1.0 INTRODUCTION

OPA 55

To be read with other parts of the Plan

This part of the Plan presents the principles, objectives and policies for the land use designations identified on the City Structure Land Use Policy Plan and the Comprehensive Land Use Plan for the North Aldershot Planning Area. The principles, objectives and policies for each land use designation should be read in conjunction with the principles, objectives and policies in other parts of the Plan.

2.0 NORTH ALDERSHOT GENERAL

Location

The lands identified as "North Aldershot Planning Area" on Schedule A, Settlement Pattern.

North Aldershot is 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.

Lands located north of the Dundas – Burlington Transmission Line have been transferred from the Parkway Belt West Plan to the Niagara Escarpment Plan and are not subject to the policies in Part V, except as set out in Section 12.0.

Three Sectors

North Aldershot is comprised of three sectors: the East Sector, the Central Sector and the West Sector. Detailed planning was completed for the Central Sector in 1996, as approved by the Ontario Municipal Board, and is reproduced in this Section.

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. The East Sector has an area of approximately 488 hectares.

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*. The Central Sector has an area of approximately 304 hectares.

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. The West Sector has an area of approximately 553 hectares.

Purpose of Part V, Section 2.0

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

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 a recognition of this character of the area and that any new development must fit into and build upon the special characteristics. Accordingly, the Plan:

(i) identifies and protects significant environmental areas;

(ii) ensures that these environmental areas are appropriately linked;

(iii) maintains the general open space setting;

(iv) ensures that existing roads retain their present character, and

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

2.1 Principle

Further compatible development

a) 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.

2.2 Objectives

Urban Separator function

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.

Urban Boundary

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

Distinct area

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.

Retain special characteristics

d) To ensure that *development* and *re-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.

Existing character

e) To permit *development* and *re-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.

Topography

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

Cultural Heritage

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

Roads

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

Wildlife

i) To ensure that *development* and *re-development* have regard for wildlife corridors and linkages and minimize forest fragmentation.

Niagara Escarpment

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

Escarpment views

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

Other views

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.

Costs of development

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

2.3 General Policies

Background

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 below. Lands identified as 'North Aldershot Special Study Area' require further study in order to determine more precise *development* potential.

Applicable areas

a) The policies in this section of the Plan are applicable throughout North Aldershot regardless of land use designation, unless otherwise indicated.

Permitted development

b) *Development* or *re-development shall* be permitted in accordance with the land use designations shown on Schedules D and D-C1 to D-C11, the maps applicable to the location of *development* or *re-development* and the policies of this Plan.

Permitted uses

c) The following uses *may* be permitted in all designations in North Aldershot, subject to other policies of this Plan and applicable zoning by-laws:

(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 *recreational* 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) incidental uses and site modifications to accommodate them, provided the effects on the *natural environment* are minimal;

(x) small scale public uses;

(xi) *home occupation* and *cottage industries* with a gross floor area not exceeding 100 sq. m. or 25 per cent of the residential living area, whichever is less;

(xii) *cottage industry* establishment 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 agency;

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

i. *home industry* with a gross floor area not exceeding 200 sq. m.;

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

iii. *agriculture*-related tourism uses with a gross floor area not exceeding 250 sq. m.;

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

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

ii. their impact such as noise, odour and traffic on surrounding land uses is minimal and will not hinder surrounding land uses;

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

Designations

d) Schedule D 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.

Land use - intensity

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 feature*s, 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.

Impervious area definition

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 D-C1 to D-C11. The allocation of this impervious area on individual *lots* or blocks *shall* be approved by the Director of Engineering prior to the registration of any plan of subdivision in which the *lots* and blocks are located.

Impervious surface

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 10 sq. m. in area and separated hydraulically from any adjacent impermeable surfaces or drains by at least 3 m.

Utilities

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

Subdivision control

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

Servicing

j) North Aldershot – Central Sector *shall* develop on full municipal services. 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.

Institutional uses

k) Institutional uses in the North Aldershot Planning Area are defined in Part II, Subsection 4.3 a) of this Plan and are subject to the following policies:

(i) a private medical clinic or *group home* is not defined as an institutional use;

(ii) impervious cover *shall* be minimized;

(iii) maximum impervious surface is not to exceed 40 per cent of the net developable area (lands within the site excluding Environmental Protection Areas and public roads);

(iv) notwithstanding the foregoing, any elementary school site located in sub area 2B, Schedule D-C2b, is permitted a maximum impervious surface of 60 per cent. If an elementary school is not constructed, the 40 per cent maximum impervious provision *shall* apply for all other building forms except for detached dwellings where the 20 per cent maximum impervious provision *shall* apply;

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

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

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

(viii) 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;

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

(x) 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;

(xi) 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;

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

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

(xiv) 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.

2.4 Design Policies

Significant trees

a) Consistent with the permissions granted by the land use designations on Schedules D and D-C1 to D-C11 and the policies of this Plan, *encourage* all *development* proposals, to *preserve* existing significant trees, wooded areas and hedgerows, and plant additional trees in accordance with good *forestry* management practices.

Building design and location

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 Schedules D and DC-1 to DC-11 and the policies of this Plan.

Building and road location

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.

Setting

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

Key viewsheds

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.

Views of open landscape setting	f)	Views generally to the open landscape setting, including creek and stream valleys and associated vegetation, *shall* be provided.
Views between buildings	g)	Site design and location of buildings *shall* permit views between buildings.
Infill views	h)	*Infill* along existing roads *shall* permit views into the open landscape setting.
Cultural Heritage features	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.
Compatible adjacent development	j)	In the North Aldershot Planning Area, the *massing* and location of adjacent development *should* be *compatible* with *cultural heritage* buildings and structures in order to establish a sense of visual continuity and *compatible* building scale.
Compatible design	k)	Site design *shall* be *compatible* with both the open space character and the predominant settlement characteristics of the area.
Lot size and shape	l)	*Lots should* not be uniform in size and shape across North Aldershot.
Setbacks	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.
Rehabilitation	n)	Existing degraded drainage channels, declining plantations and remnant vegetation areas are *encouraged* where possible to be *rehabilitated*.
Passive storm water design	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.
Compatible development	p)	The density, *massing*, form, setback and layout of the new development *shall* be *compatible* with the surrounding structures.
Topography	q)	Building location *shall* integrate with the existing topography.
Building materials	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*.
Reverse lot frontages	s)	Except for *cultural heritage resources* pursuant to Part V, Subsection 2.4 i), and *infill* houses pursuant to Part V, Subsection 3.1, 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.
Buffering	t)	Buffering measures such as vegetation *shall* be employed to screen non-residential *development* adjacent to residential uses.

Visual impact

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

Physically challenged

v) The needs of the physically challenged *shall* be considered in each *development.*

Signage

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

Significant vegetation

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

Native plant species

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.

Steep slopes

z) Consistent with the permissions granted by the land use designations on Schedules D and D-C1 to D-C11 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 15 per cent), and existing drainage patterns.

2.5 Growth Management Policies

Additional development

a) Additional *development* of all forms and densities and/or any *re-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.

Official Plan Amendments

b) Consideration of an application for amendment to this Plan must take into account the need for the proposed use, the policies of the Parkway Belt West Plan, implications on *infrastructure*, community services, and the natural and social environment, as well as fiscal impact.

3.0 RESIDENTIAL AREAS

3.1 Infill Residential

Permitted use

a) 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 *compatibility* with existing and proposed extraction and processing activities in terms of noise, vibration, odour and dust, in accordance with Provincial guidelines.

Density

b) (i) 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.* OPA 74

(ii) 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 Rural Servicing 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.

Built Form

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

Building Additions

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

Siting

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

Rear yards

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

Parking

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

Regrading

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

Gloucester Drive	i)	Residential *development* on Gloucester Drive *shall* proceed on full municipal services and *shall* not exceed a maximum of 6 units.	OPA 18

3.2 Detached Residential

Permitted Uses	a)	Detached dwelling
Built form	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.
Siting	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.
Lotting pattern	d)	The lotting pattern *shall* provide a diversity of *lot* sizes and configuration across North Aldershot.
Regrading	e)	Regrading will be prohibited within 3 m of the rear property boundary.

3.3 Cluster Residential

Permitted uses	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 unit*s which *may* be free-standing or attached to other *dwelling unit*s to a maximum of six 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.
Additional policies	b)	Cluster residential *development shall* be subject to the policies in Part V, Sections 2.3, 2.4 and 3.2, where applicable, of this Plan.
Built form	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.
Siting	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.
Landscape buffers	e)	Landscape buffers *shall* be maintained and enhanced to screen the visual impact from existing settled areas.
Parking	f)	Outdoor parking *shall* be screened with landscape buffers.

Regrading	g)	Regrading *shall* be prohibited within 3 m of the rear property boundary.	
Roads	h)	The visual impact of internal roads and driveways *shall* be minimized by integrating their horizontal and vertical alignment with the existing topography.	
Servicing	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.	

4.0 NORTH ALDERSHOT OFFICE

Permitted uses	a)	Permitted uses *shall* be offices and ancillary uses to offices.	
Built form	b)	Maximum impervious surface is not to exceed 60 per cent of gross developable area, excluding Environmental Protection Areas and public roads, and subject to Part V, Subsection 2.3 f) of this Plan.	OPA 76
Building height	c)	Maximum building height *shall* not exceed three storeys and *shall* not extend above the tree canopy.	
Massing and roof line	d)	*Massing* and roof line of buildings *shall* be *encouraged* to be *compatible* with the existing settlement pattern and maximize views to Sassafras Woods.	
Outside storage	e)	No outside storage of goods or materials is permitted.	
Siting	f)	The setback along Waterdown Road *shall* be *compatible* with the existing settlement pattern.	
Roads	g)	The visual impact of internal roads and driveways *shall* be minimized by integrating their horizontal and vertical alignment with the existing topography.	
Parking	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.	
Servicing	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.	

5.0 ENVIRONMENTAL PROTECTION AREA

Definition

a) Lands designated on Schedule D as Environmental Protection Area *shall* meet one or more of the following criteria:

(i) *Environmentally Sensitive Area*s;

(ii) significant creeks and streams and their associated valleys including areas regulated by Conservation Halton pursuant to the Development, Interference with Wetlands and Alterations to Watercourses and Shorelines Regulation identified by Conservation Halton, 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 wetland*s;

(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 of 7.5 meters and ESA buffers; and

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

Permitted uses

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 agencies 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 *recreational* 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*, s*tructures* and facilities and site modifications to accommodate them, provided the effects on the *natural environment* are minimal;

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

(x) ancillary 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.

Provincially Significant wetlands

c) Notwithstanding the provisions of Part V, Subsection 5.0 b), 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.

Environmental Evaluation

d) The proponent of any *development* of lands within the Environmental Protection designation *may* be required to prepare an *Environmental Evaluation* Report subject to the *Environmental Evaluation* policies of this Plan, if the *development* would adversely affect 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 Development,

Interference with Wetlands and Alterations to Watercourses and Shorelines Regulation of Conservation Halton. An Evaluation is required for large-scale *agricultural* related uses such as secondary processing facilities.

Environmentally Sensitive Areas

e) The precise boundaries of *Environmentally Sensitive Area*s *(ESAs) shall* be determined in conjunction with Regional Official Plan policies. Specific policies for *Environmentally Sensitive Area*s 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 60 m of an *Environmentally Sensitive Area* must prepare an *Environmental Evaluation* Report; and

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

Stewardship

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

Private ownership

g) The retention in private ownership of lands designated in Environmental Protection Areas which are not defined as creeks, associated valleys, *Environmentally Sensitive Area*s 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.

Dedication

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.

Purchase

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

Storm water management

j) The policies of this section are to be read in conjunction with the storm water management principles, objectives and policies contained in Part II, Section 2.11 of this Plan.

Private development on creek lands

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.

Permitted uses on creek lands	l)	Uses permitted on creek lands and associated valleys *may* include: non-intensive outdoor *recreation uses*; *essential* public *utilities* and services, flood and erosion control facilities; and *watershed* management works.
Limits of creek lands	m)	The precise limits of creeks, associated valleys and buffers *shall* be determined by the City, in conjunction with Conservation Halton.
Development setback	n)	New *development* adjacent to creeks, associated valleys and buffers *shall* be subject to a setback from these features.
Fill & grading	o)	The placement of fill and grading of lands in creeks and associated valleys *shall* be subject to the Development, Interference with Wetlands and Alterations to Watercourses regulations administered by Conservation Halton.
Dedication	p)	As part of the *development* approval process, the dedication of creeks, associated *valleylands* and 15 or 7.5 metre buffers to the City or Conservation Halton *shall* be required. Such dedication *shall* not be considered part of the parkland dedication requirements.
Environmental management plan	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.
ESA buffer	r)	A buffer area adjacent to the Grindstone Creek Valley ESA and Sassafras Woods ESA *shall* be established through Environmental Impact Assessments. For those lands adjacent to an ESA for which an Environmental Impact Assessment has not been completed, a minimum buffer area of 15 m *shall* apply.
Dedication of ESA buffer	s)	The ESA 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.
Creek buffer	t)	A minimum buffer width of 15 or 7.5 m *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.
Environmental Implementation Report	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 must 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.

6.0 NORTH ALDERSHOT COMMERCIAL

Permitted uses

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

Zoning By-law regulations

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 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.

Built form

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

Siting

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

Massing and roof line

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

Parking

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

Servicing

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.

Access points

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

Screening

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

Loading areas

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

Outdoor storage

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

Urban Services	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.	OPA 83
West side of Plains Road West, opposite Oakdale Avenue	m)	Notwithstanding Part V, Section 6.0 b), subclause (i), for the properties located on the west side of Plains Road West opposite Oakdale Avenue, specifically the properties municipally known as 1410 to 1424 Plains Road West, a maximum *floor area ratio* of 0.45:1 *may* be permitted.	OPA 75
1497-1511 Old Plains Road West	n)	Notwithstanding the policies of Part V, Subsection 6 of this plan on the lands identified as 1497-1511 Old Plains Road West and designated "North Aldershot Commercial", the following policies *shall* apply: (i) Stacked townhouses and townhouses shall be a permitted use; (ii) development may be permitted to a maximum height of: a. three (3) storeys for ground-oriented dwellings (not including rooftop amenity / outdoor areas)	OPA 161

7.0 PARKWAY BELT WEST *D9

Applicable policy

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

Future utility corridor

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 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.

Applicable regulations

c) Lands in the East and West Sector, south of the transmission line, remain subject to the Land Use Regulations of The Parkway Belt Planning and Development Act. Lands in the Central Sector, south of the transmission line, with the exception of those lands described in Part V, Subsection 7.0 b) above, are subject to municipal zoning brought into effect in 1995.

8.0 MINERAL RESOURCE EXTRACTION

8.1 Objectives

Licensed areas

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

Minimize impacts

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

Rehabilitation

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

8.2 Policies

Permitted uses

a) The following uses *may* be permitted:

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

(ii) legally *existing uses*;

(iii) mineral aggregate extraction 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 resource extraction 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) incidental uses and site modifications to accommodate them, provided the 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.

Land Use impacts

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

Environmental impacts

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.

Hydrogeological studies

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 *adverse effects* of mineral resource extraction.

Rehabilitation

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

Natural ecosystem

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.

9.0 RECREATION/OPEN SPACE

Definition

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

(i) parks & open space;

(ii) low intensity outdoor *recreational uses*; and

(iii) *golf course*s and associated buildings and structures;

(iv) notwithstanding Part II, Subsection 4.3 a), clause (vi), and the other policies of this Plan, a *crematory* is recognized as a permitted use on the property at 1756 Snake Road, with a minimum setback of 10 m from the easterly lot line.

Buildings and structures

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.

Natural features

c) Major natural features such as streams, valleys, tree stands, hedgerows, and orchards *shall* be *preserved.*

Adjacent agriculture

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

Water taking

e) Only private water and waste water systems are allowed for any recreational use unless the site is within the area designated as "Eligible for Urban Services" in the Regional Official Plan. If a proposed *recreational 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 Servicing 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; and

Golf courses

f) Proposed new *golf course*s *shall* also be subject to the policies of Part II, Section 2.13.

10.0 NORTH ALDERSHOT SPECIAL STUDY AREA

Purpose

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

Requirements for development

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:

i. *Environmental Evaluation*;

ii. Sub-*watershed* Management Plan;

iii. *Financial Impact Analysis*;

iv. Private Water & Wastewater Serving Plan;

v. Transportation Study;

vi. Community Services and Facilities Needs Assessment; and

vii. *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*:

i. refine the boundaries of the Sub-Area;

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

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

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

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

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

(v) residential, institutional or *recreational 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.

Interim uses

c) Notwithstanding Part V, Subsection 2.3 c) of this Plan, the following *interim* 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.

Servicing

d) All land designated North Aldershot Special Study Area *shall* develop on private services (wells and septic systems), as specified in Part VI, Section 2.10 of this Plan.

Mineral Resource Extraction Area

e) the proponent of *development* proposed within the vicinity (as determined in consultation with the Ministry of the Environment D-6 guidelines) of lands designated "Mineral Resource Extraction Area" *shall* be required to undertake an analysis demonstrating *compatibility* with existing and proposed extraction and processing activities by undertaking the appropriate studies in accordance with Provincial 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 Part V, Subsection 10 b) (iii) above.

11.0 SUB-AREA POLICIES

11.1 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 *watercourse*s 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 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.

Schedule DC

a) The Sub-Areas are identified on Schedule DC 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* or *re-development* on a particular Sub-Area. Each proposal for *development* and *re-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 D-C1 to D-C11, the Sub-Area maps. The natural features on Schedules D-C1 to D-C11 are shown for illustrative purposes only. The precise location, extent and significance of the natural features will be determined in accordance with Part V, Section 5.0.

Future utility corridor

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 D-C9

and D-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.

Maximum units per sub area

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

Maximum impervious surface

d) Maximum impervious surface for any residential Sub-Area cannot exceed 25 per cent.

Distribution

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

Integrate with topography

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

11.1.1 Sub-Area #1 -Horning Road (Schedule D-C1)

Location

This Sub-Area, which includes Horning Road, abuts the mature forests 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.

Description: Northern Section

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.

Description: Southern Section

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.

Permitted uses

a) Detached residential to a maximum of 44 units is permitted.

Servicing easement

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.

Servicing access

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

Access

d) Road A on Schedule D-C1 *shall* extend southward and *shall* observe the ESA 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.

Horning Road

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

Access to other sub-areas

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

Site planning

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

Terrain & settlement pattern

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

Rehabilitation

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

Building Envelope control

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.

11.1.2 Sub-Area #2a and 2b -Waterdown Road Corridor (North of Flatt Road) (Schedules D-C2a and D-C2b)

Location

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.

Description

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.

Permitted uses

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

Access – Southern Portion

b) On Schedule D-C2b, Road C intersects with Waterdown Road in the southern section of the Sub-Area. Road D on Schedule D-C2b intersects with Road C and provides access to the *development* area in the south-west corner of the Sub-Area.

Access – Northern Portion

c) Road E on Schedule D-C2a 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.

Servicing easement

d) Sub-Area #2 *shall* be fully serviced. A servicing easement *shall* link the Road D on Schedule D-C2b easement to Flatt Road.

Viewsheds

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

Reverse lot frontage

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

Terrain

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*.

Existing drainage

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

Remnant vegetation

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

Building Envelope control

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*.

Site Plan control

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.

11.1.3 Sub-Area #3 -East of Waterdown Road (Schedule D-C3)

Description

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 forested areas of the Sassafras Woods and Burlington Bay. From both Waterdown Road and Old Waterdown Road there are filtered views into the site.

Description

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.

Permitted uses

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

Access

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 D-C3.

Servicing easement

c) Sub-Area # 3 *shall* be fully serviced. A servicing easement *may* be required to link the Road E sewer to the Waterdown Road sewer.

Site planning

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

Integration of new homes

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

Views

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

Remnant vegetation

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

Building Envelope control

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

11.1.4 Sub-Area #4 -Old Waterdown Road (Schedule D-C4)

Location and description

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.

Permitted uses

a) *Infill* residential is permitted.

Access

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

Servicing

c) A decision regarding servicing is deferred pending a Local Improvement Area study by the Region of Halton.

Site planning

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

Development constraints

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

Visual impact

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

Remnant vegetation

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

Existing drainage

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

Slopes

i) The slopes associated with the adjacent valley features *shall* be *preserved* and naturalised.

Building Envelope control

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

11.1.5 Sub-Area #5 Flatt Road Extension (Schedule D-C5)

Location

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.

Description

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.

Permitted uses

a) Detached residential to a maximum of 52 units, and cluster residential to a maximum of 36 units is permitted.

Servicing

b) Sub-Area #5 *shall* be fully serviced.

Road access

c) Flatt Road Extension *shall* provide access to the proposed houses in the central plateau area. Road F on Schedule D-C5 connects the west plateau area with Flatt Road Extension.

Existing laneway

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

Cultural Heritage structures

e) The historic houses and structures designated pursuant to The Ontario Heritage Act *shall* be protected in accordance with that Act.

Integration of new development

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

Remnant vegetation

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

Existing drainage

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

Significant trees

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

Building Envelope control

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 D-C5 which front onto Road F *shall* be subject to Building Envelope Control to protect existing vegetation.

Site Plan control

k) Cluster units south of Road F *shall* be subject to Site Plan Control. One *lot* south of Road F on Schedule D-C5 *shall* be subject to Site Plan Control to protect the existing drainage feature and facilitate *compatible* design with the existing heritage building.

11.1.6 Sub-Area #6 -Central Area (Schedule D-C6)

Location and description

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.

Permitted uses

a) Cluster residential *development* to a maximum of 132 units is permitted.

Servicing

b) Sub-Area #6 *shall* be fully serviced.

Access

c) Access into the Sub-Area *shall* be from the Flatt Road Extension on Road F on Schedule D-C6. Road F *shall* cross the valley feature east of the Flatt Road Extension once.

Units per cluster

d) Housing clusters *shall* consist of 2-6 units in accordance with the policies of Part V, Subsection 3.3 a).

Driveways	e)	Common driveways *shall* be used to reduce the extent of impermeable surfaces.
Landscape restoration	f)	For cluster residential, landscape restoration areas *shall* be established between multi-unit buildings to integrate the *development* with the surrounding natural areas.
Existing hedgerow	g)	The existing hedgerow, partially bisecting the Sub-Area in a north-south direction, *shall* be protected and enhanced.
Existing trees	h)	Mature trees north of Road F *shall* be *encouraged* to be protected and integrated with the proposed *development*.
Site Plan control	i)	Sub-Area #6 *shall* be subject to Site Plan Control.

11.1.7 Sub-Area #7 -Grindstone Creek Valley/Flatt Road (Schedule D-C7)

Location

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.

Description

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.

Permitted uses	a)	Detached residential to a maximum of 54 units is permitted.
Access	b)	The Sub-Area *shall* be accessed by Road H on Schedule D-C7 from Flatt Road. The access road *shall* wind through the centre of the Sub-Area avoiding steep slopes and remnant vegetation.
Servicing	c)	Sub-Area #7 *shall* be fully serviced.
Steep slopes	d)	Buildings and roads *shall* not be constructed on the steep slopes.
Existing knoll	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.
Existing significant trees	f)	Existing significant trees and wooded areas adjacent to the ESA buffer area *shall* be maintained and enhanced. Existing mature trees in the Sub-Area *shall* be retained.

Remnant vegetation

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.*

Site Plan control

h) Site Plan Control *shall* be imposed on the *lot* that includes the knoll to the west of Road H on Schedule D-C7 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.

Building Envelope control

i) Building Envelope Control *shall* be imposed on specified *lots* west of Road H on Schedule D-C7 to facilitate key views and to provide some staggering of building setbacks to achieve an improved *streetscape*.

11.1.8 Sub-Area #8 -Flatt Road/Flatt Road Extension Intersection (Schedule D-C8)

Location and description

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.

Permitted uses

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

Access

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

Servicing

c) Sub-Area #8 *shall* be fully serviced.

Building orientation

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.

Existing drainage and vegetation

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

11.1.9 Sub-Area #9 -South of Flatt Road, West (Schedule D-C9)

Location and description

This Sub-Area is located south of Flatt Road, north of Panin Road, adjacent the forested 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 an historic building.

Permitted uses

a) Detached residential to a maximum of 48 units is permitted.

Access

b) Access shown on Schedule D-C9, Sub-Area 9 to the north or the south, is conceptual only. Access is to be determined, as described in the second paragraph of Part V, Subsection 11.1 b), prior to approval of any *development application*s in this Sub-Area.

Emergency access

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

Servicing

d) Sub-Area #9 *shall* be fully serviced.

Site planning

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

Restoration of existing drainage

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.

Road crossing

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

11.1.10 Sub-Area #10 -South of Flatt Road, East (Schedule D-C10)

Location and description

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 forested 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.

Permitted uses

a) Detached residential to a maximum of 62 units is permitted.

Northern access

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

Southern access

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

Servicing

d) Sub-Area #10 *shall* be fully serviced.

Natural buffer

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.

Infill development

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

Drainage easement

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.

Remnant vegetation

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.

Existing trees

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

Building Envelope control

j) Building Envelope Control *shall* be imposed on *lots* fronting on the south side of Road L on Schedule D-C10 in order to protect existing vegetation.

11.1.11 Sub-Area #11 -Waterdown Road/North Service Road Intersection (Schedule D-C11)

Location and description

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.

Permitted uses

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.

Highway 403 interchange

b) In the area of the proposed Panin Road / Waterdown Road interchange, provisions *shall* be made to accommodate a new Waterdown Road / Highway 403 interchange.

Servicing

c) Sub-Area #11 *shall* be fully serviced.

Reverse lot frontages

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

Compatibility with existing homes

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

Visual impact of office use

f) 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.

Site Plan control

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

Valley setback

h) The proposed office buildings *shall* be located adjacent to the existing valley edge; a 10 metre setback from the buffer edge *shall* be incorporated.

Visual assessment

i) 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.

Landscape buffer

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

Sassafras Woods

k) 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.

Existing drainage

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

11.2 SUB-AREA POLICIES – EAST SECTOR

Purpose

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

Sub-areas

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.

11.3 SUB-AREA POLICIES – WEST SECTOR

Purpose

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

Sub-areas

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.

12.0 NIAGARA ESCARPMENT PLAN

North Aldershot Policy Area

a) Within the area identified as the North Aldershot Policy Area on Schedule D, the lands are subject to the policies governing the North Aldershot Policy Area in the Niagara Escarpment Plan. These lands are subject to Niagara Escarpment Development Control.

Niagara Escarpment Plan – new lots

b) Subject to the Permitted Uses and the Development Criteria of the Niagara Escarpment Plan, and the policies governing the North Aldershot Policy Area in the Niagara Escarpment Plan, new *lots may* be created in accordance with Sub-Area Policies 11.1, 11.1.1 and 11.1.2 to the extent that these policies do not conflict with the Provincial Plans.

12.1 Greenlands (Escarpment Plan Area)

12.1.1 Objectives

Objectives

a) The objectives for this designation are found in Part IV, Subsection 2.5.1.

12.1.2 Policies

Policies

a) The policies for this designation are found in Part IV, Subsection 2.5.2.

12.2 Escarpment Protection Area

12.2.1 Objectives

Objectives

a) The objectives for this designation are found in Part IV, Subsection 2.6.1.

12.2.2 Policies

Policies

a) The policies for this designation are found in Part IV, Subsection 2.6.2.

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