CHAPTER 4: ECONOMIC DEVELOPMENT

Economic Development is closely related to the quality of life and employment opportunities within the Township. The local economy comprises a range of industries including trucking, manufacturing, aggregate, agriculture, retail and services. The objective of the Township is to facilitate local business retention and growth, promote the township to outside business and industry as a great location/investment opportunity.

4.1 GENERAL POLICIES

4.1.1 The Township will promote new business development, and the retention and growth of existing businesses to provide local employment opportunities for residents within the township.

4.1.2 In order to facilitate local business growth and retention, the Township will:

a) identify vacant industrial/commercial land;

b) ensure there is an adequate supply of appropriately zoned and serviced land for business and commercial expansion and relocation;

c) encourage business partnership arrangements;

d) nurture the growth of small businesses by permitting home-based businesses in accordance with Section 4.4 of this Plan; and,

e) promote a high level of education and training within the community.

4.1.3 The Township will cooperate with the Region in the preparation of an Economic Strategy in accordance with Policy 8.1.1 of the Regional Official Policies Plan.

4.2 INDUSTRIAL

4.2.1 The Township will ensure that there is sufficient designated industrial land available to accommodate new industrial operations, expansions and relocation of existing industry.

4.2.2 The Township may prohibit sensitive uses from locating in industrial areas or adjacent to existing industrial operations where necessary to protect industry from encroachment of uses which may occur at the expense of industrial activity and growth.

4.2.3 The designation of residential areas adjacent to industrial uses will be permitted where special studies demonstrate that the industrial uses do not create an environment incompatible with the proposed residential uses.

4.2.4 The Township will encourage industrial development and operation practices which minimize negative impacts on the surrounding environment through compliance with Provincial environmental regulations, Regional water resources protection policies, minimizing emissions of sound vibration, and air contaminants such as dust, smoke,

odour, fumes and particulate; protecting and maintaining water quality and groundwater recharge areas; and controlling waste and quality of discharge.

4.3 COMMERCIAL/RETAIL

4.3.1 The Township will encourage the provision of commercial/retail facilities in core and Industrial/Commercial Areas to serve the needs of township residents.

4.3.2 Compatible commercial and office uses may be permitted within Industrial/Commercial Areas where they are deemed by the Township to be compatible with existing industrial operations in accordance with the policies of Sections 2.4.5 and 2.4.6 of this Plan.

4.4 HOME OCCUPATIONS

4.4.1 The Township will permit a resident to operate a small scale business or professional office in residential areas of the township as a Home Occupation, provided that such a use:

a) is clearly secondary to the residential use of the property;

b) does not occupy more than 25% of the gross floor area of the dwelling unit and does not require alterations which are not residential in character;

c) does not generate traffic uncharacteristic of a residential neighbourhood;

d) provides adequate off-street parking;

e) does not employ more than one person who is not a resident of the dwelling;

f) does not visually detract from the residential character of the community;

g) does not require outdoor storage of goods or materials; and,

h) will not otherwise disrupt the peaceful and quiet enjoyment of other properties in the community.

4.4.2 Home Occupations will be regulated through the Township Zoning By-law.