

Comment Response Table.

Organization	Submission Date	Summary of Comment	Staff Response
The Remington Group	November 4, 2024	<p>The Town has recognized the need for a more nuanced approach to the implementation of the provincial changes through their approach to development in the Office Employment Area, Business Commercial Area, and Prestige Office Area designations, including removing these lands from the Employment Area overlay. Consider implementing the same approach to the lands in the Derry Green Business Park designation.</p>	<p>The Town-wide amendments seek to regulate and protect the Town's Employment Areas and restrict uses that are excluded from the new definition for "Area of Employment" in the Planning Act -i.e. institutional and commercial uses.</p> <p>The OPA proposes to retain lands designated Industrial Area and Business Park Area within the Employment Area overlay designation and subject to the employment area policies.</p> <p>Conversions of specific sites are not being considered through this amendment. Subject to criteria, lands may be removed from the "Employment Area" through a privately initiated OPA. Furthermore, through the next phase of the Town's comprehensive new Official Plan project, Staff will also be undertaking a detailed review of land use permissions. This review will seek to identify specific areas that are not required for defined "employment area" uses but could be used to accommodate compatible employment uses without impacting the overall viability of the employment area.</p>
Sajecki Planning (6901 Derry Road West)	November 4, 2024	<p>Explore options for a more comprehensive mixed-use development that would add sensitive land uses, including residential, to a site designated Office Employment Area at the intersection of Derry Road and Bronte Street.</p>	<p>The Town-wide amendment seeks to regulate and protect the Town's employment areas. The majority of the Office Employment Area lands propose to be removed from the Employment Area overlay designation are located within the 401 Industrial/Business Park Secondary Plan where restrictions to the introduction of sensitive land uses are intended to protect and support the planned function of the Office Employment Area designation.</p> <p>While there may be opportunities to introduce residential uses outside the 401 Industrial/Business Park</p>

Organization	Submission Date	Summary of Comment	Staff Response
			<p>Secondary Plan, these may be considered through a privately initiated application or may be reviewed through the next phase of the Town's comprehensive new Official Plan project.</p>
<p>Broccolini Group</p>	<p>November 1, 2024</p>	<p>Consider redesignating the parcels of lands on the south side of Derry Road, between James Snow Parkway and Fifth Line in Derry Green from "Business Park Area" to "Prestige Office Area" on Schedule B - Urban Area Land Use Plan of the Official Plan would strip the underlying employment designation from certain lands.</p>	<p>The proposed housekeeping mapping updates are intended to ensure consistency between the urban land use designation shown on Schedule B and corresponding land use designations shown on Schedule C-9-B - Derry Green Corporate Business Park land Use Plan, which establishes the detailed planning framework for the Secondary Plan Area.</p>
<p>Overland LLP (11515 Derry Road and 7314 Sixth Line)</p>	<p>December 19, 2024</p>	<p>Consider introducing permission to establish "information and technology facilities" and "Software Development and Processing", commonly known as "data centre" uses on the Industrial Area and Business Park Area designations in Derry Green.</p>	<p>Data centres are similar in some respects to a warehouse, storage or manufacturing facility. However, given their unique characteristics, it is appropriate to establish Zoning By-law permissions on a site-by-site basis though a proponent-led rezoning application.</p>
<p>MHBC Planning (6390-6400 and 6548 Fifth Line)</p>	<p>January 7, 2025</p>	<p>Consider expanding the range of uses in the Prestige Office Area designation to include light industrial uses, and adding stand-alone commercial permissions on the Prestige Office lands on the north-east of the intersection of Louis Saint Laurent Ave and James Snow Parkway.</p>	<p>The Town-wide amendment seeks to regulate and protect the Town's employment areas and protect and support the planned function of the Prestige Office Area designation.</p> <p>Land use permissions in the Prestige Office Area designation have been expanded to permit light industrial uses and restaurants and service commercial uses where such uses form part of an industrial building.</p> <p>While there may be opportunities to add stand-alone commercial permissions on Prestige Office Area lands, these uses may be considered through a future proponent-led development application or reviewed through the Town's comprehensive new Official Plan project.</p>