

## B.4 FLAMBOROUGH SECONDARY PLANS

### B.4.1 West Waterdown Secondary Plan

The West Waterdown Secondary Plan is bounded by Parkside Drive to the north, Dundas Street East to the south, Hamilton Street to the east, Borer’s Creek and the Utility Pipeline to the west and is located in Waterdown.

The West Waterdown Secondary Plan establishes land uses and development standards to guide the *development* and/or *redevelopment* of lands located in the West Waterdown Secondary Plan area. Section B.4.1 and Map B.4.1-1 - West Waterdown - Land Use Plan constitute the West Waterdown Secondary Plan.

#### 4.1.1 Residential Designations

The residential policies define the location and scale of each type of residential use and shall ensure that a variety of housing types are provided to meet the needs of residents of the City and provincial policy requirements.

#### 4.1.2 The residential areas are designated Low Density Residential 2e and Low Density Residential 3c on Map B.4.1-1 – West Waterdown – Land Use Plan.

#### 4.1.3 Low Density Residential Designations

In addition to Section E.3.4 – Low Density Residential of Volume 1, the following policies shall apply to the lands designated Low Density Residential 2e and Low Density Residential 3c on Map B.4.1-1 – West Waterdown - Land Use Plan:

- a) Notwithstanding Policies E.3.4.3 and E.3.4.4 of Volume 1, the following policies shall apply to the lands designated Low Density Residential 2e on Map B.4.1-1 – West Waterdown – Land Use Plan:
  - i) The permitted uses shall be single detached dwellings, duplex, semi-detached and link dwellings.
  - ii) The maximum density shall be 26 units per net residential hectare.
- b) Notwithstanding Policies E.3.4.3 and E.3.4.4 of Volume 1, the following policies shall apply to the lands designated Low Density Residential 3c on Map B.4.1-1 – West Waterdown – Land Use Plan:
  - i) The permitted uses shall be townhouse dwellings and apartment dwellings.
  - ii) The maximum building height shall be three storeys.
  - iii) The density range shall be from 27 to 49 units per net residential hectare.
  - iv) *Development* shall be located in close proximity to parks and recreational facilities, institutional uses and near major intersections, on arterial roads and/or on Dundas Street East. **(OPA 64)**

#### 4.1.4 Mixed Use - Medium Density Designation

It is the intent of this Secondary Plan that the day-to-day shopping needs of the residents of this community shall be served by the existing and any proposed commercial facilities along Hamilton Street and Dundas Street.

4.1.4.1 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.4.1-1 – West Waterdown – Land Use Plan:

- a) Notwithstanding Policy E.4.6.5 of Volume 1, the permitted uses shall include large retail, office, live/work, and medium density residential uses, including townhouses, duplex, triplex, stacked townhouses, and low rise apartments. Detailed permitted uses, appropriate to each location, shall be established in the implementing Zoning By-law.
- b) Commercial *development* may occur as individual, mall or plaza building structures in single use or mixed use projects.
- c) Special consideration shall be given for new *development* along Dundas Street East and Hamilton Street in terms of providing a contiguous streetscape through consistent setback, signage and landscaping measures.

#### 4.1.5 Parks and Open Space Designations

4.1.5.1 Section B.3.5.3 – Parkland Policies and Section C.3.3 – Open Space Designations of Volume 1 of this Plan shall apply to lands designated Parkette, Neighbourhood Park, General Open Space and Natural Open Space on Map B.4.1-1 – West Waterdown – Land Use Plan.

4.1.5.2 The open space system planned for the West Waterdown Secondary Plan area includes the following:

- a) Neighbourhood Park;
- b) Parkette;
- c) General Open Space; and,
- d) Natural Open Space.

#### 4.1.6 Institutional Designation

It is the intent of this Secondary Plan to designate sufficient institutional lands to serve the needs of the Secondary Plan area, as well as most of the needs of the urban area of Waterdown.

4.1.6.1 In addition to Sections B.3.5 – Community Facilities/Services Policies, E.3.10 – Community Facilities/Services and E.6.0 – Institutional Designation of Volume 1, the following policies shall apply to the lands designated Institutional on Map B.4.1-1 – West Waterdown – Land Use Plan:

- a) The Institutional designation shall permit both large and small scale uses.
- b) The large scale institutional uses are intended to serve the broader urban area. Permitted large scale institutional uses shall include secondary schools,

recreation facilities, cultural and religious facilities, places of worship, day care facilities, government services, administrative facilities, and accessory uses that are necessary and subordinate to the institutional use.

- c) The small scale institutional uses are intended to serve the neighbourhood. Permitted small scale institutional uses shall be neighbourhood oriented uses including elementary schools, places of worship, day care facilities, and accessory uses that are necessary and subordinate to the institutional use.

#### **4.1.7 Area and Site Specific Policies**

##### **Site Specific Policy – Area A**

- 4.1.7.1 In addition to the uses permitted in Policy B.4.1.6.1, on lands identified as Site Specific Policy - Area A on Map B.4.1-1 – West Waterdown – Land Use Plan, and located at 168 Dundas Street East, office uses shall be permitted within the existing building.

## B.4.2 Waterdown North Secondary Plan

The Waterdown North Secondary Plan is bounded by the *urban boundary* to the north, Parkside Drive on the south, the pipeline easement on the west, lands north of the North Waterdown Drive and Centre Road on the east.

The Waterdown North Secondary Plan establishes principles, objectives, land uses, basic transportation network, community facilities, infrastructure requirements, and development standards to guide the *development* and/or *redevelopment* of lands located in the Waterdown North Area.

Section B.4.2 – Waterdown North Secondary Plan, Map B.4.2-1 – Waterdown North - Land Use Plan, B.4.2-2– Waterdown North – Road Classification Plan, and Appendix A – Waterdown North – Community Structure Plan, constitute the Waterdown North Secondary Plan.

### 4.2.1 Principles

*Development* of the Waterdown North Secondary Plan area shall be based on the following principles:

- a) Creation of a compact, safe, functional and attractive urban environment.
- b) Provision of a mix and range of housing, including housing *affordable* to a wide spectrum of households through a variety of building types and densities to provide housing choices for families, seniors, single person households and other residents.
- c) Creation of an interconnected and permeable transportation system and pattern of public streets and walkways, facilitating direct and safe pedestrian, bicycle and vehicular movement throughout the community and to adjacent communities.
- d) Promotion of pedestrian and cycling connections to the existing Waterdown community, where appropriate.
- e) Establishment of a mixed use centre serving local and community needs, including higher intensity housing, commercial uses and innovative live-work opportunities at the intersection of Centre Road and North Waterdown Drive.
- f) Recognition of the existing institutional campus and provision for its expansion to serve the Waterdown North area and the broader community.
- g) Achievement of residential and employment densities that meet provincial policy requirements and support potential future transit networks.
- h) *Intensification* of existing areas of housing fronting onto Parkside Drive, through the conveyance of the rear portions of lots, where appropriate.
- i) Establishment of an integrated park and open space system providing opportunities for passive use of the Borer’s Creek Valley, while protecting and preserving significant natural features and functions of the environmental system.

- j) Retention and enhancement of natural and cultural heritage features, other landscape elements such as hedgerows, prominent landform features and scenic views.
- k) *Development* of a continuous pathway system throughout the community that incorporates links of varying character and function between natural features and community amenities.
- l) Integration of the recommendations of the Waterdown/Aldershot Transportation Master Plan, Master Drainage Plan and Master Servicing Plan studies, including provision for North Waterdown Drive, storm water management systems and a water tower.
- m) Ensure that required roadway improvements are completed and infrastructure, including the necessary water, sanitary sewer, storm water management systems, telecommunications and public/private utilities are provided and are in place and operative, as necessary, prior to, or concurrent with the *development* of the land.

#### 4.2.2 Objectives

The following objectives provide the framework for the planning and development of the Waterdown North Secondary Plan area and shall be achieved through the policies and mechanisms set out in this Secondary Plan and the Official Plan.

##### 4.2.2.1 Residential

- a) Create an urban environment that provides for safe, functional and attractive residential neighbourhoods.
- b) Provide a wide variety and mix of housing types throughout the neighbourhoods.
- c) Promote a more compact urban form, with higher densities located in proximity to arterial roads that may serve as future transit corridors.
- d) Encourage the *development* of live-work dwelling units to provide for the opportunity of smaller scale commercial and business uses in close proximity to residential uses.

##### 4.2.2.2 Commercial and Mixed Use

- a) Provide for the development of a commercial centre of approximately 1.5 to 2.0 ha in size that serves the local and community needs
- b) Require the provision of appropriate amenities for commercial areas, including parking, signage, landscaping and streetscaping.
- c) Provide an attractive image at this northern gateway to the Waterdown urban area.
- d) Achieve an appropriate interface with adjacent residential areas.

4.2.2.3 Parks and Open Space

- a) Provide an integrated open space and park system with a clear functional relationship to the overall community.
- b) Promote community health through a system of non-vehicular trail connections through the new community with linkages to surrounding lands.
- c) Provide opportunities for recreation where they do not impact natural heritage features.
- d) Ensure that natural heritage features, including Core Areas, valleylands, floodplains and wetlands are protected and enhanced.
- e) Restrict *development* from occurring on lands with inherent natural hazards, including floodplains.
- f) Conserve the natural beauty and distinctive character of the Waterdown North landscape.

4.2.2.4 Institutional

- a) Accommodate facilities for public use, including education, health and community uses.
- b) Provide for expansion of the existing institutional uses.
- c) Integrate the institutional uses with the new residential community.

4.2.2.5 Utility Services

- a) Ensure that adequate utility networks are established to serve the anticipated *development* and that they can be phased in a way that is cost-effective and efficient.
- b) Ensure utilities are provided in a manner that minimizes the impacts on the natural environment.
- c) Ensure public and private utilities are clustered or grouped where possible to minimize visual impact.

4.2.2.6 Cultural Heritage

- a) Identify and protect historically or architecturally significant buildings.
- b) Ensure the appropriate management, conservation, mitigation or preservation of *archaeological resources*.

4.2.2.7 Urban Design

- a) Ensure the development of an attractive, compact, safe and pedestrian-oriented urban environment.
- b) Promote a high quality of design for public parks, open spaces, streetscapes, and buildings.
- c) Ensure *compatibility* between areas of different land use or development intensity.

4.2.2.8 Transportation

- a) Provide a safe and efficient means of travel (a balanced transportation network) for all residents.
- b) Provide an interconnected transportation system and pattern of streets, facilitating direct and safe pedestrian, bicycle and vehicular movement throughout the community.
- c) Encourage energy-efficient transportation, such as walking, cycling and transit, to reduce the dependency on the automobile.
- d) Provide transportation infrastructure to support future land uses in the community and its vicinity.

4.2.2.9 Infrastructure

- a) Encourage infrastructure required for any part of this Secondary Plan, to be in place and operative, as necessary, for that part of the Plan, prior to or concurrent with the development of the land.
- b) Ensure infrastructure is provided in a manner that minimizes the impacts on the natural environment.

4.2.2.10 Implementation

- a) Ensure that studies, services, public facilities and infrastructure required to support *development* of the lands are provided.
- b) Establish an integrated program of planning approvals and resources commitments to implement the provisions of this Secondary Plan.

**4.2.3 General Policies**

4.2.3.1 The pattern of land use and the schematic transportation network for the Waterdown North Secondary Plan area are identified on Maps B.4.2-1 – Waterdown North - Land Use Plan and Map B.4.2.2– Waterdown North – Road Classification Plan.

4.2.3.2 Waterdown North Community Structure is identified on Appendix A – Waterdown North – Community Structure Plan. The Community Structure Plan demonstrates a conceptual structure and general form of *development*, including a potential local road network that reflects the intent and objectives of this Secondary Plan. Appendix A – Waterdown North - Community Structure Plan shall serve as a general guide to the City in the review of applications for plan of subdivision and/or site plan approval.

4.2.3.3 All *development* applications within Waterdown North shall be subject to design review to ensure a high quality of *development* in accordance with this Secondary Plan and the Waterdown North Urban Design Guidelines.

4.2.3.4 North Waterdown Drive, identified as an arterial road on Appendix A – Waterdown North – Road Classification Plan, represents the northern limit of urban development in the Waterdown North community, with the exception of the two high density residential precincts to the west of Borer’s Creek. North

Waterdown Drive shall be located in accordance with the Waterdown/Aldershot Transportation Master Plan.

- 4.2.3.5 All *development* within the Secondary Plan Area shall be planned on a comprehensive basis, consider impacts on natural features and be *compatible* with adjacent development. The zoning by-law shall incorporate provisions relating to the height, density and design of *development* based on the provisions of this Secondary Plan and the Waterdown North Urban Design Guidelines.

#### 4.2.4 Residential Designations

The Waterdown North community shall be primarily a residential area that includes a wide range of housing types and demonstrates a mix of housing. The community shall consist of two neighbourhoods: a largely low density neighbourhood to the west of Borer's Creek; and a mixed use neighbourhood, featuring higher intensity residential uses, commercial uses, live/work units and an institutional use campus, to the east of Borer's Creek. While different, these two neighbourhoods are to be integrated through common design treatments, shared community amenities and a connecting pathway system. In addition, two higher density residential areas are to be developed to the north of North Waterdown Drive.

- 4.2.4.1 The residential areas are designated Low Density Residential 2 and 3, Medium Density Residential 3 and 4 and High Density Residential 1, as identified on Map B.4.2-1 – Waterdown North – Land Use Plan. The following policies shall apply to each of these land use designations. Currently, there are no lands designated Medium Density Residential 4.

##### 4.2.4.2 General Residential Policies

In addition to the Section E.3.0 – Neighbourhoods Designation of Volume 1, the following general policies shall apply to all residential land use designations identified on Map B.4.2-1 – Waterdown North - Land Use Plan:

- a) Density ranges have been specified for each residential category. These densities shall be achieved for each land holding within the Secondary Plan area through the review of *development* applications on an application by application basis.
- b) A broad range and mix of housing types are promoted between and within residential density categories. The City shall strive to achieve a variety of building types within each density category, such that no portion of the Secondary Plan area is dominated by one housing type. In appropriate locations, the *development* of live/work housing units, which are principally residential dwellings but also accommodate small scale commercial uses on the ground floor, shall be encouraged.
- c) This Plan encourages the preservation of designated and/or listed heritage buildings found within the Waterdown North area through the retention of buildings that have been identified as having cultural, historical and/or architectural significance.
- d) Reverse frontage or backlotted lots shall be discouraged on major roads, such as Parkside Drive, Centre Road and North Waterdown Drive, as well as adjacent to parks. The City supports alternative approaches, such as



laneway housing and window streets, to promote improved streetscapes and public safety, where possible and appropriate.

- e) As part of the submission of any *development* application, an overall concept plan for the adjoining lands and associated development statistics shall be submitted, to the satisfaction of the City. This concept plan shall detail the major components of the *development* and demonstrate compliance with this Secondary Plan and general conformity to the Waterdown North Urban Design Guidelines, including provision of a mix of housing types and lot sizes and achievement of density targets.

#### 4.2.4.3 Low Density Residential 2 Designation

In addition to the policies of Section E.3.4 – Low Density Residential of Volume 1, the following policies shall apply to the lands designated Low Density Residential 2 on Map B.4.2-1 – Waterdown North - Land Use Plan:

- a) Notwithstanding Policy E.3.4.3 of Volume 1, single detached dwellings, semi-detached dwellings, duplexes and street townhouses shall be permitted.
- b) Single detached and semi-detached dwellings shall be the primary form of housing in this designation. Street townhouse dwellings shall be permitted to a maximum of 10% of the housing units in this designation.
- c) A mix of lot sizes and housing types shall be required throughout the Low Density Residential 2 designation such that there is not a large concentration of one type of lot size or housing unit in any one area. There shall be a variety of lot sizes and housing types along any given street.
- d) Notwithstanding Policy E.3.4.4 of Volume 1, the density of lands designated Low Density Residential 2 shall be in the range of 22 units to a maximum of 30 units per net residential hectare.
- e) A limited number of residential dwellings may be permitted to have direct frontage on Parkside Drive provided the lot frontages are adequate to minimize the number of driveways and achieve enhanced landscaping, or where alternative design approaches are implemented that minimize driveway connections to Parkside Drive while making adequate provision for parking and enhanced landscaping.
- f) The maximum building height shall be 3 storeys.

#### 4.2.4.4 Low Density Residential 3 Designation

In addition to the policies of Section E.3.4 – Low Density Residential of Volume 1, the following policies shall apply to the lands designated Low Density Residential 3 on Map B.4.2-1 – Waterdown North - Land Use Plan:

- a) The Low Density Residential 3 designation shall permit single detached dwellings, semi-detached dwellings, duplexes and street townhouses.
- b) Street townhouses shall be the primary form of housing in this designation and shall comprise a minimum of 50% of the housing units in this designation.

- c) Notwithstanding Policy E.3.4.4 of Volume 1, the net residential density of lands designated Low Density Residential 3 shall be in the range of greater than 30 units to a maximum of 46 units per net residential hectare.
- d) The maximum building height shall be 3 storeys.
- e) Live-work housing units may be permitted in accordance with Section B.4.2.4.8 – Mixed Use - Medium Density Designation; however, an amendment to the Low Density Residential 3 designation shall be required.

#### 4.2.4.5 Medium Density Residential 3 Designation

In addition to the policies of Section E.3.5 – Medium Density Residential of Volume 1, the following policies shall apply to the lands designated Medium Density Residential 3 on Map B.4.2-1 – Waterdown North - Land Use Plan:

- a) The Medium Density Residential 3 Designation shall permit a range of *multiple dwellings* including all forms of townhouses, apartments and other forms of multiple dwellings. Housing for seniors, including retirement apartments shall also be permitted. The maximum building height shall be 6 storeys.
- b) Notwithstanding Policy E.3.5.7 of Volume 1, the density for all lands designated Medium Density Residential 3 shall be greater than 46 units to a maximum of 70 units per gross residential hectare. This density shall be achieved through the provision of a mix of housing types within the designation. **(OPA 64)**
- c) Notwithstanding Policy B.4.2.4.5 b) and Policy E.3.5.7 of Volume 1, individual sites may be developed to a maximum net residential density of 125 units per hectare, provided that the overall density of the lands within the designation does not exceed 70 units per gross residential hectare.
- d) The City shall consider the provision of additional live-work housing units elsewhere in the Medium Density Residential 3 designation, subject to provision of an acceptable site plan and building elevations illustrating the nature and function of the *development* and demonstrating *compatibility* with adjacent development and adequate provision for on-street parking. An amendment to the Medium Density Residential 3 designation shall be required. **(OPA 64)**

#### 4.2.4.6 Medium Density Residential 4 Designation

In addition to the policies of Section E.3.5 – Medium Density Residential of Volume 1, the following policies shall apply to lands designated Medium Density Residential 4 on Map B.4.2-1 – Waterdown North - Land Use Plan.

Currently, there are no lands designated Medium Density Residential 4:

- a) The Medium Density Residential 4 designation shall permit a range of *multiple dwellings* such as all forms of townhouses, apartments and other forms of multiple dwellings. Housing for seniors, including retirement apartments shall also be permitted.
- b) The maximum building height shall be 10 storeys.

- c) Notwithstanding Policy E.3.5.7 of Volume 1, the density for all lands designated Medium Density Residential 4 shall be greater than 70 units to a maximum of 100 units per gross residential hectare. This density shall be achieved through the provision of a mix of housing types within the designation.
- d) Notwithstanding Policy B.4.2.4.6c) and Policy E.3.5.7 of Volume 1, individual sites may be developed to a maximum net residential density of 150 units per hectare, provided the overall density of the lands within the designation does not exceed 100 units per gross residential hectare.

#### 4.2.4.7 High Density Residential 1 Designation

In addition to the policies of Section E.3.6 – High Density Residential of Volume 1, the following policies shall apply to the lands designated High Density Residential 1 on Map B.4.2-1 – Waterdown North Land Use Plan:

- a) The High Density Residential 1 designation shall permit *multiple dwellings* such as all forms of townhouses, apartments and other forms of *multiple dwellings*. Housing for seniors, including retirement apartments shall also be permitted.
- b) The maximum building height for apartments shall be 15 storeys.
- c) Notwithstanding Policy E.3.6.6 of Volume 1, the density for all lands designated High Density Residential 1 shall be greater than 100 units to a maximum of 125 units per gross residential hectare.
- d) Individual sites may be developed to a maximum net residential density of 175 units per hectare, provided that the gross residential density is achieved.
- e) A range of building types shall be encouraged on lands designated High Density Residential 1. In particular, lower-rise multiple housing forms shall be encouraged along the frontage of North Waterdown Drive to enhance the streetscape and provide an appropriate transition to the lower density housing to the south.
- f) Access to the High Density Residential 1 lands should align with public road intersections to the south of North Waterdown Drive.
- g) Parking for vertically attached housing forms shall generally be located below grade or within buildings. Limited surface parking areas may be permitted provided that they are screened from the arterial road.
- h) Consideration shall be made in the design of buildings in the High Density Residential 1 designation for the function and aesthetics of a future trail on the pipeline easement.

#### 4.2.4.8 Mixed Use - Medium Density Designation

In addition to the policies of 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.4.2-1 – Waterdown North - Land Use Plan:

- a) The intent of the Mixed Use - Medium Density designation is to promote the *development* of live-work housing. Single detached, semi detached, duplex, street townhouses and stacked townhouses residential forms with grade-related commercial uses, as permitted in Policy B.4.2.4.8 b), may be permitted, in accordance with the provisions of the Zoning By-law.
- b) Notwithstanding Policy E.4.6.5 of Volume 1, permitted commercial uses in the Mixed Use - Medium Density designation include retail, personal services, and offices.
- c) The maximum building height shall be four storeys.
- d) Live-work housing units may be developed on the collector road in the vicinity of the intersection with Centre Road, as identified on Map B.4.2-1 – Waterdown North - Land Use Plan.
- e) Within the Mixed Use Medium Density designation, the residential uses permitted in Policy B.4.2.4.8 a) may have grade-related commercial uses, as specified, provided that it can be suitably demonstrated, through the submission of an urban design brief, that in appropriate locations, the availability of on-street parking and individual design of units would support the proper functioning of these commercial uses. In addition:
  - i) For all units located on the north side of Nisbet Boulevard, the urban design brief noted above shall be required, in conjunction with a Site Plan application.
  - ii) For all residential uses, except for those units adjacent to the north side of the collector road, the addition of commercial uses at grade shall require an Amendment to the Zoning By-law.
- f) Alternative road and sidewalk standards and reduced building setbacks shall be encouraged in areas of live-work housing, as identified in the Waterdown North Urban Design Guidelines.

#### 4.2.5 District Commercial Designation

The District Commercial designation is intended to provide for the shopping needs of Waterdown North residents and the broader community. The location of the District Commercial designation shall benefit from traffic on Centre Road and North Waterdown Drive, and serves a gateway function at the north end of the Waterdown Urban Area.

4.2.5.1 In addition to the policies of Section E.4.7 – District Commercial Designation of Volume 1, the following general policies shall apply to lands designated District Commercial on Map B.4.2-1 – Waterdown North - Land Use Plan

- a) The maximum building heights shall be four storeys.
- b) Residential uses and institutional uses shall be permitted in conjunction with commercial uses in the form of mixed use buildings with only commercial uses on the ground floor.
- c) A high quality of design, streetscaping and landscaping shall be required for commercial *development*. Site plan control, compliance with design guidelines, and other tools shall be used to ensure appropriate design of all commercial *development*.

- d) Commercial buildings shall be sited in close proximity to public streets to provide definition to the street edge and screen large areas of parking from the boundary roads.
- e) A Gateway feature, which may consist of special building treatment, landscaping and/or public art, shall be provided at the intersection of Centre Road and North Waterdown Drive, as identified on Appendix A – Waterdown North – Community Structure Plan. The nature of the Gateway feature is to be determined in association with the City and in accordance with the Waterdown North Urban Design Guidelines.
- f) In addition to Policy B.4.2.5.1 b), residential uses in the form of stand-alone apartment buildings and other forms of multiple dwellings (including Stacked Townhouses), shall be permitted within the District Commercial designation; provided a minimum of 1,858m<sup>2</sup> of Commercial uses are developed, in accordance with Section E.4.7.2 – Permitted Uses of Volume 1.

#### 4.2.6 Open Space and Parks Designations

Natural Open Space and Neighbourhood Parks form the core of a system of interconnected greenlands within Waterdown North and linking with the broader area. While the two land use designations, identified on Map B.4.2-1 - Waterdown North - Land Use Plan, are complementary, they perform different key functions.

The Natural Open Space designation includes natural areas of environmental significance that are to be preserved and protected. In Waterdown North, Natural Open Space areas consist of Borer's Creek and associated valleylands, floodplain and wetlands. Where appropriate, passive recreation uses such as walking or cycling trails are permitted in this designation.

Neighbourhood Parks provide for physical and visual connections to Natural Open Space areas. Two Neighbourhood Parks are designated in the Secondary Plan Area and shall include functions servicing the immediate neighbourhood. A City-wide park shall not be developed in Waterdown North.

- 4.2.6.1 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 the lands designated Neighbourhood Park, Parkette, Natural Open Space and General Open Space on Map B.4.2-1 – Waterdown North - Land Use Plan:

- a) The open space and parks system within the Waterdown North community includes:
  - i) the tributaries of Borer's Creek and the associated natural heritage features and buffers;
  - ii) Neighbourhood Parks in both the east and west neighbourhoods;
  - iii) recreational use and landscaped areas in the institutional use campus;
  - iv) a Parkette;

- v) landscaped pedestrian linkages through the central portion of the community along the east-west collector roads; and,
  - vi) small open space areas that are intended to provide a visual connection and access to the open space areas along Borer's Creek.
- b) Natural features that are not specifically designated on Map B.4.2-1 - Waterdown North - Land Use Plan, such as hedgerows, shall be protected and incorporated into the open space system and public and private development projects, wherever possible. The relocation of native plant materials from *development* areas to parks and other open space areas shall be encouraged, subject to approval by the City.
- c) Neighbourhood Parks shall be visible and accessible to the public. Unobstructed views and access to major components of the open space and parks system shall be provided. Continuous road frontage adjacent to such facilities shall be encouraged.
- d) All lands designated Neighbourhood Park shall be secured by the City, or other public agency, in accordance with the policies of Volume 1 and the City's Parkland Dedication By-law.
- e) Lands conveyed to the City as Neighbourhood Parks shall be graded, landscaped, restored and/or enhanced as required by the City and, where relevant, in accordance with an Environmental Impact Statement approved by the City.
- f) Appropriate planting shall be encouraged along public rights-of-way, including road corridors and the pipeline easement, both to create ecological linkages and for visual amenity. The east-west collectors, identified as the Community Spine on Appendix A – Waterdown North - Community Structure Plan, shall be designed to provide an east-west landscaped pedestrian linkage connecting the two neighbourhoods, Borer's Creek, the institutional use campus, the parks, the commercial area and Main Street. Enhanced design standards, as outlined in the Waterdown North Urban Design Guidelines, including roadway design and landscaping, shall be employed to create a safe and pedestrian friendly environment.
- g) All new planting on public lands in Waterdown North should be in the form of native plant species.
- h) The City supports the creation of an interconnected trail system using the Borer's Creek Valley and the pipeline corridor as a pedestrian and cycling link between Waterdown North and other areas, including the Parkside Drive Woodlot, Joe Sam's Park and the Bruce Trail.
- i) Trail connection shall be provided across the Borer's Creek in the vicinity of the existing dam to provide a pedestrian link between the east and west neighbourhoods. The location and characteristics of this trail connection shall be determined through an Environmental Assessment completed by the City.
- j) Trails within the Natural Open Space designation shall be designed and constructed in a manner that protects the integrity of these areas and maintains and protects the natural heritage features and their functions.

- k) Environmental buffers shall be included within the Natural Open Space designation. The width of the buffer shall be determined through the preparation of an EIS for development on adjacent lands. The purpose of an environmental buffer is to protect the ecological function and integrity of significant natural features and to provide the opportunity for enhancement and restoration. Lands in the environmental buffer shall be preserved in their natural, undisturbed condition, or in cases where the indigenous vegetation has been removed, shall be landscaped through appropriate planting. Measures shall be required to protect the buffer during construction. A public pathway is permitted in the buffer.
- l) The Zoning By-law may provide that lands within the environmental buffer may be included in the land area of abutting *development* lands for purposes of calculating density, notwithstanding that the lands within the buffer shall be conveyed to the City.
- m) The City shall compensate landowners from the parkland reserve for any over-dedication of parkland, at fair market value.
- n) Utility corridors and storm water management facilities, while not part of the Open Space and Parks system, may be used to link Natural Open Space and provide visual amenity.

#### 4.2.7 Institutional Designation

The Institutional designation, as identified on Map B.4.2-1 - Waterdown North - Land Use Plan, recognizes an existing institutional use campus in Waterdown North, comprised of the Allen A. Greenleaf Public Elementary School, Waterdown Public High School and the YMCA, and provides for the expansion of the high school. These institutions provide for the needs of citizens of the community and surrounding areas. These uses shall be provided in a manner which ensures the needs of local residents are met, and that *development* is *compatible* with adjacent land uses.

4.2.7.1 In addition to Section E.3.10 – Community Facilities/Services Policies and Section E.6.0 – Institutional Designation, the following general policies apply to lands within the Institutional designation identified on Map B.4.2-1 – Waterdown North - Land Use Plan:

- a) The expansion of Waterdown Public High School shall be undertaken in a manner that is sensitive to adjacent residential areas in regards to the siting of buildings and the locations of off-street parking and loading areas.
- b) Adequate provision shall be made for vehicular and/or pedestrian access to Institutional areas in order to effectively integrate the institutional uses with the surrounding residential community. Provision shall be made for appropriate pedestrian linkages to facilities in the Institutional designation, to the satisfaction of the City.
- c) No expansion to institutional facilities shall be permitted unless the City is satisfied that adequate servicing capacity is available to accommodate the expansion.

- d) Should lands identified for the expansion of the high school not be required for school use, these lands may be used for Low Density Residential 2 purposes in accordance with Sections B.4.2.4.2 and B.4.2.4.3.

#### 4.2.8 Utility Designation

In addition to Section C.3.4 – Utility Designation of Volume 1, the following policies shall apply to the lands designated Utility on Map B.4.2-1 – Waterdown North – Land Use Plan:

- a) Until such time as the location of specific storm water management facilities has been determined, these facilities shall be represented by symbols on Map B.4.2-1- Waterdown North - Land Use Plan. Once the final locations of these facilities have been determined, the facilities shall be designated Utility on Map B.4.2-1 - Waterdown North - Land Use Plan.
- b) No *development* may proceed in Waterdown North until adequate arrangements have been made for the provision of public and private utilities, to the satisfaction of the City.
- c) Public and private utility services shall be:
  - i) installed within public road allowances, other City owned land or within appropriate easements;
  - ii) encouraged, wherever possible, to coordinate and locate within a common trench to avoid unnecessary over-digging and disruption of municipal rights-of-way;
  - iii) clustered or grouped where possible to minimize visual impact; and,
  - iv) encouraged to consider innovative methods of containing utility services on or within streetscape features such as gateways, lamp posts, transit shelters, etc.
- d) Prior to approval of *development* applications, all interested utilities and telecommunication providers shall confirm that service can be provided to support the proposed *development*, and determine appropriate locations for large telecommunication equipment and utility cluster sites. Prior to development proceeding, proponents of development are to coordinate with the utility providers to ensure the provision of necessary utility services, in a manner that is consistent with the policies of this Plan.
- e) All dwelling units shall be set back a minimum distance of 20 metres from the pipeline within the Sun-Canadian Pipeline Company Limited easement on the western perimeter of the Secondary Plan area, which is designated Utilities on Map B.4.2-1 - Waterdown North - Land Use Plan.
- f) Proposed planting on the pipeline easement in accordance with Policy B.4.2.6.1f) shall be subject to the approval of the Sun Canadian Pipeline Company Limited.

#### 4.2.9 Urban Design Policies

The principles of urban design influence the physical design and layout of a community. It is an important planning tool used to help achieve a



recognizable image of a community, enhance the quality of life, and promote a greater economic vitality through the more efficient use of resources. Good urban design, both in the public and private realm, is required in the Waterdown North community.

- 4.2.9.1 Notwithstanding Section B.3.3 – Urban Design Policies of Volume 1, *development* in Waterdown North shall occur in accordance with the Waterdown North Urban Design Guidelines.
- 4.2.9.2 A high quality of neighbourhood development shall be achieved in Waterdown North by:
- a) developing a strong community image and character, which may be articulated in the design of built form, natural features, architecture, streetscape design details, gateways, open space and multi-modal systems and road patterns;
  - b) incorporating important existing features and conditions. These features may include natural areas such as woodlots, valley lands, ponds, creeks and streams, heritage features or important views and vistas;
  - c) enhancing the visual experience of residents, motorists and pedestrians. This objective may be achieved through the strategic alignment of road rights-of-way, the layout of circulation and open space systems and the siting of major features, public uses and built form; and,
  - d) implementing the Waterdown North Urban Design Guidelines.
- 4.2.9.3 *Development* shall be based on an interconnected system of public and private streets and pedestrian routes that facilitate continuous and direct movement throughout the Secondary Plan area. The road system shall generally reflect a grid pattern to facilitate pedestrian, cycling and vehicular circulation.
- 4.2.9.4 Streets and buildings shall be designed and developed to ensure attractive streetscapes, and to promote social interaction, transit usage, and safety. Enhanced building elevations shall be required for flankage lots.
- 4.2.9.5 Streetscape components shall consist of street trees, lighting, street furniture, signage, built form and landscape features. The design of these streetscape elements shall be coordinated in order to:
- a) communicate the image and character of the Waterdown North Area;
  - b) reinforce the street network;
  - c) promote an urban relationship between built form and public spaces;
  - d) achieve a pedestrian-scaled environment for the public domain that is safe and comfortable; and,
  - e) de-emphasize the importance of the garage/car on the streetscape.
- 4.2.9.6 Roofscapes shall be designed to provide visual interest for the public streetscape.

- 4.2.9.7 The layout of streets, configuration of lots and the siting of buildings shall ensure that:
- a) there is no reverse lotting or backlotting adjacent to streets unless otherwise approved by the City;
  - b) visibility to parks, open space, community facilities, and significant views, shall be encouraged through continuous street frontages, whenever possible;
  - c) streets and open spaces have an appropriate degree of continuity and enclosure, and opportunities are provided for the creation of views both within the community and to adjacent natural heritage and rural areas; and,
  - d) *development* surrounding or facing parks and open spaces shall have a high level of building, streetscape and landscape design, and shall generally be oriented towards the public spaces.
- 4.2.9.8 Gateway intersections shall be designed as integral components of the arterial streets. At these locations, the sense of entrance, arrival and movement shall be reinforced and achieved through the surrounding built form and site planning.
- 4.2.9.9 Community image and identity shall be conveyed through the detailed design of the built form and entrance features. The design shall include orienting the primary building to face the intersection/corner, and the use of special architectural elements and landscape features.
- 4.2.9.10 Service and parking facilities shall be integrated into the design of buildings to minimize disruption to the safety and promote attractiveness of the adjacent public realm.
- 4.2.9.11 The safety and security for all persons in public places including streets, parks and amenity areas shall be promoted through the design and siting of buildings, entrances, walkways, amenity and parking areas to provide visibility and opportunities for informal surveillance.
- 4.2.9.12 *Development* shall reinforce the importance of public and institutional buildings in the community and enhance their role through design, location and orientation.
- 4.2.9.13 *Development* shall be *compatible* with adjacent open space areas and surrounding development in the Waterdown community.
- 4.2.9.14 Street trees shall be planted and replaced along arterial and residential streets in the community. Trees shall be planted to improve the appearance of the streetscapes and replace trees lost due to *development*.
- 4.2.9.15 The City shall work with the utility agencies (public and private) to encourage and determine appropriate design, location and provision of services within the public realm. Above ground utilities shall be visually screened by the use of attractive utility box designs, street furniture, light standards and other streetscape elements.

4.2.9.16 The placement of public art at appropriate public and private *development* sites shall be encouraged to enhance the overall quality of Waterdown North by creating local landmarks and heightening the neighbourhood image and identity.

4.2.9.17 Loading areas shall be designed to:

- a) minimize the visual, noise, and air impact on the surrounding environment. In commercial development, the service and loading areas shall be located away from residential uses and arterial roads; and,
- b) be accessible but not highly visible.

4.2.9.18 Parking areas shall be organized into small units separated by landscaping and pedestrian facilities to provide safe, attractive pedestrian environments and visual enhancement.

4.2.9.19 Convenient surface parking shall be provided for commercial areas without affecting the character of major streetscapes. Parking areas shall be located at the rear or side of the blocks whenever possible and connected to the streetscape through pedestrian links.

4.2.9.20 The City shall take a leading role in proactively promoting superior development design including the creation of a high quality public realm.

4.2.9.21 The City shall use a variety of tools in accordance with the policies of Section B.4.2.13 – Implementation and the Planning Act, R.S.O., 1990 c. P.13, to help provide principles and guidance towards promoting Waterdown North as a “high quality neighbourhood”. These include:

- a) Waterdown North Urban Design Guidelines;
- b) architectural control;
- c) subdivision approval;
- d) zoning and design standards; and,
- e) site plan control.

4.2.9.22 Prior to draft approval of a plan of subdivision or site plan approval, an urban design brief shall be submitted to demonstrate compliance with the urban design policies of this Plan and the Waterdown North Urban Design Guidelines. The urban design brief shall include text, plans, details and/or elevations, as necessary, to demonstrate how the intent of the Secondary Plan policies and the Waterdown North Urban Design Guidelines have been met.

#### **4.2.10 Cultural Heritage Resources Policies**

There are several residences in Waterdown North of potential heritage significance. These residences are to be assessed for their merit for retention and incorporation into the new community. In addition, the potential for resources of archaeological significance needs to be evaluated prior to *development* activity occurring within the community.

- 4.2.10.1 Three properties in Waterdown North have been identified by the City as having historical or architectural merit: 111 Parkside Drive; 157 Parkside Drive (residence demolished); and 619 Centre Road (residence demolished). Prior to approval of *development* applications, these properties shall be reviewed by the City and a determination shall be made as to whether the properties are to be designated under the Ontario Heritage Act or listed in the City's Inventory of Buildings of Architectural and/or Historical Interest. It is the intent of the Secondary Plan to encourage the retention and conservation of buildings of architectural or historical merit on their original sites and to promote the integration of these resources into new *development* proposals in their original use or an appropriate adaptive reuse.
- 4.2.10.2 Prior to the construction of infrastructure or *development* approval, an archaeological assessment shall be completed to the satisfaction of the City and the Province. No grading or other disturbance shall take place on any site within Waterdown North prior to the issuance of a letter of clearance from the Province.

#### 4.2.11 Transportation Policies

The transportation system in the Waterdown North community is intended to promote a variety of modes of travel, including roads, transit, cycling and walking for people to live, work, shop and attend school in the area. The pedestrian and bicycle network shall be recognized as a vital component of the overall transportation system. The transportation system reflects the recommendations of the Waterdown/Aldershot Transportation Master Plan for North Waterdown Drive through Waterdown.

- 4.2.11.1 In addition to Section C.4.0 – Integrated Transportation Network of Volume 1, the following policies shall apply:
- a) The proposed transportation network servicing this Secondary Plan area shall include public roads and lanes, private access roads, pedestrian/bicycle pathways and potential future transit routes. A conceptual road network, including approximate alignment of collector and local roads and lanes, is shown on Appendix A – Waterdown North – Community Structure Plan. Alternative local road alignments shall be considered by the City provided that it can be demonstrated the intent and objectives of this Secondary Plan are met in a similar or superior manner. Changes to local roads and lanes shall not require an amendment to this Plan. Lands within the Medium Density Residential 3 and High Density Residential 1 designations shall be developed with an internal road structure as determined appropriate by the City through the review of *development* applications.
  - b) The proposed network of key roads, including collector and arterial roads and other roads that help to define the urban structure of Waterdown North, is shown on Map B.4.2-1- Waterdown North - Land Use Plan. The collector and arterial road system is shown on Map B.4.2-2- Waterdown North - Road Classification Plan.
  - c) A grid pattern of streets shall generally be required to provide an interconnected road system for ease of pedestrian, cycling and vehicular circulation.
  - d) The alignment of the road network shall be detailed within plans of subdivision. The rights-of-way of all streets within and bordering the

- Secondary Plan area shall be protected and dedicated in accordance with the requirements of the City.
- e) The right-of-way width of major collector roads shall generally be 26 metres, subject to confirmation through review of detail design to ensure that all required roadway features can be accommodated.
  - f) The location and width of the proposed arterial road shall be determined through the completion of the Waterdown/Aldershot Transportation Master Plan.
  - g) The provision of roundabouts at collector road intersections shall be encouraged. Potential locations for roundabouts have been shown conceptually on Map B.4.2-2– Waterdown North - Road Classification Plan. The extent and nature of roundabouts shall be confirmed through the review of *development* applications.
  - h) Significant transportation network improvements are required prior to the *development* of much of the Waterdown North community. The City shall restrict the number of housing units that may be developed prior to completion of the required transportation network improvements, in accordance with Policy B.4.2.13.1.
  - i) The completion of the connection of North Waterdown Drive to Centre Road shall not be permitted by the City until measures have been put in place to prevent vehicular traffic infiltration onto Main Street, to the satisfaction of the City.
  - j) Access shall generally not be permitted from individual residential lots to arterial roads, with the exception of a limited number of lots fronting on Parkside Drive in accordance with Section B.4.2.4.3 e). Multiple accesses to *development* blocks from the arterial roads shall be discouraged. Access to individual properties or buildings abutting arterial roads, particularly in mixed use, medium density and other multiple unit residential *development*, from rear lanes and/or adjoining local roads shall be strongly encouraged. The nature and location of accesses to the arterial roads shall be confirmed through the review of *development* applications.
  - k) Rear access lanes for residential and mixed use dwellings shall be encouraged where the use of these streets shall provide for:
    - i) the realization of higher densities along collector roads and adjacent to parks in built forms *compatible* with adjacent development;
    - ii) an improved pedestrian realm uninterrupted by driveways; and,
    - iii) continuous on-street parking to serve live-work areas.
  - l) Rear access lanes shall be designed in accordance with the Waterdown North Urban Design Guidelines and Section B.4.2.9 – Urban Design Policies to achieve objectives of safety, ease of maintenance, and maximizing cost efficiency.
  - m) On-street parking shall be encouraged at appropriate locations.

- n) Sidewalks, on-road cycling lanes and multi-use paths serving pedestrians and bicycles throughout the community shall be required and confirmed through the review of *development* applications.
- o) The pedestrian system shall ensure the safety of pedestrians and shall provide user-friendly facilities and amenities to encourage pedestrian use.
- p) Pedestrian safety and ease of access for children in and around institutional areas shall be considered by the City in the review of subdivision and site plan applications.
- q) A comprehensive transit review by the City shall be undertaken for Waterdown to address transit routing and the integration of transit with other modes of transportation.
- r) To encourage future use of public transit within the community, the following guidelines shall be considered at the subdivision and/or site plan approval stage where potential transit stop locations have been identified by the City:
  - i) local road patterns should provide direct pedestrian access to transit stops; and,
  - ii) using information available from the appropriate transit authorities, applicants shall document walking distances to transit stops as part of the background information accompanying draft plan of subdivision submissions.

#### 4.2.12 Infrastructure Policies

Infrastructure, such as sewers, water and storm water systems, shall be provided, maintained and upgraded as necessary to accommodate the needs of existing and future development in Waterdown North and the surrounding community.

4.2.12.1 In addition to Section C.5.0 – Infrastructure of Volume 1, the following policies shall apply:

- a) No *development* may proceed in Waterdown North until adequate arrangements have been made for the provision of infrastructure, including the construction of a water tower, to the satisfaction of the City.
- b) The locations of storm water management facilities are identified conceptually on Map B.4.2-1 – Waterdown North - Land Use Plan. The location, sizing, and nature of these facilities are to be determined through a storm water management study prior to approval of draft plans of subdivision and/or site plans. Once the final locations for storm water management facilities have been determined, the facilities shall be designated Utility on Map B.4.2.1 - Waterdown North - Land Use Plan. The design of storm water management systems shall reflect the policies and guidelines of the City and the Conservation Authority. Storm water management facilities shall be designed to complement the natural characteristics of adjacent open space areas and provide visual amenity for surrounding development.
- c) Where a storm water management study, prepared to the satisfaction of the City in accordance with Policies B.4.2.12.1 a) and b), confirms that any

storm water management facility identified on Map B.4.2-1 – Waterdown North Land Use Plan is not required, demonstrated to the satisfaction of the City, the lands may be developed in accordance with the underlying designation.

#### 4.2.13 Implementation

##### Development Phasing Policies

4.2.13.1 Significant transportation network improvements are required throughout the Waterdown Aldershot Master Transportation Plan Area prior to the *development* of much of the Waterdown North community. No *development* shall proceed in Waterdown North until the following conditions have been completed to the satisfaction of the City:

- a) A traffic study has been prepared by the developer demonstrating that excess capacity exists to accommodate the proposed *development*, or;
- b) Where it has been demonstrated that no excess capacity exists, no *development* shall proceed until such time as the following conditions have been satisfied to the satisfaction of the City:
  - i) completion of the Waterdown Aldershot Transportation Master Plan;
  - ii) construction of required transportation upgrades and/or improvements, land dedication, and/or financial contributions as determined by the City, pursuant to the Waterdown Aldershot Transportation Master Plan and the approved Secondary Plan to accommodate the new *development* proposed; and,
  - iii) the City may require a Traffic Impact Study to demonstrate that any phasing of the developable land can be accommodated in the overall network for Waterdown / Aldershot.
- c) A water tower has been constructed pursuant to the Water/Wastewater Master Plan.

##### Land Dedication and Acquisition Policies

4.2.13.2 The City may acquire and hold any lands required to implement any feature of this Secondary Plan, in accordance with the Planning Act, R.S.O., 1990 c. P.13. Such actions may include the expropriation of lands required to implement the servicing of the community, including the required water tower, or the major road network in the Plan, including North Waterdown Drive, where the property owners or the developers group are unable to secure lands for the construction of the required servicing or road infrastructure.

#### 4.2.14 Area and Site Specific Policies

##### Area Specific Policy – Area A

4.2.14.1 The following policies shall apply to the lands identified as Area Specific Policy - Area A on Map B.4.2-1 – Waterdown North – Land Use Plan:

- a) Notwithstanding Policy B.4.2.4.3 b), with regard to street townhouses, street townhouse dwellings shall be permitted to a maximum of 22% of the housing types in this designation; and,

- b) Notwithstanding Policy B.4.2.4.3 d), the permitted density range shall be from 22 to 38 units per net residential hectare.

**Area Specific Policy – Area B**

- 4.2.14.2 Notwithstanding Policy B.4.2.4.2 d), on lands identified as Area Specific Policy - Area B on Map B.4.2-1 – Waterdown North – Land Use Plan, reverse frontage or backlotted lots shall be permitted adjacent to the Neighbourhood Park.

**Area Specific Policy – Area C**

- 4.2.14.3 Notwithstanding Policy E.4.6.10 of Volume 1 and Policy B.4.2.4.8, on lands identified as Area Specific Policy – Area C on Map B.4.2-1 Waterdown North – Land Use Plan, only live-work housing forms shall be permitted.

**Area Specific Policy – Area D (OPA 37)(OPA 109)**

- 4.2.14.4 In addition to Sections E.3.4 – Low Density Residential and E.3.5 – Medium Density Residential of Volume 1, the following policies shall apply to the lands identified as Area Specific Policy – Area D on Map B.4.2-1 – Waterdown North – Land Use Plan:
  - a) Notwithstanding Policies E.3.5.2 and E.3.5.8 of Volume 1, and Policy B.4.2.4.5 a), for the lands designated Medium Density Residential 3, permitted uses shall be restricted to block townhouses with a maximum height of 3 stories.
  - b) Notwithstanding Policies B.4.2.4.4 c) and B.4.2.4.5 b), a maximum density of 48 units per net residential hectare shall be permitted.



### **B.4.3 Waterdown South Secondary Plan (OPA 5)**

#### **4.3.1 Development Concept**

The Waterdown South Secondary plan comprises roughly 180 ha of land located in the east end of Waterdown, extending between Dundas Street to the north and Mountain Brow Road to the south, the municipal boundary along Kerns Road to the east and the Renwood Park subdivision to the west. The Secondary Plan has been designed to respect and enhance a number of prominent natural areas throughout the community, including Grindstone Creek, Falcon Creek, Hager Creek, the Waterdown Escarpment Woods and Grindstone Creek Valley Environmentally Significant Areas (ESAs), and the Falcon Creek Provincially Significant Wetland Complex, each of which has been incorporated into a Natural Heritage System.

Waterdown South is located within the Niagara Escarpment Plan Area. The community should be developed with a streetscape and built form character that is compatible with the natural environment and key visual characteristics of the Niagara Escarpment. Where appropriate, to create this urban character height restrictions, adequate setbacks, landscape screening, boulevard treatments, and alternative road design may be required to minimize the visual impact of development on the Escarpment Landscape.

Kerns Road and part of Mountain Brow Road should be maintained as special character roads to create a sense that the community is well connected to the Niagara Escarpment's natural environment.

Development should be designed and located so as not to have a negative Impact on the Natural Open Space - Natural Area, the Natural Open Space – Protection Area, and other designated natural heritage features, as well as on water quality and quantity, wildlife, visual attractiveness, and cultural heritage features.

The Waterdown South community is intended to offer a full range of housing opportunities from large lot residential homes through to apartment and adult lifestyle (retirement) living in an urban context. Block patterns, and school, park and commercial locations shall create walkable neighbourhoods. A central neighbourhood node should be within walking distance of each neighbourhood. Small-scale commercial and live-work uses, along with community facilities/services shall be encouraged within each neighbourhood node.

Large lot residential housing is planned in the western portion of the Waterdown South community to complement and provide a transition to the established Renwood Park subdivision. The extent of natural areas and features within the community affords excellent opportunities for other areas of large lot housing, particularly adjacent to Waterdown Woods.

The Waterdown South Secondary Plan provides the opportunity to create an 'aging in place' adult lifestyle community in the northeast portion of the community, containing a variety of ground-related and medium-rise housing forms, recreational uses, and small scale commercial uses serving the immediate residents.

Medium density housing is planned along arterial and collector roads through the community, and within the vicinity of each neighbourhood node. Higher density housing is planned for the Mixed Use - Medium Density designated area situated between Dundas Street and Grindstone Creek in the north/central portion of the community. This area shall support residential, institutional, office, retail, and service commercial uses and shall include a pedestrian-oriented 'retail main street' shopping area along the key entrance to the community where shops and restaurants shall be required to face directly onto the street.

#### 4.3.2 Principles and Objectives

The following principles and objectives provide the framework for the planning and development of the Waterdown South Secondary Plan area and shall be achieved through the policies and mechanisms set out in this Secondary Plan and the Official Plan.

##### 4.3.2.1 Residential

- a) Promote compact urban form that creates varied and distinguishable residential neighbourhoods.
- b) Encourage a mix of uses and housing types that meet the housing needs of residents throughout their life cycles and allows them to remain within the community.
- c) Create residential communities which incorporate a high standard of community planning and urban design practices while protecting and enhancing the natural environment.
- d) Support future public transit service by locating commercial and higher intensity residential uses along Dundas Street West, the north-south arterial road, the collector road spine, and within neighbourhood nodes located at the intersections of such roadways.
- e) Promote live-work opportunities in appropriate locations within walking distance of neighbourhood residents.
- f) Encourage pedestrian travel, cycling, and other forms of active transportation as alternative modes of movement by introducing safe, well connected pedestrian and cycling networks in the community that link to external systems.
- g) Promote urban design that is *compatible* with the natural environment and visual character of the Niagara Escarpment.
- h) Limit the height of *development* to ensure that there shall be no substantial visual impact on the Niagara Escarpment.

##### 4.3.2.2 Commercial

- a) Designate a Mixed Use - Medium Density area, a District Commercial area and Local Commercial nodes at strategic locations to promote live-work relationships, create neighbourhood identity and focal points, reduce commuting, and support future public transit services.

- b) Locate retail shops along a pedestrian oriented 'main street' within the Mixed Use - Medium Density designated area with on-street parking.
- c) Encourage other retail, office and service commercial uses on the bottom floor(s) of residential apartment buildings but also permit stand alone commercial buildings as interim uses in the Mixed Use – Medium Density designation.
- d) Limit the amount and scale of new retail *development* to ensure that it complements and does not impact the planned function of established commercial areas, including Downtown Waterdown.
- e) Ensure commercial areas incorporate a high standard of community planning and urban design and, where applicable, integrate with nearby significant natural heritage features.

#### 4.3.2.3 Natural Heritage System and Open Space

- a) Establish a natural heritage system within the context of an urban setting that protects, preserves and, where appropriate, enhances significant natural heritage features, functions and linkages over the long-term.
- b) Maintain wildlife movement corridors along the Niagara Escarpment and through the Grindstone Creek valleylands.
- c) Maintain or enhance, to the greatest extent possible, the predevelopment surface water and ground water quality and quantity in accordance with municipal and Conservation Authority standards in order to protect and enhance on-site and downstream fisheries and wetlands, on-site and off-site karst features and functions, as well as drinking water for those downstream residences on well-based systems.
- d) Employ, where appropriate, naturalized forms of storm water management, that minimize storm water run-off and impervious surfaces, and reduce the need for, and size of storm water management ponds.
- e) Respect and maintain the existing drainage boundaries within the Waterdown South Planning Area, to the satisfaction of the City of Hamilton in consultation with Conservation Halton.
- f) Ensure, through appropriate studies and mitigation measures, that public safety is not compromised and property damage does not result from building and infrastructure construction within the vicinity of known karst features.
- g) Provide, where feasible, a passive recreational trail system through the natural heritage system.
- h) Provide adequate public access to the Niagara Escarpment by such means as pedestrian trails (e.g. the Bruce Trail) and associated parking areas.
- i) Respect the objectives and policies of the Niagara Escarpment Plan and ensure the cumulative impact of *development* shall not have a serious

detrimental effect on the Escarpment environment, including its water quality, vegetation, wildlife, and the unique Escarpment landscape.

- j) Ensure that *development* is compatible with, and provides for, the protection of unique ecological areas, *significant wildlife habitat*, and water quality and quantity, both inside and adjacent to the Waterdown South Planning Area.

#### 4.3.2.4 Transportation/Transit/Pedestrian/Cycling Linkages

- a) To create a system of roads and transportation corridors that promotes the safe, efficient and timely circulation of vehicular and non-vehicular traffic, and contributes to the public realm through a street, block and land use pattern that encourages walking and other forms of active transportation, creates pedestrian-oriented streetscapes, and links the components of the community.
- b) Create a grid system of arterial, collector, and local roads and discourage cul-de-sacs, wherever possible.
- c) Create a linked pedestrian and cycling network consisting of bicycle lanes, paths, walkways, and sidewalks on local and collector roads, through parks and schools, the hydro corridor, along Grindstone Creek, and through storm water management facilities and natural heritage features in a manner that has regard for the ecological function of the area and minimizes impacts.
- d) Provide pedestrian network connections to the historic centre of Waterdown, the surrounding neighbourhoods, and to the existing natural open space systems external to the Waterdown South Secondary Plan area.
- e) Design the east-west collector road as a pedestrian and bicycle-oriented spine of the community linking all significant land uses within the community.
- f) Plan residential development and its road network so residents are predominantly within a 400 metre walking distance of neighbourhood parks, commercial facilities, and future public transit services.
- g) Promote future public transit opportunities through land use arrangements, building orientation, and streetscape design.
- h) Orient streets to promote energy conservation.
- i) Ensure that all new and reconstructed roads are designed and located to minimize the impact on the Escarpment environment such design may differ from the *City of Hamilton Engineering Guidelines*.
- j) Create road and boulevard designs that transition and blend into the surrounding Escarpment landscape, along Mountain Brow Road and other new roads abutting the Escarpment Natural and Escarpment Protection Areas such design may differ from the *City of Hamilton Engineering Guidelines*.

- k) Maintain and enhance natural vegetation within the Mountain Brow Road, and Kerns Road rights-of-way where possible.
- l) Provide a secure route for the Bruce Trail where it exists in the Waterdown South Planning Area.
- m) Protect views of the Escarpment landscape from Mountain Brow Road and Kerns Road, and provide opportunities for views from new local roads abutting the Escarpment Natural and Protection Areas.

#### 4.3.2.5 Infrastructure

- a) Provide for the extension of water and wastewater services in a timely and efficient manner throughout the Waterdown South Secondary Plan area.
- b) Provide for drainage and storm water management facilities in accordance with the recommendations of the South Waterdown Subwatershed Study, and in locations which can complement the natural heritage system.
- c) Design storm water services so as not to adversely affect downstream water quality, water quantity, and the Escarpment environment.

#### 4.3.2.6 Urban Design

- a) Provide integrated community design that coordinates land use, open space, the street network, and built form elements to achieve and reinforce a high quality, integrated community vision.
- b) Incorporate elements of Waterdown South's distinct natural and cultural heritage in the establishment of design characteristics that shall promote and achieve unique community design.
- c) Establish gateways at strategic locations to function as entranceways to Waterdown and the community of Waterdown South.
- d) Create an urban fabric characterized by an interconnected street network that is responsive to existing natural heritage, surrounding land uses, and cultural heritage elements.
- e) Integrate views of natural heritage features into the community design.
- f) Promote public transit, walking, cycling, and recreational connections through a well connected system of streets, walkways, and trails.
- g) Design streets and built form that promote personal safety through natural surveillance opportunities.
- h) Promote building forms and site layouts that address the street and which locate and orientate on-site parking, garages, and service/loading areas to minimize the impact to the streetscape.
- i) Create street and building design that promotes pedestrian comfort and vitality at the grade level of buildings.

- j) Promote design variety within the streetscape.
- k) Promote a variety of housing forms with diverse architecture for individuals and families of all ages.
- l) Encourage mixed use development along strategic corridors and within walking distance of neighbourhoods.
- m) Integrate community and institutional uses at visible, highly accessible locations.
- n) Create streetscapes and built form that are compatible in design with the visual and natural environment of the Niagara Escarpment, where they abut the Natural Open Space - Natural Area and Natural Open Space - Protection Area designations.

### 4.3.3 Residential Designations

4.3.3.1 The residential areas are designated Low Density Residential 1, 2, and 3, and Medium Density Residential 2, as shown on Map B.4.3-1 – Waterdown South Secondary Plan - Land Use Plan. The following policies are applicable to each of these land use designations.

4.3.3.2 The land use boundaries, shown on Map B.4.3-1, shall prevail in case of conflict with Schedule A or Schedule E-I.

#### 4.3.3.3 General Residential Policies

In addition to Section E.3.0 - Neighbourhoods Designation of Volume 1, the following general policies shall apply to all residential land use designations identified on Map B.4.3-1 - Waterdown South - Land Use Plan:

#### Function

- a) A variety of housing opportunities suitable to a wide range of housing needs shall be encouraged through a variety of tenure options, housing prices and housing forms, including adult lifestyle housing and innovative housing ideas.
- b) A broad range and mix of housing types shall be promoted between and within residential designations. The City shall strive to achieve a variety of building types within each designation, such that no portion of the Secondary Plan Area is dominated by one housing type, and to provide an interesting streetscape.
- c) Residential development in the Waterdown South Planning Area shall have a *compact urban form* that encourages *active transportation*.

#### Permitted Uses

- d) Deleted in its entirety (OPA142)
- e) *Home businesses* may be permitted accessory to a dwelling unit in all residential designations in accordance with Policy C.3.2.2 a) of Volume 1 and subject to the requirements of the Zoning By-law.

- f) Community facilities and institutional uses such as schools, places of worship, day care centres and other related community and institutional uses, shall be permitted in all residential designations, in accordance with Section B.3.5 - Community Facilities/Services Policies of Volume 1 and subject to the implementing Zoning By-law, provided:
  - i) the lot to accommodate the use is located along an arterial or collector road; and,
  - ii) the lot is of a sufficient size to accommodate the use as determined through the requisite zoning, subdivision and site plan approval process.

### Scale

- g) Density shall be calculated on a *net residential density* basis. Net residential density may be averaged over each plan of subdivision within the designation.
- h) The size and scale of housing with supports, including residential care facilities, long-term care facilities, and retirement homes shall be similar to, and oriented to the built form permitted in each designation.

### Design

- i) Garage protrusion shall be discouraged to create more attractive streetscapes and provide interactive outdoor space for pedestrians. The implementing Zoning By-law shall contain provisions restricting the extent of garage protrusions.
- j) Where townhouses are proposed, a mix of townhouse block lengths is encouraged to provide variety to the streetscape. The creation of long townhouse blocks should be avoided and building setbacks and/or alternate building facades shall be encouraged to prevent long stretches of monotonous elevation. The zoning by-law shall contain standards controlling setbacks and the number of units within a townhouse block.
- k) A variety of housing elevations shall be encouraged within each residential block to provide an interesting streetscape. In support of this policy, demonstration of how the development shall meet the Secondary Plan Urban Design Guidelines shall be required as a condition of draft plan of subdivision approval.
- l) Direct vehicle access to individual dwelling units from major arterial roads shall not be permitted.
- m) Direct access to individual street townhouse units from Skinner Road may be discouraged where necessary to maintain road function and alternative forms of access such as use of shared or common access points and rear lane arrangements shall be permitted and encouraged.
- n) Reverse frontage lotting patterns shall be discouraged, and may only be permitted under certain circumstances or where the owner satisfies the City that no other alternative development form or street patterns are

feasible. The use of long stretches of acoustical walls adjacent to arterial roads shall also be discouraged.

- o) The arrangement of collector roads, land uses, and densities should be planned so that residential units are predominantly located within a 400 metre walking distance of commercial facilities including local commercial nodes.

#### 4.3.3.4 Low Density Residential 1 Designation

In addition to the policies of Section E.3.4 - Low Density Residential of Volume 1, the following policies shall apply to the lands designated Low Density Residential 1 on Map B.4.3-1 - Waterdown South - Land Use Plan:

- a) Notwithstanding Policy E.3.4.3 - Low Density Residential of Volume 1, only single detached dwellings shall be permitted.
- b) Notwithstanding Policy E.3.4.4 - Low Density Residential of Volume 1, the maximum permitted density shall be 22 units per net residential hectare.
- c) Notwithstanding Policy E.3.4.5 - Low Density Residential of Volume 1, the maximum building height shall be 2.5 storeys.
- d) The new lots adjacent to the Renwood Park subdivision, in the southwest corner of the Secondary Plan area, shall serve as a transition area between the established homes and new residential development internal to the Waterdown South community. The implementing Zoning By-law shall ensure that:
  - i) All new lots immediately opposite those on Flanders Drive and Rosecliffe Place have a similar lot width at the point where the new lots are opposite to the existing lots, and in no case shall the lot width at the point opposite to the existing lots be narrower than 18.2 metres; and
  - ii) The lots immediately opposite those on Flanders Drive and Rosecliffe Place shall also have a maximum building height of 2.5 storeys, provided the floor area above the second floor is contained within the roof peak and that windows above the second floor are contained in dormers facing the front yard.

#### 4.3.3.5 Low Density Residential 2 Designation

In addition to the policies of Section E.3.4 - Low Density Residential of Volume 1, the following policies shall apply to the lands designated Low Density Residential 2 on Map B.4.3-1 - Waterdown South - Land Use Plan.

- a) Notwithstanding Policy E.3.4.3 - Low Density Residential of Volume 1, single detached dwellings, semi-detached dwellings, duplex dwellings, and street townhouse dwellings shall be permitted.
- b) Single detached and semi-detached dwellings shall be the primary form of housing in this designation, but limited areas of street townhouse dwellings shall be encouraged in each plan of subdivision.
- c) Notwithstanding Policy E.3.4.4 - Low Density Residential of Volume 1, the overall density of lands designated Low Density Residential 2 shall range from



22 to 40 units per *net residential hectare*. *Development* at the higher end of the density scale is expected to occur in small clusters to facilitate a range of housing types and sizes in each neighbourhood. The higher density housing units should be integrated with other housing forms on the same street.

- d) Notwithstanding Policy E.3.4.5 - Low Density Residential of Volume 1, the maximum building height shall be 2.5 storeys.

#### 4.3.3.6 Low Density Residential 3 Designation

In addition to the policies of Section E.3.4 - Low Density Residential of Volume 1, the following policies shall apply to the lands designated Low Density Residential 3 on Map B.4.3-1 - Waterdown South - Land Use Plan:

- a) Notwithstanding Policy E.3.4.3 - Low Density Residential of Volume 1, Single detached dwellings, semi-detached dwellings, duplex dwellings, and all forms of townhouses shall be permitted.
- b) Notwithstanding Policy E.3.4.4 - Low Density Residential of Volume 1, the overall density of lands designated Low Density Residential 3 shall range from 30 to 60 units per net residential hectare (upnrh).
- c) Notwithstanding Policy E.3.4.5 - Low Density Residential of Volume 1, the maximum building height shall be 3 storeys.
- d) Single detached dwellings shall generally comprise a maximum of 60% of the housing units within a Low Density Residential 3 designated area.

#### 4.3.3.7 Medium Density Residential 2 Designation

In addition to the policies of Section E.3.5 - Medium Density Residential of Volume 1, the following policies shall apply to the lands designated Medium Density Residential 2 on Map B.4.3-1 - Waterdown South - Land Use Plan:

- a) Notwithstanding Policy E.3.5.2 - Medium Density Residential of Volume 1, a limited number of single detached dwellings and semi-detached dwellings shall be permitted, as well as street townhouse dwellings, low rise apartments, other forms of multiple dwellings, and live-work units subject to the implementing Zoning By-law.
- b) The overall density of lands designated Medium Density Residential 2 shall be in the range of 60 to 75 units per net residential hectare (upnrh).
- c) Notwithstanding Policy E.3.5.8 - Medium Density Residential of Volume 1, the maximum building height for single and semi-detached dwellings shall be 3 storeys with a maximum height of 4 storeys for all other permitted housing forms.
- d) Single detached and semi-detached dwellings shall generally comprise a maximum of 25% of the housing units within the Medium Density Residential 2 designation.

### 4.3.4 Commercial Designations

4.3.4.1 The commercial areas are designated Mixed Use - Medium Density, District Commercial and Local Commercial, as shown on Map B.4.3-1 – Waterdown South Secondary Plan - Land Use Plan. The following policies shall apply to each of these land use designations.

#### 4.3.4.2 Commercial General Policies

In addition to Section E.4.0 - Commercial and Mixed Use Designation of Volume 1, the following policies shall apply to all commercial and mixed use land use designations identified on Map B.4.3-1 - Waterdown South - Land Use Plan:

- a) Total retail and service commercial floor space within Mixed Use - Medium Density and District Commercial designations shall not exceed 25,000 square metres, provided that office and service commercial uses above the ground floor shall not be included in the total floor space limitations.
- b) Notwithstanding Policy E.4.2.11 of Volume 1, a Market Impact Study shall not be required for the permitted retail space in 4.3.4.2 a)
- c) Commercial areas shall be developed in a co-ordinated and comprehensive manner. 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, and adequate off-street parking, loading and manoeuvring facilities.
- d) Open storage of goods and materials shall not be permitted.
- e) Loading and unloading areas shall be located so as to minimize adverse effects to adjacent residential areas and shall be screened from view.
- f) Landscaping shall form an integral part of all developments and screening and buffering shall be provided between commercial and sensitive adjacent land uses.
- g) The distribution and phasing of retail and service commercial space in the commercial designations of this Secondary Plan shall be in accordance with Section 4.3.14.4.

#### 4.3.4.3 Mixed Use – Medium Density

In addition to the policies of Section E.4.6 - Mixed Use - Medium Density Designation of Volume 1, the following policies shall apply to lands designated Mixed Use - Medium Density on Map B.4.3-1 - Waterdown South - Land Use Plan:

##### Function

- a) The Mixed Use - Medium Density designation is intended to function as a mixed use area consisting of mid-rise residential buildings and at grade commercial uses serving the adjacent neighbourhoods.
- b) The Mixed Use Medium Density designation is intended to accommodate a range of residential, commercial, institutional, and service uses. Such designated area may be developed primarily for residential use or primarily for commercial use in the initial stage, but it is envisioned that over time the area shall evolve into a truly mixed use area with residential and commercial uses mixed, either within the same building, or in certain locations within separate buildings on the same or abutting lots.

##### Permitted Uses

- c) Notwithstanding the uses permitted in Policy E.4.6.5 of Volume 1, the following uses shall be permitted:
  - i) commercial uses such as retail stores, auto and home centres, home improvement supply stores, offices oriented to servicing residents personal services, financial establishments, live-work units, artist studios, restaurants, and gas bars;
  - ii) institutional uses such as hospitals, places of worship, fire halls, and schools;
  - iii) arts, cultural, entertainment, and recreational uses;
  - iv) hotels;
  - v) *multiple dwellings*;
  - vi) one lot depth of street townhouses located abutting and backing onto the Grindstone Creek Natural Area; and,
  - vii) accessory uses.
- d) Notwithstanding Policy E.4.6.6 of Volume 1, the following uses shall be prohibited:
  - i) vehicle dealerships;
  - ii) garden centres as a primary use; and,
- e) Notwithstanding Policy E.4.6.6 of Volume 1, the following uses shall be prohibited adjacent to Collector Road A:
  - i) drive-through facilities;
  - ii) car washes;
  - iii) motor vehicle service stations;
  - iv) gas bars; and,
  - v) residential uses on the main floor of any building.

**Scale and Location**

- f) The permitted density of lands with the Mixed Use - Medium Density designation shall be a maximum of 2.5 times the lot area (Floor Space Index (FSI)) or generally a range of 60 to 200 units per net residential hectare for exclusive residential developments of up to 8 storeys in height, and 200-300 units per net residential hectare for buildings of 8 - 12 storeys in height.
- g) Total retail and service commercial floor space within the Mixed Use - Medium Density designation shall not be less than 3,600 square meters, and the maximum floor area shall be no greater than that permitted in Section B.4.3.4.2 less the total floor area constructed within the District Commercial

Designation. The minimum floor area above shall be constructed along and oriented to Collector Road A.

- h) Notwithstanding Policies E.4.6.7 and E4.6.8 of Volume 1, a maximum building height of 8 storeys shall be permitted, but building heights may be increased up to 12 storeys, subject to a Visual Impact Assessment which demonstrates to the satisfaction of the City and the Niagara Escarpment Commission that the matters set out in Policy B.4.3.14.1 h are addressed;
- i) It is expected that a municipal fire station, as permitted by Policy B.4.3.4.3 c) ii), occupying a site of up to 0.8 ha shall be required in this area along Dundas Street at a future signalized intersection. To create the main street character, a location on Collector Road A is discouraged.

### Design

- j) The following policies shall apply to buildings and lands located adjacent to Collector Road A:
  - i) Retail space 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 shopping environment.
  - ii) The principal public entrance shall face the street and provide direct access onto the public sidewalk. The windows and signage shall also face the street.
  - iii) Buildings should have a consistent minimal setback in accordance with the Waterdown South Secondary Plan Urban Design Guidelines required in Section 4.3.10.
  - iv) The implementing Zoning By-law shall establish a minimum requirement for 3,600 sq. m. of retail and service commercial space to be provided along the 'retail main street' area.
  - v) No parking, driveways, lanes or aisles shall be permitted between buildings and the public sidewalk.
  - vi) The built form may include stand-alone stores, multiple unit commercial buildings, or mixed use buildings with commercial uses on the ground floor adjacent to the street and residential or office uses above or behind.
  - vii) The Waterdown South Secondary Plan Urban Design Guidelines, as required in Section B.4.3.10 shall provide more detailed direction and demonstrate how the 'retail main street' and pedestrian character of the street shall be developed, and Policies B.4.3.4.3 j i) through vi) inclusive shall be implemented.
- k) The Waterdown South Secondary Plan Urban Design Guidelines, as required in Section B.4.3.10, and the implementing Zoning By-law shall establish build-to-lines and a minimum frontage per-block to be occupied by buildings within the Mixed Use - Medium Density designation. A lesser requirement may be

established on Dundas Street and other streets outside of the 'retail main street' area.

- l) Parking lots abutting the street shall be screened with low walls, or landscape material so as to provide a sense of enclosure along the setback line.
- m) On-street parking shall be provided wherever possible, and may contribute to parking requirements in combination with sufficient off-street parking.
- n) The implementing Zoning By-law for the Mixed Use - Medium Density designation shall consider lower commercial parking standards, which take into account the intended pedestrian nature of the 'retail main street' oriented uses and the role of on-street parking in meeting parking demands.
- o) A detailed concept plan for the Mixed Use - Medium Density designation shall be required to be completed to the satisfaction of the City before approval of any zoning, plan of subdivision, or site plan application. The concept plan shall demonstrate:
  - i) How the policies of this Plan are being implemented;
  - ii) The location and configuration of the 'retail main street' area;
  - iii) Means to accommodate traffic flows through the area including access points and the private and public street network;
  - iv) The treatment of intersections within the designation to ensure pedestrian comfort while also ensuring an appropriate flow of traffic;
  - v) An appropriate build-to-line for each street;
  - vi) An appropriate minimum frontage-per-block for each street;
  - vii) The proportion of retail space to be provided along the 'retail main street';
  - viii) The location of initial and potential future residential and mixed use buildings; and,
  - ix) How the area can evolve and intensify over time to a fully mixed use area.

#### 4.3.4.4 District Commercial Designation

Notwithstanding the policies of E.4.72 through E.4.7.16 - District Commercial Designation of Volume 1, the following policies shall apply to lands designated District Commercial on Map B.4.3-1 - Waterdown South – Land Use Plan:

##### Function

- a) The District Commercial designation is intended to accommodate a range of retail and service commercial uses intended to serve a neighborhood shopping function which meets the weekly and day-to-day retail and service commercial needs of residents in the secondary plan area and adjacent neighborhoods.

### Permitted Uses

- b) The following uses shall be permitted:
  - i) commercial uses including retail stores and supermarkets except that a single user over 10,000 square metres shall not be permitted, personal service and restaurants, gas bars, car washes and motor vehicle service stations;
  - ii) offices;
  - iii) live-work units and residential uses above commercial units;
  - iv) places of worship, day care centres, libraries, fire and police stations, post offices, recreational facilities, community centres, meeting spaces and similar uses; and,
  - v) accessory uses.
- c) Sole residential buildings are not permitted within the District Commercial designation.

### Scale and Location

- d) The designation shall permit up to 16,000 square metres of retail and service commercial floor space provided the total retail and service commercial floor space within the District Commercial and the Mixed Use - Medium Density designations combined do not exceed 25,000 square metres.
- e) Offices uses on the same lot shall not exceed 2,000 square metres

### Design

- f) Single use stores greater than 5,000 square meters may be situated along Dundas Street, in the interior of the site or at the rear of the site, with smaller foot print buildings located close to Skinner Road. Alternatively, larger stores may be located up to the streetline along Skinner Road provided they are lined with smaller stores, multiple entrances, or other similar means to animate the streetscape along Skinner Road.
- g) Parking lots abutting the street shall be screened with low walls or landscape material to provide a sense of enclosure along the setback line.

#### 4.3.4.5 Local Commercial Designation

In addition to the policies of Section E.3.8 - Local Commercial of Volume 1, the following policies shall apply to lands designated Local Commercial on Map B.4.3-1 - Waterdown South - Land Use Plan:

### Function

- a) Local Commercial designated areas are to function as neighbourhood focal points or nodes that meet the day-to-day commercial needs of

nearby residents and are located within walking distance of patrons. They are intended to accommodate small scale retail and service uses in small nodes along with stand alone medium density housing.

- b) Local Commercial designated areas are generally located at the intersection of two collector roads or a collector and arterial roads and are spaced throughout the community to provide maximum accessibility to pedestrians.

#### **Permitted Uses**

- c) Notwithstanding Policy E.3.8.2 and E.3.8.10 - Local Commercial of Volume 1, the following uses shall be permitted:
  - i) small scale retail and service uses such as retail, restaurant, personal service, professional office, business office, medical office, day care centre, financial establishment, studio, art gallery, tradespersons shop, and veterinary service;
  - ii) stand alone medium density residential uses in accordance with Policy 4.3.3.7:
  - iii) live-work buildings in the form of townhouses consisting of ground floor commercial or office uses with a residential unit above;
  - iv) low rise apartment buildings with ground floor retail, service commercial or office uses can perform a neighbourhood node function;
  - v) small scale community facilities/services; and,
  - vi) public spaces such as a village or neighbourhood square.

#### **Prohibited Uses**

- d) Notwithstanding Policy E.3.8.2 (a) and E.3.8.3 - Local Commercial of Volume 1, drive-through facilities and motor vehicle service stations shall be prohibited.

#### **Scale**

- e) The permitted net residential density shall generally range from 50 to 75 units per net residential hectare.
- f) The maximum permitted building height shall be 4 storeys.
- g) The implementing Zoning By-law shall establish a maximum floor area for small scale commercial uses in recognition of the limited retail function of this designation.

#### **Design**

- h) Buildings shall face the street with a minimal consistent setback.

- i) The principal public entrance shall face the street and provide direct access onto the public sidewalk. The primary windows and signage shall also face the street.
- j) On-street parking shall be permitted on the adjacent collector roads. In most circumstances, it is the intent that all parking needs for commercial uses should be achieved through on-street parking.
- k) The implementing Zoning By-law shall give consideration to establish lower parking standards which take into account the intended pedestrian nature of these uses, shared parking opportunities within live-work buildings, and the contribution of on-street parking to meet parking demand.
- l) Required on-site parking and loading areas shall be encouraged to be located to the rear of buildings to achieve an attractive streetscape and a pedestrian-friendly built-form environment. Where parking lots abutting the street are unavoidable due to unique circumstances, they shall be screened with low walls and landscape materials, but shall not be located in front of buildings.

#### 4.3.5 Neighbourhood Park Designation

4.3.5.1 The following policies shall apply to the lands designated Neighbourhood Park on Map B.4.3-1 - Waterdown South - Land Use Plan:

- a) **Lands designated Neighbourhood Park shall be visible and accessible to the public, with unobstructed views to the provided to improve surveillance of such areas.**
- b) **A pedestrian and bicycle trail network shall be established to link parks and open space with adjacent residential areas as follows:**
  - i) Appropriate trail linkages shall be made with the hydro corridor crossing the Secondary Plan area, the Bruce Trail system through the Niagara Escarpment lands to the south, and the neighbourhoods to the north.
  - ii) It is intended that the network shall use public streets, sidewalks, and public open space lands.
  - iii) The network shall be identified through the Urban Design Report for the Public Realm as set out in Policy B.4.3.12.2 b) and, more specifically delineated during the processing of subsequent plans of subdivision.
- c) Municipal infrastructure such as water towers and pumping stations may be located within part of a Neighbourhood Park; however, the lands required for the facility shall not contribute to parkland dedication requirements.
- d) As shown on Map B.4.3-1 - Waterdown South Secondary Plan - Land Use Plan, neighbourhood Parks shall be located no more than 800 metres apart, and the majority of residential uses within the Secondary Plan area shall generally be located within a 400 metre distance (5 minute walk) of a park.
- e) Neighbourhood Parks shall be encouraged to be located adjacent to and in conjunction with schools sites; however, school sites shall not be considered to satisfy any parkland dedication requirements. Where appropriate,



Neighbourhood Parks shall be located adjacent to other greenspace areas such as the hydro corridor, storm water management ponds, and the Natural Heritage System in order to augment the natural heritage and open space system throughout the Waterdown South community.

- f) Neighbourhood Parks shall be generally intended to be square or rectangular in shape, have a significant street frontage, and be approximately 2.0 hectares in size. However, to provide flexibility in the design of draft plans of subdivision, the specific location, size and shape of the designated Neighbourhood Parks may vary subject to the approval of the City without an amendment to this Plan.
- g) In co-operation with the respective utility companies, the City shall establish a pedestrian and bicycle trail network along the hydro corridor that traverses the Waterdown South Secondary Plan area and extends beyond the community.

#### 4.3.6 Institutional Designation

##### 4.3.6.1 The following policies shall apply to lands designated Institutional on Map B.4.3-1 - Waterdown South - Land Use Plan:

- a) **The permitted uses on lands designated Institutional shall include schools, day care centres, places of worship, long term care facilities, residential care facilities, *community facilities/services*, and other similar institutional uses,**
- b) **All schools shall be located adjacent to designated Parks to provide opportunities to share facilities.**
- c) **Map B.4.3-1 identifies the general location and size of two elementary schools, as requested by the Hamilton-Wentworth Catholic District School Board and the Hamilton-Wentworth District School Board. The location of these school sites may be moved and the size may be changed without amendment to this Plan as follows:**
  - i) The specific location and size of each designated school site shall be determined as part of the approval process of the draft plan of subdivision in which each school site is located.
  - ii) The need for a particular school site shall also be confirmed by the School Board as part of the approval process, and the timing for which the site is reserved shall also be established at that time.
- d) At the time of subdivision approval, school sites may be zoned for both institutional and residential purposes having regard to the abutting density and form of development.
- e) Should any or all of the designated school sites not be required by the appropriate school board, such lands may be used for Low Density Residential 2 purposes without amendment to this Plan.
- f) The maximum permitted building height shall be 15 metres.
- g) Institutional buildings should be accessible by all modes of transportation, and designed as neighbourhood focal points, which create a distinctive

community identity and sense of place, and serve as landmarks for orientation and local identity.

#### 4.3.7 Natural Heritage System

The Waterdown South Secondary Plan area contains a number of significant natural heritage features, including two Core Areas: Waterdown Escarpment Woods and Grindstone Creek Valley. The Secondary Plan Area also contains a Provincial Life Science Area of Natural and Scientific Interest; the Falcon Creek Provincially Significant Wetland Complex; and other woodland, stream, wetland, and hedgerow features. The area also contains significant vegetation communities, which provide habitat for significant plant and wildlife species,

The predevelopment landscape within the Waterdown South Secondary Plan area consists largely of cultivated farmland bisected by the Grindstone Creek and its valleylands. The area is divided into three watersheds associated with the Grindstone, Falcon, and Hager Creeks. The western portion of the Secondary Plan area drains into Grindstone Creek, the eastern portion into Falcon Creek and a small area of the south-eastern portion into Hager Creek.

A sub-watershed planning study has been completed to the satisfaction of the Cities of Hamilton and Burlington and Conservation Halton and satisfies Section C.2.8. of Volume 1. The study was undertaken to identify and evaluate the significance of all natural heritage features and functions within the Waterdown South Secondary Plan area and to establish a framework for more detailed levels of evaluation at succeeding stages of the planning process. This Secondary Plan implements the recommendations of the sub-watershed study by setting out a Natural Heritage System which is proposed to maintain, restore and enhance the natural heritage features, areas and functions within the Planning Area.

Within portions of the Waterdown South Secondary Plan area, the creeks noted above have created karst conditions consisting of sinkholes, sinking streams, and springs (see South Waterdown Subwatershed Study - Stage 2 Report by EcoPlans et. al.). Some of the surface karst is located within the Natural Heritage System shown on Map B.4.3-2 and as such, is already outside of the developable area; however, there are several areas outside of the Natural Heritage System that also contain karst topography. Section B.4.3.8 provides direction with regards to development within these karst areas that are outside of the Natural Heritage System, as shown on Map B.4.3-2, and in accordance with recommendations of the South Waterdown Subwatershed Study - Stage 2 Report.

##### 4.3.7.1 General Policies

- a) The Natural Heritage System shall include the following:
  - i) lands designated Natural Open Space - Natural Area on Map B.4.3-1 - Waterdown South - Land Use Plan;
  - ii) lands designated Natural Open Space - Protection Area on Map B.4.3-1 - Waterdown South - Land Use Plan;
  - iii) lands designated Natural Open Space - Grindstone Creek Natural Area on Map B.4.3-1 - Waterdown South - Land Use Plan;
  - iv) Core Areas as shown on Map B.4.3-2 - Waterdown South – Natural Heritage System and Natural Hazard Features; and,

- v) streams as shown on Map B.4.3-2 - Waterdown South – Natural Heritage System and Natural Hazard Features.
- b) Some of these lands may be both designated on Map B.4.3-1 -Waterdown South - Land Use Plan and identified as Core Area on Map B.4.3-2 - Waterdown South - Natural Heritage System and Natural Hazard Features. The policies of both the designation and the Core Area identification shall apply.
- c) Core Areas are comprised of several natural heritage features which are independently shown on Schedules B-1 through B-8 of Volume 1.
- d) The natural heritage features are linked by natural corridors, which are necessary to maintain biological diversity within the Waterdown South Secondary Plan Area. Wherever possible and feasible, development within the Waterdown South Secondary Plan area should promote a net gain within the Natural Heritage System by restoring, enhancing, and linking habitat.
- e) Where the lands within the Natural Heritage System are under private ownership, nothing in this Plan implies that the lands shall be secured for public ownership. Where the use of the lands is deemed appropriate for public ownership by the City or other public agency, suitable acquisition options shall be considered.
- f) For the purposes of policies C.2.2.2, C.2.2.4, C.2.5.1, C.2.5.5, C.2.5.8, C.2.5.10, C.2.5.11, C.2.5.14 and C.2.7 of Volume 1:
  - i) the City deems the study requirements to have been satisfied by the South Waterdown Subwatershed Study and the policies of this secondary plan;
  - ii) the City deems the Core Area boundaries as the boundaries determined by the South Waterdown Subwatershed Study;
  - iii) vegetation protection zone widths shall be in accordance with Section B.4.3.7.5 of this Secondary Plan.

#### 4.3.7.2 Natural Open Space – Grindstone Creek Natural Area

In addition to the applicable policies of Section C.2.0 -Natural Heritage System of Volume 1, the following policies shall apply to the lands designated Natural Open Space - Grindstone Creek Natural Area on Map B.4.3-1 - Waterdown South - Land Use Plan:

- a) The Natural Open Space - Grindstone Creek Natural Area designation represents the significant natural heritage features and natural hazard areas within the Grindstone Creek portion of the Secondary Plan area, The designation shall consist of:
  - i) Grindstone Valley ESA;
  - ii) The valley corridors and associated riparian areas of Grindstone Creek Tributary 1 as identified in the South Waterdown Subwatershed Study; and,

- iii) The greater of the floodplain, meander belt or stable top of bank of the Grindstone Creek. As set out in the South Waterdown Subwatershed Study, the boundary of the floodplain and top of bank may change through cut and fill permitted by Conservation Halton.
- b) Notwithstanding Policy C.2.5.1 of Volume 1, *Development and site alteration* shall be prohibited with the exception of the following limited uses:
  - i) Forest, wildlife and fisheries management;
  - ii) Low intensity passive recreation uses where they do not impact sensitive natural features or ecological functions;
  - iii) Existing agricultural operations and other existing uses;
  - iv) Infrastructure, roads, and utilities, which may be permitted to cross the Natural Heritage System where a scoped Environmental Impact Statement or Environmental Assessment demonstrates no negative impacts on the natural features or the ecological functions for which the area was identified and demonstrates that there are no reasonable alternative location(s); and,
  - v) Flood and erosion control, and channel modifications, including site alteration to accommodate a storm water outfall, to deepen channels (where critical fish habitat does not exist) or to stabilize steep, eroding slopes, subject to an approved Environmental Impact Statement and obtaining permission from Conservation Halton pursuant to Ontario Regulation 162/06, as may be amended.
- c) Storm water management facilities shall generally not be permitted. However, in cases where there is no alternative location, encroachment into the vegetation protection zones may be permitted if it can be demonstrated, through an Environmental Impact Statement, that there shall be no negative impacts on the ecological features and functions of the adjacent natural feature. No encroachment shall be permitted within 30 metres of a Provincially Significant Wetland, with the exception of minor grading, that may be necessary for adjacent storm water management pond out falls.
- d) Notwithstanding Policies B.4.3.7.2 b) and c), within lands subject to *Ontario Regulation 162/06*, as may be amended, a permit is required from Conservation Halton for development and site alteration.
- e) Design and construction activities related to the extension of utilities under the Natural Open Space - Grindstone Creek Natural Area shall be evaluated by a geotechnical engineer in collaboration with a karst specialist.

#### 4.3.7.3 Natural Open Space – Natural Area Designation

In addition to the applicable policies of C.2.0 - Natural Heritage System of Volume 1, but notwithstanding the policies of C.3.3 - Open Space Designations of Volume 1, the following policies shall apply to the lands designated Natural Open Space - Natural Area on Map B.4.3-1 - Waterdown South - Land Use Plan:

- a) The Natural Open Space - Natural Area includes escarpment features and associated stream valleys, wetlands, and forests, which are relatively undisturbed. This area contains important plant and animal habitats, and geological features, as well as cultural heritage features, and is the most significant natural and scenic area of the Niagara Escarpment. The policies aim to maintain these natural areas and protect them from the impacts of adjacent development.
  
- b) The Niagara Escarpment Plan sets out the following objectives for this designation:
  - i) To maintain the most natural Escarpment features, stream valleys, wetlands and related significant natural areas and associated cultural heritage features;
  - ii) To encourage compatible recreation, conservation and educational activities; and,
  - iii) To maintain and enhance the landscape quality of Escarpment features.
  
- c) The Natural Open Space - Natural Area is intended to represent the most significant ANSI (Life Science), the most significant stream valleys and wetlands associated with the Escarpment, and forested lands 300 metres from the brow of the Escarpment slope. As such, The Natural Open Space - Natural Area designation shall consist of:
  - i) Escarpment slopes and related landforms associated with the underlying bedrock, which are in a relatively natural state;
  - ii) the Waterdown Escarpment Woods ESA;
  - iii) the Provincially Significant Falcon Creek Wetland Complex;
  - iv) the significant valley corridors and associated riparian areas of Falcon Creek as identified in the South Waterdown Subwatershed Study;
  - v) the Floodplain of Falcon Creek; and,
  - vi) habitat of threatened and endangered species.
  
- d) Notwithstanding Policy C.2.5.1 of Volume 1, development within the Escarpment Natural Area shall be prohibited with the exception of the following limited uses:
  - i) Existing agricultural operations and other existing uses;
  - ii) Non-intensive recreation uses such as nature viewing and trail activities except motorized vehicle trails or the use of motorized trail vehicles;
  - iii) Forest, wildlife and fisheries management;
  - iv) Archaeological activities;

- v) Essential transportation and utility facilities where an EIS or Environmental Assessment demonstrates no significant negative impacts on the natural features or the ecological functions for which the area was identified;
  - vi) Uses permitted in Park or Open Space Master/Management Plans, which are not in conflict with the Niagara Escarpment Plan;
  - vii) Essential watershed management and flood and erosion control projects carried out or supervised by a public authority including site alteration to accommodate stormwater management pond outfall;
  - viii) The Bruce Trail corridor including the pedestrian footpath and, where necessary, bridges, boardwalks and other trail-related constructions and unserviced Overnight Rest Areas and Access Points for Bruce Trail users; and
  - ix) Nature preserves owned and managed by an approved conservation organization.
- e) Storm water management facilities shall generally not be permitted; however, in cases where there is no alternative location, encroachment into *vegetation protection zones* may be permitted if it can be demonstrated, through an Environmental Impact Statement, that there shall be no negative impacts on the ecological features and functions of the adjacent natural feature. No encroachment shall be permitted within 30 metres of a Provincially Significant Wetland, with the exception of minor grading that may be necessary for adjacent storm water management pond out falls.
- f) Notwithstanding Policies B.4.3.7.3 d) and e), on lands subject to *Ontario Regulation 162/06*, as may be amended, a permit is required from Conservation Halton for *development* and *site alteration*.
- g) The Regional floodlines for the Falcon Creek system shall be verified through additional study at the subdivision planning stage.

#### 4.3.7.4 Natural Open Space – Protection Area Designation

In addition to the applicable policies of C.2.0 - Natural Heritage System of Volume 1, but notwithstanding the policies of C.3.3 - Open Space Designations of Volume 1, the following policies shall apply to the lands designated Natural Open Space - Protection Area on Map B.4.3-1 - Waterdown South - Land Use Plan:

- a) Natural Open Space - Protection Areas are important because of their visual prominence and their environmental significance. They are often more visually prominent than Natural Open Space - Natural Areas. Included in this designation are Escarpment features that have been significantly modified by land use activities such as agriculture or residential development, land needed to buffer prominent Natural Open Space - Natural Areas, and natural areas of regional significance. The policy aims to maintain the remaining natural features and the open, rural landscape character of the Escarpment and lands in its vicinity,
- b) The *Niagara Escarpment Plan* sets out the following objectives for this designation:

- i) To maintain and enhance the open landscape character of Escarpment features;
  - ii) To provide a buffer to prominent Escarpment features;
  - iii) To maintain natural areas of regional significance and cultural heritage features; and,
  - iv) To encourage agriculture, forestry and recreation features.
- c) The Natural Open Space - Protection Area designation shall consist of:
- i) Escarpment slopes and related landforms where existing land uses have significantly altered the natural environment (e.g. agricultural lands or residential development);
  - ii) Areas in close proximity to Escarpment slopes, which are visually part of the landscape unit; and,
  - iii) Regionally Significant Areas of Natural and Scientific Interest (Life Science) or areas designated as environmentally significant by the City.
- d) Notwithstanding Policy C.2.5.1 of Volume 1, development within the Escarpment Protection Area shall be prohibited with the exception of the following uses:
- i) Existing agricultural operations and other existing uses;
  - ii) Recreational uses oriented towards the land which require minimal modification of the existing natural, topographic and landscape features and which do not require the building of major structures;
  - iii) Forest, wildlife and fisheries management;
  - iv) Archaeological activities;
  - v) Transportation and utility facilities;
  - vi) Uses permitted in Park or Open Space Master/Management Plans, which are not in conflict with the Niagara Escarpment Plan;
  - vii) Watershed management and flood and erosion control projects carried out or supervised by a public authority including a stormwater management pond outfall;
  - viii) The Bruce Trail corridor including the pedestrian footpath and, where necessary, bridges, boardwalks and other trail-related constructions and unserviced Overnight Rest Areas and Access Points for Bruce Trail users;
  - ix) Nature preserves owned and managed by an approved conservation organization.

- e) Storm water management facilities shall generally not be permitted. However, in cases where there is no alternative location, encroachment into vegetation protection zones may be permitted if it can be demonstrated, through an Environmental Impact Statement, that there shall be no negative impacts on the ecological features and functions of the adjacent natural feature. A permit shall be required from Conservation Halton for development and site alteration. No encroachment shall be permitted within 30 metres of a Provincially Significant Wetland, with the exception of minor grading that may be necessary.

#### 4.3.7.5 Vegetation Protection Zones

The specific natural heritage features within the Natural Heritage System, as defined in Policy 4.3.7.1 and based on the South Waterdown Subwatershed Study, shall, notwithstanding Policy C.2.5.9 of Volume 1, be retained and protected from adjacent development by appropriate *vegetation protection zones* in accordance with the following policies:

- a) The width of *vegetation protection zones* should be based on the ecological sensitivity of the feature, and the type and nature of proposed adjacent uses, and shall be, as a minimum:
  - i) 15 metres measured from the dripline of woodlands or from the boundary of the Waterdown Woods ESA and the Area of Natural and Scientific Interest (ANSI) and Wetland 5;
  - ii) 15 metres adjacent to the greatest hazard associated with Grindstone Creek (i.e. flood plain, meander belt or stable top of bank);
  - iii) 15 metres adjacent to the greatest hazard associated with Falcon and Hager Creeks (i.e. flood plain, meander belt or stable top of bank);
  - iv) 30 metres from the boundary of all provincially *significant wetlands* (PSW).
- b) No grading shall be permitted within 30 metres of all units of the Falcon Creek Wetland Complex and within the vegetation protection zones described in Policy 4.3.7.5 a) subsections i), ii) and iii), with the exception of minor grading that may be necessary for adjacent stormwater management pond outfalls.
- c) Where identified and surveyed, these vegetation protection zones are incorporated within the Open Space Designations depicted on Map B.4.3-1 or Map B.4.3-2 and shall be subject to the policies and permitted uses for the Natural Heritage System.
- d) Where previously not identified and surveyed, a scoped Environmental Impact Statement shall confirm the boundaries of natural features, and the appropriate vegetation protection zone(s) in accordance with subsection (a) above, to the satisfaction of the City in consultation with Conservation Halton, and once established, they shall be subject to the policies and permitted uses for the Natural Heritage System.
- e) Grading, lot lines, and impervious surfaces shall not be permitted within the *vegetation protection zone*.



- f) Storm water management facilities shall generally not be permitted within the *vegetation protection zone*, except for required storm water management pond outfalls. However, in cases where there is no alternative location, encroachment of storm water management facilities into vegetation protection zones may be permitted if it can be demonstrated, through an Environmental Impact Statement, that there shall be no *negative impacts* on the ecological features and functions of the adjacent natural feature.
- g) Vegetation protection zones shall remain in or be returned to a naturally vegetated state.
- h) Lands subject, to Ontario Regulation 162/06, as may be amended, require a permit from Conservation Halton for development and site alteration.

#### 4.3.8 Natural Hazard Features

##### 4.3.8.1 Hazard Lands – Karst Area

Hazard Lands - Karst Area are identified on Map B.4.3-2 - Waterdown South - Natural Heritage System and Natural Hazard Features, These lands contain known surface and subsurface karst features. The area is considered to have a moderate potential for risk to public safety and property damage as a result of bedrock instability and soil subsidence. As well, the karst features conduct subsurface flows to springs in the Grindstone Valley ESA. These springs provide important baseflow to downstream coldwater fisheries and potentially contribute groundwater to downstream residents that are on well-based systems.

##### 4.3.8.2 In addition to Section B.3.6.5 of Volume 1, the following policies shall apply to the lands identified as Hazard Lands - Karst Area on Map B.4.3-2:

- a) Notwithstanding Policy B.3.6.5.7 of Volume 1, due to the safety and environmental concerns noted in Section 4.3.8.1, *development* shall not be permitted within the Hazard Lands - Karst Area with the possible exception of water and wastewater services, and utilities. Such infrastructure shall be subject to detailed geological, hydrogeological, and geotechnical analyses, as outlined in the Stage 3 report of the South Waterdown Subwatershed Study, to the satisfaction of the City in consultation with Conservation Halton, which demonstrates that karst hazards can be appropriately mitigated and there shall be no negative impacts on downstream springs and stream flows.
- b) Where infrastructure is contemplated, subject to Policy B.4.3.8.2 a), it shall be designed and constructed in accordance with a geotechnical engineer's recommendations, in consultation with a karst specialist, at the detailed design stage, having regard for appropriate standards and protocols for building in karst so as to mitigate potential impacts on the underground infrastructure.
- c) Notwithstanding Policies B.4.3.8.2 a) and b), safety and environmental risks are low along the south edge of the Hazard Lands - Karst Area. Some limited development related to storm water management facility infrastructure, such as environmental setbacks, an access road, and a sediment drying area are considered to be acceptable activities within that portion of the Hazard Lands - Karst Area, provided any excavations are shallow and generally do not extend into the bedrock.

- d) Any newly identified karst hazardous areas not currently shown as Hazard Lands - Karst Area on Map B.4.3-2, shall comply with the policies of this Plan, including Policies B.4.3.8.2 a), b), c), and d).
- e) Development within karst areas requires a permit from Conservation Halton pursuant to Ontario Regulation 62/06, as may be amended.

#### 4.3.8.3 Karst Constraint Areas

The following policies shall apply to Karst Constraint Areas identified on Map B.4.3-2 - Waterdown South - Natural Heritage System and Natural Hazard Features',

- a) Development and site alteration may be permitted in the Karst Constraint Areas identified on Map B.4.3-2 where:
  - i) The effects and risk to public safety are sufficiently minor as to be managed or mitigated;
  - ii) A risk assessment is undertaken;
  - iii) New karst hazards are not created and existing karst hazards are not aggravated;
  - iv) The quality and quantity of surface water draining from the Secondary Plan area in the post-development condition does not significantly impact downstream karst processes or features;
  - v) No negative impacts on the karst features and functions shall result; and,
  - vi) If karst features are encountered during subsurface excavation work, karst mitigation measures shall be undertaken, in accordance to the Karst Implementation Plan in Stage 3 of the South Waterdown Subwatershed Study.
- b) *Development* or site alteration within Karst Constraint Areas requires a permit from Conservation Halton pursuant to Ontario Regulation 162/06, as may be amended.
- c) The following policies shall also apply to lands identified as Karst Constraint Area 'B' on Map B.4.3-2:
  - i) A site-specific investigation of groundwater management concerns and karst remediation requirements shall be required where the installation of servicing infrastructure involves excavation into bedrock and karst conditions are encountered;
  - ii) The use of grouting techniques shall be minimized to limit potential impacts to spring flow or baseflow;
  - iii) For the construction of basements in Karsts Constraint Area "B", excavation into the bedrock should be minimized where possible. If building base grades extend down to the top of the bedrock, or into bedrock, and karst features are encountered, the features should be remediated as a function of the specific construction-related activity.

- iv) Facility design and construction activities should be evaluated by a geotechnical engineer in collaboration with a karst specialist at the detailed design stage.
- d) The following policies shall also apply to lands identified Constraint Area 'C' on Map B.4.3-2:
  - i) A geotechnical study shall be undertaken determine the load bearing capacity of the bedrock at the proposed Burke Street crossing of the Natural Open Space – Grindstone Creek Natural Area.
  - ii) The design of the proposed crossing structure should minimize the footprint of the footings required for it to be safely constructed and operated. This design shall minimize potential interference with surface water flow and groundwater flow into the bedrock below the streambed and the adjacent area.
- e) Within Karst Constraint Area 'D', as identified on Map B.4.3-2, the existing outcrop should be retained as a landscape feature, where feasible. If removal is necessary, then the outcrop shall be covered with fill during site grading.
- f) The following policies shall also apply to lands identified as Karst Constraint Area 'E' and Karst Constraint Area 'F' on Map B.4.3-2:
  - i) Where development is contemplated, an additional study is required at the time of plan of subdivision;
  - ii) This additional study shall involve a subsurface investigation to determine specific design, construction, and operating concerns that could result from the karst;
  - iii) This study would include an assessment of construction Options for a storm water management facility;
  - iv) Components of this study would include:
    - i. additional karst feature mapping;
    - ii. observations of surface hydrology and spring monitoring;
    - iii. an evaluation of overburden type and thickness;
    - iv. limited bedrock coring and associated downhole testing; and,
    - v. Excavation of exploration trenches down to the bedrock surface.

The required study shall satisfy the requirements of Stages 4 and 5 of the Checklist for Development in Karst Terrain of the South Waterdown Subwatershed Stage 2 Report.

#### 4.3.9 Utility Designation

4.3.9.1 In addition to the policies of Section C.3.4 - Utility Designation of Volume 1, the following policies shall apply to lands designated Utility on Map B.4.3-1 - Waterdown South - Land Use Plan:

- a) Notwithstanding policy C.3.4.2 of Volume 1, the following uses shall be permitted:
  - i) pipelines, including petroleum pipelines;
  - ii) hydroelectric transmission facilities;
  - iii) municipal water towers, and wastewater and storm water management facilities; and,
  - iv) secondary uses that are complementary to the utility functions of these lands, such as recreational uses, trails, and community gardens subject to consultation with the applicable utility agency.
- b) A major hydro-electric utility corridor traverses the Waterdown South Secondary Plan area, and a petroleum pipeline corridor exists along the west side of Kerns Road as shown on Map B.4.3-1. The City shall work in consultation with Hydro One and Enbridge Pipelines Inc., or their successor companies to establish pedestrian/bicycle path/trail linkages along these corridors.
- c) Improvements to create trail linkages within the hydro-electric utility corridor that traverses the Secondary Plan area shall be subject to the approval of Hydro One or its successor company.
- d) Proposed crossings of the petroleum pipeline corridor along the west side of Kerns Road by roads, pedestrian/bicycle paths, services, and utilities shall be subject to the approval of Enbridge Pipelines Inc. or its successor company,
- e) Grading and drainage of lands within and/or adjacent to the hydroelectric utility corridor shall be designed to ensure there are no adverse impacts on these lands and shall have regard for comments from Hydro One or its successor company.
- f) Storm water management facilities, water towers, sewage pumping stations, and utility uses not currently designated shall comply with Section B.4.3.13 - Infrastructure.

#### **4.3.10 Urban Design Policies**

The Waterdown South Secondary Plan Urban Design Guidelines have been prepared to implement the design intentions of the Waterdown South Secondary Plan and the Policies of Section B.3.3 of Volume 1. The guidelines shall further the vision and concept plan for the Waterdown South community and identify means of achieving the concept through the planning process.

The following policies set out the matters the Waterdown South Secondary Plan Urban Design Guidelines shall address as well as the key urban design elements.

#### **General Urban Design Policies**

##### 4.3.10.1 Streetscapes

The following policies provide direction on key streetscape design elements:

- a) *Development* shall foster streets as interactive outdoor space for pedestrians.
- b) A small village square should be incorporated into each Local Commercial designated area and a larger urban square incorporated in the District Commercial designation.
- c) The implementing Zoning By-law shall contain provisions restricting the extent of garage protrusions.
- d) Reverse frontage lotting patterns shall be discouraged and may only be permitted under certain circumstances where the owner satisfies the City that no other alternative development form or street patterns are feasible. Access via laneways, service roads, parallel lanes and window streets shall be encouraged as alternatives to reverse frontage or noise walls.
- e) Consideration shall be given to the location of telecommunications 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 gateways, lamp posts, transit shelters, etc. Telecommunication utility equipment shall be clustered or grouped wherever possible to minimize visual impact.
- f) The streetscape appearance of arterial and collector roads shall be enhanced by requiring flankage lots to present their main building facades or a second front facade to these roads and to enhance their facade treatment to avoid the appearance of blank building walls and service entrances.
- g) Where higher density housing forms are planned along collector roads, vehicular access via a rear lane shall be encouraged.
- h) On-street parking shall be provided within the District Commercial and Local Commercial designations where adjacent commercial or live-work uses are developed.
- i) Collector roads should be designed with dwellings and buildings facing onto the street with direct access from the street. Frequent block spacing and intersecting roads shall be accommodated along collector roads.
- j) Local roads should be developed as a system of interconnected streets and relatively short blocks to promote pedestrian activity within neighbourhoods. To promote walking, these streets should be developed in the form of a modified grid pattern responding to the collector street network and open space lands.
- k) Dundas Street, west of Grindstone Creek shall have a strong built edge, wide sidewalks and tree planting with native Species, which shall lend it a more urban, developed character that reflects its significance as the community main street of Waterdown.
- l) Dundas Street, east of Grindstone Creek shall reflect a more rural setting in respect of the Rural designation north of Dundas Street. The tributary of

Grindstone Creek, on the south side of Dundas Street in this area, can be used as a greenspace buffer to the development areas south of Dundas Street.

- m) Streetscape design should utilize traffic calming measures to promote pedestrian safety.
- n) 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.
- o) Minor intersections should continue to feature landscape treatment through street tree selection with an increased density of boulevard tree planting.
- p) As part of a complete application, land owners shall be required to submit an Urban Design Report demonstrating how development applications meet the intent of the policies contained in this Secondary Plan and the Urban Design Guidelines.

#### 4.3.10.2 Gateways

Gateways are nodal locations located at entry points into the area, and coincide with major intersections, In addition to Section B. 3.3.4 – Gateways of Volume 1, the following policies shall apply to Gateways in the Waterdown South community:

- a) The Waterdown South Secondary Plan Urban Design Guidelines shall address streetscape, landscape and built form at the following gateways:
  - a. Dundas Street and Kerns Rd;
  - b. Dundas Street and Collector Road A;
  - c. Dundas Street and Burke Street; and,
  - d. Burke Street and Collector Road C.
- b) Urban Design Reports as submitted as part of a plan of subdivision application shall address streetscape, landscape, and built form elements within these gateways.
- c) A landscape plan identifying the specific design elements of the gateway features shall be prepared to the satisfaction of the City as a condition of draft plan of subdivision approval.
- d) Along Mountain Brow Road, storm water management facilities may provide the opportunity for landscaped gateways into the community.

#### 4.3.10.3 Mixed Use – Medium Density Designated Areas

- a) The Waterdown South Secondary Plan Urban Design Guidelines shall provide direction on how to achieve an intensified urban environment with a strong pedestrian orientation along Dundas Street.

- b) The ultimate development of the Mixed Use - Medium Density area should create a 'retail main street' along Collector Road A and a built form presence along Dundas Street.
- c) Although it is not the intent to have Dundas Street serve as a 'retail main street' in this location some buildings should be oriented to and face directly onto Dundas Street to achieve a built form presence.
- d) Building envelope provisions and the creation of a build-to zone through setback provisions and block frontages should be addressed in the urban design guidelines and set out in the implementing zoning by-law. The urban design guidelines, however, shall also provide guidance for interim uses and provisions that should encourage and facilitate intensification over time.
- e) The Waterdown South Secondary Plan Urban Design Guidelines shall provide guidance on the development of the 'Retail Main Street' area within the Mixed Use-Medium Density designation including that:
  - i) The orientation of the stores along the 'retail main street' area should create a strong pedestrian retail connection.
  - ii) The principal public entrance should provide direct access onto the public sidewalk along the "Retail Main Street" area.
  - iii) The primary windows and signage should face the street.
  - iv) Buildings facing the street should be encouraged to have awnings, canopies, arcades or front porches to provide weather protection.
  - v) Buildings should have a consistent setback.
  - vi) Parking lots abutting the street should be screened with low walls, or landscape materials to provide a sense of enclosure along the setback line.

#### 4.3.10.4 District Commercial Designated Areas

- a) The Waterdown South Secondary Plan Urban design guidelines shall provide guidance on how stores shall address the street so that long blank walls adjacent to streets are avoided through multiple buildings and/or other design elements such as portions of frontages animated with windows or other design elements which achieve the same result. The building design, orientation and massing should be sensitive of the character and massing of the adjacent residential built form.
- b) Buildings should have a consistent setback and parking lots abutting the street should be screened with low walls or landscape materials to provide a sense of enclosure along the setback line.

#### 4.3.10.5 Local Commercial

- a) Local Commercial designated areas should be designed as small scale pedestrian-oriented areas. In addition to accommodating medium density housing forms, these node areas may be characterized by small pedestrian-

oriented shopping areas that provide the opportunity for grade-related commercial uses with the potential for residential uses on upper storeys.

#### 4.3.10.6 Special Character Roads

In addition to Section C.4.5.3 of Volume 1, with the exception of C.4.5.3.2, the following policies shall apply to Kerns Road and the portion of Mountain Brow Road between Burke Street and the major hydro-electric utility shown as Special Character Roads on Map B.4.3-1 - Waterdown South - Land Use Plan:

- a) These roads and the lands adjacent to them provide a unique and attractive environment due to their:
  - i) location adjacent to the Niagara Escarpment Plan Area;
  - ii) ability to provide transition between the natural area of the Niagara Escarpment and the urban area of Waterdown South; and,
  - iii) rural cross-section.
- b) Notwithstanding Policy C.4.5.3.3 of Volume 1, it is an objective of this Plan that the existing rural road cross-section including existing mature vegetation fronting the street be maintained where feasible. It is recognised that it may not be possible to implement this objective based on current City road design, grading, storm water management and servicing standards and as such unique approaches to grading, road design, storm water management, site servicing and to the preservation of trees along the road may be required if Special Character Road design is to be achieved. Provided a balance can be achieved between design and engineering objectives:
  - i) Development adjacent to the Special Character Roads shall be sensitive to the protection or enhancement of views towards the Niagara Escarpment.
  - ii) The character of this section of Mountain Brow Road, and of Kerns Road shall be protected by minimizing changes to the existing road right-of-way and ensuring that development is compatible with, and sympathetic in design to the character of the existing streetscape.
  - iii) Direct access for new uses shall be permitted, although there may be some restrictions in specific locations related to specific forms of development or the use of alternative designs.
  - iv) Existing viewsheds along Mountain Brow Road and Kerns Road shall be maintained and enhanced through landscape measures so that the new built form does not dominate the viewsheds as one travels along these roads.
  - v) Where Kerns Road or Mountain Brow road require reconstruction, such works shall be designed and constructed to minimize the impact on the Escarpment environment and to ensure the least possible change occurs in the natural landscape. This shall include road and boulevard design that blends into the surrounding Escarpment landscape, using landscape planting, vegetative



screens and vegetation protection zones around the natural heritage features where feasible.

#### 4.3.11 Cultural Heritage Resources

4.3.11.1 The Secondary Plan area contains a number of cultural heritage attributes including archaeological sites, areas of archaeological potential, and built heritage resources. In addition to Section B.3.4 - Cultural Heritage Resources Policies of Volume 1, the following policies shall apply to the study, protection and/or incorporation of cultural heritage resources within the Waterdown South Secondary Plan area:

- a) The retention and conservation of historical buildings, structures or features on their original sites shall be encouraged.
- b) The integration of cultural heritage resources into new *development* proposals in their original use or an appropriate adaptive reuse shall be promoted.
- c) Potential adaptive reuse strategies for built heritage resources shall be required to be addressed in the cultural heritage impact assessment. Notwithstanding the permitted uses within the designation in which these heritage buildings may be located, a broad range of residential, commercial, and institutional uses shall be permitted subject to the findings of the *cultural heritage impact assessment* report and provided they are appropriate and compatible.

4.3.11.2 Notwithstanding Policy B.3.4.2.12 of Volume 1, prior to approval of draft plans of subdivision, a detailed cultural heritage impact assessment may be undertaken if deemed necessary through formal consultation with the applicant to identify and analyze potential heritage buildings and structures of architectural interest. The cultural heritage impact assessment shall be undertaken by a qualified professional with demonstrated expertise in cultural heritage assessment, mitigation and management according to the requirements of the City's Cultural Heritage Impact Assessment Guidelines. The cultural heritage impact assessment shall contain the following:

- i) identification and evaluation of all potentially affected cultural heritage resource(s), including detailed site(s) history and a cultural heritage resource inventory containing textual and graphic documentation;
- ii) a description of the proposed development or site alteration and alternative forms of the development or site alteration;
- iii) a description of all cultural heritage resource(s) to be affected by the development and its alternative forms;
- iv) a description of the effects on the cultural heritage resource(s) by the proposed development or site alteration and its alternative forms; and,
- v) a description of the measures necessary to mitigate the adverse effects of the development or site alteration and its alternatives upon the cultural heritage resource(s).

4.3.11.3 No cultural heritage landscapes have been identified within the Waterdown South Secondary Plan area as set out in "Hamilton's Heritage, Volume 2". As such, the policy requirements in Section B3.4 regarding cultural heritage landscapes shall not apply to lands within the Waterdown South Secondary Plan area.

#### **4.3.12 Transportation Policies**

The City shall provide a safe and efficient transportation network which includes bicycle lanes, sidewalks, off-street walking trails and an arterial, collector, and local road network for the Waterdown South Planning Area, in accordance with Map B.4.3-1 - Waterdown South Secondary, Section C.4.0 - Transportation Policies of Volume 1, and the following policies:

##### **4.3.12.1 General Policies**

The following policies shall apply to the transportation network throughout the Secondary Plan area:

- a) All new roads within the Planning Area shall be designed and constructed in accordance with the Standard Drawings for Urban Roads contained with the adopted standards of the City. The City may consider alternative development standards where, in the opinion of the City, they are appropriate and do not compromise public safety or the efficiency of the transportation network or the ability to locate the required services.
- b) As a condition of development or redevelopment approval, all lands required for new internal public roads, road widenings for existing public roads in accordance with Section B.4.3.10.6, traffic calming measures, roundabouts and/or daylighting triangles shall be dedicated free of charge and free of all encumbrances to the satisfaction of the City, except where the City's development charge policy provides otherwise.
- c) The applicable portion of growth-related costs related to the design and construction of all new public roads and the appropriate upgrading of the adjacent existing public roads required as a result of development within the Waterdown South Planning Area shall be paid for by development.
- d) In areas outlined in Section B.4.3.3.3 m), access to development serviced by laneways may be appropriate and encouraged to contribute to an improved streetscape and urban character, and to enhance road safety.
- e) On-street parking shall be discouraged on arterial roads where the main function of the roadway is to provide capacity for longer-distance trips, On-street parking on collector and local roads shall be permitted.
- f) It is a policy of the City to consider roundabouts where a Study confirms they are feasible, appropriate, and advantageous in terms of traffic flow, traffic safety, community design, or environmental considerations. The Waterdown South Secondary Plan Area Transportation Study recommended roundabouts along Burke Street at Collector Road 'C' and Skinner Road. It also found that either stop controls or roundabouts are appropriate options for the intersections of, Collector Road 'A'/Skinner Road, and Skinner Boulevard/Collector Road 'B'.

- g) To facilitate the potential for signalization, the proposed intersections on Dundas Street have been located opposite existing and proposed roadways on the north side of Dundas Street to provide improved north-south connectivity and minimize the number of intersections on Dundas Street except as set out in Policy B.4.3.12.3 c).
- h) Collector Road 'A' and the crossing of Grindstone Creek shall be designed to minimize the traffic infiltration through the central portion of the secondary plan area and shall terminate at Skinner Road. The traffic study submitted in support of the draft plan of subdivision shall detail how the design minimizes traffic infiltration while taking into account the *Waterdown South Secondary Plan Area Transportation Study* and any necessary updates to traffic volumes.
- i) To minimize traffic infiltration through the residential neighbourhoods in Burlington to the south, Kerns Road and Collector Road 'B' shall form a continuous connection to Dundas Street with traffic calming measures where appropriate.
- j) Any reconstruction of Mountain Brow Road and Kerns Road shall have regard for Policies B.4.3.10.6 and B.4.3.12.2 b) viii).

#### 4.3.12.2 Streetscape

Streetscape is a key element of a successful public realm. Roads are the principal interface between built form and the public realm and as such play a dominant role in determining the character of any given neighbourhood. The elements that shape the streetscape include adjacent architectural design, the relationship of buildings to the street, yards and boulevards, roads, sidewalks, lighting, planting of trees, fences, and utilities,

The following Streetscape policies are intended to guide the planning and design of public roadways including the spaces extending across the road:

- a) Where roads within the Planning Area abut the Niagara Escarpment Natural Area and Protection Area, the planning and design of public roadways shall be located and designed to minimize the impact on the Escarpment environment and to ensure the least possible change occurs in the natural landscape. This shall include road and boulevard design that blends into the surrounding Escarpment landscape, using landscape planting, vegetative screens and *vegetation protection zones* around the natural heritage features where feasible.
- b) If required by the City, an Urban Design Report for the public realm shall be prepared by the landowners and shall reference the streetscape principles and objectives in Section B.4.3.2 of this Plan, the *Waterdown South Urban Design Guidelines*, the *City of Hamilton Urban Design Guidelines*, and the Council endorsed *International Charter for Walking*. Any Urban Design Report for the public realm shall address the following:
  - i) The design and treatment of road types (i.e. sidewalks and crosswalks, landscaping/boulevard plantings including use of native species, intersection treatments, on-street parking, signage, street lighting and utility wires, etc.) with differing requirements for residential versus commercial and mixed-use areas;

- ii) A continuous bicycle trail system and appropriate means to accommodate the system on arterial and collector roads;
  - iii) The location and design of a continuous pedestrian trail system, and public sidewalks and including matters of width, materials and lighting;
  - iv) Requirements for the mobility impaired, such as safety features, standards for the placement of street furniture, sidewalk maintenance and design, including curb cuts so as to provide a continuous barrier free path to transportation services;
  - v) Requirements for boulevard tree planting including spacing and canopy density with differing requirements for residential verses commercial and mixed-use areas;
  - vi) The design of special entry points or gateway features where arterial and collector roads intersect with perimeter arterial roads;
  - vii) The design of intersections including roundabouts where required; and,
  - viii) The *compatibility* of the design of Mountain Brow Road, and Kerns Road and other roads which abut Natural Open Space – Natural Area and Natural Open Space - Protection Area designations, with the visual and natural environment of the Niagara Escarpment, in consultation with the Niagara Escarpment Commission.
- c) The design of all streetscape elements shall be consistent with any Urban Design Report for the public realm so that the roads are cohesive and attractive places for pedestrians and persons travelling through them. Where the City agrees to initiate alternative development standards at draft plan of subdivision approval, any Urban Design Report for the public realm shall be updated to reflect this standard.

#### 4.3.12.3 Major Arterial Roads

In addition to Policy C.4.5.2 c) of Volume 1, the following policies shall apply to major arterial roads as shown on Map B.4.3.1 - Waterdown South Secondary Plan - Land Use Plan:

- a) Notwithstanding Policy C.4.5.2 c) iii) of Volume 1, Burke Street shall have a designated right-of-way width of 30 to 36 metres in accordance with the Waterdown/Aldershot Transportation Master Plan.
- b) Burke Street, as shown on Schedule J is based on the results of the Waterdown/Aldershot Transportation Master Plan. The alignment of Burke Street may be moved without amendment to the Secondary Plan, subject to a Class EA process and evaluation.
- c) If the Waterdown/Aldershot Transportation Master Plan confirms that Burke Street is to align with Burke Street to the north, the intersection shall be designed to avoid direct northbound access to Burke Street from Burke Street.

- d) Reverse lot frontage development shall generally not be permitted along arterial roads except as provided for in Policy B.4.3.10.1 d) of this Secondary Plan.

#### 4.3.12.4 Collector Roads

In addition to Policy C.4.5.2 e) of Volume 1, the following policies shall apply to collector roads as shown on Map B.4.3.1 - Waterdown South Secondary Plan - Land Use Plan:

- a) Notwithstanding Policy C.4.5.2 e) ii) of Volume 1, the right-of-way width of collector roads shall be 20 metres, but may be increased up to 26 metres to accommodate bicycle lanes, on-street parking, streetscape features, and bus bays (for future public transit) as identified in any Urban Design Report for the Public Realm.
- b) Bicycle facilities may be included within collector road right-of-ways, where required in accordance with any Urban Design Report for the public realm.
- c) Collector roads through the Planning Area shall contain a maximum of two through lanes and provide for on-street parking on at least one side.
- d) Collector Road 'B' may be changed to a local road, and the road alignment may be altered without amendment to this Plan, provided that:
  - a. It facilitates the eventual connection between Skinner Road and Kerns Road; and,
  - b. It is demonstrated through a detailed transportation study submitted in support of a zoning by-law amendment or draft plan of subdivision application to the satisfaction of the City.
- e) Mountain Brow Road shall be downgraded to a local road and a portion of Mountain Brow Road east of the western limit of the storm water management pond shall be closed.
- f) Collector Road 'A' shall have a minimum 60 metre separation centreline to centre-line from Collector Road 'C' at Skinner Road.

#### 4.3.12.5 Local Roads

A Local Road is an internal local street that is inter-linked to the neighbourhood network. In addition to Policy C.4.5.2 f) of Volume 1, the following policies shall apply to local roads as shown on Map B.4.3-1 - Waterdown South Secondary Plan - Land Use Plan:

- a) Notwithstanding Policy C.4.5.2 f) ii) of Volume 1, the right-of-way width of Local Roads shall be 18 metres, but may increase to accommodate bicycle lanes, on-street parking, traffic calming measures, and streetscape features, as identified in any Urban Design Report for the public realm.
- b) In accordance with Policy B.4.3.12.1 a), alternative development standards and alternative road widths may be considered. The details regarding appropriate right-of-way widths shall be addressed prior to draft plan of subdivision approval.
- c) On-street parking shall be required on at least one side of the road.

- d) A local road connection shall be provided from Collector Road 'A' to Mountain Brow Road/King Road within the Secondary Plan area. The road connection shall be illustrated in the draft plan of subdivision that is adjacent to Mountain Brow Road. The road network shall be designed to create an indirect route to King Road so traffic flow to King Road is not promoted.

#### 4.3.12.6 Active Transportation Network

Sidewalks are places for pedestrian movement, children's play and neighbours' socializing. Sidewalks encourage walking as urban transportation, walking to public transit and walking for pleasure. Sidewalks improve the liveability of a community, enhance safety and are vital for the quality of life of children, older adults, and persons with disabilities.

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

##### **Sidewalks**

- a) Any Urban Design Report for the public realm, as required in Section B.4.3.12.2 a), shall identify the location of sidewalks, their widths and design elements within the Waterdown South Secondary Plan Area.
- b) Sidewalks should be provided on both sides of arterial and collector roads, and one side of local roads, or in accordance with a new City of Hamilton sidewalk policy.
- c) The width of public sidewalks shall be sufficient to accommodate required utilities, provide adequate visibility from the street and promote public safety, and shall be determined prior to draft plan approval.

##### **Bicycle Trails**

- d) A continuous bicycle trail system shall be identified as part of the Urban Design Report for the Public Realm required by Policy B.4.3.12.2 b).
- e) The bicycle trail system shall include both on-street and off-street routes linking the parks and community facilities. Off-street routes shall use public open space lands including Neighbourhood Parks, school sites, a potential route along the hydro corridor, and a dedicated bicycle lane within the east-west Skinner Boulevard, and potentially other collector roads where feasible. Any off-street bike paths shall be constructed by the developer and dedicated to the City as a public right-of-way.

##### **Pedestrian Trails**

- f) Pedestrian trails shall be established, in consultation with the Niagara Escarpment Commission, along the hydro-electric utility corridor that traverses the Secondary Plan area, along the utility corridor at the western edge of the Plan area, along Grindstone Creek, through storm water management facilities, and through natural heritage areas to create a connected network that integrates the Plan area with the surrounding community and the Niagara Escarpment. Any off-street pedestrian trails

shall be constructed by the developer and dedicated to the City as a public right-of-way.

- g) Trail locations shall be based on field assessments of habitat sensitivity and consideration of potential linkages to the Bruce Trail.
- h) Opportunities to formalize two existing informal parking areas and access points to the Bruce Trail located in the vicinity of the Waterdown Woods ESA shall be investigated. One opportunity is located where the Bruce Trail crosses Kerns Road; the second is located where the Bruce Trail crosses Mountain Brow Road / King Road.
- i) The establishment of other Bruce Trail access points from the Plan area between the hydro-electric corridor and Kerns Road shall generally be discouraged, in consultation with the Niagara Escarpment Commission and the Bruce Trail Conservancy.

#### 4.3.12.7 Public Transit Network

Good public transit service is an asset to all communities. The ability to support public transit is dependent on the density and arrangement of land uses as well as the design of the streetscape and the relationship of adjacent buildings to the street.

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) The City shall ensure the design of the Waterdown South Secondary Plan area, including the location of higher density land uses and streetscape design, provides for the ability to accommodate future public transit within the community. As well, the long term potential for higher order public transit such as express bus service along arterial roads internal and external to the Secondary Plan area should be planned for.
- b) Neighbourhood design should minimize walking distance to future public transit service. Within the Waterdown South Planning Area, 90% of all residential dwellings shall generally be within 400 metres of a potential public transit stop.
- c) The future public transit network shall be integrated into the community design and be a key component of community focal points including commercial areas.

#### 4.3.13 Infrastructure

##### 4.3.13.1 Lake-Based Municipal Water and Wastewater Systems

In addition to Section C.5.3 - Lake-Based Municipal Water and Wastewater Systems of Volume 1, the following policies shall apply to the entire Secondary Plan area:

- a) The provision of municipal sanitary sewers and water mains shall comply with the approved Waterdown Water and Wastewater Class Environmental Assessment, the City's Development Guidelines, and the City-wide Water/Wastewater Master Plan.

- b) Existing residential dwellings on properties not subject to a development application shall be encouraged to connect to municipal water and wastewater services as they are extended.
- c) It is intended the Plan area shall be serviced by a required water tower located in the Plan area, as approximately shown on Map B.4.3-1.
- d) A water tower is approximately located within a Neighbourhood Park as shown on Map B.4.3-1. The specific location and size of the lands for this water tower may be changed without amendment to this Plan.
- e) An existing sewage pumping station is situated in the west corner of the Secondary Plan area on City-owned land. The site size may be altered, if it is deemed necessary by the City, without amendment to this Plan.

#### 4.3.13.2 Recharge/Discharge

Where soil conditions permit, proponents of development within the Secondary Plan area should investigate means to maintain recharge and base flows. This shall be determined and implemented through the Functional Servicing Plans as set out in Policy B.4.3.14.1 b) on an individual plan of subdivision basis to achieve the storm water management objectives of the South Waterdown Subwatershed Study.

#### 4.3.13.3 Storm Water Management

Storm water management is an important component of urban development. Storm water management facilities shall be used to control storm water flow rates and improve storm water quality. In addition to Section C.5.4 - Storm Water Management Facilities of Volume 1, the following policies shall apply to the entire Secondary Plan area:

##### **Storm Water Management Plans**

- a) A Storm Water Management Plan shall be prepared as part of the Functional Servicing Plan, which provides supporting technical analyses for sizing and design of proposed storm water management facilities,
- b) The Storm Water Management Plan shall:
  - i) demonstrate conformity with the recommendations of the South Waterdown Subwatershed Study;
  - ii) identify where deviations are warranted, if any;
  - iii) have regard to current provincial storm water management practices and design guidelines, the requirements and adopted standards of the City, the policies of this Plan, and the requirements of Conservation Halton, and the Province;
  - iv) incorporate a naturalized design with appropriate native trees, shrubs, sedges and wildflowers; and
  - v) accommodate a trail system where possible without compromising public safety.



- c) Storm water management facilities are identified schematically on Map B.4.3-1, but shall be permitted in all land use designations except for the Natural Open Space designations.
- d) Notwithstanding Policy 4.3.13.3 c), storm water pond outfalls may be allowed within the Natural Open Space designation subject to approval of a scoped Environmental Impact Statement by the City in consultation with Conservation Halton, Such storm water pond outfalls shall require a Permit from Conservation Halton pursuant to Ontario Regulation 162/06, as may be amended.
- e) Where possible, storm water management facilities should be located adjacent to other open space areas.
- f) Storm water management facilities may provide for trail connections in accordance with the policies of this Plan.
- g) The specific size and location of storm water management facilities shall be established through a Functional Servicing Plan, consistent with the South Waterdown Subwatershed Study, prior to draft plan of subdivision approval as set out in Policy B.4.3.14.1 b).
- h) The location and size of storm water management facilities on Map B.4.3-1 are approximate and can be changed without a amendment to this Plan. Where a storm water management pond is moved or reduced in size, the adjacent or nearest urban land use designation shall apply to the area where the storm water management facility was formerly located on Map B.4.3-1.
- i) Lands required for storm water management facilities, including those shown on Map B.4.3-1 or other locations identified through detailed review of development applications, shall be conveyed to the City and shall be subject to repayment for both land and construction costs in accordance with the City's financial policies.
- j) Development shall not be permitted which would require storm water drainage excavation or other related work south of Mountain Brow Road.

#### **Detailed Storm Water Management Requirements**

- k) The water quality draining into the Grindstone, Falcon and Hager Creeks shall be maintained or improved principally with respect to water temperature mitigation and sediment load through storm water management techniques both during and following construction. Wherever possible and feasible, naturalized storm water management techniques shall be employed.
- l) The water quantity draining into the Grindstone, Falcon and Hager Creeks shall generally maintain the pre-development hydrological regime in accordance with applicable municipal storm water management policies of the City, and the requirements of the *South Waterdown Subwatershed Study*.

- m) Storm water management facilities shall be lined where required to prevent loss of surface flow to Grindstone, Falcon and Hager Creeks, and/or to prevent leakage into the underlying karstic bedrock.
- n) Any storm water management facility proposed within Karst Constraint Area 'C' as identified on Map B.4.3-2, shall be constructed with minimal risk of aggravating existing karst features or potentially creating new hazards.
- o) In the preparation of the Functional Servicing Plans, management of peak flows from the Waterdown South Secondary Plan Area, shall be addressed consistent with the *South Waterdown Subwatershed Study* to avoid potential off-site flooding problems over the Niagara Escarpment brow, farther downstream and at Escarpment springs.
- p) An erosion and sediment control plan shall be submitted when detailed engineering is undertaken, prior to site alteration and/or prior to registration of plans of subdivision, whichever comes first, which addresses how sedimentation shall be controlled during construction stages,
- q) The City may consider the establishment of interim storm water management facilities on a temporary basis within the Waterdown South Secondary Plan Area, notwithstanding the underlying land use designation for the lands, except for areas within the Natural Open Space designations as shown on Map B.4.3-1 the interim storm water management facility shall not preclude or prejudice future development on the basis of the land use designations shown on Map B.4.3-1. All temporary facilities shall be stabilized with vegetative cover.
- r) Infiltration of runoff may assist in the control of erosion, maintenance of baseflows, and reduce inflows to storm sewers and overland flow paths. However, the low permeability of the soils (Halton Till) within the Secondary Plan area presents a constraint to the implementation of widespread infiltration measures. Furthermore, the occurrence of epikarst where overburden is shallow could potentially aggravate karst features leading to the development of karst-related hazards. As such, measures to promote infiltration and their feasibility shall be investigated as a condition of draft plan of subdivision for the following areas, as recommended by the South Waterdown Subwatershed Study:
  - i) The area south of the hydro-electric utility corridor, and south of Skinner Boulevard;
  - ii) Within the Grindstone Creek Tributary 1 catchment area on the south side of the creek;
  - iii) Lands draining to Grindstone Creek Tributary 3 and Falcon Creek through infiltration of roof runoff and backlot drainage; and
  - iv) Areas adjacent to Core Areas, where karst is present, as identified on Map B.4.3-2 through infiltration of roof runoff.
- s) Areas where karst is present often have overburden that is less than two metres thick where infiltration into underlying karst features may already be established through soil pipes and desiccation fractures in the overburden. Development of infiltration measures must assess the potential to aggravate

existing karst features. In such areas, widespread or diffused infiltration measures may be more acceptable than concentrated infiltration.

- t) The development area located adjacent to Dundas Street, between the Grindstone Creek Natural Area and Skinner Boulevard shall drain to the relocated Branch 3 of the Grindstone Creek Tributary 1 as shown on Map B.4.3-2. This area shall be serviced by privately owned and operated onsite storm water management facilities. These facilities shall control water quality, quantity and erosion of post-development runoff to predevelopment levels. The on-site storm water management facilities shall be designed to meet the standards and criteria set out in the Ministry of Environment Storm water Management Planning Design Manual.
- u) The ultimate configuration and design of the relocated Branch 3 of the Grindstone Creek Tributary 1, as illustrated on Map B.4.3-2 shall be based on Conservation Halton requirements. The relocated branch shall be fully contained within public lands and shall be maintained by the City. Branch 3 of Grindstone Creek Tributary 1 is anticipated to be realigned across the frontage of the District Commercial block. Private access shall be permitted across the realigned Branch 3 to the District Commercial designated area with the specific locations to be determined at Site Plan Approval stage.

#### 4.3.13.4 Utilities

- a) Public and private utilities shall be permitted in all land use designations subject to the policies of this Plan including those for the Natural Heritage System designations as set out in Section B.4.3.7, and the Natural Hazard Lands as set out in Section B.4.3.8, where specific policies of this Plan provide further direction.
- b) Wiring for electrical power distribution, telecommunication, cable television and any similar systems shall be coordinated, planned and installed in common trenches, wherever feasible, within public road allowances or within appropriate easements to avoid unnecessary over digging and disruption of municipal rights-of-way.
- c) Large utility infrastructure shall be located and designed to minimize visual impact and ensure *compatibility* with surrounding land uses, where practical.
- d) The City shall ensure that the adequate utilities and/or communication/telecommunications facilities are, or shall be, established to serve the anticipated development and that these facilities can be phased in a manner that is cost-effective, fiscally feasible, and efficient.
- e) New and expanded utility facilities shall be designed and located to minimize impact on the Niagara Escarpment and shall be consistent with the objectives of the Niagara Escarpment Plan.

#### 4.3.14 Implementation

In addition to Chapter F – Implementation of Volume 1, the following policies shall apply to the entire Secondary Plan Area:

##### 4.3.14.1 Study Requirements

The following studies may be required to be submitted or at the time of application for any plan of subdivision, official plan amendment, or zoning by-law amendment, in accordance with Section F.1.19 – Complete Application Requirements and Formal Consultation, and the relevant section of Section F.3.0 - Other Implementation Tools of Volume 1:

- a) Environmental Impact Statement (EIS) in accordance with the City of Hamilton and Conservation Halton EIS guidelines and any additional requirements as outlined in the Subwatershed Study, This EIS requirement may be scoped subject to the approval of the City and Conservation Authority;
- b) Functional Servicing Plan which addresses:
  - a. Servicing design requirements;
  - b. Internal and external sanitary and storm drainage areas;
  - c. A water demand and sanitary sewage generation study in support of preliminary sizing of water and wastewater infrastructure;
  - d. Layout of roads and other components of the transportation system including trails;
  - e. Preliminary sizing, design and location of storm water management facilities;
  - f. Preparation of a Storm Water Management Plan in conformity with the recommendations of the South Waterdown Subwatershed Study and Section B.4.3.13.3;
  - g. General conformity with the recommendations of the Waterdown Water and Wastewater Class Environmental Assessment;
  - h. Incorporation of mitigation measures recommended in the Environmental Impact Statement and Karst Geological/ Hydrogeological / Geotechnical studies;
  - i. Preliminary grading requirements; and,
  - j. Any additional requirements as outlined in the South Waterdown Subwatershed Study.
- c) Detailed Concept Plan for any application within the Mixed Use - Medium Density designation;
- d) Geological, hydrogeological and geotechnical studies of karst features in areas identified in Map B.4.3-2, and the South Waterdown Subwatershed Study - Stage 2 Report as potentially containing karst features, or for those areas where karst is discovered through subsequent studies;
- e) Transportation analysis of intersection requirements and timing of external road improvements while comprehensively taking into account the Waterdown South Secondary Plan Area Transportation Study and any necessary updates to traffic volumes to reflect any revisions in land uses;

- f) Cultural Heritage Impact Assessment;
- g) Archaeological Assessment;
- h) Visual Impact Assessment, where required, to the satisfaction of the City, in consultation with the Niagara Escarpment Commission which:
  - a. Establishes the maximum building height, minimum building setbacks, and building material so that no component of the building mass is visible above the skyline of the Niagara Escarpment from below the Escarpment brow (edge);
  - b. Establishes an appropriate buffer between the Natural Open Space-Natural Area and Natural Open Space -Protection Area and adjacent roads and built form to protect the visual and landscape character of the Escarpment; and,
  - c. Assesses the visual impact of municipal infrastructure such as water towers and pumping stations on the skyline of the Niagara Escarpment;
- i) Confirmation of the Falcon Creek Regional floodlines to the satisfaction of the City and Conservation Halton;
- j) Urban Design Report for the public realm that includes text, plans, details, and/or elevations, as necessary, to demonstrate:
  - a. Compliance with the urban design policies of this Plan, the Niagara Escarpment Plan policies and the Waterdown South Urban Design Guidelines; and
  - b. How the intent of the Secondary Plan policies, the Niagara Escarpment Plan policies and the Waterdown South Urban Design Guidelines have been met.
- k) Detailed noise control study; and,
- l) Other studies which may be identified through the formal consultation process.

#### 4.3.14.2 Conditions of Development

Notwithstanding any other provision of this Plan, and except for expansions of existing uses, the following conditions shall be fulfilled prior to registration of plans of subdivision, prior to lifting of a 'Hold' on a site specific zoning, or prior to site plan approval.

- a) Water distribution and storage facilities, as set out in the Waterdown Water and Wastewater Class Environmental Assessment and the implementing functional servicing plans, required to service specific stages of development are committed to be in place and operative prior to or coincident with occupancy and use of the land.
- b) Wastewater facilities required for conveyance and treatment, as set out in the Waterdown Water and Wastewater Class Environmental Assessment,

required to service specific stages of development are committed to be in place and operative prior to or coincident with occupancy and use of the land.

- c) All transportation infrastructure required to support the specific phases of development are in place or have been programmed in respective jurisdictional capital budgets, or otherwise financially committed. The approved phasing strategy is to be based on traffic impact studies that identify which infrastructure improvements identified in the approved Waterdown/Aldershot Transportation Master Plan class EA and South Waterdown Traffic Impact Study need to be in place to support growth.
- d) Storm drainage facilities, as set out in the Functional Servicing Plan, and as approved by the municipality in consultation with Conservation Halton are committed to be in place and operative prior to or coincident with the occupancy and use of the land.
- e) Other identified local infrastructure needs as well as community use lands such as, schools, parks and storm water management facilities, are secured through a cost sharing agreement, in accordance with municipal policies and the provisions of the Development Charges Act.
- f) All other urban services and utilities required to service specific stages of development are committed to be in place and operative prior to or coincident with occupancy and use of the land, except as otherwise approved.
- g) A well survey monitoring plan shall be a condition of draft plan approval.
- h) A program to periodically inspect the storm water management facility adjacent to the Hazard Lands - Karst Area, to check for leaks or weak spots in the liner, shall be a condition of draft plan approval.
- i) An alternative access to the three properties along a private lane south of George Street shall be made available for purchase, Erosion at the Grindstone Creek Tributary 1 Waterfall immediately downstream of the Secondary Plan area could eventually interrupt access to these properties.
- j) In the context of this policy, "committed to be in place" shall mean identified within an approved Capital Budget, and a development agreement executed with the City or any other satisfactory arrangement with the City.
- k) All development within the Waterdown South Secondary Plan shall be guided by the recommendations of the Phase 2 and Phase 3 Waterdown South Sub Watershed Study.

#### 4.3.14.3 Zoning By-law

The zoning by-laws for this area may include provisions for bonusing and holding zones where deemed appropriate and where they are in accordance with the Official Plan, and the provisions of the Planning Act, R.S.O., 1990 c. P.13 and do not conflict with the requirements of the Niagara Escarpment Plan or any other Provincial Plan.

#### 4.3.14.4 Staging of Development

In addition to Section F.3.6 - Staging of Development of Volume 1, and the City's Staging of Development Program, the following policies shall guide the staging of development within the Waterdown South Secondary Plan area:

- a) Development shall generally follow a logical and orderly sequence that ensures an orderly yet flexible pattern of development in accordance with the objectives and policies contained in the Waterdown South Secondary Plan.
- b) Retail and service commercial development shall be phased in the District Commercial and Mixed Use - Medium Density designations so that:
  - I. A first phase shall consist of no more than 9,300 sq. m. of retail and commercial floor space within the District Commercial designation which shall be comprised of a supermarket of not more than 7,500 sq. m. and other permitted retail and service commercial space to a maximum of 1,800 sq.m.;
  - II. A second phase shall consist of full build out of both sides of Collector Road A having a minimum of 3,600 sq. m. of retail and service commercial floor space within the "retail main street" component of the Mixed Use Medium Density designation; and
  - III. A third phase shall consist of build out of the District Commercial designation to a maximum of 16,000 sq. m. of retail and service commercial floor space; and build out of the Mixed Use – Medium Density designation to a total maximum of 25,000 sq. m. of retail and service commercial floor space between the two designations.
- c) Development shall proceed in a manner that ensures that service levels established by this Plan, Volume 1, in general are achieved within each stage of development, and the provision of infrastructure and services is within the fiscal capabilities of the City and the School Boards. Where the fiscal capabilities of any one government or agency are limited to the extent that infrastructure or facilities may be delayed, front-ending of infrastructure and facilities by the landowners may be considered.
- d) Staging should ensure that the matters and infrastructure identified through Section B.4.3.14.2 are provided in an efficient and cost effective manner.
- e) Until Burke Street is connected to Mountain Brow or Skinner Road is extended easterly to Dundas Street, a maximum of 250 residential units located north of the intersection of Burke Street and Skinner Road Skinner Road may be constructed within the Waterdown South Secondary Plan area, Additional development beyond 250 units may be permitted subject to Policy B.4.3.14.2 c).
- f) The Mixed Use - Medium Density area shall not be subject to a specific phasing and development can proceed once the required water and wastewater services are available to this area.
- g) Development within these stages shall proceed in a manner that recognizes that infrastructure such as underground, services, roads, schools, parks, health care facilities, and public emergency services are to be provided in a timely manner.

- h) The provision of educational and provincial services and infrastructure shall be encouraged to be in accordance with the phasing policies of this Plan. The School Boards and the Province shall make every effort to provide their respective services in conjunction with the pace of development.
- i) In no case shall one owner or group of owners be allowed to unreasonably delay the normal progression of residential growth. Where a landowner is not proceeding with development in a timely manner and withholding the possible completion of a collector road or arterial road linkage, and/or the extension of water and wastewater services, the City may consider its powers of expropriation to complete the infrastructure.

#### 4.3.14.5 Neighbourhood Parks and Open Space Implementation

- a) Parkland requirements shall be calculated on a net basis excluding any natural heritage features, vegetation protection zones, valleys, floodplains, stream corridors or linkages that are protected from development.

#### 4.3.14.6 Environmental Monitoring

As a condition of draft plan of subdivision approval, a monitoring plan shall be prepared by the land owner which sets out a program for regular monitoring of the health of the natural heritage/open space system within the Waterdown South Secondary Plan area. The indicators to be monitored and the nature of the monitoring program(s) are set out in Phase 3 of the South Waterdown Subwatershed Study.

#### 4.3.14.7 Existing and Temporary Uses

- a) Existing land uses within the Secondary Plan area shall be permitted to remain without an amendment to this Plan.
- b) New development shall integrate those elements of existing built form intended to remain within the community in a complementary manner.
- c) Prior to urban redevelopment of these lands, low intensity temporary uses may be permitted provided these uses are outside of the Natural Heritage System and associated vegetation protection zones.

#### 4.3.14.8 Interpretation

The boundaries of the residential, institutional and neighbourhood park designations and the alignment of arterial and collector roads are intended to be flexible and may be modified in the interest of achieving a desirable urban pattern without amendment to this Plan, provided the aggregate land areas of each residential designation are not significantly altered and the recommendations within the South Waterdown Subwatershed Study are met.

#### 4.3.14.9 Notwithstanding the definition of “Vegetation Protection Zone” in Volume 1, Chapter G, the following definition shall apply:

**Vegetation Protection Zone** means a vegetated buffer area surrounding a Core Area which is of sufficient size to protect the features and functions from the impacts of the proposed change and associated activities that will occur before, during, and after construction. Where possible, the buffer should restore or enhance the features and/or functions of the Core Area.



#### 4.3.15 Area and Site Specific Policies

##### Area Specific Policy – Area A

4.3.15.1 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 and identified as Area Specific Policy - Area A on Map B.4.3-1 - Waterdown South - Land Use Plan:

- a) Area Specific Policy - Area A is planned to permit an adult lifestyle community that promotes "aging in place".
- b) Notwithstanding the built forms permitted in Policy E.3.5.1 – Medium Density Residential of Volume 1, permitted uses shall include those uses permitted in the Medium Density Residential 2 designation (Policy B.4.3.3.7), as well as mid-rise apartments, and various forms of housing with supports, along with ancillary recreational and commercial uses serving the needs of the surrounding residents.
- c) Notwithstanding Policy E.3.5.7 - Medium Density Residential of Volume 1, the density shall be in the range of 60 to 100 units per net residential hectare.
- d) Notwithstanding Policy E.3.5.8 - Medium Density Residential of Volume 1, the maximum permitted building height shall be 8 storeys. Except that for the lands located between the Natural Area and the Protection Area/Storm Water Management Facility, the maximum permitted building height shall be 6 storeys, but building heights may be increased up to 8 storeys subject to a Visual Impact Assessment in accordance with Policy B.4.3.14.1 h.
- e) The clustering of residential units shall be encouraged to maximize generous open space areas within this designation.
- f) A site-specific implementing zoning by-law shall address such matters as building setbacks, height, separation distances landscape and open space requirements, parking standards, and ancillary uses.

##### Area Specific Policy – Area B

4.3.15.2 In addition to the policies of Section B.4.3.8 - Natural Hazard Features, the limit of Area Specific Policy - Area B identifies the extent of the Hazard Lands - Karst Area. The policies of Section B.4.3.8.1 and B.4.3.8.2 of this Secondary Plan shall apply.

##### Area Specific Policy – Area C

4.3.15.3 In addition to the policies of Section E.3.4 - Low Density Residential of Volume 1 and Policy B.4.3.3.4 of this Secondary Plan, the following policies shall apply to the lands designated Low Density Residential 1 and identified as Area Specific Policy - Area C on Map B.4.3-1 - Waterdown South – Land Use Plan:

- a) Lot width shall not be less than 15.24 metres (50 feet).
- b) Notwithstanding Policy B.4.3.3.3 c), the maximum height of the dwelling to the mid-point of roof between peak and eaves shall be 10.5 metres (34 feet) to prevent houses from exceeding the height of the trees.

- c) Rear yards shall be fenced with 1.2 metre (4 feet) black chain link fence to prevent encroachment into the woodlands and wetlands.
- d) A setback of 30.0 metres to the surveyed dripline of the trees to the south and 15.0 metres to the surveyed dripline of trees to the east and west shall be provided.