

VOLUME 2, CHAPTER B - SECONDARY PLANS

B.1.0 GENERAL POLICIES

The policies of Section B.1.0 shall apply to all secondary plans contained within Volume 2.

- 1.1 Appendix A identifies the existing and pending secondary plan areas.
- 1.2 The policies of Volume 1 and 3 shall apply to all secondary plans unless otherwise specified in the policies of this Volume. Where a discrepancy between the policies and/or designations exists, the policies and designations of the secondary plan shall prevail.
- 1.3 All policy references within Volume 2 refer to policies in Volume 2 unless otherwise specified.
- 1.4 There shall be no minimum size required for the application of land use designations.
- 1.5 The residential density ranges and permitted built forms of Sections E.3.4, E.3.5 and E.3.6 – Residential Uses of Volume 1 shall apply to new secondary plans. The secondary plan policies and designations of Volume 2 may be more restrictive than the policies and designations contained in Volume 1. (OPA 64)(OPA 202)(OPA 247)
- 1.6 For the purposes of calculating residential densities for existing secondary plans, the following definitions shall apply:
 - a) Ancaster – Gross to net residential density means the area of land measured in hectares including the lot area and local roads;
 - b) Flamborough – Net residential density, means the number of dwelling units per net residential hectare. Net residential hectare includes the lands for buildings, private internal driveways, parking areas, open space and other associated amenities directly related to and forming part of the development or redevelopment. Gross residential density, where used in this Plan, refers to the number of dwelling units per gross residential hectare. Gross residential hectare includes all lands designated within any given residential density category, including residential lots, public and private streets, storm water management facilities, parking and private open space areas.
 - c) Glanbrook – Net residential density means the number of dwelling units per net residential hectare of any particular *development or redevelopment*. More specifically:
 - i) Dwellings with individual lot frontages on a public road: In the case of single detached, semi-detached, duplex, triplex and street townhouse dwellings fronting on a public road, net residential density includes only the land for residential lots, and excludes lands used for public roads, public parks and public storm water management areas.
 - ii) Dwellings without individual lot frontages on a public road: In the case of single detached, semi-detached, duplex, triplex and townhouse

dwelling not fronting on a public road (i.e., forming part of a private condominium or block development) and any other housing forms, net residential density includes the lands for dwellings, private internal roads, parking areas, private amenity areas and other associated facilities directly related to and forming part of the *development* and *redevelopment*.

- d) Stoney Creek – Net Residential density means the number of dwelling units per net residential hectare of any particular development or redevelopment. In the case of single detached, duplex and semi-detached dwellings, net residential density includes only the land for residential lots, and excludes lands for public roads, parks and open space and hazard lands. In the case of any housing form other than single detached duplexes and semi-detached dwellings, net residential density includes the lands for dwellings, private internal roads, parking areas, open space and other associated amenities directly related and forming part of the *development* or *redevelopment*.

- 1.7** For the purposes of calculating residential densities for new secondary plans, the following definition shall apply:

- a) Net means the number of dwelling units per net residential hectare of a development or redevelopment site.

- 1.8** The location of roads on secondary plan maps are considered approximate and minor adjustments to the location of roads shall not require an amendment to a secondary plan provided the intent of its policies is maintained.

- 1.9** Population calculations within the secondary plans are considered estimates and are provided for information only.

- 1.10** Where a minor boundary change in the implementing Zoning By-law occurs, no amendment shall be required to the secondary plan, provided that the By-law conforms to the intent and purpose of the secondary plan and the policies of Volume 1.

- 1.11** If a public road is closed, the designation thereof shall coincide with the designation on each side to the middle of the road without amendment to the secondary plan, provided the general intent and purpose of the secondary plan are maintained.

- 1.12** Minor alterations to improve linkages to open spaces shall not require an amendment to a secondary plan.

- 1.13** An elementary or secondary school which is Provincially recognized under a public district school board, separate district school board, or as a private school shall be permitted on a lot with permissions for stand alone residential uses under the Zoning By-law. (OPA 238)