

City of Cambridge

Official Plan Review

Employment Draft Policy Paper



May 2011

Please note that policy numbers and cross references are subject to change when the overall draft Official Plan is prepared

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1. Overview

This policy paper provides an update to the existing Business Environment policies in Chapter 8 of the current Official Plan and revises the land use designations for Industrial lands in Chapter 13 of the current Official Plan. The proposed updates and revisions have been drafted in accordance with the Provincial Policy Statement (2005), the Growth Plan for the Greater Golden Horseshoe (2006) and the Regional Official Plan (approved by the Province 2011).

The City of Cambridge is forecasted to have a population of 173,000 by the year 2029 and 100,000 jobs. Policies and land use designations to support this level of employment growth are needed in the Official Plan. The proposed updates and revisions are focused on planning for, protecting and preserving employment areas for employment uses.

2. Rationale for Changes

The following provides a summary of the provincial policy and Regional Official Plan policy that provide background to or have been incorporated into the proposed updated Employment section of the Official Plan:

Provincial Policy Statement (PPS) 2005

The PPS provides policy direction on matters of provincial interest for land use planning and development. The PPS sets out policy for the development of settlement areas including employment areas. The policies for employment areas focus on promoting economic development and competitiveness through such matters as providing for a mix and range of employment uses and ensuring that lands are planned, protected and preserved for current and future employment uses. The Cambridge Official Plan must be consistent with the PPS.

Places to Grow Act and Growth Plan for the Greater Golden Horseshoe

In 2006, the Ontario Government approved the Growth Plan for the Greater Golden Horseshoe. The Growth Plan contains a set of policies for managing growth and development to the year 2031 within the Greater Golden Horseshoe which includes the Region of Waterloo.

The employment land policies in the Growth Plan address the following:

- Maintenance of an adequate supply of lands for employment to accommodate growth forecasts.
- Promotion of economic development and competitiveness through provision of a mix of employment uses, range and choice of suitable sites, protecting and preserving employment areas for current and future use, providing necessary infrastructure.
- Designation and preservation of lands in the vicinity of existing major highway interchanges, rail yards and airports for manufacturing, warehousing, and associated retail, office and ancillary facilities where appropriate.

- Major retail uses are considered non-employment uses.

Note: The proposed Official Plan policies for Employment address the conflict between how commercial/retail uses are covered by the definition of employment area in the PPS and the Growth Plan by specifically separating commercial uses into a separate land use designation.

Regional Official Plan

A new Regional Official Plan (ROP) was approved by the Province in 2011. The 2011 ROP contains policies that implement the Province's Places to Grow Growth Plan policies for employment lands. The ROP provides policies for employment lands including the designation and preservation of employment lands, the promotion of environmental sustainability, and the designation of Prime Industrial/Strategic Reserve lands for large-lot industrial uses.

Note: Margin notes are included to indicate if a proposed policy is:

- taken from the existing Official Plan; or
- new.

If the policy is from the existing Official Plan, the margin notes will indicate whether it has been revised or updated. The margin notes will also indicate the source for new policies only where the policy is based on provincial, regional or municipal policies, documents or studies.

Chapter 8: Land Use Policies and Designations

8.5 Employment

8.5.1 Objectives

OP 2.4 a)

- To work toward a resilient, diverse and stronger employment assessment base in the interests of all members of the community through the continuing operation of existing businesses and the addition of a greater number and wider range of new businesses and their associated employment opportunities;
- To plan for an adequate supply of serviced employment lands to meet future growth projections;
- To promote and undertake economic development within a sustainable development framework;
- To protect and preserve *employment areas* for a range of current and future employment uses;
- To encourage increased density and promote compact urban form in *employment areas*;
- To provide a range and choice of suitable sites designated for employment uses with convenient access to transportation and transit facilities;
- To ensure compatibility and appropriate buffering and screening between industrial and sensitive land uses; and

OP 2.4 c) and f)
revised and captured
by 8.5.1 c) and e)

OP 2.4 j) revised

- h) To encourage a high standard of urban design in *employment areas*.

8.5.2 General Policies

8.5.2.1 Land Supply

OP 8.2.3 with wording changes

1. The City will maintain an adequate supply of lands designated for employment purposes to accommodate employment growth to the year 2029. Key land supply priorities are:
 - a) Adequate supply of serviced and serviceable land, recognizing variations in development requirements;
 - b) Variety of choice in such terms as location, property size and configuration, cost, and range of permitted uses;
 - c) Efficient configuration of employment areas in terms of road networks, property shapes and sizes;
 - d) Accessibility to or location along major roadways, transit routes and rail lines; and
 - e) Efficient and compact use of land, infrastructure and other community resources.

OP 8.2.11 Revised

2. The City will monitor the rate of employment growth and the supply of employment lands to ensure that sufficient lands are designated to meet employment growth targets and the needs of existing and new businesses.

8.5.2.2 Servicing

New

The *City*, in coordination with the *Region*, will ensure that servicing of *employment areas* is the priority in determining servicing allocation.

8.5.2.3 Economic Development

New from Economic Development Strategy

1. The *City* actively supports and promotes economic development through the implementation of an Economic Development Strategy and land banking where possible.
2. Economic activities in the areas of advanced manufacturing, life sciences, small knowledge based business, information technology, business services and the environment have been identified as future opportunities for employment growth in Cambridge.

8.5.2.4 Existing Buildings and Built-Up Areas

OP 8.2.5
With revised
wording

Businesses are encouraged, where appropriate, to re-use vacant buildings, to expand operations on under-used sites, and to locate in the *built-up area* of the city.

8.5.2.5 Industrial and Employment Land Use Compatibility

Existing OP 4.2
Minor changes to
wording for
policies 4.2.1.2 –
4.2.1.6 and
deletion of
policies 4.2.1.1,
4.2.1.4, 4.2.1.6

1. Industry and *major facilities* will be protected, where practical, from *sensitive land uses*. This may include restricting *sensitive land uses* in or near industrial areas and near *major facilities*. *Compatible* uses may be located between *sensitive land uses* and industrial areas or *major facilities*, where the intervening use is compatible with both the industry or *major facilities* and the *sensitive land use*.
2. The City will attempt to minimize any proven or recognized impacts of industrial uses and/or stationary noise sources by regulating separation of those uses from other non-industrial uses in accordance with legislation, policy and guidelines established by the *Province*. Separation distances are intended to supplement, not replace, adequate controls at the source to safeguard against fugitive emissions (for which there is no practical means of control), process upsets, and breakdown or malfunction of technical control and/or spills. In situations where incorporating separation distances into a *development* is not a feasible option, alternative approaches such as building orientation, materials, fences, berms, etc. should be assessed and incorporated into the *development* where appropriate.
3. The *City* recognizes the need for some existing residential land uses and new proposed industrial development to co-exist. Provided studies have been completed in accordance with Section 10.14, and the studies demonstrate to the satisfaction of the *City*, *Region* and the *Province*, that the new proposed industrial development can occur without detrimentally impacting the existing residential land uses, new industrial development may be permitted.

8.5.2.6 Retail Uses in Employment Areas

New

1. *Large format stand alone retail uses* and shopping centres in accordance with Sections 8.6.2 and 8.6.3 and commercial strip

development are not permitted within the Employment Land Use designations of this Plan.

2. Complementary uses including childcare, food service, restaurants, medical, financial institutions, security services, janitorial services may be permitted on a limited basis within industrial malls provided the uses are *compatible* with, the development and operation of industrial uses and which serve the *employment area*.
3. The retail sale of products manufactured, processed, fabricated or assembled on the same site is permitted within the Employment land use designations on a limited basis.

8.5.2.7 Institutional Uses in Employment Areas

New based on Council Direction 2010 for zoning amendment

Places of Worship are permitted on lands designated Business Industrial or Industrial and identified as being within a Regeneration Area on Map 1A in accordance with the Industrial Land Use Compatibility policies in Section 8.5.2.5 of this Plan and the Institutional Land use policies in Section 8.1.1 of this Plan.

8.5.2.8 Site Design

New

Development within *employment areas* will comply with the City's Industrial Design Guidelines, policies in Section 8.5.2.5 and the Urban Design policies of this Plan.

8.5.3 Land Use Designations

8.5.3.1 Prime Industrial/ Strategic Reserve (Serviced)

Section based on ROP 2.D.21-2.D.27

1. The Prime Industrial/Strategic Reserve (Serviced) designation will be identified on Map 2 through an Official Plan Amendment. Additional policies for these lands may be introduced into this Plan through an Official Plan Amendment.
2. Future development of lands within the Prime Industrial/Strategic Reserve (Serviced) designation is subject to the completion of a Master Environmental Servicing Plan (MESP). The MESP will address *infrastructure* requirements such as water supply, transportation, sanitary sewers and stormwater management; *environmental assessment* planning principles; and include the development of a community plan to identify preferred land uses and provide a framework for planning for subsequent projects and developments in this area.

3. Development applications for lands designated Prime Industrial/Strategic Reserve (Serviced) will not be considered for approval until the necessary environmental, water and wastewater servicing and transportation studies are completed and approved by the *Region*, the *City*, the GRCA and the *Province*.

8.5.3.2 Prestige Industrial

New - Generally applies to the Boxwood Business Park area

1. Lands designated Prestige Industrial are intended to be developed for employment uses exhibiting a high standard of building design and landscaping. The predominant land uses in such areas shall be light industrial, professional, corporate and office buildings and research uses.

Permitted Uses

2. The following uses are permitted within the Prestige Industrial designation:
 - a) Light Industrial uses in an enclosed building including assembling, fabricating, manufacturing, processing, and industrial service trades;
 - b) *Major Offices*;
 - c) Office buildings with a minimum floor area of 1860 m²;
 - d) Hotel, Conference Centre, and Banquet facilities;
 - e) Research and development including laboratories;
 - f) Information technology related uses, excluding stand alone data centres;
 - g) accessory uses to the permitted uses above; and
 - h) Complementary uses including childcare, food service, restaurants, medical, financial institutions, security services, janitorial services may be permitted on a limited basis within industrial malls provided the uses are *compatible* with the development and operation of industrial uses.
3. Where permitted, outdoor storage will be located in the rear yard and screened from public view.

Generally applies to the some lands north and south of Highway 401.

8.5.3.3 Employment Corridor

1. Lands designated Employment Corridor are located along Highway 401 and major roadways offering high visibility and convenient accessibility.

The Employment Corridor designation is intended to provide prime locations within the City for prestige employment uses including advanced manufacturing, *major office* complexes and offices. Development within this designation is expected to display high performance standards of site design.

Permitted Uses

2. The following uses are permitted within the Employment Corridor designation:
 - a) Light Industrial uses in an enclosed building including assembling, fabricating, manufacturing, processing, and industrial service trades;
 - b) *Major Offices*;
 - c) Office buildings with a minimum floor area of 1860 m²;
 - d) Hotel, Conference Centre, and Banquet facilities;
 - e) Research and development including laboratories;
 - f) Information technology related uses, excluding data centres;
 - g) Recycling facilities in an enclosed building;
 - h) the assembly, sale, service and display of motorized recreational vehicles in an enclosed building;
 - i) Accessory uses to the permitted uses above;
 - j) Warehousing provided that it is accessory to a permitted use; and
 - k) Complementary uses including childcare, food service, restaurants, medical, financial institutions, security services, janitorial services may be permitted on a limited basis within industrial malls provided the uses are *compatible* with the development and operation of industrial uses.
3. Outdoor storage, transport terminal and industrial stamping uses are not permitted within the Employment Corridor designation.

h) is New, Council approved OPA 33 (2010)

8.5.3.4 Business Industrial

1. Lands designated Business Industrial are traditional industrial parks that allow for a range of industrial and office uses.

Generally applies to L. Lovell & Cambridge Business Park areas

Permitted Uses

2. The following uses are permitted within the Business Industrial designation:
 - a) Industrial uses including assembling, fabricating, manufacturing, processing, repair and servicing activities, warehousing and distribution, storage, utilities, communications, packaging, printing, reproduction, industrial service trades, construction uses and contractors' yards;
 - b) offices serving the surrounding industrial area and are located within an industrial mall;
 - c) Research and development including laboratories;
 - d) Information technology related uses including data centres and information processing establishments;
 - e) Hotel, Conference Centre and banquet facilities;
 - f) Commercial Education facilities;
 - g) Fitness centres and recreational facilities located within an industrial mall;
 - h) Places of Worship within identified Regeneration Areas;
 - i) Couriers and delivery services;
 - j) Recycling facilities;
 - k) Propane transfer facility located in accordance with Provincial requirements and any other applicable law;
 - l) Storage and recycling of tires located in accordance with the Ontario Fire Code and any other applicable law;
 - m) Existing establishments for the display, sales, lease, rental and service of industrial and commercial motor vehicles or motorized equipment having a gross vehicle weight of at least 5600 kilograms and for the retail sale of replacement parts for such vehicles and equipment;
 - n) Existing transport uses including: a transport terminal, a cartage company, an establishment for the lease or rental of motor vehicles and/or trailers and transport trailers, and a transportation depot;
 - o) Motor vehicle repair and service;
 - p) Rental of residential, commercial or industrial equipment;
 - q) Small equipment and machines sales, rental, lease and service;

h) is New, Council approved Zoning Amendment (2010)

s) is New, Council approved OPA 33 (2010)

- r) Lumber yard excluding a home improvement centre;
 - s) the assembly, sale, service and display of motorized recreational vehicles in an enclosed building excluding outdoor storage;
 - t) Accessory uses to the permitted uses above;
 - u) Complementary uses including childcare, food service, restaurants, medical, financial institutions, security services, janitorial services may be permitted on a limited basis within industrial malls provided the uses are *compatible* with the development and operation of industrial uses; and
 - v) Limited retail sales and service commercial uses as an accessory use in conjunction with a permitted use.
3. Where permitted, outdoor storage will be located in the rear yard and screened from public view.

8.5.3.5 Industrial

Generally applies to the Eastern Industrial Park area

1. The Industrial land use designation allows for a full range of industrial uses including heavy industrial operations.

Permitted Uses

2. The following uses are permitted within the Industrial designation
 - a) Heavy Industrial, Industrial and Light Industrial uses including assembling, fabricating, manufacturing, processing, refining, repair and servicing activities, warehousing and distribution, storage, utilities, communications, packaging, printing, reproduction, transportation, industrial service trades and construction uses;
 - b) offices serving the surrounding industrial area and are located within an industrial mall;
 - c) Research and development including laboratories;
 - d) Information technology related uses including data centres and information processing establishments;
 - e) Commercial education facilities;
 - f) Fitness centres and recreational facilities;
 - g) Places of Worship within identified Regeneration Areas;
 - h) Courier and delivery services;
 - i) Recycling facilities and waste transfer stations;

g) is New, Council approved Zoning Amendment (2010)

- j) Propane transfer facility located in accordance with Provincial requirements and any other applicable law;
 - k) Storage and recycling of tires located in accordance with the Ontario Fire Code and any other applicable law;
 - l) Display, sales, lease, rental and service of industrial or commercial motor vehicles or motorized equipment having a gross vehicle weight of at least 5600 kilograms and for the retail sale of replacement parts for such vehicles and equipment;
 - m) transport uses including: a transport terminal, a cartage company, a contractor's yard, an establishment for the lease or rental of automobiles and/or trailers and transport trailers, and a transportation depot;
 - n) Motor vehicle repair and service;
 - o) the assembly, sale, service and display of motorized recreational vehicles in an enclosed building excluding outdoor storage;
 - p) Rental of residential, commercial or industrial equipment;
 - q) Small equipment and machines sales, rental, lease and service;
 - r) Lumber yard excluding a home improvement centre;
 - s) Contractor's yard;
 - t) Asphalt or concrete batching plant;
 - u) Dry cleaning plant and depot;
 - v) Accessory uses to the permitted uses above;
 - w) Complementary uses including childcare, food service, restaurants, medical, financial institutions, security services, janitorial services may be permitted on a limited basis within industrial malls provided the uses are *compatible* with the development and operation of industrial uses and
 - x) Limited convenience retail and service commercial uses in conjunction with a permitted use.
3. Where permitted, outdoor storage will be located in the rear yard and screened from public view.

8.5.3.6 Prohibited Uses in Wellhead Protection Areas

Notwithstanding the permitted uses in Section 8.5.3, due to the presence of wellhead protection areas throughout the city, the use of

the lands designated Prestige Industrial, Employment Corridor, Business Industrial or Industrial within the wellhead protection areas will not be permitted for uses that are prohibited in the Regional Official Plan.

4. Glossary

Please see separate glossary.

5. Mapping Updates

Maps in the current Official Plan will require updates to maintain consistency with new or revised policies for Employment Lands. These include:

Map 1 City Urban Area, Agricultural Resource Area, Community Core Areas and Candidate Nodes

- To be replaced with a map that depicts the Places to Grow elements (built boundary, urban growth centre, greenfield area) and ROP elements (countryside line) and any of our own additional growth management elements.

Map 15 General Land Use Plan

- Existing employment designations (Class 1 (Corridor) Industrial and Class 2 (General) Industrial) to be changed to the proposed new designations (Prestige Industrial, Employment Corridor, Business Industrial and Industrial).

New Map for Regeneration Areas

- Addition of map displaying the regeneration areas as per the proposed Employment Conversion policies

6. Policies Proposed to be Deleted

The following policies are proposed to be deleted from the Official Plan:

- 2.4. d) To pursue through community partnerships, a tourism strategy, including initiatives to establish new specialized uses, such as recreational, artistic, cultural, shopping and other entertainment opportunities, as well as tourist accommodations

Reason: This objective relates to a tourism strategy. Tourism activities are funded and coordinated at the Regional level and therefore there are no proposed policies for tourism in the Official Plan update.

2.4. g) To support the creation of additional office space, including corporate head offices and supporting administrative facilities for local businesses

Reason: This objective is addressed in a general sense in the proposed objectives and is covered through the inclusion of offices as a permitted use in the employment designations. Intent of the proposed objectives is to capture the broad range of potential employment uses rather than address a specific use. The targeted uses are outlined in the Economic Development Strategy and have potential for change over time based on business trends.

2.4. h) To support the establishment of new businesses in the City, including the development and operation of small-scale, multi-tenant malls

Reason: The overall intent of this objective is covered by the proposed new objectives.

2.4. k) To support services that foster a competitive environment, including business networks, partnerships, technology advancement, corporate training, and best business practices.

Reason: This objective is directed toward economic development activities which are best dealt with through the City's Economic Development Strategy rather than the Official Plan. There are no policies in the Official Plan or proposed to be included in the Official Plan to support this objective.

4.2 Industrial Land Use Compatibility

4.2.1.1 The *City* recognizes industry as an important and desirable land use in and adjacent to Community Core Areas. The *City* encourages the retention, renewal and expansion of compatible existing industries, as well as new industries which are environmentally compatible with the surrounding area, to locate within the Community Core Areas. A number of existing industrial uses are located in older areas of the City and in proximity to existing residential areas which today would be generally limited or prohibited. In order to recognize their historical development, their importance as major employers, and to encourage the retention of some of these uses, existing industries are provided for in this plan and may be permitted to expand, subject to the implementation of feasible and appropriate mitigation measures to minimize the impact of such expansions on *sensitive land uses*.

Reason: Recent provincial policy changes, including the PPS and Places to Grow, place a greater emphasis on the introduction of housing and mixed use into traditional downtown areas. This evolution is not compatible with continued support for the operation of industrial uses in our Community Core Areas. The proposed new direction seeks to support employment uses in our core areas that are compatible with residential development and that will contribute to meeting the density target for the Urban Growth Centre and the intensification target for the built-up area. Policies are also proposed to provide support for adaptive reuse of former industrial buildings.

- 4.2.1.4** The measurement of the required separation distance will follow one of the following methods:
1. from the area designated for *sensitive land use* to the area designated for industrial use or a *major facility*;
 2. from the area zoned for *sensitive land use* to the area zoned for industrial use or *major facility*; or
 3. from the property line of the closest sensitive receiver to the property line of the emission source. (4.2.1.4)

4.2.1.6 The *City* shall attempt to minimize the impact of industries on the environment by encouraging industrial operations to comply with legislation and policy standards, including the provisions of the Environmental Protection Act. Such legislation and policy standards may include the emission of sound and vibration, the emission of permissible concentrations of air contaminants such as dust, smoke, odour, fumes and other particulate, and water quality and waste control, including the quality of discharge and run-off.

Reason: These policies (4.2.1.4 and 4.2.1.6) are no longer required in the Official Plan since industries are required to meet provincial regulations related to their impact on the environment. General policies related to land use compatibility and sensitive land uses are proposed to be retained in the updated Official Plan.

Chapter 8: Business Environment

8.1 General

The *City* recognizes that business vitality is a critical element to overall community prosperity. The benefits of a healthy and diverse business sector include employment, associated purchasing power, and a strong and stable assessment base. There are many influences on the business environment which are beyond the scope of this plan. However, the *City* recognizes its diverse land use-related roles, which include land banking and marketing, partnerships, land use policies and regular monitoring to maintain, enhance and promote the *City's* overall competitive position as a pre-eminent community with a strong business priority.

Reason: This policy is an explanation of the role of the Economic Development Department and is not a specific land use policy. As such, it does not need to be included in the Official Plan.

8.2 Key Supports to the Business Environment

8.2.1 Public Investment

It is the policy of the *City* to recognize the need for public investment to support existing and future businesses in Cambridge. Municipal investment in business-supporting elements, such as *infrastructure* and municipal land banking, will be considered annually through the *City's* budgeting process. Support from other levels of government may also be sought as a means of enhancing public investment.

8.2.2 Partnership

The *City* recognizes and will continue to actively participate in partnership arrangements. The composition of partnerships may vary according to the issues under consideration. Business strategies are expected to include partnerships with the private sector, other municipalities both within and outside the Regional Municipality of Waterloo, the Cambridge Chamber of Commerce, Canada's Technology Triangle, business associations, Business Improvement Areas, non-profit organizations, and other collaborations.

Reason: Policies 8.2.1 and 8.2.2 describe the City's Industrial Development Land Policy which has been supported through Council resolution in 2002 (Report CAO 2002-R3). These policies related to the role and function of the Economic Development Department and are not required in the Official Plan.

8.2.5 Compatibility

The *City* recognizes the need to protect some business activities from incompatible land uses being located in close proximity. The policies of Sections 2 and 3 of this plan provide for the establishment of areas in which specified businesses may operate, as well as policies to resolve potential incompatibilities with surrounding land uses.

Reason: This policy is addressed through the proposed policies for Industrial and Employment Land Use Compatibility and is therefore redundant.

8.2.6 Business Opportunities

It is the policy of the *City* to promote and assist businesses that wish to establish in Cambridge. The forms of assistance include the establishment of a range of permitted land uses prescribed in Section 3 of this plan, and will extend to the provision of information on the Cambridge community, the identification of available land and building supply, and opportunities for partnership.

Reason: This policy describes components of the role and function of the Economic Development Department and is not a specific land use policy. As such, it does not need to be included in the Official Plan.

8.2.7 Ongoing Business Support

The maintenance of a strong business sector is recognized as a key element of community prosperity. It is the policy of the *City* to support the vitality of existing businesses through a range of programs and practices. Such support may include *City*-wide promotional campaigns, the review of development proposals, and business recognition awards, honouring excellence in training and education, corporate dedication to community vitality, and other business successes.

Reason: This policy describes components of the marketing program of the Economic Development Department and is not a specific land use policy. As such, it does not need to be included in the Official Plan.

8.2.8 Tourism

It is the policy of the *City* to recognize the importance of tourism to the community. Tourist opportunities may include multi-purpose expenditures from visitors in the form of river excursions, hiking and cycling, factory outlet purchases, shopping and dining, attendance at cultural and recreational events, excursions to experience *built heritage resources* and the natural environment, railway heritage, and overnight stays provided by the local hospitality industry. The policies of Sections 2 and 3 of this plan are intended to support a multitude of existing and potential tourist opportunities in Cambridge.

Reason: Tourism activities are funded and coordinated at the Regional level and therefore there are no proposed policies for tourism in the Official Plan update.

8.2.9 Education and Training

It is the policy of the *City* to encourage and support educational facilities in order to achieve a diversified and skilled labour force. Support for education and training may take the form of permitting the location of such facilities in various parts of the *City* prescribed in Section 3 of this plan, partnership arrangements, and promotion.

Reason: This policy is better suited for an Economic Development Strategy rather than an Official Plan.

8.2.10 Business Advisory Bodies

The *City* recognizes that the community contains many individuals who have valuable insight into the business environment. It is the policy of the *City* to invite such individuals to participate on Task Forces, Advisory Committees or on other bodies to assist *Council* in addressing matters potentially affecting local business vitality.

Reason: This policy responds to Council direction related to advisory committees. Since Council can appoint committees or task forces on their own accord without the need for Official Plan policy; this policy is not required.

13.4.4 Truck Terminals and Courier Depots

13.4.4.1 It is the policy of the *City* to permit the use of lands designated on Map 15 as Class 2 Industrial Districts for the purposes of a transport terminal, terminal warehouse, bonded or customs warehouse or courier depot, and to permit the extension or enlargement of such existing use, without amending this plan, in accordance with the following provisions:

- a) the zoning classification of the lands used or proposed to be used for such purposes generally permits the establishment of heavy industrial uses or, alternatively, the by-

law proposed to be enacted to permit lands to be used for such purposes is specific to such lands;

- b) vehicular access to the lands used or proposed to be used for such purposes may be obtained exclusively from a major arterial road shown on Map 6 or from a road serving a Class 2 Industrial District designated on Map 15 and, where a *Regional* road is involved, the *Region* has issued the appropriate road entrance permits;
- c) the roads required to provide vehicular access to the lands used or proposed to be used for such purposes are, in the opinion of the appropriate authority, adequate in terms of both load-bearing construction and traffic-carrying capacity to accommodate such use; and
- d) adequate provision is made for the protection of other activities on adjoining lands from the negative effects of stormwater drainage, noise, dust, lighting and unsightly storage on the site used or proposed to be used for such purposes.

13.4.4.2 For the purposes of Policy 13.4.4.1 a), it is the policy of the *City* that special consideration shall be given to sites adjacent to a railway facility which is proposed to be used; provided, however, that the other criteria of Policy 13.4.4.1 can also be met.

13.4.4.3 Notwithstanding the provisions of Policies 13.4.4.1 and 13.4.4.2, it is the policy of *City* that no new transport terminal, terminal warehouse, bonded or customs warehouse or courier depot shall be located near a Residential District designated on Map 15 or in a location which requires vehicular access to be obtained from a road which passes through any such Residential District if it is intended that such facility shall be used to receive, store or ship materials which in the opinion of the Fire Chief or designate for the City of Cambridge would constitute a hazard to life or property in the event of an accident.

Reason: The policies in Section 13.4.4 are conditions for approval of the Truck Terminal and Courier Depot use which would be addressed through the development process. There is no need to identify these conditions in the Official Plan.

13.4.5 Junk, Salvage, Wreckers' Yards and Asphalt or Concrete Batching Plants

13.4.5.1 Notwithstanding the provisions of Policies 13.4.2 and 13.4.3, it is the policy of the *City* that no lands in the City of Cambridge may be developed or used as a junk yard, salvage yard, wreckers' yard, asphalt batching plant or concrete batching plant, unless *Council* has, by a site-specific amendment to the *City's* Zoning By-law, provided for the establishment of one or more such uses. Subject to the provisions of Section 2 of this plan, *Council* may pass by-laws to permit such uses on such lands without amending this plan; provided, however, that *Council* shall not pass such by-laws for such purposes unless, in the opinion of *Council*:

- a) adequate provision is made or proposed to be made for the protection of other activities on adjoining lands from the negative effects of stormwater drainage, noise, dust, lighting and unsightly storage;

- b) vehicular access to the lands used or proposed to be used for such purposes may be obtained exclusively from an industrial arterial or collector road and such road is adequate to carry the traffic likely to be generated by the use of such lands for such purposes, and, where a *Regional* road is involved, the appropriate authority has issued the required road entrance permit;
- c) the use of such lands for such purposes is a use required by the *City's* residents or businesses which requirement is not being adequately satisfied;
- d) the lands used or proposed to be used for such purposes are not required to accommodate another industrial activity which, in *Council's* opinion, has a higher priority for the use of such lands.

13.4.5.2 Notwithstanding the provisions of Policy 13.4.5.1, it is the policy of the *City* that lands already being used for a purpose described in Policy 13.4.5.1 may continue to be used for such purposes. Subject to the provisions of Section 2 of this plan, *Council* may pass by-laws or otherwise facilitate or encourage the continuation, extension or enlargement of such existing activities on such lands without amending this plan; provided, however, that no extension or enlargement of such existing activities shall be permitted on additional lands adjoining the lands already used for such existing purposes except in accordance with the provisions of Policy 13.4.5.1.

Reason: This Official Plan Update proposes to add Junk, Salvage, Wreckers' Yards and Asphalt or Concrete Batching Plants to the list of uses prohibited in all districts in the General Land Use Policy section of the Official Plan. As a prohibited use, the corresponding policies that support the uses through site specific zoning amendments should be deleted as they are no longer required.