

PART 5 – SECONDARY PLANS

SECTION 1 – GARNER SOUTH

Preamble

The purpose of the Garner South Secondary Plan is to provide a detailed land use plan for the development of the lands within the Garner South Secondary Plan Area. The Secondary Plan applies to the lands shown on Schedule A-3 to the Official Plan.

The Garner South Secondary Plan area encompasses approximately 152 hectares of developable Greenfield land. A small portion of the Plan area in the northeastern quadrant is within the Built-up Area. A substantial amount of the Plan area is natural heritage including Provincially Significant Wetlands, Warren Creek and associated wetlands and significant woodlots.

It is intended that the Plan area develop as a complete community providing a mix of housing, employment, commercial and retail uses that serve the residents as well as community facilities and an integrated open space system. The provision of housing in various forms will assist achieving affordability. Development is to occur in a manner that protects the natural features and utilizes them to enhance the overall design and character of neighbourhoods.

At build-out the Secondary Plan Area is designed to accommodate, at minimum:

- A population of approximately 9,950 people
- 3,980 dwelling units
- 745 jobs within the Plan Area.

These figures are based on a greenfield target density of 53 people and jobs per hectare as established by the Regional Policy Plan.

The following general principles and objectives are the basis from which the policies are derived. As such, development applications are to be consistent with the policies as well as the general principles and objectives.

General Principles and Objectives

The following are the fundamental objectives to the Garner South Secondary Plan to be considered as part of any decision-making process in the development of the Plan Area.

1. Principle – Foster a sense of place

Development is to create a community feel and identity through a strong pedestrian realm and integration of the re-channeled Warren Creek as a naturalized open space.

Objectives

- to create a street system and urban form that is comfortable and engaging for the pedestrian as well as effectively transporting people and vehicles;
- to design a community that allows for convenient walking and cycling;
- to create a village centre that combines the re-channeled Warren Creek open space, neighbourhood commercial and multiple housing as its focus; and
- to include natural heritage features in the community design as aesthetic amenities and provide for vistas and viewsheds in order to assist in the creation of a sense of place.

2. Principle – A diverse residential community

The Plan Area is to provide housing over the long term and shall be developed with mix of housing types that allows for a range of affordability levels.

Objectives

- to ensure that a variety of housing types shall be integrated into each phase of development;
- to ensure a compatible arrangement of housing types so as to avoid land use conflicts such as shadowing and wind impacts;
- to provide a range of affordability, consistent with targets established by Regional Niagara; and
- to provide for the establishment of schools, retirement residences and long term care facilities.

3. Principle – Protection of natural heritage

The Plan Area has a large number of wetlands, woodlands as well as two creek systems. These natural heritage areas are to be protected and, if possible, enhanced.

Objectives

- to ensure that development does not negatively impact on natural heritage features by providing appropriate separation distances and buffers;
- to contain storm water through as system of storm water management ponds that are integrated with Warren Creek and Thompson Creek;
- to maintain the hydrology of wetlands at a quantity and quality that will ensure the long term preservation of the wetland; and
- to preserve woodlands to the greatest extent possible and to integrate the built environment with them.

4. Principle - Development of an integrated trails and open space system

Recreational trails and open space increase the quality of life in a residential community. When integrated into a design that functions with the built and natural environments, a trail and open space system provides an amenity for the community that is valued.

Objectives

- to utilize Warren Creek and hydro transmission corridor as key lineal open space elements that link the community;
- to integrate schools and parkland with Warren Creek and the hydro transmission corridor;
- to provide public open space in proximity to high density developments; and
- to integrate open space with the natural heritage features.

5. Principle – Creation of employment opportunities

Creation of employment opportunities within the Secondary Plan Area is essential to the development of a complete community.

Objectives

- to retain lands along the QEW and within a 1.09 km radius of the Cytex phosphine plant for employment uses;
- to achieve an overall density of 30 jobs per hectare on employment lands;
- to provide for live/work relationships; and
- to achieve high quality urban design on employment lands.

Policies

1. General

- 1.1 The basic pattern of land use is illustrated on the Concept Plan, to the Official Plan. The Concept Plan provides a framework that implements the general principles and objectives. Development is to comply with the land use pattern and collector road system. A local road network is also shown to generally guide development. Specific local roads, however, will be designed through individual plans of subdivision.
- 1.2 The following land use designations are established for the Secondary Plan Area:
- Residential, low density
 - Residential, medium density;
 - Residential, high density;
 - Neighbourhood Commercial;
 - Mixed Use;
 - Employment;
 - Open Space.
- 1.3 The overall greenfield density target for the Secondary Plan Area shall be 53 people and jobs per hectare. The density is calculated on the gross developable land area over all of the lands outside the Built Area Boundary, shown on Schedule A-3. Lands within the Secondary Plan Area and within the Built-up Area are not to be used in any greenfield

density calculation. Densities will be monitored by the City throughout development in the Secondary Plan to ensure that the target density is achieved.

- 1.4 Policies respecting natural heritage, and the lands designated Environmental Protection Area and Environmental Conservation Area, are in PART 3, Section 12 of the Official Plan.

2. Land Use

2.1 Residential, Low Density

Lands designated Residential, Low Density predominate the Plan area as this is the primary housing form in the City. Lands developed under this designation will, however, include a variety of housing forms.

2.1.1 Residential, Low Density areas shall accommodate a mix of low density housing types within each plan of subdivision. These housing types may include single detached dwellings, semi-detached dwellings, on-street townhouses, block townhouses, including stacked townhouses, triplexes, quadraplexes and apartments.

2.1.2 Development in Residential, Low Density areas shall proceed by way of plan of subdivision or condominium and site specific zoning.

2.1.3 Subdivisions within the Residential, Low Density area shall have a density of not less than 16 units per gross developable hectare.

2.1.4 Building heights shall not exceed 4 storeys.

2.1.5 Dwellings shall front onto the street. Garage doors shall not form the dominant feature of the streetscape. Reverse lot frontage is discouraged.

2.1.6 Block townhouses shall be designed so as to integrate with the streetscape by providing frontage to the street. More specifically, reverse lot frontage is not permitted.

2.1.7 Secondary dwelling units may be permitted within all single detached dwellings or above an associated detached garage through the implementing zoning by-law in accordance with the following policies:

2.1.7.1 A secondary dwelling unit shall not exceed 40% of the floor area of the principle dwelling.

- 2.1.7.2 All required parking shall be provided on the subject property.
- 2.1.7.3 Sufficient amenity space shall be provided for both dwelling units.
- 2.1.7.4 Construction of the second dwelling units shall comply with the requirements of the Ontario Building Code.

2.2 Residential, Medium Density

Lands designated Residential, Medium Density are integrated throughout the Plan area, as shown on Schedule A-3 and the Concept Plan, so as to allow for a mix of housing types in the Plan area. These lands are generally in proximity to the Open Space System in order to provide residents easy access to this public amenity space.

- 2.2.1 Residential, Medium Density areas shall provide for apartment dwelling units.
- 2.2.2 Retirement residences and long term care facilities are permitted.
- 2.2.3 Residential, Medium Density areas shall be developed at a minimum density of 75 units per net hectare. Despite this, lands that are in proximity to Residential, High Density are encouraged to develop at densities of 100 units per hectare or greater. Retirement residences and long term care facilities need not comply with the minimum density target.
- 2.2.4 Building heights shall not exceed 6 storeys.
- 2.2.5 Buildings are encouraged to be designed with a street frontage that is pedestrian-oriented. To achieve this, buildings should be located close to the street with exterior pedestrian access to individual dwelling units encouraged. Parking areas shall be located within rear yards or interior side yards. Landscape buffers along any property line shall be of sufficient depth and intensity so as to provide appropriate levels of screening.
- 2.2.6 Vehicular access, where possible, shall be located on a collector road.

2.3 Residential, High Density

Lands designated Residential, High Density are located primarily on the east side of Kalar Road as well as the south side of McLeod Road as shown on Schedule A-3 and the Concept Plan.

- 2.3.1 Residential, high density areas shall provide for apartment dwelling units.
- 2.3.2 Retirement residences and long term care facilities are also permitted.

- 2.3.3 Residential, high density areas shall be developed at a minimum density of 125 units per net hectare. Despite Policy 2.3.1, lower density housing types may be permitted on a site specific basis within a development to provide for a mix of housing if the overall density for the development meets the minimum for this designation. Retirement residences and long term care facilities need not comply with the minimum density target.
- 2.3.4 Unless otherwise stated, building heights shall not exceed 8 storeys in the Plan Area. Despite this, in order to capitalize on this area's proximity to the Niagara Square Retail District, lands east of Kalar Road are intended to develop as a high-rise node. As such, building heights up to 12 storeys may be considered.
- 2.3.5 Increases in height may be considered in exchange for increased buffering and protection of natural heritage areas in proximity to the subject development without amendment to this Plan.
- 2.3.6 Buildings shall be designed with a street frontage that is pedestrian-oriented. Apartment dwellings should be located such that front and exterior side yards are generously landscaped to complement the streetscape or with podiums set close to the street. Lower density housing forms may be utilized along street frontages in combination with higher density apartment dwellings located internally.
- 2.3.7 Parking areas shall be located within rear yards or interior side yards. Landscape buffers along any property line shall be of sufficient depth and intensity so as to provide appropriate levels of screening. Where a rear or exterior lot line or the rear or side building façade abuts a public road, enhanced landscaping and building treatments should be employed to ensure that building facades and servicing areas are attractive and/or appropriately screened from view.
- 2.3.8 Vehicular access, where possible, shall be located on a collector road.

2.4 Institutional

- 2.4.1 Although not shown on Schedule A-3, lands under any of the Residential designations may be used for institutional uses, subject to the following policies:

2.4.1.1 Schools

- (i) Two elementary school sites are to be provided in the Secondary Plan Area. Elementary schools provide a focus to the community and their locations contributes to its walkability. Accordingly, while school sites are illustrated conceptually on the Concept Plan, their ultimate location is to be guided by the following policies:

- (a) Each school site should be centrally located such that the majority of students are within a 800 metre radius.
- (b) Each school site shall be not less than 2 hectares in area and located with at least one frontage on a collector road.
- (c) School sites should also be integrated with the trails and open space system.
- (d) School sites shall not be located within a line connecting the points of an arc measured from the northeast corner of the north leg of Garner Road and Brown Road easterly to a point 516 metres and northerly to a point 608 metres as shown and labelled on Schedule A-3.

2.4.1.2 **Places of Worship**

- (i) Places of worship shall be appropriately zoned as stand alone buildings and are to be designed in accordance with the following:
 - (a) Places of worship shall not be located on a local road.
 - (b) Parking areas shall be located within rear yards or interior side yards. Landscape buffers along any property line shall be of sufficient depth and intensity so as to provide appropriate levels of screening.
 - (c) Buildings should be located close to the street to provide a street presence.
- (ii) Places of worship can be integrated with Residential, Medium Density and Residential, High Density designations as part of an overall development that is primarily residential.

2.4.1.3 **Community Centres**

- (i) Community centres shall be permitted on lands designated Residential, Low Density, Medium Density and High Density in accordance with the following policies:
 - (a) Community centres may be permitted as either stand alone buildings or integrated within a mixed use building.
 - (b) Community centres are to be located on arterial roads.

- (c) Parking areas shall be located within rear yards or interior side yards. Landscape buffers along any property line shall be of sufficient depth and intensity so as to provide appropriate levels of screening.
- (d) Buildings should be located close to the street to provide a street presence.

2.5 Neighbourhood Commercial

Lands designated Neighbourhood Commercial are generally located within the southwest quadrant of McLeod Road and Garner Road and the northeast quadrant of Garner Road and Brown Road as shown on the Schedule A-3 and the Concept Plan.

- 2.5.1 Recognizing the proximity of the Secondary Plan Area to the Niagara Square Retail District, and that development in the Plan Area should serve to strengthen the Retail District, commercial facilities within the Plan Area shall be limited to those that serve the day-to-day needs of residents.
- 2.5.2 The maximum retail gross floor area in the Plan Area shall not exceed 930 square metres. Any requests that will result in an increase beyond 930 square metres will require an amendment to this Plan and will be accompanied by an analysis that demonstrates:
 - that there is a sufficient population base within the Plan Area that will support the proposed floor area; and
 - that the establishment of the retail will not jeopardize the functioning of the Niagara Square Retail District.
- 2.5.3 The maximum gross floor area for any retail use shall not exceed 300 square metres.
- 2.5.4 The uses permitted within the Neighbourhood Commercial designation shall include small scale retail stores, cafes, banks, personal service uses and day care centres.
- 2.5.5 Notwithstanding the list of permitted Neighbourhood Commercial uses in policy 2.4.4, the following land uses are specifically prohibited:
 - drive-through facilities of any type;
 - automotive-related uses; and
 - any retail or commercial use that requires the outdoor storage of goods.
- 2.5.6 Schedule A-3 illustrates the location of the lands designated Convenience Commercial. These lands are so located such that the residents within the Plan Area have convenient access to them without having to depend on motor vehicles.

- 2.5.7 Building heights shall not exceed 4 storeys. Dwelling units are permitted as part of mixed use buildings to a maximum of 75% of the total gross floor area and should be located above the ground floor.
- 2.5.8 Parking areas shall be located within rear yards or interior side yards. Landscape buffers along any property line shall be of sufficient depth and intensity so as to provide appropriate levels of screening.

2.6 **Mixed Use**

The lands designated Mixed Use, as shown on Schedule A-3, are generally located within the southeast quadrant of Kalar Road and McLeod Road.

- 2.6.1 The intent of the Mixed Use lands is to provide opportunities for commercial and service commercial uses that benefit from arterial road frontage, recognize the uses that currently exist and to provide a transition to the Residential, High Density lands to the south and east by permitting further commercial as well as residential uses.
- 2.6.2 Buildings may be developed as stand alone commercial or residential uses or in combination.
- 2.6.3 Building heights shall not exceed 6 storeys.
- 2.6.4 Commercial uses may be developed in the following manner:
 - 2.6.4.1 The maximum gross floor areas for any commercial use shall not exceed 450 square metres.
 - 2.6.4.2 Retail, offices, daycare centres, clinics and personal and service commercial uses that benefit from arterial road frontage shall be permitted.
 - 2.6.4.3 Parking areas located along Kalar Road should be limited to a single row and drive aisle and shall be separated from Kalar Road by a landscape buffer of sufficient depth and intensity such that the parking area is appropriately screened from Kalar Road.
- 2.6.5 Residential uses may be developed in the following manner:
 - 2.6.5.1 Densities shall not be less than 75 units per hectare.
 - 2.6.5.2 Parking areas shall be located in the rear or interior side yards. Where a rear or exterior lot line or the rear or side building façade abuts a public road, enhanced landscaping and building treatments should be employed to ensure that building facades and servicing areas are attractive and/or appropriately screened from view.

- 2.6.5.3 Residential uses should occupy floors above the ground floor in mixed use buildings.
- 2.6.5.4 Shared parking arrangements within mixed use buildings may be permitted on a site specific basis, subject to a Parking Demand Analysis being submitted, as part of an application to amend the Zoning By-law, to the satisfaction of the Director of Transportation Services.
- 2.6.5.5 Amenity areas should be located adjacent to natural heritage features in order to assist in mitigation of the development and to integrate built and natural environments.

2.7 Employment

- 2.7.1 Development of the Employment lands within the Secondary Plan Area is anticipated to proceed at an overall density of 6 jobs per hectare. This density shall be used when calculating overall densities across the Plan Area. Target densities will be monitored by the City.
- 2.7.2 The principal uses permitted within the Employment designation may include:
- offices;
 - government services, research and, training facilities;
 - facilities for the research, development and production of alternate energy sources;

 - prestige industrial uses, including laboratories, research and development facilities, communications facilities, and manufacturing and processing of fully processed materials deemed not to be obnoxious by reason of dust, odour, fumes, particulate matter, noise and/or excessive vibrations;
 - commercial services such as, but not limited to, banks, convenience commercial and restaurants, which may only develop once the majority of the land area designated Employment has been developed with the uses noted above; and
 - ancillary retail and service uses, which may be up to 25% of the gross floor area of the principal use but shall not exceed 450 square metres in gross floor area and only where internally integrated as a component of an employment use.
- 2.7.3 Notwithstanding the list of permitted employment uses in policy 2.6.3, the following land uses are specifically prohibited:
- drive-through restaurant;
 - the outdoor display or storage of goods;
 - night clubs or banquet halls;
 - places of entertainment;

- adult entertainment parlour;
 - body rub parlour; and,
 - taxi establishments.
- 2.7.4 The number of access points from individual lots to public roads shall be minimized. Shared access and internal connections between multiple lots is encouraged.
- 2.7.5 Employment lands shall be developed in accordance with the following design criteria:
- loading and servicing areas shall be located in the rear yard of the lot and be screened from view through built form and landscaping;
 - buildings shall front, and onto, and be parallel with the street and have a consistent front yard setback;
 - buildings shall be sited and massed consistently; and
 - front and exterior side yards shall have a minimum landscaped area of 6 metres, except along Montrose Road which shall be 12 metres in width.

2.8 Open Space and Parkland

- 2.8.1 The Trails and Open Space System is illustrated on the Trails and Open Space Plan. Parkland shown on Schedule A-3, designated Open Space. Lands under this designation shall include parkland and trails. The locations are conceptual in nature and may be revised during the approval of individual draft plans of subdivision.
- 2.8.2 Neighbourhood parks should be a minimum of 2 hectares in size and may be for either active or passive recreation.
- 2.8.2.1 Individual plans of subdivision or condominium that provide a parkland dedication shall design the park such that it has connections, or can be readily connected to, other components of the trails and open space system.
- 2.8.2.2 Site specific storm water management facilities and natural heritage features shall not be included as parkland dedication.
- 2.8.2.3 Trails shall be obtained in accordance with the Planning Act over and above lands dedicated for parkland. In addition, trails shall be constructed by the developer during the initial construction phase of a plan of subdivision or condominium or site plan, in accordance with the Urban Design Guidelines in Appendix XX.
- 2.8.2.4 The trail system is to provide both a recreational and utilitarian function. Accordingly, connections will be made to the road network as well as to the employment areas and the neighbourhood centre.

- 2.8.2.5 An Environmental Impact Study shall be prepared when requested to the satisfaction of the City and the Niagara Peninsula Conservation Authority for any trail system that is planned to be extended into an area designated Environmental Protection Area or Environmental Conservation Area.

2.9 Infrastructure

2.9.1 Storm Water Management

- 2.9.1.1 A combination of piped storm sewers and overland drainage systems will be employed due to the generally flat topography of, and the shallow drainage courses that flow through, the Plan Area.
- 2.9.1.2 Overland and piped storm water flows will not be directed outside of the respective watershed.
- 2.9.1.3 Storm drainage for the lands within the Warren Creek Watershed will be conveyed to the re-channeled Warren Creek in accordance with the provisions of the Warren Creek Watershed Plan and Implementation Plan.
- 2.9.1.4 Private, individual or temporary storm water management facilities are discouraged. Such installations shall be undertaken at the cost of the developer.
- 2.9.1.5 Storm water management facilities will be constructed as naturalized features, utilizing native plant species and grading techniques to create a natural area. If required, public access will be precluded through the use of vegetation and not fencing. Such facilities will be integrated with the Open Space System of the Secondary Plan Area.
- 2.9.1.6 The lands generally west of Garner Road, as shown Schedule A-3, are located within the Thompson's Creek Watershed. In the absence of a watershed plan for Thompson's Creek Watershed, a Scoped Watershed and Master Drainage Plan is required to be completed prior to development. The Scoped Watershed and Master Drainage Plan will be completed to the satisfaction of the City and the Niagara Peninsula Conservation Authority and will:
- Assess pre-development surface and subsurface hydrological conditions;
 - Model post-development conditions to identify storm water management requirements to ensure that the hydrology of the natural heritage features is not negatively impacted;

- Provide a hydrogeological analysis to identify storm water management requirements in order to ensure that pre-development infiltration conditions into Thompson's Creek remain unaffected;
- Develop a storm drainage and storm water management plan for this portion of the watershed that manages storm water on a communal scale and provides for buffers to natural heritage features;
- Assess the natural heritage features in this portion of the watershed in accordance with the Environmental Impact Study requirements of the Niagara Peninsula Conservation Authority and the Natural Heritage policies of this Plan;
- Identify the natural heritage constraints to development;
- Characterize surface and subsurface hydrological conditions of the natural heritage areas and requirements of the storm management plan to meet these conditions;
- Identify any impacts on the natural heritage system from the proposed storm water management plan and any methods that may be necessary to mitigate these impacts.

2.9.1.7 No development shall occur within the Thompson's Creek Watershed area in advance of any municipal storm water management works required by the Scoped Watershed and Master Drainage Plan. Any applications to amend the Zoning By-law to permit development prior to the completion of these works shall have a Holding provision attached to the zone classification.

2.9.2 **Sanitary and Water Services**

2.9.2.1 Sanitary services will be constructed in accordance with the recommendations of the Garner/Southwest Sanitary Service Area Municipal Class EA.

2.9.2.2 Water services will be constructed in concert with sanitary services.

2.9.2.3 Lands served by private septic systems shall connect to municipal sanitary sewers when available.

2.10 Growth Strategy

2.10.1 Phasing of Development

- 2.10.1.1 Development shall progress in an orderly, efficient and fiscally responsible manner in accordance with the phasing strategy shown on Schedule B1 to the Official Plan. The servicing of lands within this Plan Area shall be undertaken as demand requires recognizing that these services are to be funded directly from Development Charges.
- 2.10.1.2 Out of phase development may only proceed through amendment to this Plan and at the sole cost to the proponent. Moreover, the cost to develop any out of phase development shall not impact on the generation of Development Charge income provided to the City and Region.
- 2.10.1.3 Public infrastructure shall be constructed so as to ensure a minimum short term land supply of three years.
- 2.10.1.4 Development of lands within the Thompson's Creek Watershed area shall not proceed until the completion of the Scoped Watershed and Master Drainage Plan to the satisfaction of the City and the Niagara Peninsula Conservation Authority. In the case of lands on the west side of Garner Road, development shall also not proceed until a municipal sanitary sewer and watermain are extended along Garner Road. The timing of the Scoped Watershed and Master Drainage Plan and the extension of the municipal sanitary sewer main will be dependant on the financial resources of the City and/or any front-ending agreements between benefiting landowners in the Thompson's Creek Watershed Area.
- 2.10.1.5 The development of employment lands is encouraged to proceed concurrently with residential development in order to create live/work relationships within the community. Retail and service commercial uses are also encouraged to develop concurrently with residential development so as to provide residents with neighbourhood shopping and services.
- 2.10.1.6 Medium and high density housing forms are to develop concurrently with lower density forms. Applications for draft plan approval of plans of subdivision on lands designated Residential, Low Density shall contain a land area of not less than 20 gross developable hectares or 300 housing units.

Notwithstanding, the staging of registration of lands within draft approved plans of lesser land area or number of housing units is permitted. Applications shall include a mix of the housing types noted in Policy 2.1.1 and shall provide an indication of the phasing in of each dwelling type.

- 2.10.1.7 It is recognized that there may be minor adjustments required to the phasing strategy due to economic or market conditions or financial constraints. Such minor adjustments may be made at the discretion of the City without amendment to this Plan.

2.10.2 **Front-ending Agreements**

- 2.10.2.1 For the purposes of this Secondary Plan, a front-ending agreement, pursuant to the *Development Charges Act*, is a financial contract entered into with the City whereby an individual or individuals agree to pay for the installation of infrastructure identified in the Secondary Plan in order to permit development to proceed within the Plan Area in advance of other benefiting developments paying its share of costs.
- 2.10.2.2 Where an application has been made for a development in advance of the installation of infrastructure identified within this Plan as required to support the subject development, including both on-site and off-site services as well as upstream and downstream system requirements, Council may consider entering into a front-ending agreement with a developer, as a condition of approval.
- 2.10.2.3 A front-ending agreement shall clearly specify the works being paid for, the cost breakdown, the costs attributed to other benefiting development lands and the terms of repayment. The agreement may also provide for the recouping, over time, of front-ending agreement costs from other benefiting developments within the Plan Area.
- 2.10.2.4 Development Charge credits, in whole or in part, shall not be granted for the cost of works that are the subject of a front-ending agreement.

2.11 **Transportation**

- 2.11.1 The Concept Plan illustrates the conceptual design for the Secondary Plan Area. The design employs a modified grid system of streets with the aim to allow for walking, cycling and access to transit. Individual plans of subdivision will be consistent with this grid system.

- 2.11.2 Right-of-way widths for all roads shall be in accordance with PART 2, policy 1.4.19 of this Plan.
- 2.11.3 As part an application to amend the Zoning By-law application, a traffic impact study may be required to be submitted. The study will assess the impacts on the existing road network, intersections and recommend any improvements to the road network that will be needed. Any improvements to the existing road network or to intersections shall be constructed at the cost of the applicant.
- 2.11.4 The arterial road system currently exists in the Secondary Plan Area. The following policies shall apply to arterial roads:
 - 2.11.4.1 Expansion of arterial roads from their current width shall proceed in phase with development.
 - 2.11.4.2 Driveways access to arterial roads shall be minimized. On corner lots, driveway access shall only be provided on the lesser order road frontage.
 - 2.11.4.3 Reverse lot frontage shall be discouraged.
 - 2.11.4.4 Developments along any arterial road, shall provide generously landscaped open space adjacent to the arterial frontage, save and except for any driveway or sidewalk access.
- 2.11.5 The collector network is shown on the Concept Plan. Collector roads are to provide for the conveyance of traffic into and out of the community and to provide for transit routes. Accordingly the following policies shall apply:
 - 2.11.5.1 Parkside Drive shall be extended south of McLeod Road so as to provide for a continuous north-south collector road. Parkside Drive will function as a transit route.
 - 2.11.5.2 An east-west collector road connection shall be made between Kalar Road and Pin Oak Drive and designed to serve as a transit route.
 - 2.11.5.3 An east-west collector, south of the Hydro corridor, shall extend across Warren Creek in order to provide for a connection to the lands on the west side of the Creek.
 - 2.11.5.4 Bicycle lanes shall be provided on all collector roads.
- 2.11.6 Traffic circles will be encouraged to be used at the intersection of any two collector roads.
- 2.11.7 The specific configuration of local roads, laneways and the resultant lot patterns are to be established through individual plans of subdivision.

2.12 Implementation

- 2.12.1 The Secondary Plan shall be implemented in accordance with the requirements of the Planning Act, Development Charges Act and other applicable legislation.
- 2.12.2 The lands that are subject to future development shall be zoned Development Holding. Development shall proceed by way of amendment to the Zoning By-law. Applications made shall comply with the policies regarding complete applications in PART 4 of this Plan.
- 2.12.3 Lot creation shall proceed primarily by way of plan of subdivision or condominium. Applications for consent may be considered for lands where plans of subdivision or condominium are not appropriate or for lands that have not been included in a plan of subdivision or condominium.
- 2.12.4 Regard shall be had for the Urban Design Guidelines for the Secondary Plan (Appendix XX). While these Guidelines are not policies of this Plan, it is intended that development adhere to the principles and objectives of the Guidelines so that a commonality of design is achieved throughout the Secondary Plan Area.