

Town report expected on Monday night

401 corridor study calls for prestige industrial designation

By LISA TALLYN
Staff writer

The recently released 401 Corridor Industrial Study is to be the topic for discussion Monday night at the final meeting of the current council.

Prior to the discussion the study, which in June was budgeted by council to cost no more than \$32,000, will be presented by a staff member from the planning consultant firm that undertook the project, Walker, Nott, Dragicevic Associates Ltd.

The study says the 1982 Official Plan still remains valid for the 401 corridor and recommends the two separate industrial land use designations in the existing plan be retained.

"The prestige industrial designation is suitably applied to the most highly visible areas along Hwy 401 and its three interchanges," it is stated in the study. "In these areas all activities would be conducted wholly within enclosed buildings and there would be no outdoor storage activities permitted."

"For the balance of the 401 corridor industrial area, the general industrial designation will be appropriate." The general industrial designation allows for outdoor storage.

The study recommends large lots adjacent to the 401 to allow for "larger, more visible buildings."

Two further tiers of industrial lots are to be situated between the 401 lots and Steeles Ave. with a local road servicing the interior lots. General industrial uses will be closer to Steeles Ave. except at the

"major gateways" to the corridor, near James Snow Parkway, Trafalgar Rd., Winston Churchill Blvd., where "the prestige industrial areas should be extended northerly to Steeles Ave."

The study attempts to refine the official plan's definition of a dry industry.

"Dry industrial uses shall be limited to those which utilize water derived from on-site water supply systems primarily for employee domestic purposes and which do not utilize significant amounts of water

would have on the "higher order" planned commercial functions in the town.

"It is recommended that the town not approve any further applications (for official plan and or zoning bylaw amendments) to permit specific commercial uses within the 401 Corridor Industrial Area until such time as a detailed secondary plan has been prepared."

As piped water won't be extended to the corridor for about eight to ten years the study stresses interim development of the corridor be required to ensure that any development that proceeds in the short term doesn't adversely impact on the long term development of the corridor.

The study briefly touches on the existing development applications in the corridor although the Equity proposal isn't mentioned.

The study says the land owned by Panorama, a trucking operation located on the south side of Steeles Ave. near James Snow Parkway, should be zoned only prestige industrial, not prestige rural industrial and rural industrial as in the current official plan. It also recommends the lands on the area be a special study area due to the location near James Snow Parkway.

The study says an application for a gas bar/convenience store at Ninth Line and Steeles Ave. is premature until the secondary plan has been prepared.

At the council meeting Monday night a planning report is expected from the town's planning department focusing on the study.

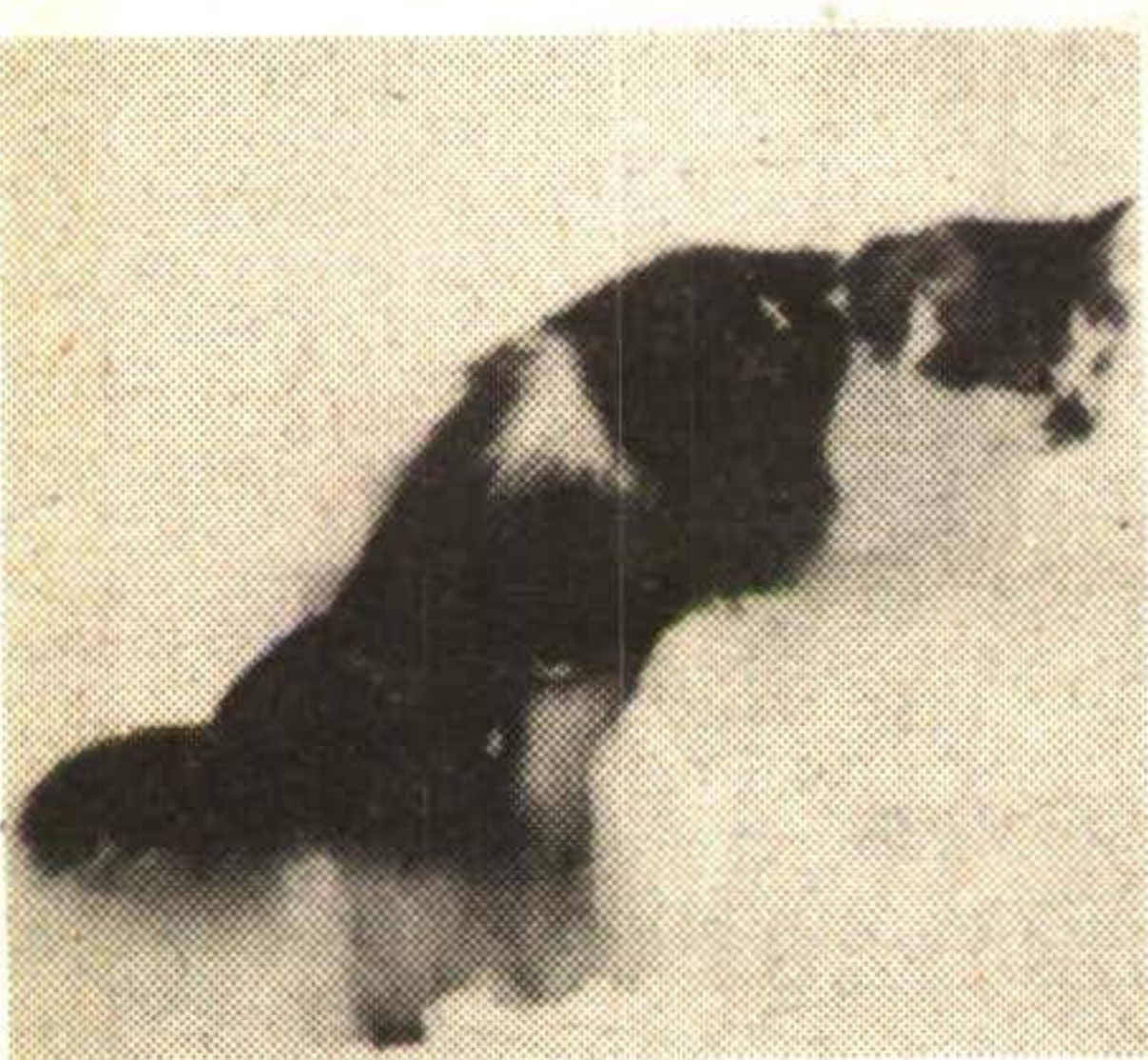
The study says the donut shops and gas stations at Steeles Ave. and Trafalgar Rd. don't contribute to the 'prestigious character' of the area

in their production process or operation," it was stated in the study.

Prior to the study being undertaken water concerns were raised by Hornby area residents about the Equity Waste Management proposal for a composting facility on Steeles Ave. west of Eighth Line.

Regarding commercial designations the study says the donut shops and gas stations at Steeles Ave. and Trafalgar Rd. don't contribute to the "prestigious character" of the area.

The study also says before other retail and commercial uses are permitted in the corridor they should be examined for the impact they



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