

- buffering in the form of open space and/or landscaping between existing, proposed or planned development, and in particular between non-compatible land uses and residential and other sensitive land uses.
- b) Prior to any significant development being permitted within Point Anne, a special study should be completed for Point Anne to address land use and servicing issues. Such a study should recognize the historic importance of the community. The study should have regard for the Belleville to Point Anne Significant Areas Strategic Plan, 1997 and address among other things:
- the extent of current and future aggregate extraction;
 - the protection of natural features including wetlands and the alvar;
 - provision of public access to the Bay of Quinte;
 - adequacy of water supply and sewage treatment services; and
 - opportunities for development and redevelopment in the Hamlet.

At the completion of such study, amendments to this Plan to incorporate policy initiatives may be warranted.

- c) Due to the close vicinity of an extensive licensed quarry adjacent to Point Anne, the policies of Section 3.7.2 of this Plan must be considered when addressing issues pertaining to development in the Hamlet of Point Anne. This should form a critical component of the special study referred to in Section 4.2.1 b) of this Plan.

4.3 Specific Policy Area # 3 – Corbyville Village

Corbyville Village, as identified in Schedule ‘E’, applies to the historic Corby distillery site on the Moira River. It is intended that this area be redeveloped as a village accommodating a broad range of housing with supporting and complementary uses, while recognizing existing non-residential uses.

4.3.1 Permitted Uses

Uses permitted in Corbyville Village include a combination of low and medium density residential uses, commercial uses geared primarily to service the residential community, and open space, recreational and community facility uses. It is intended that these uses combine to create a largely self-contained village providing a broad range of housing types and styles, recreational opportunities and ancillary uses. The existing industrial use would be recognized also, but could be redeveloped for residential purposes.

4.3.2 Residential Policies

- a) The maximum residential development within Corbyville Village should not exceed 850 dwelling units on the basis that the industrial area is redeveloped for residential purposes. If the industrial area is retained for non-residential uses, the maximum number of residential units should not exceed 700 units. Development would consist of low and medium density residential uses.

The actual number of residential units is dependent upon a number of factors, most importantly the issue of servicing as set out in Section 4.3.5 of this Plan.

- b) Uses allowed as low density residential would include single detached dwellings and, semi-detached dwellings. It is intended that lot sizes be relatively small, permitting the clustering of residential units in a woodlot or garden setting with abundant provision of open space. The density of development at low density would approximate 12 units per net hectare³.
- c) Uses allowed as medium density would include low density uses as well as townhouse dwellings and low-rise multi-unit dwellings. Further, to provide for some residents and to maintain stability in the community, multi-unit dwellings would be permitted. The density of development at medium density would approximate 26 units per net hectare⁴.
- d) Dwellings should be designed and constructed to high standards of quality.
- e) Residential units may be developed in a series of self-contained clusters connected by a series of small parkettes and continuous walkway systems.

4.3.3 Commercial and Industrial Policies

- a) Commercial uses permitted within the Corbyville Village would include facilities and services that are ancillary to and supportive of the village concept including a hotel/motel/inn, retail convenience stores designed to serve the needs of the community, speciality type retail stores, postal services, bank, medical and dental clinics, restaurants and other similar uses.
- b) In the design of the Corbyville Village, the following guidelines should be considered for commercial land uses:
 - minimal setback of commercial uses from street lines should be encouraged;
 - parking areas should be located in the rear and side yards and buffered by the use of perimeter landscaping;
 - provision should be made for a sidewalk and landscaping between the road and commercial buildings where appropriate;
 - signage should be integrated into the building facade and/or landscape design;
 - buffering, such as setbacks and/or fencing, should be required adjacent to residential/open space uses; and
 - garbage and loading areas should be screened from streets by buildings and landscaping.

4.3.4 Community Facilities, Open Space, and Recreation Use Policies

⁴ Net hectare in this context means lands intended for residential use but not including public and private open spaces, public road allowances, recreational facilities, environmental protection or commercial areas.

- a) Community facilities necessary to support the village (churches, nursing homes, government offices, public uses) would be permitted in Corbyville Village.
- b) Open Space and recreational uses should consist of recreational and open space uses including passive recreational uses, and would include health/fitness and/or activity centres, playgrounds and athletic fields, indoor swimming pools, tennis courts, recreation trails, parks and other similar compatible recreational uses.
- c) Use of the historic Corby Distillery administrative buildings for general business, government, and professional offices, restaurants and businesses that rely upon the character of these buildings would be permitted.
- d) Open space areas should be designed for both passive and active recreation use; wherever possible, existing natural features including stormwater management facilities should be enhanced through landscaping and buffer areas.
- e) Where possible, Moira River frontage should be acquired by the Municipality or Conservation Authority for public use.

4.3.5 Servicing and Site Conditions

- a) Subject to the provisions of clause b) of this Section, it is intended that the site of the Corbyville Village be serviced by municipal water through extensions to the Cannifton Road watermain and by municipal sanitary sewage, subject to Section 5.3 of this Plan.
- b) Council, at its discretion, may determine that servicing the Corbyville Village through extension of municipal services is not feasible, and may permit development of the Corbyville Village to proceed on communal servicing. Prior to permitting development to proceed on the basis of communal servicing, the overall maximum residential density should be determined on the basis of servicing studies prepared by the developer and approved by the Municipality in consultation with the Ministry of Environment, Conservation and Parks and other appropriate authorities.
- c) Facilities associated with the water supply and sanitary waste disposal systems in the Corbyville Village would be subject to compliance with the regulations of the Ministry of Environment, Conservation and Parks and local authorities and should be appropriately distanced and buffered from adjacent residential and open space uses.
- d) Hazard areas adjacent to the Corbyville Village may be used for storm water management facilities, which should be developed in accordance with the Bay of Quinte Remedial Action Plan; however, stormwater management facilities should not be located below the 1:100 year flood-line.
- e) Prior to obtaining final approval to develop the Corbyville Village, the owner should undertake and provide to the Municipality:
 - a servicing report addressing the provision of sanitary sewage and municipal water services, stormwater management facilities, and other utilities;

- an environmental report and record of site condition indicating the site is free of hazardous wastes and is suitable for the proposed uses in accordance with Ministry of the Environment, Conservation and Parks Guideline for Use at Contaminated Sites in Ontario;
- a development phasing plan;
- heritage impact assessments;
- an urban design study; and
- an archaeological assessment of the property.

4.3.6 Urban Design and Heritage Policies

- a) This Plan encourages the development of urban design guidelines for the Corbyville Village that reflect a common urban design theme, to reflect the historical character of the area. The theme should reflect the architecture of the late 19th century and should be incorporated into the design for both residential and commercial land uses.
- b) In addition to the above historical urban design criteria, the urban design guidelines that should be considered include:
 - building heights which generally should be limited to 1 to 2 storeys for commercial uses and single detached dwellings, semi-detached dwellings, or townhouse dwellings, 3 storeys maximum for low-rise multi-unit dwellings;
 - retention of existing buildings for adaptive reuse; and
 - buffering in the form of open space and/or landscaping between existing, proposed or planned development located outside of the Corbyville Village, and the Corbyville Village, and in particular between non-compatible land uses and residential and other sensitive land uses.

4.4 Specific Policy Area # 4 – Loyalist Secondary Plan

The Loyalist Secondary Plan area is a special study area that is located to the west of the urbanized area of the City adjacent to the Bay of Quinte. It is intended to form the westerly extension of the urban community in accordance with the most appropriate and efficient systems for sewage disposal, water supply, transportation and utility servicing.

- a) The Loyalist Secondary Plan continues as part of this Official Plan, however it is currently under review. Therefore, development applications in conformity to the existing Loyalist Secondary Plan may be deemed complete and the development will be approved in accordance with the policies in effect at the time that the City grants its approval.
- b) Notwithstanding the foregoing clause a), the lands known as Part Lot 31, Concession 1, Part 1, Registered Plan 21R-19789 may be used as Community Facility, in accordance with Section 3.11 of this Plan.