

## A.4.0 GLANBROOK RURAL SETTLEMENT AREA PLANS

### 4.1 Woodburn Rural Settlement Area plan

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

#### 4.1.1 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 Woodburn Rural Settlement Area.

#### 4.1.2 Location

The Woodburn Rural Settlement Area is located at Woodburn Road and Golf Club Road in the City of Hamilton.

#### 4.1.3 Land Use Designations

4.1.3.1 Map 18 establishes the land use pattern of future *development* and redevelopment of Woodburn. There are four land use categories: Settlement Residential, Settlement Commercial, Neighbourhood Park and General Open Space.

4.1.3.2 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)

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

#### 4.1.4 Other Policies

4.1.4.1 The future *development* in the Woodburn Rural Settlement Area shall be on a limited basis and restricted primarily to infilling in the form of single detached residential units. Additional commercial and institutional *development* in the Woodburn Rural Settlement Area shall be discouraged.

4.1.4.2 Development within the Woodburn Rural Settlement Area shall not exceed the capability of the soils and strata to provide a dependable potable ground water supply and to safely accommodate the private sewage disposal systems.

4.1.4.3 All new *development* in the Woodburn Rural Settlement Area shall satisfy the requirements of Section C.5.1, Sustainable Private Water and Wastewater Services policies.

4.1.4.4 Consistent with the Woodburn Settlement Capability Study (1980) (1), it is the intent of this Rural Settlement Area Plan that the minimum lot size for new residential lots in the Woodburn Rural Settlement Area shall be 0.8 hectares for lots serviced with a private sewage disposal system and a private water supply. Further, the minimum lot frontage for new residential lots shall be 76 metres for lots serviced with a private sewage disposal system and a private water supply. The minimum lot size and/or frontage requirement of 0.8 hectares and 76 metres, respectively, may be varied if justified on the basis of the conclusions of a hydrogeological study undertaken in accordance with Section C.5.1, Sustainable Private Water and Wastewater Services.

- 4.1.4.5 All new *development* in the Woodburn Rural Settlement Area adjacent to Woodburn Road shall satisfy the requirements of the City of Hamilton with respect to access.
- 4.1.4.6 Any new *development* in the Woodburn Rural Settlement Area in proximity to the Twenty Mile Creek shall satisfy the requirements of the Niagara Peninsula Conservation Authority.
- 4.1.4.7 *Existing* commercial and institutional uses in the Woodburn Rural Settlement Area may be recognized individually in the implementing Zoning By-law provided they are compatible with the surrounding land uses.