

1. Planning District 1

Planning District No. 1 represents one of the major industrial employment areas of the Trenton Urban Service Area and the City. The primary objective in the area is to ensure that development within the district is sensitive to environmental impacts while at the same time provides long term economic stability to the City.

This District has been separated into two Subdistricts in order to differentiate the different forms of industrial uses encouraged within the District

The applicable policies are:

(a) Subdistrict A

- (i) This area will develop as a major service commercial/industrial area in the northeast section of the Trenton Urban Service Area in accordance with the policies in Section 5.7.2.
- (ii) A landscape open space buffer strip shall be provided along the eastern boundary of the industrial park (along DND Creek) to reduce the adverse impacts of development on DND Creek.

(b) Subdistrict B

- (i) Encourage development of general and high quality business industrial in accordance with the policies in Section 5.7.2.
- (ii) Encourage development of general and high quality business industrial in accordance with the policies in Section 5.7.2 on lots adjacent to residential areas and along North Murray Street.
- (iii) A landscape open space buffer strip shall be provided along the western boundary of the industrial park (along DND Creek) to reduce the adverse impacts of development on DND Creek.

2. Planning District 2

Planning District No. 2 represents one of the major industrial/commercial employment areas of the Trenton Urban Service Area and the City. The primary objective in the area is to ensure that development within the district is sensitive to environmental impacts while at the same time providing long term economic stability to the City.

This District has been separated into two Sub-districts in order to identify the areas where commercial uses are permitted. Industrial uses are encouraged in all the subdistricts, in accordance with the policies in Section 5.7.2. The applicable policies are:

(a) Subdistrict A

- (i) Ensure industrial uses north of the Canadian National Railway develop in such a manner to protect the Glen Miller Creek Floodplain and Mudcat