

3 STUDY AREA AND BACKGROUND

3.1 Study Area

There are two distinct study areas for this project, the Greensville RSA and the Mid-Spencer Creek Subwatershed. Both are located within the Spencer Creek watershed, a majority of which is located within the western portion of the City of Hamilton (**Figure 1.2.1**).

The Mid-Spencer Creek is generally bounded by Governor's Road to the south, Westover Road to the west, Sixth Concession Road to the north and Brock Road to the east. The Mid-Spencer Creek drains an area of approximately 56.4km². The dominant land use is rural, with the exception of the Greensville RSA and the former Town of Dundas which is located in the southern part of the Subwatershed.

The Greensville RSA is generally bounded by CN Railway to the south, Middletown Road to the west, Dundas Street East (Highway 5) to the north and Ofield Road South to the east. Presently, there are approximately 900 residences located within the RSA. The Greensville RSA covers an area of approximately 712 ha.

3.2 Existing Land Use – Rural Settlement Area

The southern limit of the Rural Settlement Area (RSA) is located adjacent to the Niagara Escarpment. The Mid-Spencer Creek flows through the RSA. The Spencer Creek Wilderness Area is located in the eastern part of the RSA.

Within the RSA there are approximately 900 residences together with limited commercial lands located along Crooks Hollow Road.

3.3 Proposed Land Use – Rural Settlement Area

The Greensville Secondary Plan (OPA 13) defined land use policies and guidelines for the Rural Settlement Area. Some of the key statements within the Greensville Secondary plan include:

Policy No.	Statement
B.11.1.1.1	The predominant land use of newly developable areas shall be single detached dwellings. Related community facilities such as parks, schools

and libraries shall be provided as required on lands designated appropriately.

B.11.1.1.2 Development shall generally occur through the subdivision process. Infilling of a minor nature may also be permitted through consent.

B.11.1.10.1 In order to provide guidelines for the extent and density of residential development that can be sustained without unacceptable degradation of the ground and surface waters, development phasing is based on the need to proceed slowly and cautiously and the need to monitor the impact of new development on existing wells in accordance with Sections B.11.1.9.4, B.11.1.9.5, B.11.1.9.6, B.11.1.9.7. In this regard, a maximum of twelve (12) lots in plans of subdivision shall be draft approved and registered in each of the major development areas as shown on Schedule 'B-16.3'. The draft approved "Van Every Gardens" subdivision, located in Major Development Area C, shall be excluded from the twelve (12) lot limit. Information gathered during the monitoring of the initial twelve (12) lots (Phase 1) in each of the Major Development Areas will be used to provide guidelines for lot sizes and subdivision design for Phase 2.

Before a second phase of an additional maximum twelve (12) lots shall be draft approved in each of the 3 Major Development Areas, the Ministry of the Environment and Regional Health Services Department shall be satisfied that there are no outstanding problems related to the servicing or impacts on surface or ground water area created by Phase 1 and, that Phase 2 can proceed without causing any unacceptable impacts on the ground and surface waters. The modification or delay of development on one of the Major Development Areas shall not preclude Phase 2 from proceeding in other Development Areas. Phase 3 of development shall not occur until after the Comprehensive Servicing Study referred to in Subsection B.11.1.2.1 has been completed and approved by the Regional Municipality of Hamilton-Wentworth in consultation with the Ministry of Environment, the Town of Flomborough, the Niagara Escarpment Commission, the Ministry of Natural Resources and the Hamilton Region Conservation Authority.

In addition to the phases of development in the Major Development Areas, a maximum of five (5) dwellings per year from the date of approval of this Amendment shall be permitted on new lots created by consent or plan of subdivision throughout the Greensville Rural Settlement Area.

Figure 3.3.1, taken from the Greensville Secondary Plan (Volume 2: Map 8b) illustrates the three primary areas (A, B, C) that are designated for development.

Figure 3.3.2, taken from the Greensville Secondary Plan, illustrates the areas which have subsequently been approved for development or which remain to be developed. This figure also includes a revised extent of the RSA in the Highway 5 and Moxley Road area.

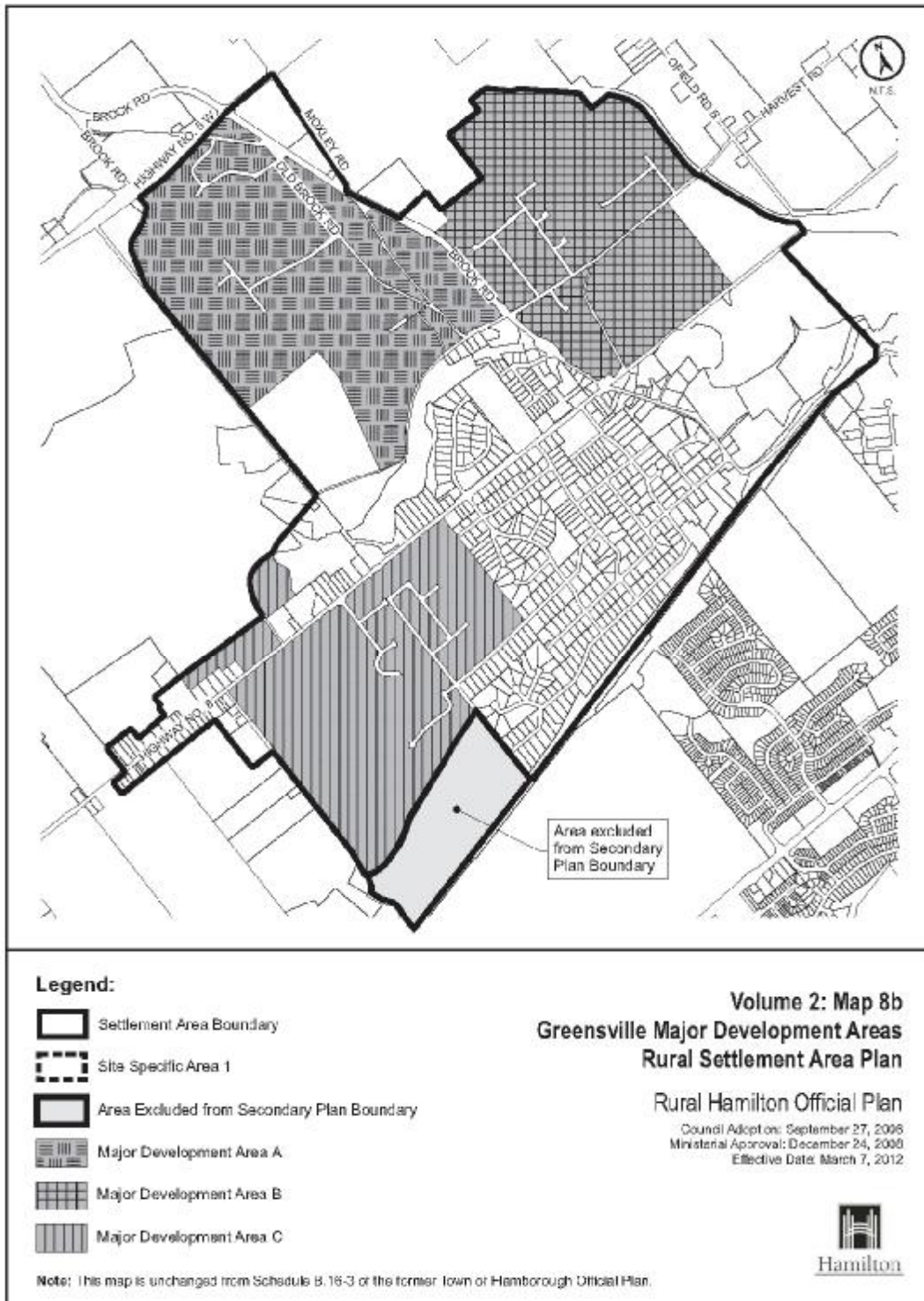


Figure 3.3.1: Greenville Secondary Plan illustrating areas designated for development

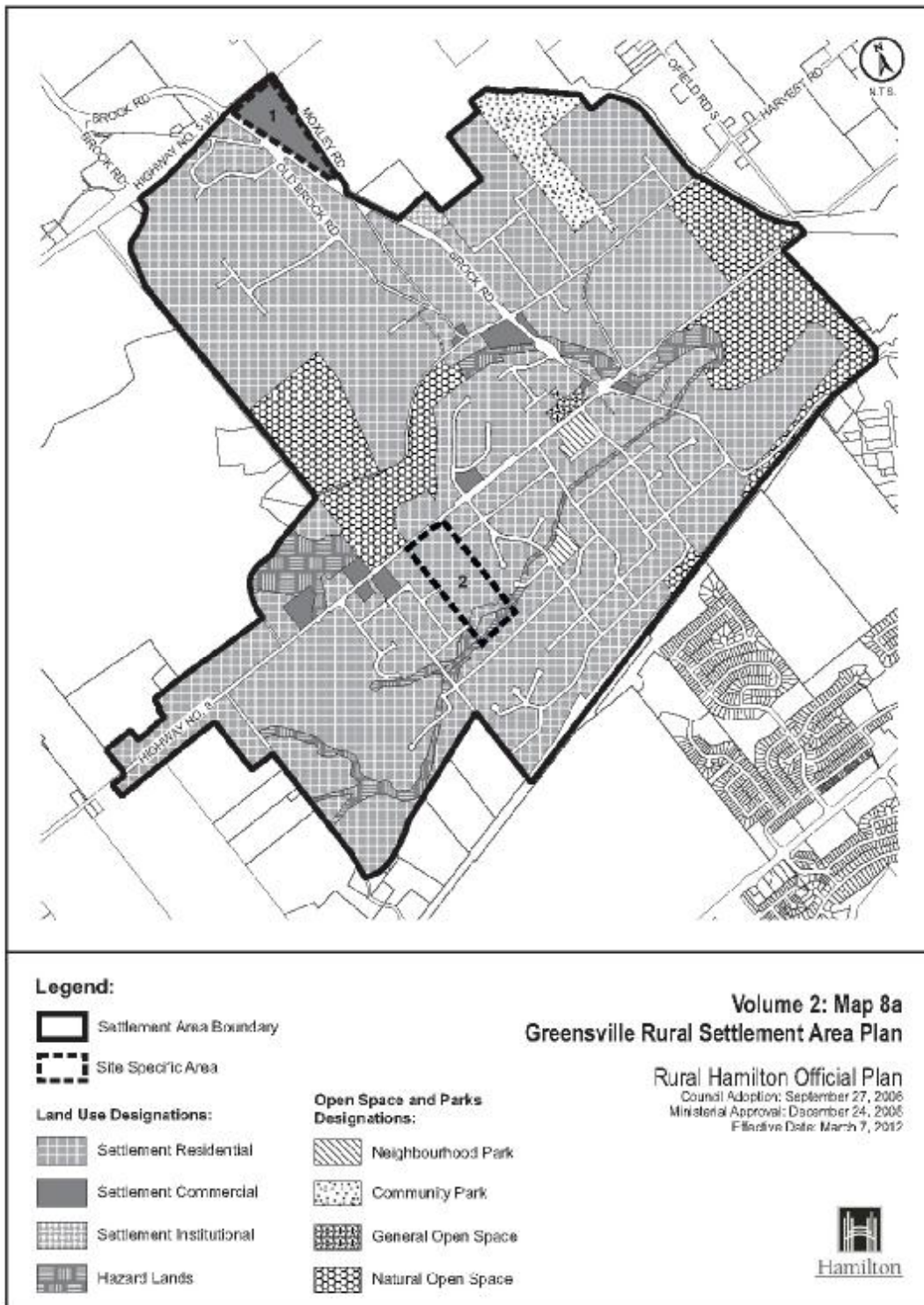


Figure 3.3.2: Greenville Secondary Plan illustrating areas approved for development