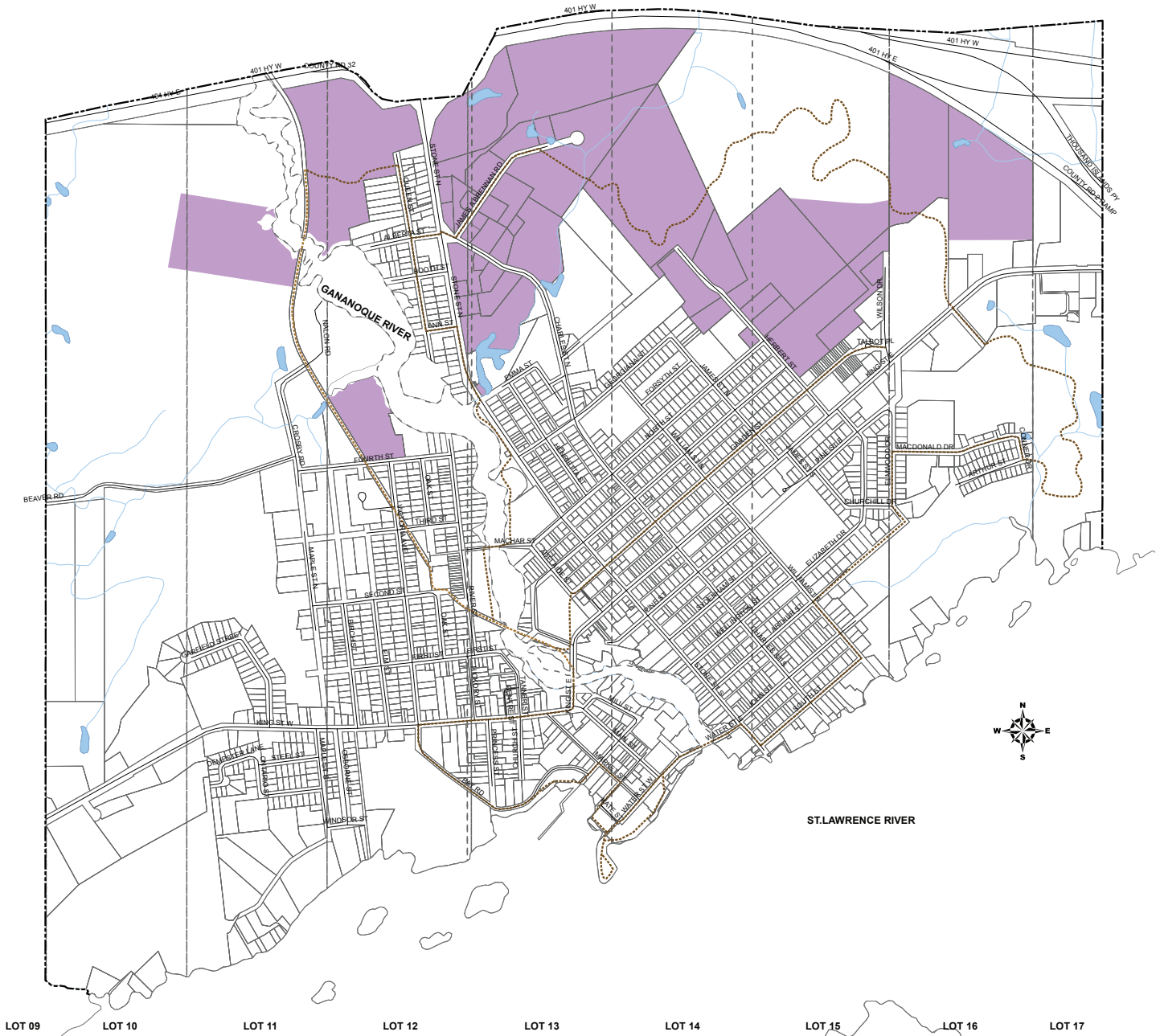


EMPLOYMENT DISTRICT



Legend

Employment Lands	Parcels
Roads	Lot Concessions
Recreational Pathway	Watercourse

Drawings are produced by Stantec Consulting Ltd. with base information supplied by the United Counties of Leeds & Grenville (2007). © August 2010.

0 100 200 400 Meters

It is the intent of the Employment District designation to provide for employment opportunities within areas of the Town that provide a wide range of uses and also allow for complimentary uses for employees and other residents of the Town. Development standards are intended to limit land use conflicts and provide for buffering and screening through increased landscape site design requirements.

9.1 USES

PERMITTED USES		
Assembly Hall	Custom Workshop	Office
Assembly Plant	Drive-through Facilities	Parking Lot
Auction House	Dry Cleaning Establishment	Printing and Publishing Establishment
Automotive Body Shop	Equipment Rental Establishment	Propane Compressed Gas Transfer Facility
Automotive Sales and Service Establishment	Equipment Sales Establishment	Recreational Vehicle Sales or Storage
Automotive Rental Establishment	Equipment Service and Repair	Restaurant
Bake Shop	Factory Outlet	Restaurant, Take Out
Building Contractor's Shop	Farm Supply and Machinery Sales and Service	Retail Outlet
Building Supply Store	Fuel Depot	Sample and Showroom
Bulk Storage	Industrial Class I and II Uses	
Catering Establishment	Industrial Mall	Sawmill or Planing Mill
Commercial Greenhouse	Industrial or Business Service Centre	Service or Repair Establishment
Commercial Sports and Recreation Establishment	Manufacturing Plant	Transportation Depot Terminal
Commercial Storage	Marine Commercial Facility	Warehouse
Communications Facility	Marine Facility	
Convenience Store	Mini Warehouse and Public Storage	

DISCRETIONARY USES
Accessory Residential Unit
Gatehouse
Tarpaulin Structure

9.2 PROVISIONS – PERMITTED USES

Site Provisions	Requirements
1. Lot Area (minimum)	743 square metre (7998 square feet)
2. Lot Coverage (maximum)	60%
3. Lot Frontage (minimum)	18 metres (59.1 feet)
4. Front Yard Setback (minimum)	7.0 metres (23 feet)
5. Exterior Side Yard Setback (minimum)	4.5 metres (14.7 feet)
6. Interior Side Yard (minimum)	3.0 metres (9.8 feet)
7. Rear Yard Depth (minimum)	6.0 metres (19.6 feet)
8. Building Height (maximum)	15.0 metres (49.2 feet)

9.3 ADDITIONAL PROVISIONS DISCRETIONARY USE

All discretionary uses shall be subject to the Class III Development Permit approval stream.

All discretionary use permit applications shall be supported by a report and related architectural elevation drawings, prepared by qualified professionals, which demonstrate that the cultural and architectural heritage integrity of the Employment District designation have been respected and enhanced by the proposed development. The Class III permit shall also require demonstration that the proposed discretionary use can be appropriately developed on the basis of the land uses functional requirements such as street frontage, access, yard setbacks, vehicular movements and parking requirements, safety etc.

Residential uses for the specific use of a site caretaker may be permitted subject to the following provisions:

- All proposals are subject to a Class III Development Permit approval stream;
- A full drawing set will be required to be submitted for review and consideration prior to approval;
- The health and safety of the resident would not be compromised by means of development approval.

A Gatehouse is permitted as a security measure on site and subject to a Class II Development Permit approval stream.

- A full drawing set will be required to be submitted for review and consideration prior to approval.

A Tarpaulin Structure is permitted for the purposes of the storage of goods essential to the primary use of the property;

- A full drawing set will be required to be submitted for review and consideration prior to approval;
- The structure shall be screened and buffered from abutting land holdings
- The structure is only permitted in the rear yard
- All proposals are subject to a Class II Development Permit approval stream.

9.4 DESIGN CRITERIA EMPLOYMENT DESIGNATION

The Employment designation provides for economic and employment services for Town residents as well as residents from the greater region. Positioned at the northern access into the municipality and abutting Highway 401 this area also serves as a gateway into Gananoque. Accordingly the following design criteria have been developed to frame the gateway into the community.

EMPLOYMENT DISTRICT DESIGN CRITERIA

GENERAL DESIGN CRITERIA

Buildings located at intersections should provide exterior details on both street fronts. These areas will provide gateways into the commercial nodes.

Buildings should be integrated with the existing grade and provide at grade entrances or alternatively accessible modifications should be provided. Entrances should be prominent.

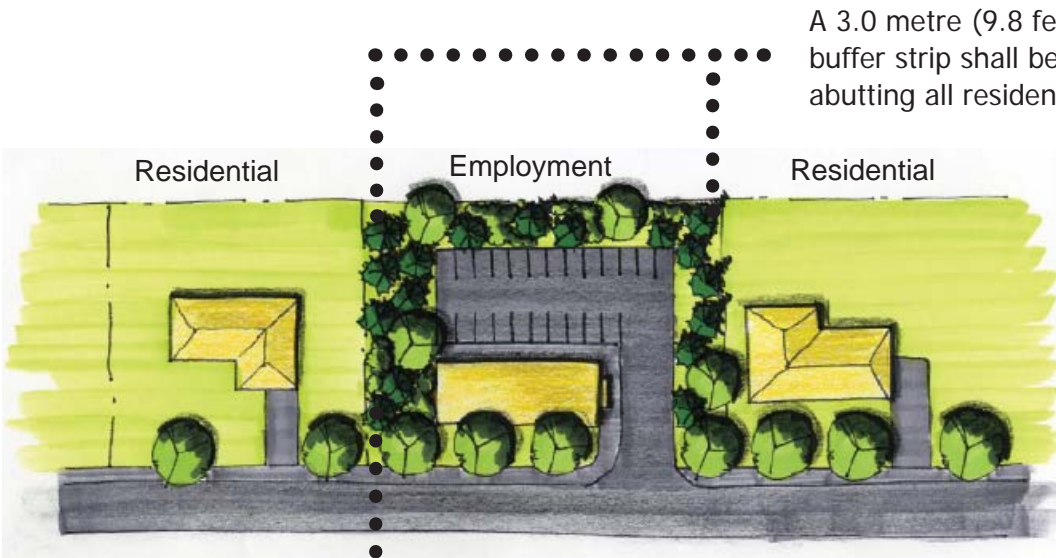
All building service areas shall be located away from public view.

Where a building elevation is adjacent to a roadway, elevations will be required to have an appropriate number of projections and recessed areas and a variety of cladding types in order to ensure that a monotonous building facade is not created.



Pedestrian crosswalks and pathways either internal to the site or providing pedestrian access to the site will be defined with the addition of unit pavers or feature pavers and shall be designed to be accessible.

••• All walkways and access pathways shall have regard and provide for accessibility wherever possible.



A 3.0 metre (9.8 feet) landscaped buffer strip shall be provided abutting all residential uses.

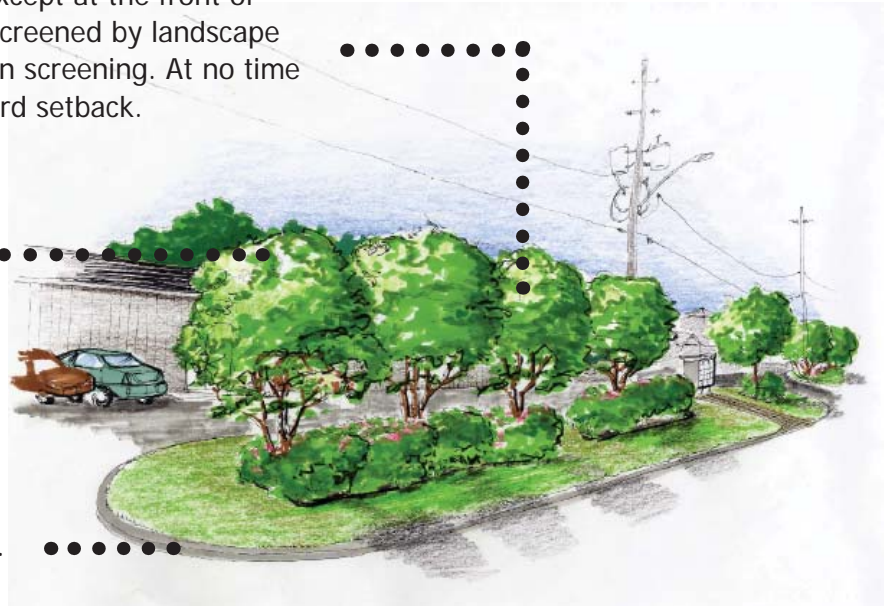
Buffers shall consist of plant material screens and structural elements that are designed and maintained in a staggered or undulating manner to create a more natural looking landscape. Not less than 50% of the landscaped area shall consist of natural plantings of grass, lawns, trees, shrubs and flowers. Soft landscape materials may also include shrubs and planting at foundation base, container planting consisting of urns, planters, window boxes or suspended baskets.

EMPLOYMENT DISTRICT DESIGN CRITERIA

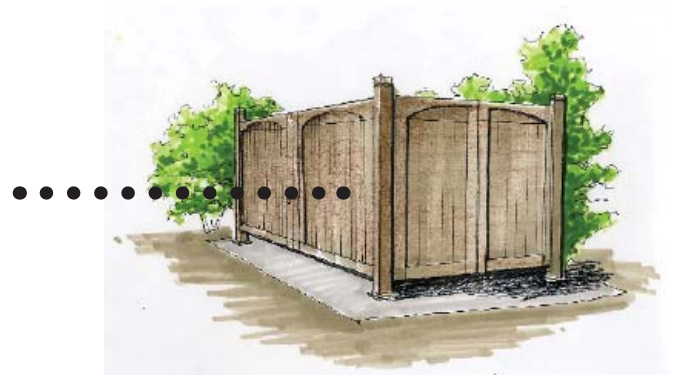
Buildings should be orientated towards the street and parking provided in the rear or side of building. Where property fabric will not lend itself to the provision of parking except at the front of the building, parking will be buffered and screened by landscape materials providing an element of all season screening. At no time will parking be provided within the front yard setback.

A minimum of 5.0 metres (16.4 feet) of buffered landscaped area shall be provided within the 7.0 metre (24.7 feet) front yard setback.

Entrances to parking areas should be well defined by signage and curbing. Parking lots shall provide landscape elements within the islands and along thoroughfares. Provision for pedestrians within the site must be demonstrated. Cyclists must also be considered when developing site layout.



Garbage enclosures are to be fenced and screened with soft landscape elements. Garbage receptacles require screening (wood or metal). Recommended locations include inside parking courts or at the end of parking bays. Locations should be conveniently accessible for trash collection and maintenance and should not block access drives during loading operations.



9.5 SPECIAL EXCEPTIONS

M-X1 Notwithstanding any provisions of this By-law to the contrary the lands identified as M-X1 on Schedule C the following provisions shall apply:

Lot Frontage	0 metres
Lot Area	2787m ² (30,000 sq ft)

Notwithstanding any provisions of this By-law to the contrary the lands identified as M-X1 on Schedule C shall be permitted to develop on private services.

By-law	1993-26
--------	---------

M-X2 Notwithstanding any provisions of this By-law to the contrary the lands identified as M-X2 on Schedule C the following provisions shall apply:

Permitted Use:	Retail
Parking Requirements:	150 spaces
By-law	2008-36

M-X3 Notwithstanding any provisions of this By-law to the contrary the lands identified as M-X3 on Schedule C the following provisions shall apply:

Permitted Use:	Theatre
	Retail as an accessory use to a warehouse
	Retail as an accessory use to a restaurant
By-law	2010-12

M-X4 Notwithstanding any provisions of this By-law to the contrary the lands identified as M-X4 on Schedule C the following provisions shall apply:

Permitted Use:	Indoor Archery Range
	Archery Pro Shop

Notwithstanding any provisions of this By-law to the contrary the lands identified as M-X4 on Schedule C shall be permitted to develop on private services.

By-law	2001-05
--------	---------