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Town of Lindsay

7. INTERPRETATION

7.1 GENERAL

The boundaries between land uses designated on Schedule “A” are approximate except where they coincide with roads, railway lines, rivers or other clearly defined physical features.

The boundaries defined on Schedule “B” are approximate as the intention of the designations is to include areas in need of improvement. Where the intent of the Plan with respect to Community Development and Improvement is maintained, minor adjustments to the boundaries may be made without an amendment to this Plan.

Boundaries of environmental features on Schedule “D” may be further refined through an Environmental Impact Study (EIS). Where the general intent of the Plan is maintained, minor adjustments to boundaries will not necessitate an amendment to this Plan.

Any reference to numerical values such as area, density or population shall be considered as approximate only and not absolute.

In the case of a discrepancy between the text and related schedule, the policies shall take precedence.

Wherever a use is permitted in a designated area, it is intended that uses, buildings or structures normally incidental, accessory and/or essential to that use shall also be permitted. Municipal services and utilities shall be permitted in any designation.

Where any Act or portion thereof is referenced in this Plan, it is intended that such references should be interpreted to include any subsequent legislation that may amend or replace the specific Act.

7.2 DEFINITIONS

Constraints for Development are sensitive features of the land and/or water where physical and/or biological limitations to development exist and these include slopes, high water table, shallow soils, flooding, poor bearing, spawning, deer yards, important nesting areas, water supply and high sensitivity water use areas.

Class I Industrial Uses include uses where there is no outside storage, the scale of the use is insignificant, it is a self-contained plant or building which

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produces/stores a packaged product and there is low probability of fugitive emissions. For example, auto parts supply, electronic manufacturing and repair.

Class II Industrial Uses include those uses with occasional off-site impacts and which allow outside storage. For example, magazine printing, electrical production manufacturing, dry cleaning services, manufacturing of dairy products.

Class III Industrial Uses include those with frequent and intense off-site impacts and a high probability of fugitive emissions. For example, manufacturing of paint or varnish, breweries, metal manufacturing, concrete and/or asphalt batching operations.

Environment refers to any combination of: air, land and water; plant and animal life; any building structure machine or other device made by humans, and solid, liquid, gas, odour, heat, sound, vibration or radiation, resulting directly or environmentally from the activities of humans.

Financial Institutions include banks, trust companies and credit unions.

Gross Residential Density is the ratio of dwelling units to a defined area of development, including all parks, schools, neighbourhood commercial uses, internal streets and half of the area of boundary streets.

High Sensitivity Water Use Area refers to the Scugog River where the water is used for the Town of Lindsay's water supply or is a spawning or nursery area for important game fish. It is sensitive as it relates to its public health importance and to the risk of contamination posed by accidental spills and because it is vulnerable, requires particular care to ensure a high level of water quality protection.

Net Residential Density is a measure of the building that can be constructed on a lot, expressed either in the number of dwelling units or amount of floor space, divided by the land area of the lot.

Public Authority shall mean the Federal, Provincial, County or Municipality and includes any Board or Commission that they may establish. It shall also include any hydro-electric, telephone, telecommunications or natural gas company.

Sensitive Land Uses are buildings, amenity areas or outdoor spaces where routine or normal activities occurring at reasonably expected times would experience one or more adverse effects from contaminant discharges generated by a nearby major facility. Sensitive land uses may be part of the built or



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natural environment. Examples include: residences, day care centres, and educational and health centres.

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