

Planning Justification Report
in support of
Demolition of a Structure Designated Under the Ontario Heritage Act
(Church of the Annunciation, 7119 Tecumseh Road, Stoney Point)
Mirna & Kamal Lachine

1.0 INTRODUCTION

1.1 Purpose

This report has been prepared on behalf of Mirna and Kamal Lachine in support of an application for a demolition permit of a designated heritage structure, the former Church of the Annunciation at 7119 Tecumseh Road in the hamlet of Stoney Point.

In order for the demolition to occur, and to meet the requirement of the Lakeshore Official Plan and the Ontario Heritage Act, Council is requested to take the necessary steps to remove the heritage designation. It is the intent of the Lachines to eventually develop the site for a single-storey townhouse project.

1.2 Background

The subject site, approximately 0.79 ha (1.95 ac.) in area, lies in the heart of Stoney Point on the south side of Tecumseh Road, a little east of the hamlet's main intersection at Comber Side Road. **Please refer to Appendix A.**

The former rectory, now a separate single detached dwelling on its own lot lies to the west; a mix of commercial and single detached dwellings are found to the north; an elementary school is to the east; and the VIA rail line forms the boundary to the south. **Please refer to Appendix B.**

In 2006 the church was closed and its congregation joined those of St. Joachim and Comber at a new facility known as Visitation Parish, just north of Comber on Comber Side Road. Following its closure, it was designated under the Ontario Heritage Act by By-law 84-2007, later updated by By-law 32-2017. A description of the architectural and historical significance was included as Schedule "B" to By-law 84-2007, and this document is attached to this report as **Appendix C**. It is my understanding the building has remained unused since its closure, and is now in serious disrepair.

2.0 LACHINE PROPOSAL

The Lachines purchased the property in 2018, with the intent of redeveloping the site for residential purposes. In early 2020, the Lachines retained a professional engineer, Mr. George Mikhael, to inspect the building and prepare a report regarding its condition. Mr. Mikhael's report is attached as **Appendix D**. Mr. Mikhael's conclusion is noteworthy:

The building (church) is **not** structurally safe and sound. It is a danger of the public safety and well being. It should be demolished in my opinion. [my emphasis]

3.0 CONSULTATION

In the course of the preparation of this report, the following groups and individuals were consulted:

- i) December 10, 2019 Preconsultation meeting with various members of Administration – the principal outcomes of the meeting were as follows:
 - The process to be followed, originally outlined in an October 28, 2019 email prepared by Kim Darroch and included as **Appendix E**, was discussed in great detail.
 - A Planning Justification Report would be required.
 - There was preliminary agreement that whatever sanitary service capacity existed at the existing church could be re-used by the Lachines, but no expansion beyond that existing capacity would be permitted.
- ii) Discussion and email exchange with Brian Laramie, Engineering Technologist, Town of Lakeshore, regarding the sanitary service at this site, is attached as **Appendix F**. Mr. Laramie confirmed that there was capacity available but the Lachines would need to retain an Engineer to calculate the limit of that capacity. The Lachines will undertake such consultation as part of a Planning Act application.
- iii) Discussion with Mr. Morris Harding, Chief Building Official, Town Of Lakeshore, regarding the requirements for a demolition permit – the permit application is attached as **Appendix G**.

4.0 REDEVELOPMENT CONSIDERATIONS

4.1 Overview

The purpose of this section is to review the feasibility of the proposed redevelopment from a lands use planning perspective with regard to the Lakeshore Official Plan. As is discussed later this should be a consideration for Council in its decision-making process to remove the heritage designation. As noted earlier it is the intention of the Lachines to construct a single-storey townhome type development, and they have had preliminary plans prepared to that effect. It should also be noted that the comments made below are made without prejudice to the ultimate proposal made by the Lachines, should conditions warrant a change. It is also recognized that a Council decision to remove the heritage designation in no way should be interpreted as an approval of the housing project, without going through the required Planning Act approval process.

4.2 Official Plan

Attached as **Appendix H** is Land Use Schedule C-8 (Stoney Point) to the Lakeshore Official Plan (LOP) and relevant excerpts from the LOP text (**Appendix I**) regarding Stoney Point's role as a secondary node in the Community Structure and the Central Area Land Use designation of the subject site.

Generally, secondary nodes such as Stoney Point are expected to accommodate a wide range of urban uses. As set out in 3.37(e), they will "provide for medium density housing including stacked townhouses and medium profile buildings".

As noted, the subject site is within the Central Area Land Use designation. In keeping with the secondary node policies, the Central Area designation permits a wide range of urban uses, including, in policy 6.10.1(e), a wide range of residential uses, including the type proposed by the Lachines.

Although a more rigorous review of the Official Plan policies will be required as part of a Planning Act application, it is my opinion, based on preliminary research that the subject development as proposed at the time of writing would be in conformity with the LOP. It is also my opinion that the subject proposal would likely require rezoning and site plan approvals, and possibly lot creation.

4.3 Servicing

A servicing study will be necessary to deal with waste water, storm and sanitary as part of a Planning Act application. It is not anticipated that water and storm service will present serious obstacles. As noted earlier, the amount of development, no matter the

type, will be constrained by an engineering study regarding peak and average daily flows available with the existing 6" connection.

5.0 CONCLUSION

It is clear that the former Church of the Annunciation is an important historical and architectural structure in the Hamlet of Stoney Point, hence its designation. However, similar to other long-term community institutional facilities, the subject structure has been vacant for almost 15 years, and no economically feasible re-use of the property is apparent. Moreover, the building has become derelict, falling into serious disrepair and is now a public safety hazard. As the church occupies a heritage site in Stoney Point, its redevelopment should be considered a positive step for the hamlet, as well as the Town itself. In making a decision regarding the heritage designation Council should be guided by policy (f) under Section 4.2.3, Cultural Resources, of the LOP, which states:

- (f) The Town will ensure that it has accurate and adequate architectural, structural and economic information to determine the feasibility of rehabilitation and re-use when considering demolition applications for designated heritage properties.

It is my opinion that due to structural obsolescence and the failure for a feasible alternative reuse in the 15 years since the church closed, the policy has been met and Council should remove the heritage designation and permit the church's demolition.



Thomas A. Storey, M.Sc., RPP, MCIP
Storey Samways Planning Ltd.

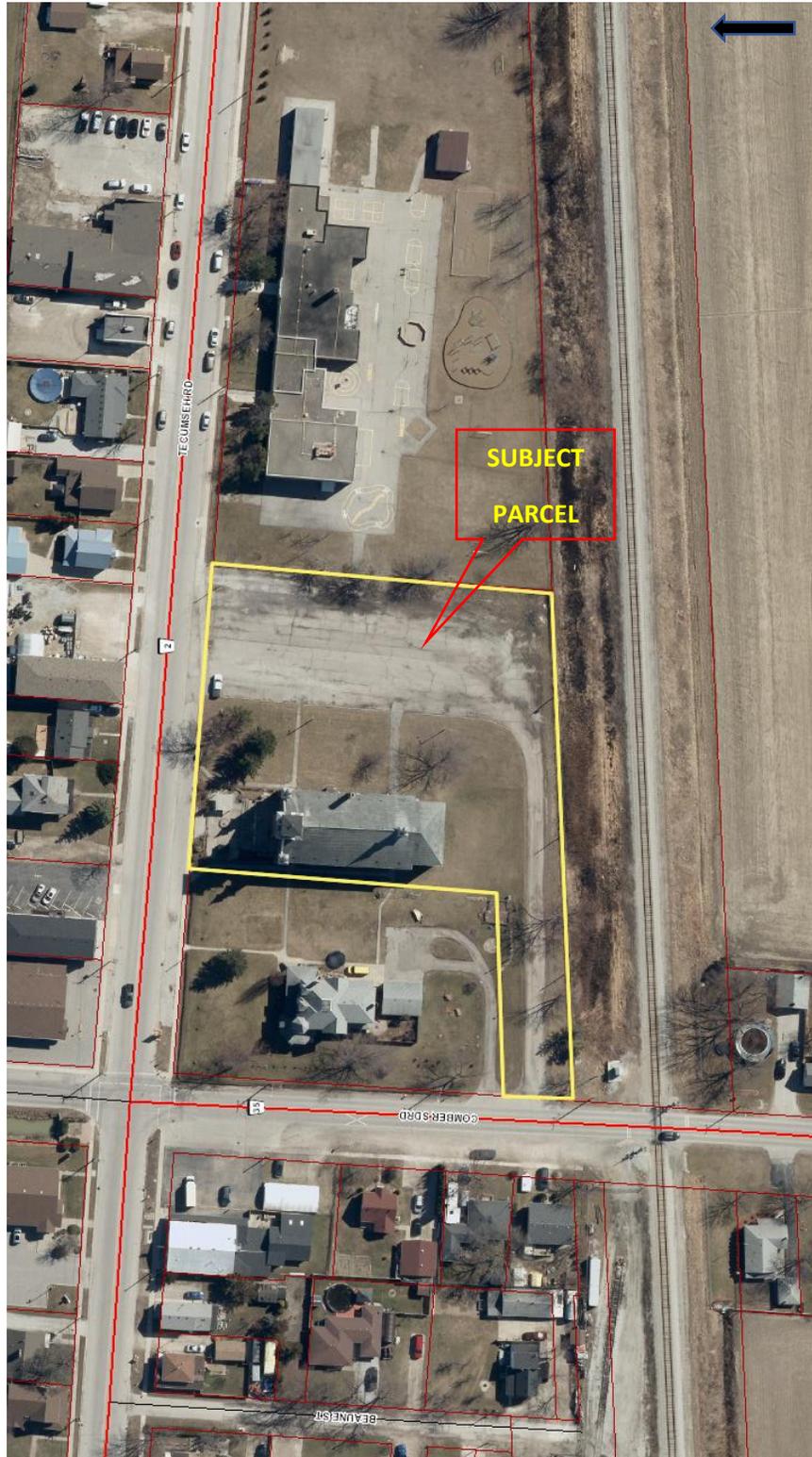
List of Appendices:

- A – Key Map
- B – Site Map
- C – Schedule B to By-law 84-2007
- D – Mikhael Report
- E – Heritage Designation Removal Process
- F – Email from Brian Laramie, Engineering Technologist
- G – Demolition Permit Application
- H – Schedule “C-8” Land Use to the Lakeshore Official Plan
- I – Lakeshore Official Plan Text Excerpts

APPENDIX A



APPENDIX B



APPENDIX C

Schedule "B" By-law 84-2007

Reasons for Designation

1. Design or Physical Value

The church in Stoney Point is the product of Father N.D. St-Cyr's ambitious plans for transforming the Roman Catholic Church property in Stoney Point. Father N.D. St-Cyr, from Nicolet, Quebec, arrived at Stoney Point at the start of 1893 and was still making improvements to the physical fabric of the church property three years before his departure in 1914.

For the design of the church, Father St-Cyr turned to Louis Caron Junior whom he knew from Nicolet. Louis Caron Junior, in practice as an architect since 1890, was a prolific designer of churches, rectories, convents and other buildings in Quebec. The Church of the Annunciation in Stoney Point, erected in 1905 to his 1903 plans, was his only church commission in Ontario. The design Louis Caron Junior supplied is in some ways similar to his designs for churches in Windsor-Mills, Gentilly, Sainte-Cécile de Lévrard, Notre-Dame-du-Bon-Conseil, Saint-Louis-de-Blandford and Victoriaville. The design reflects the traditions of church building in Quebec and the architectural tastes of French Canadians at the turn of the twentieth century.

The Church of the Annunciation exhibits in both its exterior and interior the Romanesque Revival style in the French Canadian tradition. The exterior features the round Roman arch which often distinguishes Roman Catholic churches in Ontario from Protestant churches and their preference for the pointed Gothic arch. Characteristically French Canadian are the bell-tower with open belfry (*clocher*), twin flanking towers (in this case reduced to pilasters surmounted by pinnacles), an oculus at the apex of the front gable (in the third tier of the central tower) and a spirelet (*flèche*) of the same design as the front pinnacles and located toward the south end of the church over the sanctuary and altar inside.

Pressed tin, a material that became widely available in the late nineteenth century, adorns the roofline of the church that is generally restrained in appearance on the exterior; and is applied throughout the interior to great decorative effect. The pressed tin patterns were probably designed in Nicolet and may even have been cast in the factory of Louis Caron et Fils where a blacksmith and metal workers were employed. In any event, the varied and wide use of pressed tin at the Church of the Annunciation and its survival into the twenty-first century are remarkable.

For Father St-Cyr's last project, he ordered the magnificent Casavant pipe organ in 1911 from St. Hyacinthe, Quebec for installation in the centre of the church's gallery. After the departure of Father St-Cyr, the influence of French Canadian designers continued. The painted decoration on the ceiling by Louis and Roland Jobin, Montreal transplants who worked on many ecclesiastical projects in Essex County, add to the artistic merit of the church's interior.

The influence of a Quebec-educated priest and Quebec designers on the Church of the Annunciation in Stoney Point is key to understanding the church's historic character.

2. Historical or Associative Value

The design influences from Quebec on the Church of the Annunciation demonstrate the close links a hundred years ago between Quebec and Essex County, 800 kilometres away. The Church of the Annunciation is the legacy of the cultural connection between French Canadians across provincial borders. G. Emmett Carter, the Bishop of London, acknowledged the cultural connection in the introduction to Breault's 1967 history:

"Notre milieu canadien-français, fidèle aux traditions de ceux qui ont longé le fleuve St-Laurent et qui ont fondé leurs foyers sur les bords de nos grands lacs se réjouit de la foi gardée intacte, de l'attachement à l'église paroissiale, à l'église universelle." In translation: "The French Canadians in our midst, faithful to the traditions of those who lived along the St. Lawrence River and who founded their homes on the shores of our Great Lakes, rejoice in their faith guarded intact, in their attachment to the parish church, in the church universal."

In addition to its broader significance, the church has been the centre of parish life and village activity for a century. It has served the function of the most important institution in the generally French Canadian and Roman Catholic community, and has stood alone without the normal array of different churches seen in most other Ontario villages and small towns.

3. Contextual Value

In his 1944 doctoral thesis on the geography of Essex County, Neil F. Morrison discusses the primacy of the church in the rural French Canadian landscape:

"In general, it may be said that the rural French-Canadian cultural structure rests upon four pillars – church, home, farm and language. The lofty spire of the Roman Catholic Church rises above the smaller French communities of Essex County and dominates the rural landscape just as it does in the Province of Quebec."

In its height, size and embellishment, the Church of the Annunciation symbolizes the French Canadian cultural structure of Stoney Point. The church is the dominant historic building in Stoney Point.

Heritage Attributes

The entire Church of the Annunciation is not to be altered. Specific features include the: limestone foundation and detail, brick walls with their decorative brickwork, windows, round-arched transom light over the main entrance, wooden stringcourse, brackets and eaves around the bell-tower, tin-covered belfry, parapet, pinnacles and spirelet, date stones and brick chimney. The church's footprint with the indented sanctuary/sacristy and the slopes of the roofs shall also not to be altered.

In the basement, the stained glass windows and the wainscoting, six-paneled doors, and staircases with Tuscan newel posts in the east and west stairwells to the narthex shall also not be altered.

In the narthex, the stained glass transom light and windows, pressed tin cornice and ceiling, and light fixtures shall also not be altered.

The layout of central nave, side aisles, columns separating the two, and sanctuary shall also not be altered.

In the main body of the church the columns, arcade and cornice, stained glass windows, vaulted ceiling, side aisle ceilings, Bible verse, cross and roundels painted on the ceiling above the altar, columns and balustrade at the gallery shall also not be altered.

APPENDIX D

George Mikhael, P.Eng
2872 Parent Ave Windsor
On N8X 4K9
Telephone: 519-566-2060

Date: January 11, 2020.

Project : St Peters Catholic Church , Stoney Point, On

Re: Structural Report & Site Investigation.

Our office has been retained by Mr :Kamal Lachine to prepare a structural report of the actual conditions of the Church. Therefor a Site visitation & investigation was carried out to make an accurate assessment of the Church Structural Conditions.
Based on a Visual Inspection only, the findings are as follow:

- The entrance of the church including the concrete stairs are in a very poor condition. Extensive work is required to repair the existing concrete damaged by the weather & neglecting maintenance.
- From Outside the building, many bricks, debris & roof materials fell on the perimeter of the Church. Strict Caution are to be observed when approaching these premises due to the imminent danger caused by the materials fallen from the roof.
- The Inside of the building is not at all in better condition than the Outside. After carefully investigating the conditions of the walls, we deduce the followings:
- The seepage of the water from the roof into the walls is obvious due to the damage of interior façade of the supporting structural walls (Gypsum board & Painting).
- Wood Elements which formed the structure of the walls are in some places deteriorated.
- Many spots on the walls are stained and molds are formed in my opinion.
- The Ceiling of the structure is crumbling and is a very potential hazard on the safety of the public. Also caution must be observed when entering the premises.
- From the whole we deduce this statement:
- The building (Church) is not structurally safe & sound. It is a danger of the public safety & wellbeing. It should be demolished in my professional opinion.

This report was prepared without prejudice & according to my visual observation only. Hereby, I certify that I am licensed professional Engineer in Ontario, and this report was done according to the best of my ability.

Signature of Engineer

George Mikhael
George Mikhael



APPENDIX E

Tom Storey

From: Kim Darroch <kdarroch@lakeshore.ca>
Sent: Monday, October 28, 2019 10:45 AM
To: Tom Storey
Cc: Maureen Emery Lesperance; Mirna and Kamal Lachine (911canada@hotmail.ca); Tammie Ryall; Gisele Pillon
Subject: RE: Proposed Demolition of Stony Point Church
Attachments: Application or permit to demolish or remove a building or structure.pdf; Pre-consultationForm.pdf; 084-2007 - Heritage Designation - Annunciation Church.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Tom:

Proposed demolition to property designated individually under Part IV, Section 29 of the Ontario Heritage Act

Submission of Notice for Church in Stony Point

1. The owner contacts a Heritage Planning staff member (Manager of Development Services) to notify staff of their intention to demolish the building(s) on their heritage property;
2. Staff arranges a Pre-consultation Meeting with the owner or an agent working on the owner's behalf (see attached form);
3. Owner submits to Heritage Planning staff a Notice of Intention to Demolish (Building Permit Form) for the demolition of the building(s) on the heritage property, along with any additional information required, as outlined in the Pre- Consultation Meeting;
4. Upon receipt of the Notice of Intention to Demolish (Building Permit Form) and other submitted information (if applicable), Heritage Planning staff determines if the submission is complete in accordance with the Pre- Consultation Meeting;
5. If the submission is not complete, staff contacts the owner to inform them of the additional information required;
5. If the submission is complete, staff sends a letter to the owner which confirms receipt of the complete submission and includes the dates and times of the Heritage Advisory Committee Meeting where the notice of intention to demolish will be reviewed by the Committee;
6. A staff report and recommendation from the Heritage Advisory Committee is presented at a future Council Meeting.

Council has a statutory 90-day timeline for consideration under Section 34 of the Ontario Heritage Act.

Kim Darroch, MCIP, RPP
Manager of Development Services

Planning Justification Report
Mirna & Kamal Lachine

Town of Lakeshore
T 519-728-1975 x245
kdarroch@lakeshore.ca



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From: Tom Storey [<mailto:toms@storeysamways.ca>]
Sent: October-25-19 11:52 AM
To: Kim Darroch <kdarroch@lakeshore.ca>
Cc: Maureen Emery Lesperance <mlesperance@lakeshore.ca>; Mirna and Kamal Lachine (911canada@hotmail.ca) <911canada@hotmail.ca>
Subject: Proposed Demolition of Stony Point Church

Hi Kim – FYI I am acting on behalf of Kamal and Mirna Lachine who own the church at Stony Point and wish to have it demolished. I understand the church is designated under the Ontario Heritage Act. Would you please send me the appropriate application form to remove the designation and describe the process to be followed, along with an appreciation of the timelines involved?

Thanks and best regards
Tom

Tom Storey, M.Sc., MCIP, RPP
Principal Planner
Storey Samways Planning Ltd.
330 Richmond St., Suite 204
Chatham ON N7M 1P7
519-354-4351
519-355-5079 (cell)
toms@storeysamways.ca

Planning Justification Report
Mirna & Kamal Lachine

APPENDIX F

From: Brian Laramie [<mailto:blaramie@lakeshore.ca>]
Sent: Thursday, February 06, 2020 4:27 PM
To: Tom Storey
Cc: Tony DiCiocco; Kim Darroch
Subject: RE: Proposed Demolition of Stoney Point Church

Hi Tom,

EIS has reviewed the property at 7119 County Rd 2 (Tecumseh Rd). The existing property has a 150mm (6") sanitary service along with a 25mm (1") water service. PDC Sheet is attached for the property.

The sanitary service can be used but a request to increase the existing 150mm service would not be approved. An engineer will have to calculate development flows (peak and average daily) based on the 150mm sanitary outlet to determine size of development.

Please let me know if you need further clarification,

Brian Laramie

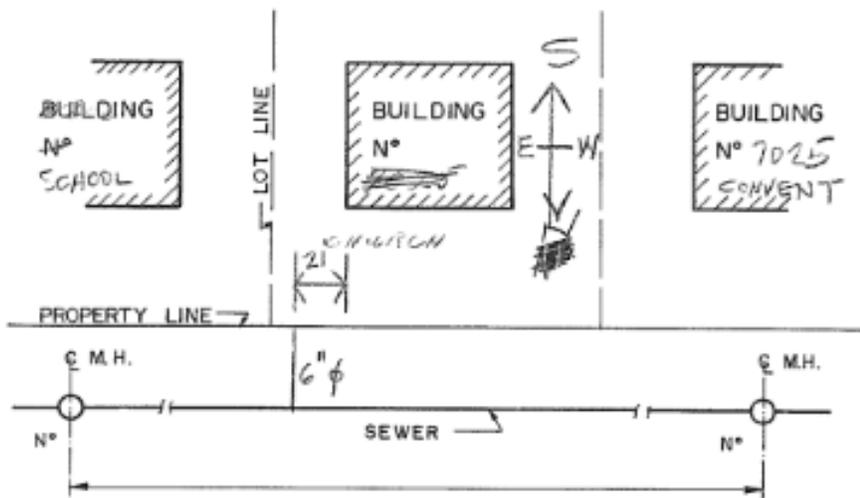
ONTARIO MINISTRY OF THE ENVIRONMENT

HOUSE SERVICE LOCATION

PROJECT N° 1-0186-69 CONTRACT N° 2

PROJECT NAME TOWNSHIP OF TILBURY NORTH (POLICE VILLAGE OF STONEY POINT)
PROVINCIAL SEWAGE WORKS

STREET TECUMSEH RD



SINGLE: 6" φ ELEV OF SERVICE: 575.27 INV.
APPROX DEPTH: 7'-0"

HOUSEHOLDERS SIGNATURE: R.P. Ouellet DATE: Jan. 3/98
INSPECTORS SIGNATURE: Paul Perreault DATE: Jan. 3/98

REMARKS: 18' E. OF E. WALL

TESTED BY: [Signature] MAY 20/98

APPENDIX G



**CORPORATION OF
THE TOWN OF LAKESHORE**
419 NOTRE DAME ST., BELLE RIVER NOR 1A0
519-728-2818

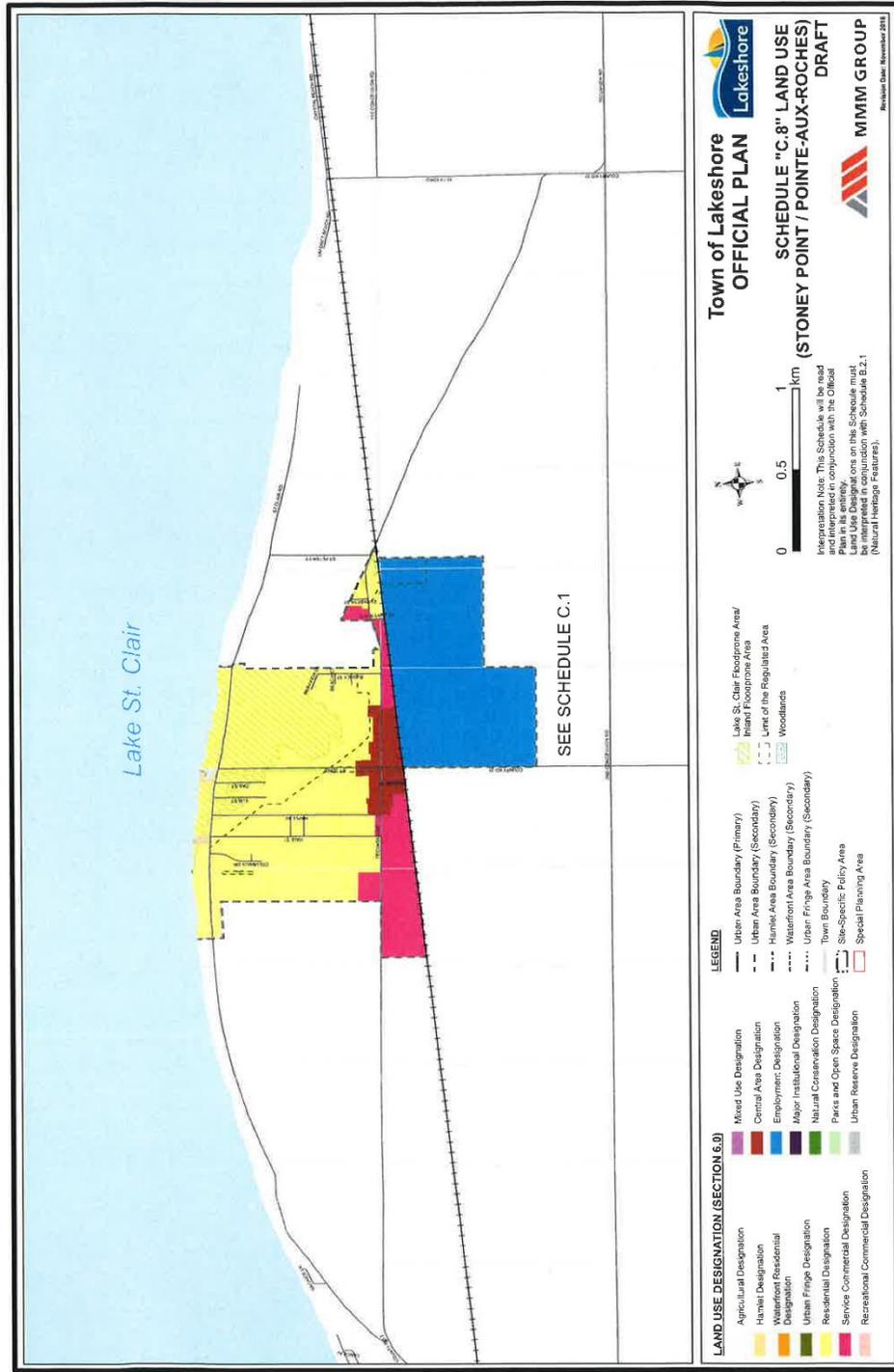
Application for a Permit to Construct or Demolish
This form is under subsection 8(1.1) of the Building Code Act.

| For use by Principal Authority | | | |
|---|-------------------------------|--|--------------------------------------|
| Application number | | Permit number (if different): | |
| Date received: | | Roll number: | |
| Application submitted to: Lakeshore <small>(Name of municipality, upper-tier municipality, board of health or conservation authority)</small> | | | |
| A. Project Information | | | |
| Building number, street name 7025 TECUMSEH RD. | | Unit number | Lot/con. |
| Municipality LAKESHORE | Postal code | Plan number/other description PHRS 143 REF. PL. 12R 2313 | |
| Project value est. \$ | | Area of work (m ²) | |
| B. Purpose of Application | | | |
| <input type="checkbox"/> New construction <input type="checkbox"/> Addition to an existing building <input type="checkbox"/> Alteration/repair <input checked="" type="checkbox"/> Demolition <input type="checkbox"/> Conditional Permit | | | |
| Proposed use of building TO BE DEMOLISHED | | Current use of building VACANT - PREVIOUSLY CHURCH | |
| Description of proposed work DEMOLISH EXISTING STRUCTURE | | | |
| C. Applicant | | | |
| Applicant is: <input checked="" type="checkbox"/> Owner or <input type="checkbox"/> Authorized agent of owner | | | |
| Last name LACHINE | | First name KAMAL | Corporation or partnership |
| Street address 410 FRONT RD. | | Unit number | Lot/con. |
| Municipality LASALLE ON. | Postal code N5J 1Z9 | Province ON | Email glicanada@hotmail.ca |
| Telephone number (519) 519-8888 | Fax () | Cell number () | |
| D. Owner (if different from applicant) | | | |
| Last name | | First name | Corporation or partnership |
| Street address | | Unit number | Lot/con. |
| Municipality | Postal code | Province | Email |
| Telephone number () | Fax () | Cell number () | |

Demolition Permit Information

| | | | |
|---|--|--|----------|
| A. Project Information | | | |
| Building number, street name 7025 TECUMSEH RD. | | Roll No.: | Lot/con. |
| Municipality LAKESHORE | Plan number/ other description PARTS 1 & 3 REG. PL. 12R-23313 | | |
| B. Individual / Company performing demolition on building | | | |
| Name | Firm UNKNOWN AT THIS TIME | | |
| Street address | | Unit no. | Lot/con. |
| Municipality | Postal code | Province | E-mail |
| Telephone number () | Fax number () | Cell number () | |
| C. Reason for Demolition: | | | |
| Describe the reason for demolition: REDEVELOPMENT OF SITE FOR RESIDENTIAL | | | |
| D. Building Type proposed to be demolished: | | | |
| <input type="checkbox"/> House <input checked="" type="checkbox"/> Other (specify building type) FORMER CHURCH | | | |
| Description of Building Proposed to be demolished: | | | |
| Please answer the following questions: 1) Building is more than 3 stories: (yes / no) _____ 2) Greatest Horizontal Floor Area of Main Floor exceeds 600 square meters (6460 sq. ft.): (yes / no) _____ 3) The building contains pre-tension or post tensioned members?: (yes / no) _____ 4) Will the removal of the footings and foundation affect angle of repose of adjacent buildings? (yes / no) _____ 5) Will explosives or laser be used for demolition?: (yes / no) <u>unknown</u> ; if yes what type: _____ (explosive or laser) NOTE: IF "YES" WAS ANSWERED FOR ANY OF THE ABOVE QUESTIONS PLEASE PROVIDE A DEMOLITION PLAN FROM A QUALIFIED ENGINEER FOR DEMOLITION. | | | |
| E. Type of Demolition: | | | |
| Describe type of method of demolition: unknown | | | |
| F. Building Vacancy: | | | |
| 1) Have all occupants vacated the building? (yes / no) _____ 2) Date when occupants will vacate the building: _____ | | | |
| G. Declaration of owner / applicant | | | |
| I, <u>KAMAL LACHINE</u> declare that, (print name) | | | |
| Applicant to check each box below to indicate that each line was read and the content was fully understood before signing the document: | | | |
| 1. <input checked="" type="checkbox"/> The information contained in this form is true to the best of my knowledge. 2. <input checked="" type="checkbox"/> I understand that it is my responsibility to notify all agencies of my intent to demolish and have ensured all services have been disconnected and existing services located prior to start of demolition. (i.e. Hydro Company, Ontario One Call, Union Gas, etc.) 3. <input checked="" type="checkbox"/> Water line to be disconnected and inspection scheduled with the Town of Lakeshore Building Department (519-728-2818). 4. <input checked="" type="checkbox"/> Return water meter to Town of Lakeshore Environmental Services (519-728-2458). 5. <input checked="" type="checkbox"/> Inspection will be scheduled for the capping of Sanitary and storm Sewer lines at the property line (Town of Lakeshore Building Department (519-728-2818). 6. <input checked="" type="checkbox"/> All demolished debris and refuse will be brought to a landfill or recycled. | | | |
| Date 7 th March, 2020 | | Signature of Applicant <u>Kamal Lachine</u> | |
| H. AUTHORITIES TO BE NOTIFIED: THIS SECTION IS FOR OFFICE USE ONLY: | | | |
| <input type="checkbox"/> FIRE DEPARTMENT <input type="checkbox"/> ENVIRONMENTAL SERVICES DEPARTMENT | | | |

APPENDIX H



APPENDIX I

3.0 MANAGING CHANGE – WHERE & HOW TO GROW

- e) The Town will undertake the preparation of an Urban Design Master Plan to establish a consistent design vision for the Belle River Historic Downtown and encourage private revitalization, which may include improvements to the existing building stock and streetscape enhancements.
- f) The Town will work with the Business Improvement Association in the Belle River Historic Downtown to achieve collective goals and promote the economic vitality of the downtown. The Town will work with the Business Improvement Association in Belle River to evaluate extending the boundaries of the Central Area Designation to match the boundaries of the Business Improvement Area in Belle River through the preparation of the County Road 22 Corridor Study in accordance with the policies of Section 3.4.3

3.3.6.2 Wallace Woods New Primary Node

The following additional specific policies will apply to the Wallace Woods New Primary Node:

- a) Further policy guidance will be provided through the preparation of the Secondary Plan for the Wallace Woods Special Planning Area to establish the limits and the extent of the Wallace Woods New Primary Node and establish appropriate density targets and objectives to meet these targets.
- b) The predominant use of land will be a mix of medium to higher density residential uses; non-industrial community-related employment uses including: commercial retail, offices, and services; entertainment and cultural facilities; institutional; and municipal and public services including: schools, recreation centres, parks and open space uses within an innovative pedestrian-oriented main street environment.
- c) The Town will ensure land use compatibility with adjacent uses through the use of appropriate buffers and land use transitions.
- d) The Town will explore opportunities to secure public lands for passive recreation and open spaces.
- e) The Town will encourage the creation of an interconnected network of streets and pedestrian pathways to create a walkable neighbourhood.

3.3.7 Secondary Node

Schedule "A" conceptually identifies two Secondary Nodes which relate to the historic main streets in Stoney Point/Pointe-Aux-Roches (Stoney Point/Pointe-Aux-Roches Main Street Area) and Comber (Comber Main Street Area). Secondary Nodes will function similar to Primary Nodes, but at a smaller scale. Secondary Nodes will serve the local community, in keeping with the historic and main street character of the particular Urban Area. Secondary Nodes may accommodate a diverse range and mix of community serving, local commercial/retail/service uses; offices and non-industrial and population-related employment

3.0 MANAGING CHANGE – WHERE & HOW TO GROW

uses; a range and mix of residential uses; and public services and facilities, including: recreation centres, schools, institutional uses, entertainment and cultural facilities.

The following policies will apply to Secondary Nodes:

- a) The location of Secondary Nodes are conceptually identified on Schedule "A" and defined by the Central Area designation in Section 6.10 as illustrated on Schedule "C". Secondary Nodes will create a community focal point and accommodate a diverse range and mix of community serving, local commercial/retail/service uses; offices and non-industrial and population-related employment uses; a range and mix of residential uses; and public services and facilities, including: recreation centres, schools, institutional uses, entertainment and cultural facilities.
- b) Secondary Nodes will develop with efficient land use patterns, densities and a mix of uses to support the Town.
- c) Secondary Nodes will:
 - i) provide for medium density housing including stacked townhouses and medium profile buildings;
 - ii) encourage a broader mix of land uses and mixed use buildings, including residential buildings with commercial uses at grade and live-work units which accommodate both residential and at-grade commercial/retail uses in a single unit;
 - iii) provide a range of housing types, including affordable and special needs housing;
 - iv) encourage high standards of community and urban design;
 - v) provide appropriate transitions with adjacent land uses to avoid land use conflicts;
 - vi) promote the creation of a linked network of pedestrian pathways and public open spaces; and
 - vii) provide an appropriate level of transportation infrastructure and parking accommodation.

3.3.8 Mixed Use Nodes

Mixed Use Nodes are intended to accommodate major concentrations of residential uses, community uses, commercial and business uses serving the Town and the region. This may include a range and mix of commercial and retail uses including Large Format Retail, restaurants, entertainment uses, and professional offices.

The following policies will apply to Mixed Use Nodes:

- a) The location of a Mixed Use Node is conceptually illustrated on Schedule "A" and defined by a Mixed Use site-specific Designation in Section 6.9 as illustrated on Schedule "C". The Mixed Use Node will accommodate major concentrations of commercial and business uses serving the Town and the region, including a mix of

6.0 LAND USE

6.10 Central Area Designation

The Central Area Designation represents and designates the traditional downtown main streets and new high activity centres of the Town. The Central Area Designation accommodates the largest and most diverse concentration of central functions, including residential, retail, office, service, entertainment and other commercial uses, as well as government, institutional and community activities. The Central Area Designation applies to both Primary Nodes and Secondary Nodes. The range and scale of uses will be defined in the Town's Zoning By-law.

6.10.1 Permitted Uses

Subject to the other policies of this Plan, the following policies will apply in determining uses permitted on land designated Central Area Designation on Schedule "C".

- a) Commercial uses such as offices, eating establishments, service and convenience retail, entertainment uses and similar types of uses are permitted.
- b) Neighbourhood parks and trails will be permitted, whereas community parks, major parks and other large-scale recreational uses will only be permitted in the Parks and Open Space Designation.
- c) Community serving uses including institutional, places of worship, government facilities, cultural facilities, recreational facilities, libraries, public and private institutions and clubs are permitted.
- d) Employment uses including businesses and professional offices are permitted, exclusive of manufacturing, warehousing, processing, assembly, trucking and storage uses.
- e) Medium density residential uses will be permitted including triplex dwellings, fourplex dwellings, row or block townhouse dwellings, converted dwellings containing more than two dwelling units, walk-up apartments, hotels and motels and similar medium profile residential buildings, subject to the following criteria:
 - i) the density, height and character of the development will be compatible with adjacent uses;
 - ii) the height and massing of the buildings at the edge of the medium density residential development will have regard to the height and massing of the buildings in any adjacent low density residential area and may be subject to additional setbacks, or landscaping to provide an appropriate transition;
 - iii) the development will be encouraged to have direct access to an arterial or collector road, where possible and appropriate;
 - iv) the watermains and sanitary sewers will be capable of accommodating the development, or the proponent will commit to extending services at no cost to the Town;
 - v) the development is adequately serviced by parks and school facilities;