B.2.0 ANCASTER SECONDARY PLANS

2.1 Meadowbrook West Secondary Plan

The Meadowbrook West Neighbourhood Secondary Plan area comprises ±77 hectares and is bounded by Highway 403 on the south, Shaver Road on the west, Jerseyville Road on the north and Meadowbrook Drive and the rear lot lines of the properties fronting on the west side of Galley Road on the east. The Meadowbrook West Secondary Plan establishes land uses and development standards to guide the *development* and/or *redevelopment* of lands located in the Meadowbrook West Secondary Plan area. Section B.2.1 and Map B.2.1-1 – Meadowbrook West – Land Use Plan constitute the Meadowbrook West Secondary Plan.

2.1.1 Residential Designations

The residential policies shall define the location and scale of residential uses, and shall help ensure that a variety of residential types are provided to meet the needs of all area residents. (OPA 247)

2.1.1.1 The residential areas are designated Low Density Residential 1 and Medium Density Residential 1 as identified on Map B.2.1-1 – Meadowbrook West – Land Use Plan. (OPA 247)

2.1.1.2 General Residential Policies

a) When redevelopment occurs, to achieve compatibility, new residential infill development shall be evaluated based on the policies of Section B.2.4 – Residential Intensification and Section B.3.3 – Urban Design Policies of Volume 1, as well as any relevant Urban Design Guidelines in accordance with Section F.3.2.5 of Volume 1. (OPA 247)

2.1.1.3 Low Density Residential Designations (OPA 247)

Section E.3.4 – Low Density Residential of Volume 1 shall apply to lands designated Low Density Residential 1 on Map B.2.1-1 – Meadowbrook West – Land Use Plan.

2.1.1.4 Medium Density Residential Designations (OPA 247)

In addition to Section E.3.5 – Medium Density Residential of Volume 1, the following policies shall apply to the lands designated Medium Density Residential 1 on Map B.2.1-1– Meadowbrook West – Land Use Plan:

a) Notwithstanding Policies E.3.5.1 and E.3.5.9 a), lands designated Medium Density Residential 1 may be permitted within the interior of neighbourhoods fronting on a local road.

b) Policy E.3.5.4 of Volume 1 shall not apply.

c) Notwithstanding Policy E.3.5.8 of Volume 1, the maximum permitted height shall be three storeys.

2.1.1.5 Deleted by OPA 247

2.1.1.6 Deleted by OPA 247

2.1.1.7 Deleted by OPA 247

2.1.2 Parks and Open Space Designations

2.1.2.1 In addition to Sections B.3.5.3 – Parkland Policies and C.3.3 – Open Space Designation of Volume 1, the following policies shall apply to lands designated Neighbourhood Park, Natural Open Space and General Open Space on Map B.2.1-1 – Meadowbrook West – Land Use Plan:

a) The open space system planned for the Meadowbrook West Neighbourhood includes the following:

i) Neighbourhood Park;

ii) pedestrian walkways; and,

iii) Big Creek wooded ravine and valleylands.

b) The City shall encourage the development of a linked open space system in the Meadowbrook West Neighbourhood incorporating the Neighbourhood Park, Big Creek valleylands and pedestrian walkways through the approval of plans of subdivision.

c) Adjacent to the east boundary of the Meadowbrook West Neighbourhood where it abuts the existing residential uses along Galley Road, a 15 metre open space walkway shall be provided. The walkway shall not be considered part of the 5% parkland dedication. A visual buffer in the form of a planting screen or fence shall be established along both sides of the walkway to screen adjacent residences.

d) The Neighbourhood Park shall be 1.8 hectares in size.

e) The following policies shall apply to development adjacent to Big Creek wooded ravine/valleylands:

i) Applicants submitting development proposals on lands adjacent to the Big Creek wooded ravine/valleylands shall carry out a site specific investigation to establish the top of bank location in field. The investigations shall be conducted to the satisfaction of the City of Hamilton and the Grand River Conservation Authority. The proponent may be required to undertake a geotechnical study in areas with steep slopes to assist in identifying the top of bank location. The top of bank shall be used to define the rear lot lines to the satisfaction of the City and the Grand River Conservation Authority.

ii) The Big Creek wooded ravine/valleylands which contain significant natural features that should be protected and lands with inherent hazards to development shall be dedicated to the City and/or other public agency through the development approvals process.

2.1.3 Institutional Designation

2.1.3.1 In addition to Sections B.3.5 – Community Facilities/Services Policies, E.3.10 – Community Facilities and Services and E.6.0 – Institutional Designation of Volume 1, the following policies shall apply to the lands designated Institutional on Map B.2.1 -1 – Meadowbrook West – Land Use Plan:

a) A place of worship shall be permitted within the Meadowbrook West Neighbourhood provided the following criteria are met:

i) the place of worship is located on a Collector or Arterial Road;

ii) potential proximity effects upon adjacent land uses can be mitigated;

iii) facility size and height and building size/ landscape design is compatible with the character of the surrounding area;

iv) road access is adequate;

v) traffic generated can be accommodated by adjacent roads; and,

vi) proposed on-site parking is adequate.

b) A place of worship shall require site rezoning and site plan approval of the proposed facility to ensure compliance with community requirements.

c) A planning and traffic report shall be submitted in support of the rezoning application to clearly demonstrate site suitability related to land use compatibility, traffic/access, on-site parking, proximity effects, etc.

2.1.4 Utility Designation

Section C.3.4 – Utility Designation of Volume 1 shall apply to lands designated Utility on Map B.2.1-1 – Meadowbrook West – Land Use Plan.

2.2 Shaver Neighbourhood Secondary Plan

The Shaver Neighbourhood Secondary Plan area is ±156 hectares and is bounded by Highway 403 on the north, Shaver Road on the west, Highway 53 on the south and Fiddler's Green Road on the east. The Shaver Neighbourhood Secondary Plan establishes land uses and development standards to guide the development and/or redevelopment of lands located in the Shaver Neighbourhood area. Section B.2.2 and Map B.2.2-1 – Shaver Neighbourhood – Land Use Plan, constitute the Shaver Neighbourhood Secondary Plan

2.2.1 Residential Designations

The residential policies shall define the location and scale of residential uses, and shall help ensure that a variety of residential types are provided to meet the needs of all area residents. (OPA 247)

2.2.1.1 The residential areas are designated Low Density Residential 1, Medium Density Residential 1 and 2a, and High Density Residential 1, as identified on Map B.2.2-1 – Shaver Neighbourhood – Land Use Plan. (OPA 247)

2.2.1.2 General Residential Policies (OPA 247)

a) In addition to Section E.3.4 – Low Density Residential and Section E.3.5 – Medium Density Residential of Volume 1, a long term care facility shall be permitted in the Low Density Residential 1 designation and Medium Density Residential 1 designation on sites that are adjacent to boundary roads for the Shaver Neighbourhood Secondary Plan area.

b) To promote compatible *redevelopment*, new residential infill *development* shall be evaluated based on the policies of Section B.2.4 – Residential Intensification and Section B.3.3 – Urban Design Policies of Volume 1, as well as any relevant Urban Design Guidelines in accordance with Section F.3.2.5 of Volume 1.

2.2.1.3 Low Density Residential Designations (OPA 247)

Section E.3.4 – Low Density Residential of Volume 1 shall apply to lands designated Low Density Residential 1 on Map B.2.2-1 – Shaver Neighbourhood – Land Use Plan.

2.2.1.4 Medium Density Residential Designations (OPA 247)

In addition to Section E.3.5 – Medium Density Residential Policies of Volume 1, the following policies shall apply to the Medium Density Residential designations identified on Map B.2.2-1 – Shaver Neighbourhood – Land Use Plan:

a) In the Medium Density Residential 1 designation:

i) Notwithstanding Policies E.3.5.1 and E.3.5.9 a), lands designated Medium Density Residential 1 may be permitted within the interior of neighbourhoods fronting on a local road.

ii) Policy E.3.5.4 of Volume 1 shall not apply.

iii) Notwithstanding Policy E.3.5.8 of Volume 1, the maximum permitted height shall be three storeys.

b) In the Medium Density Residential 2a designation:

i) the density shall have a minimum density of 40 units and a maximum density of 62 dwelling units per gross/net residential hectare.

2.2.1.5 High Density Residential 1 Designation

Notwithstanding Policy E.3.6.6 of Volume 1, and Policy B.2.2.1.2 a) of Volume 2, the following policies shall apply to the High Density Residential 1 designation identified on Map B.2.2-1 – Shaver Neighbourhood – Land Use Plan: (OPA 109)

a) the density shall not exceed 110 dwelling units per gross/net residential hectare; and,

b) the height of residential buildings shall be no more than 4.5 storeys entirely above grade.

2.2.2 Local Commercial Designation

2.2.2.1 In addition to Section E.3.8 – Local Commercial of Volume 1, the following policies shall apply to the lands designated Local Commercial on Map B.2.2-1 – Shaver Neighbourhood – Land Use Plan (OPA 64):

a) The Local Commercial uses shall be contained within a single free-standing building.

b) The site shall be a maximum of 0.46 hectares.

c) The gross leasable area shall be a maximum of 1,000 square metres.

d) Adequate landscaping, buffering, on-site parking, loading area and screened refuse disposal shall be provided to minimize impacts on adjacent uses.

2.2.3 Parks and Open Space Designations

2.2.3.1 In addition to Sections B.3.5.3 – Parkland Policies and C.3.3 – Open Space Designation of Volume 1, the following policies shall apply:

a) The open space system for the Shaver Neighbourhood Secondary Plan area includes the following:

i) Neighbourhood Parks;

ii) Natural Open Space;

iii) Notwithstanding Section C.3.3 – Open Space Designations of Volume 1, school playfields;

iv) pedestrian walkways; and,

v) Big Creek valleylands and wooded areas.

b) Notwithstanding Section 3.3 – Open Space Designations of Volume 1, the City shall encourage the development of a linked open space system in the Shaver Neighbourhood incorporating the Community Park, Neighbourhood Park, schools, Big Creek valleylands, wooded areas and pedestrian walkways through the approval of plans of subdivision.

c) Within the Shaver Neighbourhood the planned residential areas, the westerly Neighbourhood Park, the Community Park/schools complex and the publicly owned Natural Open Space lands shall be linked by a pedestrian/bikeway system utilizing a combination of open space walkways and sidewalks within the roadways. The internal pedestrian/bikeway system shall be connected to the planned Duff's Corners mixed use commercial/industrial area to the west and the Maple Lane Annex subdivision in the Garner Neighbourhood Secondary Plan area.

d) Notwithstanding Policy B.3.5.3.4 b) – Parkland Policies, the Neighbourhood Park shall be 1.7 hectares in size.

2.2.4 Institutional Designations

2.2.4.1 In addition to Sections B.3.5 – Community Facilities/Services Policies, E.3.10 – Community Facilities and Services and E.6.0 – Institutional Designation of Volume 1, the following policies shall apply to the lands designated Institutional on Map B.2.2-1 – Shaver Neighbourhood – Land Use Plan:

a) A place of worship shall be permitted provided the following criteria are met:

i) The place of worship is located on a Collector or Arterial Road.

ii) Potential proximity effects upon adjacent land uses can be mitigated.

iii) Facility size and height and building size/ landscape design is *compatible* with the character of the surrounding area.

iv) Road access is adequate.

v) Traffic generated can be accommodated by adjacent roads.

vi) Proposed on-site parking is adequate.

vii) A proposed place of worship shall require site rezoning and site plan approval to ensure compliance with community requirements.

viii) A planning and traffic report shall be submitted in support of the rezoning application to clearly demonstrate site suitability related to land use compatibility, traffic/access, on-site parking, proximity effects, etc.

b) One secondary school and one elementary school shall be permitted on lands identified as Institutional-SSS on Map B.2.2-1 – Shaver Neighbourhood– Land Use Plan and shall comply with the following criteria:

i) School sites shall be reviewed by School Boards in cooperation with the City at the time of approval of plans of subdivision to ensure site configuration, pedestrian and vehicular access and facility design requirements are satisfied.

ii) The planning and design of the school sites shall have regard for the following matters:

1. Where practical, separate open space walkway/bikeway linkages

to the schools shall be provided from surrounding parts of the neighbourhood.

2. Sidewalks shall be provided on both sides of the road that the schools are located on.

3. Outdoor play areas shall be shielded from adjacent residences to minimize noise impacts from student activities.

4. School buildings shall be setback to accommodate emergency vehicle access and landscaping, and to minimize impacts on adjacent residences.

5. Adequate parking shall be provided for teaching and administrative staff, as well as for maintenance and operations and other special purpose events normally related to the school and its facilities.

6. An access driveway for the purposes of dropping off/picking up students shall be provided.

7. A storage/waiting area for school buses dropping off/picking up students shall be provided.

8. The height, scale and design of the school building shall be compatible with the established character of the surrounding area.

9. School sites shall be appropriately landscaped in keeping with the surrounding urban streetscape.

2.2.5 Area and Site Specific Policies

Site Specific Policy - Area A

2.2.5.1 For the lands located at No. 245 Garner Road West, and identified on Map B.2.2-1 – Shaver Neighbourhood – Land Use Plan as Site Specific Policy – Area A, the following policies shall apply:

a) The stone structure referred to as the Marshall House shall be retained, conserved and incorporated into the permitted development for the area designated as Low Density Residential 1.

b) The features of the Marshall House that shall be preserved as part of the *adaptive reuse* of the structure are the two storey, three bay, stone structure constructed in the vernacular Italianate style and its distinguishing elements including the pedimented projecting frontispiece, containing a door flanked by sidelights and transom surmounted by an arched window, all windows, stone sills and lintels, and a hipped roof.

c) New rear additions to the building may be permitted to accommodate *adaptive reuse*.

Site Specific Policy – Area B (OPA 124) (OPA 247)

2.2.5.2 For the lands located at 305 Garner Road West, designated Medium Density Residential 1 and identified as Site Specific Policy – Area B on Map B.2.2-1 –

Shaver Neighbourhood – Land Use Plan, the storm water management pond shall be maintained and manicured by the Condominium Board to be utilized by residents as open green space, subject to detailed design.

Site Specific Policy – Area C (OPA 22)

2.2.5.3 Notwithstanding Policy B.2.2.1.2 a) and B.2.2.1.5, for the lands located at 591 and 611 Garner Road West and identified on Map B.2.2.1 – Shaver Neighbourhood Secondary Plan as Site Specific Policy Area C, the following policies shall apply: (OPA 64)

a) The residential density shall not exceed 85 dwelling units per gross/net residential hectare for development consisting of low rise apartments and block townhouses and 110 units per hectare for development consisting of apartments only;

b) The permitted housing forms shall consist of low rise apartment buildings and block townhouses;

c) The height of a low rise apartment building shall have no more than 4.5 storeys entirely above grade and the height of a block townhouse dwelling shall have no more than 3.5 storeys entirely above grade.

Site Specific Policy – Area D (OPA 136)

2.2.5.4 Deleted by OPA 247

Site Specific Policy – Area E (OPA 184) (OPA 247)

2.2.5.5 For the lands located at 487 Shaver Road, designated Medium Density Residential 1 and identified as Site Specific Policy – Area E on Map B.2.2.1 – Shaver Neighbourhood Secondary Plan – Land Use Plan, the following policies shall apply:

a) Notwithstanding Policy B.2.2.1.4 a) iii), the height of a residential building shall have no more than four storeys entirely above grade; and,

b) The location of buildings and outdoor amenity area shall be located adjacent to the northerly lot line to minimize risk to public health and safety.

2.3 Garner Neighbourhood Secondary Plan

The Garner Neighbourhood is ±145 hectares and is bounded by Highway 403 on the north, Fiddler's Green Road on the west, Highway 53 on the south and Southcote Road on the east. The Garner Neighbourhood Secondary Plan establishes land uses and development standards to guide the *development* and/or *redevelopment* of lands located in the Garner Neighbourhood Secondary Plan area. Section B.2.3 and Map B.2.3-1 – Garner Neighbourhood – Land Use Plan constitute the Garner Neighbourhood Secondary Plan.

2.3.1 Residential Designations

The residential policies shall define the location and scale of residential uses, and shall help ensure that a variety of residential types are provided to meet the needs of all area residents. (OPA 247)

2.3.1.1 The residential areas are designated Low Density Residential 1 and Medium Density Residential 1 as identified on Map 2.3-1 – Garner Neighbourhood – Land Use Plan. (OPA 247)

2.3.1.2 General Residential Policies (OPA 247)

a) To promote *compatible redevelopment*, new residential infill *development* shall be evaluated based on the policies of Section B.2.4 – Residential Intensification and Section B.3.3 – Urban Design Policies of Volume 1, as well as any relevant Urban Design Guidelines in accordance with Section F.3.2.5 of Volume 1.

b) Notwithstanding Sections E.3.4 – Low Density Residential and E.3.5 – Medium Density Residential of Volume 1, a long term care facility shall be permitted in the Medium Density Residential 1 designation on sites adjacent to boundary roads for the Garner Neighbourhood Secondary Plan area.

2.3.1.3 Low Density Residential Designations (OPA 247)

Section E.3.4 – Low Density Residential of Volume 1 shall apply to lands designated Low Density Residential 1 on Map B.2.3-1 – Garner Neighbourhood – Land Use Plan.

2.3.1.4 Medium Density Residential Designations (OPA 247)

In addition to Section E.3.5 – Medium Density Residential of Volume 1, the following policies shall apply to the Medium Density Residential designations identified on Map B.2.3-1 – Garner Neighbourhood – Land Use Plan:

a) In the Medium Density Residential 1 designation:

i) Notwithstanding Policies E.3.5.1 and E.3.5.9 a), lands designated Medium Density Residential 1 may be permitted within the interior of neighbourhoods fronting on a local road.

ii) Policy E.3.5.4 of Volume 1 shall not apply.

iii) Notwithstanding Policy E.3.5.8 of Volume 1, the maximum permitted height shall be three storeys.

2.3.2 Local Commercial Designation

2.3.2.1 Section E.3.8 – Local Commercial Designation of Volume 1 shall apply to the lands designated Local Commercial on Map B.2.3-1 – Garner Neighbourhood Secondary Plan – Land Use Plan. (OPA 142)

2.3.3 Parks and Open Space Designations

2.3.3.1 In addition to Sections B.3.5.3 – Parkland Policies and C.3.3 – Open Space Designation of Volume 1, the following policies shall apply:

a) The open space system planned for the Garner Neighbourhood includes the following:

i) Neighbourhood Parks;

ii) General Open Space;

iii) Natural Open Space;

iv) Notwithstanding Section C.3.3 – Open Space Designations of Volume 1, elementary school playfields;

v) pedestrian walkways; and,

vi) Ancaster Creek and wooded areas.

b) Areas where urban development would clearly present a hazard to the ecological integrity of the Garner Neighbourhood have been designated Natural Open Space on Map B.2.3-1 – Garner Neighbourhood – Land Use Plan. Those areas include the following:

i) high quality forest;

ii) fisheries with buffers; and,

iii) floodplain.

c) Notwithstanding Section C.3.3 – Open Space Designations of Volume 1, the City shall encourage the development of a linked open space system in the Garner Neighbourhood incorporating the Neighbourhood Parks, General Open Space, Natural Open Space, elementary schools, Ancaster Creek floodplain and pedestrian walkways through the approval of plans of subdivision.

d) In the east part of the Garner Neighbourhood a Neighbourhood Park of ±2.5 hectares shall be established in a complex along with an elementary school.

e) Within the Garner Neighbourhood the planned residential areas, the Maple Lane Gardens Park, the neighbourhood park/elementary school complex and the Natural Open Space lands shall be linked by a pedestrian/bikeway system utilizing a combination of open space walkways and sidewalks within the roadways. The internal pedestrian/bikeway system shall be connected to the planned Neighbourhood Park in the eastern side of Shaver Neighbourhood to the

west and the Meadowlands Community to the east. The open space walkways shall not cross or provide public access to privately owned Natural Open Space lands without the landowner's consent.

f) The following policies shall apply to the Ancaster Creek floodplain and wooded areas which are designated Natural Open Space on Map B.2.3-1– Garner Neighbourhood – Land Use Plan:

i) The Ancaster Creek floodplain and wooded areas which are designated Natural Open Space shall remain in their natural state, subject to any protection, conservation and replanting required by the City and the Hamilton Region Conservation Authority.

ii) The only new permitted uses shall be public passive recreational uses and walkways/trails, storm water management facilities and works for the conservation and protection of watercourses and all natural resources including flora and fauna, subject to approval of the Hamilton Region Conservation Authority, the Province and the City.

2.3.4 Institutional Designation

2.3.4.1 In addition to Sections B.3.5 – Community Facilities/Services Policies, E.3.10 – Community Facilities and Services and E.6.0 – Institutional Designation of Volume 1, the following policies shall apply to the lands designated Institutional on Map B.2.3-1 – Garner Neighbourhood – Land Use Plan:

a) A place of worship shall be permitted within the Garner Neighbourhood provided the following criteria are met:

i) the place of worship is located on a boundary Arterial Road;

ii) potential proximity effects upon adjacent land uses can be mitigated;

iii) facility size and height and building size/ landscape design is compatible with the character of the surrounding area;

iv) road access is adequate;

v) traffic generated can be accommodated by adjacent roads; and,

vi) proposed on-site parking is adequate.

b) A place of worship shall require site rezoning and site plan approval of the proposed facility to ensure compliance with community requirements.

c) A planning and traffic report shall be submitted in support of the rezoning application to clearly demonstrate site suitability related to land use compatibility, traffic/access, on-site parking, proximity effects, etc.

d) One new elementary school shall be permitted in the Garner Neighbourhood and shall comply with the following criteria:

i) School sites shall be reviewed by school boards in cooperation with the City at the time of approval of plans of subdivision to ensure site configuration, pedestrian and vehicular access and facility design requirements are satisfied.

ii) The public elementary school shall be located on a site with a minimum lot area of 2.5 hectares, within a planned elementary school / neighbourhood park complex.

iii) The elementary school shall be connected to the park/open space system and have access to the pedestrian walkway system.

iv) The planning and design of the school site shall have regard for the following matters:

1. Where practical, separate open space walkway/bikeway linkages to the school shall be provided from surrounding parts of the neighbourhood.

2. Sidewalks shall be provided on both sides of the road that the school is located on.

3. Outdoor play areas shall be shielded from adjacent residences to minimize noise impacts from student activities.

4. School buildings shall be setback to accommodate emergency vehicle access and landscaping, and to minimize impacts on adjacent residences.

5. Adequate parking shall be provided for teaching and administrative staff, as well as for maintenance and operations and other special purpose events normally related to the school and its facilities.

6. Where required, a storage/waiting area for school buses dropping off/picking up students shall be provided on-site.

7. The height, scale and design of school buildings shall be *compatible* with the established character of the surrounding area.

8. The school site shall be appropriately landscaped in keeping with the surrounding urban streetscape.

2.3.5 Utility Designation

Section C.3.4 – Utility Designation of Volume 1 shall apply to lands designated Utility on Map B.2.3-1 – Garner Neighbourhood – Land Use Plan.

2.3.6 Area and Site Specific Policies

Site Specific Policy – Area A

2.3.6.1 In addition to Section B.2.3.2 – Local Commercial Designation, the following policies shall apply to the lands located at Nos. 515 (front portion), 523, 527 and 535 Garner Road East, and identified as Site Specific Policy – Area A on Map B.2.3-1 – Garner Neighbourhood – Land Use Plan:

a) Notwithstanding Policy E.3.8.8 of Volume 1, the maximum gross floor area of commercial uses shall be 1,800 square metres. (OPA 142)

b) The City shall utilize a Holding provision to ensure that the subject lands are assembled and developed in a comprehensive manner. The subject lands shall be comprehensively planned incorporating all of the affected parcels. The Holding provision shall not be removed until site plan approval has been granted on the assembled property. Site plan approval shall ensure that access driveways onto Garner Road East are minimized. (OPA 142)

c) Until the Holding provision is removed and the lands are redeveloped, the existing residential uses and the existing commercial use may continue and minor additions, alterations or renovations shall be permitted. Any intensification which compromises the comprehensive redevelopment of the lands shall be prohibited.

d) Access to the planned residential uses on the rear portion of the subject land shall be from an internal road system developed in conjunction with the plan of subdivision on the adjacent lots.

Site Specific Policy – Area B (OPA 25)

2.3.6.2 Deleted by OPA 247

Site Specific Policy – Area C (OPA 61)

2.3.6.3 Deleted by OPA 247

Site Specific Policy – Area D (OPA 189)

2.3.6.4 Deleted by OPA 247

2.4 Meadowlands Mixed Use Secondary Plan

The Meadowlands Mixed Use Secondary Plan area is ±18.5 hectares and is bounded by Golf Links Road and the Lincoln Alexander interchange on the north, Old Golf Links Road and the hydro lands on the east, and Tiffany Creek on the west. The Meadowlands Mixed Use Secondary Plan establishes land uses, and development standards to guide the *development* and/or *redevelopment* of lands located in the Meadowlands Mixed Use Secondary Plan area. Section B.2.4 and Map B.2.4.-1 – Meadowlands Mixed Use – Land Use Plan constitute the Meadowlands Mixed Use Secondary Plan.

2.4.1 Goal

It the goal of the Meadowlands Mixed Use Secondary Plan to develop a complementary and environmentally-sensitive mixture of primarily residential and commercial uses, and possibly institutional or recreation activities, in low-rise buildings. Together these uses provide an identifiable eastern entrance to the Ancaster and Meadowlands communities.

2.4.2 Objectives

The following are objectives of the Meadowlands Mixed Use Secondary Plan:

a) Define, protect and enhance key attributes of the Core Area along Tiffany Creek.

b) Provide opportunity for safe and convenient pedestrian activity through the mixture and siting of activities, the form and placement of buildings, and walkable connections to neighbouring uses.

c) Use landscaping and streetscaping to create an attractive, distinctive and comfortable place within the Meadowlands community.

d) Provide for automobile movement and parking in an aesthetically pleasing, efficient and safe manner.

e) Allow for convenient access to transit, and to accommodate planned bicycle routes established by the City.

f) Provide storm water management facilities that will provide adequate quality control and ensure there is no increase in post-development quantity.

g) Encourage cooperative and equitable ownership arrangements in implementing the Secondary Plan including, where possible, comprehensive land assembly.

h) Ensure that Ontario Hydro's transformer station and transmission corridors dissecting the subject property are protected for their future needs, while allowing for some possible infrastructure and recreation easements and links as may be necessary to carry out the Secondary Plan.

2.4.3 General Policies

All buildings with the Meadowlands Mixed Use Secondary Plan shall have no more than three occupied storeys entirely above grade.

2.4.4 Residential Designations

The residential policies shall define the location and scale of residential uses, and shall help ensure that a variety of residential types are provided to meet the needs of all area residents. (OPA 247)

2.4.4.1 The residential areas are designated Low Density Residential 1 and Medium Density Residential 1 as identified on Map 2.4-1 – Meadowlands Mixed Use – Land Use Plan. (OPA 247)

2.4.4.2 To promote *compatible redevelopment*, new residential infill *development* shall be evaluated based on the policies of Section B.2.4 – Residential Intensification and Section B.3.3 – Urban Design Policies of Volume 1, as well as any relevant Urban Design Guidelines in accordance with Section F.3.2.5 of Volume 1. (OPA 247)

2.4.4.3 Low Density Residential Designations (OPA 247)

Section E.3.4 – Low Density Residential of Volume 1 shall apply to lands designated Low Density Residential 1.

2.4.4.4 Medium Density Residential Designations

In addition to Section E.3.5 – Medium Density Residential of Volume 1, the following policies apply to the lands designated Medium Density Residential 1 on Map B.2.4-1 Meadowlands Mixed Use – Land Use Plan:

a) Medium Density Residential 1 designation:

i) Policy E.3.5.4 of Volume 1 shall not apply.

ii) Notwithstanding Policy E.3.5.8 of Volume 1, the maximum permitted height shall be three storeys.

2.4.5 Commercial Designations

The commercial area is designated Mixed Use – Medium Density as identified on Map 2.4-1 – Meadowlands Mixed Use – Land Use Plan.

2.4.5.1 Mixed Use – Medium Density Designation

a) In addition to Section E.4.6 – Mixed Use – Medium Density Designation of Volume 1, the following policies shall apply to the lands designated Mixed Use – Medium Density on Map B.2.4-1 – Meadowlands Mixed Use – Land Use Plan and located at the southeast corner of Golf Links Road and Cloverleaf Drive: (OPA 142)

i) The commercial development shall include a retail component that serves the day-to-day needs of residents in immediate parts of Meadowlands.

ii) Notwithstanding Policy E.4.6.5 a) of Volume 1, only restaurants with table service shall be permitted. Fast food restaurants and restaurants with drive-through service shall be prohibited. (OPA 142)

iii) Food stores and department stores shall have a maximum floor area of 950 square metres.

iv) A maximum of two commercial buildings shall be permitted.

v) The majority of parking areas shall be located to the rear or side(s) of the building(s) and the frontage along Golf Links Road shall be well landscaped.

vi) Harrogate Drive shall be extended to the rear of the property and the primary access to parking shall be provided from Harrogate Drive.

b) In addition to Section E.4.6 – Mixed Use - Medium Density Designation of Volume 1, the following policies shall apply to the lands designated Mixed Use - Medium Density on Map B.2.4-1 – Meadowlands Mixed Use – Land Use Plan and located at the southwest corner of Golf Links Road and Stone Church Road: (OPA 142)

i) The lands shall be used primarily for community and neighbourhood commercial purposes. Retail and personal service uses primarily serving the daily and weekly needs of local residents and employees in the Meadowlands community such as specialty and convenience stores, financial institutions and small eating establishments shall be permitted.

ii) Most activities shall be accommodated in an architecturally cohesive grouping of buildings generally set back from the intersection. To define the corner, one or a limited number of activities in a free-standing building shall be brought close to the intersection of Golf Links and Stone Church Roads, provided that building's form and appearance is coordinated with the balance of development on site.

iii) Food stores and department stores shall have a maximum floor area of 930 square metres and large-scale destination retail uses such as big box stores shall not be permitted.

iv) Notwithstanding Policy E.4.6.8 of Volume 1, the maximum building height shall be six storeys. (OPA 142)

v) Accessory residential apartments or professional and business offices may be permitted, provided adequate parking, appropriate building access and private amenity areas are provided for the residential uses.

vi) Servicing and loading shall take place along the perimeter of the site via a driveway to the rear of buildings. It shall be adequately separated from other vehicular circulation and parking, and screened from the view of the commercial area's patrons.

vii) The frontages along Golf Links Road and Stone Church Road shall be well landscaped, and where possible, integrated with the design of the buildings.

viii) The perimeter of the commercial site adjacent to residential uses shall be screened and landscaped so as to provide adequate separation and buffering of the two activities. Primary pedestrian access to the commercial site from adjacent residential uses is encouraged via walkways and sidewalks along Golf Links and Stone Church Roads.

ix) A service station, including gas, convenience retail and fast-food kiosk, and car wash, may be permitted as part of the commercial use

provided the following criteria are met:

1. The proposed use shall be functionally and architecturally integrated with the overall development's design, including building form and appearance, landscaping, and internal automobile access and circulation.

2. A convenience retail kiosk, which may include an integrated fast food outlet, may be brought close to the corner, if adequately screened. This building's design should avoid blank walls and should be fully integrated with the landscaping.

3. Gas pumps shall be visually screened by, and physically integrated with, the convenience retail kiosk.

4. The car wash shall be located to the rear of any proposed service station use and shall be buffered by landscaping, fencing or other building element within the context of the overall commercial area's design.

5. Direct access to the service station shall be limited from Golf Links and Stone Church Road to right in and right out movements only, and from within the overall internal circulation and parking provided as part of the overall commercial area's design.

c) In addition to Section E.4.6 – Mixed Use – Medium Density Designation of Volume 1, the following policies shall apply to the lands designated Mixed Use – Medium Density on Map B.2.4-1 – Meadowlands Mixed Use – Land Use Plan and located south of the Lincoln Alexander Parkway and Golf Links Road interchange, and east Stone Church Road: (OPA 142)

i) The primary uses shall be non-retail commercial uses serving a broad community and regional market such as professional and business offices, hotels/motels, and restaurants. These uses can take advantage of excellent regional accessibility afforded by their proximity to the Lincoln Alexander Parkway and Highway 403.

ii) Residential uses may also be permitted subject to the following policies:

1. Multiple attached residential units, including apartments, shall be permitted to a maximum density of 70 units per hectare and six storeys in height.

2. Adequate grading, noise attenuation, buffering and landscaping shall be required to provide an amenable and adequate living environment for residents.

3. *Development* may be subject to site specific servicing arrangements potentially including a private pumping station.

4. The dwellings are developed for condominium ownership given the potential for private servicing and access arrangements.

iii) A campus-like arrangement of buildings shall be designed as part of a comprehensive plan with a coordinated parking and landscape concept.

iv) Access shall be provided from Old Golf Links Road, except that the City may consider permitting limited access from Stone Church Road in the case of innovative land use arrangements, and subject to roadway improvements carried out at the proponent's expense.

v) Buildings shall be oriented to Stone Church Road or the Golf Links Road - Mohawk overpass. Building design shall address the view from the intersection at Golf Links Road and Stone Church Road.

vi) A network of paths shall be provided between buildings and parking areas so as to provide convenient, safe and amenable pedestrian circulation.

vii) The City may require proponents of development to install sidewalks on Old Golf Links Road.

2.4.6 Parks and Open Space Designations

2.4.6.1 Sections B.3.5.3 – Parkland Policies and C.3.3 – Open Space Designations of Volume 1, apply to lands designated General Open Space and Natural Open Space on Map B.2.4-1– Meadowlands Mixed Use – Land Use Plan.

2.4.6.2 The following policies shall apply to the lands designated Natural Open Space on Map B.2.4-1– Meadowlands Mixed Use – Land Use Plan:

a) The lands designated Natural Open Space are part of the Tiffany Creek Core Area and cannot be developed. The limits of these lands were established by an Environmental Impact Statement (EIS) that was given consideration by the City's Environmentally Significant Area Impact Evaluation Group (ESAIEG).

b) A minimum 40 metre development setback shall be maintained from the wetland boundary, consistent with Hamilton Region Conservation Authority guidelines and the established regional flood line.

c) It is intended that the degraded environmental areas along Tiffany Creek be restored.

2.4.6.3 In addition to Sections B.3.5.3 – Parkland Policies and C.2 – Natural Heritage System of Volume 1, the following policies shall apply to the lands within the Meadowlands Mixed Use Secondary Plan area:

a) The existing colony of regionally-rare Virginia Mountain Mint shall be relocated to an appropriate location to be determined in consultation with the Hamilton Region Conservation Authority.

b) The existing seepage function of the lands to the east of Stone Church Road shall continue to serve the wetland/stream function of the area on the west side of the Stone Church Road. Maintaining the seepage function will require special considerations in the installation of underground services. The groundwater supply to the wetland and the installation of underground services shall be addressed as a condition of subdivision, condominium or site plan approval.

2.4.7 Institutional Designation

In addition to the uses permitted in Sections B.3.5 – Community Facilities/Services Policies, E.3.10 – Community Facilities and Services and E.6.0 – Institutional Designation of Volume 1, the lands designated Institutional on Map B.2.4-1 – Meadowlands Mixed Use – Land Use Plan may be used for activities such as a public or private school, a daycare or recreation/social facility serving a primarily community-wide function, but also potentially servicing the broader community.

2.4.8 Utility Designation

2.4.8.1 Section C.3.4 – Utility Designation of Volume 1 shall apply to lands designated Utility on Map B.2.4-1 – Meadowlands Mixed Use – Land Use Plan.

2.4.8.2 Ontario Hydro intends to maintain the transmission corridor and the adjacent transformer facilities. Accessory uses that are needed and are complementary to the primary hydro function of those lands, such as recreational paths, walkways and municipal infrastructure, may be permitted subject to the approval of Ontario Hydro.

2.4.9 Urban Design Policies

The following policies shall apply to the lands designated Low Density Residential 2c or Institutional on Map B.2.4-1– Meadowlands Mixed Use – Land Use Plan:

a) Residential buildings shall be setback from, but facing, Stone Church Road. Reverse lotting (backlotting) shall not be permitted.

b) Residential development shall endeavour to take advantage of opportunities to terrace buildings with the gradual rising grade of landscape.

c) Setbacks shall be provided along the east side of Stone Church Road to provide generous landscaped edge.

d) Suitable grading, noise attenuation, buffering and landscaping shall be provided in order to enable an adequate living environment for residents adjacent to the Ontario Hydro facilities.

e) Sidewalks shall be appropriately sited so as to provide pedestrian circulation to neighbouring development and the Meadowlands community to the west.

f) Paths or walkways shall be encouraged through the Hydro lands to the east to facilitate pedestrian bicycle connections to existing residential neighbourhoods in Hamilton.

g) Distinctive community and neighbourhood signs that are integrated with buildings and/or landscaping shall be encouraged at key intersections.

2.4.10 Transportation Policies

2.4.10.1 In addition to Section C.4 – Integrated Transportation Network of Volume 1, the following policies shall apply: (OPA 64)

a) Direct access onto Stone Church Road shall not be permitted south of Harrogate Drive/Old Golf Links Road.

b) The use of connections and linkages for pedestrians and cyclists shall be maximized in the Secondary Plan area. Sidewalks shall be required were alternative pedestrian linkages are not provided.

2.4.11 Infrastructure Policies

2.4.11.1 In order to ensure coordinated building concepts and high quality building design, the evaluation of site plan control applications shall be guided by the policies of this Secondary Plan.

2.4.11.2 Comprehensive land assembly shall be encouraged so as to facilitate coordinated site plans and building design, and to facilitate the provision of required infrastructure.

2.4.11.3 Holding symbols ('H') shall be used in implementing zoning by laws to ensure conditions regarding a master servicing plan, a storm water management plan, and built form concept plans are met to the satisfaction of the City and any other public agency having jurisdiction.

2.4.12 Area and Site Specific Policies

Site Specific Policy – Area A

2.4.12.1 Notwithstanding Policy B.2.4.3, the maximum permitted building height shall be six storeys and 22 metres for lands located 1173 and 1203 Old Golf Links Road, and identified on Map B.2.4-1 – Meadowlands Mixed Use – Land Use Plan, as Site Specific Policy - Area A.

Site Specific Policy – Area B

2.4.12.1 Lands identified as Site Specific Policy – Area B on Map B.2.4-1 – Meadowlands Mixed Use – Land Use Plan, are considered to have limited development potential. At this time these lands are predominantly under public ownership, exhibit and awkward size and configuration and are adjacent to property owned by Ontario Hydro which has no interest at this time in disposing of their holdings. The precise land use designation and zoning will be determined on a site specific basis when a development application is received for these lands. Development shall be subject to the provision of adequate servicing.

2.5 Meadowlands Neighbourhood III Secondary Plan

The Meadowlands Neighbourhood III Neighbourhood Secondary Plan area comprises ±85.5 hectares and is bounded by bounded by Garner Road East on the south, Stonehenge Drive on the north, Southcote Road on the west, and by the eastern boundary of Redeemer University College. The Meadowlands Neighbourhood III Secondary Plan establishes land uses, basic transportation network, community facilities, infrastructure requirements and development standards to guide the development and/or redevelopment of lands located in the Meadowlands Neighbourhood III Secondary Plan area. Section B.2.5 and Map B.2.5-1 – Meadowlands Neighbourhood III – Land Use Plan constitute the Meadowlands Neighbourhood III Secondary Plan.

2.5.1 Residential Designations

The residential policies shall define the location and scale of residential uses, and shall help ensure that a variety of residential types are provided to meet the needs of all area residents. (OPA 247)

2.5.1.1 The residential areas are designated Low Density Residential 1 and Medium Density Residential 1 as identified on B.2.5-1 – Meadowlands Neighbourhood III – Land Use Plan. (OPA 109)(OPA 128)(OPA 247)

2.5.1.2 General Residential Policies

a) To promote compatible redevelopment, new residential infill development shall be evaluated based on the policies of Section B.2.4 – Residential Intensification and Section B.3.3 – Urban Design Policies of Volume 1, as well as any relevant Urban Design Guidelines in accordance with Section F.3.2.5 of Volume 1.

2.5.1.3 Low Density Residential Designations (OPA 247)

Section E.3.4 – Low Density Residential of Volume 1 shall apply to lands designated Low Density Residential 1 on Map B.2.5-1 – Meadowlands Neighbourhood III – Land Use Plan.

2.5.1.4 Medium Density Residential Designations (OPA 247)

In addition to Section E.3.5 – Medium Density Residential of Volume 1, the following policies shall apply to lands designated Medium Density Residential on Map B.2.5-1 – Meadowlands Neighbourhood III – Land Use Plan:

a) In the Medium Density Residential 1 designation:

i) Notwithstanding Policies E.3.5.1 and E.3.5.9 a), lands designated Medium Density Residential 1 may be permitted within the interior of neighbourhoods fronting on a local road.

ii) Policy E.3.5.4 of Volume 1 shall not apply.

iii) Notwithstanding Policy E.3.5.8 of Volume 1, the maximum permitted height shall be three storeys.

2.5.2 Local Commercial Designations

2.5.2.1 Notwithstanding Policy E.3.8.2 of Volume 1, the following policies shall apply to the lands designated Local Commercial on Map B.2.5-1 – Meadowlands Neighbourhood III – Land Use Plan:

a) Within the Local Commercial designation as identified on Map B.2.5-1 – Meadowlands Neighbourhood III – Land Use Plan, a commercial facility shall be permitted subject to the following criteria:

i) Permitted uses shall be existing uses, retail and personal services that primarily serve the day to day needs of Meadowlands Neighbourhood III residents such as a milk store, variety store, drug store, dry cleaning depot, walk-in medical clinic or community service office.

ii) Council shall use a Holding (H) provision in order to ensure that the subject lands are assembled and developed in a comprehensive manner. The subject lands shall be comprehensively planned incorporating all of the affected parcels. The Holding (H) provision shall not be removed until such time as site plan approval has been granted on the assembled property. Site planning shall ensure that access driveways onto Garner Road East are minimized and properly sited.

iii) Until such time as the Holding (H) provision is removed and the lands are redeveloped, the existing residential uses and the existing commercial use may continue and minor additions, alterations or renovations shall be permitted. Any intensification that compromises the comprehensive redevelopment of the lands shall be prohibited.

2.5.3 Parks and Open Space Designations

2.5.3.1 In addition to Sections B.3.5.3 – Parkland Policies and C.3.3 – Open Space Designations of Volume 1, the following policies shall apply:

a) The open space and parks system for the Meadowlands Neighbourhood III includes the following:

i) Neighbourhood Park

ii) Parkette;

iii) pedestrian walkways and bikeways;

iv) the wetlands located on the Redeemer University College lands, designated Natural Open Space; and,

v) Notwithstanding Section C.3.3 – Open Space Designations of Volume 1, the storm water management facility on Kitty Murray Lane, across from the Redeemer University College lands.

b) The Neighbourhood Park shall be approximately 2.25 hectares in size and is to be utilized in conjunction with a proposed walkway/bikeway system.

c) The City shall encourage the development of a linked open space system in the Meadowlands Neighbourhood III incorporating the Neighbourhood Park,

pedestrian walkways/bikeways, and the Natural Open Space/wetland complex through the approval of plans of subdivision, and development agreements.

d) Areas where urban development would adversely impact the ecological integrity of the Meadowlands Neighbourhood III have been designated Natural Open Space on Map B.2.5-1 – Meadowlands Neighbourhood III – Land Use Plan. Those areas include wetlands, floodplain areas, and areas utilized for storm water management purposes.

e) The wetland located on the Redeemer University College lands contains natural features that warrant protection. These lands may be dedicated to the City and/or other public agency through the development approval process but shall not be accepted as part of the parkland dedication.

f) Any applicant submitting development proposals on lands adjacent to the local wetland shall carry out a site-specific investigation to establish the wetland boundary limit and appropriate buffers in the field. The investigation conducted shall be conducted to the satisfaction of the City and the Hamilton Region Conservation Authority.

g) The Background Master Plan Report for Ancaster identifies opportunity to utilize the wetland as part of the storm water management quality and quantity control for the neighbourhood. Opportunities to enhance the existing wetland by introducing a storm water function are supported by the City.

2.5.4 Institutional Designation

2.5.4.1 Sections B.3.5 – Community Facilities/Services Policies, E.3.10 – Community Facilities and Services and E.6.0 – Institutional Designation of Volume 1, shall apply to lands designated Institutional on Map B.2.5-1 – Meadowlands Neighbourhood III – Land Use Plan.

2.5.4.2 In addition to Sections B.3.5 – Community Facilities/Services Policies, E.3.10 – Community Facilities and Services and E.6.0 – Institutional Designation of Volume 1, the following policies shall apply to the lands west of Kitty Murray Land designated Institutional on Map B.2.5-1 – Meadowlands Neighbourhood III – Land Use Plan:

a) Expansion of an Institutional use onto lands or portions of lands designated Low Density Residential 1 on Map B.2.5-1 – Meadowlands Neighbourhood III – Land Use Plan, may be permitted without amendment to this Plan, provided that it can be demonstrated to the satisfaction of the City that the expansion will not hinder or preclude development of adjacent lands for residential purposes.

b) No new schools are required within Meadowlands Neighbourhood III. The Meadowlands Neighbourhood III shall be served by secondary and elementary school facilities outside of the neighbourhood.

c) The Redeemer University College property will continue to be utilized for post secondary educational purposes.

2.5.5 Utility Designation

2.5.5.1 Section C.3.4 – Utility Designation of Volume 1 shall apply to lands designated Utility on Map B.2.5-1 – Meadowlands Neighbourhood III – Land Use Plan.

2.5.6 Urban Design Policies

2.5.6.1 In addition to Section B.3.3 – Urban Design Policies of Volume 1, the following policies apply:

a) Wherever possible, existing trees, significant vegetation and distinctive site views such as to the wooded areas shall be protected and preserved through sensitive subdivision design.

b) Aesthetically pleasing streetscapes shall be encouraged through careful building, site and landscape design.

c) Building and site design, setbacks, landscaping, screening and buffering techniques shall be applied to minimize potential conflicts related to the physical *compatibility* of adjacent uses between new residential development and existing residential land uses located both within and adjacent to the neighbourhood.

2.5.7 Area and Site Specific Policies

2.5.7.1 Deleted by OPA 247

Site Specific Policy – Area B (OPA 235)

2.5.7.2 Deleted by OPA 247

2.6 Meadowlands Neighbourhood IV Secondary Plan

The Meadowlands Neighbourhood IV Neighbourhood Secondary Plan area comprises ±204 hectares and is generally bounded by Stonehenge Drive to the north, Redeemer College to the west, Tiffany Creek Headwaters Core Area to the east and Garner Road to the south. The Meadowlands Neighbourhood IV Secondary Plan establishes land uses, basic transportation network, community facilities, infrastructure requirements and development standards to guide the development and/or redevelopment of lands located in the Meadowlands Neighbourhood IV Secondary Plan area. Section B.2.6 and Map B.2.6-1 – Meadowlands Neighbourhood IV – Land Use Plan constitute the Meadowlands Neighbourhood IV Secondary Plan.

2.6.1 Residential Designations

2.6.1.1 The residential policies shall define the location and scale of residential uses, and shall help ensure that a variety of residential types are provided to meet the needs of all area residents. (OPA 247)

2.6.1.2 The residential areas are designated Low Density Residential 1, Medium Density Residential 1, and Medium Density Residential 2c as identified on B.2.6-1 – Meadowlands Neighbourhood IV – Land Use Plan. (OPA 247)

2.6.1.3 General Residential Policies

a) Development within the Meadowlands Neighbourhood IV is intended to provide a mix and diversity of housing opportunities in terms of lot size, unit size, style and tenure that are suitable for different age levels, income groups, lifestyles, and household structures.

b) To make best use of urban lands higher densities shall be encouraged throughout this neighbourhood. This density can be achieved through the provision of smaller lots in interior locations and higher density developments located at external locations within the neighbourhood.

c) To promote *compatible redevelopment,* new residential infill *development* shall be evaluated based on the policies of Section B.2.4 – Residential Intensification and Section B.3.3 – Urban Design Policies of Volume 1, as well as any relevant Urban Design Guidelines in accordance with Section F.3.2.5 of Volume 1.

2.6.1.4 Low Density Residential Designations (OPA 247)

Section E.3.4 – Low Density Residential of Volume 1 shall apply to lands designated Low Density Residential 1 on Map B.2.6-1 – Meadowlands Neighbourhood IV – Land Use Plan.

2.6.1.5 Medium Density Residential Designations (OPA 247)

In addition to Section E.3.5 – Medium Density Residential of Volume 1, the following policies shall apply to the Medium Density Residential designations identified on Map B.2.6-1 – Meadowlands Neighbourhood IV – Land Use Plan:

a) In the Medium Density Residential 1 designation:

i) Notwithstanding Policies E.3.5.1 and E.3.5.9 a), lands designated Medium Density Residential 1 may be permitted within the interior of neighbourhoods fronting on a local road.

ii) In addition to Policy E.3.5.2 of Volume 1, street townhouses shall also be permitted.

iii) Policy E.3.5.4 of Volume 1 shall not apply.

iv) Notwithstanding Policy E.3.5.8 of Volume 1, the maximum permitted height shall be three storeys.

b) In the Medium Density Residential 2c designation:

i) the density shall be a maximum of 70 units per net residential hectare.

2.6.2 Parks and Open Space Designations

2.6.2.1 In addition to Sections B.3.5.3 – Parkland Policies and C.3.3 – Open Space Designations of Volume 1, the following policies shall apply:

a) The open space and parks system for the Meadowlands Neighbourhood IV includes:

i) Neighbourhood Parks;

ii) the Tiffany Creek Natural Open Space area, and,

iii) pedestrian walkways/bikeways.

b) New multi-purpose trails shall be established in the linked open space system where deemed appropriate by the City and where permitted by Section C.2.0 – Natural Heritage System of Volume 1. The trails shall be established through the approval of plans of subdivision and development agreements.

c) Parkland shall be provided to enhance the linked open space system at two locations:

i) adjacent to the public elementary school site; and,

ii) on the west side of the Hydro corridor, south of Stonehenge Drive.

2.6.3 Institutional Designation

Sections B.3.5 – Community Facilities/Services Policies, E.3.10 – Community Facilities and Services and E.6.0 – Institutional Designation of Volume 1, shall apply to the lands designated Institutional on Map B.2.6-1 – Meadowlands Neighbourhood IV – Land Use Plan. (OPA 64)

2.6.4 Utility Designation

2.6.4.1 Section C.3.4 – Utility Designation of Volume 1 shall apply to lands designated Utility on Map B.2.6-1 – Meadowlands Neighbourhood IV - Land Use Plan.

2.6.5 Urban Design Policies

This Secondary Plan incorporates a number of design considerations in order to take advantage of the unique physical setting of the area and to create a visually and aesthetically distinct neighbourhood.

2.6.5.1 In addition to Section B.3.3 – Urban Design Policies of Volume 1, the following principles and policies should be addressed during the processing of a development application:

a) A local road pattern consisting of a generalized grid style local road pattern, which promotes pedestrian movements, friendlier streetscapes and neighbourhood connectivity.

b) Lands designated Low Density Residential 3b and located adjacent to Garner Road, Raymond Road or the proposed principle Local Road immediately south-east of the hydro corridor, shall be required to be developed with a window road for direct access to Garner Road or the principle Local Road. A minimum 3.0 metre-landscaped strip will be required between the window road and the public street. A landscape plan prepared by a qualified landscape architect will be required to be submitted as part of a site specific development application to address such issues as planting materials, fencing and berming of the landscaped strip.

c) Additional pedestrian walkways may be established to minimise walking distances to existing and potential transit routes. The location and design of pedestrian walkways shall be determined through the draft plan of subdivision approval process.

d) Gateways and landscaped boulevards shall be provided at the entrances of the neighbourhood where shown on Map B.2.6-1 – Meadowlands Neighbourhood IV – Land Use Plan. Landscaped plans prepared by a qualified landscaped architect will be required to be submitted for the Gateways and boulevards as part of an application for the approval of a draft plan of subdivision.

e) Existing trees, significant vegetation and distinctive site views should be protected and preserved through sensitive subdivision design.

f) Building and site design, setbacks, landscaping, screening and buffering techniques shall be applied to minimise potential conflicts between new and existing uses.

g) Use of streetscape features such as decorative streetlamps, landscaped traffic circle islands, reduced front yards, front and side yard porches, recessed or detached garages.

h) Traffic calming features such as reduced road way widths, curbing incorporating on street parking, formal boulevard landscaping and special intersection treatments and roundabouts.

i) Where appropriate, alternative *development* standards (i.e. 18 metre wide road allowances for local roads) shall be implemented in an effort to maximise the use of urban land and municipal services.

j) Three Feature Intersections are identified on Map B.2.6-1 – Meadowlands Neighbourhood IV – Land Use Plan. The intent of the Feature Intersections is to provide focal points within the neighbourhood while calming the traffic to create a pedestrian friendly neighbourhood. Feature Intersections can include the mini traffic circles similar to those found in other neighbourhoods within the Meadowlands. They can also include lane narrowing, centre medians or patterned pavement/concrete treatments or interlock stones.

2.6.6 Transportation Policies

2.6.6.1 Map B.2.6-1 – Meadowlands Neighbourhood IV – Land Use Plan identifies the Collector Roads for the Meadowlands Neighbourhood IV: Raymond Road and the proposed Collector Road which generally runs parallel to the Hydro corridor and meets Raymond Road south of Stonehenge Drive.

2.6.6.2 Map B.2.6-1– Meadowlands Neighbourhood IV – Land Use Plan, identifies bicycle routes on the collector and local roads. The exact location and design of on-road bicycle routes shall be determined in the draft plan of subdivision approval processes.

2.6.6.3 As a condition of draft plan approval, a traffic calming report shall be required to be submitted by a qualified traffic engineer, to address traffic calming measures on the three primary roads within this neighbourhood.

2.6.6.4 The Feature Intersections identified on Map B.2.6-1 – Meadowlands Neighbourhood IV – Land Use Plan should be designed to accommodate transit routing as well as reduce traffic speeds and discourage through traffic or short cutting traffic movements. The design and final treatment of the Feature Intersections shall be determined at the draft plan of subdivision stage in consultation with the City.

2.6.7 Infrastructure Policies

2.6.7.1 As part of a development application, the stormwater management pond located on Garner Road, east of Springbrook Avenue, shall be considered for relocation westerly towards Springbrook Avenue subject to the submission of a preliminary storm water management report prepared by a qualified engineer to the satisfaction of the City and the Hamilton Conservation Authority. Should the location of this pond change then the lands designated as storm water management pond on Map B.2.6-1– Meadowlands Neighbourhood IV – Land Use Plan, may be developed in accordance with the provisions of this Plan without further amendment.

2.6.8 Area and Site Specific Policies

Site Specific Policy – Area A

2.6.8.1 For the lands located at No. 1021 Garner Road East, and identified on Map B.2.6-1 – Meadowlands Neighbourhood IV – Land Use Plan as Site Specific Policy - Area A, the following policy shall apply:

a) To preserve and maintain the historic/architectural significance of this dwelling, any future development for these lands shall incorporate the existing single detached dwelling which is listed on the City's inventory as potentially being of historical/architectural significance. (OPA 64)

Site Specific Policy – Area B

2.6.8.2 For the lands located at No. 927 Garner Road East, and identified on Map B.2.6- 1 – Meadowlands Neighbourhood IV – Land Use Plan as Site Specific Policy - Area B, the following policies shall apply:

a) The existing property contains an existing agricultural livestock operation (pig farm). This agricultural operation can continue to operate after the adoption of this Secondary Plan and as development occurs on adjacent lands.

b) The keeping of livestock has the potential to create nuisance impacts on residential development in proximity to the structures used for the keeping of livestock as a result animal odours, noise and possibly traffic. During the draft plan of subdivision and/or condominium stage or severance, the owner developing lands within 120 metres of Site Specific Policy – Area B shall be required to advise future property owners through an appropriate agreement, that there may be odours, noise or other nuisance impacts associated with the keeping of livestock on these lands.

Site Specific Policy – Area C

2.6.8.3 Deleted by OPA 247

Area Specific Policy – Area D

2.6.8.4 Notwithstanding the Policy B.2.6.2.1 b) and c), for the lands designated Low Density Residential 1, Medium Density Residential 1 and Utility, located on the west side of Springbrook Road, and identified on Map B.2.6-1 – Meadowlands Neighbourhood IV – Land Use Plan as Area Specific Policy – Area D may be used in whole or part for the expansion of the institutional use located to the west (Redeemer University College), without amendment to this Plan, provided it can be demonstrated to the satisfaction of the City that the expansion shall not hinder or preclude development of adjacent lands for residential purposes and storm water management is provided on a comprehensive basis. (OPA 247)

Area Specific Policy – Area E

2.6.8.5 Deleted in its entirety. (OPA 44)

Site Specific Policy – Area F (OPA 20)(OPA 119)(OPA 241)

2.6.8.6 Notwithstanding Policy E.3.5.8 of Volume 1 and Policy B.2.6.1.5 b), for the lands designated Medium Density Residential 2c, known as 1117 Garner Road East, and identified on Map B.2.6-1 - Meadowlands Neighbourhood IV – Land Use Plan as Area Specific Policy – Area F, a twelve (12) storey condominium apartment building shall be permitted. Local commercial uses shall be permitted on the ground floor of the *multiple dwelling* in accordance with Section E.3.8 – Local Commercial of Volume 1.

Site Specific Policy – Area G (OPA 44)

2.6.8.7 Deleted by OPA 247

Site Specific Policy – Area H (OPA 42)

2.6.8.8 Deleted by OPA 247

Site Specific Policy – Area I (OPA 50)

2.6.8.9 Deleted by OPA 247

2.7 Meadowlands Neighbourhood V Secondary Plan

The Meadowlands Neighbourhood V Neighbourhood Secondary Plan area comprises ±99 hectares and is generally bounded by Golf Links Road to the north, Meadowlands Boulevard to the west and Tiffany Creek to the east. The southern boundary is located approximately at the mid-point between Golf Links Road and Garner Road. The Meadowlands Neighbourhood V Secondary Plan establishes land uses, basic transportation network, community facilities, infrastructure requirements and development standards to guide the development and/or redevelopment of lands located in the Meadowlands Neighbourhood V Secondary Plan area. Section B.2.7 and Map B.2.7-1 – Meadowlands Neighbourhood V – Land Use Plan constitute the Meadowlands Neighbourhood V Secondary Plan.

2.7.1 Residential Designations

2.7.1.1 The residential policies shall define the location and scale of residential uses, and shall help ensure that a variety of residential types are provided to meet the needs of all area residents. (OPA 247)

2.7.1.2 The residential areas are designated Low Density Residential 1, Medium Density Residential 1, and Medium Density Residential 2 as identified on Map B.2.7-1 - Meadowlands Neighbourhood V – Land Use Plan. (OPA 247)

2.7.1.3 To promote *compatible redevelopment*, new residential infill *development* shall be evaluated based on the policies of Section B.2.4 – Residential Intensification and Section B.3.3 – Urban Design Policies of Volume 1, as well as any relevant Urban Design Guidelines in accordance with Section F.3.2.5 of Volume 1. (OPA 247)

2.7.1.4 Low Density Residential Designations (OPA 247)

Section E.3.4 – Low Density Residential of Volume 1 shall apply to lands designated Low Density Residential 1 on Map B.2.7-1 – Meadowlands Neighbourhood V – Land Use Plan.

2.7.1.5 Medium Density Residential Designations (OPA 247)

In addition to Section E.3.5 – Medium Density Residential of Volume 1, the following policies shall apply to lands designated Medium Density Residential 1 on Map B.2.7-1 – Meadowlands Neighbourhood V – Land Use Plan:

a) In the Medium Density Residential 1 designation:

i) Notwithstanding Policies E.3.5.1 and E.3.5.9 a), lands designated Medium Density Residential 1 may be permitted within the interior of neighbourhoods fronting on a local road.

ii) Policy E.3.5.4 of Volume 1 shall not apply.

iii) Notwithstanding Policy E.3.5.8 of Volume 1, the maximum permitted height shall be three storeys.

b) In the Medium Density Residential 2 designation:

i) the density shall be a maximum of 70 units per net residential hectare.

2.7.2 Parks and Open Space Designations

2.7.2.1 In addition to Sections B.3.5.3 – Parkland Policies and C.3.3 – Open Space Designations of Volume 1, the following policies shall apply to lands designated Natural Open Space and General Open Space on Map B.2.7-1 – Meadowlands Neighbourhood V – Land Use Plan:

a) The open space system for Meadowlands Neighbourhood V includes the following components shown on Map B.2.7-1 – Meadowlands Neighbourhood V – Land Use Plan:

i) Neighbourhood Park;

ii) pedestrian walkways;

iii) the Tiffany Creek Core Area, the Tiffany Creek Provincially Significant Wetlands (PSW) complex and associated buffers; and,

iv) New multi-purpose trails shall be established in the linked open space system where deemed appropriate by the City. Every effort shall be made to connect the new trails to existing and planned trails. The trails shall be established through the approval of plans of subdivision and development agreements.

b) Parkland shall be provided to enhance a linked open space system.

2.7.3 Institutional Designation

2.7.3.1 Sections B.3.5 – Community Facilities/Services Policies, E.3.10 – Community Facilities and Services and E.6.0 – Institutional Designation of Volume 1, shall apply to the lands designated Institutional on Map B.2.5-1 – Meadowlands Neighbourhood V – Land Use Plan.

2.7.3.2 Notwithstanding Policy B.2.7.3.1, residential uses in accordance with the Low Density 3c designation shall be permitted on the eastern portion of the lands provided the residential area does not exceed 1.2 hectares.

2.7.4 Utility Designation

2.7.4.1 Section C.3.4 – Utility Designation of Volume 1 shall apply to lands designated Utility on Map B.2.6-1 – Meadowlands Neighbourhood V – Land Use Plan.

2.7.5 Urban Design Policies

2.7.5.1 In addition to Section B.3.3 – Urban Design Policies of Volume 1, the following policies shall apply:

a) Wherever possible, existing trees, significant vegetation and distinctive site views shall be protected and preserved through sensitive subdivision design.

b) Aesthetically pleasing streetscapes shall be encouraged through careful design and landscaping.

c) Building and site design, setbacks, landscaping, screening and buffering techniques shall be applied to minimize potential conflicts between new and existing uses.

2.7.6 Area and Site Specific Policies

Site Specific Policy – Area A (OPA 247)

2.7.6.1 In addition to the permitted uses set out in Policy E.3.5.2 of Volume 1, a day nursery with a maximum designed capacity of 75 children shall be permitted at No. 900 Golf Links Road, and identified as Site Specific Policy - Area A on Map B.2.7-1 – Meadowlands Neighbourhood V Neighbourhood – Land Use Plan.

Site Specific Policy - Area B (OPA 247)

2.7.6.2 In addition to the permitted uses set out in E.3.5.2 of Volume 1 and notwithstanding Policy B.2.7.1.5 a) i), a general business/professional offices shall be permitted in the existing building at No. 894 Golf Links Road, and identified as Site Specific Policy - Area B on Map B.2.7-1 – Meadowlands Neighbourhood V - Land Use Plan.

Site Specific Policy – Area C (OPA 247)

2.7.6.3 Individual, separate access onto Stonehenge Drive is not permitted to/from the lands designated Medium Density Residential 1 identified as Site Specific Policy – Area C on Map B.2.7-1 – Meadowlands Neighbourhood V – Land Use Plan.

Site Specific Policy – Area D

2.7.6.4 Deleted by OPA 247

2.8 Ancaster Wilson Street Secondary Plan (OPA 24)

2.8.1 Purpose of Secondary Plan

The Ancaster Wilson Street Secondary Plan is located along Wilson Street between Montgomery Drive and Meadowbrook Drive in Ancaster. The Secondary Plan area consists of a narrow corridor of properties oriented to, or near Wilson Street. The Secondary Plan area contains existing residential, commercial, institutional, and natural open space features.

The Ancaster Wilson Street Secondary Plan establishes land uses, development standards and provisions regarding cultural heritage, urban design, and transportation, to guide the *development* and/or *redevelopment* of lands located in the Secondary Plan area. Section B.2.8 and Maps B.2.8-1 - Ancaster Wilson Street Secondary Plan: Land Use Plan, Appendix A - Character Areas and Heritage Features and Appendix B – Potential Connections, constitute the Ancaster Wilson Street Secondary Plan. Within the Secondary Plan area, portions of Wilson Street have been identified as a Community Node, consistent with the directions of Section E.2.0 – Urban Structure and Schedule E - Urban Structure of Volume 1 of this Plan.

Urban Design Guidelines have been prepared to support the Secondary Plan. The Ancaster Wilson Street Secondary Plan Urban Design Guidelines are a collection of recommended design approaches for built form and streetscapes. *Development* and *redevelopment* shall be required to demonstrate consistency with the Urban Design Guidelines.

2.8.2 Vision

Ancaster is a picturesque and historic community located near the Niagara Escarpment. As one of the oldest communities in Ontario, Ancaster has a rich history, which manifests itself in a wealth of cultural and natural heritage features and a unique character. With a mixture of land uses, the Ancaster Wilson Street Secondary Plan will function as a complete community serving the needs of the Ancaster community. The Ancaster Wilson Street Secondary Plan will provide a variety of housing opportunities for various demographics, as well as mixed use and commercial areas, which offer employment opportunities and meet the shopping and personal service needs for area residents and visitors. Institutional, open space and parks areas will serve the needs of the community by improving quality of life and addressing recreation needs. The complete community of the Ancaster Wilson Street Secondary Plan will continue to respect the history and character that creates a unique sense of place.

2.8.3 Development Concept

The Ancaster Wilson Street Secondary Plan consists of lands along Wilson Street from Montgomery Drive to Meadowbrook Drive, extending out from Wilson Street to incorporate abutting lands. Since the Secondary Plan area encompasses historic downtown Ancaster, it is important to maintain and enhance the overall character of this area, which includes preserving older buildings, varied street fronts, and a distinct look and feel, while ensuring that future *development* or *redevelopment* is in keeping with the direction of current planning policy. The Secondary Plan area is detailed on Map B.2.8-1 - Ancaster Wilson Street Secondary Plan: Land Use Plan.

Within the Secondary Plan area, portions of Wilson Street have been identified as a Community Node. While growth and infill development shall occur in all areas of the Ancaster Wilson Street Secondary Plan, the majority of growth and

development shall be directed towards the Community Node. The predominantly residential neighbourhoods outside of the Community Node are intended to remain as stable, low density residential areas.

Along Wilson Street, there are subtle differences in the function and built form. To recognize this diversity, five "Character Areas" have been identified, which are shown on Appendix A - Character Areas and Heritage Features. These Character Areas include:

- The Escarpment Area: Located from Montgomery Drive to Rousseaux Street;
- The Village Core: Located from Rousseaux Street to Dalley Drive;
- The Transition Area: Located from Dalley Drive to Fiddlers Green Road;
- The Uptown Core: Located from Fiddlers Green Road to west of Todd Street; and,
- The Gateway Residential area: Located from west of Todd Street to Meadowbrook Drive.

The type and form of *development* or *redevelopment* will vary by the Character Area. The main commercial areas are, and shall remain, the Village Core and the Uptown Core. These areas are intended to provide the retail, personal service, and general commercial needs for the Secondary Plan area and Ancaster. These two core areas will also function as focus areas for commercial employment in Ancaster. The Uptown Core shall also be the focus area for *intensification* and *redevelopment*. The Transition and Gateway Residential areas are predominantly residential areas providing a variety of housing and living choices. Limited commercial uses, such as personal services, may be permitted. Portions of the Uptown Core, Transition Area, and Village Core shall function as the Community Node for the Secondary Plan area. Growth, *development*, and *intensification* shall be directed to the Community Node. The Escarpment Area of the Secondary Plan shall serve as a natural gateway into Ancaster, with a focus on the natural environment and landscapes.

2.8.4 Principles

Development or *redevelopment* in the Ancaster Wilson Street Secondary Plan area shall be based on the following principles:

a) Enhance and protect heritage and cultural resources;

b) Efficient use of buildings and infrastructure;

c) Ensure a high quality of design;

d) Mixture of uses in appropriate areas;

e) Maintain strong residential focus;

f) Protect and enhance parks and connections through trail/bike networks;

g) Promote *active transportation*;

h) Provide for commercial opportunities; and,

i) Ensure a safe and comfortable environment for people.

2.8.5 Objectives

The following objectives provide the framework for the planning and *development* or *redevelopment* in the Ancaster Wilson Street Secondary Plan, and shall be achieved through the policies of this Secondary Plan and the Official Plan. The objectives of the Ancaster Wilson Street Secondary Plan are to:

a) Allow for access to a variety of housing, employment, services, and recreation options in close proximity to each other;

b) Allow for transit by providing community scale retail and service options consistent with the function of a Community Node;

c) Build on the unique character and heritage resources of Ancaster, creating a unique urban/town environment and take advantage of opportunities to enhance these features further;

d) Promote Ancaster's natural, cultural, and built heritage through architectural *compatibility* and continuity of community character through the use of appropriate building materials and architectural styles;

e) Support stable residential neighbourhoods by encouraging the maintenance of existing homes and sympathetic infill *development* or *redevelopment*, to reinforce the character of the residential areas;

f) Encourage mixed uses in the Uptown Core and along Wilson Street, Todd Street, and Dunham Drive;

g) Support the destination shopping role of the Ancaster Village Core and Business Improvement Area along Wilson Street, which serves the local community, as well as a wider regional market;

h) Promote existing parks to enhance the viability and liveability of the Ancaster Wilson Street Secondary Plan area;

i) Encourage design that promotes pedestrian walkability and physical activity, social interaction, and public gatherings;

j) Establish gateways at strategic locations to function as entranceways to Ancaster and the Village Core area;

k) Integrate views and vistas of historic buildings and landscapes, where possible, into the community design;

l) Encourage adaptive reuse of buildings to maintain the historic and town character of the Secondary Plan area;

m) Ensure the Ancaster Wilson Street Secondary Plan area remains well connected through various modes of transportation, linkages, and trails;

n) Support public transit service by locating commercial and additional residential uses along Wilson Street and Fiddlers Green Road;

o) Ensure that new development or redevelopment encourages a high degree of pedestrian prominence and appropriate access and movement for pedestrians; and,

p) Encourage a comprehensive transportation network in Ancaster.

2.8.6 Ancaster Community Node

Portions of Wilson Street and the immediate surrounding area are identified as a "Community Node", as per Section E.2.0 and Schedule E- Urban Structure in Volume 1 of this Plan. As a Community Node, this location is intended to function as a focus area for housing, commercial uses, and employment, while providing a wide variety of services to the Ancaster community. The historic downtown of Ancaster, known as the Village Core, is the historic, cultural focal point, and one of two commercial centres located in the Ancaster Community Node, the other being the Uptown Core.

In addition to meeting the housing and commercial needs of the Ancaster community, the Community Node shall also remain the focus area and the historic heart of Ancaster. The historic Village Core area and the emerging Uptown Core, linked together by the Transition Area, which is evolving through the expansion of permitted uses, encompass the Community Node. The western section of the Gateway Residential is also part of the Node due to the potential for future growth.

2.8.6.1 Ancaster Community Node Policies

In addition to Section E.2.3.3 - Community Nodes of Volume 1, and the policies of this Secondary Plan, the following policies shall apply to the Ancaster Community Node shown on Appendix A - Character Areas and Heritage Features:

a) The Ancaster Community Node shall be a focus area for growth, *development*, and *intensification* within the Ancaster Wilson Street Secondary Plan.

b) The Ancaster Community Node shall include a range of housing forms and tenures, and a mix of employment, institutional, recreational, and commercial uses subject to the land use designation policies of this Secondary Plan and Volume 1 of this Plan.

c) *Intensification* and infill *development* shall be balanced with the heritage and historic character of Ancaster. Further guidance for incorporating heritage features, design, and overall character through infill and *intensification* is provided in the supporting Ancaster Wilson Street Urban Design Guidelines.

d) Within the Ancaster Community Node, larger scale *development* and *redevelopment* are encouraged to be directed towards the Uptown Core and eastern portion of the Gateway Residential area, as shown on Appendix A - Character Areas and Heritage Features. (OPA 166)

e) Mixed Use, Commercial, and Institutional development and redevelopment is encouraged within the Village Core area, though the scale of

development shall be consistent with the historic character of the area. The scale and design of buildings is detailed in Policy 2.8.12 of this Plan, and the supporting Urban Design Guidelines.

f) Commercial and Mixed Use areas within the Community Node shall provide an important source of employment in the Ancaster Wilson Street Secondary Plan, and shall support the viability of the Ancaster Community Node and meet the daily needs of residents and visitors to Ancaster.

g) The overall density for the Ancaster Community Node shall be 50 people and jobs per hectare.

2.8.7 Residential Designations

The Ancaster Wilson Street Secondary Plan has two residential areas: the Transition Area, and Gateway Residential Area, detailed in Appendix A – Character Areas and Heritage Features, consisting of a range of housing types, densities, and a mix of housing forms. The residential policies shall define the location and scale of residential uses, and shall help ensure that a variety of residential types are provided to meet the diverse needs of residents. (OPA 247)

2.8.7.1 The residential areas are designated Low Density Residential 1, Medium Density Residential 1, and Medium Density Residential 2, as identified on Map B.2.8-1 – Ancaster Wilson Street Secondary Plan: Land Use Plan. (OPA 247)

2.8.7.2 General Residential Policies

In addition to Sections B.3.2 - Housing Policies, C.3.2 - Urban Area General Provisions, and E.3.0 - Neighbourhood Designations of Volume 1, the following policies apply to all residential land use designations identified on Map B.2.8-1 - Ancaster Wilson Street Secondary Plan: Land Use Plan:

a) Residential *development* or *redevelopment* and infill *development* shall maintain and enhance the character of the residential areas through architectural style that is sympathetic and complementary with the existing *adjacent* residential areas, heritage buildings, and uses. Further direction regarding design shall be provided in the Urban Design policies, detailed in Policy 2.8.12 of this Plan.

b) Common element and condominium roads should be connected to the public *active transportation* network via sidewalks.

c) Reverse frontage lotting patterns shall not be permitted, except where *existing* on the date of approval of this Secondary Plan.

d) Direct access to individual dwelling units from Wilson Street and Fiddlers Green Road shall be discouraged. Alternative forms of access, such as use of shared or common access points and rear lane arrangements, shall be encouraged.

2.8.7.3 Low Density Residential Designations (OPA 247)

a) In addition to Section E.3.4 – Low Density Residential of Volume 1, for lands designated Low Density Residential 1 on Map B.2.8-1 – Ancaster Wilson Street Secondary Plan: Land Use Plan, the following policies shall apply:

i) The conversion of residential buildings, or construction of new buildings for medical, business, personal service, or professional office uses shall not be permitted.

2.8.7.4 Medium Density Residential Designations

In addition to Section E.3.5 – Medium Density Residential of Volume 1, the following policies shall apply to lands designated Medium Density Residential on Map B.2.8-1 – Ancaster Wilson Street Secondary Plan – Land Use Plan:

a) In the Medium Density Residential 1 designation:

i) In addition to Policy E.3.5.2 of Volume 1, single detached dwellings, semi detached dwellings, triplexes, fourplexes and street townhouses shall also be permitted.

ii) In addition to Policy E.3.5.2 of Volume 1 and notwithstanding Policy E.3.5.4 of Volume 1, small scale commercial uses shall be permitted, including business and professional offices, medical office uses or clinics, day nursery, artist studios, funeral homes, and personal services subject to the following criteria:

1. Permitted uses shall be located in stand-alone commercial or mixed use buildings;

2. Residential units are encouraged on upper floors as part of any proposed *development* or r*edevelopment*;

3. For mixed use buildings, commercial uses shall be located on the first floor only;

4. Parking shall be accommodated on site or through shared parking lots, where feasible;

5. New stand-alone commercial buildings shall be subject to the following provisions:

a. Commercial uses shall not exceed a total gross floor area of 500 square metres; and,

b. Buildings shall be a minimum height of two storeys; and,

6. For existing buildings established or created prior to the day of approval of this Plan, and which are converted to commercial uses, Policy B.2.8.7.4 a) ii) 5) shall not apply. Commercial uses shall be limited to the existing building.

iii) Notwithstanding Policy E.3.5.4 of Volume 1 and Policy B.2.8.7.4 a) ii), prohibited uses include retail, financial establishments, restaurants, motor vehicle service stations, and gas bars.

iv) Notwithstanding Policy E.3.5.8 of Volume 1, the maximum permitted height shall be three storeys.

v) New development or redevelopment shall ensure the height, massing,

scale, and arrangement of the buildings and structures are compatible with the abutting uses.

b) In the Medium Density Residential 2 designation:

i) In addition to Policy E.3.5.2 of Volume 1, single detached dwellings, semi-detached dwellings, street townhouse dwellings, and live-work units shall also be permitted.

ii) Policy E.3.5.4 of Volume 1 shall not apply.

iii) Notwithstanding Policy E.3.5.8 of Volume 1, the maximum building height shall be three storeys.

iv) Notwithstanding Policy B.2.8.7.4 b) i), live-work units shall be permitted subject to the following:

1. Live-work units shall include small-scale retail, professional offices, and home business uses;

2. Live-work units shall have commercial uses at grade, and have entrances accessible directly from an arterial road such as Wilson Street or Fiddlers Green Road;

3. Residential access and commercial parking areas shall be separate, to avoid a conflict of shared uses; and,

4. Residential amenity space can be accommodated thorough the provision of balconies or decks.

2.8.8 Commercial and Mixed Use Designations

The commercial designations of the Ancaster Wilson Street Secondary Plan are mainly focused on two areas, including the Village Core and the Uptown Core. Commercially designated lands are intended to meet the daily and weekly retail needs of the Ancaster community. Residential and Institutional uses are also encouraged. Commercial areas will not only be a place to focus retail needs, but are intended to be a focus of the community where Ancaster residents can meet and engage in community and civic activities. The Village Core area shall be the focus area for smaller scale, niche retail and service uses, while the Uptown Core shall be the focus for larger format retail needs serving the Ancaster community.

2.8.8.1 The Commercial and Mixed Use areas are designated Local Commercial, and Mixed Use – Medium Density, as shown on Map B.2.8-1 – Ancaster Wilson Street Secondary Plan: Land Use Plan.

2.8.8.2 General Commercial and Mixed Use Policies

In addition to Sections E.3.8 - Local Commercial and E.4.0 - Commercial and Mixed Use Designation of Volume 1, the following policies shall apply to all Commercial and Mixed Use designations identified on Map B.2.8-1 - Ancaster Wilson Street Secondary Plan: Land Use Plan:

a) Commercial areas shall be developed in a co-ordinated and

comprehensive manner.

b) Vehicular access points along Arterial and Collector roads shall be limited, and regard shall be given to the sharing of access points, adequate internal traffic circulation, accommodation for *active transportation*, and adequate off-street parking, loading, and manoeuvring facilities.

c) Landscaping shall form an integral part of all *development* or *redevelopment*, and shall provide buffering from adjacent sensitive land uses.

d) Mixed Use and Commercial uses fronting onto Wilson Street shall accommodate and plan for pedestrian amenities and the public realm.

e) Design of commercial buildings that discourage or limit pedestrian movement or access should be avoided.

f) *Housing with Supports* shall be permitted in accordance with Policy B.3.2.4.3 of Volume 1.

2.8.8.3 Local Commercial

In addition to Section E.3.8 - Local Commercial of Volume 1, for lands designated Local Commercial on Map B.2.8-1 - Ancaster Wilson Street Secondary Plan: Land Use Plan, the following policies shall apply:

a) The maximum permitted building height shall be three storeys.

b) Local Commercial uses shall be enhanced by the provision of appropriate amenities including, streetscaping measures, and emphasis on design for infill, as appropriate.

c) Required on-site parking and loading areas are encouraged to locate to the rear of buildings to achieve an attractive streetscape and a pedestrian-friendly built-form environment, where feasible.

2.8.8.4 Mixed Use - Medium Density Designation

In addition to the policies of Section E.4.6 - Mixed Use - Medium Density Designation of Volume 1, for lands designated Mixed Use - Medium Density on Map B.2.8-1 - Ancaster Wilson Street Secondary Plan: Land Use Plan, the following policies shall apply:

a) There shall be two primary commercial areas in the Ancaster Wilson Street Secondary Plan and Community Node which function as community focal points: the Village Core area and the Uptown Core area, as shown on Appendix A - Character Areas and Heritage Features. Retail uses shall be directed to these two primary Mixed Use areas.

b) Live-work units shall be permitted in Mixed Use - Medium Density designated areas, subject to the following:

i) Live-work units shall include small-scale retail, professional offices, and home business uses;

ii) Live-work units shall have commercial uses at grade, and have entrances accessible directly from an arterial road such as Wilson Street or Fiddlers Green Road;

iii) Residential access and commercial parking areas shall be separate, to avoid a conflict of shared uses; and,

iv) Residential amenity space can be accommodated thorough the provision of balconies or decks.

c) Notwithstanding Policies E.4.6.7 and E.4.6.8 of Volume 1, a minimum building height of two storeys and a maximum height of three storeys shall be permitted.

Uptown Core Area

d) The Uptown Core area, shown on Appendix A - Character Areas and Heritage Features, shall be the predominant intensification area for the Community Node.

e) The Uptown Core area shall function as the focus area for larger scale commercial retail activities.

f) The design of buildings and lands located in the Uptown Core area, shown on Appendix A - Character Areas and Heritage Features, are detailed in Policy 2.8.12.1 j) i), and are further described in the supporting Ancaster Wilson Street Secondary Plan Urban Design Guidelines.

Village Core Area

g) The Village Core area, shown on Appendix A - Character Areas and Heritage Features, shall primarily consist of service and retail uses, as well as residential uses. The Village Core area shall serve the daily retail, commercial, and personal service needs for the Ancaster Community.

h) Commercial facilities to be encouraged within the Village Core area may include retail stores, service commercial uses, banks, restaurants with sit-down service, and offices. The lands to be used for commercial purposes shall be those lands that front onto Wilson Street.

i) The design of buildings and lands located in the Village Core area, shown on Appendix A - Character Areas and Heritage Features, are detailed in Policy 2.8.12.1 j) ii), and are further described in the supporting Ancaster Wilson Street Secondary Plan Urban Design Guidelines.

2.8.8.5 Pedestrian Focus Streets (OPA 69)

A portion of the lands designated Mixed Use – Medium Density within the Village Core area are also identified as *Pedestrian Focus Streets* on Map B.2.8-1 – Ancaster Wilson Street Secondary Plan: Land Use Plan. In addition to the Policy E.4.3 – Pedestrian Focus Streets of Volume 1, the following policies shall apply:

a) Notwithstanding Policy 2.8.8.4 c), building height shall not exceed 2.5 storeys on Pedestrian Focus Streets.

b) In addition to Sections E.4.3 Pedestrian Focus Streets and E.4.6 - Mixed Use - Medium Density of Volume 1, a farmers market shall be permitted.

c) Notwithstanding Policy E.4.3.4 b) of Volume 1, building setbacks may vary along Wilson Street, and parking, driveways, or lands shall be discouraged from being located between the buildings and the street.

d) New development shall respect and reflect the existing heritage character of the Village Core, and shall be in accordance with Section B.3.4 - Cultural Heritage Resource Policies, in Volume 1 and Sections 2.8.12 and 2.8.13 of this Plan.

e) Private and public parking areas are permitted on lands designated Mixed Use - Medium Density, and identified as Pedestrian Focus Streets, subject to the following:

i) Parking areas shall be buffered from the street through the use of building placement or enhanced landscaping;

ii) The location of parking areas shall not negatively affect the pedestrian environment or access to buildings; and,

iii) Private and public parking areas are encouraged to provide for shared parking for several uses within the Village Core.

2.8.9 Parks and Open Space Designations

The parks designations include Community Park, Neighbourhood Park, and Parkette. Open space areas include natural open space areas, linkages, and trails, which can be used for *passive recreation uses*, such as walking or hiking.

2.8.9.1 Parks and Open Space Designations

In addition to Sections B.3.5.3 - Parkland Policies, C.1.1 Niagara Escarpment Plan, C.2.0 Natural Heritage System and C.3.3 - Open Space Designations of Volume 1, for lands designated Community Park, Neighbourhood Park, Parkette, General Open Space, and Natural Open Space, on Map B.2.8-1 - Ancaster Wilson Street Secondary Plan: Land Use Plan, the following policies shall apply:

a) All existing Parks and Open Space areas in the Ancaster Wilson Street Secondary Plan shall be retained for use as parks and open space. These lands shall not be redeveloped for other uses to ensure they are preserved for active and passive recreation uses.

b) The provision of additional Parks and Open Space designated areas shall be encouraged, should opportunities arise in the future.

c) Natural Open Space designated lands, as shown on Map B.2.8-1-Ancaster Wilson Street Secondary Plan: Land Use Plan, form part of the Niagara Escarpment Plan Area. Policies of Section C.1.1 of Volume 1 shall apply to Niagara Escarpment Plan areas.

d) The Radial Trail, identified as General Open Space on Map B.2.8-1 Ancaster Wilson Street Secondary Plan: Land Use Plan, is an important trail connection from the greater Ancaster area to the Ancaster Wilson Street Secondary Plan and Community Node. The use of improved wayfinding,

where appropriate, is encouraged.

e) The provision of any additional trails and multi-use pathways through the parks and open space areas shall ensure that the integrity of these areas is maintained.

f) A pedestrian and bicycle trail network shall be established to link all uses within the Secondary Plan area with adjacent neighbourhoods, subject to the following:

i) Natural walking trails shall be promoted, as shown on Appendix B – Potential Connections, in accordance with Policy 2.8.14 of this Plan; and,

ii) It is intended that the network will consist of public streets, sidewalks, and public open space lands.

2.8.10 Institutional Designation

The Institutional designation in the Ancaster Wilson Street Secondary Plan shall provide for the needs of the Ancaster community. Institutional uses such as museums, schools, and Places of Worship provide for enhanced quality of life.

2.8.10.1 Institutional Designation Policies

In addition to Sections E.6.0 - Institutional Designation and B.3.5 - Community Facilities/Services Policies of Volume 1, for lands designated Institutional on Map B.2.8-1 - Ancaster Wilson Street Secondary Plan: Land Use Plan, the following policies shall apply:

a) The maximum height shall be three storeys.

b) Notwithstanding Policy 2.8.10.1 a), the maximum height of buildings within the Village Core as shown on Appendix A: Character Areas and Heritage Features, shall be 2.5 storeys.

c) In addition to Policy E.6.2.6 of Volume 1, should existing institutional uses cease operation, or a new use is proposed, lands designated Institutional shall be encouraged to proceed on the basis of the following considerations:

i) Retention of the existing buildings and adaptive reuse, where appropriate, will be encouraged; and,

ii) Land use compatibility with adjacent residential areas will be a primary consideration.

iii) In the event of adaptive reuse, preference shall be given to residential uses.

d) *Housing with supports* shall be permitted in accordance with Policy B.3.2.4.3 of Volume 1.

2.8.11 Utility Designation

2.8.11.1 Utility Policies

In addition to Section C.3.4 - Utility Designation of Volume 1, for lands designated Utility on Map B.2.8-1 - Ancaster Wilson Street Secondary Plan: Land Use, the following policies shall apply:

a) When feasible, utilities and overhead wires should be buried underground as part of future planned road reconstruction or redevelopment.

b) Consideration shall be given to the location of telecommunication and utility equipment within the public right-of-way, as well as on private property. The City encourages innovative methods of containing utility equipment on or within streetscape features such as a gateway, lamp post, or transit shelter, etc. Telecommunication utility equipment should be co-located, whenever possible, to minimize visual impact.

c) The City encourages discussions with utility providers such as hydro electric power, communications/telecommunications, pipelines, and natural gas to ensure that sufficient infrastructure is or will be in place to serve the Secondary Plan area.

d) Utilities will be planned for and installed in a coordinated and integrated basis in order to be more efficient, cost effective, and minimize disruption.

e) Notwithstanding Policy C.3.4.2 of Volume 1, the following uses shall not be permitted:

i) Municipal works yards;

ii) Transportation yards;

iii) Heavy rail corridors and main lines; and,

iv) Waste management facilities.

2.8.12 Urban Design Policies

Urban Design Guidelines have been prepared to implement the design directions of the Ancaster Wilson Street Secondary Plan. The Guidelines further the vision and design concept for the Secondary Plan area by providing direction for *development* and *redevelopment* of buildings and public spaces to maintain consistent community form. Overall, the Ancaster Wilson Street Secondary Plan Urban Design Guidelines and policies of the Secondary Plan shall maintain the character that defines Ancaster by respecting its heritage and maintaining a high quality of design and aesthetic. The high quality of the built form is intended to contribute to the overall vitality and functionality of the Secondary Plan area.

The Ancaster Wilson Street Secondary Plan Urban Design Guidelines are based on five distinct Character Areas. While each Character Area varies in function, together, the Character Areas all contribute to creating a unique sense of place for the Ancaster Wilson Street Secondary Plan.

2.8.12.1 Urban Design Policies

In addition to Section B.3.3 - Urban Design Policies of Volume 1, the following policies shall apply to lands within the Ancaster Wilson Street Secondary Plan and Community Node areas, as identified on Map B.2.8-1 Ancaster Wilson Street

Secondary Plan: Land Use and Appendix A - Character Areas and Heritage Features:

a) *Development* and *redevelopment* shall be consistent with the Ancaster Wilson Street Secondary Plan Urban Design Guidelines, and shall be sympathetic to adjacent building styles, features, and materials when adjacent to a designated or listed heritage building.

b) In accordance with Policy F.1.19.6 of Volume 1, an Urban Design Report may be required for development or redevelopment, demonstrating how the proposal meets the policies of this Secondary Plan and the Ancaster Wilson Street Secondary Plan Urban Design Guidelines.

c) For the purposes of maintaining community character and cohesive design, five Character Areas have been identified, as shown on Appendix A - Character Areas and Heritage Features. The five Character Areas shall include:

   i) Escarpment Area, located from Montgomery Drive to Rousseaux Street, which is mainly a low density residential area;

   ii) Village Core, located from Rousseaux Street to Dalley Drive, which is the traditional downtown of Ancaster consisting of retail, commercial, and mixed residential uses;

   iii) Transition Area, located from Dalley Drive to Fiddlers Green Road, which is a predominantly residential area with a variety of housing types and some non-retail commercial uses along Wilson Street;

   iv) Uptown Core, located from Fiddlers Green Road to west of Todd Street, which is the second mixed use commercial area in the Community Node, consisting of larger format retail uses; and,

   v) Gateway Residential, located from Todd Street to Meadowbrook Drive, which is a predominately residential area with low and medium density housing.

d) The Ancaster Wilson Street Secondary Plan Urban Design Guidelines further describe the design objectives, function, and design character of each Character Area.

e) New development or redevelopment shall complement the distinct character, design, style, building materials, and characteristics, which define each Character Area.

f) Design requirements shall only apply to commercial and mixed use areas, institutional, and multi-residential developments. The Guidelines shall not apply to single detached and semi-detached dwellings.

g) Development or redevelopment shall not negatively affect active transportation within the Ancaster Wilson Street Secondary Plan.

h) Development and redevelopment shall foster streets as interactive outdoor spaces for pedestrians.

i) Mixed use and commercial development or redevelopment shall provide a

buffer, such as landscaped areas, for adjacent sensitive land uses.

j) Two primary commercial mixed use areas have been identified within the Ancaster Wilson Street Secondary Plan and are part of the Community Node: the Uptown Core and Village Core, as shown on Appendix A - Character Areas and Heritage Features. The following policies shall apply to the Uptown Core and Village Core:

i) The Uptown Core, as shown on Appendix A - Character Areas and Heritage Features, shall be consistent with the following design considerations:

1. Prior to the consideration of any large scale *development* or *redevelopment* in the Uptown Core, a detailed concept plan shall be completed. An Urban Design Report shall be submitted, which demonstrates how the proposed *development* or *redevelopment* meets the intent of this plan and incorporates the Urban Design Guidelines;

2. *Development* and *redevelopment* proposals shall incorporate pedestrian amenities, including but not limited to, internal sidewalks, street furniture, and, adequate signage and wayfinding. Should a comprehensive *redevelopment* of the Uptown Core occur, consideration should be given to a grid system of streets to create a clear circulation system that gives order to the development pattern and encourages walkability;

3. The Uptown Core shall be designed as a 'complete street' network that invites all forms of *active transportation*, while accommodating automobiles and transit vehicles;

4. Retail spaces and buildings shall be oriented in a 'retail main street' configuration, with storefronts located close to the street and principal entrances facing the sidewalk to create a pleasant pedestrian oriented shopping environment;

5. Where feasible, all streets should be tree lined or include similar landscaped treatments;

6. Buildings shall be massed and located close to the street edges to provide a continuous street wall and appropriate pedestrian scale at the street level;

7. Parking shall be designed to have minimal frontage onto the street and to be screened from public streets by buildings and/or landscaping;

8. Curb cuts to accommodate vehicular entrances along Wilson Street shall be limited; and,

9. Linear parks can be used to buffer commercial *development* or *redevelopment* from existing adjacent sensitive land uses.

ii) The Village Core area, shown on Appendix A – Character Areas and Heritage Features, shall be consistent with the following design considerations:

1. Notwithstanding Policy E.4.3.4 b) of Volume 1, for buildings fronting onto Wilson Street, setbacks may be varied, as per the character of the Village Core area;

2. Buildings within the Village Core should incorporate historical building features and styles in order to encourage a village atmosphere and pleasant pedestrian experience, where feasible;

3. Additional considerations to encourage the historic characteristics of the Village Core, including heritage styled signage and building façades, as described in the Urban Design Guidelines, should be given for any *development* or *redevelopment*;

4. The Village Core area should express a strong heritage design character that invites pedestrians and encourages interaction; and,

5. The heritage characteristic of the Village Core area can be strengthened through the use of a public walkway linking buildings and other land uses.

2.8.12.2 Gateways

In addition to Section B.3.3.4 - Gateways of Volume 1, the following policies shall apply to Gateways in the Ancaster Wilson Street Secondary Plan:

a) The Ancaster Wilson Street Secondary Plan Urban Design Guidelines have identified the following gateways, shown on Appendix A: Character Areas and Heritage Features, in the following general areas:

   i) Meadowbrook Drive and Wilson Street;

   ii) Reding Road/Halson Street and Wilson Street; and,

   iii) Rousseaux Street and Wilson Street.

b) Gateways may take the form of a structure and/or sign or a landscaped area or laneway. Gateway type and design shall vary based on Character Area and function. Gateway design and features shall be completed, to the satisfaction of the City.

2.8.13 Cultural Heritage Policies

Heritage is a key component in the unique character that identifies the Ancaster Wilson Street Secondary Plan and Community Node. Due to its long history as one of the oldest communities in Ontario, Ancaster has a wealth of cultural heritage features which forms the context for new *development* or *redevelopment*. The intent of cultural heritage conservation is to maintain consistent style, building materials, and key features which all contribute to the community character and creating a sense of place. The integration of cultural heritage into the public and private realms can help improve walkability by making a more pleasant pedestrian environment, and thus improving the quality of public spaces. While new and modern *development* or *redevelopment*s are welcomed in Ancaster, new buildings should reflect the cultural heritage of the surrounding area.

2.8.13.1 Cultural Heritage Policies

The following policies shall apply to the *cultural heritage resources* within the Ancaster Wilson Street Secondary Plan:

a) Due to the important heritage and character considerations within the Ancaster Wilson Street Secondary Plan, in addition to Section B.3.4 - Cultural Heritage Resources Policies of Volume 1, the evaluation of new development or redevelopment applications in the Ancaster Wilson Street Secondary Plan shall emphasize the requirements of the Cultural Heritage Resources Policies of Volume 1.

b) The retention and conservation of historical buildings, structures, or features on their original sites shall be encouraged through:

   i) Adaptive re-use and preservation of existing buildings before new *development* or *redevelopment* is considered;

   ii) Maintaining a listing of historical designated and listed properties of interest. Historic buildings are shown on Appendix A - Character Areas and Heritage Features; and,

   iii) Integrating *cultural heritage resources* into new *development* or *redevelopment* proposals in their original use or an appropriate adaptive reuse where possible.

c) When *development* or *redevelopment* is proposed adjacent to existing designated or listed heritage buildings, as shown on Appendix A - Character Areas and Heritage Features, a Planning Justification Report shall detail how the proposed development or redevelopment is consistent with the character and style of the surrounding heritage buildings.

d) The tree lined streetscape of portions of the Ancaster Wilson Street Secondary Plan shall be maintained and protected, where feasible, to enhance and preserve the character of the street and surrounding neighbourhood area.

e) *Cultural Heritage Landscapes* shall be conserved and protected with the intent of retaining major characteristics. This shall be implemented by the review of planning applications under the Planning Act, R.S.O., 1990 c. P.13. The City shall ensure that any proposed change is consistent within the policies of the Secondary Plan. The Village Core, as shown on Appendix A - Character Areas and Heritage Features and in the supporting Urban Design Guidelines, has been identified as a *Cultural Heritage Landscape*.

2.8.13.2 Special Character Roads

In addition to Section C.4.5.3 of Volume 1, the following policies shall apply to the portions of Jerseyville Road East, Wilson Street East, and Sulphur Springs Road, identified as Special Character Roads on Appendix A - Character Areas and Heritage Features:

a) Special Character Roads are identified on Appendix A - Character Areas and Heritage Features and include:

   i) Jerseyville Road East from Lovers Lane to Wilson Street East;

ii) Sulphur Springs Road from Mansfield Drive to Wilson Street East; and,

iii) Wilson Street East from Rousseaux Street to Halson Street.

b) The existing road cross-section, including existing mature vegetation fronting the street, shall be maintained, where feasible. Protection of trees may require unique approaches to grading and to the preservation of trees along the road.

c) The existing character of these streets identified in Policy 2.8.13.2 a) shall be protected by minimizing changes to the existing road right-of-way and ensuring that development or redevelopment is compatible with, and sympathetic in design to the character of the existing streetscape.

2.8.14 Transportation and Linkages Policies

The Ancaster Transportation Master Plan (ATMP) forms the basis for the transportation policies and implementation for the Ancaster Wilson Street Secondary Plan. The following Secondary Plan policies are intended to support the recommendations of the Transportation Master Plan. Transportation within the Ancaster Wilson Street Secondary Plan should accommodate all users and modes of transportation.

2.8.14.1 Transportation Policies

In addition to the policies of Section C.4.0 – Integrated Transportation Network of Volume 1, the following transportation policies shall apply to the Secondary Plan Area:

a) The transportation network in Ancaster shall proceed on the basis of the recommendations of the Ancaster Transportation Master Plan, as amended.

b) All intersections should be designed to support safe pedestrian crossing. Major intersections should support pedestrian crossings by providing safe crossing points and connection to public walkways. Boulevard tree planting should be closely spaced in the vicinity of such intersections.

c) Where warranted and in accordance with the Ancaster Transportation Master Plan, pedestrian crossings should be implemented to facilitate the movement of pedestrians throughout the Secondary Plan area.

d) Access to Wilson Street for development or redevelopment shall be via shared laneways or condominium roads, where possible, to contribute to an improved streetscape and urban character, while enhancing road safety by limiting multiple individual accesses onto Wilson Street.

e) Notwithstanding C.4.5.2 c)vii) of Volume 1, on-street parking shall be encouraged on Wilson Street, where appropriate, to provide additional parking for area residents and businesses and to serve as a natural traffic calming method and provide a buffer between moving traffic and pedestrians.

f) *Development* or *redevelopment* within the Ancaster Wilson Street Secondary Plan shall have regard for the Council-adopted Transit Oriented Development Guidelines.

2.8.14.2 Active Transportation Network

In addition to Section C.4.3 - Active Transportation Network of Volume 1, the following policies shall apply to the entire Secondary Plan area:

a) Secondary trails, cycling facilities, and pedestrian pathways are encouraged to promote connections to prominent destinations such as large open spaces and institutional areas, in accordance with the potential connections identified on Appendix B: Potential Connections.

b) Where feasible, off-street pedestrian linkages should be expanded to increase the active transportation network. Completion/connection of the proposed trails and cycling routes, shown on Appendix B: Potential Connections, shall be achieved through land dedications and easements in order to connect existing pathways to future planned routes.

c) When development or redevelopment occurs, pedestrian amenities shall be required in order to promote a viable streetscape and encourage active transportation and a continuous street presence. Pedestrian amenities include, but are not limited to, street furniture, wayfinding signs, and paved walkways.

d) An Urban Design Report shall be submitted as part of any development or redevelopment, and shall demonstrate how pedestrian amenities can be accommodated.

e) In addition to the recommendations of the Ancaster Transportation Master Plan, the Shifting Gears Cycling Master Plan, and the Recreation Trails Master Plan, additional linkages and connections shall be encouraged for the Ancaster Wilson Street Secondary Plan, as detailed on Appendix B:

Potential Connections, and through the following additional recommendations:

i) Shared on-road bicycle lanes along Sulphur Springs Road are encouraged;

ii) Continuous and wider sidewalks are encouraged for Sulphur Springs Road, Jerseyville Road, and Amberly Boulevard;

iii) Connections between the community and the Escarpment should be encouraged though a trailhead connection at Old Dundas Road; and,

iv) Pedestrian connections are encouraged to directly connect the trailhead at Old Dundas Road to the Village Core area and to Sulphur Springs Road.

v) For properties fronting onto Wilson Street East within the Village Core area, pedestrian connections between the trailhead at Old Dundas Road and the Village Core area and to Sulphur Springs Road shall be provided subject to the following:

1. Pedestrian connections shall be established through *development* or *redevelopment* of a property which requires a Planning Act, R.S.O., 1990 c. P.13 approval including an Official Plan

amendment, Zoning By-law amendment, Plan of Subdivision, consent to sever, or Site Plan approval, and which can appropriately accommodate the connection;

2. The City may facilitate the establishment of a pedestrian connection at the time of *development* or *redevelopment* of a property; and,

3. Pedestrian connections between the Village Core area, the trailhead at Old Dundas Road and Sulphur Springs Road may include but are not limited to a trail, sidewalk, easement, or a combination of public road walkways and trails.

2.8.14.3 Public Transit Network

In addition to Section C.4.4 - Public Transit Network of Volume 1, the following policies shall apply to the entire Secondary Plan area:

a) *Development* or *redevelopment* shall be directed toward Wilson Street, in accordance with Sections 2.8.6, 2.8.7, 2.8.8, and 2.8.10 of this Plan, to provide support for the provision of public transit.

b) The City shall explore the feasibility of a transit hub within the Community Node to better connect to the greater transit system of Hamilton, in accordance with the Ancaster Transportation Master Plan.

c) Public Transit stops should be designed to maximize transit use and access, where feasible.

2.8.15 Infrastructure Policies

Municipal services, such as sewers, water, stormwater systems, and public/private utilities, shall be provided, maintained, and upgraded, as necessary, to accommodate the needs of existing and future *development* or *redevelopment* in the Ancaster Wilson Street Secondary Plan.

2.8.15.1 In addition to Section C.5.0 - Infrastructure of Volume 1, the following policies shall apply to the entire Secondary Plan area:

a) Innovative stormwater management technologies, including but not limited to, green roof and grey water recycling, in accordance with City By-laws and provincial regulations, shall be encouraged in building design and development and redevelopment, where feasible.

b) Where possible, stormwater management facilities should be located adjacent to other open space areas.

c) The City shall continuously monitor the capacity and re-assess the need to manage stormwater runoff, as necessary.

d) Infrastructure related works within the Ancaster Wilson Street Secondary Plan shall have regard for the heritage and character of the area by maintaining heritage features and landscapes, where feasible.

2.8.16 Area and Site Specific Policies (OPA 109)

Site-Specific Policy – Area A

2.8.16.1 For the lands identified as Site Specific Policy – Area A, on Map B.2.8-1 – Ancaster Wilson Street Secondary Plan: Land Use Plan, designated Institutional and Natural Open Space, and known municipally as 437 Wilson Street East, the following shall apply:

a) Prior to any proposed development or redevelopment of the site other than institutional uses, the following studies shall be submitted as part of a complete Planning Act, R.S.O., 1990 c. P.13 application, and shall be completed, to the satisfaction of the City to ensure development or redevelopment occurs in an appropriate and orderly manner:

i) *Cultural Heritage Impact Assessment*;

ii) Archaeological Assessment;

iii) Detailed Concept Plan;

iv) Urban Design Report;

v) Functional Servicing Plan;

vi) Hydro-Geological Assessment;

vii) Planning Justification Report;

viii) Environmental Impact Statement;

ix) Comprehensive Transportation Management and Traffic Impact Plan;

x) Tree Preservation Plan; and,

xi) Visual Impact Assessment, if required, to the satisfaction of the City, in consultation with Niagara Escarpment Commission.

b) Any proposed development or redevelopment shall be consistent with the intended principles and objectives of this Secondary Plan.

c) In accordance with Policy 2.8.14.2e) v) of this Plan, a condition of any proposed development or redevelopment of the lands known as 437 Wilson Street East requiring a Planning Act, R.S.O., 1990 c. P.13 approval including an Official Plan Amendment, Zoning By-law amendment, consent to sever, Plan of Subdivision or Site Plan approval, shall ensure pedestrian connections are established between the trailhead at Old Dundas Road, the Village Core area and Sulphur Springs Road.

Site-Specific Policy – Area B

2.8.16.2 For the lands identified as Site Specific Policy – Area B, on Map B.2.8-1 - Ancaster Wilson Street Secondary Plan: Land Use Plan, designated Natural Open Space, for portions of the lands known municipally as 449 Wilson Street East and 548 Old Dundas Road, the following shall apply:

a) Notwithstanding Section 2.8.9 of this Plan, existing and new residential and commercial uses shall be permitted in accordance with the provisions of the Zoning By-law.

Site-Specific Policy – Area C

2.8.16.3 For the lands identified as Site Specific Policy – Area C, on Map B.2.8-1 – Ancaster Wilson Street Secondary Plan: Land Use Plan, designated Medium Density Residential 2, and known municipally as 153 Wilson Street West, the following shall apply:

a) Notwithstanding Policy E.3.5.7 of Volume 1 and Policy 2.8.7.4 b) of this Plan, a maximum density of 161 units per hectare shall be permitted.

b) In addition to Policy 2.8.7.4 c) of this Plan, a three story building on the lands may include a basement level walk-out at the rear of the building.

Site-Specific Policy – Area D

2.8.16.4 For the lands identified as Site Specific Policy – Area D, on Map B.2.8-1 – Ancaster Wilson Street Secondary Plan: Land Use Plan, designated Medium Density Residential 2, and known municipally as 125 – 139 Wilson Street West, the following shall apply:

a) Notwithstanding Policy 2.8.7.4 c) of this Plan, the permitted residential building shall not exceed a height of four storeys above grade.

Site-Specific Policy – Area E

2.8.16.5 For the lands identified as Site Specific Policy – Area E, on Map B.2.8-1 – Ancaster Wilson Street Secondary Plan: Land Use Plan, designated Institutional, and known municipally as 357 Wilson Street East, the following shall apply:

a) In addition to Section 2.8.10 of this Plan, a mixture of uses shall be permitted, in accordance with Policies 2.8.8.4 and 2.8.8.5, without an amendment to this Plan.

Site-Specific Policy – Area F

2.8.16.6 For the lands identified as Site Specific Policy – Area F, on Map B.2.8-1 – Ancaster Wilson Street Secondary Plan: Land Use Plan, designated Mixed Use – Medium Density, identified as *Pedestrian Focus Streets*, and known municipally as 385 Wilson Street East, the following shall apply:

a) Notwithstanding the policies of this Secondary Plan, development shall be in accordance with the Ontario Municipal Board Decision for PL111062, dated July 31, 2012; and,

b) If development proposed for 385 Wilson Street East is not in accordance with the Ontario Municipal Board Decision for PL111062, dated July 31, 2012, the proposed development shall be subject to the policies of this Secondary Plan.

Site-Specific Policy – Area G

2.8.16.7 For the lands identified as Site Specific Policy – Area G, on Map B.2.8-1 – Ancaster Wilson Street Secondary Plan: Land Use Plan, designated Mixed Use – Medium Density, identified as *Pedestrian Focus Streets*, and known municipally as 370 Wilson Street East, the following shall apply:

a) Notwithstanding the uses permitted by Policy E.4.6.5 b) of Volume 1, a drive through facility within the building existing at the date of final approval and coming into effect of the Sections of the Official Plan (August 16, 2013) shall be permitted.

Site-Specific Policy – Area H

2.8.16.8 For the lands identified as Site Specific Policy – Area H, on Map B.2.8-1 – Ancaster Wilson Street Secondary Plan: Land Use Plan, designated Mixed Use – Medium Density, and known municipally as 54 Wilson Street West, the following design policies shall apply to the *development* of lands comprised an area of approximately 2.6 hectares with a 35.4 metre flankage along Todd Street, a 166.1 metre frontage along Wilson Street West and an irregular depth, the following shall apply:

a) No access shall be permitted from Carrington Court to the commercial facility; and,

b) Notwithstanding Policy B.3.3.7.3 of Volume 1, open storage of goods and materials shall not be permitted except in special cases, subject to the City's approval and regulations.

Site-Specific Policy – Area I (OPA 76)

2.8.16.9 For the lands identified as Site Specific Policy - Area I, on Map B.2.8-1 – Ancaster Wilson Street Secondary Plan: Land Use Plan, designated Mixed Use – Medium Density, and known as 128 and 134 Wilson Street West, the following policy shall apply:

a) Notwithstanding the uses permitted by Policy E.4.6.5 of Volume 1, the permitted uses shall be limited to single detached dwellings and business and professional offices, which shall be permitted within the existing buildings.

Site Specific Policy – Area J (OPA 89)

2.8.16.10 For the lands identified as Site Specific Policy – Area J, on Map B.2.8-1 Ancaster Wilson Street Secondary Plan – Land Use Plan, designated Medium Density Residential 2, and known as 125 Wilson Street East and a portion of 130 Dalley Drive, the following policy shall apply:

a) Notwithstanding Policies B.2.8.7.4 a) and b), only a multiple dwelling having a maximum of 19 dwelling units and a net residential density of 91 units per hectare shall be permitted.

Site Specific Policy – Area K (OPA 129)

2.8.16.11 For the lands identified as Site Specific Policy – Area K on Map B.2.8-1 Ancaster Wilson Street Secondary Plan – Land Use Plan, designated Mixed Use – Medium

Density – Pedestrian Focus, and known as 280 Wilson Street East, the following policy shall apply:

a) Notwithstanding Policy E.4.6.9 of Volume 1 of the UHOP, medium density, ground related residential housing forms shall be permitted on a pedestrian focus street.

b) In addition to Policy B.2.8.8.5 a), building height shall not exceed 3 storeys for new development where the existing heritage building on lands located at 280 Wilson Street East is retained on site. (OPA 142)

Site Specific Policy – Area L (OPA 143)

2.8.16.12 Notwithstanding Policy C.4.5.2 f) iii) of Volume 1, the right-of-way width of Local Roads shall be 12.19 metres, instead of the minimum required 20.117 metre road right-of-way width, provided through the site plan review it is demonstrated that all the required road facilities, municipal sidewalks and utilities can be accommodated in this reduced road right-of-way width.

Site Specific Policy – Area M (OPA 171)

2.8.16.13 For lands identified as Site Specific Policy – Area M on Map B.2.8-1 Ancaster Wilson Street Secondary Plan – Land Use Plan, designated Mixed Use – Medium Density – Pedestrian Focus, and known as 335 Wilson Street East, the following policy shall also apply:

a) Notwithstanding Policy B.2.8.8.5 a), the building height shall not exceed 3 storeys and shall be designed to be a maximum of two and a half storeys in height adjacent to Wilson Street East.

Site Specific Policy – Area N (OPA 194)

2.8.16.14 For lands identified as Site Specific Policy – Area N on Map B.2.8-1 Ancaster Wilson Street Secondary Plan – Land Use Plan, designated Mixed Use – Medium Density, identified as *pedestrian focus streets*, and known as 442, 450, 454 and 462 Wilson Street East, the following policy shall also apply:

a) Notwithstanding Policy E.4.3.4 d) of Volume 1, residential uses shall be permitted on the ground floor in a building facing a pedestrian focus street, where ground floor commercial uses are also provided.

b) In addition to Policy B.2.8.12.1 of Volume 2, new development shall incorporate darker colours on the facades above the ground floor, and uplighting shall not be permitted, to mitigate and/or minimize impacts to views from and to the Niagara Escarpment.

Site Specific Policy – Area O (OPA 254)

2.8.16.15 For lands identified as Site Specific Policy – Area "O" on Map B.2.8-1 Ancaster Wilson Street Secondary Plan – Land Use Plan, designated Mixed Use – Medium Density – Pedestrian Focus, and known as 392, 398, 400, 402, 406 , and 412 Wilson Street East and 15 Lorne Avenue, the following policies shall apply:

a) Notwithstanding Policy B.2.8.8.5 a) for the lands designated Mixed Use – Medium Density – Pedestrian Focus, the maximum permitted height shall be eight storeys.