

Stoney Creek

USC-1 Lands located east of Upper Mount Albion Road, south to the hydro corridor south of Rymal Road, west to Second Road West, and north, almost to Highland Road (the entire Feeder Area as identified in Figure 2 to the Eramosa Karst ANSI report (Buck, Worthington and Ford, 2003).

- 1.0** In addition to the policies of Section C.2.0 – Natural Heritage System of Volume 1, the following policies shall apply to the lands located east of Upper Mount Albion Road, south to the hydro corridor south of Rymal Road, west to Second Road West, and north, almost to Highland Road (the entire Feeder Area as identified in Figure 2 to the Eramosa Karst ANSI report (Buck, Worthington and Ford, 2003) shown as Area Specific USC-I on Map SC-1:
- a) The Eramosa Karst Area of Natural and Scientific Interest (ANSI) has been divided into various zones, with different levels of protection. The Core Area includes the highest density of significant features and has been identified as a Core Area in the Natural Heritage System. The Feeder Area includes all of the watersheds for streams that contribute flow to the provincially significant karst systems in the Core Area. The Feeder Area provides water flows which are important to the continued functioning and development of the karst features within the Core Area.
 - b) Notwithstanding Section C.2.0 – Natural Heritage System of Volume 1, the Feeder Area shall be afforded a level of protection to ensure that:
 - i) the flows of the creeks into the Core Area are substantially maintained (i.e. stream discharge including low flow and high flow characteristics and discharge response to runoff events);
 - ii) water quality is improved (i.e. primarily a reduction in sediment load); and,
 - iii) protective measures are employed to reduce the risk of contamination of surface streams by substances that would significantly impact groundwater and the karst.
 - c) Notwithstanding Section C.2.0 – Natural Heritage System of Volume 1, no *development* shall occur within the Feeder Area unless it can be shown, through technical studies completed to the satisfaction of the City, the Province and the Conservation Authority, that these objectives shall be met. Individuals who review these studies must have expertise in environmental hydrology and geomorphology, and civil engineering.
 - d) As part of the recommendations in the Eramosa Karst ANSI report (Buck, Worthington, and Ford, 2003) a 50 metre wide buffer was applied to the boundary of the ANSI Core Area. Notwithstanding the requirements of Policy C.2.5.11 of Volume 1, any additional buffer requirements shall be identified through an Environmental Impact Statement.
 - e) Within the Feeder Area of the Eramosa Karst ANSI, below grade fuel and chemical storage tanks shall not be permitted.

USC-2 Lands located south of Highland Road, west of Second Road West, municipally known as No. 293 to 385 Highland Road West, and including Highland Green Park.

- 1.0 As identified in the Eramosa Karst ANSI report (Buck, Worthington, and Ford, 2003) for the Developed Area, it is recommended that:
- a) the geomorphology and hydrogeology of surface and subsurface karst features be protected;
 - b) appropriate measures be taken to ensure the protection of the karst conduits that feed Nexus and Olmstead Springs. If future construction intersects a karst conduit, the hydrologic function of that conduit should be restored.
 - c) within the Developed Area of the Eramosa Karst ANSI, below grade fuel and chemical storage tanks shall be prohibited.

~~**USC-3 Lands located at: 1) Fruitland Road, Barton Street, Glover Roads, and Highway No. 8; 2) South east corner of Barton Street and Glover Road, municipally known as No. 288 Glover Road; 3) East side of McNeilly Road, Barton Street, western limits of Winona and Highway No. 8; 4) The eastern limits of Winona, Barton Street, properties just west of Fifty Road, and Highway No. 8 ;and, 5) east of Winona Road, South Service Road of the QEW, City limits, CNR Railway.**~~ (Deleted by OPA 17)

USC-4 Lands located north of the QEW on the east side of the Fruitland Road/QEW interchange and south of North Service Road. (OPA 142)

- 1.0 For the lands shown as USC-4 on Map SC-3, the following policies shall apply:
- a) In addition to the Arterial Commercial uses permitted under policy E.4.8.2 of Volume 1, District Commercial uses specified in Policy E.4.7.2 of Volume 1 shall be permitted.

USC-5 Lands located north of Rymal Road, west of Second Road, south of Highland Road and east of the Trinity West Secondary Plan area.

- 1.0 In addition to the policies of Section C.2.0 - Natural Heritage System of Volume 1, the following policies shall apply to the lands located north of Rymal Road, west of Second Road, south of Highland road and east of the Trinity West Secondary Plan area, shown as Area Specific USC-5 on Map SC-1:
- a) Notwithstanding Policy C.3.2.1 of Volume 1, utilities, municipal *infrastructure* and transportation facilities, corridors and easements, electrical facilities used for generation and distribution of electrical power, natural gas and oil pipelines, and telecommunications facilities shall not be permitted unless it can be demonstrated through technical monitoring studies, that the proposed undertaking shall have no negative impact on the Eramosa Karst.

- b) The following monitoring studies shall be required in addition to any other municipal required studies:
- i) Streamflow Monitoring;
 - ii) Spring Discharge Monitoring;
 - iii) Precipitation Monitoring;
 - iv) Surface Water Quality Monitoring;
 - v) Groundwater Quality;
 - vi) Risk of Contamination by surface Streams;
 - vii) Downstream Flooding;
 - viii) Channel Erosion; and,
 - ix) Fluvial Geomorphology Study.

Individuals who prepare these studies must have expertise in environmental hydrology and geomorphology, and civil engineering.

- c) In addition to Policy 1.0 b) above, a stormwater management report and Environmental Impact Statements shall be required to incorporate the results of the monitoring studies.
- d) Any proposed changes to land use within USC-5 shall require an amendment to this plan.
- e) In addition to studies required as part of Policy F.1.19.6 of Volume 1, and additional technical studies in accordance with policy USC-5 1.0 b) and c), any proposed change in land use shall be required to demonstrate that there will be no negative impact to the Eramosa Karst prior to processing any amendments. These studies must be submitted as part of a complete application, and must be completed to the satisfaction of the City, and Conservation Authority.