

## **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 225.5 hectares of developable Greenfield land. A small portion of the Secondary Plan Area in the northeastern quadrant is within the Built-up Area. A substantial amount of the Secondary Plan Area is natural heritage including Provincially Significant Wetlands, Warren Creek and associated wetlands and significant woodlots.

It is intended that the Secondary 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 in achieving affordability. Development is to occur in a manner that protects the natural heritage 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 10,058 people
- 4,203 dwelling units
- 1,385 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 Secondary 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 integrate the re-channeled Warren Creek, into the design of open space and residential areas; 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 Secondary 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 are integrated into the Secondary Plan Area;
- 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 Secondary 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 a 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 medium and 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 in the eastern part of the Plan Area and within a 2.0 km radius of the Cytec phosphine plant for employment uses;
- to achieve an overall density of 30 jobs per hectare on employment lands;
- to provide for live/work relationships within the eastern precinct;
- to provide more intensive industrial uses within the western precinct;
- to allow for a variety of employment uses throughout the community in order to provide close to home employment; and
- to achieve high quality urban design on employment lands.

## **Policies**

### **1. General**

1.1 The basic pattern of land use is illustrated on Schedule A-3 and the Concept Plan to the Official Plan. The Concept Plan provides a physical 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 and are shown on Schedule A-3. Any changes in land use designation from that shown on Schedule A-3 shall require and amendment to this Plan unless otherwise stated herein.

- 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. Gross Developable Land Area is the total Greenfield Area less the area of protected natural heritage features. 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, across the Secondary Plan Area.
- 1.4 Policies respecting natural heritage, and the lands designated Environmental Protection Area and Environmental Conservation Area, are in PART 2, Section 12 of the Official Plan.
- 1.5 Notices regarding the proximity of heavy industrial land uses to residential dwellings and the inherent possibility of noise, odour and air emissions will be included in future subdivision agreement(s), site plan agreement(s) and purchase and sale agreements.
- 1.6 Any proposal to develop lands at densities lower than the minimum prescribed in this Secondary Plan shall require an amendment to this Secondary Plan and shall be accompanied by an analysis, based on approved land use, that demonstrates that the overall target density for the Secondary Plan will not be jeopardized.
- 1.7 The target maximum densities set forth in this Secondary Plan are based on ideal site conditions. Accordingly, if such conditions are not present, maximum densities may not be achievable.
- 1.8 The provision of employment lands is a critical element of this Secondary Plan. Employment lands are an integral part of creating a complete community within the Secondary Plan Area and will assist in diversifying the City's employment base overall. Moreover, the location of the employment lands adjacent, and/or with ready access to, the QEW, will also assist in the realization of the *Gateway Economic Zone* as envisioned by the *Growth Plan for the Greater Golden Horseshoe*. As such, conversion of employment lands is prohibited.

## 2. Land Use

### 2.1 Residential, Low Density

Lands designated Residential, Low Density predominate the Secondary 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, triplexes and quadraplexes.
- 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 20 units per gross developable hectare with a maximum density of 40 units per hectare.
- 2.1.4 Building heights shall not exceed 3 storeys.
- 2.1.5 Dwellings shall front onto the street. Garage doors shall not form the dominant feature of the streetscape. Reverse lot frontage shall be avoided where at all possible.
- 2.1.6 A secondary dwelling unit may be permitted within a single detached dwelling or above an associated detached garage through the implementing zoning by-law in accordance with the following policies:
  - 2.1.6.1 A secondary dwelling unit shall not exceed 40% of the floor area of the principle dwelling.
  - 2.1.6.2 All required parking shall be provided on the subject property.
  - 2.1.6.3 Sufficient amenity space shall be provided for both dwelling units.
  - 2.1.6.4 Construction of a second dwelling unit shall comply with the requirements of the Ontario Building Code and the Ontario Fire Code.

## 2.2 **Residential, Medium Density**

Lands designated Residential, Medium Density are integrated throughout the Secondary Plan Area, as shown on Schedule A-3 and the Concept Plan, so as to allow for a mix of housing types in the Secondary 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 block townhouses, including stacked townhouses, and 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 50 units per net hectare to a maximum of 75 units per net hectare. Retirement residences and long term care facilities need not comply with the minimum density target.
- 2.2.4 Building heights shall not exceed 4 storeys.
- 2.2.5 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.
- 2.2.6 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.
- 2.2.7 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 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 75 units per net hectare to a maximum of 100 units per net hectare. Despite Policy 2.3.1, lower density housing types may be permitted on a site specific basis:
  - (a) within a development to provide for a mix of housing if the overall density for the development meets the minimum for this designation; or
  - (b) justified by market conditions and the overall density target for the Plan Area is not jeopardized.

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 Secondary 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, densities may exceed 100 units per net hectare and building heights up to 12 storeys may be considered.
- 2.3.5 Increases in height may be considered in exchange for additional amenity space or parkland, or the provision of underground parking without amendment to this Secondary 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.
- 2.3.9 Although lands designated as Residential, High Density are shown on Schedule A-3, applications to amend this Secondary Plan to permit high density housing on lands not so designated shall be considered based on the following, in addition to the policies of this section noted above:
  - 2.3.9.1 Lands should be located on an arterial road. If proposed to be located on a collector road, the lands shall be no less than 250 metres from an arterial road.
  - 2.3.9.2 Lands should be in proximity to public open space or parkland.

- 2.3.9.3 Lands are to be of sufficient area and frontage to provide appropriate setbacks and landscaping.

## 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 have an area of between 2 to 3 hectares 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**

Suggested locations for neighbourhood commercial facilities are shown on the Concept Plan, but not designated as such on Schedule A-3. Accordingly, these locations are conceptual only and may differ from the Concept Plan ultimately. Market conditions will govern the establishment of such facilities. Neighbourhood commercial facilities should be located such that they serve an area within a 500 metre radius of the site and may locate on lands designated for residential use without amendment to this Secondary 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 Secondary 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 Secondary 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 Secondary Plan Area that will support the proposed floor area; and
  - that the establishment of the retail will not jeopardize the planned function 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 may 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 as part of any restaurant or retail use;
  - 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 Secondary 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 The utilization of shared parking arrangements within a building of commercial and residential occupancy may be considered through an amendment to the Zoning By-law. Such applications shall be accompanied by a parking analysis demonstrating the feasibility of the shared parking arrangement.
- 2.5.9 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.
- 2.5.10 Should it be demonstrated through a market analysis that the lands designated Neighbourhood Commercial on the west side of Kalar Road are not viable for commercial development,

these lands shall be developed in accordance with the policies of Section 2.2, Residential, Medium Density.

## 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 for stand-alone residential buildings shall not be less than 50 units per net hectare to a maximum of 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 Although it is the objective of this Plan to attain an employment density of 30 jobs per hectare, development of the Employment lands within the Secondary Plan Area is anticipated to proceed at an overall density of 15 jobs per hectare. This density shall be used when calculating overall densities across the Secondary Plan Area. Target densities will be monitored by the City.
- 2.7.2 The principal uses permitted within the Employment designation may include:
  - (a) on the lands on the west side of Montrose Road:
    - offices;
    - government services, research and, training facilities;
    - facilities for the research, development and production of alternate energy sources;
    - opportunities for live/work environment and form;
    - prestige industrial uses, including laboratories, research and development facilities, communications/telecommunications facilities, and manufacturing and processing of semi-processed or 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 to the above, 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; and

(b) on lands within the the southwest quadrant of the Plan Area:

- prestige industrial uses, including laboratories, research and development facilities, communications/telecommunications facilities, and manufacturing and processing of semi-processed or fully processed materials deemed not to be obnoxious by reason of dust, odour, fumes, particulate matter, noise and/or excessive vibrations; 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 2.7.2, the following land uses are specifically prohibited:

- drive-through restaurant;
- the outdoor display or storage of goods in front or exterior side yards;
- 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 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.

2.7.6 The City shall participate in discussions with telecommunications providers regarding the feasibility of servicing employment areas with leading edge telecommunications services, including broadband technology, to attract knowledge -based industries and support economic development, technological advancement and growth of existing businesses.

2.7.7 Provision of a live/work environment within the eastern Employment lands of the Plan Area represents an opportunity to supply a unique lifestyle choice to a segment of society that desire to offer goods and/or services to the marketplace from a small scale production and/or office unit space combined with their principle residence.

Live/work differs from a general Mixed Use designation through the type of use that may be anticipated or conducted on the premise. The supply of live/work units would be limited to the lands identified on the Concept Plan and subject to the following:

2.7.7.1 Live/work units are intended to serve as a transitional land use between Prestige Industrial and Residential or Environmental land use designations and as an alternative type of employment. Identification of the live/work location on the Concept Plan is intended to provide guidance for the adjacent prestige industrial uses fronting onto Montrose Road and to plan for design mitigation measures.

Live/work units shall only be permitted through an amendment to the Zoning By-law and subject to the following policies.

- (a) At least 60% of the adjacent Employment lands shall be developed prior to the establishment of any live/work use.
- (b) Establishment of live/work uses shall not negatively impact the future development of the Employments lands through impositions of Distance Separation Criteria.

- (c) Proponents of live/work uses shall demonstrate that established uses within the Prestige Industrial designation will not negatively impact residential occupancy through application of Ministry of Environment Distance Separation Criteria.
- (d) Live/work built form should be restricted to two storey structures with business operations restricted to the ground floor.
- (e) Each live/work unit should be self-contained.
- (f) Each unit shall have an at grade amenity space within the rear yard.
- (g) Each unit shall have dedicated residential parking component and customer parking.

2.7.7.2 The amending zoning by-law shall detail the uses permitted and regulations. Although a broad range of uses may be permitted, it is anticipated that uses will involve light manufacturing or minor production of goods, such as cabinet making, graphics printing and publishing, clothing customizing and industrial sewing. Uses are not to utilize or emit noxious substances.

2.7.7.3 Employment uses fronting onto Montrose Rad and adjacent to live/work uses shall provide generously planted landscaped areas along rear property lines and utilize other design measures to buffer these uses from the live/work uses.

## 2.8 **Open Space and Parkland**

2.8.1 The Trails and Open Space System is illustrated on the Concept 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 or adjacent to 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 Secondary 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 The location of storm water management facilities are shown on the Concept Plan. Such facilities are not shown on Schedule A-3 and may be located under any land use designation, with the exception

of the facility within the northeast quadrant of Kalar Road and Brown Road, which is designated Environmental Protection Area.

2.9.1.5 Private, individual or temporary storm water management facilities are discouraged. Such installations shall be undertaken at the cost of the developer.

2.9.1.6 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.

2.9.1.7 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; and
- 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.

2.9.1.8 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.

2.9.1.9 Should development impact upon or alter existing conditions of Thompson Creek, developers shall obtain consent of the owner of Thompson Creek to permit these impacts or alterations, or in the alternative shall redesign its development so as to maintain the existing conditions. These impacts or alterations include impacts on flood potential, erosion, water quality and quantity and fish habitat.

## 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. Notwithstanding, this shall not preclude the extension of sanitary and water services through private lands to service lands within northwest quadrant of the Secondary Plan Area.

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 Secondary 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 Secondary 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 sewers and watermains 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.

2.10.1.4.1 Notwithstanding the above the lands within the southwest quadrant of Garner Road and McLeod Road may be serviced by way of extension of municipal sanitary sewers and watermains internally through the Secondary Plan Area. Such a servicing alternative is subject to negotiation and mutual consent of the applicable landowners.

- 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 should 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 should include a mix of the housing types noted in Policy 2.1.1 and 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 Secondary 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 Secondary 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 Secondary 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 Secondary 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 3, Section 1.5.18 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 avoided where at all possible.
  - 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 Schedule A-3 and 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.