

Chapter

11

EMPLOYMENT AREAS

MUNICIPALITY OF CLARINGTON OFFICIAL PLAN

11. EMPLOYMENT AREAS

11.1 GOAL

- 11.1.1 To provide a variety of economic and employment opportunities in the Municipality.

11.2 OBJECTIVES

- 11.2.1 To provide a variety of industrial lands to allow for the expansion and diversification of the employment base.
- 11.2.2 To ensure the timely servicing of all Employment Areas providing a minimum 5 year supply of serviced land.
- 11.2.3 To encourage environmentally sound industrial practices and uses.
- 11.2.4 To ensure a high quality design in all Employment Areas.

11.3 GENERAL POLICIES

- 11.3.1 Employment Areas consist of Prestige Employment Areas, Light Industrial Areas and General Industrial Areas as designated on Map A.
- 11.3.2 Within all Employment Area designations:
- a) the attractiveness of these areas shall be established and/or enhanced through building design, appropriate landscaping, screening of outside storage areas and good property maintenance;
 - b) the *development* or *redevelopment* of lands shall support public transit, and bicycle and pedestrian access;
 - c) sale of the goods manufactured or assembled on the premises will be permitted provided it does not exceed 20% of the total gross building floor area;
 - d) no use shall be permitted which, by the nature of the material used, *waste* produced, or product manufactured is considered to be hazardous by the Medical Officer of Health;
 - e) all uses shall comply with all government health and environmental standards with respect to the emission of fumes, noise, odours, dust, vibration, or any other form of pollution;

- f) open storage areas and industrial uses which are not compatible with *sensitive land use activities* shall be kept separated and appropriately located so that no *adverse effects* will result on surrounding areas; and
- g) *waste* disposal and/or processing of *waste* shall conform to the policies of Section 4.7 and all applicable provisions of this Section.

11.4 BUSINESS PARKS

- 11.4.1 The Business Parks designated on Map A comprise lands having prime exposure to freeways and major arterial roads. *Development* within Business Parks is intended for employment uses exhibiting the highest standard of building design and landscaping.
- 11.4.2 The goals, objectives and policies applicable to Business Parks shall be set out in Secondary Plans.

11.5 PRESTIGE EMPLOYMENT AREAS

- 11.5.1 The Prestige Employment Areas designated on Map A comprise lands having prime exposure to freeways or major arterial roads. *Development* within this designation is intended for employment intensive uses exhibiting a high standard of building design and landscaping.
- 11.5.2 The predominant use of land within Prestige Employment Areas shall be professional, corporate and office buildings, data processing centres, research and development facilities, commercial or technical schools, and light industrial uses within enclosed buildings. Certain commercial, community and recreational uses, including banks, restaurants, athletic clubs, banquet facilities, and fraternal organizations, are permitted provided they are limited in scale and provide services to employees of the Employment Area. In addition, hotels, motels and trade and convention centres may be permitted by *site-specific zoning amendment*. *Large scale retail warehouses may be permitted by amendment to this Plan subject to the provisions of Section 10.8.5.ⁱ*
- 11.5.3 Office *development* will be limited to protect the planned function of Central Areas and shall not exceed a *floor space index* of 1.0.

ⁱ *The italicized sentence of 11.5.2 had been deleted by OPA 43 and appealed to the OMB only insofar as it applies to lands on the east and west side of Bennett Road from Highway 401 to Baseline Road (AYT Corporation)*

- 11.5.4 *Development* within Prestige Employment Areas shall be subject to a high level of architecture, landscaping and signage control. Outside storage or display of goods shall be strictly prohibited.

11.6 LIGHT INDUSTRIAL AREAS

- 11.6.1 The Light Industrial Areas designated on Map A are located in places of high visibility along major arterial roads and freeways and may be located *adjacent* to Residential Areas. The range of industrial uses permitted in the Light Industrial Areas shall be sensitive to and compatible with abutting uses.
- 11.6.2 The predominant use of land in the Light Industrial Areas shall be manufacturing, assembling, processing, fabricating, repairing, research and development and warehousing. Certain commercial, community and recreational uses, including banks, restaurants, athletic clubs, banquet facilities, and fraternal organizations, are permitted provided they are limited in scale and provide services to employees of the Employment Area.
- 11.6.3 Accessory office uses will be permitted provided they are on the same *lot* and are related to and ancillary to the main industrial use to a maximum of 25% of the total gross building floor area.
- 11.6.4 Limited outside storage may be permitted in accordance with the following criteria:
- a) outside storage shall not exceed an area equivalent to 25% of the total gross building floor area;
 - b) the materials to be stored in an outside storage area shall not exceed a height of 3 metres; and
 - c) storage areas shall be located primarily in the rear of the *lot* and shall be appropriately screened so as to not have a *negative impact* on abutting properties and not be visible from a freeway.
- 11.6.5 An auto-mall comprising a minimum of 3 individual motor vehicle dealerships and accessory motor vehicle *service uses* may be permitted by *site-specific* rezoning provided it is located on a Type A arterial road and a comprehensive *streetscape*, landscaping and signage plan is prepared to the satisfaction of the Municipality.
- 11.6.6 Notwithstanding Section 11.6.2, the sale, repair, and outdoor display and storage of commercial motor vehicles may be permitted in addition to other permitted uses on land located at 122 Lake Road within Part Lot 9, Broken Front Concession, Bowmanville.

11.7 GENERAL INDUSTRIAL AREAS

- 11.7.1 General Industrial Areas are located in the interior of the Employment Areas, and shall not be located in highly visible locations or *adjacent to sensitive land use activities*.
- 11.7.2 The predominant use of land in General Industrial Areas shall be manufacturing, assembling, processing, fabricating, refining, warehousing, storage and repair and servicing operations. In addition, accessory office uses will be permitted provided they are on the same *lot* and are related to and ancillary to the main industrial use to a maximum of 25% of the total gross building floor area.
- 11.7.3 Outside storage will be permitted provided that it is properly screened from public view and shall generally not exceed 50% of the *site* area and a maximum height of 5 metres. Outside storage shall generally be located at the rear of the property.
- 11.7.4 Truck terminals, including the repair, storage and sale of commercial transport vehicles, shall be located within the General Industrial Areas having direct access or close connection to an arterial road but not occupying high visibility *sites adjacent* to freeways or major entranceways to urban areas. Parking, loading and storage facilities shall generally be located at the rear of the *lot*, adequately screened from *adjacent* land uses, have a durable, dust-free, hard surface and suitable stormwater management facilities.
- 11.7.5 Notwithstanding the provisions of Section 4.7, *waste* processing facilities for non-toxic materials such as paper, glass, metal, construction *waste* and plastics, may be permitted by *site*-specific zoning within the General Industrial Areas, provided that the operation is wholly enclosed within a building or structure. *Waste* transfer stations may be permitted by *site*-specific zoning provided it is integrated and part of a *waste* processing facility. Outside storage may be permitted in accordance with Section 11.7.3, provided that processed or unprocessed *waste* is wholly enclosed.
- 11.7.6 An asphalt or concrete batching plant or *aggregate* transfer station may be permitted in the General Industrial designation by *site* specific zoning. In the evaluation of such a rezoning, consideration shall be given to the following:
- a) minimizing visual impacts of the *site* from major arterial roads and freeways;
 - b) minimizing impact on abutting uses including noise and odour; and

- c) addressing other issues as may be required by the Municipality.

11.8 DEVELOPMENT STANDARDS

11.8.1 All Employment Areas shall be developed on municipal water and sewer and roads shall be designed to urban standards. Prior to the introduction of full municipal services, limited *development* on private services is permissible provided:

- a) the use does not require water consumption in the production, manufacturing, refining or assembling process;
- b) the applicant submits an engineering report demonstrating that private services can be supported on *site* without impacting ground water and soil conditions on neighbouring properties; and
- c) the applicant enters into a *development* agreement with the Municipality which includes, among other matters, the requirement to connect to future sanitary sewer and water supply services and the payment for the owner's share of installation and connection when such services are available.

11.8.2 *Development* of Employment Areas shall generally proceed by registered plan of subdivision. However, *development* by land severance is permitted provided it does not jeopardize the overall future *development* of the surrounding lands.

11.8.3 In the review of *development* applications, the following *site development* criteria shall be implemented:

- a) a high standard of building design and materials appropriate to the Employment Area designation;
- b) parking areas sited to the side or rear wherever possible and partially screened through *buffer* planting;
- c) land use compatibility between industrial buildings and residential or commercial buildings achieved through appropriate building siting, design and landscape treatment;
- d) unobtrusive loading and refuse collection areas, screened where necessary; and
- e) the location of outdoor storage to be visually acceptable and screened from the road and freeway frontage.