling unit with which it is associated.
- b) A maximum of one (1) accessory residential dwelling unit per lot shall be permitted.
- c) The proposed unit shall have regard to the type of housing found in the surrounding residential neighbourhood. Standards to ensure



compatibility with the surrounding neighbourhood shall be provided in the Zoning By-law.

- d) Full municipal services will be required for the development of an accessory residential dwelling unit or “granny flat” or garden suite.
- e) Council may deem accessory residential dwelling units to be subject to site plan control in accordance with Section 9.5.6 of this Plan.
- f) Development of “granny flats” or garden suites shall be subject to the following criteria:
 - i) The exterior design of any proposed unit in terms of height, massing, scale and layout shall be consistent with the present land uses in the area; and
 - ii) The siting of the unit and any related features shall have a minimal effect on light, view and privacy of adjacent yards.
- g) “Granny flats” or garden suites shall be permitted by way of Temporary Use By-law, in accordance with Section 9.3.3 of this Plan.
- h) Development of accessory dwelling units within the principal building shall be subject to the following criteria:
 - i) The structural stability of the building to accommodate alterations for an additional dwelling unit;
 - ii) Exterior changes to the structure will be minimal;
 - iii) Compliance with the provisions of the Ontario Building Code, Fire Code and all other relevant municipal and Provincial standards;
 - iv) The accessory residential unit is incidental to the permitted residential use, is located within the existing main building and does not exceed one-third of the total habitable floor space.

5.2.4 Residential Area Policies

The following policies shall apply to lands designation Residential Area:

- a) Plans of subdivision shall be the preferred method of residential lot creation. Notwithstanding this, infill lots fronting onto an existing public road may be created by way of consent. Lot creation shall be governed by the policies of Sections 9.6.4 and 9.6.5.



- b) Uses within the Residential Area Land Use Designation shall be required to develop on the basis of full municipal services, including but not necessarily limited to, municipal sewer, water and stormwater services.
- c) When reviewing any proposal for the purposes of establishing, through new construction or conversion of existing structures, a group home, hostel, temporary shelter, emergency shelter or other similar form of special needs shelter, Council shall be satisfied that:
 - i) The traffic generated from the facility can be adequately accommodated by the road network and will not have a significant impact on adjacent sensitive land uses, particularly residential uses;
 - ii) The facility is of a design which maintains the scale, density, appearance, character and continuity of existing land uses in the surrounding area;
 - iii) The land, buildings or structures for the proposed facility conform to the provision of the Zoning By-law, including those related to parking requirements, ensuring that on-site parking is sufficient to meet the needs of residents, support staff and visitors; and
 - iv) Where appropriate, that a licence has been granted by the licensing Provincial Ministry.

5.2.5 General Housing Policies

The Urban and Community Settlement Areas shall provide the mix and range of residential lot sizes and unit sizes required to satisfy the varied needs of the Municipality's existing and future residents. To achieve this, the Municipality encourages, in co-operation with all levels of government and the private sector, the provision of high quality new housing and the rehabilitation of the existing housing stock. The Municipality will attempt to ensure that residents receive the maximum possible benefit offered in existing and future Municipal, Provincial and Federal housing assistance programs.

It is the policy of the Municipality that:

- a) Infilling and intensification of the Settlement Areas will be encouraged to provide a greater mix and balance of residential housing types.



- b) Council may review the demand for moderate to low income housing by consulting with organizations that work with these target groups in the community.
- c) Wherever possible, Council encourages homes for the aged and senior citizen accommodations to be located in proximity to retail, personal service and community facilities.
- d) Subject to the Land Use Policies of this Plan, Council supports policies for the establishment of group homes, for specialized or group care of people who, by reason of their emotional, mental, social or physical condition or legal status require a group living arrangement for their well being under responsible supervision.
- e) Group homes shall not be concentrated and shall be generally located throughout the Municipality. The spatial location, number, type and size of the group homes shall be controlled so as to ensure that they are compatible with adjacent uses. To achieve this, a minimum distance separation between group homes shall be established within the Zoning By-law. Correctional group homes and similar uses licensed under the *Ministry of Correctional Services Act* and the *Charitable Institutions Act* shall be treated as an institutional use.
- f) Council will maintain a minimum ten-year supply of land designated for housing.
- g) Council will encourage the development of land by government bodies for residential purposes, subject to the appropriate policies contained in this Plan.
- h) Council will discourage the conversion of rental housing stock to freehold, if such a conversion results in a reduction in the amount of rental housing available to an unacceptable level.
- i) Council will prevent the introduction of new non-farm residential development outside of the Settlement Areas.

5.3 CENTRAL AREA LAND USE DESIGNATION

The Central Area Land Use Designation applies to the lands adjacent to the Ailsa Craig Main Street, Parkhill Main Street and a portion of Parkhill King Street. These areas will continue to be multi-functional in nature, and will contain retail, office, entertainment, government and residential uses. Central Areas are planned to function as “main streets” that provide daily and weekly convenience and general retail and service needs for the Municipality. The Central Areas will be pedestrian-oriented, catering to



family, tourist and business needs. Lands designated Central Area on Schedule “A” shall be subject the following policies.

5.3.1 Permitted Uses

The uses permitted on lands designated Central Area on Schedule “A” are as follows.

- a) The primary permitted uses in the Central Area Land Use Designation shall include commercial uses, including general retail, personal services and offices.
- b) Restaurants, hotels, motels, recreational and entertainment uses shall be permitted. Adult entertainment uses shall not be permitted in the Central Area Land Use Designation.
- c) Residential uses that do not negatively impact the commercial focus of the area shall be permitted, subject to the following provisions:
 - i) In a building of commercial character, residential uses shall only be permitted above the ground floor.
 - ii) In a building of residential character (either single detached or multiple dwelling), residential or commercial uses shall be permitted, provided the residential character of the building is maintained.
- d) Civic and public uses including government offices and functions, schools, churches, libraries, community centres and parks and open space shall be permitted.
- e) Uses accessory to any of the permitted uses in the Central Area Land Use Designation are permitted. The accessory uses shall be defined in the Zoning By-law.
- f) The specific uses permitted shall be established in the Zoning By-law.

5.3.2 Policies

The following policies shall apply to those lands designated Central Area.

- a) The Central Area Land Use Designation applies to the Ailsa Craig Main Street, Parkhill Main Street and a portion of Parkhill King Street. This Plan does not contemplate the application of this Land Use Designation elsewhere in the Municipality. Applications for expansion or enlargement in the locations where this designation is



found are subject to an Official Plan Amendment and the policies of Section 9.6.1 of this Plan.

- b) The height, massing and layout of buildings within the Central Area Land Use Designation shall be oriented to a pedestrian scale.
- c) The density of commercial buildings or mixed commercial-residential buildings on any lot shall not exceed two-and-a-half (2.5) times the lot area.
- d) The net residential density of residential buildings shall not exceed 40 dwelling units per gross hectare.
- e) The site plan control policies of this Plan shall apply to all development applications within the Central Area Land Use Designation.
- f) Adequate off-street parking and loading spaces shall be provided in accordance with the Zoning By-law. As an alternative to providing on-site parking, the Municipality may accept a cash-in-lieu of parking payment to improve parking conditions in the areas of Ailsa Craig Main Street, Parkhill Main Street and Parkhill King Street.
- g) Infilling and intensification within the Central Area Land Use Designation shall be encouraged.
- h) Uses within the Central Area shall be required to develop on the basis of full municipal services, including but not necessarily limited to, municipal sewer, water and stormwater services.

5.3.3 Special Policy Area – Parkhill King Street

On lands fronting onto Parkhill King Street and denoted as “Special Policy Area 5.3.3” on Schedule “A1”, notwithstanding Section 5.3.1.c, residential uses shall be permitted on the ground floor of an existing commercial building, provided that:

- a) The residential use does not alter the height, massing, layout or exterior appearance of the building so as to alter the pedestrian oriented character of Parkhill King Street;
- b) The residential use does not inhibit the existing retail, commercial and office uses in the vicinity;
- c) The reuse for residential purposes does not preclude the opportunity to convert the ground floor to a retail, commercial or office use in the future;



- d) Parking for the residential use shall be provided in accordance with the Zoning By-law; and
- e) The residential use conforms to the provisions of the Zoning By-law.

5.4 GENERAL COMMERCIAL AREA LAND USE DESIGNATION

The General Commercial Areas include all of the commercial areas within the Urban and Community Settlement Areas, except for the Central Areas of Ailsa Craig and Parkhill. The uses of the lands are primarily oriented to vehicular traffic and single purpose shopping trips. The following policies shall apply to lands designated General Commercial Area on Schedule “A”.

5.4.1 Permitted Uses

Uses permitted on lands designated General Commercial Area on Schedule “A” are as follows.

- a) The primary permitted uses shall include retail establishments and commercial uses that are destination oriented or intended to serve the travelling public, including automobile service stations, vehicles sales and service, public garages, motels, hotels, restaurants, category-specific establishments such as furniture, appliance, carpet, flooring, home electronics and/or garden centres, building supply centres, and other similar uses.
- b) Large retail uses, such as department stores, shall not be permitted in the General Commercial Area Land Use Designation.
- c) Adult Entertainment uses shall not be permitted in the General Commercial Area Land Use Designation.
- d) An accessory dwelling unit within a permitted use for a caretaker or security guard shall be permitted.
- e) Uses accessory to any of the permitted uses in the General Commercial Area Land Use Designation are permitted. The accessory uses shall be defined in the Zoning By-law.
- f) The specific uses permitted shall be established in the Zoning By-law.



5.4.2 Policies

The following policies apply to lands designated General Commercial Area.

- a) General Commercial Areas shall be compatible with surrounding uses and shall be adequately buffered from adjacent residential and other sensitive land uses.
- b) Adequate off-street parking and loading spaces shall be provided in accordance with the Zoning By-law
- c) General Commercial uses shall generally only locate on County arterial or collector roads. Access to the County road shall be subject to approval by the County of Middlesex.
- d) A high standard of site design and maintenance will be required through site plan control.
- e) Uses shall develop on the basis of full municipal services, including but not necessarily limited to, municipal sewer, water and stormwater services.

5.5 EMPLOYMENT AREA LAND USE DESIGNATION

Employment areas are characterized by their high visual profile and accessibility and are generally comprised of light industrial, general commercial and related uses. Employment areas are located along Provincial Highways, and County arterial and collector roads. Generally, these areas are expected to accommodate a wide range of users requiring high visibility. High quality design will be essential in these areas and some restrictions on uses will be applied to ensure attractive streetscapes. The following policies apply to lands designated Employment Area on Schedule "A".

5.5.1 Permitted Uses

Uses permitted on lands designated Employment Area on Schedule "A" are as follows.

- a) The predominant use of land shall be a wide range of employment and office uses.
- b) Industrial uses shall be limited to small-scale, self-contained uses that produce and/or store a product where there is a low probability of fugitive emissions.



- c) General Commercial uses, provided that the policies of Section 5.4 are adhered to where appropriate and applicable and the type of uses and their sizes are appropriate
- d) Council may permit the following ancillary uses without an amendment to this Plan:
 - i) Parks and open space uses; and
 - ii) Institutional uses, provided they are adequately buffered from uses that produce potential nuisances, such as noise, odour, dust, vibration or heavy traffic, as defined by the Ministry of the Environment or other relevant agency.
- e) Adult Entertainment uses shall not be permitted in the Employment Area Land Use Designation.
- f) An accessory dwelling unit within a permitted industrial use for a caretaker or security guard shall be permitted.
- g) Uses accessory to any of the permitted uses in the Employment Area Land Use Designation are permitted. The accessory uses shall be defined in the Zoning By-law.
- h) The specific uses permitted shall be established in the Zoning By-law.

5.5.2 Policies

The following policies shall apply to the Employment Area Land Use Designation.

- a) No outside storage of goods or materials will be permitted.
- b) High quality design, landscaping and building standards will be required. These standards shall be secured through site plan control. Buildings shall be designed so that all elevations facing a street present an appropriate front elevation. Loading areas are not considered appropriate in any yard facing a street. The location of loading areas shall be controlled in the Zoning By-law.
- c) Compatibility of uses on an individual property will be controlled through the Zoning By-law and site plan control.
- d) Adequate landscaping and buffering will be provided between the Employment Area Land Use Designation and any sensitive land uses, as established by the Ministry of the Environment or other relevant agency.



- e) Class I Industrial use buildings, as defined by the Ministry of the Environment, shall not locate within 20 metres of any sensitive land use. This separation distance shall be enforced through the Zoning By-law and site plan approval process through the use of a minimum 20-metre building setback applied to any Class I Industrial use building adjacent to an established or approved sensitive land use.
- f) In locating any sensitive land use in the vicinity of any established or approved Class I Industrial use, the Municipality shall have regard to the 20-metre setback requirement. Deviation from the established separation distance shall require detailed supporting studies of the potential impacts on the sensitive land use by the Class I Industrial use, and vice-versa, and any recommended mitigation measures.
- g) Access to Provincial Highways and County roads shall be subject to the approval of the appropriate authority.
- h) The Zoning By-law shall establish development standards and other measures required to support the Employment Area Land Use Designation policies.

5.6 INDUSTRIAL AREA LAND USE DESIGNATION

Industrial areas provide the primary location for industrial activities in the Municipality of North Middlesex. The Industrial Area Land Use Designation permits a broad range of uses that, because of their physical and operational characteristics, should be clustered together and separated from sensitive land uses. The following policies shall apply to lands designated Industrial Area on Schedule “A”.

5.6.1 Permitted Uses

Uses permitted on lands designated Industrial Area on Schedule “A are as follows.

- a) The predominant use of land shall be for industrial uses that require open storage of goods and materials such as manufacturing, processing, assembling, repairing, wholesaling, warehousing, trucking and storage.
- b) Other uses permitted may include establishments that may exhibit any or all of the following characteristics:
 - i) Large physical size of the lot/property/site or facilities;
 - ii) Outdoor storage of goods and materials;



- iii) Large production volumes or large product size;
 - iv) Frequent shipment of products and/or materials;
 - v) Long production hours and shift operations/unusual hours of operation;
 - vi) Large volumes of traffic at off-peak hours; and/or
 - vii) Likelihood of nuisances, such as noise, odour, dust or vibration.
- c) In addition to the uses permitted above, Council may permit ancillary institutional uses without an amendment to this Plan, provided they are adequately buffered from uses that produce potential nuisances, such as noise, odour, dust, vibration or heavy traffic, as defined by the Ministry of the Environment or other appropriate agency.
- d) An accessory dwelling unit within a permitted industrial use for a caretaker or security guard shall be permitted.
- e) Uses accessory to any of the permitted uses in the Industrial Area Land Use Designation are permitted. The accessory uses shall be defined in the Zoning By-law.
- f) The specific uses permitted shall be established in the Zoning By-law.

5.6.2 Policies

The following policies shall apply to the Industrial Area Land Use Designation.

- a) Those uses that create or potentially create extreme environmental stress as a result of air and/or noise emissions, and/or the generation and/or handling of solid or liquid wastes will only be considered based on the submission of an environmental impact assessment satisfactory to the Municipality. The Municipality shall be satisfied that the required Certificate of Approval from the Ministry of the Environment is in good standing.
- b) A separation distance, determined in consultation with the Ministry of the Environment, shall be established between an industrial use and any sensitive land use. This separation distance shall be enforced through a site specific amendment to the Zoning By-law and site plan control through the use of a minimum building setback



applied to any industrial use building adjacent to an established or approved sensitive land use.

- c) In locating any sensitive land use in the vicinity of any established or approved industrial use, the Municipality shall establish appropriate separation distances in consultation with the Ministry of the Environment.
- d) Deviation from the established Ministry of the Environment separation distances shall require detailed supporting studies of the potential impacts on the sensitive land use by the Industrial use, and vice-versa, and any recommended mitigation measures.
- e) Separation distances between sensitive land uses and Industrial uses shall be implemented through the Zoning By-law, as a condition of draft plan approval and/or through site plan control and may include measures such as:
 - i) Building orientation, design and setbacks;
 - ii) Landscaping and screening;
 - iii) Access controls;
 - iv) Road improvements and widenings;
 - iv) Restrictions on the range of permitted uses; and
 - v) Restrictions on outside storage.
- f) Adequate off-street parking and loading facilities shall be provided for all permitted uses for employees and visitors. Motorized vehicle access shall be oriented such that industry-related traffic will be discouraged from using local roads where other options are available. Loading facilities and service areas shall be located to avoid conflict between pedestrian circulation, service vehicles and movement along the public rights-of-way.
- g) The provision of appropriate and adequate landscaping and/or other forms of buffering shall be provided to:
 - i) Enhance all parking lots, and outdoor loading, storage and service areas; and
 - ii) Provide separation between the employment use and any adjacent use, where appropriate.



- h) Industrial uses shall be developed in such a manner to ensure protection and screening of outdoor storage areas from all adjacent roads.
- i) The introduction of Adult Entertainment uses is strongly discouraged. Should development applications for Adult Entertainment uses be received, such uses shall only be considered by way of a site-specific Official Plan Amendment in the Industrial Area Land Use Designation. Such uses may not locate any closer than 200 metres of an existing or designated residential, commercial or institutional use.

5.7 INSTITUTIONAL AREA LAND USE DESIGNATION

The Institutional Area is used for major public and institutional uses that benefit the residents of the Municipality of North Middlesex. Major institutional uses are defined as those institutional uses where the property is intensely built and attracts high traffic volumes.

5.7.1 Permitted Uses

Uses permitted on lands designated Institutional Area on Schedule “A” are as follows.

- a) The uses envisaged include secondary schools, government offices, places of worship, nursing homes, medical clinics, recreational, cultural and educational facilities, arenas, community centres, cemeteries, fairs or exhibition grounds, major parks, other public uses, and uses accessory thereto. Correctional group homes, and similar uses licensed under the *Ministry of Correctional Services Act* and the *Charitable Institutions Act*, group homes, hostels, temporary shelters, emergency shelters and other similar forms of special needs uses shall be permitted the Institutional Area Land Use Designation, subject to the policies of Section 5.7.2.g of this Plan.
- b) In addition to the uses permitted above, Council may permit ancillary residential uses and/or open space uses in areas designated Institutional Area without requiring an amendment to this Plan, provided that:
 - i) The ancillary use is clearly incidental and secondary to, and complementary with the main use;
 - ii) The residential uses shall be wholly within the institutional building; and



- iii) The development satisfies the appropriate policies relating to the use.
- c) Uses accessory to any of the permitted uses in the Institutional Area Land Use Designation are permitted. The accessory uses shall be defined in the Zoning By-law.
- d) The specific uses permitted shall be established in the Zoning By-law.

5.7.2 Policies

The following policies shall apply to the Institutional Area Land Use Designation.

- a) Development of institutional uses shall be subject to site plan control.
- b) Government buildings deemed to be redundant may be used as non-government offices without an amendment to this Plan, provided that no significant physical changes to the site or structure are made.
- c) Adequate off-street parking areas shall be provided in accordance with the provision of the Zoning By-law, and access to parking areas shall be limited and designed to provide maximum safety for pedestrian and vehicular traffic.
- d) Notwithstanding the policies of this Plan relating to the Minimum Distance Separation Formulae, an inactive cemetery not associated with a place of worship shall not be subject to the Institutional criteria for separation distances.
- e) Major institutional uses shall be subject to the following policies:
 - i) Major institutional uses shall be located where there is direct access to a County arterial or collector road to discourage traffic from using local roads;
 - ii) The profile of the development relates to the adjacent buildings and uses and results in a gradual transition in terms of the profile of buildings, where applicable and appropriate;
 - iii) The site is designed to be accessible to all persons within the community, including the elderly and those persons with physical disabilities; and
 - iv) Appropriate landscaping and buffers are provided to enhance the physical separation between the use and adjacent sensitive uses, where applicable and appropriate.



- f) The Municipality shall implement regulations relating to group homes, and similar uses in the Zoning By-law.
- g) When reviewing any proposal for a new correctional group home, group home, hostel, temporary shelter, emergency shelter or other similar form of special needs shelter, Council shall be satisfied that:
 - i) The traffic generated from the facility can be adequately accommodated by the road network and will not have a significant impact on adjacent sensitive land uses, particularly residential uses;
 - ii) The facility is designed to maintain the scale, density, appearance, character and continuity of existing land uses in the surrounding area;
 - iii) The land and proposed buildings or structures conform to the provision of the Zoning By-law, including those related to parking requirements; and
 - iv) The use will not financially burden the Municipality through undue increases in hard or soft servicing costs.

5.8 HAMLET SETTLEMENT AREA LAND USE DESIGNATION

The rural settlements noted in Section 5.1 of this Plan are designated Hamlet Settlement Area. The existing hamlets are identified with a symbol on Schedule “A” to this Plan. These areas are intended to function as small dormitory clusters providing very limited commercial, institutional and recreational services to the surrounding area. The existing hamlets may accommodate a very limited amount of the anticipated Municipality residential growth and development within the horizon of this Plan. The following policies shall apply to lands designated Hamlet Settlement Area on Schedule “A”.

5.8.1 Permitted Uses

Uses permitted on lands designated Hamlet Settlement Area on Schedule “A” are as follows.

- a) The primary use of land shall be for low density residential purposes, subject to the policies of Section 5.8.2.
- b) Uses accessory to residential uses, including home occupations, shall be permitted.
- c) The Zoning By-law shall appropriately zone the existing small scale commercial uses, institutional uses and public parks/open space



uses. However, no new primary or secondary commercial or institutional uses are contemplated by this Plan.

- d) The specific uses permitted shall be established in the Zoning By-law.

5.8.2 Policies

The following policies shall apply to lands designated Hamlet Settlement Area:

- a) All new development shall be connected to the public piped water supply system, subject to approval of the Municipality.
- b) Sanitary services shall be provided by way of private on-site sewage disposal systems, pursuant to the policies of Section 8.3.3 and subject to the approval of the Municipality, Conservation Authority and any other authority(ies) having jurisdiction.
- c) Adequate provision for storm drainage and surface runoff shall be provided. The Municipality may require the submission of a grading plan with any new development proposal to ensure surface runoff does not adversely affect neighbouring properties.
- d) The Zoning By-law shall establish the zones necessary to implement the policies of this Section.
- e) Council will consider the following criteria in evaluating development applications in the Hamlet Settlement Areas:
 - i) The new development is commensurate with the character, nature of existing development and level of service available in the Hamlet Settlement Area;
 - ii) The new development is serviced in accordance with the policies of this Section and Section 8.3; and
 - iii) The development will comply with the Minimum Distance Separation Formulae.
- f) Notwithstanding the general nature of the locations of the Hamlet Settlement Area Land Use Designation illustrated on Schedule "A", no material new outward expansion of the existing Hamlet Settlement Areas will be permitted. Council shall refuse development applications that would result in a material outward expansion of the limits of an existing Hamlet Settlement Area. Infilling and minor rounding-out shall be permitted in the Hamlet Settlement Areas.



- g) The creation of new residential lots should proceed by way of consent, in accordance with the policies of Section 9.6.4 of this Plan. This Plan does not contemplate development in the Hamlet Settlement Areas of a scale that would require a plan of subdivision under Section 9.6.5.
- h) Applications for development of a use other than residential in a Hamlet Settlement Area shall require a site-specific Official Plan Amendment. Any such application will be reviewed in accordance with the policies of Section 9.6.1 of this Plan.