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LAND USE POLICIES – NORTH ALDERSHOT

This part of the Plan presents the objectives and policies for the land use designations identified on the City System and the Land Use Plan for North Aldershot. The objectives and policies for each land use designation are to be read in conjunction with the objectives and policies in other parts of the Plan.

North Aldershot is identified in Schedule A: City System, of this Plan. This area is distinctive in that it contains natural features of high environmental significance, where natural features and human settlement co-exist in a finely integrated fashion. The area separates two urban areas and it is a place where people enjoy a non-urban lifestyle.

The North Aldershot boundary includes lands located north of Highway No. 403 and south of the City of Hamilton. The westerly limit is Highway No. 6 while the easterly limit is the Dundas-Burlington Ontario Hydro Transmission Line. North Aldershot is comprised of three sectors as outlined below.

The land use designations within North Aldershot are identified on Schedule K: Land Use - North Aldershot, of this Plan.

10.1 SECTORS

10.1.1 CENTRAL SECTOR

Lands identified as the Central Sector comprise an area of approximately 304 ha where further *development* is permitted on the basis that the subject lands are outside of the city's Urban Area and that the location and *intensity* of *development* will be determined by *compatibility* with the existing character, landscape and environment.

The Central Sector is bounded on the south by Highway No. 403, on the west by the Grindstone Creek Valley, on the north by the boundary of the City of Burlington and the City of Hamilton, and on the east by Old Waterdown Road and the Sassafras Woods Environmentally Sensitive Area.

10.1.2 EAST SECTOR

Lands identified as the East Sector comprise an area of approximately 488 ha where various technical studies identified in the North Aldershot Inter-Agency Review must be completed to confirm the *development* potential for the area and to identify possible areas for *development*, which are described as Sub-Areas.

The East Sector is bounded on the south by Highway No. 403, on the west by Old

Waterdown Road and the Sassafras Woods Environmentally Sensitive Area, on the north by the Dundas-Burlington Ontario Hydro Transmission Line, and on the east by the easterly boundary of the North Aldershot Planning District.

10.1.3 WEST SECTOR

Lands identified as the West Sector comprise an area of approximately 553 ha where various technical studies identified in the North Aldershot Inter-Agency Review must be completed to confirm the *development* potential for the area and to identify possible areas for *development*, which are described as Sub-Areas.

The West Sector is bounded on the south by Highway No. 403, on the west by Highway No. 6, on the north by the Dundas-Burlington Ontario Hydro Transmission Line and on the east by the Grindstone Creek Valley.

10.2 PROVINCIAL PLANS

Portions of North Aldershot are subject to the goals, objectives and policies of the following Provincial plans:

- Niagara Escarpment Plan;
- Greenbelt Plan;
- Provincial Growth Plan; and
- Parkway Belt West Plan.

The boundaries of these plans and the designations within them are shown on Schedule A-1: Provincial Land Use Plans and Designations. Subsection 2.2.3 of this Plan provides brief descriptions of these plans.

Lands located along the northern edge of North Aldershot are subject to the Niagara Escarpment Plan and are not subject to the policies of Chapter 10: Land Use Policies - North Aldershot, except as set out in Section 10.6, Niagara Escarpment Plan, of this Plan.

Within the *City's* Natural Heritage System, the policies of the applicable Provincial plans as shown on Schedule A-1: City System - Provincial Land Use Plans and Designations, *shall* apply as follows, In addition to the policies of this Plan:

a) within the Niagara Escarpment Plan Area, the policies of the Niagara Escarpment Plan *shall* apply. The policies of this Plan *may* be more stringent than the requirements of the Niagara Escarpment Plan, provided that they do not conflict with the Niagara Escarpment Plan;

b) within the Greenbelt Plan Protected, the policies of the Greenbelt Plan *shall* apply. The policies of this Plan *may* be more stringent than the

requirements of the Greenbelt Plan, provided that they do not conflict with the Greenbelt Plan. However, with the exception of section 4.6 of the Greenbelt Plan, this Plan *shall* not be more restrictive than Sections 3.1 and 4.3.2 of the Greenbelt Plan as they apply to *agricultural* uses and mineral aggregate resources respectively;

c) within the Provincial Growth Plan Area, the policies of the Provincial Growth Plan *shall* apply. The policies of this Plan *may* be more stringent than the requirements of the Provincial Growth Plan, provided that they do not conflict with the Provincial Growth Plan.

The Provincial Growth Plan provides for the identification and protection of the Natural Heritage System for the Growth Plan, which applies outside of the Greenbelt Area, Niagara Escarpment Plan Area, and *settlement areas*. The Natural Heritage System for the Growth Plan is to be incorporated as an overlay in municipal official plans but does not apply until it has been implemented by the applicable upper- or single-tier official plan. Until that time, the policies of the Provincial Growth Plan that refer to the Natural Heritage System for the Growth Plan *shall* apply to the *City's* Natural Heritage System, outside of the Greenbelt Plan Area, Niagara Escarpment Plan Area, and *settlement areas*, as identified on Schedule M: Natural Heritage System, of this Plan and the Regional Natural Heritage System shown on Map 1 of the Halton Region Official Plan. Once the Natural Heritage System for the Growth Plan has been implemented through a *municipal comprehensive review* by the Region of Halton, the mapping will be incorporated into this Plan by amendment or as part of the City's next statutory review of this Plan.

d) Within the Parkway Belt West Plan Area, the policies of the Parkway Belt West Plan *shall* apply. The policies of this Plan *may* be more stringent than the requirements of the Parkway Belt West Plan, provided that they do not conflict with the Parkway Belt West Plan.

In the event of a conflict between provisions of this Plan and those of the applicable provincial plan, the provisions of the applicable provincial plan *shall* prevail; however, where the provisions of this Plan are more restrictive the provisions of this Plan *shall* apply, unless doing so would conflict with the Provincial Plan.

10.3 NORTH ALDERSHOT - GENERAL

The purpose of this section is to establish objectives and policies to guide further *development* of North Aldershot, identified as "North Aldershot" on Schedule A: City System.

North Aldershot is a distinctive area - it contains natural features of high environmental significance, it separates two urban areas and it is a place where people enjoy a non-urban lifestyle. The two essential aspects of the area, its natural features and its human settlement, are not separate but co-exist in a finely integrated fashion. This Plan is based on recognition of this character of the area and that any new *development* must fit into and build upon the special characteristics. Accordingly, the Plan:

a) identifies and protects *significant* environmental areas;

b) ensures that these environmental areas are appropriately linked;

c) maintains the general open space setting;

d) ensures that existing roads retain their present character; and

e) establishes policies to ensure that new *development* will be integrated with the existing topography and be *compatible* with the existing settlement character.

Further *development may* be permitted on the basis that the subject lands are outside of the City's Urban Area and that the location and *intensity* of *development shall* be determined by *compatibility* with the existing character, landscape and environment.

10.3.1 OBJECTIVES

a) To maintain the urban separator function between the Waterdown Urban Area of the City of Hamilton and the Urban Area of Burlington, performed by North Aldershot.

b) To confirm the North Service Road as Burlington's northern urban boundary in the west part of the city.

c) To retain North Aldershot as a distinct, identifiable area in the context of the City of Burlington and the surrounding built-up area to the north and south.

d) To ensure that *development* in North Aldershot retains and, where possible, enhances the special characteristics of the area and to ensure the preservation and enhancement of existing *significant* environmental and physical features.

e) To permit *development* which is *compatible* with the predominant characteristics of North Aldershot such that the *scale* and character of the existing community is respected and regard is had to the rural character of the existing roads.

f) To respect the topographical character of the area so that slopes are protected from major cutting, major filling and erosion.

g) To recognize and reflect the *cultural heritage resources* of the area.

h) To limit the construction of additional major roads and the upgrading of existing roads.

i) To ensure that *development* has regard for wildlife corridors and *linkages* and minimizes *forest* fragmentation.

j) To *preserve* the brow of the Niagara Escarpment as well as its visual and natural open space character.

k) To *preserve* significant views of the *Escarpment brow* as well as from the Escarpment.

l) To ensure that significant views of North Aldershot from outside the area reinforces its context as a distinct, identifiable area different from the surrounding urban area.

m) To require that *development* pay for growth-related costs.

10.3.2 GENERAL POLICIES

A secondary planning study was completed for North Aldershot in 1994, known as the North Aldershot Inter-Agency Review. This study concluded further *development* potential exists in North Aldershot, provided the unique natural setting is preserved.

The Ontario Municipal Board approved land use policies for the Central Sector in 1996. These policies are reproduced in this Plan. Land use policies for the East and West Sectors are also found in the General Policies in this section. Lands identified as 'North Aldershot Special Study Area' require further study in order to determine more precise *development* potential.

The policies and mapping of the Regional Official Plan that apply to North Aldershot are being reviewed through the Region of Halton's *municipal comprehensive review* which is to be completed by 2022. Once the Regional Official Plan has been updated to implement the *municipal comprehensive review*, the City will undertake a review of the Burlington Official Plan to ensure that it conforms to updated Regional policies and mapping that affect, amongst other things, the nature and location of growth and *development* and the protection of

the *natural environment*.

a) The policies in this section of the Plan are applicable throughout North Aldershot regardless of land use designation, unless otherwise indicated. The policies of this Plan as they relate to the City's Natural Heritage System identified on Schedule M: Natural Heritage System and defined by sections 4.2.2 d), e), and f), of this Plan, are applicable throughout North Aldershot regardless of land use designation. Similarly, the policies of the Regional Official Plan as they relate to the Regional Natural Heritage System as shown on Map 1 and identified in Sections 115.3 and 115.4 of the Regional Official Plan, are also applicable throughout North Aldershot regardless of land use designation.

b) *Development shall* be permitted in accordance with the land use designations shown on Schedule K: Land Use-North Aldershot, and Schedules L-1 to L-11: Sub-Areas, of this Plan, the maps applicable to the location of *development* and the policies of this Plan.

c) The following uses *may* be permitted in all designations in North Aldershot, subject to other *policies* of this Plan and the Zoning By-law:

(i) *agricultural* uses and a dwelling *accessory* to an *agricultural operation* on the same property;

(ii) legally *existing uses*;

(iii) single detached dwelling on an existing *lot*;

(iv) *forest, wildlife and fisheries management*;

(v) *non-intensive recreation uses* such as nature viewing and pedestrian trail activities, only if the lands are publicly owned;

(vi) archaeological activities;

(vii) transportation and *utility* facilities;

(viii) *accessory buildings, structures* and facilities and site modifications to accommodate them, provided the effects on the *natural environment* are minimal;

(ix) *accessory use*s and site modifications to accommodate them, provided the effects on the *natural environment* are minimal;

(x) small scale public uses;

(xi) *home occupations* and *cottage industries* with a gross floor area not exceeding one hundred (100) sq. m. or twenty-five (25) percent of the residential living area, whichever is less;

(xii) *bed and breakfast home accessory* to an existing dwelling or *agricultural operation* with a maximum of three guest bedrooms;

(xiii) *veterinary clinics* serving the *agricultural* community;

(xiv) *animal kennels* in conjunction with a single detached dwelling;

(xv) *watershed management* and flood erosion control projects carried out or supervised by a *public authority;*

(xvi) the following uses, only if located on a *commercial farm* and *accessory* to the *farming* operation:

a. *home industry* with a gross floor area not exceeding two hundred (200) sq. m.;

b. retail uses with a gross floor area not exceeding five hundred (500) sq. m. and the majority of the commodities for sale, measured by monetary value, are produced or manufactured on the farm;

c. *agriculture*-related tourism uses with a gross floor area not exceeding two hundred and fifty (250) sq. m.;

(xvii) on-farm businesses that *may* not be related to *agriculture* provided:

a. their scale is minor and does not change the appearance of the *farming* operation;

b. their adverse impacts such as noise, odour and traffic on surrounding land uses is minimal and will not hinder surrounding land uses;

c. they meet all Regional criteria as stated in the On-Farm Business Guidelines adopted by Regional Council.

d) Schedule K: Land Use – North Aldershot, of this Plan, indicates the various land use designations in North Aldershot. The land use policies in this section *should* be read in conjunction with the general policies and with the design and *development* criteria contained elsewhere in this Plan.

e) Density and location of *development* will be determined by such considerations as: the size and extent of the developable land, existing topography, *cultural heritage resources*, existing adjacent uses, visual impact, and the ability of the site to sustain the proposed *development*. Maximum land use *intensity* is subject to meeting all applicable policies and *may* not be attained in all circumstances.

f) Zoning provisions will be calculated on a developable area that excludes the Environmental Protection Area designation with the exception that the

calculation of the maximum impervious surface for any Sub-Area *shall* include the *buffer* areas that are immediately adjacent to that Sub-Area in Schedules L-1 to L-11. The determination of *buffer* area width *shall* be in accordance with the Provincial Growth Plan, which requires a 30 metre wide *vegetation protection zone* (*buffer*) adjacent to *key hydrological features*, *fish habitat* and *significant woodlands* within the *City's* Natural Heritage System, as identified on Schedule M: Natural Heritage System, of this Plan and within the Regional Natural Heritage System as shown on Map 1 of the Regional Official Plan. The determination of *buffer* widths in the Greenbelt Natural Heritage System *shall* be in accordance with the Greenbelt Plan. The allocation of this impervious area on individual *lots* or blocks *shall* be approved by the *City* prior to the registration of any plan of subdivision in which the *lots* and blocks are located.

g) Impervious area *shall* mean an impermeable surface such as pavement or rooftop which prevents the infiltration of water into the soil, but excludes the wetted surface area of ponds or pools or those impermeable surfaces which are less than ten (10) sq. m. in area and separated hydraulically from any adjacent impermeable surfaces or drains by at least three (3) m.

h) *Development* proposals *shall* provide such mitigative measures as required by *utility* agencies.

i) North Aldershot is subject to subdivision control and part-lot control.

j) North Aldershot – Central Sector *may* develop on full municipal services subject to satisfying the policies of the Regional Official Plan; in the interim, the creation of new *lots* on private services (wells and septic systems) is not permitted. The West and East Sectors *shall* develop on private services (wells and septic systems), with the exception of the Bridgeview Community at Plains Road and Highway 6, which *shall* develop on full municipal services.

k) In North Aldershot, *institutional uses* and *public service facilities may* be permitted within all land use designations identified on Schedule K: Land Use– North Aldershot, with the exception of the Greenlands (Escarpment Plan Area), Environmental Protection Area and North Aldershot Special Study Area land use designations, subject to meeting to the maximum possible degree, the following conditions:

(i) the proposed uses of land, buildings or structures secure the open space character of the area by low density *development*;

(ii) the Environmental Protection Area is preserved;

(iii) the uses permitted enhance the open space character by landscaping, tree planting, berms and screening;

(iv) the location and design of buildings and structures are such that the open space character of the area is secured;

(v) *non-intensive recreation uses accessory* to a school use *may* be permitted;

(vi) the provisions of the Niagara Escarpment Plan are satisfied, where applicable;

(vii) impervious cover *shall* be minimized;

(viii) maximum impervious surface *shall* not exceed forty (40) percent of the *net* developable area (lands within the site excluding the Environmental Protection Area and public roads);

(ix) notwithstanding the foregoing, any elementary school site located in Sub Area 2B, Schedule L-2b, is permitted a maximum impervious surface of sixty (60) percent. If an elementary school is not constructed, the forty (40) percent maximum impervious provision *shall* apply for all other building forms except for single-detached dwellings where the twenty (20) percent maximum impervious provision *shall* apply;

(x) maximum building height *shall* not exceed three (3) storeys and *shall* not extend above the tree canopy;

(xi) *massing* and roof-line of buildings *shall* be *encouraged* to be *compatible* with the existing settlement pattern;

(xii) the visual impact of internal roads and driveways *shall* be minimized by integrating their horizontal and vertical alignment with the existing topography;

(xiii) parking areas *should* be screened with dense, hardy native plant material that creates an effective visual barrier. Within the parking lot, buffer islands *shall* be employed to screen more than four rows of cars;

(xiv) all plant material *shall* be protected and retained to the maximum extent possible;

(xv) landscape buffers along the perimeter of the property boundary and within the grounds *shall* be employed to screen the visual impact of facilities from adjacent residences. The landscape buffers *shall* create a visual screen and be *compatible* with the natural landscape setting;

(xvi) new planting in restoration areas *shall* be *encouraged* to be native plant species and be consistent with surrounding natural landscape character. Invasive non-native plant species *shall* be discouraged;

(xvii) the extent of mowed turf grass *shall* be minimized;

(xviii) *cemeteries* and associated uses and *structures shall* be screened from residential areas;

(xix) site lighting *shall* be low intensity, energy efficient fixtures. The illumination pattern *shall* not shine beyond the *lot* line, onto neighbouring properties or public roads; and

(xx) the policies of Subsection 10.3.3 of this Plan are satisfied.

l) Any of the uses permitted by this Plan in North Aldershot *shall* be further subject to any revisions to the boundary of the *City's* Natural Heritage System within and adjacent to the North Aldershot Policy Area, based on the designations and policies of the Greenbelt Plan and the concept of a systems approach as described in subsection 4.2, of this Plan. Upon such a revision, the policies of the *City's* Natural Heritage System as identified on Schedule M: Natural Heritage System, of this Plan, and of the Greenbelt Plan *shall* apply to all *development* and *site alteration* applications in North Aldershot based on the revised boundary.

10.3.3 DESIGN POLICIES

a) Consistent with the permissions granted by the land use designations on Schedule K: Land Use Policies – North Aldershot, Schedules L-1 to L-11: Sub-Areas, and the policies of this Plan, all *development* proposals will be *encouraged* to *preserve* existing significant *trees,* wooded areas and hedgerows, and plant additional *trees* in accordance with good *forestry* management practices.

b) Buildings and *structures shall* be designed and located so as to maximize their *compatibility* with the existing natural landscape, minimize their effect on the open space character of the area and maintain to the maximum possible degree an uninterrupted sight line between Highway 403 and the Niagara Escarpment consistent with the permissions granted by the land use designations on Schedule K: Land Use Policies-North Aldershot, Schedules L-1 to L-11: Sub-Areas, and the policies of this Plan.

c) Regard *shall* be had for the visual and physical harmony of the location of buildings and the design and location of roads with the existing natural features.

d) Site design *shall* be compatible with and enhance the special setting provided by the Niagara Escarpment, Grindstone Creek and Sassafras Woods.

e) Site layout *shall preserve* key viewsheds from existing roads, such as views to the brow of the Niagara Escarpment, Burlington Bay, Hamilton, and Lake Ontario.

f) Views generally to the open landscape setting, including creek and stream valleys and associated vegetation, *shall* be provided.

g) Site design and location of buildings *shall* permit views between buildings.

h) *Intensification* along existing roads *shall* permit views into the open landscape setting.

i) Site planning *shall encourage* and support the preservation, restoration and enhancement of existing *cultural heritage resources* such as identified homesteads and their associated landscapes.

j) The *massing* and location of adjacent *development should* be *compatible* with *built heritage resources* in order to establish a sense of visual continuity and *compatible* building scale.

k) Site design *shall* be *compatible* with both the open space character and the predominant settlement characteristics of the area.

l) *Lots should* not be uniform in size and shape across North Aldershot.

m) To ensure that valleys are protected, adjacent *development shall* be located in such a manner as to have adequate setbacks from the *lot* line.

n) Existing degraded drainage channels, declining plantations and remnant vegetation areas are *encouraged* where possible to be *rehabilitated*.

o) To ensure that passive storm water drainage techniques can be applied, the number of housing units that have *lot* lines bordering existing drainage channels, creeks and valleys *shall* be maximized.

p) The density, *massing*, form, setback and layout of the new *development shall* be compatible with the surrounding *structures*.

q) Building location *shall* integrate with the existing topography.

r) Building materials *shall* blend and harmonize with the natural landscape setting. Where practical, earth tones and natural materials such as stone, wood siding and clay brick *shall* be *encouraged*.

s) Except for *built heritage resources* pursuant to Subsection 10.3.3 i) of this Plan, and infill houses pursuant to Subsection 10.4.1(1) of this Plan, buildings *shall* face the road. Reverse frontage lotting patterns and the use of acoustical walls and fences *shall* not be permitted except when no other feasible alternative is available to meet Ministry of the Environment requirements for mitigating noise impacts from Highway 403.

t) Buffering measures such as vegetation *shall* be employed to screen non-residential *development* adjacent to residential uses.

u) The visual impact of site servicing, loading, air handling equipment and waste disposal *shall* not be visible from roadways or adjacent properties.

v) The needs of persons with *disabilities shall* be considered in each *development*.

w) Site signs *shall* be at ground level and integrated with the landscape. Hanging or projecting signs will not be permitted.

x) *Significant trees,* wooded areas and hedgerows *shall* be retained wherever possible.

y) New planting in restoration areas *shall* be *encouraged* to be native plant species and be consistent with surrounding natural landscape character. Invasive non-native plant species *shall* be discouraged.

z) Consistent with the permissions granted by the land use designations on Schedule K: Land Use Policies-North Aldershot, Schedules L-1 to L-11: Sub-Areas, and the policies of this Plan, site design and *development shall* integrate with the existing topography to maximize the preservation of significant existing *trees,* steep slopes (greater than fifteen (15) percent), and existing drainage patterns.

10.3.4 GROWTH MANAGEMENT POLICIES

a) Notwithstanding the policies of subsections 12.2.2 k) and m), of this Plan, additional *development* of all forms and densities and/or any *development* proposal which exceeds the provisions of this Plan *shall* be considered as an amendment to this Plan and *shall* be undertaken as a comprehensive process characterized by the following:

(i) a clear definition of the undertaking;

(ii) an effective public consultation program involving the general public and all stakeholders throughout the review process;

(iii) the selection of criteria prior to the development of alternatives that are to be applied consistently throughout the review process to evaluate the alternatives;

(iv) a comprehensive assessment of the natural and human environment and the capacity of these environments to sustain *development*; and

(v) a comprehensive servicing assessment in accordance with the Regional Official Plan.

b) Consideration of an application for amendment to this Plan must take into account the need for the proposed use, , implications on *infrastructure,* and the natural and social environment, as well as fiscal impact. In addition, any application for an amendment to this Plan *shall* conform to the Growth Plan, Niagara Escarpment Plan, Greenbelt Plan and Parkway Belt West Plan, and be consistent with the Provincial Policy Statement.

10.3.5 ENVIRONMENT AND SUSTAINABILITY POLICIES

a) *Development shall* result in minimum damage to significant *trees,* wooded areas, and hedgerows, as identified by an Environmental Impact Assessment (EIA).

b) *Development shall* be designed so as to *preserve* the existing open-space setting of the Niagara Escarpment face, as well as all creek and stream valleys in the area.

c) The *City shall* require as a condition of *development* approval, the dedication of the greater of the *flooding hazard*, or the valley through which the *watercourse* flows including a conservation setback from stable *top-of-bank, flooding hazard*, or *meander belt allowance,* to the satisfaction of the *City* and Conservation Halton. Dedication of these lands *shall* not be considered part of the parkland dedication requirements of The Planning Act.

d) The *City may* require as a condition of *development* approval, in consultation with Conservation Halton, either the restoration or a contribution to restoration and enhancement of degraded sites within any such dedication areas.

e) *Watercourse*s regulated by Conservation Halton *should* be left in their natural state, unless approval to alter the *watercourse* is obtained from Conservation Halton, and every effort *should* be made to keep other *watercourse*s open and natural.

f) Functional drainage designs *shall* be prepared at the draft plan of subdivision stage, outlining preliminary designs and costs.

g) Storm water management *shall preserve* to the maximum possible degree the existing hydrologic cycle and water quality by promoting infiltration and retention of storm water runoff at source.

h) Storm water management *shall preserve* and utilize the natural drainage system where feasible. The use of natural swales to treat and convey storm water *shall* be used wherever appropriate and the use of storm sewers and storm water management ponds minimized.

i) The length of driveway culverts on the road allowance *shall* be minimized, to maximize the conveyance of storm water by open ditches on public roads.

j) Erosion and runoff siltation *shall* be minimized by preserving to the maximum possible degree existing topographic and natural features consistent with the permissions granted by the land use designations on Schedule K: Land Use– North Aldershot, and the policies of this Plan.

10.3.6 TRANSPORTATION POLICIES

a) Construction of major new roads and upgrading of existing roads will be limited.

b) New public roads will be built to rural standards.

c) The crossing of lands designated Environmental Protection Area by new roads will be restricted.

d) A Master Transportation Study Environmental Assessment will be undertaken to evaluate north-south and east-west traffic movements in North Aldershot, which *may* result in the need to further amend this Plan.

e) The re-design of existing roads and the design of new roads will promote their safe use by cyclists and pedestrians.

f) Cycling and pedestrian links will be provided between public open spaces and/or *public service facilities.*

g) Each landowner in North Aldershot who develops an *office* use of greater than three thousand (3,000) sq. m. *shall* be required, prior to the occupancy and use of land, to establish with the *City* a *transportation demand management (TDM)* Plan and implementation strategy for each *development*. Priority *shall* be given to measures that are not capital intensive (e.g. flexible working hours, priority parking spaces for car pool vehicles) and which are feasible given the scale, ultimate ownership and location of the *development*.

10.3.7 MUNICIPAL SERVICES AND UTILITY POLICIES

a) Subject to the provisions of the Niagara Escarpment Plan, where applicable, private uses on lands zoned for transportation, *utility* or communication purposes that are *accessory* and *compatible* to their primary function *shall* be permitted without amendment to this Plan. These private *accessory* uses *may* include, but *shall* not be limited to, parking lots for purposes of providing parking over and above minimum by-law requirements, private rights-of-way and driveways, *agricultural* uses, *golf course*s and driving ranges, *community gardens*, the cultivation and storage of nursery stock in

association with *horticultural trade uses* and garden centres, indoor and outdoor storage, and private services and *utilities.*

b) The private uses described above *shall* require an amendment to the Zoning By-law and *shall* be permitted only when the proposed use is *compatible* with the use of the land for a transportation, *utility* or communication function, visually and functionally *compatible* with existing and proposed uses on adjacent lands, and *compatible* with the policies of this Plan applying to the land use designations of the adjacent lands.

10.4 LAND USE DESIGNATIONS

10.4.1 RESIDENTIAL AREAS

10.4.1(1) INFILL RESIDENTIAL

a) Permitted Uses *shall* be: A single detached dwelling on a new *lot*, in association with existing settlement, subject to the following:

(i) the existing and proposed *lots* front on an existing public road;

(ii) the proponent of new *lots* proposed within the vicinity of lands designated "Mineral Resource Extraction Area" *shall* be required to demonstrate that the proposed *development* complies with Section 4.6, Land Use Compatibility, of this Plan.

b) New *lots* with municipal water and sanitary services, as identified in the Region of Halton Official Plan, *shall* have a minimum *lot* area of 0.3 ha, except within the urban serviced area of the Bridgeview Community in the vicinity of Plains Road West and Highway 6, where smaller *lot* sizes *may* be considered where they are in character with existing *development*.

c) The minimum *lot* size for the creation of a new *lot* without municipal water and sanitary services, as identified in the Region of Halton Official Plan, *shall* be determined based on a detailed site analysis submitted by the proponent, including a hydrogeological study conducted in accordance with the Halton Region Hydrogeological Studies & Best Management Practices for Groundwater Protection Guidelines and which addresses the impacts of the new *lot* on ground and surface water resources. The minimum *lot* size *shall* be 0.8 ha or as determined by site-specific hydrogeological studies, whichever is the greater.

d) New buildings *shall* be required to be *compatible* with surrounding houses in terms of characteristics such as height, *massing* and roof lines.

e) Additions to existing buildings *shall* be *compatible* with the existing homes.

f) Front yard and side yard setbacks and *lot* coverage *shall* be generally *compatible* with that of the adjacent settled area.

g) Rear yards of infill *lots shall* not abut a public road.

h) Garages *shall* be permitted only at the side or rear of the house.

i) Site regrading *shall* be limited to the immediate building area where feasible. Regrading *shall* be prohibited within three (3) m of the rear property boundary.

j) Residential *development* on Gloucester Drive *shall* proceed on full municipal services in accordance with subsection 10.3.2 j), of this Plan, and *shall* not exceed a maximum of six (6) units.

10.4.1(2) DETACHED RESIDENTIAL

a) Permitted uses *shall* be: detached dwelling.

b) New buildings *shall* be *encouraged* to be *compatible* with the surrounding settlement pattern in terms of formal characteristics such as height, *massing*, and roof lines.

c) Principal buildings *shall* be oriented towards the street. Where possible, garage doors *shall* be *encouraged* to be oriented to the side yards. If oriented towards the front yard, they *shall* be recessed from the front wall of the building.

d) The lotting pattern *shall* provide a diversity of *lot* sizes and configuration across North Aldershot.

e) Regrading will be prohibited within three (3) m of the rear property boundary.

10.4.1(3) CLUSTER RESIDENTIAL

a) In addition to the uses permitted in the Detached Residential designation, this designation permits cluster residential *development* which is defined as a group of *dwelling units* which *may* be free-standing or attached to other *dwelling units* to a maximum of six (6) attached units in any one building. The intent is to provide siting flexibility to maximize areas of open space and to take advantage of site conditions such as natural topography and existing vegetation, as well as to minimize obstruction of landscape views from public roads.

b) Cluster residential *development shall* be subject to the policies in Subsections 10.3.2, 10.3.3 and 10.4.1(2), where applicable, of this Plan.

c) New buildings *shall* be *encouraged* to be *compatible* with the surrounding settlement pattern in terms of the visual impact to the open landscape setting.

d) To the maximum extent possible, garage doors oriented toward the front of the house *shall* have the same setback as the front wall of the building.

e) Landscape buffers *shall* be maintained and enhanced to screen the visual impact from existing settled areas.

f) Outdoor parking *shall* be screened with landscape buffers.

g) Regrading *shall* be prohibited within three (3) m of the rear property boundary.

h) The visual impact of internal roads and driveways *shall* be minimized by integrating their horizontal and vertical alignment with the existing topography.

i) Site lighting *shall* be low intensity, energy efficient fixtures. The illumination pattern *shall* not shine beyond the *lot* line, onto neighbouring properties or public roads.

10.4.2 NORTH ALDERSHOT OFFICE

a) Permitted uses *shall* be *offices* and accessory uses to *offices.*

b) Maximum impervious surface is not to exceed sixty (60) percent of gross developable area, excluding The Environmental Protection Area and public roads, and subject to Subsection 10.3.2 f) of this Plan.

c) Maximum building height *shall* not exceed three storeys and *shall* not extend above the *tree* canopy.

d) *Massing* and roof line of buildings *shall* be *encouraged* to be *compatible* with the existing settlement pattern and maximize views to Sassafras Woods.

e) No outside storage of goods or materials is permitted.

f) The setback along Waterdown Road *shall* be *compatible* with the existing settlement pattern.

g) The visual impact of internal roads and driveways *shall* be minimized by integrating their horizontal and vertical alignment with the existing topography.

h) Parking areas *should* be screened with dense, hardy native plant material that creates an effective visual barrier from existing homes and generally from Waterdown Road and the North Service Road. Within the parking lot, buffer islands *shall* be employed to screen more than four rows of cars.

i) Site lighting *shall* be low intensity, energy efficient fixtures. The illumination pattern *shall* not shine beyond the *lot* line, onto neighbouring properties or public roads.

10.4.2(1) AREA-SPECIFIC POLICY

a) **1240, 1246, 1252, 1258, 1264 & 1270 Waterdown Road and 29 & 57 Panin Road:** The lands located on the west side of Waterdown Road, north of Highway No. 403 and south of the westbound Highway No. 403 on-ramp, and identified as 1240, 1246, 1252, 1258, 1264 & 1270 Waterdown Road and 29

& 57 Panin Road, are generally constrained by the configuration of the highway interchange. There are challenges with respect to the future *development* and *intensification* of these lands for residential uses in terms of *compatibility* and the functionality of the interchange. These lands are intended to transition from the primarily residential uses that are *existing* at the time of approval of this Plan, to limited low *intensity* and low traffic-generating *office* and *industrial* uses, and *shall* be subject to the following policies:

(i) Notwithstanding Subsection 10.4.2 a) of this Plan, the following uses *may* be permitted:

a. *existing* single-detached *dwellings,* and minor additions to *existing* single-detached *dwellings*;

b. *accessory* buildings or structures to *existing* single-detached dwellings, excluding *secondary dwelling units*;

c. *office* and *service commercial* uses, excluding medical *offices*, within *existing* single-detached *dwellings;* and

d. limited *office* and *industrial* uses, excluding residential, retail and *service commercial* uses, and medical *offices*, *may* be permitted only through a site-specific Zoning By-law Amendment, and subject to the fulfilment of the following criteria:

i. complete assembly of the lands described as 1240, 1246, 1252, 1258, 1264 & 1270 Waterdown Road and 29 & 57 Panin Road, unless a partial assembly can occur without generating land use and functional impacts and without compromising the future assembly of all the lands;

ii. submission and implementation of a transportation study to the satisfaction of the *City* and the Province, addressing the co-ordination and consolidation of transportation access points; and demonstration that the proposed use(s) are sufficiently low traffic generating with respect to any potential impacts on the functionality of the interchange; and

iii. notwithstanding Subsection 10.4.2 c) of this Plan, a maximum building height of two (2) storeys is permitted; or alternatively, three (3) storeys *may* be permitted, subject to the submission and implementation of a viewshed study to the satisfaction of the *City*.

10.4.3 ENVIRONMENTAL PROTECTION AREA

a) Lands designated on Schedule K: Land Use - North Aldershot, of this Plan as Environmental Protection Ar*ea shall* meet one or more of the following criteria:

(i) Environmentally Sensitive Areas;

(ii) *significant creeks and streams* and their associated valleys including areas regulated by Conservation Halton pursuant to its Regulations, woodlots, hazard lands and areas of *wildlife habitat* which are identified as *significant* based on specific research and studies;

(iii) natural Escarpment features;

(iv) *Areas of Natural and Scientific Interest*;

(v) Provincially and Regionally *Significant wetlands*;

(vi) land below the staked top of bank or in ill-defined areas, as agreed to with the *City* and Conservation Halton;

(vii) land that is publicly owned and used for open space and/or conservation purposes;

(viii) *buffer* areas that are established in accordance with Section 10.3.2 f) of this Plan*;* and

(ix) other areas of important natural and landscape interest.

b) The following uses *may* be permitted in the Environmental Protection designation:

(i) existing *agricultural operations* within the Environmental Protection designation *shall* be recognized and can continue. In interpreting the extent of existing *agricultural operations*, the history of such operations will be taken into consideration as well as any role the Environmental Protection features or functions *may* play in complementing the *farming* activity. The intent of the Environmental Protection designation on an active farm is not meant to restrict the operation nor to reduce the economic viability of the operation. If requested by the owner, the *City shall*, in consultation with the Region of Halton and the appropriate *public authorities* as necessary, undertake a site specific evaluation of the effective boundaries of the Environmental Protection designation on the property as they apply to the existing *agricultural operation*;

(ii) legally *existing uses*;

(iii) single detached dwellings on existing *lots* created in accordance with the provisions of Section 50 of The Planning Act;

(iv) *non-intensive recreation uses* such as nature viewing and pedestrian trails, only on publicly owned land;

(v) *forest, wildlife and fisheries management*;

(vi) archaeological activities;

(vii) *essential* transportation and *utility* facilities;

(viii) *accessory buildings*, *structures* and facilities and site modifications to accommodate them, provided the effects on the *natural environment* are minimal;

(ix) *accessory uses* and site modifications to accommodate them, provided the *negative impacts* on the *natural environment* are minimal;

(x) *accessory* uses associated with an elementary school;

(xi) *essential watershed management* and flood control projects carried out or supervised by a *public authority*; and

(xii) *non-intensive recreation uses shall* be permitted only when natural features are *preserved* to the maximum possible degree; building and structures are minor in scale; and there is no or minimal parking provided on site.

c) Notwithstanding the provisions of Subsection 10.4.3 b) of this Plan, no *development shall* be allowed within the portions of the Environmental Protection designation containing: *Provincially Significant Wetland*s as identified through the Ministry of Natural Resources in accordance with Provincial policy, or areas regulated by Conservation Halton, unless permission has been received by Conservation Halton.

d) The proponent of any *development* of lands within the Environmental Protection designation *may* be required to prepare an Environmental Impact Assessment (EIA) subject to the Environmental Impact Assessment policies of Subsection 4.2.4 of this Plan, if the *development* would *negatively impact* the environment. Detached dwellings proposed for existing vacant *lots* and *agricultural* related uses such as barns and sheds would be exempt from this policy, although they *may* still be subject to the Regulations of Conservation Halton. An EIA is required for large-scale *agricultural* related uses such as secondary processing facilities.

e) The precise boundaries of the Environmental Protection Area *shall* be determined in conjunction with Regional Official Plan policies. Specific policies for the Environmental Protection Area are:

(i) the alteration of the physical and/or biological features *shall* be restricted;

(ii) with the exception of a detached dwelling or *agricultural* use, the proponent of any *development*, including public works, inside or within sixty (60) m of the Environmental Protection Area *shall* prepare an Environmental Impact Assessment (EIA); and

(iii) the alteration of any condition or land use that may affect the Environmental Protection Area *shall* be subject to approval of the appropriate authority, based on site plans submitted by, and agreements entered into, with the developer.

f) Property owners and government and other agencies are *encouraged* to enter into voluntary agreements regarding the protection of natural features.

g) The retention in private ownership of lands designated in Environmental Protection Areas which are not defined as creeks, associated valleys, *The* Environmental Protection Area and required *buffers* and which contain significant natural features *shall* be *encouraged* rather than the dedication of such lands to the *City* or the purchase of lands by the *City.*

h) Where retention by private landowners is not feasible or desirable, the dedication of natural features to the municipality *shall* be *encouraged*. The dedication of these lands *shall* not be considered as a fulfilment of parkland dedication requirements unless they provide needed passive or trail recreational activities.

i) The purchase of lands with significant natural features *shall* only take place in limited circumstances.

j) The policies of this section are to be read in conjunction with the storm water management objectives and policies contained in Subsection 4.4.2(2) of this Plan.

k) Private *development* on creek lands *shall* be prohibited except in accordance with the policies l) to u) below and only as approved by Conservation Halton.

l) Uses permitted on creek lands and associated valleys *may* include: *non-intensive recreation uses; essential* public *utilities* and services, flood and erosion control facilities; and *watershed management* works.

m) The precise limits of creeks, associated valleys and *buffers shall* be determined by the *City*, in conjunction with Conservation Halton.

n) New *development* adjacent to creeks, associated valleys and *buffers shall* be subject to a setback from these features.

o) The placement of fill and grading of lands in creeks and associated valleys *shall* be subject to the regulations administered by Conservation Halton.

p) As part of the *development* approval process, the dedication of creeks, associated *valleylands* and fifteen (15) or seven and a half (7.5) m buffers to the *City* or Conservation Halton *shall* be required. Such dedication *shall* not be considered part of the parkland dedication requirements.

q) In order to ensure *sustainable* environmental management, the *City* and/or Conservation Halton, in consultation with private landowners, *shall* develop a management plan for lands designated Environmental Protection Area with particular emphasis on the enhancement and restoration of degraded areas.

r) A *buffer* area adjacent to the Grindstone Creek Valley Environmentally Sensitive Area and Sassafras Woods Environmentally Sensitive Area *shall* be established in accordance with Section 10.3.2 (f) of this Plan.

s) The Environmentally Sensitive Area *buffer shall* be dedicated to the *City* or Conservation Halton or else suitable arrangements *shall* be made for land stewardship under private ownership through a formal arrangement with an accredited agency. Precise *buffer* widths *shall* be established through the completion of an Environmental Impact Assessment (EIA).

t) The *buffers* established in accordance with Section 10.3.2 f), of this Plan *shall* be dedicated to the *City* or Conservation Halton adjacent to staked tops of bank or in ill-defined areas, as agreed to with the *City* and Conservation Halton.

u) A detailed Environmental Implementation Report to the satisfaction of the *City,* the Region of Halton, the Ministry of Natural Resources and Conservation Halton, *shall* be submitted prior to any *tree* removal, grading or construction and prior to the final approval of any *development application* in the North Aldershot Central Sector. The Environmental Implementation Report *shall* include the following components:

(i) a *tree* survey and preservation plan;

(ii) mitigation and restoration measures; and

(iii) overall grading plan and *lot* grading plans.

10.4.4 NORTH ALDERSHOT COMMERCIAL

a) Permitted uses *shall* consist of smaller scale retail, *service commercial* and personal service uses; financial institutions and services; *offices*; standard restaurants, *recreation, entertainment* and *public service facilities* such as libraries and day care centres. Residential use is not permitted.

b) Zoning By-law regulations *shall* be based on the following factors:

(i) the maximum *floor area ratio* of *development* at any site *shall* be 0.3;

(ii) the maximum height of permanent *structures shall* be two storeys and eight (8) m, to ensure views into North Aldershot are not obstructed;

(iii) the zoning of individual sites *may* not allow for the full range of permitted uses or the full extent of *development intensity* at every location based on, but not restricted to, site-specific factors that *may* include traffic, land use *compatibility*, market impact, environmental and other factors.

c) Building design *shall* provide a *gateway* appearance into North Aldershot that conveys an open space, lower density appearance.

d) Building setback along Plains Road *shall* be *compatible* with the existing settlement pattern and front building elevations *shall* be oriented toward the street.

e) *Massing* and building roof lines *shall* be *compatible* with the existing settlement pattern and maximize views to the Niagara Escarpment.

f) Parking areas *shall* contain dense, hardy native plant material along *lot* lines to create an effective visual barrier.

g) Site lighting *shall* be low intensity, energy efficient fixtures. The illumination pattern *shall* not shine beyond the *lot* line, onto neighbouring properties or public roads.

h) The number and location of access points to Plains Road *shall* be limited to minimize disruption to traffic flows.

i) Off-street parking areas, loading areas and service areas *shall* be screened and landscaped.

j) Loading and service areas *shall* be located to avoid conflict between pedestrian and vehicular traffic and away from adjacent residential areas.

k) Outdoor storage areas *shall* be fenced and/or screened.

l) Commercial *development* in the Bridgeview Community *shall* occur on full urban services, as such services are determined by the Region of Halton Official Plan.

m) **1410 to 1424 Plains Road West:** Notwithstanding Subsection 10.4.4 b) (i) of this Plan, for the properties located on the west side of Plains Road West opposite Oakdale Avenue, identified as 1410 to 1424 Plains Road West, a maximum *floor area ratio* of 0.45:1 *may* be permitted.

10.4.5 PARKWAY BELT WEST

a) These lands are subject to the provisions of the Parkway Belt West Plan, 1978.

b) The Parkway Belt West Plan designates the Grindstone Creek Valley, two Electric Power Facilities and two Utility Corridors as Public Use Area within North Aldershot. The purpose of the linear *utility* corridors is to provide for existing and future inter-regional linear facilities. One Utility Corridor, of approximately thirty (30) m in width, is located south of Flatt Road and adjacent and north of the Hydro Electric corridor (Mount Hope Transmission Line). The type of future *utilities* and the timing of their installation have not been determined. Until the Province makes a final determination of the use of this corridor, the policies of the Parkway Belt West Plan *shall* be used to guide land use activity in the area. No use of the corridor *shall* be permitted without the approval of the Ministry of Municipal Affairs and Housing or other authorized approving agencies. All of these lands remain subject to the Land Use Regulations of The Parkway Belt Planning and *Development* Act.

c) All other lands in North Aldershot are subject to municipal zoning, brought into effect in 1995 and 2008.

10.4.6 MINERAL RESOURCE EXTRACTION AREA

The Mineral Resource Extraction Area designation on Schedule K: Land Use– North Aldershot includes areas licenced pursuant to The Aggregate Resources Act. The objectives and policies of this Plan respecting the Mineral Aggregate Resource Extraction Area designation are contained in Section 4.10, Mineral Aggregate Resources, of this Plan.

The following objectives and policies apply specifically to the Mineral Aggregate Extraction Area designation in North Aldershot. Where there is a conflict between the policies set out in this section of the Plan and the policies in Section 4.10 of this Plan, the policies in Section 4.10 *shall* prevail, with the exception of subsection 10.4.6(2) (x) which permits a brick manufacturing plant.

10.4.6(1) OBJECTIVES

a) To protect legally existing *pits* and *quarries* and new or expanded licensed aggregate operations from incompatible land uses.

b) To minimize the adverse impact of mineral resource extraction on abutting land uses.

c) To ensure the progressive *rehabilitation* of *pits* and *quarries* to an appropriate after-use within the time frame of the license.

10.4.6(2) POLICIES

a) The following uses *may* be permitted:

(i) *agricultural operations* including *accessory* buildings, structures and facilities;

(ii) legally *existing uses*;

(iii) *mineral aggregate operations* licensed pursuant to and in compliance with The Aggregate Resources Act;

(iv) forest, fisheries and wildlife management;

(v) archaeological activities;

(vi) *non-intensive recreation uses* such as nature viewing and pedestrian trail activities;

(vii) *essential utility* and transportation facilities;

(viii) *accessory buildings* and facilities normally associated with the *mineral aggregate operation,* such as small scale *offices*, or crushing and washing facilities; but excluding asphalt plants, concrete plants, brick manufacturing plants and other similar uses;

(ix) *accessory* uses and site modifications to accommodate them, provided the *negative impact* on the *natural environment* is minimal;

(x) notwithstanding the other policies of this Plan, a brick manufacturing plant, provided the greater part of the materials used come from the licensed area.

b) In conjunction with the Provincial and Regional regulations, the *City shall* regulate the operation of *pits* or *quarries* to minimize adverse impacts on surrounding land uses and the Escarpment environment.

c) In conjunction with the Provincial and Regional regulations, the *City shall* regulate *pits* and *quarries* and *accessory* operations to ensure that environmental pollution is minimized, consistent with standards laid down in pertinent legislation and municipal regulations.

d) The *City shall* support the undertaking of hydrogeological studies in accordance with Provincial legislation and policies of the Region of Halton and Conservation Halton to ensure that surface and ground water resources are protected from the *negative impacts* of mineral resource extraction.

e) The *City shall* consider mineral resource extraction areas as an *interim land use* and require their progressive *rehabilitation* for an appropriate after-use.

f) Where *rehabilitation* is being undertaken by reforestation, the after-use *shall* aim to re-establish a functioning *ecosystem* similar in condition to the natural *ecosystem* in the region.

10.4.7 RECREATION/OPEN SPACE

a) The following uses *may* be permitted in the Recreation/Open Space designation:

(i) parks and open space;

(ii) outdoor *non-intensive recreation uses*; and

(iii) *golf courses* and associated buildings and *structures* in accordance with subsection 10.4.7 f), of this Plan.

b) Buildings and *structures* associated with recreational use *shall* be minor in scale and located in a manner that will secure the open space character of the surrounding area.

c) *Tree* stands, hedgerows, and orchards *shall* be *preserved*.

d) The impact of recreational uses on adjacent *agricultural uses shall* be kept to a minimum, through the preparation by the proponent of an Agricultural Impact Assessment (AIA) to the satisfaction of the Region of Halton.

e) Only private water and waste water systems are allowed for any *recreation* use. If a proposed *recreation use* involves significant taking of ground or surface water, the proponent must demonstrate, through a detailed study and to the satisfaction of the Region of Halton in accordance with the approved Regional Guidelines, the Ministry of the Environment, Conservation Halton and the Department of Fisheries and Oceans where appropriate, that the water resource in the general area will not be adversely affected.

f) Prior to an amendment being contemplated to permit a new or expanded *golf course*, including *accessory uses* to the *golf course* operation, supporting studies and plans *shall* be required. These studies *shall* include, but *shall* not be limited to, the following:

(i) Planning Justification Study and market evaluation;

(ii) draft site plans including cross sections;

(iii) water quality, water budget and conservation plan;

(iv) where adjacent or abutting lands in the Environmental Protection Area, a plan for enhancement to the natural lands.

10.4.8 NORTH ALDERSHOT SPECIAL STUDY AREA

a) To define land that *shall* remain undeveloped until necessary studies and other municipal requirements are met.

b) *Development* of North Aldershot Special Study areas *shall* not occur until the following steps have been completed:

(i) the following technical studies, as identified in the North Aldershot Inter-Agency Review Secondary Plan 1994, *shall* be completed for the area affected by the *development* proposal:

a. Environmental Evaluation;

b. Sub-watershed management Plan;

c. Financial Impact Analysis;

d. Private Water & Wastewater Serving Plan;

e. Transportation Study;

f. Community Services and Facilities Needs Assessment; and

g. Cultural heritage Conservation Study.

(ii) the proposed *development shall* be screened against the Planning Principles and Evaluation Criteria outlined in the North Aldershot Inter-Agency Review Secondary Plan 1994;

(iii) based on the outcomes of the technical studies, and evaluation in (i) and (ii) above, Sub-Area maps and policies *shall* be developed for the affected North Aldershot Special Study Area land. These maps and policies *shall*:

a. refine the boundaries of the Sub-Area;

b. identify landscape features, slopes, remnant vegetation, and significant views to be *preserved*;

c. describe the existing *development* and land form character of the Sub-Area;

d. specify the form and *intensity* of new *development* to be permitted; and

e. identify areas of site plan or building envelope control.

(iv) the new Sub-Area policies and mapping *shall* be incorporated within this Plan via an Official Plan Amendment;

(v) residential, *institutional* or *recreation* uses *may* be considered as future uses within areas designated North Aldershot Special Study Area, subject to adherence to the above policies and the policies contained in each designation;

(vi) the affected area *shall* be re-designated and zoned to the appropriate North Aldershot residential, open space or recreational Official Plan designation and zoning. *Cemeteries may* include related facilities and structures; however, *crematoria* are permitted only if they are located in accordance with Provincial Land Use Compatibility Guidelines.

c) Notwithstanding Subsection 10.3.2 c) of this Plan, the *following interim land uses may* be permitted in the North Aldershot Special Study Area designation:

(i) all *existing uses*, buildings or structures;

(ii) a *home occupation* in an existing single-detached dwelling; or

(iii) an *agricultural* or *farming* use.

d) All land designated North Aldershot Special Study Area *shall* develop on private services (wells and septic systems), as specified in Subsection 10.7.3 of this Plan.

e) The proponent of *development* proposed within the vicinity (as determined in consultation with Provincial guidelines) of lands designated "Mineral Resource Extraction Area" *shall* be required to undertake an analysis demonstrating *compatibility* with existing and proposed mineral resource extraction and processing activities by undertaking the appropriate studies in accordance with Provincial Land Use Compatibility guidelines, as identified by the *City* and the Region. The conclusions of this analysis *shall* be incorporated into the Sub-Area maps and policies identified in Subsection 10.4.8 b) (iii) above.

10.5 SUB-AREA POLICIES

10.5.1 AREA POLICIES – CENTRAL SECTOR

The purpose of this section is to establish goals, objectives and policies to guide further *development* of the Central Sector of North Aldershot.

The Central Sector is characterized by a rolling topography which slopes southerly from the Niagara Escarpment. The land is bisected by a number of valleys and associated streams which flow from north-west to south-east from the Escarpment to Burlington Bay. The largest of these *watercourses* is the Grindstone Creek located on the western edge of the subject lands. The creek occupies a valley which in some locations is up to fifty (50) m deep. The *valley lands* contain a significant amount of natural vegetation. Most land not located in valleys has been cleared in the past and used at one time or another for *agricultural* purposes. Some lands are still used for this purpose.

With the exception of two small subdivisions, settlement has occurred on roads of long standing on an individual *lot* basis over many decades. The *lot* pattern is irregular and *lot* sizes vary from one half acre in size to many acres.

The goal of the policies for the Central Sector of North Aldershot is to permit further *development* on the basis that the subject lands are outside of the city's Urban Area and that the location and *intensity* of *development shall* be determined by *compatibility* with the existing character, landscape and environment.

Various technical studies identified in the North Aldershot Inter-Agency Review were completed for the lands within the Central Sector. The studies confirmed the *development* potential for eleven areas within the Central Sector, which are described as Sub-Areas.

a) The Sub-Areas are identified on Schedule L: North Aldershot Central Sector Sub-Area Key Map, which forms part of this Plan. Each map identifies the characteristics and features and proposed road locations which will influence the location, distribution and *intensity* of *development* on a particular Sub-Area. Each proposal for *development shall* integrate with the characteristics and features and proposed public and private road locations shown in the Sub-Area Maps and policies to the maximum extent possible. The following policies *should* be read in conjunction with Schedules L-1 to L-11, the Sub-Area maps, of this Plan. The natural features on Schedules L-1 to L-11 are shown for illustrative purposes only. The precise location, extent and significance of the natural features will be determined in accordance with Subsection 10.4.3 of this Plan. In addition to the above, the following policies in subsection 10.5.1 must be read in conjunction with all other relevant

sections of this Plan, in particular subsections 10.2, 10.3.2 a) and 10.3.2 f). The policies in subection 10.5.1 that establish the number of permitted *dwelling units* in a sub-area and which set out that certain sub-areas *may* develop on full municipal services are subject to review by the Region of Halton through its *municipal comprehensive review* to ensure conformity with the Provincial Growth Plan.

b) Notwithstanding the above, road access from Flatt Road to Sub-Areas #9 and #10 is constrained by the Utility Corridor. Thus, the access and locations of roads within these Sub-Areas as shown on Schedule L-C9 and L-C10 are conceptual in nature. Prior to draft subdivision plan approval for any lands in these Sub-Areas, road access and locations southerly to Panin Road *may* be considered without amendments to this Plan. Such road proposals will provide an appropriate level of analysis to demonstrate that the policies of the Official Plan are met and that the roads will function in a safe and effective manner. Any use of the Utility Corridor is not permitted without the approval of the Ministry of Municipal Affairs and Housing or other authorized approving agencies. If any such approval is granted, it will not require an amendment to this Plan.

c) A maximum number of units in addition to existing *dwelling units* is indicated in those Sub-Areas which permit detached dwellings and/or cluster dwellings.

d) Maximum impervious surface for any residential Sub-Area cannot exceed twenty-five (25) percent.

e) New *development should* not be evenly distributed across the Central Sector.

f) Site design and *development shall* integrate with the existing topography to maximize the preservation of significant existing *trees*, steep slopes (greater than fifteen (15) percent) and existing drainage patterns.

10.5.1(1) SUB-AREA #1 - HORNING ROAD (SCHEDULE L-1)

This Sub-Area, which includes Horning Road, abuts the mature *forest*s of the Grindstone Creek Valley at the northern end of the Central Sector. The Valley forms the western boundary of the Sub-Area, the north and east boundaries are defined by existing residential *development*. The southern edge generally follows *valley lands* included in the environmental protection area. Access is from Horning Road. The Sub-Area can be considered in two sections: north and south.

The northern section includes the existing Horning Road, a short residential street that branches off Waterdown Road. Horning Road is lined with modest single family homes on large *lots.* The homes are generally one to one and a half storeys in height, and are set in mature gardens under a canopy of *trees.* An historic

homestead is nestled into the edge of the Grindstone Creek valley at the elbow of the road. From the north end of Horning Road and from the existing residences, there are prominent viewsheds to Hamilton and Burlington Bay.

The south section of the Sub-Area is separated from the northern section by a wooded valley and cleared *utility* corridors. The south and east sides of this sub-area are bordered by a mature wooded valley system. An existing trail along the rim of the Grindstone Creek Valley links the north and south portions of the Sub-Area. The south section is undeveloped consisting of a relatively flat plateau, incised with drainage corridors. The plateau is contained by steep slopes and remnant vegetation that include a scotch pine plantation, fruit *trees* and successional areas. Because the general gradient of the land drops to the south-west, there are prominent views to Burlington Bay, the Burlington Skyway Bridge and Lake Ontario. Views to the north-east and the brow of the Niagara Escarpment are also present.

a) Detached residential to a maximum of forty-four (44) units is permitted.

b) A servicing easement for water and wastewater service *may* be extended north to Sub-Area #1 from Sub-Area #6. The nature of these services *shall* minimize the disturbance to existing vegetation, slopes and drainage channels.

c) Water and sewer service *may* be provided from Waterdown Road along the new Horning Road right-of-way.

d) Road A on Schedule L-1 *shall* extend southward and *shall* observe the Environmental Protection Area buffer area along the Grindstone Creek Valley. The construction of this road *shall* be contingent upon the prevention of negative impacts on the adjacent Environmental Protection Area.

e) The existing road will remain in its current location to provide access and minimize disturbance to the existing homes.

f) Vehicular access *may* not connect to other Sub-Areas.

g) Site design *should* be *encouraged* to minimize the visual impact of new *development* from surrounding residences.

h) Remnant vegetation, including successional vegetation is *encouraged* to be protected to the maximum extent possible.

i) The degraded valley feature between Sub-Areas 1 and 6 *should* be *rehabilitated*.

j) Building Envelope Control *shall* be imposed on *lots* south of the TransCanada Pipeline Easement in order to facilitate key views and to provide some

staggering of building setbacks to achieve an improved streetscape. Site Plan Control *shall* be imposed on two *lots* on the east side of this Sub-Area to protect the existing drainage feature.

10.5.1(2) SUB-AREA #2A AND 2B - WATERDOWN ROAD CORRIDOR (NORTH OF FLATT ROAD) (SCHEDULES L-2A AND L-2B)

Sub-Area #2 includes the Waterdown Road corridor north of Flatt Road. The steep winding roadway is lined by rural residential homes in an open landscape setting. This relationship is the *essential* character of the Central Sector experienced by most people.

In the south eastern section of the Sub-Area, the houses lining Waterdown Road are modest brick and wood *structures*, one to one and a half storeys in height and set on relatively narrow *lots* with mature *trees* and gardens. The housing sites are located on a narrow plateau between the edge of the Sassafras Woods and Waterdown Road. Mature *trees* and gardens are associated with the homes and views penetrate between the buildings to natural landscape beyond. The valley behind the houses is deeply incised.

The northern and eastern edges of the Sub-Area are developed with detached homes in a gently rolling landscape. Small cul-de-sac streets branching from Waterdown Road provide access to these internal clusters of houses. The Sub-Area extends north to Mountain Brow Road, where the dramatic rise in topography leads to the brow of the Niagara Escarpment.

In the south-western section of the Sub-Area, the south-sloping gradient provides dramatic views from Waterdown Road of the Burlington Bay, Lake Ontario and the natural setting; including the gently rolling fields, wooded valley features, and discrete clusters of houses.

The western edge of this area is defined by a mature wooded valley feature. The Sub-Area ends at Flatt Road where Sassafras Woods is a dominant landscape feature.

a) Infill residential and detached residential is permitted. Detached residential *shall* not exceed forty-two (42) units.

b) On Schedule L-2b, Road C intersects with Waterdown Road in the southern section of the Sub-Area. Road D on Schedule L-2b intersects with Road C and provides access to the *development* area in the south-west corner of the Sub-Area.

c) Road E on Schedule L-2a permits access from Waterdown Road to Sub-area 3. Access to the infill property (south of Ireson Road) *shall* be from Waterdown Road along the current driveway alignment for that property.

d) Sub-Area #2 *may* develop on full municipal services subject to satisfying the policies of the Regional Official Plan; in the interim, the creation of new lots on private services (wells and septic systems) is not permitted. A servicing easement *shall* link the Road D on Schedule L-2b easement to Flatt Road.

e) Key viewsheds from Waterdown Road to Lake Ontario, Hamilton Harbour and the Brow of the Escarpment *shall* be *preserved*.

f) Infill houses along Waterdown Road *shall* face Waterdown Road.

g) The row of vegetation associated with the old farm laneway south of Road C and the drainage corridor to the south of Road C and west of Road D *shall* be *encouraged* to be *preserved*.

h) The existing drainage feature east of Woodview School *shall* be *preserved* and the natural vegetation pattern restored.

i) Remnant vegetation, including existing mature *trees* is *encouraged* to be *preserved*.

j) Building Envelope Control *shall* be imposed on *lots* west of Road D to protect views by ensuring that buildings are placed to accommodate a larger side yard on every other *lot*.

k) Site Plan Control *shall* be imposed on *lots* at the intersection of Road D and Road C, and on the infill *lots* along Waterdown Road to the east of Road D to protect views of the ravine areas to the west and existing landscape features including vegetation.

10.5.1(3) SUB-AREA #3 - EAST OF WATERDOWN ROAD (SCHEDULE L-3)

This Sub-Area consists primarily of an open hay field, sloping gradually from north to south. Views from the north extend over open fields to the *forest*ed areas of the Sassafras Woods and Burlington Bay. From both Waterdown Road and Old Waterdown Road there are filtered views into the site.

The north-western portion of the site is adjacent to Waterdown Road. A *tree*-lined lane provides access from Waterdown Road to two existing houses at the north end of the property, they include a one and a half storey brick dwelling set in a mature garden and a traditional two storey brick dwelling sited prominently on a rise of land at the northern end. Views from this location are uninterrupted, extending south across Sassafras Woods to Burlington Bay.

A third single-storey home is located at the south-west end of the Sub-Area. The eastern edge of the Sub-Area is defined by a deeply incised valley feature that links with the Sassafras Woods. The western edge of the Sub-Area is defined by the existing settlement pattern associated with Waterdown Road: a variety of housing styles, graciously spaced, and set amongst scattered mature *trees*.

a) Detached residential to maximum of twenty (20) units is permitted.

b) Road E from Waterdown Road *shall* follow the existing lane alignment; all houses within the Sub-Area *shall* be accessed by Road E on Schedule L-3.

c) Sub-Area # 3 *may* develop on full municipal services subject to satisfying the policies of the Regional Official Plan; in the interim, the creation of new lots on private services (wells and septic systems) is not permitted. A servicing easement *may* be required to link the Road E sewer to the Waterdown Road sewer.

d) New houses *shall* be located along the edge of the wooded area to mitigate visual impacts from Old Waterdown Road and Waterdown Road.

e) House sites *shall* be sensitively integrated with existing settlement pattern.

f) The proposed house along Waterdown Road *shall* not impede the views from the north.

g) The remnant mature *trees* within the Sub-Area *shall* be protected and *preserved*, including the hedgerow adjacent to the entrance lane.

h) All of Sub-Area #3 *shall* be subject to Building Envelope Control to address views and streetscape issues.

10.5.1(4) SUB-AREA #4 - OLD WATERDOWN ROAD (SCHEDULE L-4)

The Sub-Area currently supports some ribbon *development* on the west side of Old Waterdown Road. The one and two storey wood and brick homes are discretely sited against the wooded valley edge. In the south end of the Sub-Area, Old Waterdown Road ends at Sassafras Woods. Views of the brow of the Niagara Escarpment and the houses on Rennick Road are visible from the north portion of Old Waterdown Road. Steep grades associated with a valley feature, and remnant vegetation, divide the Sub-Area in half. The east and south edges of the Sub-Area are defined by Sassafras Woods.

a) Infill residential is permitted.

b) The existing alignment of Old Waterdown Road *shall* provide access to all proposed houses.

c) No new *development shall* be permitted west of Old Waterdown Road.

d) The proposed houses and driveways must be constructed on the non-constrained areas of the site.

e) Site design *should* be *encouraged* to minimize the visual impact of new *development* from surrounding residences.

f) The existing remnant vegetation *shall* be *preserved* where possible.

g) The existing drainage corridor *shall* be *preserved* and the natural vegetation patterns restored.

h) The slopes associated with the adjacent valley features *shall* be *preserved* and naturalized.

i) Those portions of Sub-Area #4 east of Old Waterdown Road *shall* be subject to Building Envelope Control to protect existing vegetation and slopes.

10.5.1(5) SUB-AREA #5 - FLATT ROAD EXTENSION (SCHEDULE L-5)

This Sub-Area is generally located along Flatt Road Extension with its western edge along the Grindstone Creek Valley. It is characterized by the rolling topography associated with numerous drainage corridors, open fields and successional plant communities. Views within the Sub-Area penetrate into adjacent areas due to the degraded nature of the valleys and drainage channels. Panoramic views from Flatt Road Extension are important: north-east to the Niagara Escarpment and south to Hamilton and to the industry across the bay.

Four distinct plateaux are located in the Sub-Area. The Flatt Road Extension plateau is defined on both the east and west sides of the road by degraded drainage features. Steep slopes and mature vegetation define the plateau. Flatt Road Extension has a rural cross-section, narrow pavement and is lined with hedgerows and bisects the plateau. Two existing homes face the road; both are modest, brick, one and a half and two storey dwellings. The south-west plateau is also narrow, defined by valleys on the east and west sides. An historic two storey red brick Georgian farmhouse with a garden dominates this area. The west plateau extends to the edge of the Grindstone Creek Valley. The plateau is scattered with remnant vegetation, linking it visually with the adjacent wooded areas to the north. The northern plateau contains a handsome well-*preserved* historic homestead, accessed by a tree-lined lane. Mature *trees*, a remnant pear orchard, extensive lawn area and small *wetland* comprise the garden setting.

a) Detached residential to a maximum of fifty-two (52) units, and cluster residential to a maximum of thirty-six (36) units is permitted.

b) Sub-Area #5 *may* develop on full municipal services subject to satisfying the policies of the Regional Official Plan; in the interim, the creation of new lots on private services (wells and septic systems) is not permitted.

c) Flatt Road Extension *shall* provide access to the proposed houses in the central plateau area. Road F on Schedule L-5 connects the west plateau area with Flatt Road Extension.

d) The existing laneway accessing the Quinn farmstead *shall* provide access to the north plateau and the existing homestead.

e) The *cultural heritage resources* designated pursuant to The Ontario Heritage Act *shall* be protected in accordance with that Act.

f) The proposed houses *shall* be sensitively integrated with the existing homestead buildings.

g) The remnant vegetation in the west plateau *shall* be *encouraged* to be *preserved*, restored, and integrated with the proposed houses.

h) The tributary and associated valley feature bisecting the Sub-Area *shall* be *preserved* and restored.

i) The significant *trees* and wooded areas *shall* be *encouraged* to be *preserved*.

j) New *lots* in the northern portion of the Sub-Area *shall* be subject to Building Envelope Control to protect existing vegetation. *Lots* north of Road F on Schedule L-5 which front onto Road F *shall* be subject to Building Envelope Control to protect existing vegetation.

k) Cluster units south of Road F *shall* be subject to Site Plan Control. One *lot* south of Road F on Schedule L-5 *shall* be subject to Site Plan Control to protect the existing drainage feature and facilitate compatible design with the existing heritage building.

10.5.1(6) SUB-AREA #6 - CENTRAL AREA (SCHEDULE L-6)

East of Flatt Road Extension, this Sub-Area is largely isolated from the existing settlement. Three of the four sides are defined by deeply incised wooded valley features. The valley on the west side has been degraded through *agricultural* activities. Views from Flatt Road Extension penetrate into this area. Most of the Sub-Area consists of a flat plateau. A mature hedgerow bisects the south portion of the Sub-Area and provides some screening of the plateau from the existing residences on Flatt Road Extension. The north section of the Sub-Area is characterized by small plateau areas bisected by steep slopes. Remnant vegetation dots the landscape. The north portion of the Sub-Area links the valley features to the east and west.

a) Cluster residential *development* to a maximum of one hundred and thirty-two (132) units is permitted.

b) Sub-Area #6 *may* develop on full municipal services subject to satisfying the policies of the Regional Official Plan; in the interim, the creation of new lots on private services (wells and septic systems) is not permitted.

c) Access into the Sub-Area *shall* be from the Flatt Road Extension on Road F on Schedule L-6. Road F *shall* cross the valley feature east of the Flatt Road Extension once.

d) Housing clusters *shall* consist of two to six (2-6) units in accordance with the policies of Subsection 10.4.1(3) a) of this Plan.

e) Common driveways *shall* be used to reduce the extent of impermeable surfaces.

f) For cluster residential, landscape restoration areas *shall* be established between multi-unit buildings to integrate the *development* with the surrounding natural areas.

g) The existing hedgerow, partially bisecting the Sub-Area in a north-south direction, *shall* be protected and enhanced.

h) Mature *trees* north of Road F *shall* be *encouraged* to be protected and integrated with the proposed *development*.

i) Sub-Area #6 *shall* be subject to Site Plan Control.

10.5.1(7) SUB-AREA #7 - GRINDSTONE CREEK VALLEY/FLATT ROAD (SCHEDULE L-7)

This Sub-Area is located north of Flatt Road where it meets the Grindstone Creek Valley. The topography in this Sub-Area steadily falls from north to south. The Sub-Area is defined on the west side by the wooded edge of the valley, and on the east by a wooded ravine. An area of remnant vegetation adjacent to the east valley edge extends into the Sub-Area, providing a subtle spatial division within the Sub-Area.

A prominent knoll at the north-west corner can be seen all the way from Waterdown Road and provides a promontory for views to Burlington Bay and the surrounding rural landscape. The top of the knoll is covered with remnant vegetation, linking it visually and physically to the Grindstone Creek Valley.

a) Detached residential to a maximum of fifty-four (54) units is permitted.

b) The Sub-Area *shall* be accessed by Road H on Schedule L-7 from Flatt Road. The access road *shall* wind through the centre of the Sub-Area avoiding steep slopes and remnant vegetation.

c) Sub-Area #7 *may* develop on full municipal services subject to satisfying the policies of the Regional Official Plan; in the interim, the creation of new lots on private services (wells and septic systems) is not permitted.

d) Buildings and roads *shall* not be constructed on the steep slopes.

e) The knoll at the north-west corner of Sub-Area *shall* be *preserved* as a prominent landscape feature. Buildings *shall* be constructed on the lower portions of the knoll because of its visual prominence.

f) Existing significant *trees* and wooded areas adjacent to the Environmental Protection Area buffer area *shall* be maintained and enhanced. Existing mature *trees* in the Sub-Area *shall* be retained.

g) The remnant vegetation on the top of the knoll *shall* be maintained. The remnant vegetation at the south-east corner of the Sub-Area *shall* be *preserved*.

h) Site Plan Control *shall* be imposed on the *lot* that includes the knoll to the west of Road H on Schedule L-7 to protect the slope and existing vegetation. Site Plan Control *shall* also be imposed on the *lots* that include the remnant vegetation and drainage feature on the east side of Road H.

i) Building Envelope Control *shall* be imposed on specified *lots* west of Road H on Schedule L-7 to facilitate key views and to provide some staggering of building setbacks to achieve an improved streetscape.

10.5.1(8) SUB-AREA #8 - FLATT ROAD/FLATT ROAD EXTENSION INTERSECTION (SCHEDULE L-8)

This small enclosed Sub-Area forms an intimate gateway feature at the intersection of the Flatt Road Extension and Flatt Road. The topography within the Sub-Area slopes to the south-west. The Sub-Area is defined on all but the south side by wooded valley features. The south edge of the Sub-Area is defined by Flatt Road with the existing one and two storey residences on the south side plus the landscape nursery and associated works yard. Flatt Road Extension bisects the Sub-Area.

a) Detached residential to a maximum of fifteen (15) units is permitted.

b) All access within the Sub-Area *shall* be from the existing roads including the Flatt Road Extension and Flatt Road.

c) Sub-Area #8 *may* develop on full municipal services subject to satisfying the policies of the Regional Official Plan; in the interim, the creation of new lots on private services (wells and septic systems) is not permitted.

d) Proposed houses *shall* face Flatt Road Extension and Flatt Road and *shall* be compatible with the surrounding residential *development*. The orientation of the homes on the corner *lots shall* acknowledge both streets but must face Flatt Road.

e) Existing drainage patterns and vegetation *shall* where feasible be maintained to the maximum extent possible.

10.5.1(9) SUB-AREA #9 - SOUTH OF FLATT ROAD, WEST (SCHEDULE L-9)

This Sub-Area is located south of Flatt Road, north of Panin Road, adjacent to the

*forest*ed edge of the Grindstone Creek Valley. The land has a gentle steady slope from north to south. The northern edge is defined by the hydro corridor and the existing houses along Flatt Road. Two historic homes on the south side of Flatt Road are of special interest. And a very large home is located just south of the hydro corridor. The active nursery use dominates the visual character of the area. A north/south valley feature running through the nursery property has been lost due to filling and regrading. On the adjoining property to the south, the undisturbed portion of this ravine and *watercourse* continues through to Panin Road. Two gently sloping plateaux flank either side of the former valley. A wooded ravine and creek valley also forms the east edge of the Sub-Area. To the south-east, the Christian and Missionary Alliance building is set into the landscape. At the very south are existing homes with access from Panin Road, including a historic building.

a) Detached residential to a maximum of forty-eight (48) units is permitted.

b) Access shown on Schedule L-9, Sub-Area 9 to the north or the south, is conceptual only. Access is to be determined, as described in Subsection 10.5.1(9) b) of this Plan, prior to approval of any *development* applications in this Sub-Area.

c) Provision of access will include the consideration of emergency access to Panin Road.

d) Sub-Area #9 *may* develop on full municipal services subject to satisfying the policies of the Regional Official Plan; in the interim, the creation of new lots on private services (wells and septic systems) is not permitted.

e) The proposed *development* must be sensitively integrated with the existing settlement pattern north of the Hydro corridor.

f) The degraded central ravine feature bisecting the Sub-Area, north south, *shall* be restored, the creek unearthed and the banks re-vegetated. The degraded zone in the valley to the east *shall* be restored.

g) One road crossing of the degraded central ravine *shall* be permitted.

10.5.1(10) SUB-AREA #10 - SOUTH OF FLATT ROAD, EAST (SCHEDULE L-10)

The land in this Sub-Area slopes gradually and evenly from north to south. A small cluster of modest one and two storey wood and brick homes line Flatt Road. From the hydro corridor, south to the existing hedgerow, views are limited and the land is scattered with remnant pear *trees*. The Sub-Area is divided by a small *wetland* feature and *forest*ed edge between the Taylor and Castiglione properties. The east and west edges of the Sub-Area are defined by wooded valleys. There are views in from Sub-Area 11. Existing vegetation provides a natural buffer between Highway

403/Panin Road and the *development* area in the south portion of the pod.

a) Detached residential to a maximum of sixty-two (62) units is permitted.

b) The northern section of the Sub-Area is accessed from Flatt Road.

c) Road access from Panin Road must be located to minimize regrading and disruption to the vegetation.

d) Sub-Area #10 *may* develop on full municipal services subject to satisfying the policies of the Regional Official Plan; in the interim, the creation of new lots on private services (wells and septic systems) is not permitted.

e) A natural buffer exists between Highway 403, Panin Road and the *development* area in the south section of the Sub-Area. A visual separation *shall* be provided between the *development* and the transportation corridor.

f) One infill property *shall* be permitted in the northern section of the Sub-Area.

g) The Environmental Protection Area designation affecting the *lot* containing the existing home to the south of Flatt Road *shall* be taken as an easement for drainage purposes rather than a dedication.

h) Regard *shall* be given to the existing remnant hedgerow in the northern section of the Sub-Area and Site Plan Control *shall* be imposed on *lots* containing this hedgerow. The remnant pear *trees shall* be incorporated into the new *development* wherever possible.

i) The wooded area feature separating the north and south sections of the Sub-Area, *shall* be *preserved* and restored wherever possible.

j) Building Envelope Control *shall* be imposed on *lots* fronting on the south side of Road L on Schedule L-10 in order to protect existing vegetation.

10.5.1(11) SUB-AREA #11 - WATERDOWN ROAD/NORTH SERVICE ROAD INTERSECTION (SCHEDULE L-11)

Sub-Area #11 includes the Waterdown Road corridor south of Flatt Road. The Sub-Area is characterized by detached homes on moderate and large *lots* accessed directly or on short cul-de-sacs from Waterdown Road. The roads are lined with mature *trees* and landscape gardens. The eastern edge of the Sub-Area is enclosed by Sassafras Woods, views of which dominate the corner of the North Service Road and Waterdown Road, especially for people northbound from urban Burlington. The Sub-Area slopes toward the south. The western edge of the Sub-Area is defined by a wooded creek valley feature. The North Service Road and Highway 403 form the southern edge of the Sub-Area. Long views are possible

south to Burlington Bay from Waterdown Road. Views of Sub-Area 10 are possible from Nevarc Drive.

a) Infill residential use on the west side of Waterdown Road and North Aldershot Office use on the east side of Waterdown Road is permitted.

b) Sub-Area #11 *may* develop on full municipal services subject to satisfying the policies of the Regional Official Plan; in the interim, the creation of new lots on private services (wells and septic systems) is not permitted.

c) Infill houses on realigned Panin Road or Nevarc Road must face the road.

d) New houses must be compatible in character with the adjacent residences.

e) The prestige *office* area *shall* incorporate areas of landscape restoration to screen parking and to reduce the visual impact on Waterdown Road and Panin Road.

f) Site Plan Control *shall* apply to the *office development*.

g) The proposed *office* buildings *shall* be located adjacent to the existing valley edge; a ten (10) m setback from the *buffer* edge *shall* be incorporated.

h) A detailed visual assessment will be required for the prestige *office development* to determine the maximum geodetic elevations to protect views of the *Escarpment* brow and Sassafras Woods.

i) The parking *shall* be screened from adjacent residences by a vegetated landscape buffer.

j) The visual prominence of Sassafras Woods feature at the corner of the North Service Road and Waterdown Road *shall* be *preserved* as a gateway feature.

k) The degraded valley feature along the west edge of the Sub-Area *shall* be restored.

10.5.2 SUB-AREA POLICIES – EAST SECTOR

The purpose of this section is to establish goals, objectives and policies to guide further *development* of the East Sector of North Aldershot.

Various technical studies identified in the North Aldershot Inter-Agency Review must be completed for the lands within the East Sector. The studies must confirm the *development* potential for the East Sector and *should* identify possible areas for *development* within the East Sector, which are described as Sub-Areas. These Sub-Areas will be incorporated into this Plan by future amendment.

10.5.3 SUB-AREA POLICIES – WEST SECTOR

The purpose of this section is to establish goals, objectives and policies to guide

further *development* of the West Sector of North Aldershot.

Various technical studies identified in the North Aldershot Inter-Agency Review must be completed for the lands within the West Sector. The studies must confirm the *development* potential for the West Sector and *should* identify possible areas for *development* within the West Sector, which are described as Sub-Areas. These Sub-Areas will be incorporated into this Plan by future amendment.

10.6 NIAGARA ESCARPMENT PLAN

a) Schedule K: Land Use – North Aldershot, of this Plan, identifies lands designated as Greenlands (Escarpment Plan Area), and Escarpment Protection Area. The lands designated as Greenlands (Escarpment Plan Area) are subject to the Niagara Escarpment Plan policies for the Escarpment Natural Area, and the lands designated as Escarpment Protection Area are subject to the Niagara Escarpment Plan policies for the Escarpment Protection Area. The lands within these designations are also subject to Niagara Escarpment Development Control.

b) Notwithstanding Subsection 10.6 a) of this Plan, within the area identified as the North Aldershot Policy Area on Schedule K: Land Use - North Aldershot, of this Plan, *development may* only occur in accordance with Schedule L: North Aldershot Central Sector and related Sub-Area maps and policies of this Plan. These lands also are subject to Niagara Escarpment Development Control. In addition to the above, the policies of this Plan as they relate to the *City's* Natural Heritage System as shown on Schedule M: Natural Heritage System, of this Plan, *shall* also apply to lands that are subject to the Niagara Escarpment Plan in accordance with subsection 10.2, of this Plan.

c) Subject to the Permitted Uses and the Development Criteria of the Niagara Escarpment Plan, new *lots may* be created in accordance with the Sub-Area Policies of Subsections 10.5.1, 10.5.2 and 10.5.3 of this Plan to the extent that these policies do not conflict with the Provincial Plans.

10.7 IMPLEMENTATION

10.7.1 HOLDING ZONES

a) In North Aldershot, removal of an "H" (Holding) prefix *shall* depend on meeting the following:

(i) approval by the *City* of a subdivision or condominium plan in accordance with this Plan;

(ii) completion of a signed Site Plan Agreement if necessary;

(iii) signing of any other agreements with *public authorities*;

(iv) payment of any outstanding costs to *public authorities*;

(v) approval for access;

(vi) provision of adequate *infrastructure* and *community infrastructure* to the satisfaction of the City and the Region; and

(vii) completion of a signed Residential Development Agreement for cluster *development*.

10.7.2 SITE PLAN CONTROL

a) The *City shall* require site plan approval for *development* in accordance with *City* policy, and in addition on specified lands including single detached dwelling *development* on individual *lots* in accordance with Section 41 of The Planning Act, and any other applicable legislation.

b) Site plan control *shall* be used to protect landscape features, slopes, remnant vegetation or significant views. Lands affected by such site plan control are shown on Schedules L-1 to L-11**.** The *lots* and blocks subject to site plan control as generally indicated on the aforementioned maps will be identified at the time of draft approval. The *City shall* use the policies of this plan in assessing proposals for *development.*

c) The *City shall* require Building Envelope Control for *development* on specified lands. *Lots* subject to Building Envelope Control are identified in Schedules L-1 to L-11. Proposals for *development* on *lots* subject to building envelope control will be circulated to Conservation Halton for comment.

d) On those *lots* subject to Building Envelope Control, the building envelope and driveways will be located so as to avoid steep slopes and vegetation features identified in the Environmental Impact Assessment, and/or to provide view access and/or reduce visual impact of *dwelling unit*s on the *streetscape*. The specific use of Building Envelope Control will be as described in the Official

Plan Sub-Area policies outlined in Section 10.5, Sub-Area Policies, of this Plan. Building Envelope Control does not exempt *lots* or buildings from conforming to the Zoning by-Law.

10.7.3 INFRASTRUCTURE

a) In North Aldershot, *infrastructure* for any *development shall* be provided only if it satisfies the Urban (Water Supply and Wastewater Treatment) Services policies of the Regional Official Plan including subsections 89 and 139(3) and in particular those policies which prohibit private connections to existing and future trunk watermains, wastewater mains and water reservoirs situated outside the Urban Planning Area, except those which comply with relevant legislation or legally executed or binding agreements existing at the time of the adoption of the Region of Halton Official Plan.

b) In North Aldershot, the *development* pattern established in this Plan is based on the planning framework set out in the North Aldershot Inter-Agency Review Final Report (May 1994).

10.7.4 PLANS OF SUBDIVISION AND CONSENTS

a) In North Aldershot, subdivision of land *should* take place by plan of subdivision. Consents *shall* be permitted:

(i) for technical or legal purposes; or,

(ii) where the *City* is satisfied that the consent will not prejudice implementation of the Sub-Area plans outlined in Section 10.5 of this Plan and/or the ultimate subdivision of land; and

(iii) where the factors as set out in Subsection 12.1.12(4.1) d) of this Plan are met.

b) For lands subject to the Niagara Escarpment Plan and Development Control, *lot* creation is also subject to the policies of the applicable designations of the Niagara Escarpment Plan.