

Chapter/Policy/Section	
7. INDUSTRIAL LAND USE DESIGNATIONS	
7.1.5	<p><u>EXISTING INDUSTRIAL AREAS OBJECTIVES</u></p> <p><u>iv.) In order to maintain an adequate supply of lands designated for industrial development, the conversion of lands for non-industrial purposes may only be permitted through a comprehensive review where it has been demonstrated that the lands are not required for industrial purposes over the long term, and that there is a need for the conversion of the lands.</u></p>
7.6.1. Purpose	<p><u>PLANNING IMPACT ANALYSIS</u></p> <p>Planning Impact Analysis will be used to evaluate applications for an Official Plan amendment an/or zone change, to determine the appropriateness of a proposed change in land use and it identify ways of reducing any adverse impacts on surrounding uses. <u>Planning Impact Analysis is intended to document the criteria reviewed by municipal staff through the application review process to assess an application for change. Depending upon the situation, other criteria may also be considered</u></p>
7.6.2. Scope of Planning Impact Analysis General Purpose	<p>Planning Impact Analysis will be undertaken by municipal staff and will provide for participation by the public, in accordance with the provisions for Official Plan amendments and/or zone change applications as specified in Section 19.12. of this Plan.</p> <p>Proposals for changes in the use of land which require the application of Planning Impact Analysis will be evaluated on the basis of criteria relevant to the proposed change. <u>Other criteria may be considered through the Planning Impact Analysis to assist in the evaluation of the proposed change.</u></p> <p>i) Where an Official Plan amendment and/or zone change application is for a general change in land use and does not relate to a specific development proposal, or where site specific information on the future development of the site is not required, all or some of the following criteria may be considered:</p> <ul style="list-style-type: none"> (a) compatibility of proposed uses with surrounding land uses, and the likely impact of the proposed development on present and future land uses in the area; (b) the size and shape of the parcel of land on which a proposal is to be located, and the ability of the site to accommodate the intensity of the proposed uses; (c) the supply of vacant land in the area which is already designated and/or zoned for the proposed use; and (d) the location of any proposal for industrial development where there is good access to arterial roads and/or rail lines. <p><u>(e) impacts of the proposed change on the transportation system, including transit.</u></p>
Site Specific Proposals	<p>ii) Where an Official Plan amendment and/or zone change is for a specific development proposal, or where more site specific and detailed information on the type and nature of future development is required, all or some of the following criteria may be considered:</p> <ul style="list-style-type: none"> (a) all of the criteria listed in policy 7.6.2.1. i) of the Plan; (b) compliance with Ministry of the Environment standards and guidelines and the City's Waste Discharge By-law, relating to the compatibility of the proposed use with existing uses; and the

	<p>potential impact of any noise, odour or other emissions on surrounding land uses;</p> <ul style="list-style-type: none"> (c) the height, location and spacing of any buildings in the proposed development, and any potential impacts on surrounding land uses; (d) the extent to which the proposed development provides for the retention of any desirable vegetation or natural features that contribute to the visual character of the surrounding area; (e) the location of vehicular access points and their compliance with the City's road access policies and Site Plan Control By-law, and the likely impact of traffic generated by the proposal on City streets, on pedestrian and vehicular safety, and on surrounding properties; (f) the exterior design in terms of the bulk, scale, and layout of buildings, and the integration of these uses with present and future land uses in the area; (g) the potential impact of the proposed development on surrounding natural features and heritage resources; (h) compliance of the proposed development with the provisions of the City's Official Plan and Zoning By-law, Site Plan Control By-law, and Sign Control By-law; and (i) measures planned by the applicant to mitigate any adverse impacts on surrounding land uses and streets which have been identified as part of the Planning Impact Analysis.
<p>7.6.3. Information Required</p>	<p>An applicant for a proposed change in land use may be required to provide information and details on the development and its likely impacts, for the purpose of assisting the City in undertaking Planning Impact Analysis.</p>