

ATTACHMENT B

Existing Policies and Zoning Considerations

Planning Act

Section 2 of the Planning Act outlines those land use matters that are of provincial interest and for which all County planning decisions shall have regard. The provincial interests that apply to development on this site are:

- (h) the orderly development of safe and healthy communities;
- (p) the appropriate location of growth and development.

Section 3 of the Planning Act requires that, in exercising any authority that affects a planning matter, planning authorities “shall be consistent with the policy statements” issued under the Act and “shall conform with the provincial plans that are in effect on that date, or shall not conflict with them, as the case may be”.

Section 34 of the Planning Act permits amendments to the zoning by-law by Councils of local municipalities. Section 21 permits amendments to Official Plans.

Provincial Planning Statement, 2024

The Provincial Planning Statement, 2024 (PPS) provides policy direction on matters of provincial interest related to land use planning and development, which is intended to be complemented by local policies addressing local interests. The PPS promotes healthy, livable and safe communities through the efficient use of land throughout the Province of Ontario.

The proposed Official Plan and Zoning By-law amendment applications will be received in relation to Section 2.8 of the PPS, which deals with employment. Section 2.8.1, Supporting a Modern Economy, states,

1. Planning authorities shall promote economic development and competitiveness by:
 - a) providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs;
 - b) providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;
 - d) encouraging intensification of employment uses and compatible, compact, mixed-use development to support the achievement of complete communities; and
 - e) addressing land use compatibility adjacent to employment areas by providing an appropriate transition to sensitive land uses.

Section 2.8.2, Employment Areas, states,

1. Planning authorities shall plan for, protect and preserve employment areas for current and future uses, and ensure that the necessary infrastructure is provided to support current and projected needs.
3. Planning authorities shall designate, protect and plan for all employment areas in settlement areas by:
 - a) planning for employment area uses over the long-term that require those locations including manufacturing, research and development in connection with manufacturing, warehousing and goods movement, and associated retail and office uses and ancillary facilities;
 - b) prohibiting residential uses, commercial uses, public service facilities and other institutional uses;
 - c) prohibiting retail and office uses that are not associated with the primary employment use;
 - d) prohibiting other sensitive land uses that are not ancillary to uses permitted in the employment area; and
 - e) including an appropriate transition to adjacent non-employment areas to ensure land use compatibility and economic viability.

Norfolk County Official Plan

The Norfolk County Official Plan (the Plan) provides the essential tool to direct future growth, development and change in the County and to create the community envisioned by Norfolk's residents. This Plan responds to the uncertain nature of the future with clear and resilient principles and policies. It ensures that the planning framework and processes are clearly identified to ensure that Norfolk County remains a healthy, safe and successful community with a rich agricultural base and a strong economy, a diverse natural environment, and a great place to live.

The subject lands are currently designated Protected Industrial, which does not permit the proposed development. Therefore, the Official Plan needs to be amended. A gymnastics club is proposed to be added as a permitted use under the Protected Industrial designation.

Section 7.12.1 outlines the permitted uses in the Protected Industrial designation:

- a) The predominant use of land shall be a wide range of employment and industrial uses, subject to the policies of this Section, including the following:
 - i) manufacturing including processing, assembling, repairing;
 - ii) warehousing, distribution, storage facilities;
 - iii) trucking and transportation terminals;
 - iv) pharmaceutical facilities;
 - v) research and development facilities, including data processing establishments;
 - vi) trade schools;

- vii) automobile service/repair stations, automobile and truck rental operations, automobile depots, auto and truck repair/body shops;
 - viii) municipal works yards;
 - ix) recycling operations;
 - x) public uses and public and private utilities;
 - xi) ancillary offices and limited retail sales of products manufactured,
 - xii) processed or assembled on the premises; and
 - xiii) crematoriums.
- b) Office uses shall be permitted subject to the policies of Section 6.4.1(b) (Downtown Areas) of this Plan.
- c) The following ancillary uses may be permitted without an amendment to this Plan: i) commercial uses, provided that the use is associated with and clearly ancillary to the main Protected Industrial use; and ii) uses accessory to any of the permitted uses in the Protected Industrial Designation are permitted.

Section 7.12.2 outlines the land use policies of the Protected Industrial designation.

Zoning By-law 1-Z-2014 and Proposed Amendment

The subject lands are currently zoned General Industrial (MG). The applicant proposes to amend the Zoning By-law by adding a special provision to allow a gymnastics club as a permitted use in the General Industrial (MG) zone. The MG Zone permits the following uses:

- a) ambulance service
- b) animal hospital
- c) auction centre
- d) bus terminal
- e) call centre
- f) Cannabis Production and Processing, subject to General Provisions 3.21 [25-Z-2018]
- g) construction shop
- h) contractor's yard
- i) crematorium
- j) fire hall
- k) food processing, excluding abattoir
- l) general material manufacturing
- m) graphics and design
- n) industrial supply
- o) material processing, excluding asphalt plant, cement works and concrete batching
- p) merchandise service shop
- q) office, industrial, accessory to a permitted use
- r) personal and health services for employees, accessory to an industry on the same lot
- s) research and development facility

- t) retail sales accessory to an industry on the same lot
- u) storage
- v) taxi terminal
- w) telecommunications and data processing
- x) trade school
- y) transportation
- z) vehicle services and repair, including automobile body shop and industrial garage
- aa) wholesale outlet.