

August 8<sup>th</sup>, 2024

VIA EMAIL

Ms. Tracey Atkinson  
CAO, Planner  
Township of Mulmur  
758070 2nd Line East  
Mulmur, ON, L9V 0G8



Dear Ms. Atkinson:

**Re: Land Use Compatibility Planning Letter  
636040 Prince of Wales Road, 506249 & 506243 Highway 89  
Deltini Commercial Developments Inc., Deltini (Mulmur) Inc., & Deltini (Primrose) Inc.  
Township File: Z10-2021 & SUB01-2021  
Our File: FRE-17110**

On behalf of our client, Deltin Commercial Developments Inc., Deltini (Mulmur) Inc., and Deltini (Primrose) Inc. (hereinafter referred to as 'the owners'), we are pleased to provide this Land Use Compatibility Planning Letter in support of the submitted Zoning By-law Amendment application and Plan of Subdivision application for the lands located at 636040 Prince of Wales Road, and 506249 and 506234 Highway 89 in the Township of Mulmur (hereinafter referred to as the 'subject lands').

The following sections provide an analysis on how the proposed business park addresses provincial guidelines, as well as specific policies in the County of Dufferin Official Plan and Township of Mulmur Official Plan, on land use compatibility.

This letter should be read in conjunction with the Planning Justification Report that has been written by The Jones Consulting Group in support of the Zoning By-law Amendment application and Plan of Subdivision application.

#### **A. Site and Surrounding Context**

The lands are located at 636040 Prince of Wales Road, and 506249 and 506234 Highway 89 in the Township of Mulmur. The land holdings comprise a total area of approximately 36.98 hectares with approximately 201.5 metres of frontage on Highway 89 and 320.3 metres of frontage on Prince of Wales Road.

The subject lands are irregular in shape and currently contain a motel and closed restaurant, with the balance of the lands being agricultural and environmental protection. The lands subject to the application are located in an area surrounded by existing institutional, commercial, residential and agricultural uses.

#### **B. Development Proposal**

##### **B.1 Purpose of Plan of Subdivision application**

The purpose of the Plan of Subdivision application is to create three employment blocks, along with a new municipal road, municipal stormwater management pond/access and an environmental protection block.

##### **B.2 Purpose of Zoning By-law Amendment application**

The **original** purpose of the Zoning By-law Amendment is to rezone the lands from Environmental Protection (EP), Business Park Core Holding (BP-C)(H), Business Park Gateway Holding (BP-G)(H), Business Park Gateway (BP-G), and Business Park Transition Holding (BP-T)(H) to Environmental Protection Exception (EP-XX), Business Park Core Exception One (BP-C-XX), Business Park Gateway Exception (BP-G-XX), and Business Park Transition Exception (BP-T-XX).

The **revised** purpose of the Zoning By-law Amendment is to rezone the lands to Environmental Protection Exception (EP-3), Business Park Transition Exception with a Holding Provision (BP-T-1)(H), Business Park Transition Exception with a Holding Provision (BP-T-2)(H), Business Park Core Exception (BP-C-4), Business Park Core Exception with a Holding Provision (BP-C-4)(H), Business

Park Gateway Exception with a Holding Provision (BP-G-5)(H), and Business Park Gateway Exception (BP-G-6).

As noted in the Planning Report provided for the first submission and dated October 2021, the Environmental Protection zone will remain the same except that a stormwater outfall would be permitted.

An additional Business Park Transition Exception zone (BP-T-2) and Business Park Gateway Exception zone (BP-G-5) have been added to provide separation of specific uses from the adjacent elementary school and residential use to the north.

In addition, a Holding Provision has been added to the northern portion of the lands, except for the portion proposed to contain Stormwater Management, due to the limited available water demand, as concluded in the D-5-5 Study. Lifting of the hold on lands proposed to be zoned Business Park Transition Exception with a Holding Provision (BP-T-1)(H), Business Park Transition Exception with a Holding Provision (BP-T-2)(H), Business Park Core Exception with a Holding Provision (BP-C-4)(H), and Business Park Gateway Exception with a Holding Provision (BP-G-5)(H) would be subject to a water demand analysis based on a site-specific development proposal. Please refer to **Figure 1** for the revised Zoning By-law Amendment Schedule, and refer to **Figure 2** for the lands that will be subject to a Holding Provision

Figure 1. Revised Zoning By-law Amendment Schedule A

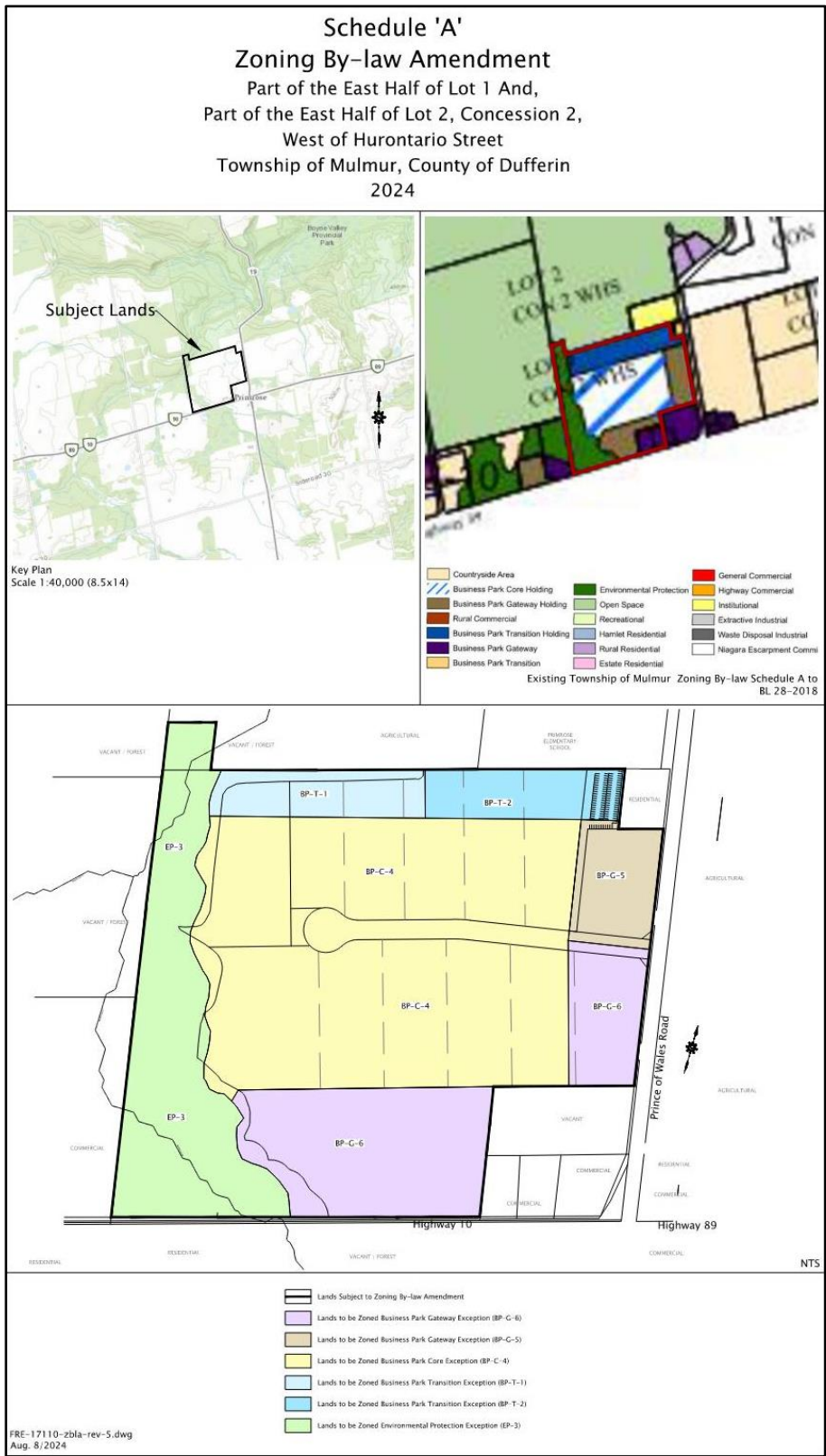
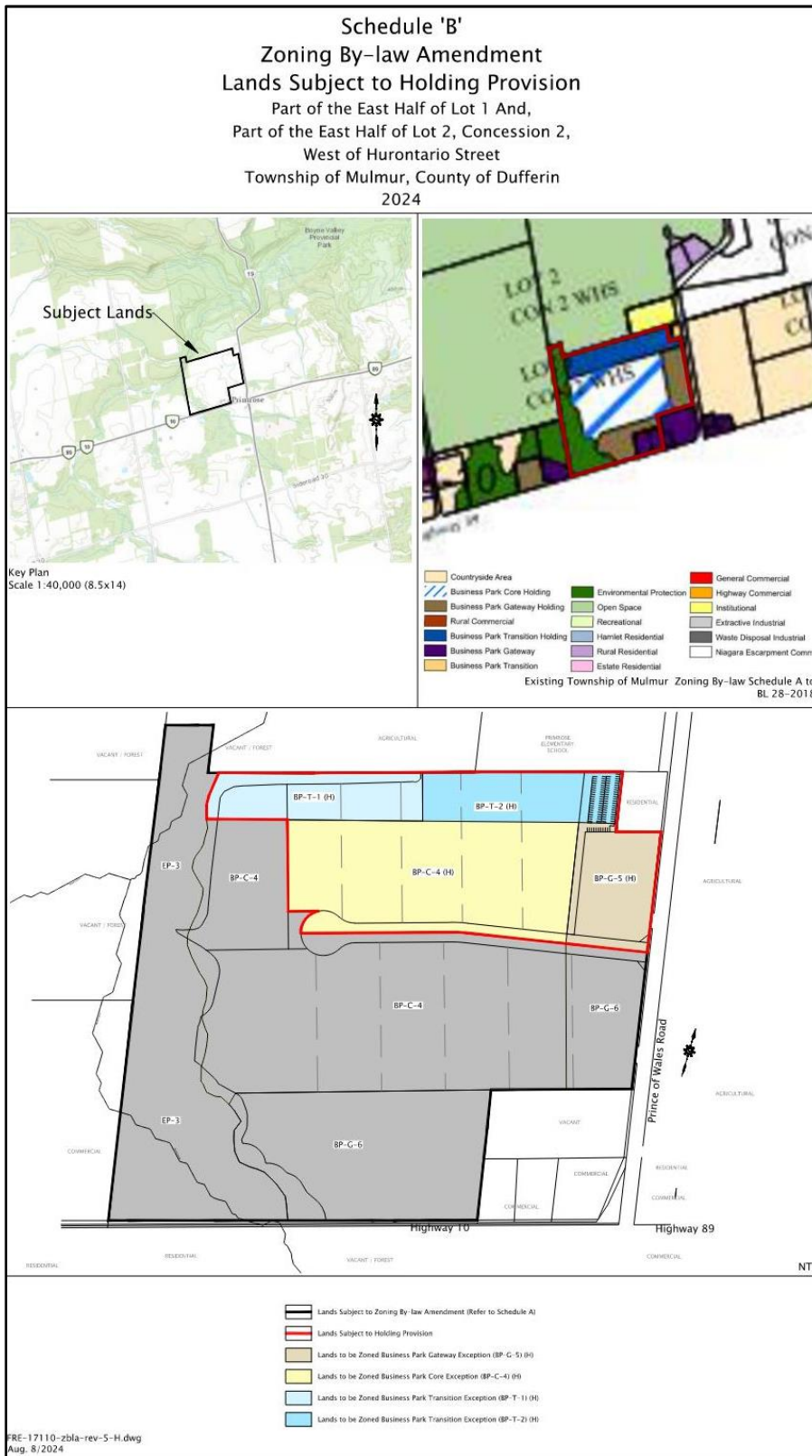


Figure 2. Proposed New Zoning By-law Amendment Schedule B



### B.3 Effect of Zoning By-law Amendment application

The **effect** of the Zoning By-law Amendment would be to permit additional uses consistent with the Official Plan.

### B.4 Changes to Zoning By-law Amendment application

No changes have been made to the proposed Environmental Protection Exception (EP-3) zone from the first submission. The Environmental Protection zone will remain the same except that a stormwater outfall would be permitted.

Since the initial submission of the applications, the proposed uses have been revised as noted in **Revised Table 1**.

The table is organized by the following:

X	Currently permitted as-of right.
X	Additional proposed use.
(1)	Currently permitted as-of right, however, we are proposing to remove because of high water demand.
(2)	Currently permitted as-of right, however, we are proposing to remove because of school board request.
(3)	Currently permitted as-of right, however, we are proposing to remove because of d-6 land use analysis.
H	Refer to draft Zoning By-Law Amendment Schedule B that identifies the zones subject to a holding provision. Lifting of the hold would be subject to a water demand analysis based on a site-specific development proposal.

**Revised Table 1: Requested Additional Permitted Uses**

Permitted Uses	Environmental Protection (EP-3)	Business Park Transition (BP-T-1)	Business Park Transition (BP-T-2)	Business Park Core (BP-C-4)	Business Park Gateway (BP-G-5)	Business Park Gateway (BP-G-6)
Accessory Dwelling Unit/Lot		X	X		X	X
Activity Centre		X	(2)		X	X
Assembly Hall		X	X	X	X	X
Building Supply and Lumber Outlet		X		X		
Business, Professional, And Administrative Office		X	X	X	X	X
Bulk Fuel Depot				X		
Child Care Facility		(3)	(3)			
Commercial & Industrial Schools		X	X		X	X

Permitted Uses	Environmental Protection (EP-3)	Business Park Transition (BP-T-1)	Business Park Transition (BP-T-2)	Business Park Core (BP-C-4)	Business Park Gateway (BP-G-5)	Business Park Gateway (BP-G-6)
Concrete Product Manufacturing				(1)		
Contractor's Yard				X		
Emergency Services Facility				X	X	X
Existing Agricultural Use	X					
Farmers Market		X	X	X	X	X
Feed Mill				(1)		
Gas Station		X		X	X	X
Garden Centre				X	(1)	X
Hotel Or Motel					(1)	X
Legally existing buildings and structures	X					
Light Manufacturing, Processing or Assembly				X		
Motor Vehicle Body Shop		X		X	(3)	X
Motor Vehicle Repair Garage		X		X	(3)	X
Motor Vehicle Dealership		X		X	X	X
Outdoor Storage, Ancillary to A Permitted Use, Within A Fully Enclosed, Screened And Gated Area		X		X		
Open Space or Park, Park and Trail Access Facility		X	X			
Parking Lot		X	X	X	X	X

Permitted Uses	Environmental Protection (EP-3)	Business Park Transition (BP-T-1)	Business Park Transition (BP-T-2)	Business Park Core (BP-C-4)	Business Park Gateway (BP-G-5)	Business Park Gateway (BP-G-6)
Personal Services Shop		X	X		X	X
Post Office					X	X
Practitioner's Clinic		X	X	X	X	X
Repair Shop (Non-Vehicle)		X		X	X	X
Research And Development Establishment		X	X	X	X	X
Resource Management	X					
Retail Sales Accessory to A Permitted Use Not Exceeding 35% Of the Total Floor Area		X		X		
Retail Store				X		
Retail Store, Including Convenience Store					X	X
Retail Store, Including Convenience Store, Excluding Cannabis Substances			X			
Restaurant					(1)	X
Sales, Services, And Rental Establishment		X		X	X	X
Service Shop (Non-Vehicle)		X	X	X	X	X
Self-Storage Facility		X	X	X		
Sawmill				(1)		
Stormwater Facilities	X	X	X	X	X	X

Permitted Uses	Environmental Protection (EP-3)	Business Park Transition (BP-T-1)	Business Park Transition (BP-T-2)	Business Park Core (BP-C-4)	Business Park Gateway (BP-G-5)	Business Park Gateway (BP-G-6)
Tourist Information Centre					X	X
Tourist Information Centre, Interpretive Centre or Recreational Trailhead Facility		X	X			
Telecommunications Tower, Transmission Towers and Hydroelectric Substations				X		
Transportation Depot		X		X		
Warehouse				X		
Workshop		X	X	X	X	X
Veterinary Clinic				X	X	X



## C. Land Use Compatibility Policy Review

### C1. Provincial Policy Statement (PPS), 2020

The current Provincial Policy Statement (PPS) came into effect on May 1, 2020. Planning decisions must consider all components of the PPS and how they interrelate, and decisions must be consistent with the PPS.

Section 1.2.6 of the PPS contains policies on land use compatibility. The applicable policies from this section have been listed below followed by an assessment of the applications conformity with the policies.

*1.2.6.1 Major facilities and sensitive land uses shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential adverse effects from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term operational and economic viability of major facilities in accordance with provincial guidelines, standards and procedures.*

The proposed uses will be located on employment lands that the Township has designated and zoned for commercial and industrial uses. A Natural Heritage Evaluation and Floodplain and Erosion Hazard Assessment were completed which conclude the proposed development will not cause adverse environmental, public health or safety concerns. Further, the proposed additional uses are appropriate for the lands and are not expected to generate emissions of noise, odour, vibration, or other adverse effects. Additional mitigation measures will be reviewed through the site plan control process where the use, scale and layout will be finalized.

*1.2.6.2 Where avoidance is not possible in accordance with policy 1.2.6.1, planning authorities shall protect the long-term viability of existing or planned industrial, manufacturing or other uses that are vulnerable to encroachment by ensuring that the planning and development of proposed adjacent sensitive land uses are only permitted if the following are demonstrated in accordance with provincial guidelines, standards and procedures:*

- a) there is an identified need for the proposed use;*
- b) alternative locations for the proposed use have been evaluated and there are no reasonable alternative locations;*
- c) adverse effects to the proposed sensitive land use are minimized and mitigated; and*
- d) potential impacts to industrial, manufacturing or other uses are minimized and mitigated.*

The lands are located in the Primrose Business Park, which is intended as the primary location in the Township for industrial and commercial uses. The location was chosen due to the lands being situated at a primary intersection of Highways 10 and 89, which is identified as an important transportation route within the surrounding area. The additional industrial and commercial uses proposed through the Zoning By-law Amendment application are currently permitted in specific areas of the Business Park due to the uses representing small-scale, clean and relatively low impact uses that are appropriate for the site and area and are compatible with the adjacent residential uses and elementary school. The uses are not expected to generate adverse effects and any potential impacts will be mitigated through the detailed design stage and implemented through Site Plan Control approval.

In our opinion, the Zoning By-law Amendment and Plan of Subdivision applications are consistent with the Provincial Policy Statement.

## **C2. A Place to Grow: Growth Plan for the Greater Golden Horseshoe (Growth Plan), 2020**

The current Growth Plan for the Greater Golden Horseshoe came into effect on May 16, 2019, and was subsequently amended with Amendment No. 1 that took effect on August 28, 2020. The Growth Plan provides a policy framework to build stronger, more prosperous communities by better managing growth.

Section 2.2.7. contains policies on land use compatibility for lands in employment areas.

*2.2.7. Municipalities will plan for all employment areas within settlement areas by:*

- a) prohibiting residential uses and prohibiting or limiting other sensitive land uses that are not ancillary to the primary employment use;*
- b) prohibiting major retail uses or establishing a size or scale threshold for any major retail uses that are permitted and prohibiting any major retail uses that would exceed that threshold; and*
- c) providing an appropriate interface between employment areas and adjacent non-employment areas to maintain land use compatibility.*

The lands are located in the Primrose Business Park, which is an area designated by the Township in 2012 to direct new employment growth. This Business Park was established with consideration of the adjacent land uses, and in particular, the existing residential lot and adjacent elementary school. The Township designated the residential lot to be within the Business Park as a reflection of the long-term land use intent for that land.

The proposed additional industrial and commercial uses conform to the Official Plan and will allow the permitted uses to align with the subdivision and site-specific constraints noted in this letter. The proposed applications will allow the area to develop with a mix of appropriate industrial and commercial land uses on lands that have long been planned for employment use. Specific mitigation measures, such as buffers, will be reviewed through site plan control, once the proposed land use, scale, and layout have been determined.

In our opinion, the Zoning By-law Amendment and Plan of Subdivision applications conform to Growth Plan for the Greater Golden Horseshoe.

## **C3. Environmental Land Use Planning Guides**

The Province prepared a series of guidelines to guide land use planning authorities on to ensure new development or land uses are appropriate to protect people and the environment.

The application of these guidelines for facilities is described in Procedure D-1-1 Land Use Compatibility: Procedure for Implementation. The specific application of guidelines for industrial facilities is provided in Procedure D-6 Compatibility between Industrial Facilities.

### **C.3.1 Facilities**

The D-6 guideline defines a facility as a transportational, commercial, industrial, agricultural, intensive recreational or utilities/services building or structure and/or associated lands which produce(s) one or more adverse effects (noise, dust, odour, vibration, etc.) on a neighbouring property or properties.

In our opinion, many of the permitted as-of-right land uses and proposed additional land uses on the subject lands do not meet the definition of a facility or industrial facility as the uses are not expected to result in any adverse impacts to neighbouring properties, and accordingly, these uses are not subject to the Provincial Land Use Compatibility Guidelines. For example, uses such as an accessory dwelling unit, assembly hall, business or professional office, commercial or industrial school, personal services shop, practitioners clinic and retail store will not result in adverse effects.

### C.3.2 Industrial Facilities

The only uses that are subject to these guidelines are the uses that meet the definition of an industrial facility. An industry, industrial land use or industrial facility is defined as a facility or activity relating to the assemblage and storage of substances/goods/raw materials; their processing and manufacturing; and/or the packaging and shipping of finished products.

In our opinion, the following uses that are permitted as-of-right that are proposed to be maintained or proposed to be permitted on additional lands on the site could meet the definition of an industrial facility:

- Building supply and lumber outlet
- Bulk fuel depot
- Contractor's Yard
- Light Manufacturing, processing, or assembly
- Transportation depot
- Warehouse
- Outdoor storage, ancillary to a permitted industrial use

The D-6 guideline is applicable when a new industrial facility is proposed where an existing sensitive land use would be within the facility's influence area or potential influence area.

### C.3.3 Categories of Industrial Facilities

Industrial facilities are further categorized into Class 1, Class 2, and Class 3 based on operation, scale, and impact of the use.

- *Class I Industrial Facility:* A place of business for a small scale, self contained plant or building which produces/stores a product which is contained in a package and has low probability of fugitive emissions. Outputs are infrequent, and could be point source or fugitive emissions for any of the following: noise, odour, dust and/or vibration. There are daytime operations only, with infrequent movement of products and/or heavy trucks and no outside storage.
- *Class II Industrial Facility:* A place of business for medium scale processing and manufacturing with outdoor storage of wastes or materials (i.e. it has an open process) and/or there are periodic outputs of minor annoyance. There are occasional outputs of either point source or fugitive emissions for any of the following: noise, odour, dust and/or vibration, and low probability of fugitive emissions. Shift operations are permitted and there is frequent movement of products and/or heavy trucks during daytime hours.
- *Class III Industrial Facility:* A place of business for large scale manufacturing or processing, characterized by: large physical size, outside storage of raw and finished products, large production volumes and continuous movement of products and employees during daily shift operations. It has frequent outputs of major annoyance and there is high probability of fugitive emissions.

In our opinion, the existing and proposed uses on the subject lands that meet the definition of an industrial facility, as noted in Section C.3.2 of this Letter, could be categorized as either Class I or Class II Industrial Facilities, as the uses could produce minimal adverse impacts, limited movement of products and/or heavy trucks could occur, and accessory outdoor storage is permitted.

None of the uses that are defined as industrial facilities represent large scale manufacturing or processing establishments, and as such, the proposal will not result in any Class 3 Industrial Facilities.

### C.3.4 Area of Influence and Recommended Minimum Separation Distances

The Ministry has identified the following potential influence areas and recommended minimum separation distances for industrial land uses. No incompatible development should occur in the areas identified below, even if additional mitigation for adverse effects is provided:

Industrial Facility Category	Potential Influence Area	Recommended Minimum Separation Distance
Class I	70 metres	20 metres
Class II	300 metres	70 metres
Class III	1,000 metres	300 metres

Section 4.4.5 of the D-6 guidelines, under Vacant Industrial Land, states that the determination of the potential influence area shall be based upon a hypothetical "worst case scenario". Accordingly, and for the purposes of this analysis, the land uses listed in Section C.3.2 of this Letter that meet the definition of an industrial facility will be categorized as Class 2 Industrial Facilities, which have a potential influence area of 300 metres and a recommended minimum separation distance of 70 metres.

### C.3.5 Sensitive Land Uses

The D-6 guideline is applicable when a new industrial facility is proposed where an existing sensitive land use would be within the facility's influence area or potential influence area.

Sensitive land uses are defined as a building, 'amenity area' or outdoor space where routine or normal activities occurring at reasonably expected times would experience 1 or more 'adverse effect(s)' from contaminant discharges generated by a nearby 'facility', and may include the following:

- residences or facilities where people sleep
- a permanent structure for non-facility related use, particularly of an institutional nature
- certain outdoor recreational uses deemed by a municipality or other level of government to be sensitive
- certain agricultural operations
- bird/wildlife habitats or sanctuaries.

The Primrose Elementary School located to the north of the subject lands is identified as sensitive land uses.

Further, in our opinion, the following land uses do not meet the definition of a sensitive land use for the reasons outlined below:

1. Single Detached Dwelling located to the north.
  - a. The lands contain an existing dwelling, however, the lands are designated and zoned Business Park Transition. As such, in our opinion, the planned intent is for these lands to be developed for employment uses during the planning horizon. Site specific mitigation measures for adjacent uses will be dealt with as part of the site plan approval process.
2. Boyne Valley Provincial Park located to the north.
  - a. The area is not an outdoor space where routine or normal activities occur.
  - b. An Environmental Impact Study was completed for the submission which concluded potential ecological impacts are minimal and mitigable provided the listed mitigation measures are applied accordingly.
3. Agricultural Uses located to the north and east.
  - a. The lands only consist of crops and do not contain any livestock.

- b. Section 1.2.4. of the D-6 Guidelines states agricultural operations are normally compatible with industrial facilities.

### C.3.6 Evaluation of Proposed Facilities

Section 1.3.2 of Procedure D-1-1 states when a facility is proposed the proponent shall investigate the presence and severity of impacts, and propose any necessary remedial measures, including design details and specifications based on the following:

#### A) Identify the Influence Area or Potential Influence Area

- In our opinion, the following uses subject to the proposed application could qualify as a Class I or Class II Industrial Facility and would be subject to the D6 Guidelines for Industrial Facilities:
  - Building Supply and Lumber Outlet
  - Bulk fuel depot
  - Contractor's Yard
  - Light Manufacturing, processing, or assembly
  - Telecommunications tower, transmission towers and hydroelectric substations
  - Transportation depot
  - Warehouse
  - Outdoor storage, ancillary to a permitted industrial use
- For Class II Industrial Facilities, the potential influence area is 300 metres, and the recommended minimum separation distance is 70 metres. The proposed permitted uses that could be classified as a Class II Industrial Facility are all located on lands proposed to be zoned Business Core Exception (BP-C-4) and Business Transition Exception (BP-T-1). The proposed uses in these zones comply with the recommended minimum separation distances for Class II Industrial Facilities of 70 metres from the elementary school to the north.
- All other as-of-right permitted uses and proposed additional uses are not defined as industrial uses, and are not subject to the recommended minimum distance separation requirements in the D-6 Guidelines. The influence area for a particular facility is based on the operations/processes and transport activities, types and extent of outputs/contaminants, site plan details, and the building(s) ventilation and fenestration. In our opinion, the other proposed uses will not result in any negative impacts to adjacent sensitive areas.

#### B) Evaluate Impacts

- All as-of-right permitted and proposed additional uses are not expected to result in adverse impacts, however, air quality studies for noise, dust and odour should be provided through site plan control approval process for any of the uses listed in Section C.3.6 (A) in the BP-C-4 or BP-G-6 Zones.
- In our opinion, and subject to mitigation measures implemented through Site Plan Control approval, the proposed uses do not have the potential to generate harmful emissions or cause significant disturbance or other impacts to the adjacent sensitive land uses.

#### C) Identify/Implement Feasible Mitigation

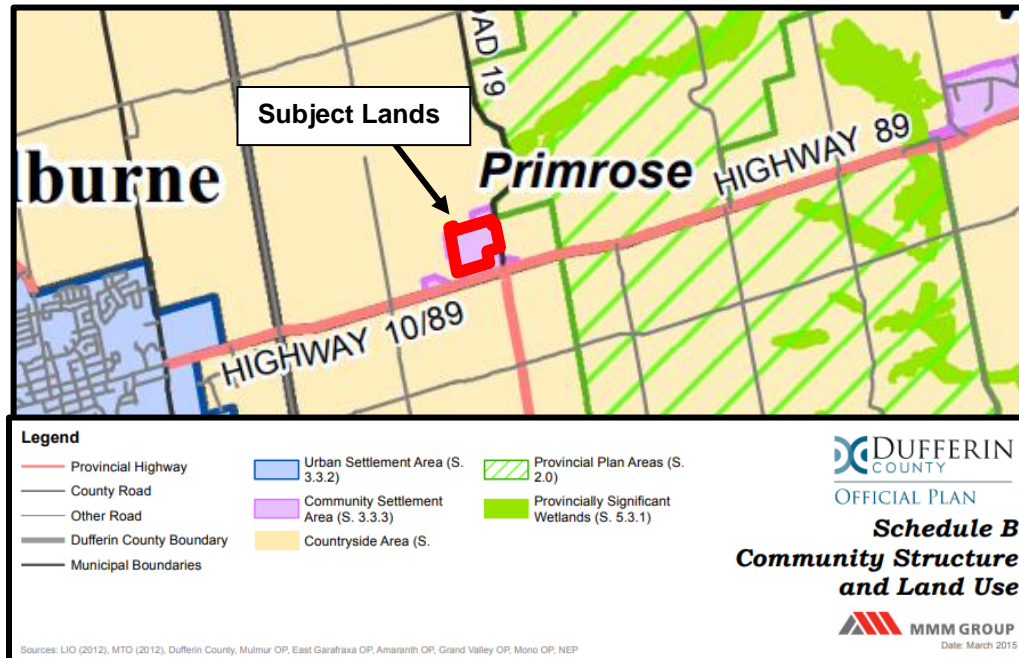
- Section 4.3.1 of the D-6 Guidelines note that narrow strips of plantings, trees or shrubs and privacy fences provide limited mitigation benefit if they screen the source from view and reduce the perceived impact. Through consultation with the School Board, a continuous bermed landscaped buffer and privacy fence is being proposed along the northern boundary of the property to provide a more substantive buffer from the adjacent elementary school.
- Section 4.3.3 of the D-6 Guidelines state general 'housekeeping' practices can also reduce discharges/impacts on surrounding land uses. Outdoor storage will only be permitted in the Business Core Exception (BP-C-4) zone and Business Transition Exception (BP-T-1) zone, which is located over 70 metres from the sensitive land use of the elementary school to the north. Further, outdoor storage is only permitted within a fully enclosed, screened and gated area.

- Other mitigation measures would be further reviewed through site plan control.

In our opinion, the Zoning By-law Amendment and Plan of Subdivision applications appropriately implement the Ontario Environmental Land Use Planning Guidelines.

#### C4. County of Dufferin Official Plan

The Township of Mulmur is a lower-tier municipality within the County of Dufferin. Development in the Township is subject to the policies of the County of Dufferin Official Plan. The County of Dufferin designates the subject lands as Community Settlement Area, as shown in the image below.



Section 3.3.1 of the Official Plan contains General Settlement Areas policies, which include land use compatibility.

##### 3.3.1 General Settlement Area Policies

*g) Local municipalities are encouraged to promote the long-term economic prosperity of settlement areas through the following:*

*(x) Plan so that major facilities such as transportation corridors, sewage treatment facilities, waste management systems, industries and aggregate activities and sensitive land uses are appropriately designed, buffered and/or separated from each other to prevent adverse effects from odour, noise and other contaminants.*

No major facilities are proposed to be added to the permitted uses on the subject lands. Further, the proposed land uses are not expected to result in any adverse effects to adjacent properties and will comply with the Provincial Environmental Land Use Planning Guidelines on land use compatibility.

Section 6.3.5 of the Official Plan contains policies on Human Made Hazards, which notes the importance of managing appropriate relationships between sensitive land uses and land uses that emit noise, vibration and/or odour.

##### 6.3.5 Noise, Vibration, Odour and Other Contaminants

*c) Only those new commercial or employment uses that can meet the Ministry of the Environment's sound level criteria will be permitted.*

The proposed employment land uses are not expected to result in significant adverse impacts. Air quality studies, including noise, would be reviewed through site plan control if required and depending on the use proposed.

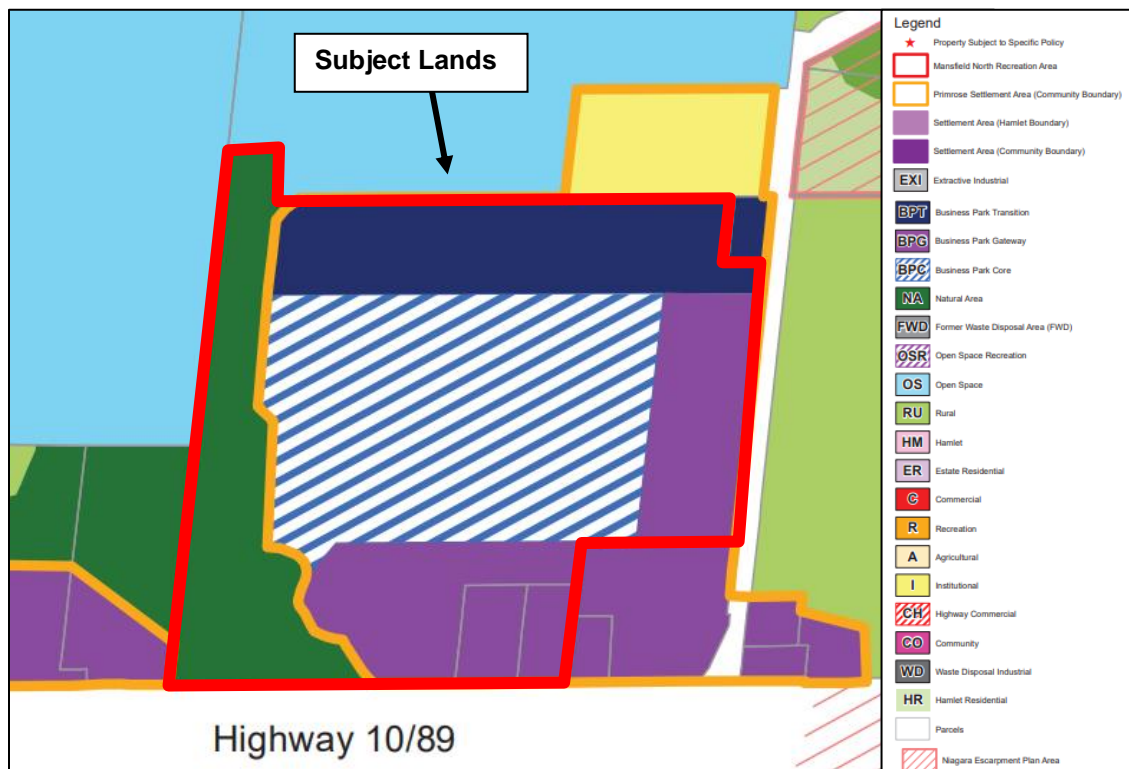
*d) The development of new employment uses and sensitive land uses will have regard for the Ministry of the Environment guidelines respecting separation distances between industrial uses and sensitive land uses.*

The proposed employment uses are consistent with the Environmental Land Use Planning Guidelines, including D-6 Compatibility between Industrial Facilities, as described in Section C3 of this Letter.

In our opinion, the Zoning By-law Amendment and Plan of Subdivision applications conforms with the County of Dufferin Official Plan.

## C5. Township of Mulmur Official Plan

The Township of Mulmur Official Plan articulates the Township's planning vision and objectives and came into effect on April 24, 2012. The subject lands are located in the Primrose Business Park and designated Business Park Gateway, Business Park Transition, Business Park Core, and Natural Area as identified on Schedule 'A7', as shown in the image below. The Natural Area designated lands are located outside of the Primrose Settlement Area.



### Permitted Uses

Section 8.4.A.9 outlines the uses permitted within each of the three districts within the Primrose Business Park.

#### A) Gateway District

- *Within the Gateway District, uses shall generally be limited to light, dry commercial uses that rely on and/or would benefit most from the exposure to and visibility from the adjacent highway and County Road system.*

#### B) Core District

- *Lands within the Core District are generally intended to be used for light, dry industrial, space extensive commercial uses and for uses where outdoor storage is required.*

### C) Transition District

- *Uses may include day care facilities, park and open space uses, storm water facilities, public uses, places of worship, cemeteries, schools, retail stores, personal service shops, professional offices, business offices, recreational facilities, community centres, fire halls, ambulance stations and other institutional, community service and public uses.*
- *All permitted uses in the Transition District shall comply with the Provincial Land Use Compatibility Guidelines.*

In our opinion, the proposed additional permitted uses generally conforms to the Primrose Business Park policies and the proposed uses in the Transition District comply with the Provincial Land Use Compatibility Guidelines.

### Land Use Compatibility Policies

The following sections of the Official Plan contain specific policies on land use compatibility:

- Section 8.4.A.1 contain the objectives of the Primrose Business, which includes the following: (c) To ensure that generally only small-scale, clean and relatively low impact uses for the site and area, and in particular that only those uses that are compatible with adjacent residential uses and the Primrose Elementary School are permitted.

The proposed additional uses were selected from the permitted as-of-right uses to allow greater flexibility for the development of the lands, while being compliant with Provincial Land Use Compatibility Guidelines. The uses are small-scale, clean and relatively low impact uses that are compatible with the adjacent sensitive land uses to the north and surrounding area.

- Section 8.4.A.6 contains policies on the graduation of uses. The Official Plan states there are several, existing residential uses in this area, as well as an elementary school, which are sensitive to the impacts of potential adjacent non-residential uses. Developments and uses within the business park must be compatible with these existing uses. Further, the central portion of the business park are candidate locations for uses that do not require direct highway exposure, but which should be separated from adjacent sensitive uses.

The subject lands are currently designated and zoned for employment uses. The additional uses proposed are compatible with the adjacent residential and institutional (school) uses located to the north as they are not expected to result in adverse effects that will cause disturbance to the surrounding area, the built form will be limited in size, and the operations will be self-contained with minimal transport activities. The uses that meet the definition of an industrial facility will only be located on lands that comply with the provincial minimum recommended separation distance from sensitive land uses, which includes the Business Core area and a portion of the Business Transition area.

In our opinion, the Boyne Valley Provincial Park does not represent a sensitive land use that will be negatively impacted by the proposal as there is no active recreational use of the lands. Further, the adjacent agricultural operations only seem to consist of crops, which will not be impacted by the specific low-impact industrial and commercial uses permitted on the site.

- Section 8.4.A.8 contains development policies for the area, including the implementation of the Zoning By-law. The Official Plan states the holding symbol on the lands shall be removed on a site-by-site basis, only when the Township is satisfied that the end-use has been identified and is appropriate for the site.

The proposed additional uses were selected from the as-of-right permitted uses on the lands that were determined by the Township to be appropriate for the site through the development of the Primrose Business Park Secondary Plan. In our opinion, the additional permitted uses continue to be appropriate as they will contribute to the development of lands intended to be used for employment, and will comply with the Provincial Land Use Compatibility Guidelines for industrial and commercial facilities.



- Section 8.4.A.8 further states uses which have the potential to generate low levels of emissions such as smoke, dust, noxious odours, noise or vibration, etc. may be permitted within the core areas of the Business Park only, where it can be clearly demonstrated that such emissions will, at all times, be within Provincial requirements and where such uses will have a minimal and acceptable impact on adjacent, established or planned uses.

None of the proposed uses are expected to generate emissions that will negatively impact the adjacent uses.

- Section 8.4.A.9 states uses adjacent to and in close proximity to the Primrose Elementary School shall not have the potential to generate harmful emissions or cause significant disturbance or other impacts which could detrimentally affect the adjacent educational and residential uses.

None of the proposed uses are expected to generate harmful emissions or cause any disturbance to the adjacent uses. The land uses that could be defined as Class I or Class II Industrial Facilities comply with the recommended provincial minimum separation guidelines.

## C6. Township of Mulmur Zoning By-law

The Zoning By-law Amendment still proposes to permit additional uses on each of the Business Park zones, however, revisions have been made to proposes to permit additional uses on the lands, as well as add a holding provision specific to a water demand analysis based on a site-specific development proposal. The revisions also removed uses from specific areas to comply with Provincial Guidelines for land use compatibility.

Specifically, the proposed Zoning By-law Amendment has been revised to rezone the lands to Environmental Protection Exception (EP-3), Business Park Transition Exception with a Holding Provision (BP-T-1)(H), Business Park Transition Exception with a Holding Provision (BP-T-2)(H), Business Park Core Exception (BP-C-4), Business Park Core Exception with a Holding Provision (BP-C-4)(H), Business Park Gateway Exception with a Holding Provision (BP-G-5)(H), and Business Park Gateway Exception (BP-G-6).

Through consultation with the Township of Mulmur and Upper Grand School Board, the proposed additional uses have been adjusted. Please refer to **Revised Table 1**, which identifies the requested additional uses for each of the Business Park zones.

An additional use has been altered from a “School” to a “Commercial and Industrial School”. The purpose of this change is to have a school facility that is specifically utilized for the purpose of industrial and commercial uses. The proposed definition of this use is outlined below:

*“shall mean a school conducted for the purpose of teaching industrial related skills, business or trade school or any other specialized school for industrial or commercial sectors or industries”*

■ ■ ■

In our professional planning opinion, the proposed applications for Zoning By-law Amendment and Plan of Subdivision have regard to the Planning Act, are consistent with the Provincial Policy Statement, Provincial Guidelines for Land Use Compatibility and conforms to the Growth Plan for the Greater Golden Horseshoe, County of Dufferin Official Plan, Township of Mulmur Official Plan, and generally meets the intent of the Township's Zoning By-law.

Sincerely,  
**THE JONES CONSULTING GROUP LTD.**



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