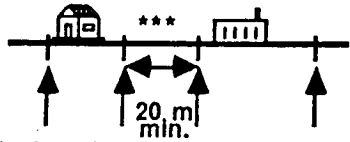


SEPARATION DISTANCES

(Section View)

CLASS I INDUSTRIAL:

70 m. potential influence area

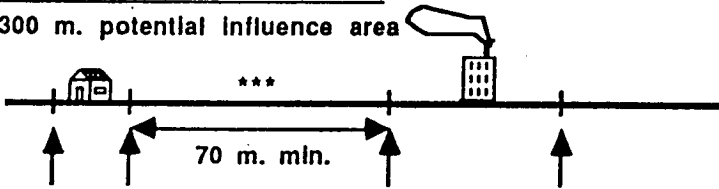


designation, zoning or property lines** of closest existing, committed or proposed Sensitive Land Use

designation, zoning or property lines* of closest existing, committed or proposed Class I Industrial Use

CLASS II INDUSTRIAL:

300 m. potential influence area

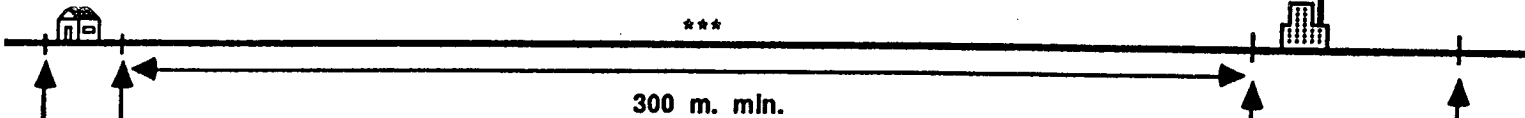


designation, zoning or property lines** of closest existing, committed or proposed Sensitive Land Use

designation, zoning or property lines* of closest existing, committed or proposed Class II Industrial Use

CLASS III INDUSTRIAL:

1000 m. potential influence area



designation, zoning or property lines** of closest existing, committed or proposed Sensitive Land Use

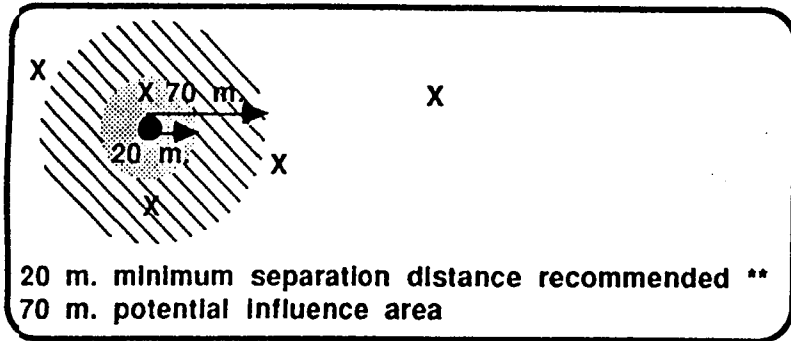
designation, zoning or property lines* of closest existing, committed or proposed Class III Industrial Use

- * The set backs established in a zoning by-law can be included in the separation distance measurement if the by-law or site plan control precludes the use of the set back for activities that could create an adverse effect. [See Section 4.4.3, "Zoning/Site Plan Control (Industrial Land Uses)".]
- ** Where the established use of on-site & ancillary lands associated with a sensitive land use are not of a sensitive nature (e.g. a parking lot or roadway), measurement may be taken to where the sensitive activities actually begin. [See Section 4.4.2, "Site Specific Plans & Section 4.4.4, "Ancillary Uses (Sensitive Land Use)" .] This approach may be particularly appropriate for redevelopment/infill proposals. [See Section 4.10, "Redevelopment, Infilling".]
- *** No incompatible development should normally take place within the Recommended Minimum. [See Section 4.3, "Recommended Minimum", Section 4.10, "Redevelopment, Infilling & Mixed Use Areas" and Section 4.2.5, "Off-Site Separation Distances".]

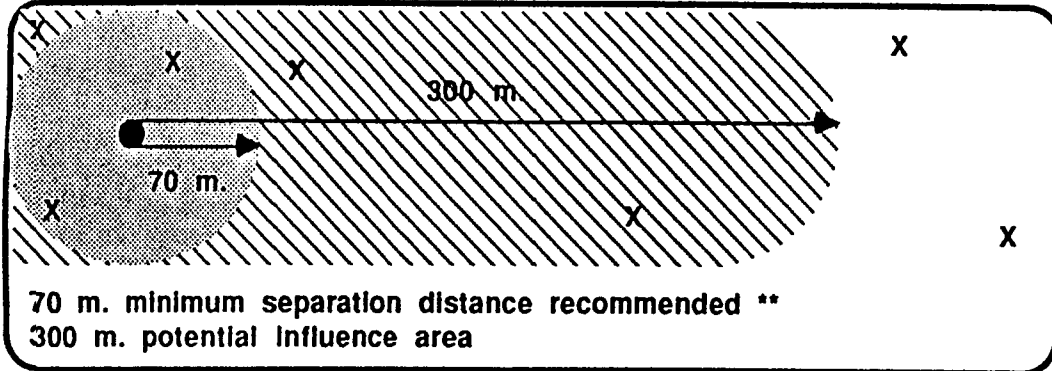
SEPARATION DISTANCES

(PLAN VIEW)

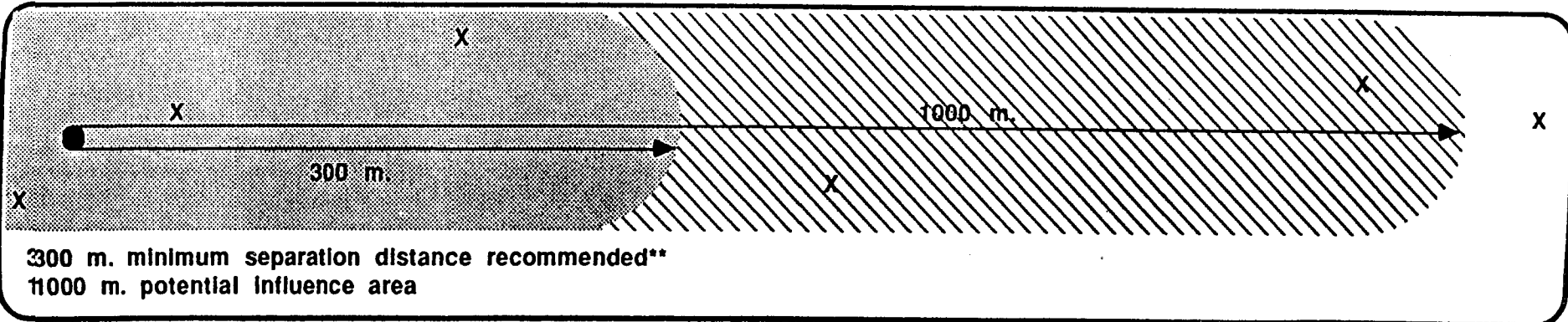
CLASS I INDUSTRIAL:



CLASS II INDUSTRIAL:




CLASS III INDUSTRIAL:





Legend:

● Existing* Land Use

X Proposed* Land Uses

 Recommended Minimum - Incompatible Development should not normally be permitted. [See Section 4.3, "Recommended Minimums" and Section 4.10, "Redevelopment, Infilling", for exceptions.]

 Potential Influence Area or Actual Influence Area - "Adverse Effects" need to be identified, mitigation proposed, & an assessment made on the acceptability of the proposal. (See Section 4.1, "Influence Area Concept".)

 Acceptable Range - Beyond the Potential Influence Area or Actual Influence Area, therefore normally development in this range should not pose a compatibility problem. (See also Section 4.5.2, "Separation Distance Greater than the Potential Influence Area" for exceptions.)

* Note: If the existing use is industrial, then the proposed use is sensitive, and vice versa.

** See Section 4.10, "Redevelopment, Infilling & Mixed Use Areas" for exceptions.