

A.2.0 ANCASTER RURAL SETTLEMENT AREA PLANS

2.1 Alberton Rural Settlement Area Plan

The following text and maps constitute the Alberton Rural Settlement Area Plan.

2.1.1 Purpose

The purpose of this Rural Settlement Area Plan is to provide a policy framework to guide and direct future *development* and redevelopment in the Alberton Rural Settlement Area.

2.1.2 Location

The Alberton Rural Settlement Area is generally located at the intersection of Alberton Road and Wilson Street West (Highway 53) in the City of Hamilton.

2.1.3 Land Use Designations

2.1.3.1 Map 1 establishes the land use pattern of future *development* and redevelopment of Alberton. There are two land use categories: Settlement Residential and Settlement Commercial.

2.1.3.2 The policies pertaining to each of the land use categories are detailed in the policies set out in Sections A.1.2 to A.1.7, Volume 2 of this Plan. (OPA 9)

2.1.3.3 Any *development* or redevelopment must conform to the relevant policies of Volume 1 of this Plan.

2.2 Copetown Rural Settlement Area Plan

The following text and maps constitute the Copetown Rural Settlement Area Plan.

2.2.1 Purpose

2.2.1.1 The purpose of this Rural Settlement Area Plan is to guide and direct future *development* and redevelopment in the Copetown Rural Settlement Area.

2.2.1.2 This Rural Settlement Area Plan establishes the type and the geographical limits of *development* and redevelopment, servicing requirements and the location and the size of any lots created.

2.2.2 Basis

2.2.2.1 It is the intent of this Rural Settlement Area Plan to increase the choice of living environment for the residents of the City of Hamilton by identifying suitable locations for residential uses in a rural hamlet setting that do not adversely impact groundwater resources and the natural environment.

2.2.3 Location

2.2.3.1 The Copetown Rural Settlement Area is located at the intersection of Governor's Road and Highway No. 52 in the City of Hamilton. With minor exceptions, the lands to the south of Governor's Road are in the former Town of Ancaster, and the lands to the north of Governor's Road are in the former Town of Flamborough.

2.2.4 General Policies

2.2.4.1 Copetown shall continue to maintain its rural hamlet character and new *development* and redevelopment shall be compatible with the existing built environment.

2.2.4.2 Any *development* in Copetown is subject to Sections A.1.0 of Volume 2 of this Plan

2.2.4.3 Copetown shall continue to provide a service function to residents of the hamlet area and the immediate surrounding agricultural community.

2.2.5 Land Use Designations

2.2.5.1 Map 2 establishes the land use pattern of future *development* and redevelopment. There are six land use categories: Settlement Residential, Settlement Commercial, Settlement Institutional, Natural Open Space (Hazard Lands), Community Park and General Open Space. (OPA 9)

2.2.5.2 The policies pertaining to each of the land use categories are detailed in separate subsections. In addition, there are subsections detailing general policies, servicing and transportation policies and implementation requirements.

2.2.6 Settlement Residential

2.2.6.1 The lands designated Settlement Residential on Map 2 shall be for residential use in the form of single detached dwellings.

- 2.2.6.2 Since *development* is limited by physical constraints and by the shape and size of undeveloped lots, new residential lots shall be created by way of consent and shall front onto *existing* roads.
- 2.2.6.3 New residential lots shall be of a shape consistent with the existing lots in Copetown except that flag-shaped lots with a minimum frontage of 18 metres shall be given consideration in the area identified on Map 2 as Site Specific Area 1.
- 2.2.6.4 New residential lots shall be of a minimum size of 1 hectare unless there is satisfactory evidence in the form of a hydrogeological study and a soils analysis that smaller lot sizes are feasible, however, they shall not be less than 0.4 hectares. The hydrogeological study and soils analysis shall assess the short and long term cumulative impacts on the quality and quantity of groundwater and surface water resources, in accordance with Section C.5.1 of Volume 1, to the satisfaction of the Province and the City. (OPA 26)

2.2.7 Settlement Commercial

- 2.2.7.1 For lands designated Settlement Commercial on Map 2, small scale commercial, professional or personal service uses related to the needs of the residents in the Rural Settlement Area and the surrounding Rural Area are permitted.
- 2.2.7.2 Accessory residential uses, excluding a *garden suite* existing on August 29, 1994, or one accessory residential unit per commercial building shall be permitted without requiring an amendment to this Secondary Plan.
- 2.2.7.3 Commercial uses shall provide a service function to the residents of Copetown and the surrounding agricultural area.
- 2.2.7.4 *Small scale* businesses generally associated with a rural or hamlet setting, which may cater to tourists, such as the selling of antiques or crafts may be permitted.
- 2.2.7.5 Notwithstanding Sections A.1.4 and A.2.2.7.1, Volume 2, commercial uses which require considerable water consumption such as medical or dental clinics or offices, and businesses where food is prepared on the premises such as restaurants, shall be prohibited.
- 2.2.7.6 Commercial *development* shall be encouraged in a manner which minimizes the amount of demolition of *existing* buildings. Where possible, *existing* buildings shall be restored or renovated rather than replaced with new buildings.
- 2.2.7.7 The outdoor storage of goods and materials shall be prohibited. The outdoor display of goods for sale on a temporary basis may be permitted.
- 2.2.7.8 Any new commercial *development* or redevelopment shall be subject to Site Plan approval. In evaluating site plans for commercial *development* or redevelopment, the following design principles shall apply:
 - a) Access driveways onto Governor's Road and Highway No. 52 shall be sited so as to minimize traffic impacts;

- b) New buildings or additions to existing buildings shall be setback from Highway No. 52 and Governor's Road in accordance with the requirements of the City;
- c) Landscaping shall form an integral part of all commercial *development* and screening or buffering shall be provided between commercial and other adjacent uses, more particularly residential uses;
- d) A planting strip or a decorative barrier shall flank the front lot line of commercial properties except where there are access driveways;
- e) Lighting shall be oriented away from residential uses;
- f) Signage shall complement Copetown's rural hamlet character;
- g) Buildings shall be located in accordance with the minimum setback regulations of the Zoning By-law and the requirements of the City;
- h) Building placement shall minimize the impact on the privacy and enjoyment of adjoining properties;
- i) Buildings shall be designed and sited to screen unsightly elements from view such as shipping and loading areas, transformers and waste receptacles; and
- j) Building placement and landscaping shall not interfere with required site triangles at the corner of Governor's Road and Hwy. 52 and at the intersection of access driveways and roadways.

2.2.8 Open Space and Parks

2.2.8.1 With the exception of the cemetery on the north side of Governor's Road, the lands designated Open Space and Parks on Map 2 are concentrated in one location at Copetown Lions Park on the south side of Governor's Road, east of Highway No. 52. Copetown Lions Park shall continue to function as a focal point and community centre for the residents of Copetown and the immediate surrounding agricultural area.

2.2.9 Settlement Institutional

2.2.9.1 The use of lands designated Settlement Institutional on Map 2 shall be for religious, educational, charitable, governmental and health and welfare facilities.

2.2.9.2 The Settlement Institutional uses on Map 2 are intended to serve the needs of Copetown and the immediate surrounding rural area.

2.2.9.3 New schools and new places of worship are not contemplated in this Rural Settlement Area Plan.

2.2.9.4 New Settlement Institutional uses or the enlargement of existing Settlement Institutional uses shall be given consideration provided they primarily serve the needs of Copetown and the surrounding rural area and there is evidence that groundwater resources shall not be adversely impacted.

2.2.9.5 New Settlement Institutional uses or the enlargement of existing Settlement Institutional uses shall be subject to Site Plan approval. Site plans shall ensure that traffic impacts are minimized and that building designs and massing are complementary to the existing built environment.

2.2.10 Servicing and Transportation

2.2.10.1 There is no intention on the part of the City to extend municipal services to Copetown. Services shall consist of individual sewage disposal systems and private water supply wells.

2.2.10.2 Any proposed *development* must comply with the Sustainable Private Services policies in Section C.5.1, Volume 1 of this Plan.

2.2.10.3 No sewage system shall be allowed closer than 30 metres to the following features:

- a) The high water mark of any *lake*;
- b) The top of a stream bank or ravine; or
- c) The edge of any wetland.

2.2.10.4 The construction of new roads is not contemplated in this Rural Settlement Area Plan. Future *development* and redevelopment accommodated in this Secondary Plan shall take place on lands that front onto existing roads.

2.2.10.5 There is no intention on the part of the City to extend the boundaries of the urban transit service area to include Copetown. New public transit routes or route extensions to Copetown are not contemplated.

2.2.10.6 Access onto Governor’s Road and Highway No. 52 shall be controlled and no new access driveways shall be established without the approval of the City.

2.2.10.7 All new access driveways shall be designed to the standards of the City.

2.2.10.8 Land dedications for future road widenings and daylight triangles may be required as a condition of development approval by the City.

2.2.11 Implementation

2.2.11.1 Any *development* or redevelopment shall comply with Section F, Implementation, of Volume 1 of this Plan.

2.3 Jerseyville Rural Settlement Area Secondary Plan

The following text and maps constitute the Jerseyville Rural Settlement Area Secondary Plan.

2.3.1 Purpose

The purpose of this Rural Settlement Area is to provide a policy framework to guide and direct future *development* and redevelopment in the Jerseyville Rural Settlement Area.

2.3.2 Location

The Jerseyville Rural Settlement Area is located at the intersection of Jerseyville Road, Field Road and Sunnyside Road in the City of Hamilton.

2.3.3 Land Use Designations

2.3.3.1 Map 3 establishes the land use pattern of future *development* and redevelopment of Jerseyville. There are three land use categories: Settlement Residential, Neighbourhood Park and Natural Open Space.

2.3.3.2 The policies pertaining to each of the land use categories are detailed in the policies set out in Sections A.1.2 to A.1.6, Volume 2 of this Plan.

2.3.3.3 Any *development* or redevelopment must conform to the relevant policies of Volume 1 of this Plan.

2.3.4 Other Policies

2.3.4.1 In the Rural Settlement Area known as Jerseyville, residential *development* in the form of single detached dwelling units shall be encouraged.

2.3.4.2 The size of residential lots shall be satisfactory to the City, and subject to Section C.5.1, Sustainable Private Services policies in Volume 1 of this Plan;

2.3.4.3 New *small scale* commercial development that may be warranted as a result of new residential development shall be permitted and subject to Section C.5.1, Sustainable Private Water and Wastewater Services policies in Volume 1 of this Plan.